

# INDIVIDUAL CONDOMINIUM UNIT APPRAISAL REPORT

File No. 124-07

SUBJECT	Property Address <b>1609 W 8th St #B</b>	City <b>Austin</b>	State <b>TX</b>	Zip Code <b>78703-4705</b>
	Legal Description <b>W 20 FT of LT 4 * &amp; E 30 FT of LT 5, BLK 3 Lauve County Travis</b>	Unit No. <b>B</b>		
	Assessor's Parcel No. <b>0109040604</b>	Tax Year <b>NA</b>	R.E. Taxes \$	Special Assessments \$
	Project Name/Phase No. <b>Clarksville area</b>	Map Reference <b>584</b>	Census Tract <b>0012.00</b>	
	Borrower <b>Matt Schram</b>	Current Owner <b>James, Thomas &amp; Wil Person</b>	Occupant <input type="checkbox"/>	Owner <input type="checkbox"/>
	Property rights appraised <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold		Monthly Home Owners' Association Unit Charge \$ <b>To be determined</b>	
	Sales Price \$ <b>NA</b>	Date of Sale <b>NA</b>	Description and \$ amount of loan charges/concessions to be paid by seller <b>NA</b>	
	Lender/Client <b>Streamline Funding, Inc.</b>	Address <b>9414 Anderson Mill Road, Suite 100, Austin, TX 78729</b>		
Appraiser <b>John Baxley, IFA</b>	Address <b>11721 Santa Cruz Drive, Austin, TX 78759</b>			

NEIGHBORHOOD	Location <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban <input type="checkbox"/> Rural	Predominant single family occupancy <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Vacant (0-5%) <input type="checkbox"/> Vacant (over 5%)	Single family housing PRICE \$ (000) <b>195</b>	AGE (yrs) <b>Low</b>	Predominant condominium occupancy <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Vacant (0-5%) <input type="checkbox"/> Vacant (over 5%)	Condominium housing PRICE \$ (000) <b>70</b>	AGE (yrs) <b>Low</b>
	Built up <input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%		AGE (yrs) <b>New</b>			AGE (yrs) <b>New</b>	
	Growth rate <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow		PRICE \$ (000) <b>2,225</b>	<b>High</b>	PRICE \$ (000) <b>1,000</b>	<b>High</b>	<b>58</b>
	Property values <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining			<b>100</b>			
	Demand/supply <input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In balance <input type="checkbox"/> Over supply			<b>Predominant</b>		<b>Predominant</b>	
	Marketing time <input type="checkbox"/> Under 3 mos. <input checked="" type="checkbox"/> 3-6 mos. <input type="checkbox"/> Over 6 mos.			<b>592</b>	<b>53</b>		<b>299</b>
							<b>23</b>
	Present land use %: One Family <b>87</b> , 2-4 Family <b>2</b> , Apartments <b>3</b> , Condominium <b>3</b> , Commercial <b>5</b> , Industrial <b>___</b> , Vacant <b>___</b> , Other <b>___</b> .						
	Land use change: <input checked="" type="checkbox"/> Not likely <input type="checkbox"/> Likely <input type="checkbox"/> In process to <b>___</b>						
	<b>Note: Race and the racial composition of the neighborhood are not appraisal factors.</b>						

Neighborhood boundaries and characteristics: **Windsor Rd, north; Lamar Blvd, east; Town Lake, south & west.**

**THIS REPORT IS INTENDED FOR USE BY JADON NEWMAN FOR MORTGAGE PURPOSES ONLY.**

Factors that affect the marketability of the properties in the neighborhood (proximity to employment and amenities, employment stability, appeal to market, etc.):

The subject property is located in the city of Austin with good access to schools, shopping, and employment centers. Typical Condominium ranges in size from 300 SF to 3,500 SF with 1 to 3 story construction. Typical single family homes range in size from 700 SF to 5,500 SF on small to average size lots. Austin ISD

Market conditions in the subject neighborhood (including support for the above conclusions related to the trend of property values, demand/supply, and marketing time - - such as data on competitive properties for sale in the project and neighborhood, description of the prevalence of sales and financing concessions, etc.):

Condo values have been on an upward trend over the past few months; however, current market data indicates that the number of active Condo listings are increasing in the subject's market area. Austin MLS indicates that there are 25 active Condos as of 12-16-06. An absorption analysis was not requested or completed for this appraisal. It should be noted that the increase in active listings may result in a longer marketing time.

