



Data Provided By:
 HOLLINGSHEAD TITLE & ESCROW
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 1720 West End Avenue, Suite 403
 Nashville, TN 37203
 (615) 549-1933
 kh@hollingshead-law.com



Real Estate Reports

Prepared For:

John Sample

Subject Property:

123 Main St
 Anytown, CA 12345
 APN: 000-000-00-00

Requested By:



John Doe
 Sample Realty Company
 2 Everywhere Place
 Everytown, CA 91234
 TEL: 800.000.0000
 FAX: 800.000.0000





Data Provided By:

Sample Title Company
1 Anywhere Way
Anytown, CA 12345

Disclaimer

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Property Detail

Subject Property : **123 Main St Anytown CA 12345**

Owner Information

Owner Name : **Sample John Q**

Mailing Address : **123 Main St, Anytown, CA 12345-0000 X000**

Vesting Codes : **Unmarried Man/ / Tenants In Common**

Location Information

Legal Description : **N Tr 0000 Lot 16**

County : **Anycounty**

Map Reference : **00-00 / 000-00**

Census Tract / Block : **000.00 / 0**

Tract : **0000**

Legal Lot : **16**

School District : **Anytown UN**

APN : **000-000-00**

Owner Transfer Information

Recording/Sale Date : **06/13/2008 / 06/13/2008**

Deed Type : **Grant Deed**

Document # : **000000**

1st Mtg Document # : **000000**

Last Market Sale Information

Recording/Sale Date : **08/02/1984**

Deed Type : **Grant Deed**

Sale Price : **\$160,000**

1st Mtg Amount/Type : **\$140,000 / Cnv**

Sale Type : **Full**

1st Mtg Int. Rate/Type : **/ Adjustable Int Rate Loan**

Document # : **000000**

1st Mtg Document # : **000000**

Title Company : **Sample Title Co**

Lender : **Bank of Your Town**

Seller Name : **Brown Jerome**



Property Detail

Property Characteristics

Gross Area : 1,230	# of Stories : 1	Exterior wall : Stucco
Living Area : 1,230	Parking Type : Garage/carport	Quality : Good
Total Rooms : 5	Garage Capacity : 2	Condition : Good
Bedrooms : 3	Foundation : Slab	Floor Cover : Carpet/vinyl
Bath(F/H) : 2 / 1	Roof Material : Composition Shingle	Other Rooms : Dining Area, Attic, Attic
Year Built / Eff : 1954	Heat Type : Baseboard	Equipment : Disposal, Range Hood, Range Hood

Property Information

Zoning : R-1	Lot Size : 6,113	County Use : Single Fam Residence
Land Use : Sfr	Lot Width/Depth : 59 X 102	Sewer Type : Public Service
Lot Acres : 0.14	Res/Comm Units : 4	Water Type : Public

Tax Information

Total Value : \$300,252	Total Taxable Value : \$300,252	Tax Year : 2007
Land Value : \$280,087	Assessed Year : 2008	Property Tax : \$3,900.80
Improvement Value : \$60,165	Improve % : 17%	Tax Rate Area : 01001



Comparables

Sales Analysis

Criteria	Subject Property	Low	High	Average
Sale Price	\$160,000	\$265,000	\$430,000	\$328,325
Bldg/Living Area	1230	1109	1471	1275
Price Per Square Foot		\$213	\$345	\$258.13
Year Built	1954	1920	1960	1951
Lot Size	6,113	5,370	8,500	6,584
Bedrooms	3	2	4	3
Bathrooms	3	1	3	2
Stories	1	1	1	1
Total Assessed Value	\$300,252	\$51,769	\$780,300	\$450,996
Distance From Subject	0	0.03	0.37	0.26

