

LOAN NUMBER					
Project Name		Completion Date		02/15/2013	
Inspection Type	Exterior	Borrower Name			
Street Address	123 Rainbow Ave Unit:PLZ 127				
City	Chicago	State	IL	Zip	60634

SUBJECT PROPERTY



Location		Urban		Property Type		Retail/Office		
County		Cook		Occupancy/Vacancy Rate		Occupied / 10 % Vacant		
APN/PIN		13172320470000		Building Class		B		
Type of Construction	Year Built	Number of Stories	Number of Buildings	Building Sq Ft	Net Leasable Sq Ft	Lot Size	Land to Building Ratio	Condition
Block/Masonry	1959	1	1	1,850	1,800	0.08 Acres	1.9:1	Average

**Physical Description:**  
The subject is a commercial brick built building in 1959. It consist of two 900 square foot store fronts (currently combined) into a 1800 square foot office. It has 2 bathrooms and a 5 car parking space at the rear of the building.

GENERAL MARKET CONDITIONS

Current Residential Trends	<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Declining
Property Values	<input type="checkbox"/> Shortage	<input type="checkbox"/> In Balance	<input checked="" type="checkbox"/> Over-Supply
Supply/Demand	<input type="checkbox"/> Rapid	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Slow
Growth			
Current Commercial Trends	<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Declining
Property Values	<input type="checkbox"/> Shortage	<input type="checkbox"/> In Balance	<input checked="" type="checkbox"/> Over-Supply
Supply/Demand	<input type="checkbox"/> Rapid	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Slow
Growth			
Unemployment			
Current Unemployment Rate for Subject Area:	9 %		
Unemployment conditions are:	<input type="checkbox"/> Improving	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Declining
Subject Property Type Trends			
Current Inventory of this type of property	<input type="checkbox"/> Shortage	<input type="checkbox"/> In Balance	<input checked="" type="checkbox"/> Over-Supply
In the past 6 months, values have:	<input type="checkbox"/> Increased	<input type="checkbox"/> Remained Stable	<input checked="" type="checkbox"/> Declined
Typical marketing time for comparable properties	<input checked="" type="checkbox"/> < 6 Months	<input type="checkbox"/> 6-12 Months	<input type="checkbox"/> > 12 Months
Value Range for comparable properties:	\$ 70,000 to \$ 239,000		
Percentage of REO/Distressed Sales:	15 %		
Vacancy Rate for comparable properties	10 %		
Vacancy Rates for comparable properties are	<input checked="" type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Decreasing
Number of Competing Listings	Within 1 mile 15	Within 3 miles 93	Within 5 miles 179
Primary Land Use for properties in the immediate market area	<input type="checkbox"/> Office/Retail	<input checked="" type="checkbox"/> Residential	<input type="checkbox"/> Industrial
			<input type="checkbox"/> Mixed Use

**General Comments about market conditions:**  
The property conforms to the neighborhood in terms of style and construction materials. The curb appeal was clean and there were no signs of damage or repairs needed.



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SUBJECT CHARACTERISTICS AND MARKETABILITY

Currently Listed?	Yes - 04/09/2012	Final Listing Status	Active
Listed in Prev 36 Months?		Current List Price	\$199,000
Days on Market	310	Original List Price	\$199,000
Listing Company	Troy Realty Ltd	List Company Phone	(773) 792-3000
Last Known Sale Date	08/08/2005	Last Known Sale Price	\$260,000

Positive attributes to marketability:

Busy street with moderate foot traffic and close to many of your more common amenities.

Negative attributes to marketability:

Other than the current market decline and not having an indoor garage there are no negatives known.

Zoning Code

B-1

Zoning Description

Business - Retail Stores

Zoning Compliance

☒ Legal

☐ Legal Non-Conforming

☐ No Zoning

☐ Illegal

If illegal, explain:

Is the current use of the subject also the best use?

☒ Yes

☐ No

Current Use

Business

If no, explain:

Most Probable Buyer

☒ Investor

☐ Owner/User

Does the property belong to a Property Owner's Association?

☐ Yes

☒ No

If yes, explain:

Does the subject property have any upgrades/renovations?

☐ Yes

☒ No

If yes, describe

Are the common areas adequately maintained (parking lot, landscaping, etc)?

☒ Yes

☐ No

If no, explain:

Does the subject property show evidence of vandalism?

☐ Yes

☒ No

If yes, explain:

Are there any adverse environmental/safety conditions evident?

☐ Yes

☒ No

If yes, explain:

Total Number of Parking Spaces:

5

Is the parking sufficient for the subject's current use?

☒ Yes

☐ No

Parking Type (Choose all that apply):

☒ On-Site

☒ Surface Lot

☐ Garage/Covered

☐ On-Street

Does the Subject Property appear to be ADA compliant?

☒ Yes

☐ No

Does the Subject Property have adequate access to public transportation?

☒ Yes

☐ No

Approximate Distance:

☒ <1/4 Mile

☐ 1/4 - 1/2 Mile

☐ 1/2 - 1 Mile

☐ > 1 Mile

Miles

Does the Subject Property have adequate access to highways?

☒ Yes

☐ No

Approximate Distance:

☐ <1/4 Mile

☐ 1/4 - 1/2 Mile

☐ 1/2 - 1 Mile

☒ > 1 Mile

2 Miles

Vehicle Traffic:

☐ High

☒ Moderate

☐ Low

Foot Traffic:

☐ High

☒ Moderate

☐ Low

Is there good access to the Subject Property from adjacent streets?

☒ Yes

☐ No

If no, explain:

Does the property include any additional items that produce income for the Subject?

☐ Billboard

☐ Cell Phone Tower

☒ None

☐ Other

Does the Subject Property have adequate signage?

☒ Yes

☐ No

Describe:

There are several signs at the front of the subject.

Is the Subject Property adjacent to major retailers?

☐ Yes

☒ No

Describe:

Does the Subject have a business specific buildout?

☐ Auto/Gas

☐ Restaurant

☐ Medical

☒ Other

☐ None

Describe:

The subject is a "MR. Handyman" business

Please list current tenants in the complex

1 tenant wich is the Mr. Handiman business.

Amenities

☐ On-Site Restaurant/Deli

☒ Proximate to Retail/Restaurants

☒ Free Parking

☐ Nearby Hotels

☐ On-Site Fitness Center

☐ Showers/Locker Room

☐ Fire Sprinklers

☐ Views

☐ Concierge Services

☐ Tenant Directory

☐ Renovated Common Areas

☐ Common Area Conference Rooms

☐ Common Area Break Rooms

☐ Common Kitchen Areas

☐ Outdoor Seating Areas

☐ On-Site Management

☐ LEED/Energy-Star Certified

☐ Building Alarm System

☐ Keyless Entry

☐ On-Site Security

☐ Elevators

☐ Freight Elevators



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COMPARABLE SALE INFORMATION				
	Subject	Comp Sale 1	Comp Sale 2	Comp Sale 3
Address	123 Rainbow Ave Unit:PLZ 127 Chicago IL - 60634	5754 W Belmont Ave Chicago IL - 60634	6544 W Higgins Ave Chicago IL - 60634	5493 N Milwaukee Ave Chicago IL - 60634
Sale Price		\$153,000	\$202,500	\$216,265
Sale Date		12/03/2012	07/23/2012	02/27/2012
Days on Market		3	267	282
REO/Non-REO		Non REO	REO	Non REO
Data Source	Tax Records	MLS	MLS	MLS
Occupancy	Occupied	Occupied	Vacant	Vacant
Proximity		1.94 Miles	1.21 Miles	1.81 Miles
Location	Urban	Urban	Urban	Urban
Building Class	B	B	B	B
Condition	Average	Average	Average	Average
Number of Buildings	1	1	1	1
Number of Stories	1	1	1	1
Gross Building Area (Sq Ft)	1,850	1,300	2,700	2,500
Net Leasable Area	1,800	1,300	2,700	2,500
Price per Square Foot	\$96.76	\$117.69	\$75.00	\$86.51
Lot Size	0.08 Acres	0.08 Acres	0.08 Acres	0.09 Acres
Land to Building Ratio	1.9:1	2.7:1	1.3:1	1.6:1
Net Operating Income		0	0	0
Calculated Cap Rate				
Type of Construction	Block/Masonry	Block/Masonry	Block/Masonry	Block/Masonry
Year of Construction	1959	1960	1958	1967
Number of Parking Spaces	5	4	5	12
Parking Sufficient Y/N	Yes	Yes	Yes	Yes
Vehicle Traffic	Moderate	Moderate	Moderate	Moderate
Foot Traffic	Moderate	Moderate	Moderate	Moderate
Most Comparable		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Overall Comparability		Equal	Equal	Equal

COMPARABLE SALE COMMENTS	
Sale Comp 1	Good comparable with 500 less square feet in average condition. Note that parking was estimated
Sale Comp 2	Closest comparable in style. Move-in ready. Perfect for office, retail store or warehouse. Everything is new. Gleaming hardwood floors in the front area that features 1200 sq. ft. of display showroom, reception area, two private offices, computer/copi
Sale Comp 3	Single story brick and glass exterior. Office/medical/retail interior. 2 bathrooms. This property is ideal for a retail user with room for some renovation. Surrounding window-line can easily be installed, and the building can be subdivided. Ideal



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COMPARABLE LISTING INFORMATION				
	Subject	Comp Listing 1	Comp Listing 2	Comp Listing 3
Address	123 Rainbow Ave Unit:PLZ 127 Chicago IL - 60634	5848 W Higgins Ave Chicago IL - 60634	6108 W Gunnison St Chicago IL - 60634	5632 W Lawrence Ave Chicago IL - 60634
Current Listing Price		\$163,900	\$179,000	\$199,000
Original Listing Price		\$163,900	\$199,900	\$199,000
Original Listing Date		07/25/2012	01/03/2012	09/19/2012
Days on Market		203	407	147
REO/Non-REO		Non REO	REO	Non REO
Data Source	Tax Records	MLS	MLS	MLS
Occupancy	Occupied	Occupied	Vacant	Vacant
Proximity		1.29 Miles	0.88 Miles	0.6 Miles
Location	Urban	Urban	Urban	Urban
Building Class	B	B	B	B
Condition	Average	Average	Average	Average
Number of Buildings	1	1	1	1
Number of Stories	1	1	1	1
Gross Building Area (Sq Ft)	1,850	1,700	1,760	2,200
Net Leasable Area	1,800	1,700	1,760	2,200
Price per Square Foot	\$96.76	\$96.41	\$101.70	\$90.45
Lot Size	0.08 Acres	0.08 Acres	0.09 Acres	0.10 Acres
Land to Building Ratio	1.9:1	2.0:1	2.2:1	2.0:1
Net Operating Income		\$8,954	0	0
Calculated Cap Rate		5.46		
Type of Construction	Block/Masonry	Block/Masonry	Block/Masonry	Block/Masonry
Year of Construction	1959	1966	1951	1960
Number of Parking Spaces	5	3	2	4
Parking Sufficient Y/N	Yes	Yes	Yes	Yes
Vehicle Traffic	Moderate	Moderate	Moderate	Moderate
Foot Traffic	Moderate	Moderate	Moderate	Moderate
Most Comparable		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Overall Comparability		Equal	Equal	Equal

