

WILLIAM J. GAYDOS & ASSOC.

Real Estate Appraisers & Consultants

Date: 06-30-09

9919 Stoughton Ave.

Cleveland, Ohio 44104

Re: 9919 Stoughton Ave.

Cleveland, Ohio 44104

Permanent Parcel # 128-13-033

Short legal Description: 425 Marshall 0017 All

Owner: Mattox

Dear Mrs. Mattox,

In accordance with your request, I have personally made an EXTERIOR INSPECTION FROM THE STREET the above cited subject property for the purpose of providing you with an estimate of the subject market value as defined herein, and subject to the attached assumptions and limiting conditions.

Per your request, this is a LIMITED SCOPE VALUE ESTIMATE, based on exterior viewing from the street only with improvement data obtained from public record and discussion with you, which are assumed correct.

It is my opinion that the estimated fair market value of the above cited subject's unencumbered fee simple estate (subject to typical utility easements & governmental restrictions) as of as of June 6, 2009 is a range in value of \$18,000 to \$25,000 with the final value estimate being \$22,000 (Twenty Two Thousand Dollars). The final value estimate is subject to all assumptions and limiting conditions cited herein.

Estimated fair market value estimate is: \$22,000..

(TwentyTwo Thousand Dollars)

It should be understood that the value estimate cited herein represents the value of the Fee Simple Estate as the subject is reported not be encumbered by any leases or rental agreements, with the subject reported to have one unit owner occupied with the other being rented on a monthly basis to a family member.

REPORT TYPE & LIMITATIONS TO SCOPE OF REQUESTED ASSIGNMENT

This is a requested "LIMITED SCOPE VALUE ESTIMATE IN A SUMMARY REPORT FORMAT". The subject was only viewed from the street with no onsite viewing or inspection completed. Subject data was obtained from public record as well as discussion with owner, which are assumed correct. It should be clearly understood that this report constitutes only a statement of the final value estimate and a brief description of the subject property, but said estimate has been based upon a complete appraisal subject to the limitations of this requested assignment. Additional supportive data is on file being made part of report by reference. Further expanded reports available for additional compensation.

EXTRAORDINARY ASSUMPTION

Since only an exterior viewing of the subject was completed from the street, as reported by the owner, the subjects interior is assumed to be in basic safe habitable condition. Major components including kitchens, baths and mechanicals are reported to be older but serviceable. Appraiser reserves the right to revise report upon complete viewing of the subject dwelling.

PROPERTY RIGHTS APPRAISED

The subject is valued in its unencumbered FEE SIMPLE ESTATE, subject to typical utility easements and governmental restrictions.

PURPOSE OF APPRAISAL

The purpose of this appraisal is to estimate the fair market value of the subject as of the effective date of appraisal for charitable donation purposes to Boat Angel Out Reach Center, and attendant IRS reporting.

SCOPE OF APPRAISAL

The scope of the appraisal included an exterior viewing of the subject property by the undersigned appraiser from the street, researching of public record data pertaining to the subject, interviewing the owner, market research for competitive market comparables using data sources available to the appraiser including but not limited to; MLS, REALQUEST, APPRAISER FILES, PUBLIC RECORD, LOCAL BROKERS AND OTHER SOURCES AS NEEDED, and the considering of all 3 approaches to value which are the Income, Cost and Sales Comparison approaches.

This is a LIMITED SUMMARY APPRAISAL REPORT requested by the client cited herein summarizing the analysis with additional supportive data on file with the appraiser and made part of this report by reference. Further expanded reports are available for additional compensation.

Please note that due to the limitation of scope of work which does not include and complete interior viewing of the subject, only the Sales Comparison Approach to value was employed with the Income and Cost Approaches considered but judged not applicable at this time.

DEFINITION OF MARKET VALUE

See attached definition of market value.

LOCATIONAL COMMENTS

The subject is located in Buckeye / Woodhill area of Cleveland east side which is an inner city residential area exhibiting significant decline in market conditions and property values over the past 3+ years relative to current economic conditions. Relative to decline, the 2-4 family market in Cleveland has been far more impacted than the 1-family market segment, especially the inner city market segments similar to and including the subjects.

The area is primarily developed with modest 1-2 family dwellings being circa 1890-1920 ranging from poor condemned conditions to scattered newer and renovated properties. Though historically a relatively solid residential pocket, property conditions have declined to a point where the typical property is in below average condition with overall market appeal being fair-poor.

Stoughton Ave. is located south of Buckeye and east off Woodhill being a typical residential street having a mix of 1-2 family dwelling with a significant number of vacant lots and distressed dwellings. Conditionally, the subject appears to be one of the better maintained properties on the street.

