There are 6 comp	parable properties cu	menuty one	leteu iu	n sale	mi dio ode	ject neignborriood ra	anging in p	once fr	om a	346,000		to \$		427,000 .
There are 27 comp	parable sales in the	subject ne	eighbor	rhood v	vithin the p	east twelve months	ranging in	sale p	price from	\$ 310,00	0	to	\$	499,000
FEATURE	SUBJECT			COM	PARABLE	SALE # 1		COMP	PARABLE	SALE # 2		CON	/IPARABLE	SALE # 3
11708 CASCADE FAL	LLS LN.	30	616 T	RINE	TY ROSE	LN.	3412 M	IISTY	GAP C	т.	1173	9 ARR	OYO SP	RINGS LN.
	ND, TX 77584				TX 775				TX 775		l), TX 775	
1 Ertitert	ND, IX 77304					04				04				04
Proximity to Subject			.05 m	illes S			0.26 mi	les N				miles		
Sale Price	\$ 39	1,872			\$	413,545			\$	415,000			\$	378,371
Sale Price/Gross Liv. Area	\$ 113.52	sq.ft. \$	12	1.27	sq. ft.		\$ 120	0.29	sq. ft.		\$	120.69	sq.ft.	
Data Source(s)		м	ALS#8	30537	787/BL	DR;DOM 61	MLS#9	4526	332/BL	DR;DOM 180	MLS	#5641	3714/BL	DR;DOM 215
Verification Source(s)						51450III 01								
1,7					ILDERS				OODS I				ULDERS	
VALUE ADJUSTMENTS	DESCRIPTIO	N	DE	SCRIP	TION	+(-)\$ Adjustment	DES	SCRIP	TION	+(-)\$ Adjustment		DESCR	PTION	+(-)\$ Adjustment
Sale or Financing		A	rmLt	h			ArmLth	1			Arm	Lth		
Concessions		c	onv;0)			Conv;3	000			Conv	;8000		
Date of Sale/Time		-0	02/17	701/	/17		s04/17	·c03/	17		c06/	17;c04	/17	
Location	N.D.							,005/					, , ,	
	N;Res;		;Res;				N;Res;				N;Re			
Leasehold/Fee Simple	FEE SIMPLE	FE	EE SI	MPLE			FEE SIN	1PLE			FEE S	MPL	E	
Site	7476 sf	12	2402	sf		-9,800	9557 sf	f		-4,200	7690	sf		(
View	N;Res;	N	;Res;				N;Res;				N;Re	s;		
Design (Style)	DT2;RAMBLER		T2;R/		FR		DT2;RA	MRI	FR			RAMB	I FR	
Quality of Construction				AIVID.								- CANTO	LLIX	
	Q3		3				Q3				Q3			
Actual Age	0	0					0			-	0			-
Condition	C1	C.	1				C1				C1			
Above Grade	Total Bdrms. B	Baths T	Total E	Bdrms.	Baths	<u></u>	Total B	drms.	Baths	<u></u> _	Total	Bdrms	. Baths	<u></u>
S Room Count	10 5	4.1	10	5	4.1		10	4	3.1	+5,000	9	4	3.1	+5,000
A Gross Living Area		sq. ft.				0	3,4		sq. ft.	+5,000		3,135	sq.ft.	
_				410	sq.ft.	- 0		30	ay, It.	·		, 133	ay. IL	+20,605
Basement & Finished	0sf	0:	sf				0sf				0sf			
Rooms Below Grade														
Functional Utility	AVERAGE	A	VERA	AGE			AVERA	GE			AVE	RAGE		
Heating/Cooling	CENTRAL	-	ENTR				CENTR					TRAL		
Energy Efficient Items			NSUL		N				M	1		LATIC	NNI	1
	INSULATION				N		INSULA		N				'N	
Garage/Carport	3ga2dw	39	ga2d	w			2ga2dv	v		+5,000	2ga2	dw		+5,000
Porch/Patio/Deck	PORCH/PATIO) P	ORC	H/PA	ПО		PORCH	/PA1	ГО		POR	CH/PA	TIO	
FIREPLACE	WB-1	W	VB-1				WB-1				WB-	1		
FENCE/POOL	FENCE/NONE	FE	ENCE	/NON	NE		FENCE/	NON	NE		FENC	E/NO	NE	
AMMENITY	SPRINKLER	SI	UMR	KIT/S	SPRINK	-5.000	SPRINE	(LER			SUM	R KIT/	SPRINK	-5,000
Net Adjustment (Total)				_	x -	\$ -14,800			٦.	\$ 5,800		X +	<u> </u>	\$ 25,609
Adjusted Sale Price		N	Vet Adj.			1-1,000	Net Adj.		.40 %	3,000	Net A		6.77 %	25,00
A				_							l			
of Comparables			Gross A						.42 %				9.41 %	
• V 454 454 4	of research the sale	or transfe	for biets											IE CHIR IECT
IX did did n	ot rescursif are suge		ier riisu	ory or t	ine subjec	property and comp	arable sa	es. If	not, expl	an THE SALE	5 HI:	TOR	Y OF TH	IE SUBJECT
AND COMPARABL								es. If	not, expl	am THE SALE	S HI:	STOR	Y OF 1F	ie Jubjeci
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AND COMPARABL	ES WERE RES	EARCI	HED	PER	TAX A	ND MLS REC	ORDS.							ie sobject
AND COMPARABLE My research die	ES WERE RES	EARCI real any p	HED	PER	TAX A	ND MLS REC	ORDS.			to the effective date				ie sobject
AND COMPARABLE My research dic Data Source(s) M	ES WERE RES	SEARCI real any p DS	HED prior sa	PER les or	TAX A	ND MLS REC	ORDS.	three y	years prior	to the effective date	e of thi	s apprais	sal.	ie sobject
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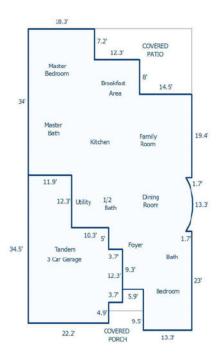
SKETCH ADDENDUM

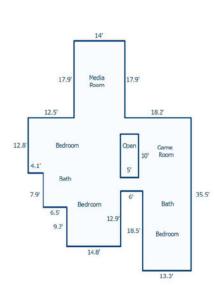
Borrower or Owner JUAN ESTRADA

Property Address 11708 CASCADE FALLS LN.

City PEARLAND County Brazoria State TX Zip Code 77584

lient EAGLE HOME MORTGAGE, LLC





Sketch by Apex Sketch v5 Standard™

Comments:

	Description	Net Size	Net Totals
GLA1	First Floor	2047.70	2047.70
GLA2	Second Floor	1454.30	1404 20
GAR	Second Floor Garage	-50.00 684.72	1404.30 684.72
	et LIVABLE Area		3452

Br	own	Subtotals		
First Floor				
31.5	x	11.7	368.55	
33.2	x	0.6	19.92	
5.0	x	21.2	106.00	
8.0	x	30.6	244.80	
18.8	x	45.1	847.88	
9.3	x	19.2	178.56	
7.2	x	18.3	131.76	
9.5	x	13.3	126.35	
1.7	x	4.2	7.14	
13.3	@	70.0°	16.74	
Second Floor				
12.8	x	44.7	572.16	
17.9	x	14.0	250.60	
18.5	×	13.3	246.05	
3.7	x	21.3	78.81	
4.2	x	40.6	170.52	
9.2	x	14.8	136.16	
10.0	x	5.0	-50.00	
17 Items		(rounded)	3452	