SITE	Specific zoning classification and description <b>MF-4-NP</b>	Topography <b>Slopes to rear</b>
	Zoning compliance <input checked="" type="checkbox"/> Legal <input type="checkbox"/> Legal nonconforming (Grandfathered use) <input type="checkbox"/> Illegal <input type="checkbox"/> No zoning	Size <b>Average</b>
	Highest and best use as improved <input type="checkbox"/> Present use <input checked="" type="checkbox"/> Other use (explain) <b>Duplex/Condominium</b>	Density <b>Average</b>
	Utilities Public Other	View <b>Average/Similar properties</b>
	Electricity <input checked="" type="checkbox"/>	Drainage <b>Appears adequate</b>
	Gas <input checked="" type="checkbox"/>	Apparent easements <b>Typical PUE's</b>
	Water <input checked="" type="checkbox"/>	FEMA Special Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	Sanitary sewer <input checked="" type="checkbox"/>	FEMA Zone <b>X</b> Map Date <b>6/16/1993</b>
	Storm sewer <input checked="" type="checkbox"/>	FEMA Map No. <b>48453C0205E</b>
	Off-site Improvements Type Public Private	
Street <b>Asphalt</b> <input checked="" type="checkbox"/>		
Curb/gutter <b>Concrete</b> <input checked="" type="checkbox"/>		
Sidewalk <b>None</b> <input type="checkbox"/>		
Street lights <b>Yes</b> <input checked="" type="checkbox"/>		
Alley <b>None</b> <input type="checkbox"/>		

Comments (apparent adverse easements, encroachments, special assessments, slide areas, illegal or legal nonconforming zoning use, etc.): **Subject use will be changed from single family to Condo. It is assumed that the use is permitted and approved. The City of Austin should be contacted to verify that this proposed project is permitted and approved. Lack of approval may have an adverse impact on value.**

PROJECT IMPROVEMENTS	No. of Stories <b>3</b>	Exterior Walls <b>Siding</b>	If Project Completed:	If Project Incomplete:	Subject Phase:	
	No. of Elevator(s) <b>NA</b>	Roof Surface <b>Comp</b>	Total No. of Phases <b>___</b>	Total No. of Planned Phases <b>1</b>	Total No. of Units <b>2</b>	
	Existing/Proposed <b>Prop</b>	Total No. of Parking <b>2 Car</b>	Total No. of Units <b>___</b>	Total No. of Planned Units <b>2</b>	Total No. of Units Completed <b>0</b>	
	If conversion, orig. use <b>NA</b>	Ratio (spaces/units) <b>2/1</b>	Total No. of Units for Sale <b>___</b>	Total No. of Units for Sale <b>0</b>	Total No. of Units for Sale <b>0</b>	
	Date of Conversion <b>NA</b>	Type <b>Gar</b>	Total No. of Units Sold <b>___</b>	Total No. of Units Sold <b>0</b>	Total No. of Units Sold <b>0</b>	
	Age (Yrs.) <b>1</b>	Guest Parking <b>Ukwn</b>	Total No. of Units Rented <b>___</b>	Total No. of Units Rented <b>0</b>	Total No. of Units Rented <b>0</b>	
	Effective Age (Yrs.) <b>1</b>	Data Source <b>___</b>	Total No. of Units Rented <b>___</b>	Total No. of Units Rented <b>0</b>	Total No. of Units Rented <b>0</b>	
			Data Source <b>Matt Schram</b>	Data Source <b>Matt Schram</b>	Data Source <b>Matt Schram</b>	
	Project Type: <input checked="" type="checkbox"/> Primary Residence <input type="checkbox"/> Second Home or Recreational <input checked="" type="checkbox"/> Row or Townhouse <input type="checkbox"/> Garden <input type="checkbox"/> Midrise <input type="checkbox"/> Highrise <input type="checkbox"/> ___					
	Condition of the project, quality of construction, unit mix, appeal to market, etc.: <b>Proposed project based on plans and specifications. Some portions of the existing house will be used. Access to the property was not possible. Property was viewed from the street only.</b>					

Are the heating and cooling for the individual units separately metered?  Yes  No If no, describe and comment on compatibility to other projects in market area and market acceptance: **\_\_\_**

Common elements and recreational facilities: **Common area**

Are the common elements completed?  Yes  No Is the Builder/Developer in control of the Home Owners' Association?  Yes  No

Are any common elements leased to or by the Home Owners' Association?  Yes  No If yes, attach addendum describing rental terms and options.