GENERAL SUBJECT COMMENTS AND DESCRIPTION

As previously cited herein, Due to the requested LIMITED SCOPE nature of this report with the subject being viewed only from the street, your appraiser does not have any first hand knowledge of the subject properties interior or overall condition. The interior if the subject was not viewed and the subject dwelling was not measured by the me. Subject data was obtained from the Cuyahoga County Auditors web site and Realquest, see attached, as well as discussion with Peggy Mattox, the owner.

Based on the Auditors data and Realquest, the subject is a 1900 vintage small 1,408sf 2-family dwelling situated on a 40x136 residential site. It is reported by the owner and is assumed to be in basic average clean condition and repair.

The exterior appears adequately maintained though having original slate roof which exhibits wear and some loose slates. It is vinyl sided, has older storm windows and a 2c detached garage. The yard is adequately maintained having a chain link fenced yard.

Per the owner, the subjects interior is reported to be clean with older kitchens, baths and mechanicals being adequately maintained and serviceable, value estimate assumes same. It is reported by public record and owner to have (2) similar 4rm, 2 bedroom, 1 bath units.

The following are points of concern & needed repairs of the property:

- Location in a neighborhood exhibiting decline and distressed properties;
- Original roof exhibiting some loose slates;
- Small size with 1,408sf being at the small end of the 2-family market having 702sf units.

Positive factors would only include its apparent and assumed average / adequately maintained .

ENVIRONMENTAL COMMENTS

Due to the age of the subject being built prior to 1978, it has the potential of having lead based paint & material and asbestos building materials. The final value cited herein assumes there are no adverse environmentally related factors that would impact the market appeal and the value of the subject as cited herein including but not limited to radon gas or mold problem. The site is assumed to be geologically sound and all onsite utilities are assumed in average condition. The appraiser is not qualified to assess adverse environmental factors, reader should verify with 3rd party provider if judged warranted.

SITE COMMENTS

The subject is located on a 40 x 136+- residentially zoned site having a total of approximately 5,440sf or .12acre of area. It is level with street grade then slopes to the rear offering average utility within its competitive market. It is serviced by all public utilities typical of this market. See attached auditors plat map.

It is zoned "B1" residential 1-2 family, which per zoning map on-file has a 4800sf requirement. As the subject is an allowable use assuming a legal 2-family occupancy permit in on file with the city.

The site is in the flood zone C and is not within a 100 years flood plain. FEMA FLOOD MAP #390104-0015B dated 08/1/78, per Realquest.

ZONING COMMENTS

The subject site is zoned "B1" with current and proposed continued use reported appearing to conform to zoning.

HIGHEST & BEST USE COMMENTS

The subject Highest & Best Use is judged to be its current and proposed continued use at this time being a 2-family residential dwelling. If the subject were vacant and available for sale, the Highest & Best Use would be considered a similar residential use, again assuming a legal occupancy permit is available. If the site were vacant and available for sale, reconstruction at this time would likely not be economically viable with holding until the market get better being a viable interim Highest & Best Use.

SALES HISTORY

Long term subject family ownership with no prior sale noted within past 3 years.

The subject is not currently listed or offered for sale within past 3 years.

MARKETABILITY

The subject's marketability is judged to be fair due to current market conditions. Subject to the assumption of being in clean habitable condition, if properly listed and professionally marketed, a reasonable marketing time with a 3-12 month marketing time.

FEASIBILITY

The feasibility of current use to continue is considered adequate, providing it is properly maintained.

GENERAL ASSUMPTIONS & LIMITING CONDITIONS

Please see attached limiting condition & assumption addendum.

SPECIAL EXTRAORDINARY ASSUMPTION

Due to the limited scope nature of this assignment, all owner cited and public record obtained data referenced herein is assumed to be correct with the subject assumed to be in clean average condition with no significant inadequacies relative to its assumed average condition as compared to typically competitive market norms.

VALUATION METHODOLOGY

As previously mentioned, the final value estimate cited herein was based on the Sales Comparison Approach only.

The Cost Approach was considered and judged to be not applicable considering its age and design/utility with new construction not being a typically viable market alternative to the subject at this time, as well as the limited scope nature of this assignment.

The Income Approach was considered but judged to be not applicable due to the limited scope nature of this assignment.

SALES COMPARISON APPROACH

In the Sales Comparison approach, the subject is compared to other similar or alternative property sales in determining the value of the subject as compared to other properties that have sold in the recent past making adjustments for variances as compared to the subject.

The down side to the Sales Comparison approach are its limitations based upon the availability of other similar competitive sales. With properties such as the subject there are clearly fewer recent truly similar property sales in similar condition and repair at this time.

The attached Market Condition Detailed Report from the local MLS reflects data from the subject and adjacent MLS market segments for 2 family dwellings over the past year for active, pending and sold properties. The overwhelming preponderance of data is of distressed properties in a very active lender REO and foreclosure market segment.