COMPARABLE LISTING COMMENTS	
Listing Comp 1	Great office location!! Perfect for an owner user or Arm Chair Investment. Currently has a tenant paying \$19,200 per year for a gross lease. Tenant might be willing to stay another three years. Parking in the rear.
Listing Comp 2	BANK OWNED PROPERTY. BUSINESS AREA & LIVING QUARTER EACH HAVE THEIR OWN BATHROOM AND UTILITIES. DETACHED 2 CAR GARAGE. AS IS CONDITION. QUICK RESPONSE TO OFFERS. CONTACT L.A. FOR DETAILS. AS IS CONDITION. WELL KEPT. CLEAN BUILDING.
Listing Comp 3	This free-standing neighborhood office building is located in Jefferson Park, just west of the Kennedy Expressway (I-90). A former medical office, the property was renovated within the last five years.

MARKET APPROACH VALUE CONCLUSION	
Indicated Sale Value Range:	\$ 153,000 to \$ 216,265 or, \$ 75.00 /SqFt to \$ 117.69 /SqFt
Indicated Listing Value Range:	\$ 163,900 to \$ 199,000 or, \$ 90.45 /SqFt to \$ 101.70 /SqFt
Value indicated by the Market Approach:	\$ 179,000 or, \$ 96.76 /SqFt

Market Approach Value Comments
Pricing was arrived at by utilizing the comparable approach and bracketing. The current market decline as well as active comparables was also considered in the pricing strategy. Sources utilized where the MLS, County tax and Count Assessor records.



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COMPARABLE LEASE INFORMATION

	Subject	Comp Lease 1	Comp Lease 2	Comp Lease 3
Address	123 Rainbow Ave Unit:PLZ 127 Chicago IL - 60634	5754 W Belmont Ave Chicago IL - 60634	6544 W Higgins Ave Chicago IL - 60634	5493 N Milwaukee Ave Chicago IL - 60634
Lease Status		Currently Leased	Currently Leased	Currently Leased
Lease Type		Triple Net	Triple Net	Triple Net
Lease Term		3 Years	3 Years	3 Years
Data Source	Tax Records	Estimate	Estimate	Estimate
Rent Control	No	No	No	No
Proximity		1.8 Miles	2.1 Miles	1.6 Miles
Location	Urban	Urban	Urban	Urban
Building Class	B	B	B	B
Condition	Average	Average	Average	Good
Number of Buildings	1	1	1	1
Number of Stories	1	1	1	1
Gross Building Area (Sq Ft)	1,850	1,300	2,700	2,500
Net Leasable Area	1,800	1,300	2,700	2,500
Lease price/SF/month	\$1.00	\$1.50	\$1.00	\$1.00
Lot Size	0.08 Acres	0.08 Acres	0.08 Acres	9 Acres
Land to Building Ratio	1.9:1	3:1	1:1	15:1
Type of Construction	Block/Masonry	Block/Masonry	Block/Masonry	Block/Masonry
Year of Construction	1959	1960	1958	1967
Number of Parking Spaces	5	4	5	12
Parking Sufficient Y/N	Yes	Yes	Yes	Yes
Vehicle Traffic	Moderate	Moderate	Moderate	Moderate
Foot Traffic	Moderate	Moderate	Moderate	Moderate

Most Comparable		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Overall Comparability		Equal	Equal	Equal

COMPARABLE LEASE COMMENTS

Lease Comp 1
property sold before print
Lease Comp 2
Move-in ready. Perfect for office, retail store or warehouse. Everything is new. Gleaming hardwood floors in the front area that features 1200 sq. ft. of display showroom, reception area, two private offices, computer/copier room, kitchen and bathroom w/shower.
Lease Comp 3
Single story brick and glass exterior. Office/medical/retail interior. 2 bathrooms. This property is ideal for a retail user with room for some renovation. Surrounding window-line can easily be installed, and the building can be subdivided.



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ESTIMATED INCOME INFORMATION

Most common lease type for this type of property in the immediate market area:

☒ Triple Net

☐ Full Service Gross

Operating Expense Ratio

N/A

Most common lease term for this type of property in the immediate market area:

3 Years

If vacant or occupied below what is typical for the market, how many months will it take to fully lease-up the building?

N/A

Are units separately metered for utilities?

☐ Yes

☐ No

☒ Unknown

☐ N/A (Single Tenant)

Do you have access to actual income or expense details?

☐ Yes

☒ No

If yes, provide information:

Pro Forma Income Statement		Total Annual
Gross Rent		\$21,600
Other Sources of Income		
Potential Gross Income		\$21,600
Market Vacancy Rate		10%
Effective Gross Income		\$19,440
Property Management		\$972
Operating Expenses (Not applicable with Triple Net Lease)		\$0
Total Operating Expenses		\$972
Net Operating Income		\$18,468

Market Derived Cap Rate Range:		9.50 %	to	10.50 %
Indicated (Stabilized) Income Approach Value Range:		\$175,886	to	\$194,400

REPAIR ESTIMATE NECESSARY TO ACHIEVE GROSS RENT							
Item	Repair	Replace	Est. Cost	Item	Repair	Replace	Est. Cost
Carpet	No	No	\$0	Structural	No	No	\$0
Tile/Vinyl	No	No	\$0	Interior Walls	No	No	\$0
Interior Paint	No	No	\$0	Carpentry In and Out	No	No	\$0
Exterior Paint	No	No	\$0	Initial Trashout/Clean	No	No	\$0
Appliances	No	No	\$0	Discoloration (Mildew, etc)	No	No	\$0
Electrical	No	No	\$0	Pest /Termite	No	No	\$0
Heating/Air	No	No	\$0	Floors	No	No	\$0
Plumbing	No	No	\$0	Cleaning	No	No	\$0
Roofing	No	No	\$0	Parking Lot	No	No	\$0
Landscaping	No	No	\$0		No	No	\$0
Total Estimated Repairs/Replacement Costs							\$0
Additional Remarks:							

Lease-up Repair Adjustment	
Broker Lease-up fee	\$0
Repairs and Entrepreneurial Incentive	\$0
Lost Revenue	\$0
Adjustment	\$0

Value range indicated by the Income Approach:	\$ 175,886	or,	\$ 95.07 /SqFt	to	\$ 194,400	or,	\$ 105.08 /SqFt
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Income Approach Comments

Adequate financial data for recent sales of similar income producing properties was unavailable therefore I estimating how much rent each unit could generate in the current market place.





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VALUE CONCLUSION

Market Approach:

Indicated Sale Value Range:	\$	<u>153,000</u>	to	\$	<u>216,265</u>	or	\$	<u>75.00</u>	/SqFt	to	\$	<u>117.69</u>	/SqFt
Indicated Listing Value Range:	\$	<u>163,900</u>	to	\$	<u>199,000</u>	or	\$	<u>90.45</u>	/SqFt	to	\$	<u>101.70</u>	/SqFt
Value indicated by the Market Approach:				\$	<u>179,000</u>	or,	\$	<u>96.76</u>	/SqFt				

Income Approach:

Market derived Cap Rate range: 9.50 % to 10.50%

Value range indicated by the Income Approach: \$ 175,886 to \$ 194,400 or, \$ 95.07 /SqFt to \$ 105.08 /SqFt

Market Value:

Market Value:		"As Is"				"As If Repaired"							
Typical Marketing Time:	< 6 months	\$	<u>180,000</u>	or,	\$	<u>97.30</u>	/SqFt	\$	<u>180,000</u>	or,	\$	<u>97.30</u>	/SqFt

Final Value Conclusion Comments

In order to provide comparables the mileage and sold time parameter was expanded. All attempts were made to provide the best comparables to the subject and although some of the styles here may differ, these are the most relevant and they compete against each other in either style, square footage and or room count.

REVIEW ANALYST COMMENTS

MLS sheets checked.

Marketability: Although overall neighborhood is noted as declining, over-supply, etc. The Subject is noted as competing well.

Sales Comparison - Good comparable notes regarding distance and comparability. Tight range.

Income Approach - supported well with data provided.

Overall good report. No "red flags"



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COMPLIANCE

By submitting this report, I agree that I will work with Client to clarify or correct this valuation as necessary to meet its client's requirements. Client will never communicate a predetermined, expected or qualifying estimate of value, however if additional information about the subject property or comparable properties is presented, I agree to give consideration to this information. I understand that providing faulty or erroneous information or failure to respond to a clarification/correction request are grounds for non-payment of this report as well as deactivation of my Realtor Profile in the Client system.

BROKER INFORMATION

Broker Name		Cell	
License Number		Email	
License Expiration	04/30/2013	Completion Date	02/15/2013
Company Name	Home Owners Realty Inc.	Distance to Subject	6.00 Miles
Address		Company Phone	

ESIGNATURE

I NAME, with License# = , Expiration Date = 04/30/2013, Contact Phone# = and Email Address = confirm that I have taken the subject photos, selected the comps and set the values for this CMA. Initials of my name are XX. Dated 02/14/2013.