Summary of Comparables

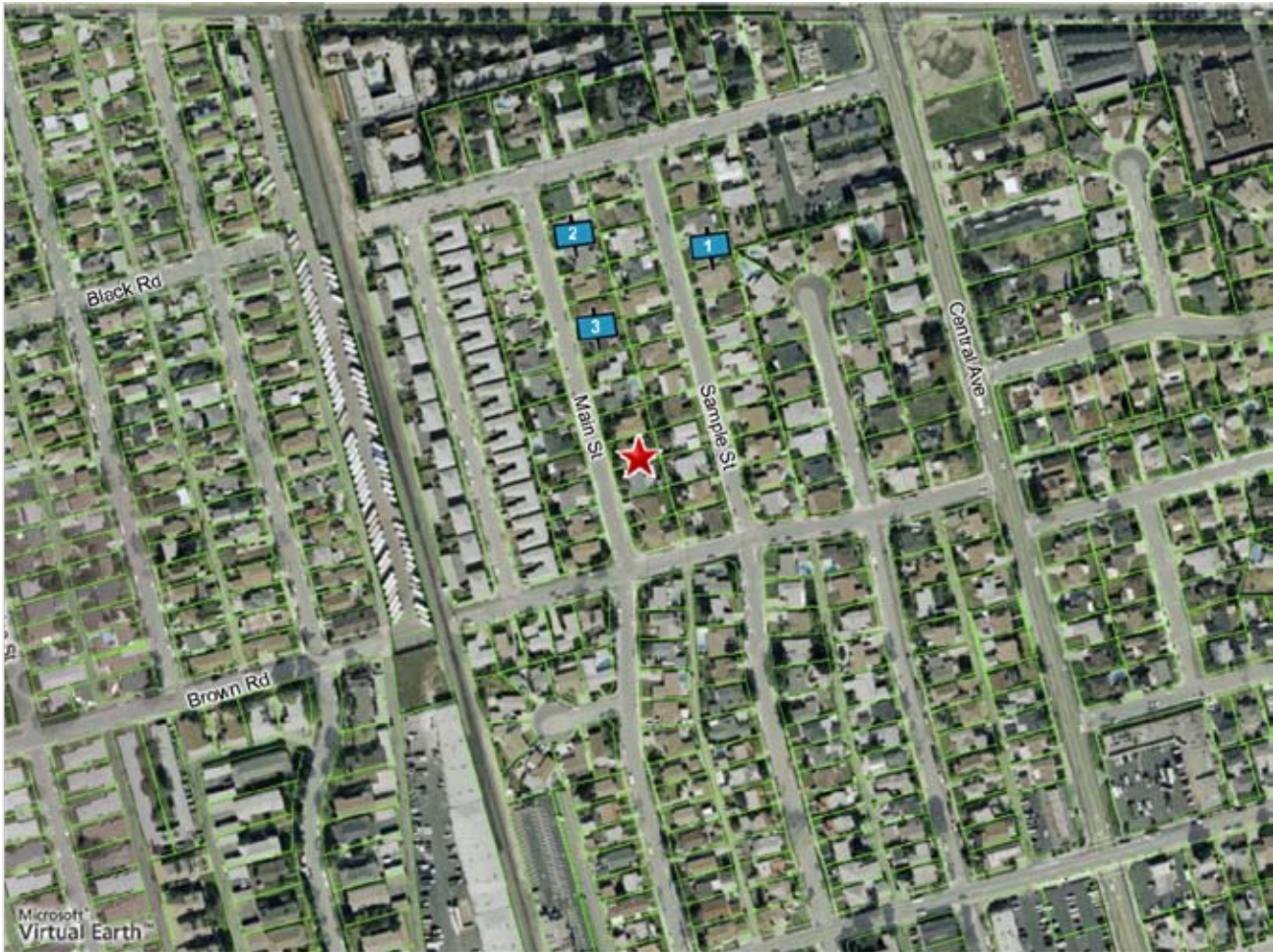
#	Address	Sale Price	Total Assessed Value	Sale Date	Bed	Bath	Gross Area	Lot Size	Year Built	Distance (Miles)	Zoning
S	123 Main St	160,000	300,252	08/02/1984	3	3	1,230	6,113	1954		R-1
1	130 Sample St	270,000	437,000	12/11/2007	3	2	1,290	6,113	1955	0.03	
2	117 Main St	300,000	452,000	07/31/2007	3	1	1,200	6,115	1954	0.05	
3	127 Main St	340,000	428,000	09/16/2007	3	2	1,300	6,113	1954	0.08	

Distressed Sales = 



Comparables

Map



Subject Property: 123 Main St Anytown CA 12345



Comparables

Details of Comparables

Subject Property: 123 Main St Anytown CA 12345

0.00 Miles

Location Information			
APN / Alternate APN:	000-000-00 /		
Township-Range-Sect:		Subdivision / Tract:	/1618

Owner Information / Last Market Sale Information			
Owner Name:	Sample John		
Sale Date / Price:	08/1984 / \$160,000	1st Mtg Amount/Type:	\$140,000 /CNV
Document #:	000000	Deed Type:	Grant Deed
Total Tax Value:	\$300,252	Price Per SqFt:	\$0

Property Characteristics					
Gross Area:	1,230	Parking Type:	Garage/carport	Year Built / Eff:	1954 /
Living Area:	1,230	Garage Area:		Style:	
Bedrooms:	3	Bath(F/H):	2 /1	# of units:	1
Land Use:	Sfr	Zoning:	R-1	Pool / Size:	

#1 130 Sample St Anytown CA 12345

Distance 0.03 Miles

Location Information			
APN / Alternate APN:	000-000-00 /		
Township-Range-Sect:		Subdivision / Tract:	1618 /1618

Owner Information / Last Market Sale Information			
Owner Name:	White Kim		
Sale Date / Price:	12/11/2007 / \$270,000	1st Mtg Amount/Type:	\$246,645 /FHA
Document #:	000000	Deed Type:	Grant Deed
Total Tax Value:	\$437,000	Price Per SqFt:	\$243.46



Comparables

Property Characteristics					
Gross Area:	1,290	Parking Type:	Garage/carport	Year Built / Eff:	1955 /
Living Area:	1,290	Garage Area:		Style:	
Bedrooms:	3	Bath(F/H):	2 /	# of units:	1
Land Use:	Sfr	Zoning:		Pool / Size:	

#2 117 Main St Anytown CA 12345

Distance 0.05 Miles

Location Information			
APN / Alternate APN:	000-000-00 /		
Township-Range-Sect:		Subdivision / Tract:	1618 /1618

Owner Information / Last Market Sale Information			
Owner Name:	Katz Jennifer /		
Sale Date / Price:	07/31/2007 / \$300,000	1st Mtg Amount/Type:	\$190,000 /CNV
Document #:	366674	Deed Type:	Grant Deed
Total Tax Value:	\$452,000	Price Per SqFt:	\$232.37

Property Characteristics					
Gross Area:	1,200	Parking Type:	Garage/carport	Year Built / Eff:	1954 /
Living Area:	1,200	Garage Area:		Style:	
Bedrooms:	3	Bath(F/H):	1 /	# of units:	1
Land Use:	Sfr	Zoning:		Pool / Size:	

Details of Comparables

Location Information

	Subject Property	Property 1	Property 2
Property Address	123 Main St	130 Sample St	117 Main St
Distance from PIQ	0.00 Miles	0.03 Miles	0.05 Miles
APN / Alternate APN	000-000-00 /	000-000-00 /	000-000-00 /
Township-Range-Sect			
Subdivision / Tract	/1618	1618 /1618	1618 /1618