Distressed condition 2-family dwellings in this market are selling in the \$1000-\$15,000 range depending upon size and location.

Average to Average+ condition 2-families within the subjects inner city east side market segment sell in the \$20-40,000 depending upon updating and location, though typically much larger than the subject being in the 1800-2400+sf range.

After considering the size, location and assumed basic average condition of the subject and making market oriented adjustment as compared to recent market sales for market sensitive variances, it is my opinion that the subject property falls in the \$18,000 to \$25,000 value range with the subject reconciled toward the mid of the range due to its smaller size.

See attached Market Condition Report and other list of market sales data, with other data on file with appraiser being made part of this report by reference and available with further expanded report formats for additional compensation.

Estimate via Sales Comparison Approach, assuming the subject is in clean typically average condition and repair, is reconciled toward the mid of the value range being \$22,000.

Value estimate via Sales Comparison Approach is \$22,000..

(Twenty Two Thousand Dollars)

INCOME APPROACH

The income approach considers the subject income potential as compared to other income producing property investments. As pertaining to the subject and the limited scope nature of this assignment, the income approach was considered to be not applicable.

COST APPROACH

The cost approach to value considers the subject as compared to new construction alternatives of acquiring a similar site and building a similar dwelling of the same size of similar quality and utility.

Due to the age and condition of the subject, the cost approach was considered to be not applicable.

RECONCILIATION AND COMMENTS

SALES COMPARISON APPROACH: \$22,000..

INCOME APPROACH: n/a
COST APPROACH: n/a

FINAL VALUE ESTIMATE IS: \$22,000..

(TWENTY TWO THOUSAND DOLLARS)

Most consideration was assigned the Sales Comparison Approach in the reconciliation of the final value estimate. The Income and cost approaches were considered but judged to be not applicable.

This report is a requested "Limited Scope Summary Appraisal Report" based upon a complete appraisal of the subject. A more detailed report would be available for additional compensation. *As previously noted herein, the subject was only viewed from the street and was not measured by the appraiser. Subject data from owner and public record sources and assumed correct.*

The purpose of this appraisal is an estimate of the market value of the subject, subject to the assumptions and limiting conditions cited herein, for the for donation purposed and potential IRS reporting .

Client required statement: " I declare that I am not the donor, the donee, a party to the transaction in which the donor acquired the property, employed by, or related to any of the foregoing persons, or married to any person who is related to any of the foregoing persons. And, if regularly used by the donor, donee, or party to the transaction, I performed the majority of my appraisals during my tax year to other persons.

Also, I declare that I hold myself out to the public as an appraiser or perform appraisals on a regular basis; and that because of my qualifications as described in the appraisal I am qualified to make an appraisal of the type of property being valued. I certify that the appraisal fees were not based on a percentage of the appraised property value. Furthermore, I understand that a false or fraudulent overstatement of the property value as described in the qualified appraisal or form 8283 may subject me to the penalty under section 6701(a) (aiding and abetting the understatement of tax liability). In addition, I understand that a substantial or gross valuation misstatement resulting from the appraisal of the value of the property that I now, or reasonably should know, would be used in connection with a return or claim for refund, may subject me to the penalty under section 6695a. I affirm that I have not been barred from presenting evidence or testimony by the Office of Professional Responsibility".

I hereby certify that I have no present or contemplated interest in the real estate that is subject of this report and that I have no personal bias with respect to the subject matter of this report or the parties involved and that the amount of the fee not contingent upon reporting a predetermined value or upon the amount of the value estimate. I certify that, to the best of my knowledge and belief the statements and facts contained herein and in the appraisal data file, upon which the analysis, opinions and conclusions are based, are true and correct subject to the special and limiting conditions contained in the appraisal report.

Appraisal Institute member certification: The reported analyses, opinions, and conclusions were developed, and this report has been prepared in conformity with the requirements of the Code of Professional Ethics & Practices of the Appraisal Institute, which includes the Uniform Standards of Professional Appraisal Practices. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representative. As of the date of this report, I have completed the continuing education program of the Appraisal Institute.

Please feel free to call with any questions.

