



## VeroIndex Plus Valuation Report

**SUBJECT PROPERTY:**

8889 N FLANDERS ST  
 ORANGE, CA 92865

**PROPERTY TYPE:**

Single Family Residence

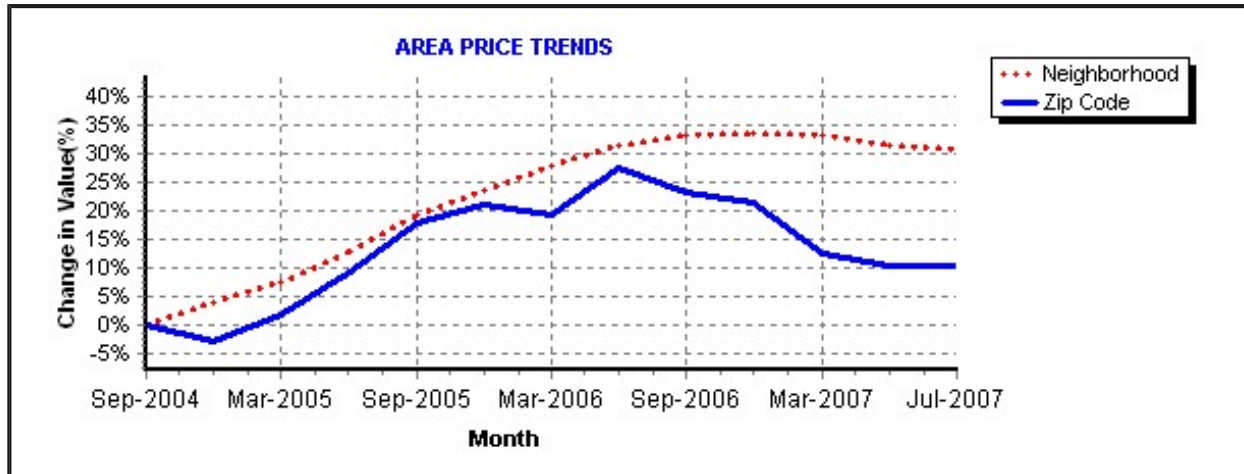
<b>VEROINDEX PLUS</b>	\$971,000	<b>VALUE ENTERED</b>	\$805,000	<b>CONFIDENCE</b>
<b>DATE OF VALUE</b>	07/20/2007	<b>DATE ENTERED</b>	05/23/2004	52

**WARNING !**

**WARNING:** The estimated value for the subject property is outside of the neighborhood range and, therefore, should **not** be used as support for a financially related transaction without additional support and independent verification. Please carefully review the data and consider revising the value and date of value entered.

**SUBJECT SALES HISTORY**

	SALE DATE	SALE PRICE	LOAN AMOUNT	SELLER	BUYER
1	23-SEP-1997	\$199,000	\$159,200		DOE



Price changes for **Single Family Residences** in the subject property's zip code (**92865**) and neighborhood are shown for comparison of local and regional trends. Starting on the left and normalized to zero, price changes are given on a periodic basis and tracked cumulatively.



The price range of **Single Family Residences** in the subject property's neighborhood is from a low of **\$368,000** to a high of **\$1,031,000**, with a median price of **\$688,500**. The subject property is valued at **\$971,000** and is ranked at the **99** percentile, meaning that **99%** of the **Single Family Residences** in the subject's neighborhood are valued less than the subject property.

### VeroValue Terminology

**VeroIndex Plus** : VeroIndex Plus is the estimated market value of a subject property based on an analysis of available data using various time series techniques.

**Market Value** : The market value is the most probable sales price of a property in a competitive and open market under all conditions required for an arms-length transaction.

**DISCLAIMER:** This valuation report may contain an Estimated Market Value ("EMV"), Forecast Valuation Analytics ("FVA"), Transaction Quality Analysis ("TQA"), and other associated collateral assessment analytics for residential property that is the product of automated valuation technology, public record, economic and other data, and predictive technologies combined to provide an estimate of the most probable selling price of a residential property, forecast analysis, transfer activity involving the subject property or its immediate market area, and related collateral analysis. This valuation report, including but not limited to the EMV, FVA, TQA and other analytics, is not an appraisal. No physical or other inspection of the property was completed as part of this valuation report. This valuation contains no representations or warranties of any kind including but not limited to warranties regarding marketability, functional or economical obsolescence, environmental contamination or flood insurance determination. This valuation does not warrant the accuracy or completeness of any public record information or data sources used to prepare this valuation report. This data may not be re-sold, remarketed, published, or incorporated into other products or services in any form or manner whatsoever.

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