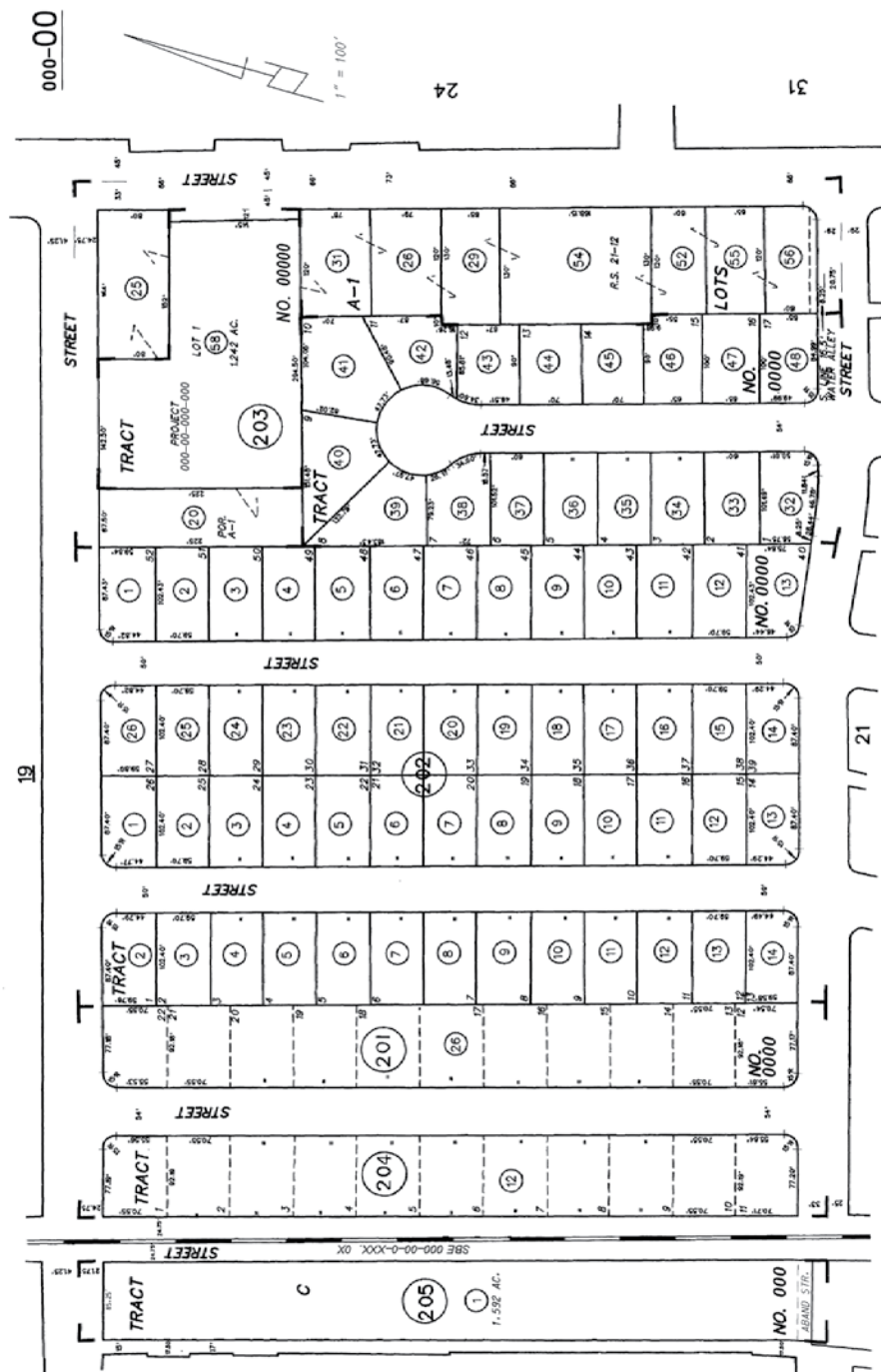
Owner / Sale

	Subject Property	Property 1	Property 2
Owner Name	Sample John	White Kim	Katz Jennifer
Sale Date	02/1990	10/08/2007	07/03/2007
Sale Value	157,000	270,000	300,000
1st Mortgage Amount / Type	\$140,000 /CNV	\$246,645 /FHA	\$190,000 /CNV
Document Number	183130	571237	366674
Deed Type	Grant Deed	Grant Deed	Grant Deed
Price per Sq Ft	\$0	\$243.46	\$232.37
Total Assessed Value	\$300,252	\$437,000	\$452,000

Property Characteristics

	Subject Property	Property 1	Property 2
Gross Area	1,230	1,290	1,200
Parking Type	Garage/carport	Garage/carport	Garage/carport
Year Built / Eff	1954 /	1956 /	1954 /
Living Area	1,230	1,109	1,291
Bedroom	3	3	3
Bathroom	2 /1	2 /	1 /
# of units	1	1	1
Land Use	Sfr	Sfr	Sfr
Zoning	R-1		

Assessor Map



NOTE - ASSESSOR'S BLOCK & PARCEL NUMBERS SHOWN IN CIRCLES

ASSESSOR'S MAP BOOK 000 PAGE 00 COUNTY OF ANY COUNTY

- TRACT NO. 0000 MM 00-00
- TRACT NO. 0000 MM 00-00
- TRACT NO. 0000 MM 00-00
- TRACT NO. 0000 MM 00-00
- TRACT NO. 0000 MM 000-00, 00

MARCH 1949

THIS MAP WAS PREPARED FOR ANY COUNTY ASSESSOR DEPT. PURPOSES ONLY. THE ASSESSOR MAKES NO GUARANTEE AS TO ITS ACCURACY NOR ASSUMES ANY LIABILITY FOR OTHER USES. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED. © COPYRIGHT ANY COUNTY ASSESSOR 2007