Sincerely,



William J. Gaydos, SRA

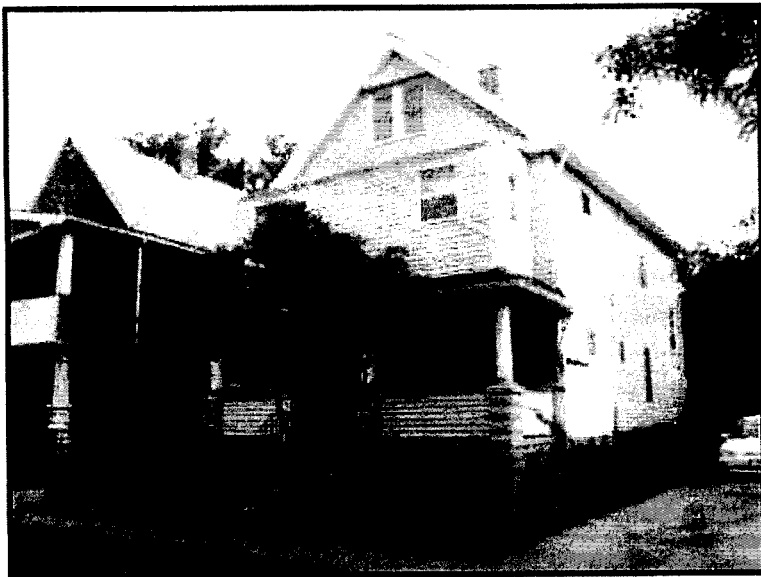
State Of Ohio General Certified Appraiser #380020

PHOTOGRAPH ADDENDUM

Borrower/Client	n/a						
Property Address	9919 Stoughton Ave.						
City	Cleveland	County	Cuyahoga	State	Ohio	Zip Code	44104
Lender	Client	Mattox					



Subject property; front from street



Subject property; Front from street

PHOTOGRAPH ADDENDUM

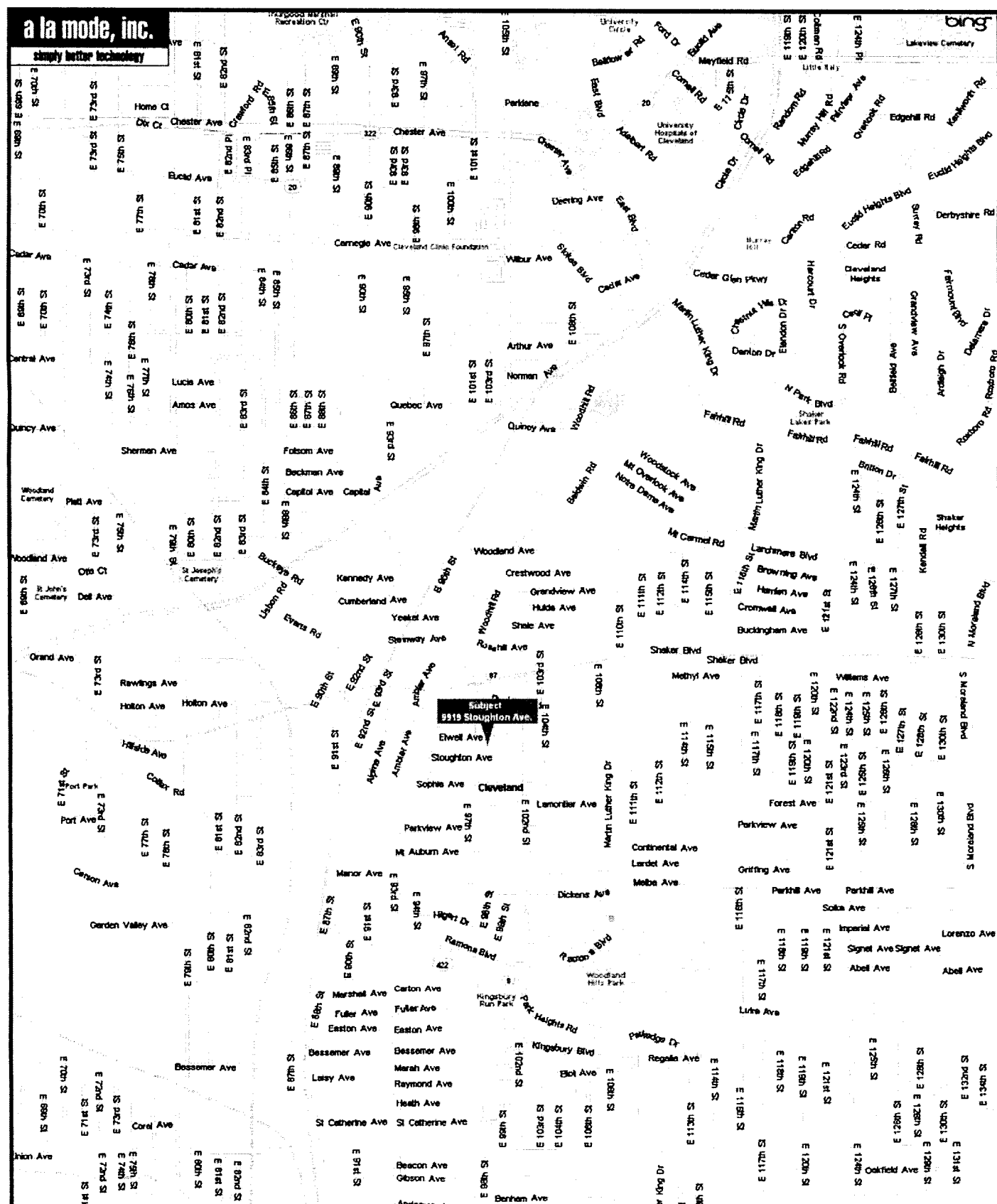
Borrower/Client	n/a						
Property Address	Rear of: 14806 Detroit Ave; Warren/Cook City of Lakewood Municipal parking lot						
City	Cleveland	County	Cuyahoga	State	Ohio	Zip Code	44104
Lender	Client:	Mattox					

