

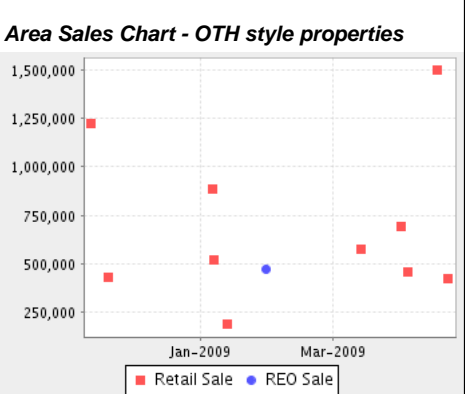
# Intelligent Property Report



**Subject** 1424 LAGUNA ST UNIT B, SANTA BARBARA CA 93101-1265  
**Value Type:** PV  
**Creation Date:** 05/13/2009  
**As Of Date:**

Subject Valuation	
<b>Estimated Value:</b>	<b>\$655,400</b>
<b>Confidence Score:</b>	<b>73%</b>
<b>Value Range:</b>	<b>\$524,300 to \$786,500</b>
<b>Est. Value Change - Last Yr:</b>	<b>-\$136,857</b>
<b>Est. Value Change - Next Qtr:</b>	<b>-\$79,702</b>

Neighborhood Area Intel	
<b>Total Property Count:</b>	10,128
<b>Area Analysis</b>	
<i>(Based upon CND type properties in the subject's neighborhood area over the previous 1 year)</i>	
<b>Property Sales Count:</b>	333
<b>Percent Company Owned:</b>	0.00%
<b>Percent Non-Owner Occupied:</b>	41.44%
	Subject    Min    Avg    Max
<b>Sale Price</b>	\$655,400    \$43,479    \$309,754    \$1,222,500
<b>Main Sq Ft</b>	0    442    1,054    1,730
<b>Year Built</b>	1930    1953    1984
<b>Lot Area</b>	0.01    0.11    1.00
<b>Price per Sq Ft</b>	\$26.00    \$337.00    \$1,069.00
<b>Bedrooms</b>	0    1    2.00    27
<b>Bathrooms</b>	0.00    1.00    1.00    3.00
<b>Bsmnt Sq Ft</b>	0
<b>Basement Finished Sq Ft</b>	0

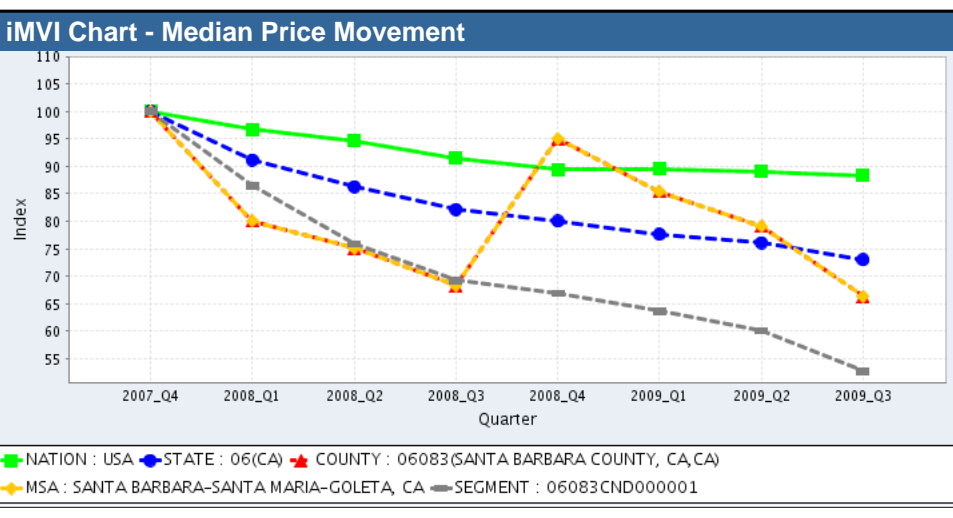
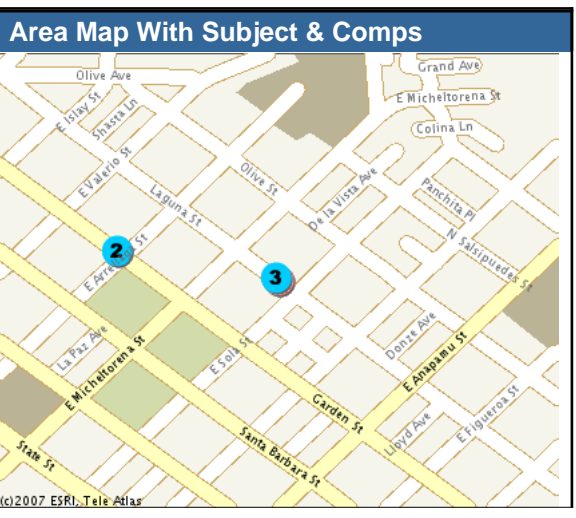