Record 1

Finance

Mtg Recording Date: **06/13/2008**

Mtg Loan Type: **Conventional**

Mtg Document #: **000000**

Mtg Rate Type:

Document Type: **Deed Of Trust**

Mtg Term: **40 Years**

Lender: **Bank of Your Town**

Mtg Rate:

Loan Amount: **\$150,000**

Borrower Vesting:

Borrower 1: **Sample John**

Borrower 2: **Sample Jan**

Record 2

Sale

Sale Recording Date: **02/11/2004**

Sale Price:

Sale Date: **01/28/2004**

Sale Price Type: **Unknown**

Rec. Document #: **000000**

Multi/Split Sale:

Document Type: **Grant Deed**

Other Document #:

Title Company: **Sample Title**

Buyer: **Sample John**

Seller: **Brown Jermone**

Finance

Mtg Recording Date: **02/11/2004**

Mtg Loan Type: **Conventional**

Mtg Document #: **000000**

Mtg Rate Type: **Adjustable Int Rate Loan**

Document Type: **Equity Or Credit Line**

Mtg Term: **30 Years**

Lender: **Anytown Bank**

Mtg Rate:

Loan Amount: **\$243,000**

Borrower Vesting:

Borrower 1: **Sample John**



Public Schools:

Elementary Schools

Anytown Elem School Distance **0.73 Miles**

1526 Morse Ave Anytown CA 12345

Telephone: **(000) 000-0000**

School District: **Anytown School District**

School Type: **Elementary Schools**

Kindergarten: **Full Day**

Lowest Grade: **K**

Highest Grade: **6th**

School Enrollment: **1,000-2,499**

Enrollment-Zoned: **1191**

Total Expenditure/Student: **\$6,300.00 - \$6,799.99**

Supply Expenditure/Student:

Textbook Expenditure/
Student:

Poverty Level: **16% - 29.9%**

Junior High

Sycamore Junior High School Distance **0.80 Miles**

1413 Poppy Ln Anytown CA 12345

Telephone: **(000) 000-0000**

School District: **Anytown Junior High Sch Dist**

School Type: **Junior High**

Lowest Grade: **7th**

Highest Grade: **8th**

School Enrollment: **1,000-2,499**

Enrollment-Zoned: **1946**

Total Expenditure/Student: **\$6,800.00 - \$7,499.99**

Supply Expenditure/Student:

Textbook Expenditure/
Student:

Poverty Level: **16% - 29.9%**



High Schools

Anaheim High School Distance **1.22 Miles**

504 First St Anytown CA 12345

Telephone: **(000) 000-0000**

School District: **Anytown High Sch Dist**

School Type: **High Schools**

Advanced Placement: **Yes**

Lowest Grade: **9th**

Highest Grade: **12th**

School Enrollment: **2,500 Or More**

Enrollment-Zoned: **2692**

Total Expenditure/Student: **\$6,800.00 - \$7,499.99**

Supply Expenditure/Student:

Textbook Expenditure/
Student:

Poverty Level: **16% - 29.9%**

University / Colleges

Anytown University Distance **1.97 Miles**

45678 Doreen Dr Anytown CA 12345

Telephone: **(000) 000-0000**

School Type: **University / Colleges**

School Enrollment:

Enrollment-Zoned: **80**

Private Schools:

Elementary Schools

Anytown Park Place School Distance **0.42 Miles**

89 Park Place Anytown CA 12345

Telephone: **(000) 000-0000**

School Type: **Elementary Schools**

Lowest Grade: **K**

Highest Grade: **8th**

Kindergarten: **Yes**

School Enrollment: **300-499**

Enrollment-Zoned: **475**



Local Business

ASSOCIATIONS/ORGANIZATIONS

Name	Address	Telephone	Distance (Miles)
Anytown Police Assn	408 First St Anytown CA	(000) 000-0000	0.55

BANKING

Name	Address	Telephone	Distance (Miles)
Anytown Dollar Express	201 Park Pl Anytown CA	(000) 000-0000	0.36

CHILD CARE

Name	Address	Telephone	Distance (Miles)
Anytown Day Care Center	101 Poppy Ln # 125 Anytown CA	(000) 000-0000	0.18

DRY CLEANERS

Name	Address	Telephone	Distance (Miles)
Town Cleaners	744 First St Anytown CA	(000) 000-0000	0.85