Subject property street view



Location Map

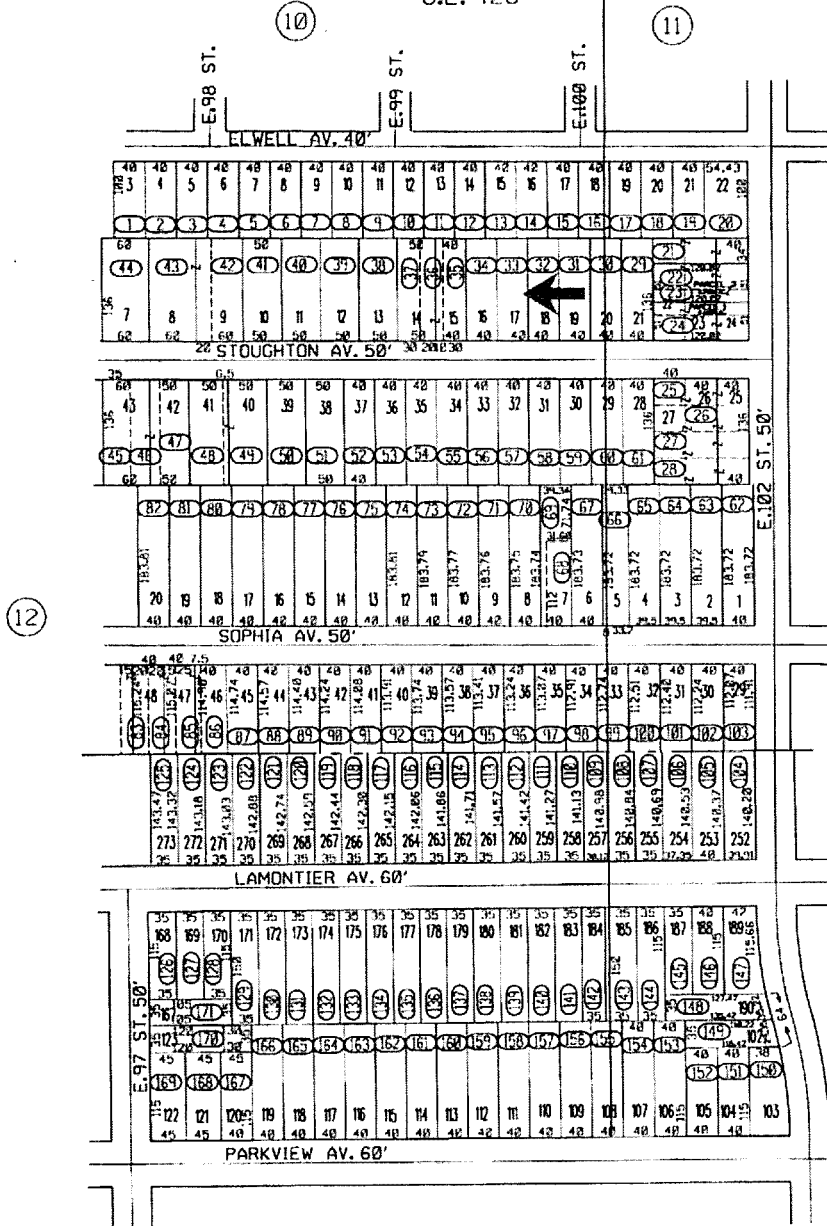
Borrower/Client n/a			
Property Address Rear of: 14806 Detroit Ave., Warren/Cook City of Lakewood Municipal Parking lot			
City Cleveland	County Cuyahoga	State Ohio	Zip Code 44104
Lender Client:	Mattox		



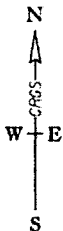
I. MARSHALL ALLT. V.7 P.20
J. ELWELL'S WOODLAND HILLS ALLT. V.25 P.23
J. HEINA ALLT. V.13 P.42
G.W. TAYLOR ALLT. V.13 P.42

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O.L. 426



DRAWN: 01-10-1991 REVISED: 02-21-03 mt



SCALE: 1" = 100'
50 0 100 200

CLEVELAND MAP 128

Property Detail Report

For Property Located At

RealQuestProfessional™

9919 STOUGHTON AVE, CLEVELAND OH 44104-4663

Owner Information:

Owner Name: MATTOX
Mailing Address: 9919 STOUGHTON AVE, CLEVELAND OH 44104-4663 C008
Phone Number: Vesting Codes: MA //

Location Information:

Legal Description: 425 MARSHALL 0017 ALL
County: CUYAHOGA, OH APN: 128-13-033
Census Tract / Block: 1,202.00 / 1 Alternate APN:
Township-Range-Sect: Subdivision: ISAAC
Legal Book/Page: Map Reference: MARSHALL'S
Legal Lot: 17 Tract #: 128-13 / 16-A3
Legal Block: School District: CLEVELAND CITY
Market Area: 16-A3 Munic/Township: CLEVELAND CITY
Neighbor Code: 01122 E/R

Owner Transfer Information:

Recording/Sale Date: / Deed Type:
Sale Price: 1st Mtg Document #:

Last Market Sale Information:

Recording/Sale Date: 08/27/2004 / 07/21/2004 1st Mtg Amount/Type: /
Sale Price: \$18,450 1st Mtg Int. Rate/Type: /
Sale Type: 1st Mtg Document #: /
Document #: 8270844 2nd Mtg Amount/Type: /
Deed Type: QUIT CLAIM DEED 2nd Mtg Int. Rate/Type: /
Transfer Document #: Price Per SqFt: \$13.10
New Construction: Multi/Split Sale:
Title Company: ATTORNEY ONLY

Lender:
Seller Name: MATTOX

Prior Sale Information:

Prior Rec/Sale Date: 12/01/1974 / Prior Lender:
Prior Sale Price: \$15,900 Prior 1st Mtg Amt/Type: /
Prior Doc Number: Prior 1st Mtg Rate/Type: /
Prior Deed Type: GRANT DEED

Property Characteristics:

Gross Area: 2,112	Parking Type: DETACHED	Construction:
Living Area: 1,408	Garage Area: 440	Heat Type: FORCED AIR
Tot Adj Area: 1,408	Garage Capacity: 2	Exterior wall: ALUMINUM/VINYL
Above Grade: 1,408	Parking Spaces: 704	Porch Type: OPEN PORCH
Total Rooms: 8	Basement Area: 704	Patio Type:
Bedrooms: 4	Finish Bsmnt Area:	Pool:
Bath(F/H): 2 /	Basement Type: BASEMENT	Air Cond:
Year Built / Eff: 1900 / 1940	Roof Type: GABLE	Style: COLONIAL
Fireplace: /	Foundation:	Quality: AVERAGE
# of Stories: 2.00	Roof Material: SLATE	Condition: FAIR

Other Improvements:

Site Information:
Zoning: Acres: 0.12 County Use: DUPLEX (5200)
Flood Zone: C Lot Area: 5,440 State Use: DUPLEX (5200)
Flood Panel: 3901040015B Lot Width/Depth: 40 x 136 Site Influence:
Flood Panel Date: 08/01/1978 Res/Comm Units: / Sewer Type: PUBLIC SERVICE
Land Use: DUPLEX Water Type: PUBLIC

Tax Information:

Total Value: \$26,705	Assessed Year: 2008	Property Tax: \$3,165.77
Land Value: \$5,810	Improved %: 78%	Tax Area: 030
Improvement Value: \$20,895	Tax Year: 2008	Tax Exemption: HOMESTEAD
Total Taxable Value: \$26,705		

Market Condition Detailed Report

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Search Criteria: Property Type: Multi-Family Include Property Subtypes: Duplex, Two Area: Wdhill/Lrchmre/brdrs County: Cuyahoga Statuses: Active, Contingent, Pending, Pending/Expired, Closed (5/9/2008 or after)

Inventory Analysis	Prior 7 - 12 Months (07/13/2008-01/08/2009)	Prior 4 - 6 Months (01/09/2009-04/08/2009)	Current - 3 Months (04/09/2009-07/08/2009)
Total # of Comparable Sales (Settled)	32	8	6
Absorption Rate (Total Sales/Months)	5.33	2.67	2.00
Total # of Comparable Active Listings ♦	40	21	25
Months of Housing Supply (Listings/Absorption Rate)	7.50	7.87	12.50
Median Sale Price & List Price, DOM	Prior 7 - 12 Months	Prior 4 - 6 Months	Current - 3 Months
Median Comparable Sale Price	5,700	6,150	4,700
Median Comparable Sales Days on Market	40	24	64
Median Comparable List Price (All)	6,078	6,500	12,543
Median Comparable Listings Days on Market (All)	48	97	79
Median Sale Price / Median List Price %	92.80%	106.67%	97.31%

♦The total number of all Comparable Active Listings is based on listings that were On Market for all or part of one of the specified time periods above.

