

1220 ROSE RD  
CLEARWATER, FL 33759  
Predicted Price: \$603,371

Report Date: Monday, January 01, 0001  
Analysis Date: Tuesday, November 01, 2011

## Source Valuation Model ANALYSIS

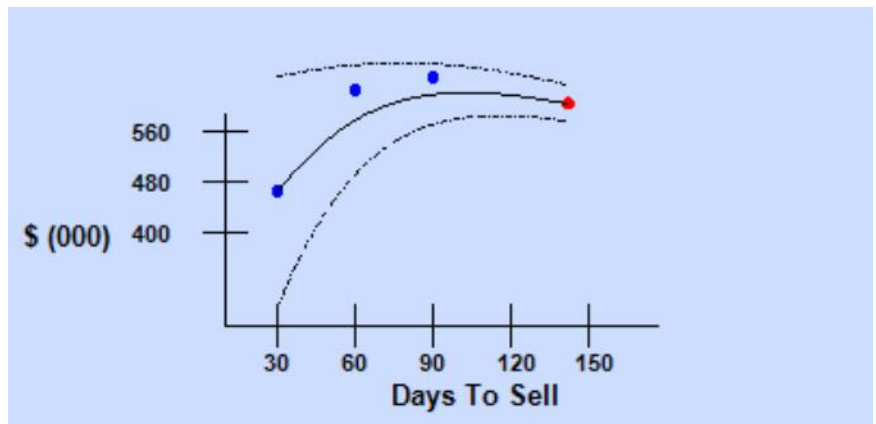
### Source Valuation Model Price and Liquidity Predictions

Price Prediction	\$603,371
Price Range (+/-)	\$161,922
Confidence Score	0
Forecast Standard Confidence	7.2
List To Sale Ratio ( )	9.24
Daily List to Sale Ratio Change ( )	0
Predicted Market Time (Days)	142.2
Predicted Market Time Range (Days)	5.3



### Source Valuation Model Price vs. Time Prediction

	Price	Range
Sell in 30 days:	\$464,344	\$10,555
Sell in 60 days:	\$623,019	\$45,733
Sell in 90 days:	\$642,939	\$39,566



### Property Information

	Title Value	Value Used		Title Value	Value Used
APN	9-29-16-00000-140-0200		County	PINELLAS	
House Size (sf)	3709	3709	Lot Size (sf)	15732	15732
Bedrooms	0	0	Bathrooms	5	5
Total Rooms	0	0	Year Built	1993	1993
Garage Spaces	0	0	Fireplaces	1	1
Pool	Y	Y			

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### Summary of Price Regression Components

Past Time Components	Price	Range (+/-)	Predictive Components	Price	Range (+/-)
Six Month Component	\$344,431	\$60,572	Pending Listings Component	\$592,427	\$163,2 4
Three Month Component	\$425,326	\$72,359	Active Listings Component	\$679,379	\$116,0 6
Current Month Component	\$592,427	\$163,2 4	Expired Listings Component	\$929,274	\$174,311


### Summary List of Comparable Sales

-  1220 ROSE RD  
\$603,371


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-  3311 SAN JOSE ST  
\$442,000


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-  3401 BRAESIDE PL  
\$1,075,000