Comparable Sales				
	Subject	Comparable 1	Comparable 2	Comparable 3
<b>Address</b>	1424 LAGUNA ST UNIT B, SANTA BARBARA CA 93101-1265	1600 GARDEN ST APT 35, SANTA BARBARA, CA 93101	1600 GARDEN ST APT 26, SANTA BARBARA, CA 93101	1430 LAGUNA ST UNIT D, SANTA BARBARA, CA 93101
<b>Distance (miles)</b>		0.20	0.20	0.00
<b>Subdivision</b>	SANTA BARBARA	MISSION GARDENS	MISSION GARDENS	SANTA BARBARA
<b>APN</b>	02958002	02729020	02729011	02958012
<b>Census Tract</b>	06083000400	06083000400	06083000400	06083000400
<b>Distressed Flags</b>				

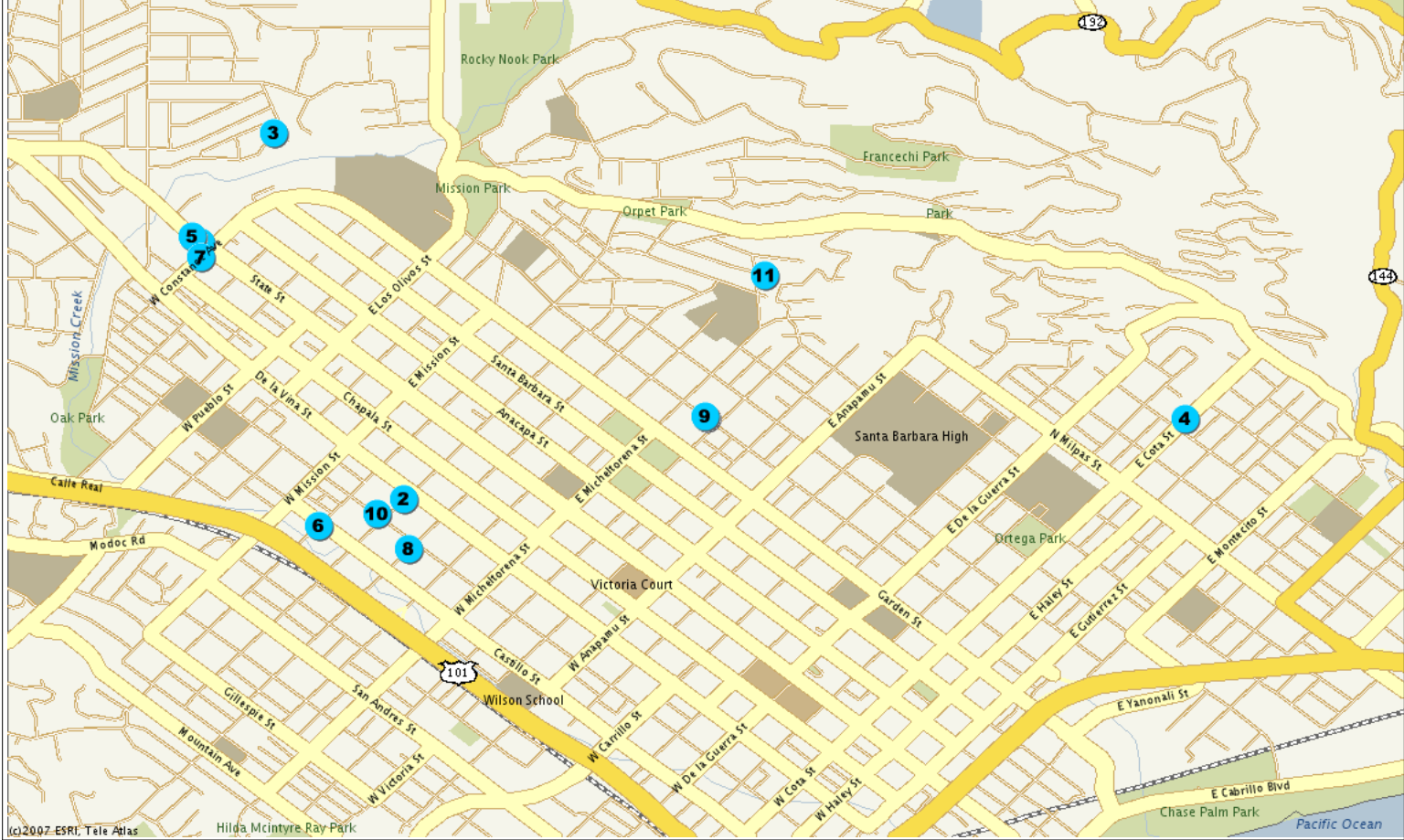
Value History				
<b>Time-adjusted Value</b>		\$450,500	\$462,500	\$884,000
<b>Total Adjustments</b>		\$0	\$0	\$0
<b>Last Sale Price</b>	\$1,015,000	\$450,500	\$462,500	\$884,000
<b>Last Sale Date</b>	03/10/2006	08/21/2008	06/03/2008	01/06/2009
<b>Prior Sale Price</b>		\$595,000		\$889,500
<b>Prior Sale Date</b>		11/15/2005		02/08/2007
<b>List Price</b>				
<b>List Date</b>				
<b>Days on Market</b>	0	0	0	0
<b>PSF (current)</b>				
<b>PSF (list)</b>				