Sort Order: Status (asc), Area (asc), Price (asc)

*Disqualified records: 15

Listing#	Status	Address	BD	BA	SqFt	List Date	Sold Date	DOM	List Price	Sold Price	SP%LP
3000971	Active	9812 Hilgert Dr Cleveland, OH 44104-5335	0	0		01/29/09		161	5,000		
3048810	Active	9413 Mount Auburn Ave Cleveland, OH 44104-4751	0	0	2,264	07/08/09		0	5,900		
3012352	Active	11914 Forest Ave Cleveland, OH 44120-2926	0	0	1,513	03/12/09		118	9,900		
3024949	Active	9606 Dickens Ave Cleveland, OH 44104-4722	0	0	1,908	04/23/09		76	12,543		
3034976	Active	12213 Parkhill Cleveland, OH 44120-3033	0	0	1,632	05/26/09		43	12,900		
3022756	Active	3231 E 125th St Cleveland, OH 44120-3853	0	0	1,614	04/15/09		84	16,900		
2502808	Active	12508 Forest Cleveland, OH 44120-2938	0	0	1,320	12/04/08		203	16,900		
3023861	Active	12030 Griffing Ave Cleveland, OH 44120-3016	0	0	1,496	04/15/09		84	19,900		
3026401	Active	11915 Parkview Ave Cleveland, OH 44120-2953	0	0	1,789	04/27/09		72	20,410		
3030518	Active	10206 Manor Ave Cleveland, OH 44104-4942	0	0	1,824	05/06/09		63	24,900		
3018846	Active	9621 Lamontier Ave Cleveland, OH 44104-4737	0	0	1,408	04/02/09		97	25,000		
3037202	Active	2791 E 127th St Cleveland, OH 44120-2140	0	0	1,496	06/01/09		37	29,900		
2476356	Active	2624 E 114th Cleveland, OH 44104-2640	0	0	1,908	07/15/08		341	59,900		
3014176	Active	2775 E 118th St Cleveland, OH 44120-2113	0	0	1,408	03/18/09		112	65,000		
3025102	Active	2825 E 128 St Cleveland, OH 44120	0	0	1,908	04/20/09		79	85,000		
3027135	Pending	12703 Imperial Ave Cleveland, OH 44120-3126	0	0	1,632	04/29/09		48	2,900		
3029824	Pending	12021 Forest Ave Cleveland, OH 44120-2927	0	0	2,178	05/06/09		16	2,900		
3040473	Pending	9830 Steinway Ave Cleveland, OH 44104-3468	0	0	2,308	06/11/09		7	5,900		
3030346	Pending	2894 E 117th St Cleveland, OH 44120-2628	0	0	1,896	05/11/09		45	9,900		
3014946	Pending	9721 Dickens Ave Cleveland, OH 44104-4917	0	0	2,430	03/21/09		101	10,900		
2488497	Pending	12314 Solka Cleveland, OH 44120-3133	0	0	1,850	08/29/08		228	11,000		
3019881	Pending/Expi	11305 Parkview Ave Cleveland, OH 44104-5057	0	0	1,664	04/03/09		42	3,900		
2509232	Pending/Expi	11126 Parkview Ave Cleveland, OH 44104	0	0	1,892	01/20/09		86	16,900		
* 2424407	Closed	2850 E 104 Cleveland, OH 44104-4812	0	0	1,966	11/12/07	07/08/08	104	1,400	1,400	100.00
2476659	Closed	3450 E 118 Cleveland, OH 44120-4312	0	0		07/18/08	09/08/08	22	5,000	1,900	38.00
2476726	Closed	3614 E 112th Cleveland, OH 44105-2535	0	0	2,060	07/15/08	09/19/08	3	1,900	1,900	100.00
2478718	Closed	10907 Grandview Cleveland, OH 44104-3528	0	0	1,841	07/23/08	09/17/08	3	1,900	1,900	100.00
2477873	Closed	13105 Lorenzo Cleveland, OH 44120-3213	0	0		07/22/08	10/06/08	45	3,999	2,000	50.01
3013408	Closed	9528 Lamontier Ave Cleveland, OH 44104-4736	0	0	1,950	03/16/09	04/27/09	11	1,900	2,000	105.26
* 2440398	Closed	2980 E 111th Cleveland, OH 44104-4870	0	0	1,930	02/11/08	06/09/08	36	2,500	2,500	100.00
2484884	Closed	12105 Parkview Ave Cleveland, OH 44120-2957	0	0	1,752	08/22/08	10/22/08	42	4,500	2,900	64.44
2470241	Closed	2940 E 125th St Cleveland, OH 44120	0	0		06/17/08	08/25/08	51	4,900	3,000	61.22
* 2459870	Closed	12022 Griffing Cleveland, OH 44120-3016	0	0	1,408	05/02/08	08/13/08	5	5,500	3,000	54.55
2444596	Closed	3373 E 125th Cleveland, OH 44120-3855	0	0	1,870	02/29/08	10/23/08	168	4,500	3,000	66.67