FITNESS

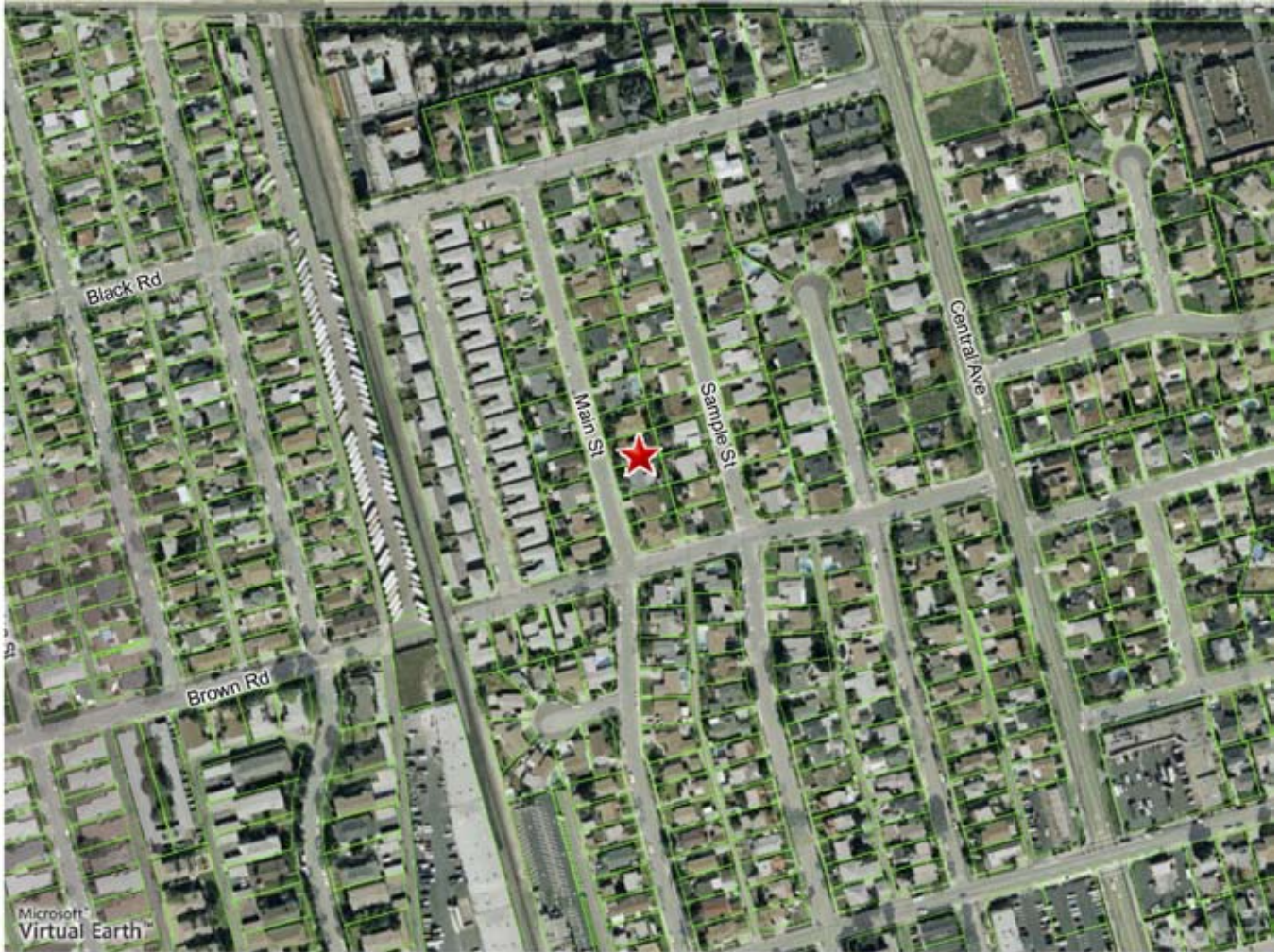
Name	Address	Telephone	Distance (Miles)
Everytown Fitness Center	200 Main St Anytown CA	(000) 000-0000	0.8

GROCERY STORES

Name	Address	Telephone	Distance (Miles)
Anytown Super Market	900 Main St Anytown CA	(000) 000-0000	0.17



Street Map



Subject Property: 123 Main St Anytown CA 12345



Neighbors

619 E SAMPLE ST

Distance **0.03 Miles**

Owner Name: Chen Ray	Zip Code: 12345
Sale Date: 06/1988	Recording Date: 08/15/1987
Total Value: \$192,863	Sale Price : \$135,000
Bedrooms: 4	Property Tax: \$2,200.46
Land Use: Sfr	Baths: 2
Stories: 1	Lot Acres: 0.13
Year Built: 1930	Living Area: 1,638
Effective Year Built: 1937	APN: 000-000-00
Subdivision: 592	Dist (miles): 0.20

800 POPPY WY

Distance **0.02 Miles**

Owner Name: Richard Garry	Recording Date: 02/24/1986
Owner Phone: (000) 000-0000	Property Tax: \$875.52
Total Value: \$54,204	Baths: 1
Bedrooms: 2	Lot Acres: 0.09
Land Use: Sfr	Living Area: 912
Stories: 1	APN: 000-000-00
Year Built: 1963	Dist (miles): 0.18
Zip Code : 12345	

804 POPPY WY

Distance **0.02 Miles**

Owner Name: Gates Phoebe	Zip Code: 12345
Owner Phone: (000) 000-0000	Recording Date: 02/24/1986
Total Value: \$131,659	Property Tax: \$1,707.28
Bedrooms: 1	Lot Acres: 0.10
Land Use: Multi Family Dwelling	Living Area: 2,240
Stories: 1	APN: 000-000-00
Year Built: 1980	Dist (miles): 0.18

Demographics

Census Tract / block: 000.00 / 0 Year: 2008

Household

Population		Population by Age	
Count:	1,468	0 - 11	14%
Estimate Current Year:	1,537	12 - 17	9%
Estimate in 5 Years:	1,602	18 - 24	10%
Growth Last 5 Years:	4.23%	25 - 64	61%
Growth Last 10 Years:	5.49%	65 - 74	3%
		75+	2%
Household Size		Household Income	
Current Year:	442	0 - \$25,000	11%
Average Current Year:	3.41	\$25,000 - \$35,000	5%
Estimate in 5 Years:	453	\$35,000 - \$50,000	6%
Growth Last 5 Years:	2.49%	\$50,000 - \$75,000	31%
Growth Last 10 Years:	2.79%	\$75,000 - \$100,000	9%
Male Population:	51%	Above \$100,000	38%
Female Population:	49%	Average Household Income:	\$92,948
Married People:	59%		
Unmarried People:	41%		