ROOMS	Foyer	Living	Dining	Kitchen	Den	Family Rm.	Rec. Rm.	Bedrooms	# Baths	Laundry	Other	Area Sq. Ft.
Basement												<b>NA</b>
Level 1						<b>1</b>		<b>1</b>	<b>1</b>			<b>702</b>
Level 2		<b>1</b>	<b>1</b>	<b>1</b>				<b>2</b>	<b>2</b>			<b>808</b>
												<b>786</b>

Finished area above grade contains: **7 Rooms; 3 Bedroom(s); 3.5 Bath(s); 2,512 Square Feet of Gross Living Area For Unit**

SUBJECT UNIT	GENERAL DESCRIPTION	HEATING <b>Central</b>	KITCHEN EQUIP.	AMENITIES	CAR STORAGE	INSULATION
	Floor No. <b>1</b>	Type <b>Central</b>	Refrigerator <input type="checkbox"/>	Fireplace(s) # <input type="checkbox"/>	None <input type="checkbox"/>	Roof <input type="checkbox"/>
	No. of Levels <b>3</b>	Fuel <b>Ukwn</b>	Range/Oven <input checked="" type="checkbox"/>	Patio <input type="checkbox"/>	Garage <input checked="" type="checkbox"/>	Ceiling <input type="checkbox"/>
	INTERIOR Materials/Condition	Condition <b>New</b>	Disposal <input checked="" type="checkbox"/>	Balcony <b>Cvd</b> <input checked="" type="checkbox"/>	No. of Cars <b>2</b>	Walls <input type="checkbox"/>
	Flooring <b>CN,WD,TL/V Gd</b>	COOLING <b>Central</b>	Dishwasher <input checked="" type="checkbox"/>	Deck <input type="checkbox"/>	Open <input type="checkbox"/>	Floor <input type="checkbox"/>
	Walls <b>SR/Very Good</b>	Central <b>Yes</b>	Fan/Hood <input checked="" type="checkbox"/>	Porch <b>Covered</b> <input checked="" type="checkbox"/>	No. of Cars <b>___</b>	None <input type="checkbox"/>
	Bath Floor <b>CN,TL/V Good</b>	Other <b>NA</b>	Microwave <input checked="" type="checkbox"/>	Fence <input type="checkbox"/>	Parking Space No. <b>NA</b>	Unknown <input checked="" type="checkbox"/>
	Bath Wainscot <b>Ceramic/V Gd</b>	Condition <b>New</b>	Washer/Dryer <b>C</b>		Assigned/Owned <b>Own</b>	

Condition of the unit, depreciation, repairs needed, quality of construction, remodeling/modernization, additional features (special energy efficient items, etc.):

**This hypothetical appraisal is subject to completion per attached plans, specifications, and verbal comments from Matt Schram.**

Any changes or omissions may have an impact on value.

Adverse environmental conditions (such as, but not limited to, hazardous wastes, toxic substances, etc.) present in the improvements, on the site, or in the immediate vicinity of the subject property: **None noted.**

# INDIVIDUAL CONDOMINIUM UNIT APPRAISAL REPORT

Unit Charge \$ \_\_\_\_\_ per mo. X 12 = \$ \_\_\_\_\_ per yr. Annual Assessment charge per year/square feet of gross living area = \$ \_\_\_\_\_

Is the project subject to ground rent?  Yes  No If yes, \$ \_\_\_\_\_ per year.

Utilities included in unit charge:  None  Heat  Air Conditioning  Electricity  Gas  Water  Sewer

Note any fees other than regular HOA charges, for use of facilities \_\_\_\_\_

Compared to other competitive projects of similar quality and design, the subject unit charge appears:  High  Typical  Low

To properly maintain the project and provide the services anticipated, the budget appears:  Adequate  Inadequate  Unknown

Management Group:  Home Owners' Association  Developer  Management Agent (Identify) \_\_\_\_\_

Quality of management and its enforcement of Rules and Regulations based on general appearance of project appears:  Adequate  Inadequate

Special or unusual characteristics in the Condominium Documents or other information known to the appraiser that would affect marketability (if none, so state)

HOA is proposed and it is assumed that the HOA fee will be typical for the area.