Assessor Details				
<b>Assessed Value</b>	\$883,000	\$605,000	\$174,334	\$907,290
<b>Year</b>	2007	2007	2007	2007
<b>Land Value</b>	\$348,000	\$305,000	\$68,217	\$408,000
<b>Property Improvements</b>	\$535,000	\$300,000	\$106,117	\$499,290

Property Details				
<b>Style</b>	Property Type	CND	CND	CND
	Design Style	OTH	OTH	OTH
	Manufactured			
<b>Interior</b>	Finished Square Feet	0	0	0
	Basement SqFt	0	0	0
	Bsmnt Fnsh SqFt	0	0	0
	Bedrooms	0	0	0
	Bathrooms	0.00	0.00	0.00
<b>Exterior</b>	Lot Size (acres)			
<b>Amenities</b>	Fireplaces	0	0	0
	Pool	No	No	No
<b>Garage</b>	Garage Spaces	0	0	0
	Garage Type			
<b>Year Built</b>				
<b>Owner</b>	EVERGERBER TRUST 11/30/05	US BANK NA ARMT 2006-1 TR	YORK, TRACY	KRAUSKOPF, STEVEN M TRUST



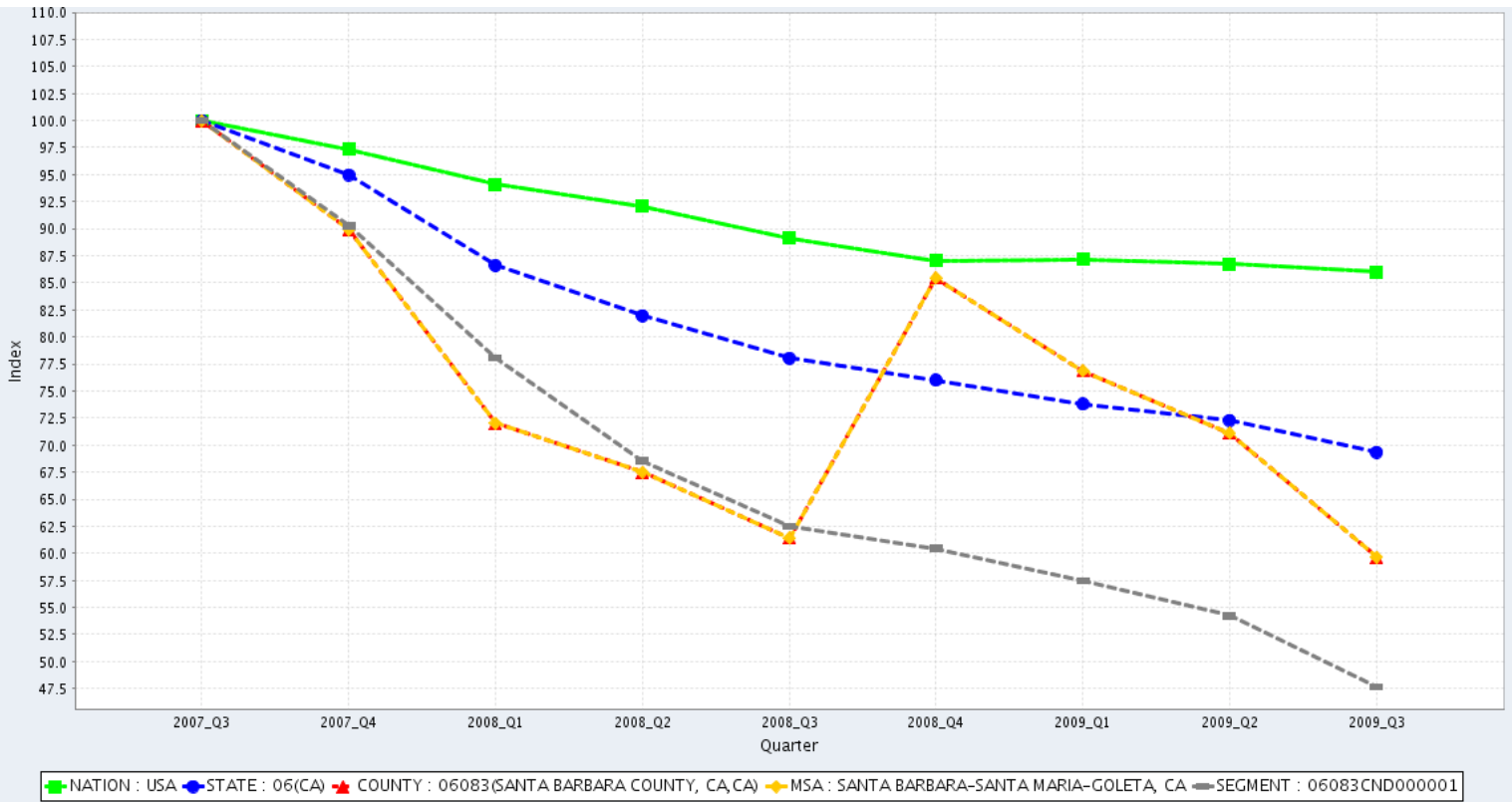
## Area Recent Sales Report:



	Address	Dist. (miles)	Last Sale Price	Last Sale Date	Main Sqft	Lot Size (acres)	Beds	Bath	Year Built	Prop Style
S	1424 LAGUNA ST UNIT B, SANTA BARBARA, CA 93101	0	\$1,015,000	03/10/2006	0		0	0.00		OTH
