



111 Woodmere Road
Suite 100
Folsom, CA 95630



XYZ Mortgage Company, 111 Woodmere Rd
Folsom, CA 95630

DVS Order #: 850291147
Loan #: 01

Subject Property Characteristics - Lender Provided Data and Public Records Data

Address	Unit	City	State	Zip	APN
5713 ASPEN GROVE LN	N/A	ELK GROVE	CA	95757	132-0840-021-0000
Owner Name	Data Source	Beds	Baths	Living Area	Year Built
GUALCO,GINA K	Public Records	4	2.5	2260	2004
Sold Date	Sold Price	AVM Date	AVM	AVM Variance	AVM Confidence
01/14/2004	\$ 343,500.00	01/23/2013	\$ 260,000.00	-7.1 %	70

Appraiser Overrides for Lender Review

No overrides found.

Appraisal Related Alerts for Lender Review

Neighborhood

Predominant Price is 11% less than the Appraised Value

Sales Comparison Approach

Comp 1 GLA is more than 20% different than Subject

Adjusted Sales Price of Comp 3 does not support Appraised Value

Reconciliation

Appraisal is made subject to completion of improvements

Additional inspection description "Roof over kitchen is leaking and needs to be repaired."

Appraised Value is \$280000

Market Research & Analysis

Foreclosure Sales are a factor in the market

Foreclosure Sales factor comments The local market is experiencing a more than typical number of foreclosures, resulting in distressed sale prices and overall deflated market values. .60% of listings are of REO properties. Short sales are prevalent.

Appraiser Provided Comparable Sales Data

Sold Comparables											
#	Distance	Address	City	Zip	Sold Date	Sold Price	Beds	Baths	Living	Land Area (ac)	Age
1	0.24 miles W	9681 Country Falls Ln	Elk Grove	95757	01/2011	\$ 280,000.00	4	2.1	3700	10400 sf	6
2	0.14 miles WSW	9619 Pilliteri Way	Elk Grove	95757	04/2011	\$ 290,000.00	4	2.0	2075	10500 sf	8
3	0.32 miles WSW	9717 San Hollow Way	Elk Grove	95757	05/2011	\$ 253,000.00	3	2.0	2527	10000 sf	2

Appraiser Provided Comparable Listing Data

Listed Comparables											
#	Distance	Address	City	Zip	List Date	List Price	Beds	Baths	Living	Land Area (ac)	Age
1	.09 miles west	5606 Aspen Grove Ln	Elk Grove	95757		\$ 320,000.00	4	3	2950	N;Res;	10
2	.41 miles west	4524 Crown Bench Cir	Elk Grove	95757		\$ 240,000.00	4	2	2075	N;Res;	10
3	.35 miles SW	9634 Iris Meadow Way	Elk Grove	95757		\$ 199,950.00	4	2	1714	N;Res;	10