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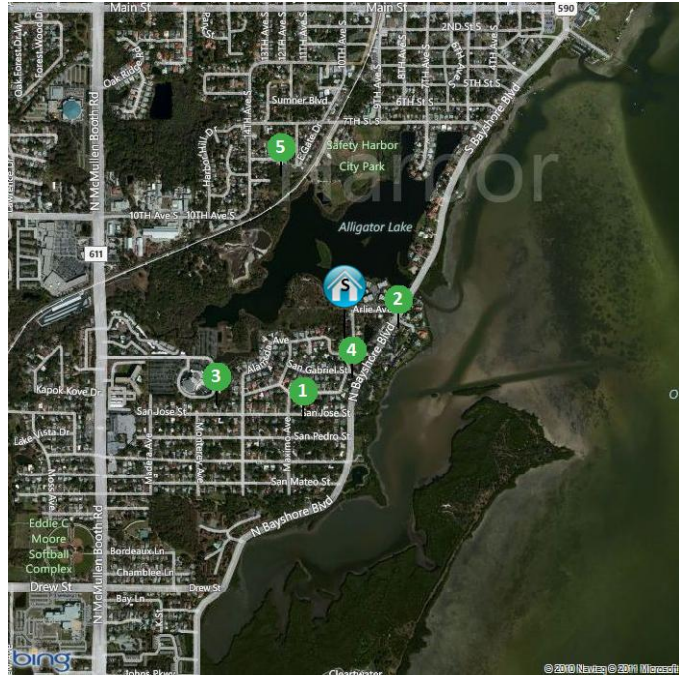
-  321 SAN JOSE ST  
\$2 0,000

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-  3325 SAN CARLOS ST  
\$175,000

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-  1215 FERN TERRACE DR  
\$227,000



### Summary of Items Affecting Confidence Score

#### Items Common to All Property Lists

- 4002: No Bedroom Count Reported for Subject Property
- 4004: No Room Count Reported for Subject Property
- 4007: No Garage Count Reported for Subject Property
- 4005: Bed/Bath Ratio for Subject Property Out of Range

#### Items Affecting Current Price Regression

#### Items Affecting Three Month Price Regression

#### Items Affecting Six Month Price Regression

- 4200: Negative Similarity Function Price Correlation to Square Footage
- 4202: Negative Similarity Function Price Correlation to Bathroom Count
- 4401: Negative Correlation of Bedroom Count to Price in Pricing



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## Source Valuation Model ANALYSIS