ITEM	SUBJECT	COMPARABLE NO. 1		COMPARABLE NO. 2		COMPARABLE NO. 3	
Address and Project Name	1609 W 8th St #B Clarksville area	1529 Barton Springs #14 Villas of Lost Canyon Condos		1820 West 11th Street #B Maas Addn		2308 West 9th Street #B Boulevard Heights	
Proximity to Subject		1.05 miles		0.36 miles		0.68 miles	
Sales Price	\$ NA	\$ 768,622		\$ 625,000		\$ 660,000	
Price/Gross Liv. Area	\$ NA	\$ 268.00		\$ 263.16		\$ 330.00	
Data and/or Verification Sources	Appraisal	MLS# 6521842/Agent/ Tempo		MLS# 2367295/Agent/ Tempo		MLS# 2676684/Agent/ Tempo	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+ (-) \$ Adjustment	DESCRIPTION	+ (-) \$ Adjustment	DESCRIPTION	+ (-) \$ Adjustment
Sales or Financing Concessions		CNV-442,000		CNV-500,000		CNV-528,000	
Date of Sale/Time		None Known		None Known		None Known	
Location	Good	3-07/9-07		8-07/8-07		6-07/6-07	
Leasehold/Fee Simple	Fee Simple	Good		Good		Good	
HOA Mo. Assessment	Proposed	Fee Simple		Fee Simple		Fee Simple	
Common Elements and Rec. Facilities	Common area	252.00		50.00		50.00	
Project Size/Type	Average	Common area		Common area		Common area	
Floor Location	Average	Average		Average		Average	
View	Ground level	Ground level		Ground level		Ground level	
Design and Appeal	Average	Average		Average		Average	
Quality of Construction	3 sty/Good	3 sty/Good		2 sty/Good		2 sty/Good	
Age	Very Good	Very Good		Very Good		Very Good	
Condition	New	New		New		New	
Above Grade	Very Good	Very Good		Very Good		Very Good	
Room Count	Total Bdrms Baths	Total Bdrms Baths		Total Bdrms Baths		Total Bdrms Baths	
Gross Living Area	7 3 3.5	7 3 3.5		8 3 3.0	+10,000	5 2 2.5	+20,000
Basement & Finished Rooms Below Grade	2,512 Sq. Ft.	2,868 Sq. Ft.	-35,600	2,375 Sq. Ft.	+13,700	2,000 Sq. Ft.	+51,200
Functional Utility	NA	NA		NA		NA	
Heating/Cooling	NA	NA		NA		NA	
Energy Efficient Items	Average	Average		Average		Average	
Car Storage	Central	Central		Central		Central	
Balcony, Patio, Fireplace(s), etc.	2 CAG	2 CAG		1 CAG/1 CPT	+5,000	2 CAG	
	Prch,L Balcony	Prch,Bal,Elevat	-10,000	Porch,Patio	+20,000	Porch,Deck	+20,000
	None	1 FP	-5,000	None		None	
				Sprinkler sys	-2,000	Sprinkler sys	-2,000
Net Adj. (total)			\$ 50,600		\$ 46,700		\$ 89,200
Adjusted Sales Price of Comparable		Net 6.6 %		Net 7.5 %		Net 13.5 %	
		Gross 6.6 %	\$ 718,022	Gross 8.1 %	\$ 671,700	Gross 14.1 %	\$ 749,200

Comments on Sales Comparison (including the subject property's compatibility to other condominium units in the neighborhood, etc.): **SEE COMMENTS ON NEXT PAGE**

ITEM	SUBJECT	COMPARABLE NO. 1		COMPARABLE NO. 2		COMPARABLE NO. 3	
Date, Price and Data Source for prior sales within year of appraisal	12-29-06 \$310,000 Tempo/Owner	None Known within the past year		None Known within the past year		None Known within the past year	

Analysis of any current agreement of sale, option, or listing of the subject property and analysis of any prior sales of subject and comparables within one year of the date of appraisal:  
**3 YEAR SALES HISTORY:** None noted in Austin MLS & Tempo.  
**1 YEAR LISTING HISTORY:** None known, see above comment.

**INDICATED VALUE BY SALES COMPARISON APPROACH** \$ 720,000

**INDICATED VALUE BY INCOME APPROACH** (If Applicable) Estimated Market Rent \$ NA /Mo. x Gross Rent Multiplier = \$ \_\_\_\_\_

**INDICATED VALUE BY COST APPROACH** (Attach if Applicable) \$ \_\_\_\_\_

This appraisal is made  "as is"  subject to the repairs, alterations, inspections, or conditions listed below  subject to completion per plans and specifications.

Condition of Appraisal: The Income Approach was not utilized as there was insufficient data (sold rental properties) to derive an accurate GRM.

Final Reconciliation: The Sales Comparison Approach was given the most weight in the valuation as it is considered to best reflect the actions of buyers and sellers in the open market place.

The purpose of this appraisal is to estimate the market value of the real property that is the subject of this report, based on the above conditions and the certification, contingent and limiting conditions, and market value definition that are stated in the attached Freddie Mac Form 439/Fannie Mae Form 1004B (Revised 6-93).

**I (WE) ESTIMATE THE MARKET VALUE, AS DEFINED, OF THE REAL PROPERTY THAT IS THE SUBJECT OF THIS REPORT, AS OF September 28, 2007 (WHICH IS THE DATE OF INSPECTION AND THE EFFECTIVE DATE OF THIS REPORT) TO BE \$ 720,000.**

**APPRaiser:** Signature: [Signature] Name: John Baxley, IFA Date Report Signed: September 28, 2007 State Certification # TX-1321687-R State TX Or State License # \_\_\_\_\_ State \_\_\_\_\_

**SUPERVISORY APPRAISER (ONLY IF REQUIRED):** Signature: \_\_\_\_\_ Name: \_\_\_\_\_ Date Report Signed: \_\_\_\_\_ State Certification # \_\_\_\_\_ State \_\_\_\_\_ Or State License # \_\_\_\_\_ State \_\_\_\_\_

Did  Did Not Inspect Property