Housing

Median Mortgage Payments		Home Values	
Under \$300:	0%	Below \$100,000:	4%
\$300 - \$799:	0%	\$100,000 - \$150,000:	0%
\$800 - \$1,999:	53%	\$150,000 - \$200,000:	0%
Over \$2,000:	47%	\$200,000 - \$300,000:	21%
Median Home Value:	\$345,600	\$300,000 - \$500,000:	75%
Unit Occupied Owner:	92%	Above \$500,000:	0%
Median Mortgage:	\$1,957		



Demographics

Rent Payments		Year Built	
Unit Occupied Renter:	8%	1999 - 2000	9%
Median Gross Rent:	\$1,250	1995 - 1998	11%
Less Than \$499	0%	1990 - 1994	5%
\$500 - \$749	0%	1980 - 1989	6%
\$750 - \$999	0%	1970 - 1979	31%
\$1000 and Over	69%	1900 - 1969	9%

Education

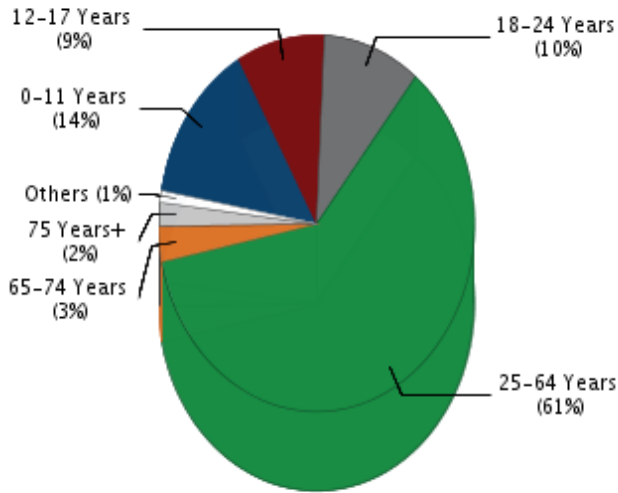
Enrollment			
Public Pre-Primary School:	87%	Not Enrolled in School:	37%
Private Pre-Primary School:	3%	Not A High School Graduate:	25%
Public School:	22%	Graduate Of High School:	36%
Private School:	16%	Attended Some College:	12%
Public College:	45%	College Graduate:	3%
Private College:	10%	Graduate Degree:	20%

Workforce

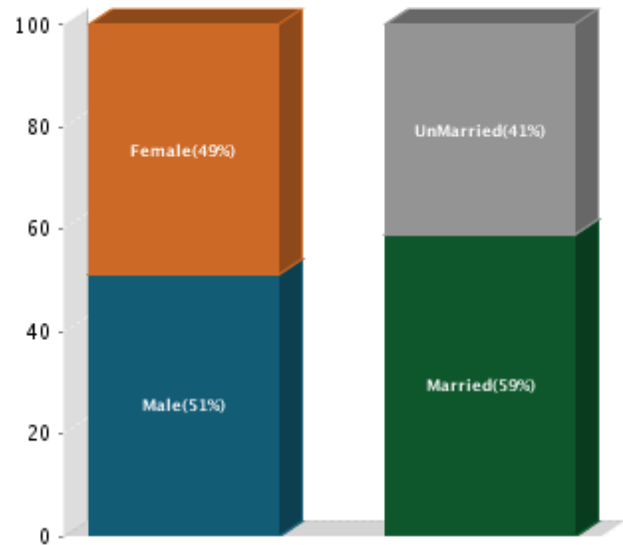
Occupation:			
Manager/Prof:	2%	Private Worker:	35%
Technical:	0%	Government Worker:	3%
Sales:	0%	Self Employed Worker:	0%
Administrative:	6%	Unpaid Family Worker:	0%
Private House Hold:	77%	Farming:	1%
Service:	10%	Skilled:	0%
Protective Services:	15%	Blue-Collar:	62%
Commute Time			
Less Than 15 Min:	22%		
15 min - 28 min:	36%		
30 min - 57 min:	26%		
Over 60 min:	4%		