1	2621 STATE ST APT 2, SANTA BARBARA, CA 93105	1.00	\$425,000	04/21/2009	0		0	0.00		OTH
2	222 W ISLAY ST, SANTA BARBARA, CA 93101	0.71	\$1,500,000	04/16/2009	1748	0.21	4	2.00	1920	OTH
3	2727 MIRADERO DR APT 110, SANTA BARBARA, CA 93105	1.00	\$460,000	04/03/2009	1063		2	2.00		OTH
4	1133 E COTA ST APT C, SANTA BARBARA, CA 93103	1.00	\$691,600	03/31/2009	0	0.03	0	0.00		OTH
5	2648 STATE ST APT 28, SANTA BARBARA, CA 93105	1.00	\$573,000	03/13/2009	0		0	0.00		OTH
6	407 W PEDREGOSA ST APT 9, SANTA BARBARA, CA 93101	0.91	\$472,000	01/30/2009	1300		27	2.00		OTH
7	26 W CONSTANCE AVE UNIT 8, SANTA BARBARA, CA 93105	1.00	\$187,000	01/13/2009	0		0	0.00		OTH
8	319 W VALERIO ST APT 5, SANTA BARBARA, CA 93101	0.75	\$520,000	01/07/2009	0		0	0.00		OTH
9	1430 LAGUNA ST UNIT D, SANTA BARBARA, CA 93101	0.00	\$884,000	01/06/2009	0		0	0.00		OTH
10	1815 BATH ST APT 6, SANTA BARBARA, CA 93101	0.78	\$430,000	11/21/2008	0		0	0.00		OTH
11	1536 LOMA ST APT C, SANTA BARBARA, CA 93103	0.41	\$1,222,500	11/13/2008	0		0	0.00		OTH