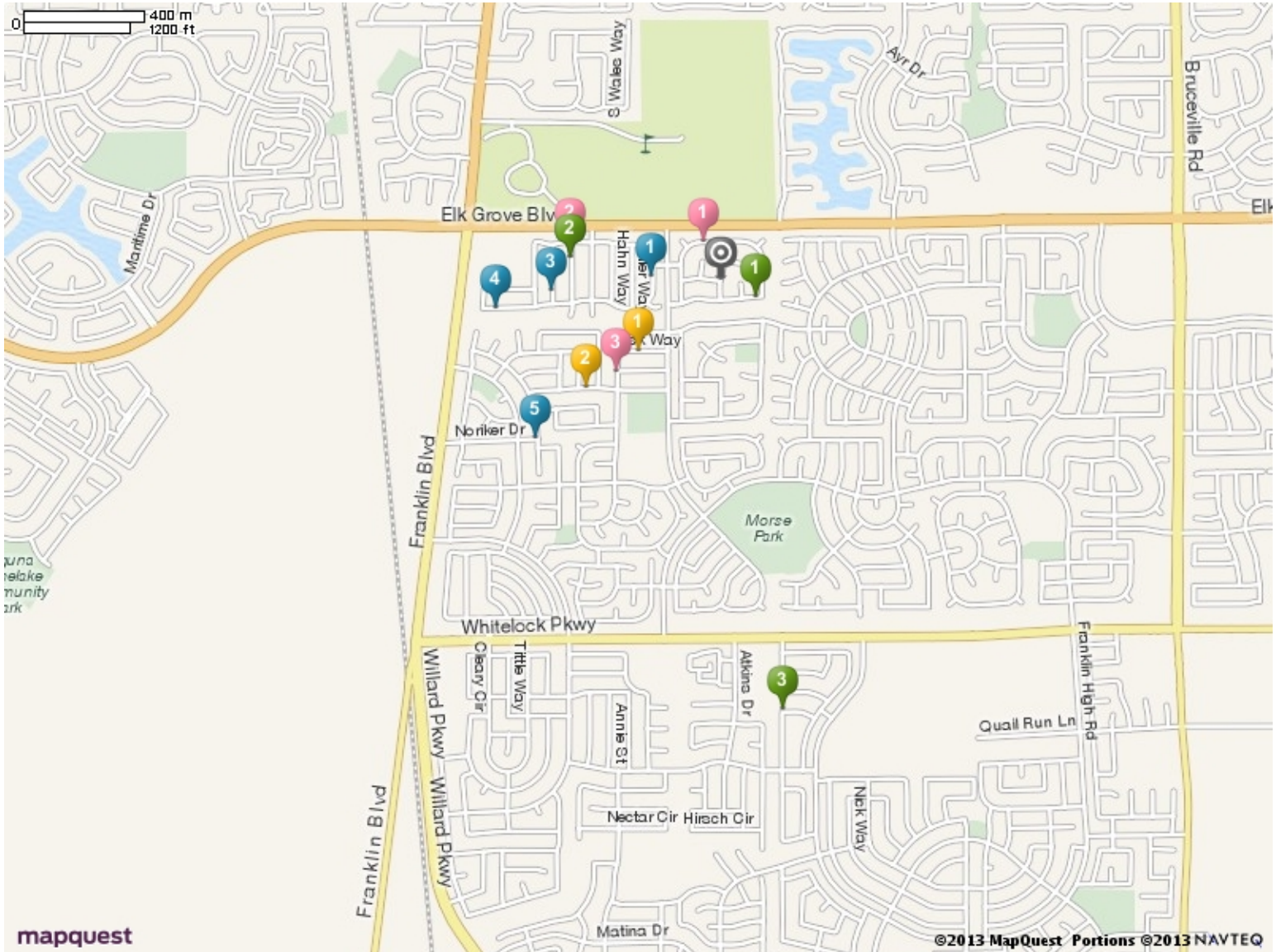
Supplemental Sales Data

Sold Comparables											
#	Distance	Address	City	Zip	Sold Date	Sold Price	List Date	List Price	Beds	Baths	Living
1	0.19	5347 CROWN BENCH CIR	ELK GROVE	95757	09/14/2012	\$ 260,000.00	N/A	N/A	4	2.5	2666
2	0.36	9619 PILLITERI WAY	ELK GROVE	95757	08/30/2012	\$ 240,000.00	N/A	N/A	4	2	2075
3	0.41	9661 MARYNISSEN WAY	ELK GROVE	95757	12/21/2012	\$ 230,000.00	N/A	N/A	4	2	2075
4	0.56	4801 COPPOLA CIR	ELK GROVE	95757	08/30/2012	\$ 282,000.00	N/A	N/A	4	3	2582
5	0.61	5012 BRABANT WAY	ELK GROVE	95757	11/13/2012	\$ 236,000.00	09/18/2012	\$ 205,000.00	3	2	1843

Supplemental Listing Data

Listed Comparables												
#	Distance	Address	City	Zip	List Date	List Price	Beds	Baths	Living	Land Area (ac)	Age	Floors
1	0.26	5317 TERSK WAY	ELK GROVE	95757	12/12/2012	\$ 279,900.00	3	2	1843	6011	11	1
2	0.44	5124 FOX TROTTER WAY	ELK GROVE	95757	01/07/2013	\$ 274,900.00	3	2	1567	5924	11	1

