


<b>Cirios</b> Liquidation Evaluation Asset Report	<b>Property Quick Facts</b>	Completion Date	07/27/2009
	Borrower	Prepared by	Austin Nelson
	Address	CA License number	1840932
	630 Sitka Dr., Walnut Creek, CA 94598		
	Occupied	YES	
	Client Loan No.	40415690	

<b>Subject Overview</b>	
As is sale price	\$ 650,000
Previous Sale Price	\$ 0
Previous SaleDate	N/A
% Change	%



	<u>Property Sale</u>				
		<u>0-30 Days</u>	<u>60 Days</u>	<u>90 Days</u>	<u>Quick Sale</u>
	As Is	\$ 650,000	\$ 650,000	\$ 650,000	\$ 635,000
	<u>Rents</u>				
		<u>Low</u>	<u>High</u>		
		\$ 2,100	\$ 2,600		

**Comments** CiriosRE.com (415) 217-0012

The subject is a well-maintained home in an established neighborhood in Walnut Creek, CA. The majority of the landscaping was recently put in and gives the home very good curb appeal. The interior could use some updating but it should be considered in livable condition.

There is nothing listed in the subject's immediate neighborhood. As a result, this property is in high demand and went pending within a couple of days from when we posted it on www.ciriosre.com. Homes in desirable areas like Walnut Creek which are listed below the FHA loan limit are selling very fast. It is hard to imagine homes like the subject experiencing material declines in the near term due to strong buyer demand and the relative lack of supply.

**Verdict:** DEAL

<b>Neighborhood Market Color</b>		<u>Amount</u>	<u>Percent</u>	<u>Level</u>	<b>Comments:</b> Walnut Creek is an upper middle class city in the east bay. Schools are above average and it is a short commute to numerous job centers. Walnut Creek has become a very popular place to live as it has many of the amenities you find in Marin and the peninsula but houses are significantly cheaper. Distressed activity remains low compared to other part of the Bay Area, but some surrounding areas like Concord and Antioch have been hard hit by foreclosures.	
Pride in Ownership	<b>High</b>	Zip for Sale	59	0%		none
Desirability	<b>High</b>	Zip Distressed	118	0%		none
Overbuilt	<b>No</b>	Zip Sold Last 3 Months	39	0%		none

<b>Comparison Analysis</b>	Listing 1	Listing 2	Listing 3	<b>Subject</b>	Sale 1	Sale 2	Sale 3	
MLS Number	40407773	40418058	40405211	<b>40415690</b>	40376257	40408136	40398976	MLS Number
Address	3140 Surrey Place	3220 Newport Ct.	2847 Grande Camino	<b>630 Sitka Dr.</b>	3617 CITRUS AVE	639 SITKA DR	3623 Mahogany Court	Address
Distance From Subject	1.2	1.5	1.4		0.1	0.1	0.1	Distance From Subject
City	Concord,CA	Walnut Creek,CA	Walnut Creek,CA	<b>Walnut Creek,CA</b>	WALNUT CREEK,CA	WALNUT CREEK,CA	WALNUT CREEK,CA	City
Zip	94518	94598	94598	<b>94598</b>	94598	94598	94598	Zip
Bedrooms	3	5	4	<b>3</b>	4	3	4	Bedrooms
Bathrooms	2.0	3.0	2.0	<b>2.0</b>	2.0	2.0	2.0	Bathrooms
Sqft Living Space	1,755	2,169	1,820	<b>1,602</b>	2,056	1,655	1,990	Sqft Living Space
Lot Size (Acre)	9900	10332	12150	<b>8800</b>	9583	8712	9583	Lot Size (Acre)
Property Type	SFR	SFR	SFR	<b>SFR</b>	SFR	SFR	SFR	Property Type
Location	Suburban	Suburban	Suburban	<b>Suburban</b>	Suburban	Suburban	Suburban	Location
Parking	Garage	Garage	Garage	<b>Garage</b>	Garage	Garage	Garage	Parking
Exterior Condition	Good	Average	Good	<b>Good</b>	Good	Good	Good	Exterior Condition
Interior Condition	Good	Average	Good	<b>Average</b>	Good	Good	Good	Interior Condition
Curb Appeal	Good	Good	Good	<b>Good</b>	Good	Good	Good	Curb Appeal
Distressed	No	Short Sale	No	<b>No</b>	Reo	N A	N A	Distressed
Age	44	32	45	<b>0</b>	42	41	40	Age
List Date	04/01/2009	07/06/2009	04/15/2009	<b>06/19/2009</b>	10/17/2008	05/04/2009	03/09/2009	List Date
List Price	\$ 590,000	\$ 700,000	\$ 669,900	<b>\$ 649,950</b>	\$ 649,900	\$ 649,950	\$ 729,900	List Price
Sale Date					05/06/2009	06/15/2009	04/29/2009	Sale Date
Sale Price					\$ 640,000	\$ 645,000	\$ 725,000	Sale Price
Days On Market	117	21	103	<b>38</b>	282	84	140	Days On Market
Days Since Sale					82	42	89	Days Since Sale
<b>Subject Comparison</b>	<b>Inferior</b>	<b>Superior</b>	<b>Superior</b>		<b>Superior</b>	<b>Equivalent</b>	<b>Superior</b>	<b>Subject Comparison</b>
Comments	Nice home / in Concord which is less desirable than Walnut Creek	More living space on a larger lot	More living space and a pool		More living space on a larger lot	Less curb appeal but updated on the inside.	Larger home with a pool	Comments