### Initial List of Properties Searched

APN	Street Address	City	State	Zip	Price	Beds	Baths	Date	Size	Dist(mi)
4-29-16-3610 -0	55 ARBOR ILL DR	SAFETY ARBOR	FL	34695	\$42,000	0	1	12/17/2010	6 2	0.5
T22 644-MLS	3137 BAY LN	CLEARWATER	FL	33759	\$49,000	3	2	11/17/2010	1250	0.92
4-29-16-3610 -0	1405 10T ST S	SAFETY ARBOR	FL	34695	\$59,000	0	1	5/23/2011	1125	0.46
4-29-16-36126-0	720 W ATE DR	SAFETY ARBOR	FL	34695	\$ 3,000	0	1	12/22/2010	11 1	0.56
3-29-16-20 64-0	735 DEL ORO DR	SAFETY ARBOR	FL	34695	\$ 7,500	0	2	1/12/2011	1 01	0.57
4-29-16-36126-0	750 W ATE DR	SAFETY ARBOR	FL	34695	\$109,900	0	1	3/23/2011	14	0.53
9-29-16-10341-0	3144 BORDEAU LN	CLEARWATER	FL	33759	\$129,000	0	2	12/13/2010	1494	0.79
4-29-16-3610 -0	900 PALMETTO DR	SAFETY ARBOR	FL	34695	\$137,000	0	1	1/2 /2011	1050	0.53
9-29-16-20 0 -0	70 MADERA AVE	CLEARWATER	FL	33759	\$140,000	0	2	3/23/2011	1731	0.64
4-29-16-97523-0	903 PALMETTO DR	SAFETY ARBOR	FL	34695	\$145,000	0	2	4/1/2011	2357	0.56
4-29-16-3610 -0	910 PALMETTO DR	SAFETY ARBOR	FL	34695	\$150,000	0	3	6/30/2011	1617	0.52
9-29-16-20 2 -0	3325 SAN CARLOS ST	CLEARWATER	FL	33759	\$175,000	0	2	7/22/2011	2062	0.11
9-29-16-20 26-0	3316 SAN MATEO ST	CLEARWATER	FL	33759	\$1 7,500	0	2	6/ /2011	1732	0.39
9-29-16-20 44-0	1292 ROSE RD	CLEARWATER	FL	33759	\$190,000	0	4	11/19/2010	2505	0.0
9-29-16-20 0 -0	3131 SAN PEDRO ST	CLEARWATER	FL	33759	\$205,000	0	2	/12/2011	2027	0.64
U735 375-MLS	1201 APO OVE CIR	Clear ater	FL	33759	\$212,000	4	2	12/17/2010	1733	0. 3
9-29-16-20 2 -0	3311 SAN ABRIEL ST	CLEARWATER	FL	33759	\$220,000	0	2	7/12/2011	1795	0.13
9-29-16-20 2 -0	1211 ALAMEDA AVE	CLEARWATER	FL	33759	\$224,000	4	3	1/7/2011	2395	0.22
4-29-16-00000-4	1215 FERN TERRACE DR	SAFETY ARBOR	FL	34695	\$227,000	0	3	6/17/2011	214	0.4
9-29-16-20 2 -0	3304 SAN ABRIEL ST	CLEARWATER	FL	33759	\$230,000	0	2	3/25/2011	1 75	0.14
9-29-16-20 2 -0	1204 MA IMO AVE	CLEARWATER	FL	33759	\$233,000	0	2	12/14/2010	1 67	0.17
U7267302-MLS	333 S BAYS ORE BLVD	Safety arbor	FL	34695	\$240,000	3	2	2/1/2011	1630	0. 9
9-29-16-20 26-0	3275 SAN BERNADINO ST	CLEARWATER	FL	33759	\$260,000	0	3	12/16/2010	2322	0.39
9-29-16-20 2 -0	3319 SAN DOMIN O ST	CLEARWATER	FL	33759	\$26 ,900	0	2	4/2 /2011	1960	0.07
9-29-16-20 26-0	321 SAN JOSE ST	CLEARWATER	FL	33759	\$2 0,000	0	2	6/ /2011	2356	0.39
9-29-16-20 26-0	3251 SAN BERNADINO ST	CLEARWATER	FL	33759	\$325,000	0	3	2/4/2011	2464	0.42
9-29-16-20 26-0	3240 SAN JOSE ST	CLEARWATER	FL	33759	\$355,000	0	3	5/10/2011	340	0.32
9-29-16-20 26-0	3311 SAN JOSE ST	CLEARWATER	FL	33759	\$442,000	4	5	5/13/2011	2666	0.25
U72631 2-MLS	2263 LAUREN LN	Clear ater	FI	33759	\$771,570	4	3	7/1 /2011	3293	0.
9-29-16-20 45-0	500 N BAYS ORE BLVD	CLEARWATER	FL	33759	\$907,500	0	6	4/27/2011	340	0.47
10-29-16-1075 -	3401 BRAESIDE PL	CLEARWATER	FL	33759	\$1,075,000	0	6	5/27/2011	4251	0.15

### Comparable Sales Selected by Source Valuation Model

Price Regression Component Calculated From Properties in this List:

Regression Price: \$592,427

Regression Range: \$163,2 4

APN	Street Address	City	State	Zip Code	Price	Beds	Baths	Date	Size	Dist(mi)
9-29-16-20 2 -0	3325 SAN CARLOS ST	CLEARWATER	FL	33759	\$175,000	0	2	7/22/2011	2062	0.11
9-29-16-20 44-0	1292 ROSE RD	CLEARWATER	FL	33759	\$190,000	0	4	11/19/2010	2505	0.0
4-29-16-00000-4	1215 FERN TERRACE DR	SAFETY ARBOR	FL	34695	\$227,000	0	3	6/17/2011	214	0.4
9-29-16-20 26-0	321 SAN JOSE ST	CLEARWATER	FL	33759	\$2 0,000	0	2	6/ /2011	2356	0.39
9-29-16-20 26-0	3311 SAN JOSE ST	CLEARWATER	FL	33759	\$442,000	4	5	5/13/2011	2666	0.25
10-29-16-1075 -	3401 BRAESIDE PL	CLEARWATER	FL	33759	\$1,075,000	0	6	5/27/2011	4251	0.15