Appraiser and Additional Comparable Data Map



Subject Property



Appraiser Provided Comparable Sales Data



Appraiser Provided Comparable Listing Data

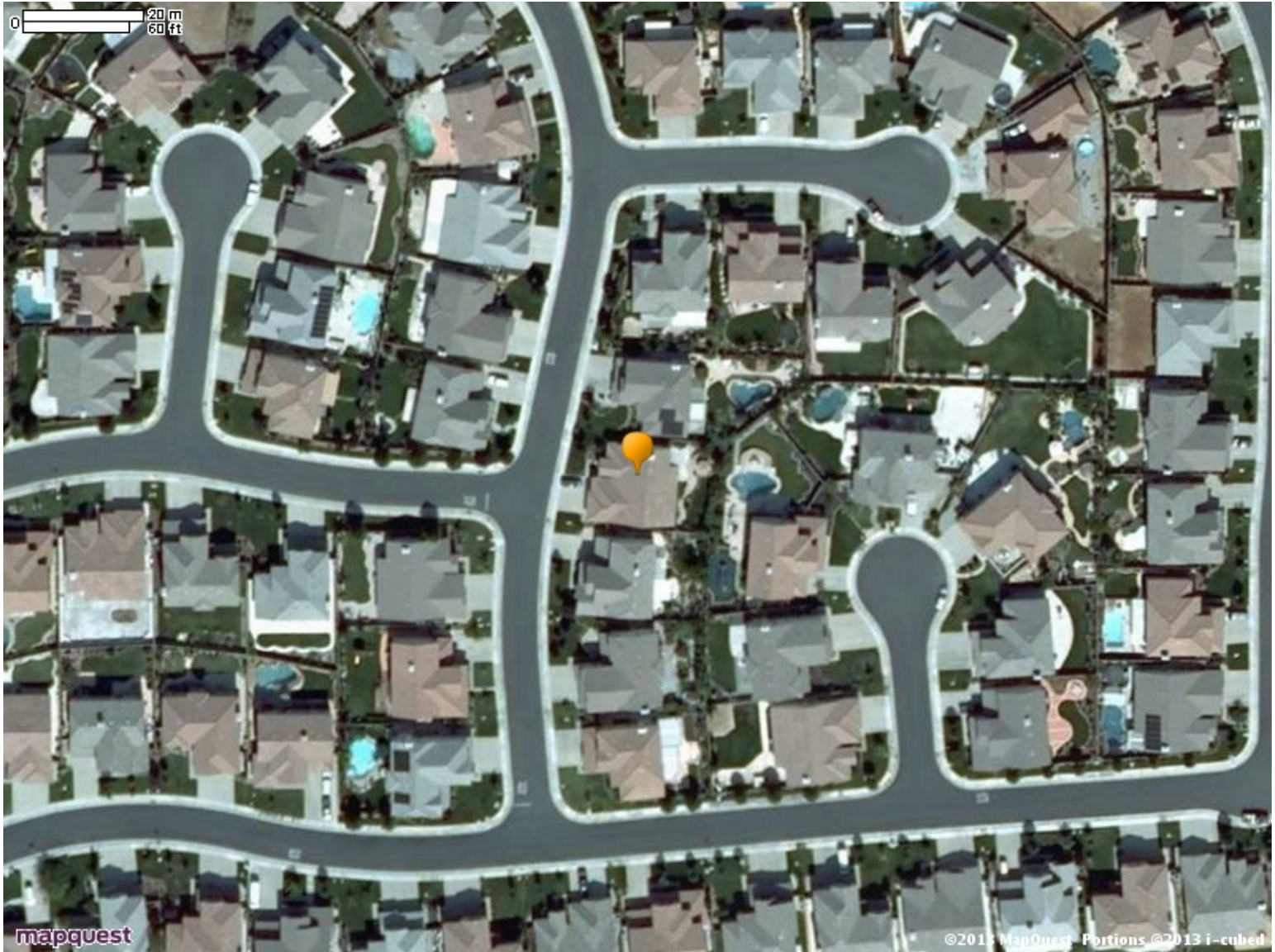


Supplemental Sales Data



Supplemental Listing Data

Aerial Imagery



5713 ASPEN GROVE LN ELK GROVE CA 95757
 Estimate Value: \$182,000 to \$338,000

Loan No:

Date: 01/23/2013

Ref No:

Retro Dt:

Property Information

County: 06067	Property Type: RSFR	Beds: 4	Baths: 2.5	SqFt: 2260
Land: 7390	Yr Built: 2004	Carrier Route: R063	Asd Value: 263,878	Asd Yr: 2011
Slid Price: 343,500	Slid Date: 01/14/2004	List Price:	List Date:	Off Mkt Date:

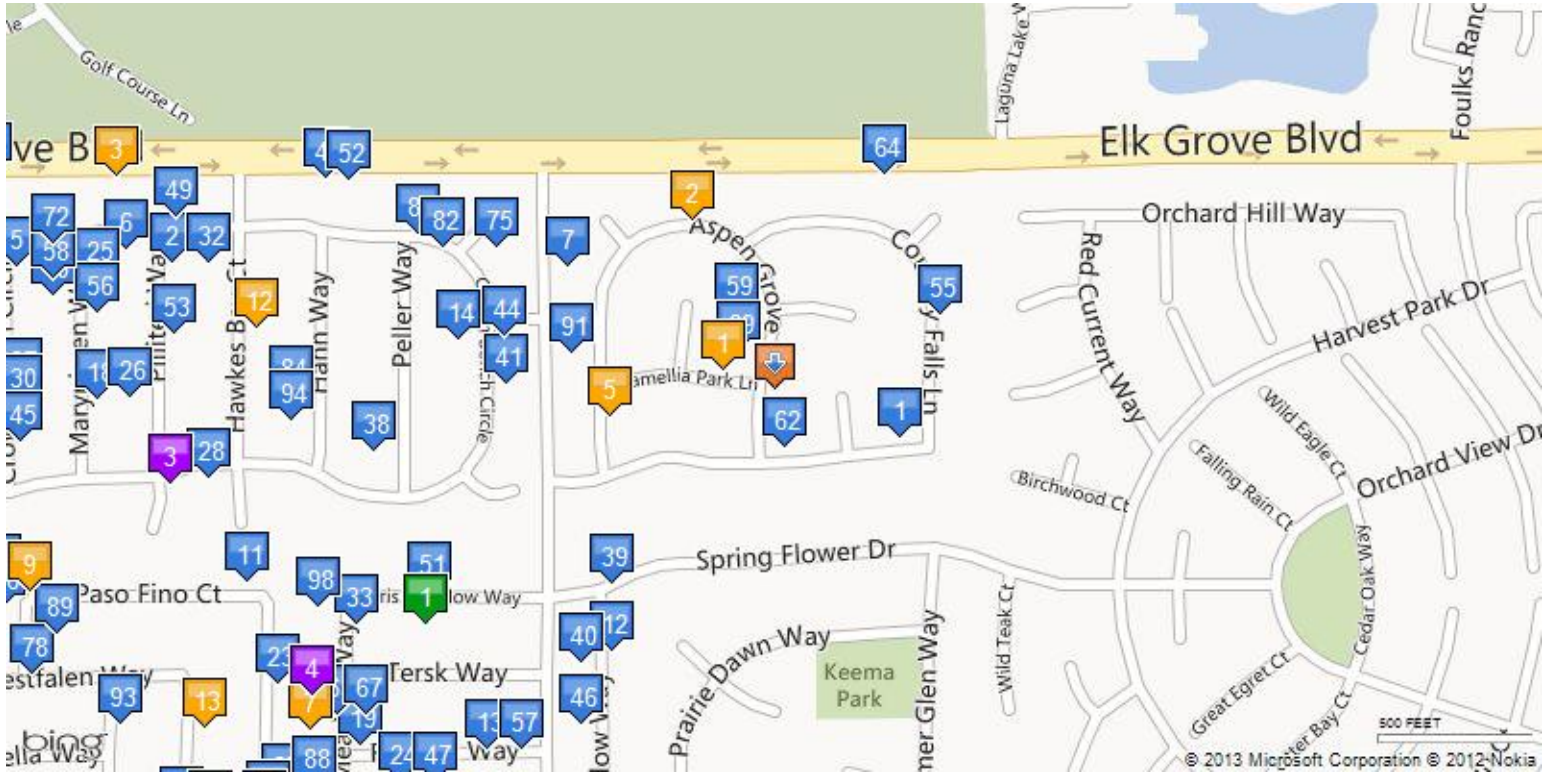
Comparables Criteria

Beds: -	Baths: -	Living Area(sf): -	Land Area(sf): -
List Price: -	Sold Price: -	Age: -	Months Back:
Sales Type Filter: -			

