

**SiteX Value Property Value Estimate Report**

6440 GREENWOOD AVE, COCOA, FL 32927-3524  
BREVARD COUNTY

**County Assessed Values**

Land Value	\$25,000
Improvement	\$60,120
Total	\$85,120
Assessment Year	2005
APN	23-35-23-JM-00077.0-0021.00
Property Use:	Single Family Residential

**Abbreviated Legal Description**

Subdivision: PORT ST JOHN UNIT 3Sec/Twnship/Range: SEC  
23 TWN 23S RNG 35E  
PORT ST JOHN UNIT 3 LOT 21 BLK 77

**Owner Information**

SASNETT, DEWEY L & FRANCES H

Quick Score
Ownership <b>17</b> years
Notice of Default: <b>NO</b>
Price Trend: ▲
REO Trend: ▼
Estimated LTV: <b>N/A</b>
Multiple sales: <b>NO</b>
Flood: <b>OUT- Zone:X</b>
<b>CONFORMING</b>
Silent Second: <b>NO</b>
Estimated Value Range: <b>\$131,000-\$184,000</b>
Estimated Current Value As of <b>10/25/2006</b> <b>\$154,000</b>

**Comparable Sales Grid**

	Subject	Comparable 1	Comparable 2	Comparable 3	Neighborhood
Address	6440 GREENWOOD AVE	6493 HAROLD AVE	6460 PLEASANT AVE	6450 KINGDOM AVE	
Sale Date		03/13/2006	08/18/2005	01/31/2006	
Sale Price		\$190,500	\$175,000	\$269,900	\$200,523
Living Area	988	1,234	1,144	1,710	1,246
Lot Size	10,454	10,454	10,019	10,454	10,019
Bedrooms	0	0	0	0	
Baths	0	0	0	0	
Year Built	1983	1987	1987	1998	1989
Distance		0.09	0.1	0.11	

**SiteX Value Estimated Value**

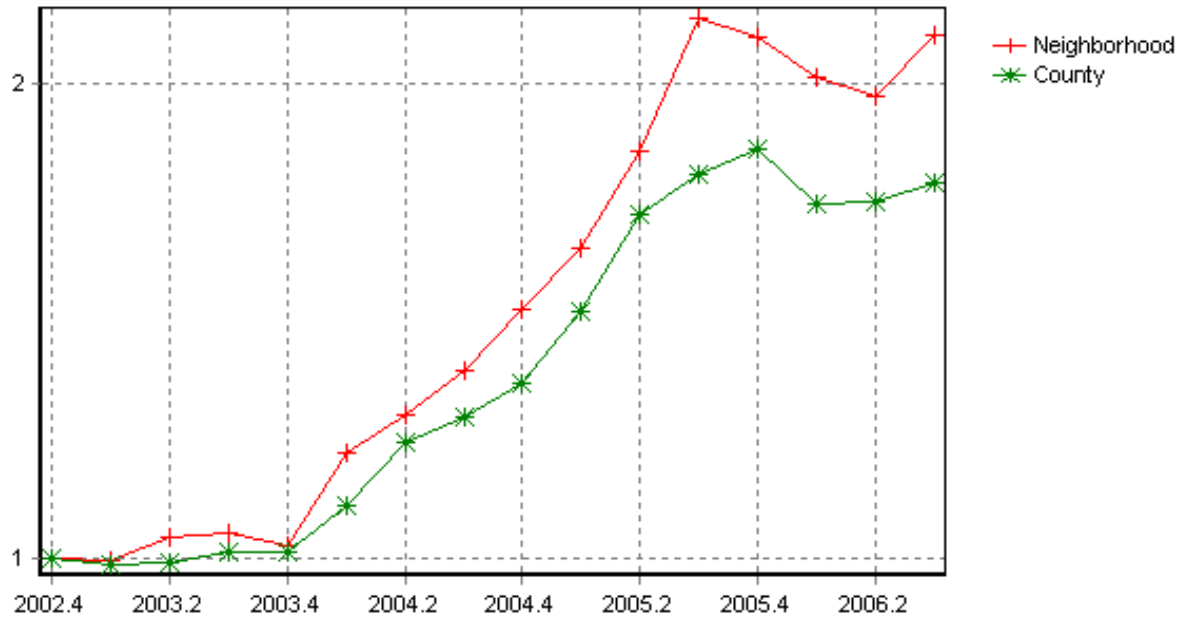
Estimated Current Value As of 10/25/2006 \$154,000	Neighborhood Range: \$146,487-\$278,872 Neighborhood Average :\$200,523
<b>Estimated \$ Per SQFT \$155</b>	<b>Confidence Level High (95)</b>

This report is not an appraisal, but uses proprietary statistical analysis and algorithms to render a report we believe is accurate. The data used is from independent sources generally deemed reliable, but not guaranteed. Therefore, we cannot responsible for missing or incorrect data. With this report, there are no physical or visual inspections of the subject property and comparable sales; hence, this report does not have the same validity as an appraisal performed by a licensed real estate professional.