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## Source Valuation Model ANALYSIS

### Sales Used In Price Trend Three Months Previous

Price Regression Component Calculated From Properties in this List:

Regression Price: \$425,326

Regression Range: \$72,359

APN	Street Address	City	State	Zip Code	Price	Beds	Baths	Date	Size	Dist(mi)
9-29-16-20 2 -0	3325 SAN CARLOS ST	CLEARWATER	FL	33759	\$175,000	0	2	7/22/2011	2062	0.11
9-29-16-20 44-0	1292 ROSE RD	CLEARWATER	FL	33759	\$190,000	0	4	11/19/2010	2505	0.0
4-29-16-00000-4	1215 FERN TERRACE DR	SAFETY ARBOR	FL	34695	\$227,000	0	3	6/17/2011	214	0.4
9-29-16-20 2 -0	3319 SAN DOMIN O ST	CLEARWATER	FL	33759	\$26 ,900	0	2	4/2 /2011	1960	0.07
9-29-16-20 26-0	321 SAN JOSE ST	CLEARWATER	FL	33759	\$2 0,000	0	2	6/ /2011	2356	0.39
9-29-16-20 26-0	3311 SAN JOSE ST	CLEARWATER	FL	33759	\$442,000	4	5	5/13/2011	2666	0.25
10-29-16-1075 -	3401 BRAESIDE PL	CLEARWATER	FL	33759	\$1,075,000	0	6	5/27/2011	4251	0.15

### Sales Used in Price Trend Six Month Previous

Price Regression Component Calculated From Properties in this List:

Regression Price: \$344,431

Regression Range: \$60,572

APN	Street Address	City	State	Zip Code	Price	Beds	Baths	Date	Size	Dist(mi)
9-29-16-20 44-0	1292 ROSE RD	CLEARWATER	FL	33759	\$190,000	0	4	11/19/2010	2505	0.0
9-29-16-20 2 -0	1211 ALAMEDA AVE	CLEARWATER	FL	33759	\$224,000	4	3	1/7/2011	2395	0.22
9-29-16-20 2 -0	3304 SAN ABRIEL ST	CLEARWATER	FL	33759	\$230,000	0	2	3/25/2011	1 75	0.14
9-29-16-20 2 -0	1204 MA IMO AVE	CLEARWATER	FL	33759	\$233,000	0	2	12/14/2010	1 67	0.17
9-29-16-20 2 -0	3319 SAN DOMIN O ST	CLEARWATER	FL	33759	\$26 ,900	0	2	4/2 /2011	1960	0.07

### Sales From MLS Searched

Street Address	City	State	Zip	Date	DOM	Size	Beds	Baths	Price	Dist(mi)	FC	REO	SS
3137 BAY LN	CLEARWATER	FL	33759	11/17/2010	102	1250	3	2	\$49,000	0.92	N	N	N
12 O DR ML IN JR ST N	SAFETY ARBOR	FL	34695	9/26/2011	19	1776	3	2	\$53,999	1.12	N	N	N
17 FERNBROO E DR	SAFETY ARBOR	FL	34695	7/ /2011	24	263	4	2	\$1 7,300	1.0	N	N	N
1201 APO OVE CIR	Clear ater	FL	33759	12/17/2010	9	1733	4	2	\$212,000	0. 3	N	N	N
1211 ALAMEDA AVE	Clear ater	FI	33759	1/7/2011	1	2395	4	3	\$224,000	0.23	N	N	N
333 S BAYS ORE BLVD	Safety arbor	FL	34695	2/1/2011	200	1630	3	2	\$240,000	0. 9	N	N	N
3311 SAN JOSE ST	Clear ater	FL	33759	5/24/2011	115	2666	4	5	\$442,000	0.24	N	N	N
2263 LAUREN LN	Clear ater	FI	33759	7/1 /2011	3	3293	4	3	\$771,570	0.	N	N	N