Additional Information

Parcel Number: 132-0840-021-0000	Census Tract: 009604	Floor Count: 1	Basement:	Pool:
Legal Description: ELK GROVE GREENS 01	View:	Land Value: 53,773	Improvements: 210,105	Market Value:
Owner: GUALCO,GINA K		Zoning: RD-5	Lender: UNIVERSAL AMERICAN MTG CO CA	
Last Sale 1st Loan: 245,350		Type: F	Lender:	
Last Sale 2nd Loan:		Type:	Lender:	
Last Refi 1st Loan:	Date:	Type:	Lender:	
Last Refi 2nd Loan:	Date:	Type:	Lender:	

Comparables Map



Comparables: Sold

#	Dist.	Address	Beds	Baths	Living	Land	Built	Sold	Sold Dt	List	List Dt	DOM	C.Rte.	REO	FC	SS	Source
1	0.09	9681 COUNTRY FALLS LN ELK GROVE, CA 95757	4	2.5	2,260	7,206(sf) 0.17(ac)	2004	280,000	06/30/2011				R063	R			Public
2	0.36	9619 PILLITERI WAY ELK GROVE, CA 95757	4	2	2,075	7,700(sf) 0.18(ac)	2006	240,000	08/30/2012				R063			S	Public
3	0.51	9709 LIPPIZAN CT ELK GROVE, CA 95757	4	2.5	2,206	6,991(sf) 0.16(ac)	2002	260,000	03/13/2012				R063	R			Public
4	0.48	9713 PASO FINO WAY ELK GROVE, CA 95757	4	3	2,229	7,204(sf) 0.17(ac)	2002	260,000	03/08/2012				R063				Public
5	0.46	4713 CROWN BENCH CIR ELK GROVE, CA 95757	4	2	2,301	5,774(sf) 0.13(ac)	2006	237,000	05/15/2012				R063				Public
6	0.39	9618 PILLITERI WAY ELK GROVE, CA 95757	4	2	2,301	5,775(sf) 0.13(ac)	2007	230,000	09/22/2011				R063			S	Public
7	0.13	5505 ASPEN GROVE LN ELK GROVE, CA 95757	4	2	2,010	9,055(sf) 0.21(ac)	2003	247,009	06/16/2011				R063				Public
8	0.48	4620 CROWN BENCH CIR ELK GROVE, CA 95757	4	3	2,582	7,471(sf) 0.17(ac)	2006	280,000	07/11/2012				R063				Public
9	0.58	9845 PETERS RANCH WAY ELK GROVE, CA 95757	4	2.5	2,383	6,300(sf) 0.14(ac)	2005	285,000	06/07/2012				R063	R			Public
10	0.43	9636 MARYNISSEN WAY ELK GROVE, CA 95757	4	2	2,301	5,793(sf) 0.13(ac)	2006	225,000	10/19/2011	236,000	02/01/2011	260	R063			S	L Mkt
11	0.34	9760 PASO FINO WAY ELK GROVE, CA 95757	4	2.5	2,033	5,964(sf) 0.14(ac)	2002	230,000	08/10/2011				R063	R			Public
12	0.2	9717 SAND HOLLOW WAY ELK GROVE, CA 95757	5	3	2,527	6,300(sf) 0.14(ac)	2004	253,000	02/25/2011				R063			S	Public
13	0.29	5408 FRIESIAN WAY ELK GROVE, CA 95757	4	3	2,428	5,793(sf) 0.13(ac)	2002	238,500	02/14/2011	228,000	01/10/2011	35	R063	R			L Mkt