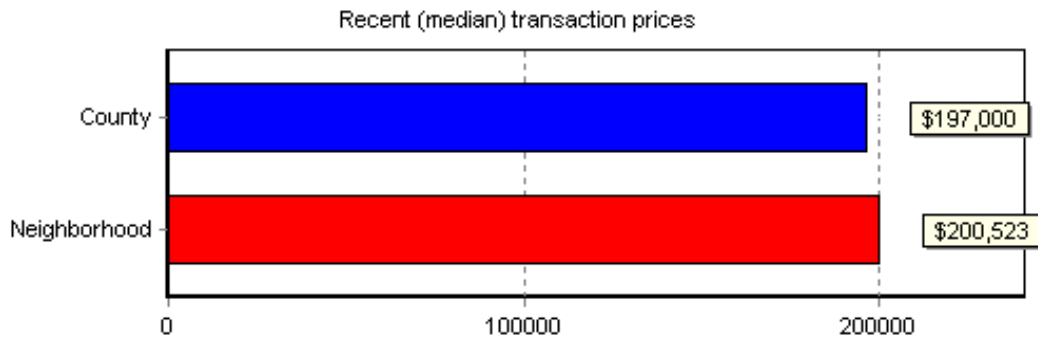
Price Trends

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Neighborhood House Price Trends

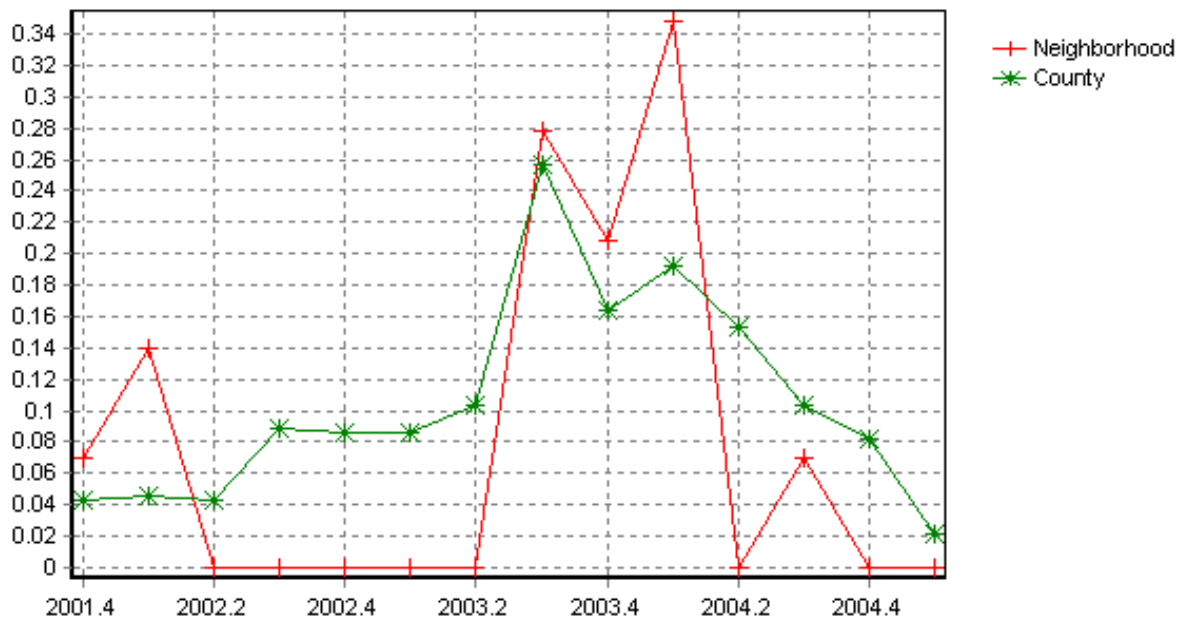


**Market Activity**



**REO Trends**

**REO Trends (Per Thousand Properties)**



**Flood Report**

The Subject Property of **6440 GREENWOOD AVE, COCOA, FL 32927-3524** is in **Zone X** and is considered to be **OUT** of the Special Flood Hazard Area (SFHA).

**AN AREA THAT IS DETERMINED TO BE OUTSIDE THE 1% AND 0.2% ANNUAL CHANCE FLOODPLAINS.**

**Quick Score Explanation**

<b>Quick Score</b>	
Ownership <b>Number</b> years	Indicates the number of years since current owners bought the property.
Notice of Default: <b>YES/NO</b>	Indicates if any notices of default have been filed within the last five years or since change of ownership whichever is sooner. <b>YES</b> : notice (s) have been filed. <b>NO</b> : no notice has been filed.
Price Trend: <b>▲ / - / ▼</b>	Neighborhood price trend: <b>▲</b> — generally rising, <b>-</b> — generally flat, <b>▼</b> — generally falling.
REO Trend: <b>▼ / - / ▲</b>	Rate of REO purchases in neighborhood: <b>▼</b> — generally falling, <b>-</b> — generally flat, <b>▲</b> — generally rising.
Estimated LTV: <b>90%/80%/70%</b>	Estimated Loan to Value. Rough estimate of equity, by assuming normal 30-year amortization of first trust deeds, property value changes, and additional trust deeds loans and amortization. <b>90% and over, Between 90% and 70%, 70% or less.</b>
Multiple sales: <b>NO/YES</b>	Indicates if there has been other change of ownership within the last six (6) months prior to date property was acquired.
Flood: <b>OUT-Zone / IN-Zone</b>	<b>Preliminary</b> flood zone information. <b>IN</b> : possibly inside a flood zone. <b>OUT</b> : possibly outside a flood zone.
<b>CONFORMING /NON-CONFORMING</b>	<b>CONFORMING</b> : indicates if subject property is similar or not similar to properties in the neighborhood.
Silent Second: <b>NO/YES</b>	Indicates no additional trust deed is recorded 6 mo. after recording where the beneficiary is the seller.
Estimated Value Range: <b>Low - High</b>	Estimated price range of subject property
Estimated Current Value As of <b>Date of Report</b> Calculated Estimate of Value	Estimated value of subject property and effective date of report.