



Premium Credit Bureau

2412 NW 87 Place
Doral, FL 33172



First American
Real Estate Solutions™

HPA Report

REPORT NUMBER: 135

PROVIDED FOR:

REPORT DATE: 10/30/2009 9:23 AM

LOAN IDENTIFER: 291510

FOR PROPERTY: 5107 SUNSHINE BLVD, LEHIGH ACRES, FL 33971

SUGGESTED PROPERTY VALUE

| ESTIMATED VALUE | CONFIDENCE SCORE | HIGH VALUE | LOW VALUE | DISTRESS |
|-----------------|------------------|------------|-----------|----------|
| \$50,000 | 52 | \$55,000 | \$45,000 | \$38,000 |

TREND IN VALUE

| | 6 MONTHS | 1 YEAR | 2 YEARS | 3 YEARS | 4 YEARS | 5 YEARS | 10 YEARS |
|---------|----------|---------|---------|---------|---------|---------|----------|
| Zipcode | -8.3 % | -19.1 % | -37.4 % | -39.7 % | -24.0 % | -8.1 % | 48.7 % |
| County | -14.5 % | -28.9 % | -45.5 % | -54.0 % | -47.2 % | -29.0 % | 27.0 % |

PROPERTY DETAIL

5107 SUNSHINE BLVD, LEHIGH ACRES, FL 33971

Flip Months: 0

Flip Percent: 0 % appreciation

APN: 12-44-26-11-00129-0190

Sale Date: 12/01/2005

Sale Price: \$92,900

Year Built: 2007

Property Type: 1

Owner1: BANCO POPULAR NORTH AMERICA

Living Area: 1,408

County: LEE

Owner2:

COMPARISON SUMMARY

| | ADDRESS | SALE DATE | PRICE | PROP TYPE | LIVING AREA | DISTANCE |
|---|-----------|-----------|----------|-----------|-------------|----------|
| 1 | 2514 55TH | 09/2009 | \$39,900 | SFD | 1,408 | .02 |
| 2 | 2610 53RD | 09/2009 | \$55,000 | SFD | 1,458 | .02 |
| 3 | 2611 49TH | 07/2009 | \$65,000 | SFD | 1,472 | .01 |
| 4 | 2610 47TH | 03/2009 | \$52,300 | SFD | 1,408 | .02 |
| 5 | 2517 53RD | 03/2009 | \$48,000 | SFD | 1,408 | .01 |

DISCLAIMER

This Enhanced Property Valuation is the product of automated valuation technology, public record data, and human decisioning logic combined to provide a logical estimate of the most probable selling price of a residential property. This valuation is not an appraisal. This valuation estimates property value assuming fee simple title ownership and the property condition as average for the neighborhood. This Enhanced Property Valuation is intended for use only for extensions of credit applicable with home equity lending or as a screening tool for collateral risk exception management. Enhanced Property Valuations are not suitable for complex properties. This valuation contains no representations or warranties regarding marketability, functional or economical obsolescence, environmental contamination or flood insurance determination. This valuation does not warrant the accuracy of any public record information or data sources used to prepare this valuation. This data may not be re-sold.

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*** END OF REPORT 12/24/2009 8:00:06 AM ***