Comparables: Sold																	
#	Dist.	Address	Beds	Baths	Living	Land	Built	Sold	Sold Dt	List	List Dt	DOM	C.Rte.	REO	FC	SS	Source
14	0.19	5347 CROWN BENCH CIR ELK GROVE, CA 95757	4	2.5	2,666	8,050(sf) 0.18(ac)	2006	260,000	09/14/2012				R063			S	Public
15	0.33	5317 FOX TROTTER WAY ELK GROVE, CA 95757	5	3	2,428	5,775(sf) 0.13(ac)	2002	264,000	12/16/2011				R063				Public
16	0.54	9700 LIPPIZAN CT ELK GROVE, CA 95757	4	3	2,229	7,928(sf) 0.18(ac)	2002	275,000	12/16/2011	257,400	08/01/2011	137	R063			S	L Mkt
17	0.55	4808 COPPOLA CIR ELK GROVE, CA 95757	4	2	2,301	6,049(sf) 0.14(ac)	2006	243,000	10/13/2011				R063			S	Public
18	0.41	9661 MARYNISSEN WAY ELK GROVE, CA 95757	4	2	2,075	5,775(sf) 0.13(ac)	2006	230,000	12/21/2012				R063			S	Public
19	0.34	5312 FRIESIAN WAY ELK GROVE, CA 95757	5	3	2,428	5,773(sf) 0.13(ac)	2002	268,000	07/11/2012				R063				Public
20	0.5	4501 COPPOLA CIR ELK GROVE, CA 95757	4	2	2,075	6,050(sf) 0.14(ac)	2006	235,000	06/25/2012				R063				Public
21	0.56	4804 COPPOLA CIR ELK GROVE, CA 95757	4	2	2,075	6,049(sf) 0.14(ac)	2006	201,000	12/27/2011				R063			S	Public
22	0.49	4909 COPPOLA CIR ELK GROVE, CA 95757	4	2	2,075	6,449(sf) 0.15(ac)	2006	230,000	12/23/2011				R063			S	Public
23	0.36	9779 PASO FINO WAY ELK GROVE, CA 95757	5	3	2,428	5,618(sf) 0.13(ac)	2002	240,000	10/19/2011				R063				Public
24	0.34	5313 FOX TROTTER WAY ELK GROVE, CA 95757	4	2.5	2,033	5,775(sf) 0.13(ac)	2002	240,000	09/14/2011				R063	R			Public
25	0.41	9633 MARYNISSEN WAY ELK GROVE, CA 95757	4	3	2,582	5,894(sf) 0.14(ac)	2006	284,000	09/12/2011				R063	R			Public
26	0.39	9650 PILLITERI WAY ELK GROVE, CA 95757	4	3	2,582	6,096(sf) 0.14(ac)	2007	295,000	08/19/2011				R063	R			Public
27	0.45	4813 CROWN BENCH CIR ELK GROVE, CA 95757	4	2	2,075	5,774(sf) 0.13(ac)	2006	240,000	06/20/2011				R063			S	Public
28	0.35	9676 HAWKES BAY CT ELK GROVE, CA 95757	4	2.5	2,666	8,039(sf) 0.18(ac)	2007	290,000	03/18/2011				R063	R			Public
29	0.32	9756 SAND HOLLOW WAY ELK GROVE, CA 95757	5	2	1,934	5,775(sf) 0.13(ac)	2003	225,000	07/13/2011				R063			S	Public
30	0.45	4817 CROWN BENCH CIR ELK GROVE, CA 95757	4	2	2,075	5,774(sf) 0.13(ac)	2006	235,000	04/18/2011				R063				Public
31	0.65	9716 AZTECA WAY ELK GROVE, CA 95757	5	3	2,428	6,414(sf) 0.15(ac)	2002	255,000	02/18/2011				R063	R			Public
32	0.34	9618 HAWKES BAY WAY ELK GROVE, CA 95757	4	3	2,923	7,700(sf) 0.18(ac)	2006	380,000	10/26/2012				R063				Public
33	0.3	5301 TERSK WAY ELK GROVE, CA 95757	3	2	1,843	6,752(sf) 0.16(ac)	2002	202,000	02/24/2012	202,000	12/04/2011	82	R063			S	L Mkt
34	0.52	9744 WESTFALEN WAY ELK GROVE, CA 95757	5	3	2,428	6,009(sf) 0.14(ac)	2002	250,000	02/24/2011				R063	R			Public
35	0.56	9835 PETERS RANCH WAY ELK GROVE, CA 95757	4	2.5	2,892	7,075(sf) 0.16(ac)	2005	289,000	10/12/2012				R063	R			Public
36	0.56	4801 COPPOLA CIR ELK GROVE, CA 95757	4	3	2,582	5,854(sf) 0.13(ac)	2006	282,000	08/30/2012				R063			S	Public