### Sales from MLS Used

Price Regression Component Calculated From Properties in this List:

Regression Price: \$657,403

Regression Range: \$209,759

Street Address	City	State	Zip Code	Date	DOM	Size	Beds	Baths	Price	Dist(mi)	FC	REO	SS
3137 BAY LN	CLEARWATER	FL	33759	11/17/2010	102	1250	3	2	\$49,000	0.92	N	N	N
1201 APO OVE CIR	Clear ater	FL	33759	12/17/2010	9	1733	4	2	\$212,000	0. 3	N	N	N
1211 ALAMEDA AVE	Clear ater	FI	33759	1/7/2011	1	2395	4	3	\$224,000	0.23	N	N	N
333 S BAYS ORE BLVD	Safety arbor	FL	34695	2/1/2011	200	1630	3	2	\$240,000	0. 9	N	N	N



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#### Sales from MLS Used Cont'd

Street Address	City	State	Zip Code	Date	DOM	Size	Beds	Baths	Price	Dist(mi)	FC	REO	SS
3311 SAN JOSE ST	Clear ater	FL	33759	5/24/2011	115	2666	4	5	\$442,000	0.24	N	N	N
2263 LAUREN LN	Clear ater	FL	33759	7/1 /2011	3	3293	4	3	\$771,570	0.	N	N	N

#### Properties Under Contract Searched

Street Address	City	State	Zip	Date	DOM	Size	Beds	Baths	Price	Dist(mi)	FC	REO	SS
3250 SAN JOSE ST	CLEARWATER	FL	33759	7/23/2011	3	1 06	4	2	\$209,900	0.33	N	N	N
3101 FEAT ERWOOD CT	Clear ater	FL	33759	3/26/2011	65	1730	4	2	\$214,900	1	N	N	N

#### Properties Under Contract Used

Price Regression Component Calculated From Properties in this List:

Regression Price: \$592,427

Regression Range: \$163,2 4

Street Address	City	State	Zip Code	Date	DOM	Size	Beds	Baths	Price	Dist(mi)	FC	REO	SS
3250 SAN JOSE ST	CLEARWATER	FL	33759	7/23/2011	3	1 06	4	2	\$209,900	0.33	N	N	N
3101 FEAT ERWOOD CT	Clear ater	FL	33759	3/26/2011	65	1730	4	2	\$214,900	1	N	N	N