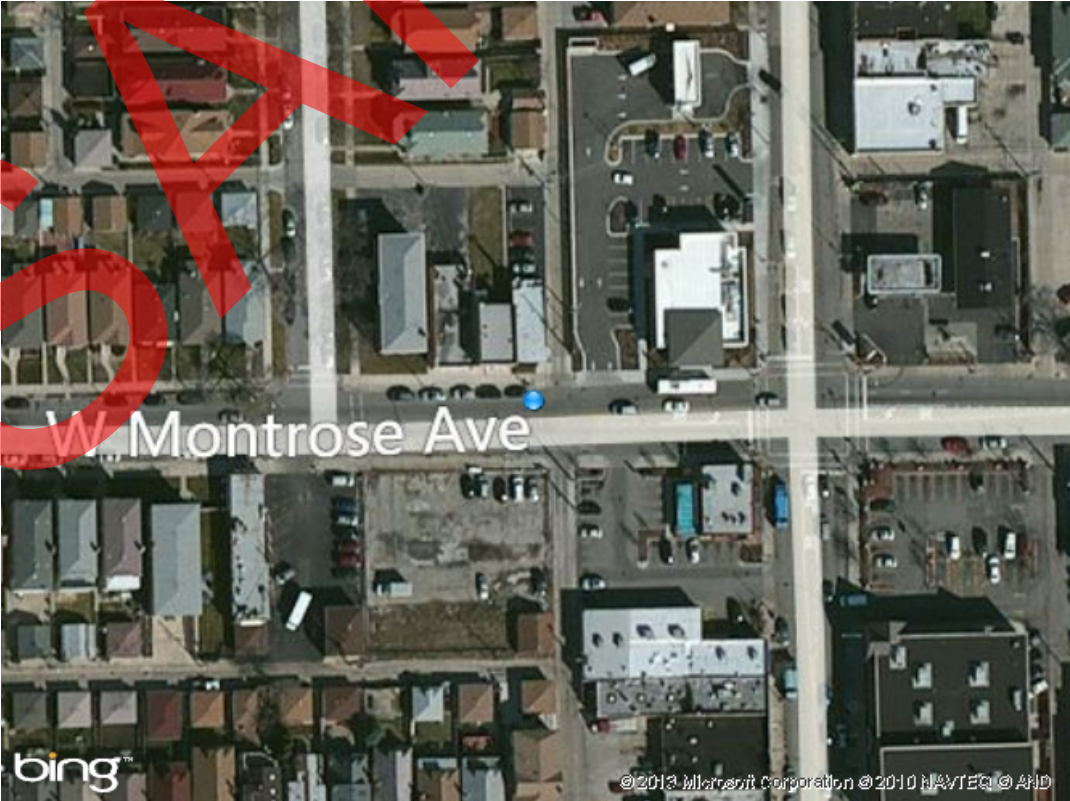
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AERIAL MAP



Distant Map

AERIAL MAP



Proximate Map

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FRONT VIEW



FRONT ANGLED VIEW





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EXTERIOR PHOTO



EXTERIOR PHOTO



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EXTERIOR PHOTO



EXTERIOR PHOTO



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EXTERIOR PHOTO







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123 Rainbon Ave, Chicago, IL 60634-1820, Cook County

Owner Information

Owner Name:		Tax Billing Zip:	60706
Tax Billing Address:		Tax Billing Zip+4:	2141
Tax Billing City & State:		Owner Occupied:	No

Location Information

Township:	Jefferson	School District Name:	299 City Of Chicago
Township Range Sect:	40-13-17	School District:	299 City Of Chicago
Neighborhood Name:	Portage Park	Census Tract:	1504.01
Subdivision:	William H Britigan's 02 Add/P	Carrier Route:	C017
Zoning:	50		

Tax Information

Parcel ID:	13172320470000	Lot # :	27, 28
County Assessor Link:	13-17-232-047-0000	% Improved:	80%
Tax Area:	71073		

Assessment & Tax

Assessment Year	2010	2009	2008
Assessed Value - Total	\$67,535	\$67,535	\$64,570
Assessed Value - Land	\$13,781	\$13,781	\$13,965
Assessed Value - Improved	\$53,754	\$53,754	\$50,605
YOY Assessed Change (\$)	\$0	\$2,965	
YOY Assessed Change (%)	0%	4.59%	

Tax Amount	Tax Year	YOY Tax Change (\$)	YOY Tax Change (%)
\$9,263	2008		
\$10,531	2009	\$1,269	13.7%
\$10,990	2010	\$458	4.35%

Characteristics

Universal Land Use:	Store Building	Building Sq Ft:	1,700
County Use Code:	Comm 1 Story Store	Gross Area:	Tax: 1,700 MLS: 1,850
Year Built:	Tax: 1961 MLS: 1959	# of Buildings:	1
Lot Sq Ft:	3,314	Style:	Unknown
Lot Acres:	0.0761	Stories:	1

Listing Information

MLS Listing Number:	08037848	MLS Orig. List Price:	\$199,900
MLS Status:	Active	MLS Listing Price:	\$199,900
MLS Area Name:	CHI - PORTAGE PARK	Listing Broker Name:	Troy Realty Ltd
MLS Listing Date:	04/09/2012	Listing Agent Name:	Chris Pilafas

MLS Listing #	07765335	07555128	07444719
MLS Status	Expired	Cancelled	Cancelled
MLS Listing Date	03/28/2011	06/14/2010	02/16/2010
MLS Off Market Date	03/27/2012	03/24/2011	06/14/2010
MLS Orig Listing Price	\$199,900	\$239,900	\$349,910
MLS Listing Price	\$199,900	\$219,000	\$239,900

Last Market Sale & Sales History

Recording Date	03/10/2011	08/26/2005	04/29/1994
Sale Date	03/09/2011	08/08/2005	
Sale Price		\$260,000	
Nominal	Y		
Buyer Name	Plaza Bk	Sulkowski Wacław	Davis Carl C Trust
Seller Name	Sulkowski Wacław	Davis Carl C Trust	Trust 26-1337-00
Document Number	6945040	23814194	389509
Document Type	Warranty Deed	Trustee Deed	Deed (Reg)
Multi/Split Sale Type			Multiple

Mortgage History

Mortgage Date	08/26/2005
Mortgage Amount	\$195,000

subject tax sheet





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Mortgage Lender	Plaza Bk
Mortgage Doc #	23814195
Mortgage Type	Conventional
Borrower Name	Sulkowski Wacław

Courtesy of Santos Velazquez, Midwest Real Estate Data, LLC  
The data within this report is compiled by CoreLogic from public and private sources. If desired, the accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.

Property Detail

subject tax sheet

LOAN NUMBER					
Project Name		Completion Date		02/15/2013	
Inspection Type	Exterior	Borrower Name			
Street Address	123 Rainbow Ave Unit:PLZ 127				
City	Chicago	State	IL	Zip	60634

MLS - Page 1 of 1



**Office/Tech**  
Status: **ACTV**  
Area: **8015**  
Address: **5620 W Montrose Ave , Chicago, Illinois 60634-1820**  
Directions: **MONTROSE JUST WEST OF CENTRAL**  
Sold by:  
Closed:  
Off Mkt:  
CTGF:  
County: **Cook**  
Coordinates: **N:4400 W:5600**  
Year Built: **1959**  
Subtype: **Office**  
Zoning Type: **Office**  
Actual Zoning: **B-1**

MLS #: **08037848**  
List Date: **04/09/2012**  
List Dt Rec: **04/09/2012**  
Contract:  
Points:  
List. Mkt Time: **310**  
Township: **Jefferson**  
PIN #: **13172320470000 (Map)**  
Blt Before 78: **Yes**  
# Stories: **1**  
# Units: **2**  
# Tenants: **1**

List Price: **\$199,900**  
Orig List Price: **\$199,900**  
Sold Price:  
Lease SF/Y:  
Rented Price:  
Mthly. Rnt. Price:  
Subdivision:  
Multiple PINs: **No**  
Min Rent. SF: **0**  
Max Rent. SF: **0**

Lot Dimensions: **28X125**  
Acreage:  
Land Sq Ft: **3500**  
Approx Total Bldg SF: **1850**  
Gross Rentable Area:  
Net Rentable Area:  
Estimated Cam/Sf:  
Est Tax per SF/Y:  
Lease Type:

Remarks: **MONTROSE & CENTRAL EXCELLENT OPPORTUNITY TO OPEN YOUR OWN BUSINESS. 1800 SQUARE FEET OR SPLIT THE STORES. 900 SQUARE FEET EACH, PERFECT FOR ACCOUNTANT, INSURANCE, REAL ESTATE OFFICE THE POSSIBILITIES ARE ENDLESS. GREAT PRICE--- MOTIVATED SELLER!**

Approximate Age: **36-50 Years**  
Type Ownership: **Sole Proprietor**  
Frontage Acc:  
Docks/Delivery: **None**  
# Drive in Doors: **0**  
# Trailer Docks: **0**  
Geographic Locale: **Chicago Northwest**  
Location:  
Construction: **Brick**  
Building Exterior:  
Foundation:  
Roof Structure:  
Roof Coverings:  
Air Conditioning: **Central Air**  
Heat/Ventilation: **Central Bldg Heat**  
Electrical Svcs: **Circuit Breakers**  
Fire Protection: **None**  
Current Use: **Office and Research**  
Potential Use: **Office and Research**  
Client Needs: **Cash**  
Client Will:  
Misc. Outside:  
# Parking Spaces: **5**  
Indoor Parking:  
Outdoor Parking: **1-5 Spaces**  
Misc. Inside:  
Floor Finish:  
Extra Storage Space Available: **No**  
Water Drainage:  
Utilities To Site:  
HERS Index Score:  
Green Disc:  
Green Rating Source:  
Green Feats:  
Known Encumbrances: **First Mortgage**  
Backup Info:  
Tenant Pays: **Electric, Other**  
Possession:  
Sale Terms:  
Investment:  
Users:  
**Walk Score®: 74 - Very Walkable**