37	0.46	5209 WELSH WAY ELK GROVE, CA 95757	4	2	1,714	6,688(sf) 0.15(ac)	2003	170,000	05/24/2012				R063			S	Public
38	0.24	9660 PELLER WAY ELK GROVE, CA 95757	4	3	2,923	9,022(sf) 0.21(ac)	2006	296,000	01/25/2012				R063			S	Public
39	0.17	9705 SAND HOLLOW WAY ELK GROVE, CA 95757	4	2	1,803	6,300(sf) 0.14(ac)	2004	205,500	04/28/2011				R063				Public
40	0.22	9720 SAND HOLLOW WAY ELK GROVE, CA 95757	5	3	2,963	5,775(sf) 0.13(ac)	2004	281,000	04/20/2011				R063			S	Public
41	0.16	5342 CROWN BENCH CIR ELK GROVE, CA 95757	5	3	2,923	8,539(sf) 0.2(ac)	2006	270,000	12/28/2012				R063				Public
42	0.49	9808 PETERS RANCH WAY ELK GROVE, CA 95757	4	3	3,140	6,497(sf) 0.15(ac)	2005	348,000	09/26/2012				R063	R			Public
43	0.29	4412 CROWN BENCH CIR ELK GROVE, CA 95757	4	3	2,923	8,886(sf) 0.2(ac)	2006	290,000	11/09/2011	290,000	04/11/2011	212	R063			S	L Mkt
44	0.16	5350 CROWN BENCH CIR ELK GROVE, CA 95757	5	3	2,923	8,700(sf) 0.2(ac)	2006	312,000	07/11/2011				R063			S	Public
45	0.46	4825 CROWN BENCH CIR ELK GROVE, CA 95757	4	3	3,161	7,304(sf) 0.17(ac)	2006	300,000	08/17/2012				R063			S	Public
46	0.25	9732 SAND HOLLOW WAY ELK GROVE, CA 95757	5	3	3,116	5,775(sf) 0.13(ac)	2004	280,000	07/07/2011				R063	R			Public
47	0.33	5321 FOX TROTTER WAY ELK GROVE, CA 95757	3	2	1,843	5,775(sf) 0.13(ac)	2002	212,000	03/25/2011				R063				Public
48	0.61	5012 BRABANT WAY ELK GROVE, CA 95757	3	2	1,843	6,534(sf) 0.15(ac)	2003	236,000	11/13/2012	205,000	09/18/2012	56	R063				L Mkt
49	0.37	9611 PILLITERI WAY ELK GROVE, CA 95757	4	3	3,161	8,664(sf) 0.2(ac)	2007	320,000	07/17/2012				R063	R			Public
50	0.45	5120 FOX TROTTER WAY ELK GROVE, CA 95757	4	2	1,714	5,920(sf) 0.14(ac)	2002	200,000	05/31/2012				R063			S	Public
51	0.25	9575 IRIS MEADOW WAY ELK GROVE, CA 95757	3	2	1,660	6,011(sf) 0.14(ac)	2002	188,700	05/04/2012	195,000	12/29/2011	127	R063			S	L Mkt
52	0.28	4408 CROWN BENCH CIR ELK GROVE, CA 95757	4	3	2,923	10,271(sf) 0.24(ac)	2006	295,000	01/27/2012				R063				Public
53	0.36	9635 PILLITERI WAY ELK GROVE, CA 95757	4	3	2,582	13,125(sf) 0.3(ac)	2007	300,500	11/22/2011				R063	R			Public
54	0.52	4817 COPPOLA CIR ELK GROVE, CA 95757	5	3	2,875	5,907(sf) 0.14(ac)	2006	295,000	11/18/2011				R063			S	Public
55	0.11	9657 COUNTRY FALLS LN ELK GROVE, CA 95757	5	3	3,471	7,225(sf) 0.17(ac)	2004	355,000	09/28/2011				R063	R			Public
56	0.41	9641 MARYNISSEN WAY ELK GROVE, CA 95757	5	3	2,875	5,775(sf) 0.13(ac)	2006	321,000	08/31/2011				R063	R			Public
57	0.28	5416 FRIESIAN WAY ELK GROVE, CA 95757	3	2	1,660	6,534(sf) 0.15(ac)	2002	196,000	11/02/2012	195,000	05/18/2012	168	R063			S	L Mkt
58	0.44	9632 MARYNISSEN WAY ELK GROVE, CA 95757	5	3	2,875	5,775(sf) 0.13(ac)	2006	301,000	04/17/2012				R063			S	Public
59	0.03	5704 ASPEN GROVE LN ELK GROVE, CA 95757	5	3	3,510	7,144(sf) 0.16(ac)	2003	315,000	01/18/2012	289,000	01/18/2012		R063			S	L Mkt