Demographics

Population by Age

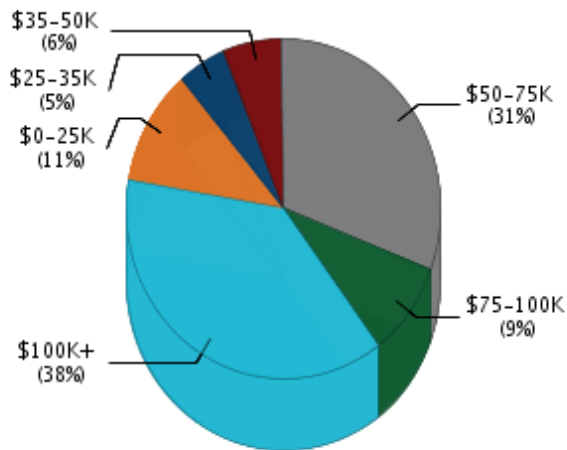


Population



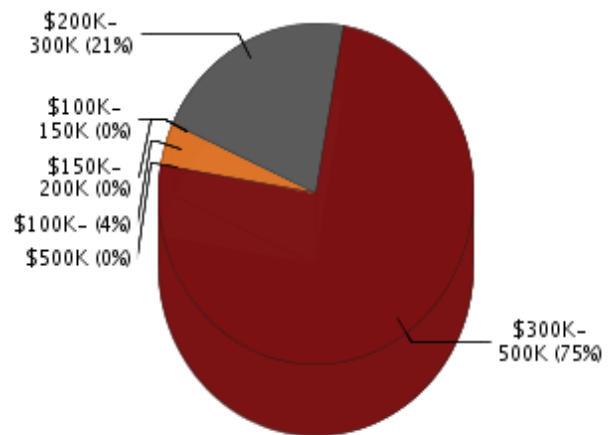
Household Income

Average Income \$92,948



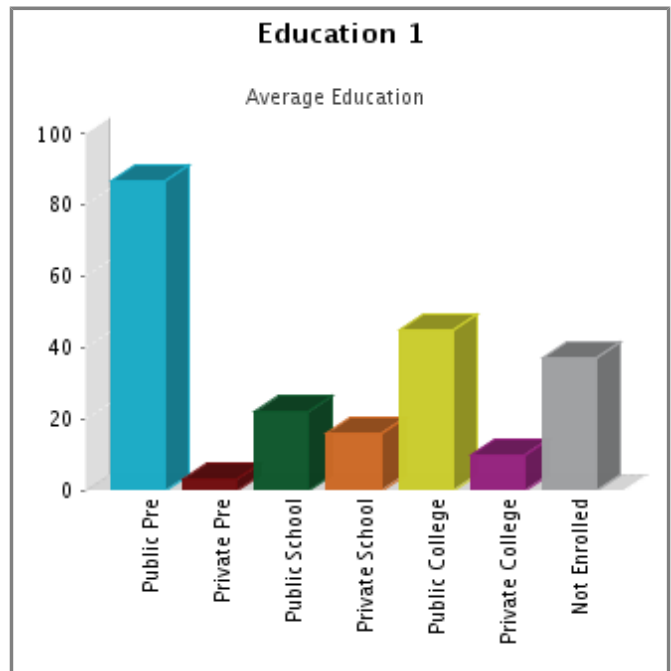
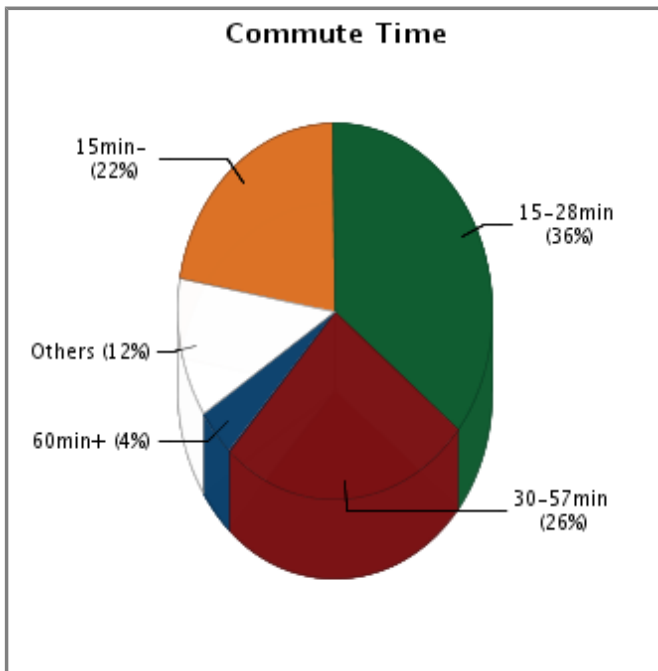
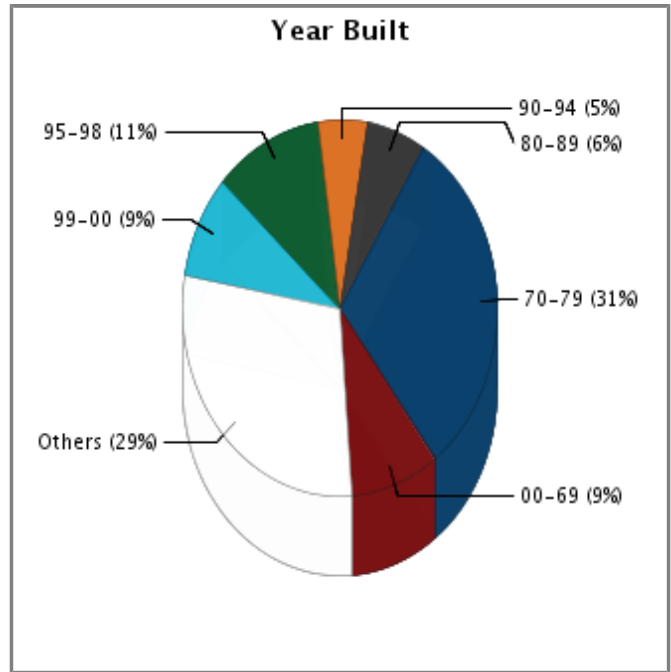
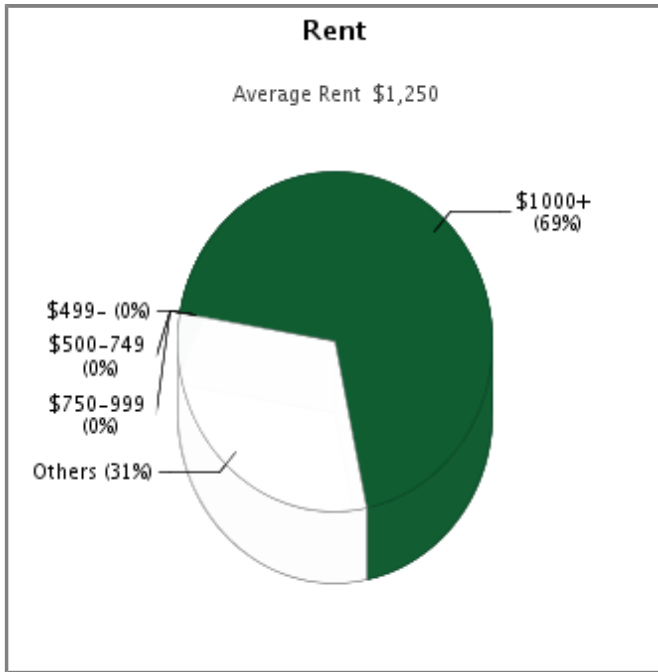
Home Value