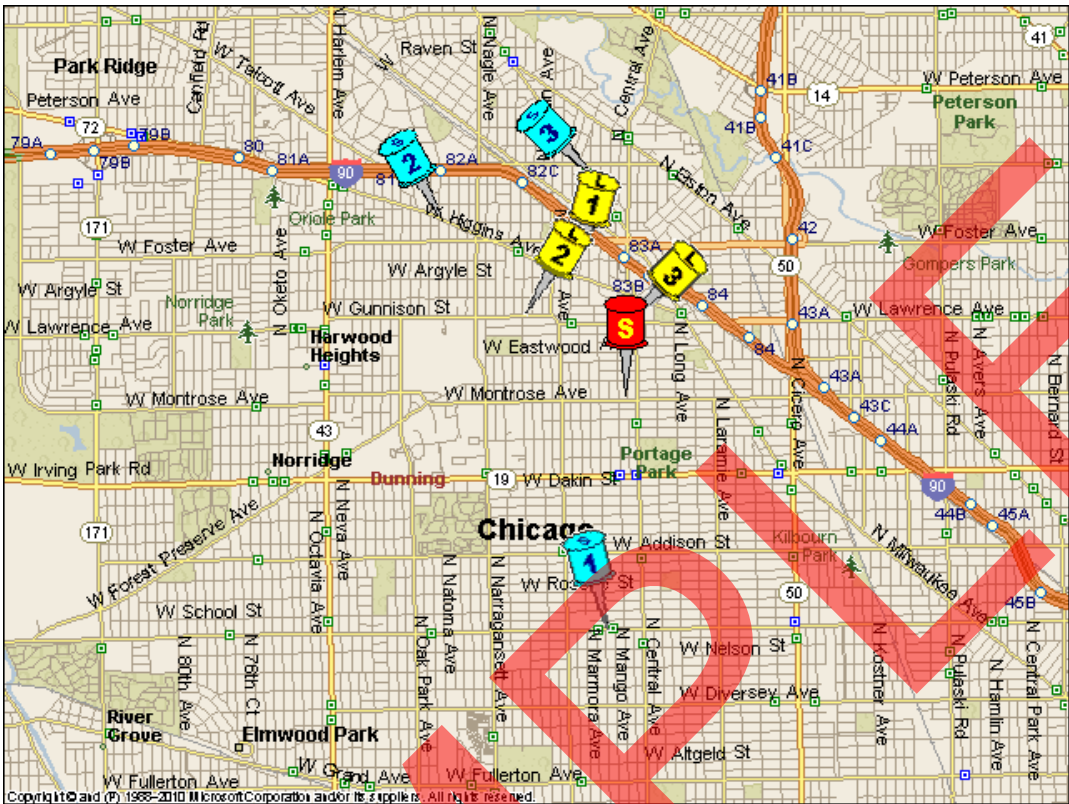
**Financial Information**  
Gross Rental Income/Month: **\$0**  
Total Income/Month:  
Total Income/Annual: **0**  
Annual Net Operating Income: **\$0**  
Net Operating Income Year:  
Cap Rate:  
Real Estate Taxes: **10,531**  
Tax Year: **2010**  
Total Annual Expenses: **0**  
Expense Year:  
Expense Source:  
Loss Factor:

Agent Remarks:  
Internet Listing: **All**  
VOW AVM: **Yes**  
Listing Type: **Exclusive Right to Sell**  
Coop Comp: **2.5%-250 (on Net SP)**  
Information: **24-Hr Notice Required**  
Broker: **Troy Realty Ltd (84909)**  
List Agent: **Chris Pilafas (189869)**  
Email: **cpilafas14@yahoo.com**  
Co-lister:  
Remarks on Internet?: **Yes**  
VOW Comments/Reviews: **Yes**  
Address on Internet: **Yes**  
Other Compensation:  
Ph #: **(773) 792-3000**  
Ph #:  
Agent Alt Ph #:  
Ph #:  
Agent Owned/Interest: **No**  
Lock Box:  
Special Comp Info: **None**  
Call for Rent Roll Info: **No**  
Expiration Date:  
Team:  
Agent Addn'l Info: **847-409-9178**

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MLS #: 08037848  
Prepared By: Santos Velazquez | Home Owners Realty, Inc. | 02/12/2013 07:31 AM

LOAN NUMBER					
Project Name		Completion Date		02/15/2013	
Inspection Type	Exterior	Borrower Name			
Street Address	123 Rainbow Ave Unit:PLZ 127				
City	Chicago	State	IL	Zip	60634

MAP



Map

COMPARABLE SALE 1



Address	5754 W Belmont Ave, Chicago, IL - 60634
Sale Price	\$153,000
Sale Date	12/03/2012

LOAN NUMBER					
Project Name		Completion Date		02/15/2013	
Inspection Type	Exterior	Borrower Name			
Street Address	123 Rainbow Ave Unit:PLZ 127				
City	Chicago	State	IL	Zip	60634

Comparable Sale 1 - Page 1 of 1



<b>Retail/Stores</b>	MLS #: <b>08221282</b>	List Price: <b>\$159,900</b>
Status: <b>CLSD</b>	List Date: <b>11/13/2012</b>	Orig List Price: <b>\$159,900</b>
Area: <b>8015</b>	List Dt Rec: <b>11/16/2012</b>	Sold Price: <b>\$153,000</b>
Address: <b>5754 W Belmont Ave , Chicago, Illinois 60634</b>		
Directions: <b>Belmont west to the property</b>		
Sold by: <b>Tiffany Toy (130618) / Lucky Land Realty, Inc. (14943)</b>	List. Mkt Time: <b>3</b>	Rented Price:
Closed Date: <b>12/03/2012</b>	Contract: <b>11/15/2012</b>	Lease Price SF/Y:
Off Mkt Date: <b>11/15/2012</b>	Points:	Mthly. Rnt. Price:
Township: <b>North Chicago</b>	Unincorporated:	CTGF:
Coordinates: <b>N:3200 W:5754</b>	Subdivision:	County: <b>Cook</b>
Year Built: <b>1960</b>		PIN #: <b>13204280231</b>
Zoning Type: <b>Retail</b>		Multiple PINs: <b>No</b>
Actual Zoning: <b>B2</b>		Min Rentbl. SF: <b>0</b>
Subtype: <b>Restaurant</b>		Max Rentbl. SF: <b>0</b>
Lot Dimensions: <b>25X125</b>	Apx. Tot. Bldg SF: <b>1300</b>	# Stories: <b>1</b>
Land Sq Ft: <b>3125</b>	Gross Rentbl. Area:	# Units:
Net Rentable Area:	# Tenants:	Lease Type:
	Estimated Cam/Sf:	Est Tax per SF/Y:

Remarks: **property sold before print**

Approximate Age: **Older**  
Type Ownership:  
Frontage Acc:  
Current Use:  
Potential Use:  
Known Encumbrances:  
Client Needs:  
Client Will:  
Location:  
Geographic Locale: **Chicago North**  
# Drive in Doors: **0**  
# Trailer Docks: **0**  
Ceiling Height:

Construction:  
Exterior:  
Foundation:  
Roof Structure:  
Roof Coverings:  
Docks:  
Misc. Outside:  
# Parking Spaces:  
Indoor Parking:  
Outdoor Parking:  
Extra Storage Space Available:  
Misc. Inside:  
Floor Finish:

Air Conditioning: **Central Air**  
Electricity: **Circuit Breakers**  
Heat/Ventilation: **Ceiling Units, Forced Air**  
Fire Protection: **Fire Extinguisher/s**  
Water Drainage:  
Utilities To Site:  
Tenant Pays: **Air Conditioning, Common Area Maintenance, Electric, Heat, Janitorial**  
HERS Index Score:  
Green Disc:  
Green Rating Source:  
Green Feats:  
Backup Info:  
Sale Terms:  
Possession:  
**Walk Score@: 80 - Very Walkable**

**Financial Information**  
Gross Rental Income/Month: **\$0**  
Annual Net Operating Income: **\$0**  
Real Estate Taxes: **\$12,410**  
Tax Year: **2011**

Individual Spaces (Y/N):  
Total Income/Month:  
Net Operating Income Year:  
Total Annual Expenses: **0**  
Expense Source:

Total Building (Y/N):  
Total Income/Annual: **0**  
Cap Rate:  
Expense Year:  
Loss Factor:

Agent Remarks:

Internet Listing: **All**  
VOW AVM: **No**  
Listing Type: **Exclusive Right to Sell**  
Coop Comp: **2.5%-100 (on Net SP)**  
Information: **24-Hr Notice Required**  
Broker: **Lucky Land Realty, Inc. (14943)**  
List Agent: **Tiffany Toy (130618)**  
Email: **luckylandrealty282000@yahoo.com**  
Co-lister:

Remarks on Internet?: **Yes**  
VOW Comments/Reviews: **No**  
Address on Internet: **Yes**  
Other Compensation:  
Ph #: **(312) 842-0828**  
Ph #: **(312) 399-3338**  
Agent Alt Ph #:  
Ph #:

Agent Owned/Interest: **No**  
Lock Box:  
Special Comp Info: **None**  
Call for Rent Roll Info:  
Expiration Date:  
Team:  
Agent Addn'l Info:

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MLS #: 08221282

Prepared By: Santos Velazquez | Home Owners Realty, Inc. | 02/12/2013 08:16 AM

LOAN NUMBER					
Project Name		Completion Date		02/15/2013	
Inspection Type	Exterior	Borrower Name			
Street Address	123 Rainbow Ave Unit:PLZ 127				
City	Chicago	State	IL	Zip	60634

COMPARABLE SALE 2	
	
Address	6544 W Higgins Ave, Chicago, IL - 60634
Sale Price	\$202,500
Sale Date	07/23/2012



LOAN NUMBER					
Project Name		Completion Date		02/15/2013	
Inspection Type	Exterior	Borrower Name			
Street Address	123 Rainbow Ave Unit:PLZ 127				
City	Chicago	State	IL	Zip	60634

Comparable Sale 2 - Page 1 of 1



**Retail/Stores**  
Status: **CLSD**  
Area: **8010**  
Address: **6544 W Higgins Ave , Chicago, Illinois 60656-2161**  
Directions: **ON HIGGINS BETWEEN NAGLE AND HARLEM**  
Sold by: **Jan Pasternak (120762) / Troy Realty Ltd (84909)**  
Closed Date: **07/23/2012**  
Off Mkt Date: **06/14/2012**  
Township: **Jefferson**  
Coordinates: **N:5500 W:6544**  
Year Built: **1958**  
Zoning Type: **Retail**  
Actual Zoning: **B1-1**  
Subtype: **Neighborhood Storefront**  
Lot Dimensions: **25 X 125**  
Land Sq Ft: **3100**  
Net Rentable Area:

MLS #: **07909845**  
List Date: **09/22/2011**  
List Dt Rec: **09/23/2011**  
List. Mkt Time: **267**  
List Price: **\$230,000**  
Orig List Price: **\$230,000**  
Sold Price: **\$202,500 (F)**  
Rented Price:  
Contract: **06/14/2012**  
Points:  
Unincorporated: **No**  
Subdivision:  
Lease Price SF/Y:  
Mthly. Rnt. Price:  
CTGF:  
County: **Cook**  
PIN #: **1307218030**  
Multiple PINs: **No**  
Min Rentbl. SF: **2700**  
Max Rentbl. SF: **2700**  
# Stories: **1**  
# Units: **1**  
Lease Type:  
Est Tax per SF/Y:

Remarks: **Move-in ready. Perfect for office, retail store or warehouse. Everything is new. Gleaming hardwood floors in the front area that features 1200 sq. ft. of display showroom, reception area, two private offices, computer/copier room, kitchen and bathroom w/ shower. Back area consists of over 1500 sq. ft. of warehouse space. 12 feet high with drive-in back door and 2 ceiling mounted space heaters.**

Approximate Age: **36-50 Years**  
Type Ownership: **Corporation**  
Frontage Acc: **City Street**  
Current Use: **Commercial**  
Potential Use: **Commercial, Office and Research, Retail**  
Known Encumbrances:  
Client Needs: **Cash**  
Client Will:  
Location: **Mixed Use Area, Public Transport Avail**  
Geographic Locale: **Chicago Northwest**  
# Drive in Doors: **1**  
# Trailer Docks: **0**  
Ceiling Height: **12**

Construction: **Brick**  
Exterior: **Brick**  
Foundation: **Concrete**  
Roof Structure: **Flat**  
Roof Coverings: **Rubber**  
Docks: **None, Drive-in Doors, Service Entrance**  
Misc. Outside: **Security System**  
# Parking Spaces: **2**  
Indoor Parking: **1-5 Spaces, Heated, Secured**  
Outdoor Parking: **1-5 Spaces**  
Extra Storage Space Available: **No**  
Misc. Inside: **Overhead Door(s), Private Restroom (s), Storage Inside, Pre-wired PC Network**  
Floor Finish: **Concrete, Wood**

Air Conditioning: **Central Air**  
Electricity: **101-200 Amps**  
Heat/Ventilation: **Ceiling Units, Central Heat/Indiv Controls, Forced Air, Gas**  
Fire Protection: **Alarm Monitored, Fire Extinguisher/s, Smoke or Fire Protectors**  
Water Drainage:  
Utilities To Site:  
Tenant Pays: **Air Conditioning, Electric, Heat, Janitorial**  
HERS Index Score:  
Green Disc:  
Green Rating Source:  
Green Feats:  
Backup Info:  
Sale Terms: **Conventional, Cash Only**  
Possession: **Closing**  
**Walk Score@: 48 - Car-Dependent**

**Financial Information**

Gross Rental Income/Month: **\$0**  
Annual Net Operating Income: **\$0**  
Real Estate Taxes: **\$12,865**  
Tax Year: **2009**

Individual Spaces (Y/N):  
Total Income/Month:  
Net Operating Income Year:  
Total Annual Expenses: **0**  
Expense Source:

Total Building (Y/N):  
Total Income/Annual: **0**  
Cap Rate:  
Expense Year:  
Loss Factor:

Agent Remarks: **BANK OWNED! QUICK CLOSE POSSIBLE! CALL LISTING AGENT FOR MORE INFORMATION (773) 610-0451**

Internet Listing: **All**  
VOW AVM: **Yes**  
Listing Type: **Exclusive Right to Sell**  
Coop Comp: **2.5% -\$100.00 (on Net SP)**  
Information: **Listing Agent Must Accompany, Short Notice OK, REO/Lender Owned**  
Broker: **Troy Realty Ltd (84909)**  
List Agent: **Andre Hryn (188545)**  
Email: **andre@troyrealtyltd.com**  
Co-lister:

Remarks on Internet?: **Yes**  
VOW Comments/Reviews: **Yes**  
Address on Internet: **Yes**  
Other Compensation:  
Ph #: **(773) 792-3000**  
Ph #: **(773) 610-0451**  
Agent Alt Ph #: **(773) 610-0451**  
Ph #:

Agent Owned/Interest: **No**  
Lock Box: **None**  
Special Comp Info: **None**  
Call for Rent Roll Info: **No**  
Expiration Date:  
Team:  
Agent Addn'l Info:

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MLS #: 07909845

Prepared By: Santos Velazquez | Home Owners Realty, Inc. | 02/12/2013 08:16 AM

LOAN NUMBER					
Project Name		Completion Date		02/15/2013	
Inspection Type	Exterior	Borrower Name			
Street Address	123 Rainbow Ave Unit:PLZ 127				
City	Chicago	State	IL	Zip	60634

COMPARABLE SALE 3



Address	5493 N Milwaukee Ave, Chicago, IL - 60634
Sale Price	\$216,265
Sale Date	02/27/2012



LOAN NUMBER					
Project Name		Completion Date		02/15/2013	
Inspection Type	Exterior	Borrower Name			
Street Address	123 Rainbow Ave Unit:PLZ 127				
City	Chicago	State	IL	Zip	60634

Comparable Sale 3 - Page 1 of 1



**Office/Tech**  
Status: **CLSD**  
Area: **8011**  
Address: **5493 N Milwaukee Ave , Chicago, Illinois 60630**  
Directions: **90/94 West to exit Central right on Central to Milwaukee left to address**  
Sold by: **Laurie Ramirez (176358) / Sperry Van Ness (18283)**  
Closed: **02/27/2012**  
Off Mkt: **12/23/2011**  
CTGF:  
County: **Cook**  
Coordinates: **N:5493 W:5700**  
Year Built: **1967**  
Subtype: **Medical**  
Zoning Type: **Commercial**  
Actual Zoning: **B3-1**

MLS #: **07756614**  
List Date: **03/17/2011**  
List Dt Rec: **03/17/2011**  
Contract: **12/23/2011**  
Points:  
List. Mkt Time: **282**  
Township: **Jefferson**  
PIN #: **13082050390000 (Map)**  
Blt Before 78: **Yes**  
# Stories: **1**  
# Units:  
# Tenants:

List Price: **\$299,000**  
Orig List Price: **\$329,000**  
Sold Price: **\$216,621**  
Lease SF/Y:  
Rented Price:  
Mthly. Rnt. Price:  
Subdivision:  
Multiple PINs: **No**  
Min Rent. SF: **2500**  
Max Rent. SF: **2500**

Lot Dimensions: **30X180**  
Acreage:  
Land Sq Ft: **5500**

Approx Total Bldg SF: **2500**  
Gross Rentable Area:  
Net Rentable Area:

Estimated Cam/Sf:  
Est Tax per SF/Y:  
Lease Type:

Remarks: **FOR SALE (\$299,000) Single story brick and glass exterior. Office/medical/retail interior. 2 bathrooms. This property is ideal for a retail user with room for some renovation. Surrounding window-line can easily be installed, and the building can be subdivided. Ideal for retailer or office/medical. Steps from Jefferson Park Blue Line El and blocks from Gladstone Park Metra station.**

Approximate Age: **36-50 Years**  
Type Ownership: **Individual**  
Frontage Acc: **City Street**  
Docks/Delivery: **None**  
# Drive in Doors: **0**  
# Trailer Docks: **0**  
Geographic Locale: **Chicago Northwest**  
Location:  
Construction: **Brick**  
Building Exterior: **Brick**  
Foundation: **Block**  
Roof Structure: **Flat**  
Roof Coverings: **Rubber**  
Air Conditioning: **Central Individual**  
Heat/Ventilation: **Central Heat/Indiv Controls**  
Electrical Svcs: **101-200 Amps**  
Fire Protection: **Alarm Monitored**  
Current Use: **Commercial, Office and Research**  
Potential Use: **Commercial, Office and Research, Retail**  
Client Needs:  
Client Will:

Misc. Outside:  
# Parking Spaces: **12**  
Indoor Parking:  
Outdoor Parking: **6-12 Spaces**  
Misc. Inside:  
Floor Finish:  
Extra Storage Space Available:  
Water Drainage:  
Utilities To Site: **Electric to Site, Gas to Site, Sanitary Sewer to Site, Water to Site**  
HERS Index Score:  
Green Disc:  
Green Rating Source:  
Green Feats:  
Known Encumbrances: **None Known**  
Backup Info:  
Tenant Pays: **Other**  
Possession:  
Sale Terms:  
Investment:  
Users:

**Financial Information**

Gross Rental Income/Month: **\$0**  
Total Income/Month:  
Total Income/Annual: **0**  
Annual Net Operating Income: **\$0**  
Net Operating Income Year:  
Cap Rate:

Real Estate Taxes: **6,000**  
Tax Year: **2009**  
Total Annual Expenses: **0**  
Expense Year:  
Expense Source:  
Loss Factor:

**Agent Remarks:**

Internet Listing: **All**  
VOW AVM: **Yes**  
Listing Type: **Exclusive Right to Sell**  
Coop Comp: **3%-\$300 (on Net SP)**  
Information: **24-Hr Notice Required**  
Broker: **Sperry Van Ness (18283)**  
List Agent: **Laurie Ramirez (176358)**  
Email: **laurie.ramirez@svn.com**  
Co-lister:

Remarks on Internet?: **Yes**  
VOW Comments/Reviews: **Yes**  
Address on Internet: **Yes**  
Other Compensation:

Ph #: **(312) 676-1866**  
Ph #:  
Agent Alt Ph #:  
Ph #:

Agent Owned/Interest: **No**  
Lock Box:  
Special Comp Info: **None**  
Call for Rent Roll Info:  
Expiration Date:  
Team:

Agent Addn'l Info:

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MLS #: 07756614

Prepared By: Santos Velazquez | Home Owners Realty, Inc. | 02/12/2013 08:17 AM

LOAN NUMBER					
Project Name		Completion Date		02/15/2013	
Inspection Type	Exterior	Borrower Name			
Street Address	123 Rainbow Ave Unit:PLZ 127				
City	Chicago	State	IL	Zip	60634

COMPARABLE LISTING 1	
	
Address	5848 W Higgins Ave, Chicago, IL - 60634
Original List Price	\$163,900
Original Listing Date	07/25/2012

LOAN NUMBER					
Project Name		Completion Date		02/15/2013	
Inspection Type	Exterior	Borrower Name			
Street Address	123 Rainbow Ave Unit:PLZ 127				
City	Chicago	State	IL	Zip	60634