Comparables: Sold																	
#	Dist.	Address	Beds	Baths	Living	Land	Built	Sold	Sold Dt	List	List Dt	DOM	C.Rte.	REO	FC	SS	Source
60	0.54	5024 FOX TROTTER WAY ELK GROVE, CA 95757	4	2	1,714	5,921(sf) 0.14(ac)	2002	208,000	10/07/2011				R063	R			Public
61	0.64	5041 BRABANT CT ELK GROVE, CA 95757	5	3	3,074	7,468(sf) 0.17(ac)	2004	294,000	12/05/2011				R063	R			Public
62	0.05	9705 COUNTRY FALLS LN ELK GROVE, CA 95757	5	3	3,471	7,370(sf) 0.17(ac)	2004	365,000	09/06/2011				R063			S	Public
63	0.34	5305 FRIESIAN WAY ELK GROVE, CA 95757	3	2	1,843	12,203(sf) 0.28(ac)	2002	231,500	06/10/2011				R063	R			Public
64	0.13	9625 COUNTRY FALLS LN ELK GROVE, CA 95757	5	3	3,171	10,672(sf) 0.24(ac)	2004	330,000	02/28/2011	319,000	10/22/2010	129	R063			S	L Mkt
65	0.53	4512 COPPOLA CIR ELK GROVE, CA 95757	4	3	3,161	6,243(sf) 0.14(ac)	2006	329,500	02/07/2011				R063			S	Public
66	0.49	9709 PASO FINO WAY ELK GROVE, CA 95757	3	2	1,660	7,229(sf) 0.17(ac)	2002	224,000	08/31/2012				R063				Public
67	0.32	5321 FRIESIAN WAY ELK GROVE, CA 95757	3	2	1,660	5,775(sf) 0.13(ac)	2002	170,000	12/30/2011				R063			S	Public
68	0.52	4509 COPPOLA CIR ELK GROVE, CA 95757	4	3	3,161	6,182(sf) 0.14(ac)	2006	306,000	12/22/2011				R063	R			Public
69	0.02	5708 ASPEN GROVE LN ELK GROVE, CA 95757	5	3	3,471	8,717(sf) 0.2(ac)	2003	350,000	10/31/2011				R063				Public
70	0.54	9733 WESTFALEN WAY ELK GROVE, CA 95757	3	2	1,660	7,794(sf) 0.18(ac)	2002	190,000	11/14/2011				R063				Public
71	0.45	5213 WELSH WAY ELK GROVE, CA 95757	3	2	1,567	6,490(sf) 0.15(ac)	2003	179,900	02/17/2011	179,900	12/29/2010	50	R063	R			L Mkt
72	0.44	9624 MARYNISSAN WAY ELK GROVE, CA 95757	5	3	3,407	5,894(sf) 0.14(ac)	2006	300,000	06/01/2012				R063			S	Public
73	0.49	4908 COPPOLA CIR ELK GROVE, CA 95757	5	3	3,407	6,050(sf) 0.14(ac)	2006	325,000	07/28/2011				R063			S	Public
74	0.48	5104 FOX TROTTER WAY ELK GROVE, CA 95757	3	2	1,567	5,924(sf) 0.14(ac)	2002	177,000	05/27/2011	176,358	03/15/2011	73	R063	R			L Mkt
75	0.18	4304 CROWN BENCH CIR ELK GROVE, CA 95757	5	3	3,384	10,367(sf) 0.24(ac)	2006	330,000	03/17/2011	328,000	10/06/2010	162	R063			S	L Mkt
76	0.49	5101 CLEVELAND BAY WAY ELK GROVE, CA 95757	3	2	1,567	5,985(sf) 0.14(ac)	2003	185,000	01/13/2012				R063			S	Public
77	0.44	5125 WELSH WAY ELK GROVE, CA 95757	3	2	1,567	7,100(sf) 0.16(ac)	2003	184,000	03/29/2011	190,000	08/20/2010	221	R063			S	L Mkt
78	0.48	9756 WESTFALEN WAY ELK GROVE, CA 95757	3	2	1,567	6,009(sf) 0.14(ac)	2002	180,000	10/25/2012				R063			S	Public
79	0.55	4805 COPPOLA CIR ELK GROVE, CA 95757	5	3	3,407	5,775(sf) 0.13(ac)	2006	304,000	09/12/2011				R063			S	Public
80	0.23	4331 CROWN BENCH CIR ELK GROVE, CA 95757	5	3	3,384	11,200(sf) 0.26(ac)	2006	340,000	05/03/2011				R063				Public
81	0.48	4720 CROWN BENCH CIR ELK GROVE, CA 95757	6	4	3,161	6,316(sf) 0.14(ac)	2006	280,000	03/30/2012	279,900	12/10/2011	111	R063			S	L Mkt
82	0.21	4319 CROWN BENCH CIR ELK GROVE, CA 95757	5	3.5	3,621	9,750(sf) 0.22(ac)	2006	354,000	03/14/2011				R063				Public
83	0.46	5105 WELSH WAY ELK GROVE, CA 95757	3	2	1,450	5,775(sf) 0.13(ac)	2003	214,000	08/24/2012				R063				Public
84	0.29	9642 HAHN WAY ELK GROVE, CA 95757	5	3	3,707	8,554(sf) 0.2(ac)	2006	422,000	07/31/2012				R063	R			Public
85	0.45	5212 CLEVELAND BAY WAY ELK GROVE, CA 95757	3	2	1,261	7,810(sf) 0.18(ac)	2003	170,000	02/23/2012				R063			S	Public
86	0.48	5117 CLEVELAND BAY WAY ELK GROVE, CA 95757	3	2	1,450	5,985(sf) 0.14(ac)	2003	221,500	09/13/2012				R063	R			Public
87	0.39	9807 PASO FINO WAY ELK GROVE, CA 95757	3	2	1,450	6,010(sf) 0.14(ac)	2002	200,000	08/24/2012				R063	R			Public
88	0.38	9646 IRIS MEADOW WAY ELK GROVE, CA 95757	3	2	1,450	7,100(sf) 0.16(ac)	2002	174,000	04/26/2011	189,950	10/26/2010	182	R063			S	L Mkt
89	0.46	9761 WESTFALEN WAY ELK GROVE, CA 95757	3	2	1,261	6,147(sf) 0.14(ac)	2002	175,000	01/06/2012				R063				Public
90	0.43	9670 IRIS MEADOW WAY ELK GROVE, CA 95757	3	2	1,261	6,055(sf) 0.14(ac)	2002	175,000	06/30/2011	182,000	05/09/2011	52	R063			S	L Mkt
91	0.12	9648 CYPRESS GARDEN LN ELK GROVE, CA 95757	6	3	3,946	7,144(sf) 0.16(ac)	2004	325,000	07/10/2012	345,000	02/28/2012	133	R063			S	L Mkt
92	0.53	5020 WELSH WAY ELK GROVE, CA 95757	3	2	1,261	7,050(sf) 0.16(ac)	2003	160,000	02/16/2012				R063				Public
93	0.45	9737 SORRENA WAY ELK GROVE, CA 95757	3	2	1,450	5,924(sf) 0.14(ac)	2002	177,500	05/10/2011				R063	R			Public
94	0.29	9646 HAHN WAY ELK GROVE, CA 95757	5	3.5	3,937	9,473(sf) 0.22(ac)	2006	385,000	03/08/2011				R063			S	Public
95	0.41	5208 FOX TROTTER WAY ELK GROVE, CA 95757	3	2	1,450	6,056(sf) 0.14(ac)	2002	215,000	07/27/2012				R063	R			Public
96	0.55	5009 FOX TROTTER WAY ELK GROVE, CA 95757	3	2	1,450	5,892(sf) 0.14(ac)	2002	187,000	05/25/2012				R063				Public
97	0.4	9667 IRIS MEADOW WAY ELK GROVE, CA 95757	3	2	1,261	6,098(sf) 0.14(ac)	2002	181,000	05/18/2012	189,900	03/02/2012	77	R063	R			L Mkt
98	0.31	9606 IRIS MEADOW WAY ELK GROVE, CA 95757	3	2	1,261	5,881(sf) 0.14(ac)	2002	175,500	02/14/2011	172,500	11/03/2010	103	R063	R			L Mkt