Recent Sales Price Summary	Low	Average	High
	\$187,000	\$669,555	\$1,500,000

## iMVI - Median Price Movement - Retail



% Quarter to Quarter Change		2007_Q3 (Base)	2007_Q4	2008_Q1	2008_Q2	2008_Q3	2008_Q4	2009_Q1	2009_Q2 (Curr)	2009_Q3 (Proj)
NATION	USA	0.0000 %	-2.6538 %	-3.3402 %	-2.1395 %	-3.2306 %	-2.3513 %	0.1584 %	-0.4975 %	-0.8084 %
STATE	06(CA)	0.0000 %	-5.0271 %	-8.8347 %	-5.3444 %	-4.8053 %	-2.5791 %	-2.9238 %	-2.0165 %	-4.0898 %
COUNTY	06083(SANTA BARBARA COUNTY, CA,CA)	0.0000 %	-10.0891 %	-19.9175 %	-6.2354 %	-9.0052 %	39.1021 %	-10.0705 %	-7.4655 %	-16.1356 %
MSA	SANTA BARBARA-SANTA MARIA-GOLETA, CA	0.0000 %	-10.0891 %	-19.9175 %	-6.2354 %	-9.0052 %	39.1021 %	-10.0705 %	-7.4655 %	-16.1356 %
SEGMENT	06083CND000001	0.0000 %	-9.7200 %	-13.5357 %	-12.1957 %	-8.8124 %	-3.2800 %	-4.8966 %	-5.6706 %	-12.1704 %