Comparable Listing 1 - Page 1 of 1



**Office/Tech**  
Status: **ACTV**  
Area: **8011**  
Address: **5848 W Higgins Ave , Chicago, Illinois 60630-N**  
Directions: **AUSTIN TO HIGGINS EAST TO 5848**  
Sold by:  
Closed:  
Off Mkt:  
CTGF:  
County: **Cook**  
Coordinates: **N:5000 W:5848**  
Year Built: **1966**  
Subtype: **Office**  
Zoning Type: **Office**  
Actual Zoning: **B-1**

MLS #: **08123184**  
List Date: **07/25/2012**  
List Dt Rec: **07/25/2012**  
Contract:  
Points:  
List. Mkt Time: **203**  
Township: **Jefferson**  
PIN #: **13084110260000 (Map)**  
Blt Before 78: **Yes**  
# Stories: **1**  
# Units:  
# Tenants:

List Price: **\$163,900**  
Orig List Price: **\$163,900**  
Sold Price:  
Lease SF/Y:  
Rented Price:  
Mthly. Rnt. Price:  
Subdivision:  
Multiple PINs: **No**  
Min Rent. SF: **700**  
Max Rent. SF: **1700**

Lot Dimensions: **25X120**  
Acreage: **0.07**  
Land Sq Ft: **0**

Approx Total Bldg SF: **0**  
Gross Rentable Area:  
Net Rentable Area:

Estimated Cam/Sf:  
Est Tax per SF/Y:  
Lease Type:

Remarks: **Great office location!! Perfect for an owner user or Arm Chair Investment. Currently has a tenant paying \$19,200 per year for a gross lease. Tenant might be willing to stay another three years. Parking in the rear. Sold As-IS. (OFFICE CODE 30-13)**

Approximate Age: **36-50 Years**  
Type Ownership:  
Frontage Acc: **City Street**  
Docks/Delivery:  
# Drive in Doors: **0**  
# Trailer Docks: **0**  
Geographic Locale: **Chicago Northwest**  
Location:  
Construction: **Concrete**  
Building Exterior:  
Foundation: **Concrete**  
Roof Structure: **Flat**  
Roof Coverings: **Reflective Coating**  
Air Conditioning: **Central Air, Zoned**  
Heat/Ventilation: **Forced Air, Gas**  
Electrical Svcs: **Circuit Breakers**  
Fire Protection: **Fire Extinguisher/s**  
Current Use: **Commercial, Office and Research**  
Potential Use: **Commercial, Office and Research, Retail**  
Client Needs:  
Client Will:

Misc. Outside:  
# Parking Spaces:  
Indoor Parking:  
Outdoor Parking: **Other**  
Misc. Inside:  
Floor Finish:  
Extra Storage Space Available:  
Water Drainage:  
Utilities To Site:  
HERS Index Score:  
Green Disc:  
Green Rating Source:  
Green Feats:  
Known Encumbrances:  
Backup Info:  
Tenant Pays: **Air Conditioning, Electric, Heat**  
Possession:  
Sale Terms:  
Investment: **Yes**  
Users: **Yes**  
**Walk Score®: 78 - Very Walkable**

**Financial Information**

Gross Rental Income/Month: **\$19,200**  
Total Income/Month: **1600**  
Total Income/Annual: **19200**  
Annual Net Operating Income: **\$8,954**  
Net Operating Income Year:  
Cap Rate:

Real Estate Taxes: **\$10,246.30**  
Tax Year: **2010**  
Total Annual Expenses: **0**  
Expense Year:  
Expense Source:  
Loss Factor:

Agent Remarks: **Call LA for showings 708-955-0491**

Internet Listing: **All**  
VOW AVM: **Yes**  
Listing Type: **Exclusive Right to Sell**  
Coop Comp: **2.5%-200 (on Net SP)**  
Information: **48-Hr Notice Required**  
Broker: **Pav Realtors (40290)**  
List Agent: **Anthony Giannini (403186)**  
Email: **tonyg5375@yahoo.com**  
Co-lister:

Remarks on Internet?: **Yes**  
VOW Comments/Reviews: **Yes**  
Address on Internet: **Yes**  
Other Compensation:

Ph #: **(708) 795-7100**  
Ph #: **(708) 795-7100**  
Agent Alt Ph #: **(708) 955-0491**  
Ph #:

Agent Owned/Interest: **No**  
Lock Box:  
Special Comp Info: **None**  
Call for Rent Roll Info:  
Expiration Date:  
Team:  
Agent Addn'l Info:

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MLS #: 08123184

Prepared By: Santos Velazquez | Home Owners Realty, Inc. | 02/12/2013 08:31 AM

LOAN NUMBER					
Project Name		Completion Date		02/15/2013	
Inspection Type	Exterior	Borrower Name			
Street Address	123 Rainbow Ave Unit:PLZ 127				
City	Chicago	State	IL	Zip	60634

COMPARABLE LISTING 2



Address	6108 W Gunnison St, Chicago, IL - 60634
Original List Price	\$199,900
Original Listing Date	01/03/2012

LOAN NUMBER					
Project Name		Completion Date		02/15/2013	
Inspection Type	Exterior	Borrower Name			
Street Address	123 Rainbow Ave Unit:PLZ 127				
City	Chicago	State	IL	Zip	60634

Comparable Listing 2 - Page 1 of 1



**Mixed Use**  
Status: **ACTV**  
Area: **8011**  
Address: **6108 W Gunnison St , Chicago, Illinois 60630**  
Directions: **ON GUNNISON W. OF AUSTIN**  
Sold by:  
Closed Date:  
Off Mkt Date:  
Township: **Jefferson**  
Coordinates: **N:4800 W:6108**  
Year Built: **1951**  
Zoning Type: **Commercial** PIN #: **13083250340000 (Map)**  
Actual Zoning: **RS-3** County: **Cook**  
Subtype: **Apts/Stores**  
Lot Dimensions: **73.22X100X55X100**  
Land Sq Ft: **3750**  
MLS #: **07967580**  
List Date: **01/03/2012**  
List Dt Rec: **01/03/2012**  
List. Mkt Time: **407**  
Contract:  
Points:  
Unincorporated: **No**  
Subdivision:  
Built Before 78: **Yes**  
Apx. Total SF: **1760**  
List Price: **\$179,000**  
Orig List Price: **\$199,900**  
Sold Price:  
Rented Price:  
Lease Price SF/Y: **\$10**  
Mthly. Rnt. Price:  
CTGF:  
# of Stores: **1**  
Multiple PINs: **No**  
Owners Assoc:  
Lease Type:  
Estimated Cam/Sf:  
Est Tax per SF/Y:

Remarks: **BANK OWNED PROPERTY. BUSINESS AREA & LIVING QUARTER EACH HAVE THEIR OWN BATHROOM AND UTILITIES. DETACHED 2 CAR GARAGE. AS IS CONDITION. QUICK RESPONSE TO OFFERS. CONTACT L.A. FOR DETAILS. AS IS CONDITION. WELL KEPT. CLEAN BUILDING. (6108-6110). BUYER RESPONSIBLE FOR ALL CITY INSPECTIONS. PRE-APPROVAL/VERIFICATION OF FUNDING WITH OFFER.SOLD AS IS!**

Total # Units: **2** Total # Tenants:  
# Dishwashers: # Washers:  
# Disposals: # Fireplaces:  
Total # Apartments: **1** Total # Offices: **0** Total # Stories: **1**  
# Dryers: W/D Leased?:  
# Refrigerators: # Window AC: # Ranges:

Approx Age: **36-50 Years** Roof Structure: **Flat** Water Drainage:  
Type Ownership: Roof Coverings: **Tar and Gravel** Utilities To Site:  
Frontage/Access: Docks/Delivery: Tenant Pays: **Air Conditioning, Electric, Heat, Scavenger, Water/Sewer**  
Current Use: **Commercial** Misc. Outside: Equipment:  
Potential Use: # Parking Spaces: **2** HERS Index Score:  
Client Needs: # Garages: Green Disc:  
Client Will: Indoor Parking: Green Rating Source:  
Known Encumbrances: Outdoor Parking: Green Feats:  
Location: Misc. Inside: Backup Info:  
Geographic Locale: **Northwest Suburban** Floor Finish: Sale Terms:  
Construction: **Brick** Air Conditioning: **Window Unit/s** Possession:  
Exterior: **Brick** Electricity: **Circuit Breakers** **Walk Score@: 68 - Somewhat Walkable**  
Foundation: **Concrete** Heat/Ventilation: **Gas**

Total Monthly Income: **0** Individual Spaces (Y/N): Electricity Expense (\$/src): **\$0/**  
Real Estate Taxes: **\$5,125** Total Annual Income: **0** Water Expense (\$/src): **\$0/**  
Expense Source: Tax Year: **2011** Scavenger Expense (\$/src): **\$0/**  
Annual Net Operating Income: **\$0** Expense Year: Insurance Expense (\$/src): **\$0/**  
Cap Rate: Fuel Expense (\$/src): **\$0/** Other Expense (\$/src): **\$0/**

Agent Remarks: **EASY TO SHOW-SHORT NOTICE OK.**

Internet Listing: **All** Remarks on Internet?: **Yes** Agent Owned/Interest: **No**  
VOW AVM: **Yes** VOW Comments/Reviews: **Yes** Lock Box: **None**  
Listing Type: **Exclusive Right to Sell** Address on Internet: **Yes** Special Comp Info: **None**  
Coop Comp: **2.5%-\$200.00 (on Net SP)** Other Compensation:  
Information: **REO/Lender Owned** Ph #: **(847) 571-6248**  
Broker: **Northside Realty Inc. (15503)** Ph #: **(773) 463-7040**  
List Agent: **Saima Causevic (120396)** Agent Alt Ph #:   
Email: **saimacausevic@hotmail.com** Ph #:   
Co-lister:   
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MLS #: 07967580 Prepared By: Santos Velazquez | Home Owners Realty, Inc. | 02/12/2013 08:31 AM

LOAN NUMBER					
Project Name		Completion Date		02/15/2013	
Inspection Type	Exterior	Borrower Name			
Street Address	123 Rainbow Ave Unit:PLZ 127				
City	Chicago	State	IL	Zip	60634

COMPARABLE LISTING 3



Address	5632 W Lawrence Ave, Chicago, IL - 60634
Original List Price	\$199,000
Original Listing Date	09/19/2012



LOAN NUMBER					
Project Name		Completion Date		02/15/2013	
Inspection Type	Exterior	Borrower Name			
Street Address	123 Rainbow Ave Unit:PLZ 127				
City	Chicago	State	IL	Zip	60634

