



Premium Credit Bureau

2412 NW 87 Place
Doral, FL 33172

CASA Report

REPORT NUMBER: 182
REPORT DATE: 12/17/2009 6:58 AM
FOR PROPERTY: 1421 NE 116TH ST, MIAMI, FL 33161

PROVIDED FOR:
LOAN IDENTIFER:

SUGGESTED PROPERTY VALUE

ESTIMATED VALUE	SAFETY SCORE	HIGH VALUE	LOW VALUE	DISTRESSED
\$160,000	65	\$189,000	\$138,000	\$136,000

PROPERTY DETAIL

1421 NE 116TH ST, MIAMI, FL 33161

APN: 3022320140440

Year Built: 1981

County: Miami-Dade

FIPS Code: 12086

Lot Size: 5,000

Assessed
Value: \$168,798

Sale Price: \$272,500

Living Area: 1,500

Assessed Year:
2008

Sale Date: 04/05/06

Rooms:

Assessee: CARABOTTA, RAY
& JILL

Flood Zone:

Bedrooms: 3

Bath: 2

Doc Num:
2006R0365878

Legal Desc: BISC SHORES UNIT NO 4 PB 22-11 LOT 28 BLK 2 LOT SIZE 50.000 X
100 COC 25240-2655 10 2006 5 W H KRAMES CO J L VALDES CONST INC OR
10560-326 1079 5 LUIS RODRIGUEZ OR 10780-892 0680 1 RAFAEL F GOMEZ &W
MARIA E OR 11363-643 0282 1 ORSON VON CHRESFIELD &W

Book: 24397

Page:
2232

Owner(s): EUGENE LEE

COMPARISON SUMMARY

	ADDRESS	SALE DATE	PRICE	LIVING AREA	LOT SIZE	RMS	BED	BATH	YEAR BUILT	DISTANCE
1	1341 NE 114TH TER	10/03/08	\$200,000	1,740	7,500	4	2		1955	0.131000
2	910 NE 122ND ST	02/07/08	\$220,000	1,508	6,500	4	3		1947	0.742000
3	11390 NE 8TH AVE	05/29/09	\$85,000	1,728	5,850	3	1		1924	0.802000
4	12720 NE 11TH CT	10/21/08	\$61,000	949	5,100	2	1		1930	0.808000
5	885 NE 126TH ST	02/26/08	\$278,000	1,076	7,050	3	1		1951	0.937000
6	530 NE 111TH ST	07/27/09	\$153,000	1,150	6,118	3	2		1950	1.147000
7	540 NE 110TH TER	10/02/09	\$132,900	1,012	6,279	3	1		1948	1.150000
8	521 NE 110TH TER	06/17/08	\$172,500	1,042	6,346	2	1		1948	1.167000
9	445 NE 109TH ST	09/11/08	\$400,000	1,595	6,000	2	1		1953	1.294000
10	820 NE 134TH ST	11/06/09	\$129,000	1,515	6,850	2	1		1950	1.337000

DISCLAIMER

The1 values are calculated using various models and techniques proprietary to CSW. This report does not constitute an appraisal and has not been prepared by a certified or licensed appraiser. Values are dependant on the correctness of any data supplied by the user.

VALUES ARE PROVIDED "AS IS" AND ALL USES ARE AT THE USER'S SOLE RISK. ALL WARRANTIES CONCERNING THE VALUES AND ALL UNDERLYING DATA AND PROCESSES BOTH EXPRESSED AND IMPLIED ARE EXPRESSLY EXCLUDED INCLUDING WITHOUT LIMITATION ANY WARRANTIES OF MERCHANTABILITY, ACCURACY, OR FITNESS FOR A PARTICULAR PURPOSE.

*** END OF REPORT 12/24/2009 7:58:48 AM ***