Comparables: Listed																	
#	Dist.	Address	Beds	Baths	Living	Land	Built	Sold	Sold Dt	List	List Dt	DOM	C.Rte.	REO	FC	SS	Source
1	0.26	5317 TERSK WAY ELK GROVE, CA 95757	3	2	1,843	6,011(sf) 0.14(ac)	2002			279,900	12/12/2012	42	R063	R	F		L Mkt
2	0.44	5124 FOX TROTTER WAY ELK GROVE, CA 95757	3	2	1,567	5,924(sf) 0.14(ac)	2002			274,900	01/07/2013	16	R063				L Mkt

Comparables: Pending																	
#	Dist.	Address	Beds	Baths	Living	Land	Built	Sold	Sold Dt	List	List Dt	DOM	C.Rte.	REO	FC	SS	Source
1	0.03	5716 ASPEN GROVE LN ELK GROVE, CA 95757	3	2.5	2,260	8,668(sf) 0.2(ac)	2003			245,000	08/28/2012		R063			S	L Mkt

Comparables: Pending																	
#	Dist.	Address	Beds	Baths	Living	Land	Built	Sold	Sold Dt	List	List Dt	DOM	C.Rte.	REO	FC	SS	Source
2	0.09	5606 ASPEN GROVE LN ELK GROVE, CA 95757	4	3	2,950	8,494(sf) 0.19(ac)	2003			320,000	11/07/2012		R063				L Mkt
3	0.41	4524 CROWN BENCH CIR ELK GROVE, CA 95757	4	2	2,075	5,968(sf) 0.14(ac)	2007			240,000	12/06/2011		R063			S	L Mkt
4	0.46	5217 WELSH WAY ELK GROVE, CA 95757	4	2	1,714	7,144(sf) 0.16(ac)	2003			180,000	06/20/2012		R063			S	L Mkt
5	0.1	9736 COUNTRY FALLS LN ELK GROVE, CA 95757	5	3	2,852	9,104(sf) 0.21(ac)	2004			261,900	11/30/2012		R063			S	L Mkt
6	0.53	5025 CLEVELAND BAY WAY ELK GROVE, CA 95757	4	2	1,714	7,449(sf) 0.17(ac)	2003			234,900	12/14/2012		R063	R	F		L Mkt
7	0.35	9634 IRIS MEADOW WAY ELK GROVE, CA 95757	4	2	1,714	5,881(sf) 0.14(ac)	2002			199,950	03/30/2012		R063			S	L Mkt
8	0.55	5001 WELSH WAY ELK GROVE, CA 95757	4	2	1,714	6,098(sf) 0.14(ac)	2003			175,000	09/21/2012		R063			S	L Mkt
9	0.47	9720 PASO FINO WAY ELK GROVE, CA 95757	3	2	1,660	6,665(sf) 0.15(ac)	2002			264,900	11/06/2012		R063				L Mkt
10	0.59	4724 BRABANT WAY ELK GROVE, CA 95757	3	2	1,660	6,534(sf) 0.15(ac)	2005			165,000	10/29/2012		R063			S	L Mkt
11	0.5	5100 WELSH WAY ELK GROVE, CA 95757	3	2	1,567	6,098(sf) 0.14(ac)	2003			284,500	12/05/2012		R063	R	F		L Mkt
12	0.31	9631 HAWKES BAY WAY ELK GROVE, CA 95757	6	4	3,384	8,059(sf) 0.19(ac)	2007			335,000	07/11/2012		R063			S	L Mkt
13	0.41	9815 WESTFALEN WAY ELK GROVE, CA 95757	3	2	1,261	5,881(sf) 0.14(ac)	2002			185,000	10/24/2012		R063			S	L Mkt
14	0.51	5021 WELSH WAY ELK GROVE, CA 95757	3	2	1,261	5,793(sf) 0.13(ac)	2003			170,000	06/25/2012		R063				L Mkt

Comparables: Withdrawn																	
#	Dist.	Address	Beds	Baths	Living	Land	Built	Sold	Sold Dt	List	List Dt	DOM	C.Rte.	REO	FC	SS	Source
1	0.55	4808 COPPOLA CIR ELK GROVE, CA 95757	4	2	2,301	6,055(sf) 0.14(ac)	2006			260,000	04/03/2012	13	R063				L Mkt
2	0.41	5204 FOX TROTTER WAY ELK GROVE, CA 95757	4	2	1,716	6,229(sf) 0.14(ac)	2002			180,000	06/10/2012	88	R063			S	L Mkt
3	0.37	9677 PILLITERI CT ELK GROVE, CA 95757	5	3	2,875	6,316(sf) 0.14(ac)	2007			407,000	11/26/2012	7	R063				L Mkt
4	0.34	9626 IRIS MEADOW WAY ELK GROVE, CA 95757	3	2	1,261	5,881(sf) 0.14(ac)	2002			178,000	08/06/2011	4	R063				L Mkt

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