Comparable Listing 3 - Page 1 of 1



**Office/Tech**  
Status: **TEMP**  
Area: **8015**  
Address: **5632 W Lawrence Ave , Chicago, Illinois 60630**  
Directions: **West on Lawrence, just past Central Ave**  
Sold by:  
Closed:  
Off Mkt: **11/27/2012**  
CTGF:  
County: **Cook**  
Coordinates: **N:4800 W:5600**  
Year Built: **1960**  
Subtype: **Medical, Office**  
Zoning Type: **Office**  
Actual Zoning: **B1-1**

MLS #: **08162759**  
List Date: **09/19/2012**  
List Dt Rec: **09/19/2012**  
Contract:  
Points:  
List. Mkt Time: **147**  
Township: **Jefferson**  
PIN #: **13084320360000 (Map)**  
Blt Before 78: **Yes**  
# Stories: **1**  
# Units:  
# Tenants:

List Price: **\$199,000**  
Orig List Price: **\$199,000**  
Sold Price:  
Lease SF/Y:  
Rented Price:  
Mthly. Rnt. Price:  
Subdivision:  
Multiple PINs: **No**  
Min Rent. SF: **0**  
Max Rent. SF: **0**

Lot Dimensions: **50X132**  
Acreage: **0.15**  
Land Sq Ft: **6600**

Approx Total Bldg SF: **2200**  
Gross Rentable Area:  
Net Rentable Area:

Estimated Cam/Sf:  
Est Tax per SF/Y:  
Lease Type:

Remarks: **This free-standing neighborhood office building is located in Jefferson Park, just west of the Kennedy Expressway (I-90). A former medical office, the property was renovated within the last five years. The interior is built out with a reception area, a file room, 2 private offices and 4 patient rooms that can be converted to private offices. A prominent sign and brick facade help to make this location highly visible**

Approximate Age: **Older**  
Type Ownership:  
Frontage Acc:  
Docks/Delivery:  
# Drive in Doors: **0**  
# Trailer Docks: **0**  
Geographic Locale: **Chicago Northwest**  
Location: **Mixed Use Area, Free Standing/Urban**  
Construction: **Brick**  
Building Exterior:  
Foundation:  
Roof Structure:  
Roof Coverings:  
Air Conditioning: **Central Air**  
Heat/Ventilation: **Central Bldg Heat**  
Electrical Svcs: **Other/Unknown**  
Fire Protection: **Fire Extinguisher/s**  
Current Use:  
Potential Use: **Commercial, Office and Research**  
Client Needs:  
Client Will:

Misc. Outside:  
# Parking Spaces:  
Indoor Parking:  
Outdoor Parking:  
Misc. Inside:  
Floor Finish:  
Extra Storage Space Available:  
Water Drainage:  
Utilities To Site:  
HERS Index Score:  
Green Disc:  
Green Rating Source:  
Green Feats:  
Known Encumbrances:  
Backup Info:  
Tenant Pays: **Varies by Tenant**  
Possession:  
Sale Terms:  
Investment:  
Users:  
**Walk Score®: 72 - Very Walkable**

**Financial Information**

Gross Rental Income/Month: **\$0**  
Total Income/Month:  
Total Income/Annual: **0**  
Annual Net Operating Income: **\$0**  
Net Operating Income Year:  
Cap Rate:

Real Estate Taxes: **\$14,144**  
Tax Year: **2011**  
Total Annual Expenses: **0**  
Expense Year:  
Expense Source:  
Loss Factor:

Agent Remarks: **For additional information or to schedule a showing, please contact Greg Block at 312-338-3002.**

Internet Listing: **None**  
VOW AVM: **No**  
Listing Type: **Exclusive Right to Sell**  
Coop Comp: **2.0% (on Gross SP)**  
Information: **48-Hr Notice Required**  
Broker: **Millennium Properties RE, Inc. (14652)**  
List Agent: **Gregory Block (144565)**  
Email: **gblock@mpirealestate.com**  
Co-lister:

Remarks on Internet?: **No**  
VOW Comments/Reviews: **No**  
Address on Internet: **No**  
Other Compensation:

Ph #: **(312) 338-3000**

Ph #: **(312) 338-3002**

Agent Alt Ph #:  
Ph #:

Agent Owned/Interest: **No**  
Lock Box:  
Special Comp Info: **None**  
Call for Rent Roll Info:  
Expiration Date:

Team:

Agent Addn'l Info:

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MLS #: 08162759

Prepared By: Santos Velazquez | Home Owners Realty, Inc. | 02/12/2013 08:31 AM



LOAN NUMBER					
Project Name		Completion Date		02/15/2013	
Inspection Type	Exterior	Borrower Name			
Street Address	123 Rainbow Ave Unit:PLZ 127				
City	Chicago	State	IL	Zip	60634

COMPARABLE LEASE 1





LOAN NUMBER					
Project Name		Completion Date		02/15/2013	
Inspection Type	Exterior	Borrower Name			
Street Address	123 Rainbow Ave Unit:PLZ 127				
City	Chicago	State	IL	Zip	60634

Comparable Lease 1 - Page 1 of 1



<b>Retail/Stores</b>	MLS #: <b>08221282</b>	List Price: <b>\$159,900</b>
Status: <b>CLSD</b>	List Date: <b>11/13/2012</b>	Orig List Price: <b>\$159,900</b>
Area: <b>8015</b>	List Dt Rec: <b>11/16/2012</b>	Sold Price: <b>\$153,000</b>
Address: <b>5754 W Belmont Ave , Chicago, Illinois 60634</b>		
Directions: <b>Belmont west to the property</b>		
Sold by: <b>Tiffany Toy (130618) / Lucky Land Realty, Inc. (14943)</b>	List. Mkt Time: <b>3</b>	Rented Price:
Closed Date: <b>12/03/2012</b>	Contract: <b>11/15/2012</b>	Lease Price SF/Y:
Off Mkt Date: <b>11/15/2012</b>	Points:	Mthly. Rnt. Price:
Township: <b>North Chicago</b>	Unincorporated:	CTGF:
Coordinates: <b>N:3200 W:5754</b>	Subdivision:	County: <b>Cook</b>
Year Built: <b>1960</b>		
Zoning Type: <b>Retail</b>		
Actual Zoning: <b>B2</b>		
Subtype: <b>Restaurant</b>		
Lot Dimensions: <b>25X125</b>	Apx. Tot. Bldg SF: <b>1300</b>	PIN #: <b>13204280231</b>
Land Sq Ft: <b>3125</b>	Gross Rentbl. Area:	Multiple PINs: <b>No</b>
Net Rentable Area:	# Tenants:	Min Rentbl. SF: <b>0</b>
	Estimated Cam/Sf:	Max Rentbl. SF: <b>0</b>
		# Stories: <b>1</b>
		# Units:
		Lease Type:
		Est Tax per SF/Y:

Remarks: **property sold before print**

Approximate Age: **Older**  
Type Ownership:  
Frontage Acc:  
Current Use:  
Potential Use:  
Known Encumbrances:  
Client Needs:  
Client Will:  
Location:  
Geographic Locale: **Chicago North**  
# Drive in Doors: **0**  
# Trailer Docks: **0**  
Ceiling Height:

Construction:  
Exterior:  
Foundation:  
Roof Structure:  
Roof Coverings:  
Docks:  
Misc. Outside:  
# Parking Spaces:  
Indoor Parking:  
Outdoor Parking:  
Extra Storage Space Available:  
Misc. Inside:  
Floor Finish:

Air Conditioning: **Central Air**  
Electricity: **Circuit Breakers**  
Heat/Ventilation: **Ceiling Units, Forced Air**  
Fire Protection: **Fire Extinguisher/s**  
Water Drainage:  
Utilities To Site:  
Tenant Pays: **Air Conditioning, Common Area Maintenance, Electric, Heat, Janitorial**  
HERS Index Score:  
Green Disc:  
Green Rating Source:  
Green Feats:  
Backup Info:  
Sale Terms:  
Possession:  
**Walk Score@: 80 - Very Walkable**

**Financial Information**  
Gross Rental Income/Month: **\$0**  
Annual Net Operating Income: **\$0**  
Real Estate Taxes: **\$12,410**  
Tax Year: **2011**

Individual Spaces (Y/N):  
Total Income/Month:  
Net Operating Income Year:  
Total Annual Expenses: **0**  
Expense Source:

Total Building (Y/N):  
Total Income/Annual: **0**  
Cap Rate:  
Expense Year:  
Loss Factor:

Agent Remarks:

Internet Listing: **All**  
VOW AVM: **No**  
Listing Type: **Exclusive Right to Sell**  
Coop Comp: **2.5%-100 (on Net SP)**  
Information: **24-Hr Notice Required**  
Broker: **Lucky Land Realty, Inc. (14943)**  
List Agent: **Tiffany Toy (130618)**  
Email: **luckylandrealty282000@yahoo.com**  
Co-lister:

Remarks on Internet?: **Yes**  
VOW Comments/Reviews: **No**  
Address on Internet: **Yes**  
Other Compensation:  
Ph #: **(312) 842-0828**  
Ph #: **(312) 399-3338**  
Agent Alt Ph #:  
Ph #:

Agent Owned/Interest: **No**  
Lock Box:  
Special Comp Info: **None**  
Call for Rent Roll Info:  
Expiration Date:  
Team:  
Agent Addn'l Info:

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MLS #: 08221282

Prepared By: Santos Velazquez | Home Owners Realty, Inc. | 02/12/2013 08:16 AM

LOAN NUMBER					
Project Name		Completion Date		02/15/2013	
Inspection Type	Exterior	Borrower Name			
Street Address	123 Rainbow Ave Unit:PLZ 127				
City	Chicago	State	IL	Zip	60634

COMPARABLE LEASE 2



LOAN NUMBER					
Project Name		Completion Date		02/15/2013	
Inspection Type	Exterior	Borrower Name			
Street Address	123 Rainbow Ave Unit:PLZ 127				
City	Chicago	State	IL	Zip	60634