Average Home Value \$345,600





Demographics

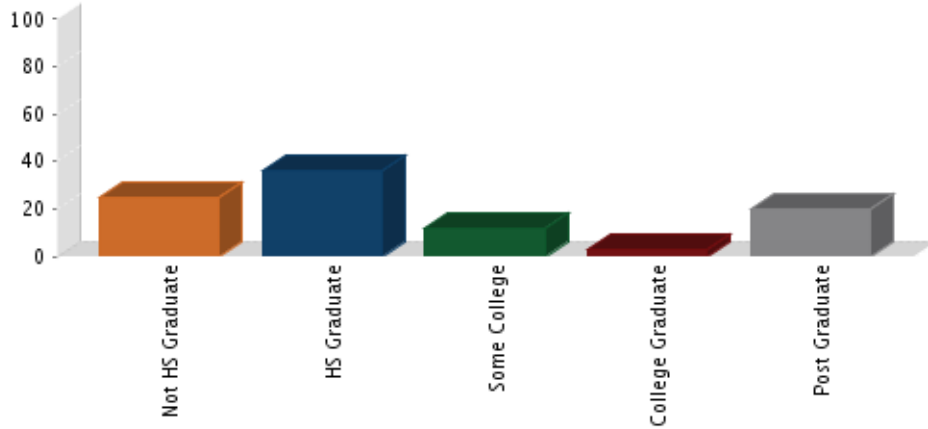




Demographics

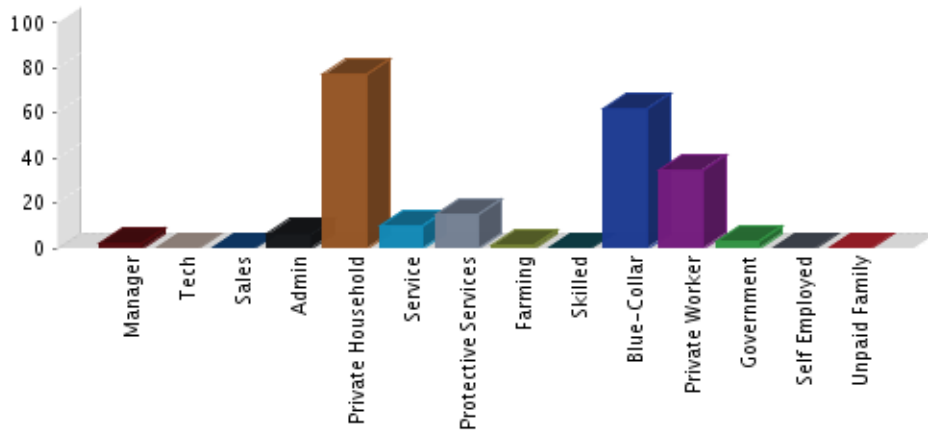
Education 2

Average Education



Workforce

Average Workforce



County: ANYCOUNTY

Non Violent Crime (Ratio)

Burglary

	County	State	Nation
Total:	1:240	1:148	1:136
Forced Entry:	1:433	1:260	1:235
Non-Forcible:	1:640	1:397	1:436
Attempted:	1:3,306	1:2,548	1:2,177

Larceny

	County	State	Nation
Total:	1:69	1:55	1:46

Motor Vehicle Theft

	County	State	Nation
Total:	1:288	1:150	1:240
Auto:	1:408	1:200	1:327
Truck/Bus:	1:1,232	1:803	1:1,467
Other:	1:4,832	1:2,495	1:2,963

Most Recent Transfer Document

RECORDING REQUESTED BY:

AND WHEN RECORDED MAIL THIS DOCUMENT AND TAX STATEMENTS TO: JOHN Q SAMPLE 123 MAIN STREET ANYTOWN, USA 12345

Recorded in Official Records, Any County

Ori Schwartz, Clerk-Recorder

12.00

2008000000000 03:17pm 06/13/08

000 00 X00 0

0.00 0.00 0.00 0.00 6.00 0.00 0.00 0.00

Space above this line for Recorder's use

A.P.N. 000-000-00

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

City Transfer Tax is \$0.00 County Transfer Tax is \$0.00 NO CONSIDERATION (Inter-family transfer)

- () Computed on the full consideration or value of property conveyed OR () Computed on the full consideration or value less liens or encumbrances remaining at time of sale (X) City of Anaheim, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, John Q. Sample, An Unmarried Man, who acquired title as John Quincy Sample as a Married Man and Rachel Tsang, An Unmarried Woman, who acquired title as A Married Woman

hereby GRANT(S) to John Q. Sample An Unmarried Man as to a 40% undivided interest and Rachel Tsang, An Unmarried Woman as to a 50% undivided interest and John Q. Sample Jr. A Single Man as to a 10% undivided interest, as Tenants in common

the real property in the City of Anytown, County of Any, State of USA, described as:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

COMMONLY KNOWN AS: 123 Main Street, Anytown, USA 12345

Dated: May 28, 2008

STATE OF CALIFORNIA) COUNTY OF Any County) ss

John Q. Sample John Q. Sample

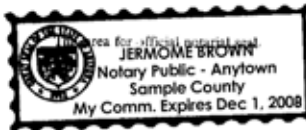
Rachel Tsang Rachel Tsang 06-07-08

On June 10, 2008 before me

Jerome Brown Notary Public,

personally appeared John Q. Sample

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

Signature Jerome S. Brown

MAIL TAX STATEMENTS AS DIRECTED ABOVE



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