#### Properties In Inventory Searched

Street Address	City	State	Zip	Date	DOM	Size	Beds	Baths	Price	Dist(mi)	FC	REO	SS
3020 LA E VISTA DR	CLEARWATER	FL	33759	7/11/2011	113	1226	3	1	\$ 9,900	0.	N	N	N
307 3RD ST N	SAFETY ARBOR	FL	34695	/12/2011	1	1430	3	2	\$ 9,900	1.14	N	N	N
1110 SUMNER BLVD	SAFETY ARBOR	FL	34695	7/19/2011	105	92	2	1	\$109,900	0.62	N	N	N
101 WIT LACOOC EE ST	SAFETY ARBOR	FL	34695	7/2 /2011	96	1041	3	2	\$115,000	1.02	N	N	N
3063 TERRACE VIEW LN	CLEARWATER	FL	33759	/5/2011		1 1	3	2	\$129,900	0. 2	N	N	N
795 W ATE DR	SAFETY ARBOR	FL	34695	9/1/2011	61	1070	3	1	\$140,000	0.4	N	N	Y
1 32 OA FOREST WEST DR	CLEARWATER	FL	33759	7/26/2011	9	1522	3	2	\$151,905	1.14	N	N	N
705 7T ST S	SAFETY ARBOR	FL	34695	9/7/2011	55	1546	3	2	\$165,000	0.64	N	N	N
31 SEA RAPE CIR	CLEARWATER	FL	33759	/11/2011	2	1595	2	2	\$174,900	0.9	N	N	Y
932 WOODBRID E CT	SAFETY ARBOR	FL	34695	7/20/2011	104	2137	3	2	\$176,000	1.19	N	N	N
100 SUMNER BLVD	SAFETY ARBOR	FL	34695	7/19/2011	105	1437	3	2	\$179,000	0.62	N	N	N
153 3RD AVE N	SAFETY ARBOR	FL	34695	/12/2011	1	5	2	1	\$1 4,900	1.04	N	N	N
1061 DELAWARE ST	Safety arbor	FL	34695	12/2/2010	334	229	4	2	\$199, 50	0. 6	N	N	N
265 C URC ST	SAFETY ARBOR	FL	34695	7/15/2011	109	1762	3	2	\$199,900	1.34	N	N	N
3141 OYSTER BAYOU WAY	CLEARWATER	FL	33759	5/1 /2011	167	1 5	3	2	\$204,900	1.01	N	N	Y
14 SEA RAPE CIR	CLEARWATER	FL	33759	5/6/2011	179	1 06	3	2	\$216,500	1	N	N	N
105 SUWANEE ST	SAFETY ARBOR	FL	34695	10/1/2011	31	1661	3	2	\$230,000	0.79	N	N	N
2995 SUNSET POINT RD	CLEARWATER	FL	33759	9/ /2011	54	1503	2	1	\$239,900	1.27	N	N	N
135 4T AVE N	SAFETY ARBOR	FL	34695	/10/2011	3	11	3	2	\$275,000	1	N	N	N
3214 SAN MATEO ST	CLEARWATER	FL	33759	5/31/2011	154	1633	3	2	\$299,900	0.53	N	N	N
25 FERNBROO E DR	Safety arbor	FL	34695	/5/2011		29 7	4	3	\$299,916	1.12	N	N	Y
71 ARBOR ILL DR	SAFETY ARBOR	FL	34695	9/9/2011	53	2414	4	2	\$314,900	0.6	N	N	N
107 PAR ST	SAFETY ARBOR	FL	34695	6/21/2011	133	2432	4	2	\$339,550	0.9	N	N	Y
1 69 CASTLE WOODS DR	Clear ater	FL	33759	6/6/2011	14	2497	3	2	\$346,900	1.27	N	N	N
1140 SUMNER BLVD	SAFETY ARBOR	FL	34695	/24/2011	69	2341	4	3	\$349,000	0.64	N	N	Y
911 BAYS ORE BLVD	Safety arbor	FL	34695	2/2 /2011	246	1700	4	4	\$449, 77	0.52	N	N	N
315 S BAYS ORE BLVD	SAFETY ARBOR	FL	34695	5/26/2011	159	26 1	2	2	\$450,000	0.92	N	N	N



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#### Properties In Inventory Searched Cont'd

Street Address	City	State	Zip Code	Date	DOM	Size	Beds	Baths	Price	Dist(mi)	FC	REO	SS
56 S 5T ST	Safety arbor	FL	34695	1/5/2011	300	2904	6	5	\$549,000	0.7	N	N	N
2273 STEVEN ST	Clear ater	FL	33759	3/2/2011	244	4000	5	4	\$9 9,000	0.	N	N	N

#### Properties In Inventory Used

Price Regression Component Calculated From Properties in this List:

Regression Price: \$679,379

Regression Range: \$116,0 6

Street Address	City	State	Zip Code	Date	DOM	Size	Beds	Baths	Price	Dist(mi)	FC	REO	SS
3063 TERRACE VIEW LN	CLEARWATER	FL	33759	/5/2011		1 1	3	2	\$129,900	0. 2	N	N	N
795 W ATE DR	SAFETY ARBOR	FL	34695	9/1/2011	61	1070	3	1	\$140,000	0.4	N	N	Y
705 7T ST S	SAFETY ARBOR	FL	34695	9/7/2011	55	1546	3	2	\$165,000	0.64	N	N	N
100 SUMNER BLVD	SAFETY ARBOR	FL	34695	7/19/2011	105	1437	3	2	\$179,000	0.62	N	N	N
105 SUWANEE ST	SAFETY ARBOR	FL	34695	10/1/2011	31	1661	3	2	\$230,000	0.79	N	N	N
3214 SAN MATEO ST	CLEARWATER	FL	33759	5/31/2011	154	1633	3	2	\$299,900	0.53	N	N	N
25 FERNBROO E DR	Safety arbor	FL	34695	/5/2011		29 7	4	3	\$299,916	1.12	N	N	Y
71 ARBOR ILL DR	SAFETY ARBOR	FL	34695	9/9/2011	53	2414	4	2	\$314,900	0.6	N	N	N
1140 SUMNER BLVD	SAFETY ARBOR	FL	34695	/24/2011	69	2341	4	3	\$349,000	0.64	N	N	Y
911 BAYS ORE BLVD	Safety arbor	FL	34695	2/2 /2011	246	1700	4	4	\$449, 77	0.52	N	N	N
315 S BAYS ORE BLVD	SAFETY ARBOR	FL	34695	5/26/2011	159	26 1	2	2	\$450,000	0.92	N	N	N
56 S 5T ST	Safety arbor	FL	34695	1/5/2011	300	2904	6	5	\$549,000	0.7	N	N	N
2273 STEVEN ST	Clear ater	FL	33759	3/2/2011	244	4000	5	4	\$9 9,000	0.	N	N	N

#### Expired Properties Searched

Street Address	City	State	Zip	Date	DOM	Size	Beds	Baths	Price	Dist(mi)	FC	REO	SS
500 14T SOUT AVE	SAFETY ARBOR	FL	34695	5/ /2011	219	135	3	2	\$129,900	0.77	N	N	Y
3013 SAINT CROI DR	Clear ater	FL	33759	5/ /2011	61	1676	5	3	\$159,000	1.03	N	N	N
3151 SAN BERNADINO ST	Clear ater	FL	33759	5/ /2011	47	1559	3	2	\$225,000	0.61	N	N	N
3304 SAN ABRIEL ST	Clear ater	FL	33759	5/ /2011	250	2161	3	2	\$250,000	0.15	N	N	N
1990 ABBEY LA E RD	Clear ater	FL	33759	5/ /2011	116	1799	3	2	\$600,000	1.41	N	N	N
7 5 S BAYS ORE BLVD	Safety arbor	FI	34695	5/ /2011	450	2454	3	2	\$619,900	0.55	N	N	N
3023 LEANNE CT	Clear ater	FL	33759	5/ /2011	450	3119	4	3	\$744,500	0.	N	N	N

#### Expired Properties Used

Price Regression Component Calculated From Properties in this List:

Regression Price: \$929,274

Regression Range: \$174,311

Street Address	City	State	Zip Code	Date	DOM	Size	Beds	Baths	Price	Dist(mi)	FC	REO	SS
3013 SAINT CROI DR	Clear ater	FL	33759	5/ /2011	61	1676	5	3	\$159,000	1.03	N	N	N
3151 SAN BERNADINO ST	Clear ater	FL	33759	5/ /2011	47	1559	3	2	\$225,000	0.61	N	N	N
3304 SAN ABRIEL ST	Clear ater	FL	33759	5/ /2011	250	2161	3	2	\$250,000	0.15	N	N	N
1990 ABBEY LA E RD	Clear ater	FL	33759	5/ /2011	116	1799	3	2	\$600,000	1.41	N	N	N
7 5 S BAYS ORE BLVD	Safety arbor	FI	34695	5/ /2011	450	2454	3	2	\$619,900	0.55	N	N	N
3023 LEANNE CT	Clear ater	FL	33759	5/ /2011	450	3119	4	3	\$744,500	0.	N	N	N