Comparable Lease 2 - Page 1 of 1



**Retail/Stores**  
Status: **CLSD**  
Area: **8010**  
Address: **6544 W Higgins Ave , Chicago, Illinois 60656-2161**  
Directions: **ON HIGGINS BETWEEN NAGLE AND HARLEM**  
Sold by: **Jan Pasternak (120762) / Troy Realty Ltd (84909)**  
Closed Date: **07/23/2012**  
Off Mkt Date: **06/14/2012**  
Township: **Jefferson**  
Coordinates: **N:5500 W:6544**  
Year Built: **1958**  
Zoning Type: **Retail**  
Actual Zoning: **B1-1**  
Subtype: **Neighborhood Storefront**  
Lot Dimensions: **25 X 125**  
Land Sq Ft: **3100**  
Net Rentable Area:

MLS #: **07909845**  
List Date: **09/22/2011**  
List Dt Rec: **09/23/2011**  
List. Mkt Time: **267**  
Contract: **06/14/2012**  
Points:  
Unincorporated: **No**  
Subdivision:

List Price: **\$230,000**  
Orig List Price: **\$230,000**  
Sold Price: **\$202,500 (F)**  
Rented Price:  
Lease Price SF/Y:  
Mthly. Rnt. Price:  
CTGF:  
County: **Cook**  
PIN #: **1307218030**  
Multiple PINs: **No**  
Min Rentbl. SF: **2700**  
Max Rentbl. SF: **2700**  
# Stories: **1**  
# Units: **1**  
Lease Type:  
Est Tax per SF/Y:

Remarks: **Move-in ready. Perfect for office, retail store or warehouse. Everything is new. Gleaming hardwood floors in the front area that features 1200 sq. ft. of display showroom, reception area, two private offices, computer/copier room, kitchen and bathroom w/ shower. Back area consists of over 1500 sq. ft. of warehouse space. 12 feet high with drive-in back door and 2 ceiling mounted space heaters.**

Approximate Age: **36-50 Years**  
Type Ownership: **Corporation**  
Frontage Acc: **City Street**  
Current Use: **Commercial**  
Potential Use: **Commercial, Office and Research, Retail**  
Known Encumbrances:  
Client Needs: **Cash**  
Client Will:  
Location: **Mixed Use Area, Public Transport Avail**  
Geographic Locale: **Chicago Northwest**  
# Drive in Doors: **1**  
# Trailer Docks: **0**  
Ceiling Height: **12**

Construction: **Brick**  
Exterior: **Brick**  
Foundation: **Concrete**  
Roof Structure: **Flat**  
Roof Coverings: **Rubber**  
Docks: **None, Drive-in Doors, Service Entrance**  
Misc. Outside: **Security System**  
# Parking Spaces: **2**  
Indoor Parking: **1-5 Spaces, Heated, Secured**  
Outdoor Parking: **1-5 Spaces**  
Extra Storage Space Available: **No**  
Misc. Inside: **Overhead Door(s), Private Restroom (s), Storage Inside, Pre-wired PC Network**  
Floor Finish: **Concrete, Wood**

Air Conditioning: **Central Air**  
Electricity: **101-200 Amps**  
Heat/Ventilation: **Ceiling Units, Central Heat/Indiv Controls, Forced Air, Gas**  
Fire Protection: **Alarm Monitored, Fire Extinguisher/s, Smoke or Fire Protectors**  
Water Drainage:  
Utilities To Site:  
Tenant Pays: **Air Conditioning, Electric, Heat, Janitorial**  
HERS Index Score:  
Green Disc:  
Green Rating Source:  
Green Feats:  
Backup Info:  
Sale Terms: **Conventional, Cash Only**  
Possession: **Closing**  
**Walk Score@: 48 - Car-Dependent**

**Financial Information**

Gross Rental Income/Month: **\$0**  
Annual Net Operating Income: **\$0**  
Real Estate Taxes: **\$12,865**  
Tax Year: **2009**

Individual Spaces (Y/N):  
Total Income/Month:  
Net Operating Income Year:  
Total Annual Expenses: **0**  
Expense Source:

Total Building (Y/N):  
Total Income/Annual: **0**  
Cap Rate:  
Expense Year:  
Loss Factor:

Agent Remarks: **BANK OWNED! QUICK CLOSE POSSIBLE! CALL LISTING AGENT FOR MORE INFORMATION (773) 610-0451**

Internet Listing: **All**  
VOW AVM: **Yes**  
Listing Type: **Exclusive Right to Sell**  
Coop Comp: **2.5% -\$100.00 (on Net SP)**  
Information: **Listing Agent Must Accompany, Short Notice OK, REO/Lender Owned**  
Broker: **Troy Realty Ltd (84909)**  
List Agent: **Andre Hryn (188545)**  
Email: **andre@troyrealtyltd.com**  
Co-lister:

Remarks on Internet?: **Yes**  
VOW Comments/Reviews: **Yes**  
Address on Internet: **Yes**  
Other Compensation:  
Ph #: **(773) 792-3000**  
Ph #: **(773) 610-0451**  
Agent Alt Ph #: **(773) 610-0451**  
Ph #:

Agent Owned/Interest: **No**  
Lock Box: **None**  
Special Comp Info: **None**  
Call for Rent Roll Info: **No**  
Expiration Date:  
Team:  
Agent Addn'l Info:

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MLS #: 07909845

Prepared By: Santos Velazquez | Home Owners Realty, Inc. | 02/12/2013 08:16 AM

LOAN NUMBER					
Project Name		Completion Date		02/15/2013	
Inspection Type	Exterior	Borrower Name			
Street Address	123 Rainbow Ave Unit:PLZ 127				
City	Chicago	State	IL	Zip	60634

COMPARABLE LEASE 3



LOAN NUMBER					
Project Name		Completion Date		02/15/2013	
Inspection Type	Exterior	Borrower Name			
Street Address	123 Rainbow Ave Unit:PLZ 127				
City	Chicago	State	IL	Zip	60634

Comparable Lease 3 - Page 1 of 1



**Office/Tech**  
Status: **CLSD**  
Area: **8011**  
Address: **5493 N Milwaukee Ave , Chicago, Illinois 60630**  
Directions: **90/94 West to exit Central right on Central to Milwaukee left to address**  
Sold by: **Laurie Ramirez (176358) / Sperry Van Ness (18283)**  
Closed: **02/27/2012**  
Off Mkt: **12/23/2011**  
CTGF:  
County: **Cook**  
Coordinates: **N:5493 W:5700**  
Year Built: **1967**  
Subtype: **Medical**  
Zoning Type: **Commercial**  
Actual Zoning: **B3-1**

MLS #: **07756614**  
List Date: **03/17/2011**  
List Dt Rec: **03/17/2011**  
Contract: **12/23/2011**  
Points:  
List. Mkt Time: **282**  
Township: **Jefferson**  
PIN #: **13082050390000 (Map)**  
Blt Before 78: **Yes**  
# Stories: **1**  
# Units:  
# Tenants:

List Price: **\$299,000**  
Orig List Price: **\$329,000**  
Sold Price: **\$216,621**  
Lease SF/Y:  
Rented Price:  
Mthly. Rnt. Price:  
Subdivision:  
Multiple PINs: **No**  
Min Rent. SF: **2500**  
Max Rent. SF: **2500**

Lot Dimensions: **30X180**  
Acreage:  
Land Sq Ft: **5500**

Approx Total Bldg SF: **2500**  
Gross Rentable Area:  
Net Rentable Area:

Estimated Cam/Sf:  
Est Tax per SF/Y:  
Lease Type:

Remarks: **FOR SALE (\$299,000) Single story brick and glass exterior. Office/medical/retail interior. 2 bathrooms. This property is ideal for a retail user with room for some renovation. Surrounding window-line can easily be installed, and the building can be subdivided. Ideal for retailer or office/medical. Steps from Jefferson Park Blue Line El and blocks from Gladstone Park Metra station.**

Approximate Age: **36-50 Years**  
Type Ownership: **Individual**  
Frontage Acc: **City Street**  
Docks/Delivery: **None**  
# Drive in Doors: **0**  
# Trailer Docks: **0**  
Geographic Locale: **Chicago Northwest**  
Location:  
Construction: **Brick**  
Building Exterior: **Brick**  
Foundation: **Block**  
Roof Structure: **Flat**  
Roof Coverings: **Rubber**  
Air Conditioning: **Central Individual**  
Heat/Ventilation: **Central Heat/Indiv Controls**  
Electrical Svcs: **101-200 Amps**  
Fire Protection: **Alarm Monitored**  
Current Use: **Commercial, Office and Research**  
Potential Use: **Commercial, Office and Research, Retail**  
Client Needs:  
Client Will:

Misc. Outside:  
# Parking Spaces: **12**  
Indoor Parking:  
Outdoor Parking: **6-12 Spaces**  
Misc. Inside:  
Floor Finish:  
Extra Storage Space Available:  
Water Drainage:  
Utilities To Site: **Electric to Site, Gas to Site, Sanitary Sewer to Site, Water to Site**  
HERS Index Score:  
Green Disc:  
Green Rating Source:  
Green Feats:  
Known Encumbrances: **None Known**  
Backup Info:  
Tenant Pays: **Other**  
Possession:  
Sale Terms:  
Investment:  
Users:

**Financial Information**

Gross Rental Income/Month: **\$0**  
Total Income/Month:  
Total Income/Annual: **0**  
Annual Net Operating Income: **\$0**  
Net Operating Income Year:  
Cap Rate:

Real Estate Taxes: **6,000**  
Tax Year: **2009**  
Total Annual Expenses: **0**  
Expense Year:  
Expense Source:  
Loss Factor:

**Agent Remarks:**

Internet Listing: **All**  
VOW AVM: **Yes**  
Listing Type: **Exclusive Right to Sell**  
Coop Comp: **3%-\$300 (on Net SP)**  
Information: **24-Hr Notice Required**  
Broker: **Sperry Van Ness (18283)**  
List Agent: **Laurie Ramirez (176358)**  
Email: **laurie.ramirez@svn.com**  
Co-lister:

Remarks on Internet?: **Yes**  
VOW Comments/Reviews: **Yes**  
Address on Internet: **Yes**  
Other Compensation:

Ph #: **(312) 676-1866**  
Ph #:  
Agent Alt Ph #:  
Ph #:

Agent Owned/Interest: **No**  
Lock Box:  
Special Comp Info: **None**  
Call for Rent Roll Info:  
Expiration Date:  
Team:

Agent Addn'l Info:

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MLS #: 07756614

Prepared By: Santos Velazquez | Home Owners Realty, Inc. | 02/12/2013 08:17 AM