Quarter Scoring Indicator (Volatility) 5.6706 %

Year Scoring Indicator (Volatility) 13.2320 %

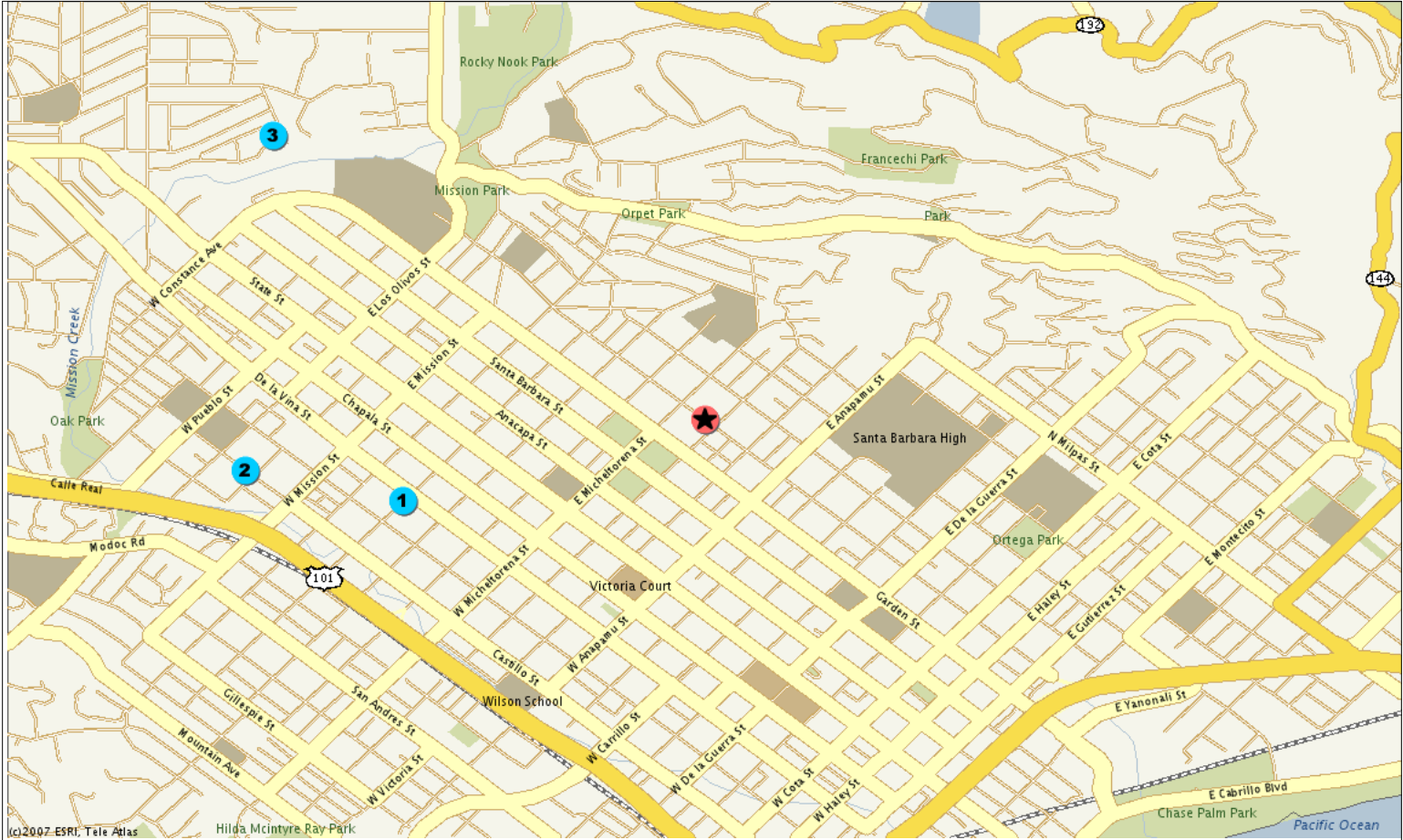
**Volatility Legend**  
 (Arrow direction indicates trend direction and color indicates level of volatility on a percentage basis)

- Low <= 0.5%
- Moderate .51% to 2.0%
- High > 2.0%

**Quarter Scoring:** The percent change in value between the current quarter and the previous

**Year Scoring:** The percent change in value from between the current quarter and previous 12 months. This is a rolling 12 month indicator, not per calendar year.

## Area Active Listing Report:



	Listing Num	List Price	Address	Listing Date	Days On Marke	Distance (miles)	Main Sqft	Lot Size (acres)	Beds	Baths	Year Built	Prop Style
1	08-4360	\$ 1,849,000	222 W ISLAY ST, SANTA BARBARA, CA 93101	12/09/2008	155	0.71	1748	0.21	4	2.00	1920	OTH
2	09-1132	\$ 449,000	2117 CASTILLO ST APT B, SANTA BARBARA, CA 93105	03/30/2009	44	1.00	0	null	1	1.00	null	OTH
3	09-745	\$ 410,000	2727 MIRADERO DR APT 203, SANTA BARBARA, CA 93105	03/04/2009	70	1.00	0	null	2	2.00	null	OTH

Active Listing Price Summary		
Low	Average	High
\$410,000	\$902,667	\$1,849,000

## Competitive Market Climate

<b>5</b>	<b>Active Listing(s)</b>	<b>\$1,995,00</b>	to	<b>\$3,500,00</b>
<b>Average List</b>	<b>\$2,748,800</b>	<b>Median List Price:</b>	<b>\$2,750,000</b>	

<b>6</b>	<b>Homes sold within 0.5 miles in last 6 months</b>	<b>\$712,500</b>	to	<b>\$2,595,00</b>
<b>Average List</b>	<b>\$1,197,41</b>	<b>Median List Price:</b>	<b>\$878,500</b>	

<b>1</b>	<b>Homes to be sold in next 30 days that are in average condition</b>
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<b>Average Days on Market in Area: Same Property Type</b>	
<i>During Last 6 Months:</i>	<b>193</b>
<i>During Last 12 Months:</i>	<b>150</b>