Presented By: William J Gaydos / Howard Hanna

Equal Opportunity Housing * All information deemed reliable, but not guaranteed.
All information herein has not been verified and is not guaranteed

Market Condition Detailed Report

Printed On: 07/08/2009 8:31 pm

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Sort Order: Status (asc), Area (asc), Price (asc)

*Disqualified records: 15

Listing#	Status	Address	BD	BA	SqFt	List Date	Sold Date	DOM	List Price	Sold Price	SP%LP
2501115	Closed	3231 E 125th Cleveland, OH 44120-3853	0	0	1,614	11/18/08	01/16/09	34	3,000	3,100	103.33
2492626	Closed	3139 E 99th Cleveland, OH 44104-5322	0	0	1,974	09/29/08	04/24/09	156	2,900	3,150	108.62
2446105	Closed	12508 Forest Cleveland, OH 44120-2938	0	0	1,320	03/08/08	09/12/08	153	5,000	3,250	65.00
* 2453671	Closed	9712 Marsh Cleveland, OH 44104-5438	0	0	1,760	04/09/08	05/19/08	13	3,800	3,500	89.74
2492373	Closed	10739 Crestwood Cleveland, OH 44104	0	0	1,872	09/29/08	11/20/08	32	4,900	3,500	71.43
2445587	Closed	9601 Lamontier Cleveland, OH 44104	0	0	2,050	03/04/08	07/31/08	34	2,500	3,800	152.00
* 2438202	Closed	10918 Notre Dame Cleveland, OH 44104-2544	0	0	1,935	01/30/08	05/12/08	9	3,900	3,900	100.00
* 2403583	Closed	9222 Miles Park Cleveland, OH 44105	0	0	1,802	08/15/07	06/30/08	290	12,500(Auc)	4,000	32.00
* 2462079	Closed	11126 Parkview Ave Cleveland, OH 44104	0	0	1,892	05/13/08	07/11/08	38	7,500	4,000	53.33
3001125	Closed	11907 Honeydale Ave Cleveland, OH 44120-2637	0	0	1,408	01/30/09	04/13/09	31	5,000	4,000	80.00
2502459	Closed	9934 Kinsman Cleveland, OH 44104-5303	0	0	2,648	12/02/08	01/28/09	31	4,900	4,000	81.63
2494838	Closed	9805 Hilgert Cleveland, OH 44104-5338	0	0	2,160	10/10/08	01/09/09	24	3,500	4,250	121.43
2494664	Closed	9624 Steinway Ave Cleveland, OH 44104-3474	0	0		10/10/08	12/18/08	37	4,900	4,500	91.84
2487872	Closed	12005 Buckingham Cleveland, OH 44120-1951	0	0	2,068	09/04/08	11/28/08	5	2,900	4,500	155.17
2447558	Closed	10213 Elwell Cleveland, OH 44104	0	0	1,848	03/13/08	11/14/08	143	4,900	4,900	100.00
* 2448562	Closed	11805 Mount Overlook Cleveland, OH 44120-1028	0	0	2,031	03/19/08	08/30/08	63	5,000(Auc)	5,000	100.00
2459954	Closed	9804 Mount Auburn Cleveland, OH 44104-4760	0	0	1,752	05/02/08	07/17/08	21	5,000	5,000	100.00
* 2458630	Closed	3377 E 132nd Cleveland, OH 44120-3981	0	0	2,250	04/29/08	08/02/08	9	5,000	5,000	100.00
2490108	Closed	11717 Parkview Cleveland, OH 44120-2949	0	0	1,632	09/17/08	12/29/08	80	6,900	5,100	73.91
2491916	Closed	12000 Soika Cleveland, OH 44120-3157	0	0	2,482	09/26/08	11/11/08	14	5,900	5,400	91.53
2507285	Closed	9914 Lamontier Ave Cleveland, OH 44104-4744	0	0	1,954	01/07/09	05/18/09	96	5,900	5,400	91.53
2509576	Closed	10808 Parkview Ave Cleveland, OH 44104	0	0	1,632	01/22/09	03/16/09	14	5,700	5,700	100.00
2483507	Closed	11902 Honeydale Cleveland, OH 44120-2638	0	0	1,988	08/13/08	01/05/09	117	6,000	6,000	100.00
* 2421222	Closed	3283 E 128 St Cleveland, OH 44120-3804	0	0	2,726	11/02/07	05/21/08	177	9,900	6,000	60.61
2509880	Closed	12808 Soika Cleveland, OH 44120-3143	0	0	3,147	01/23/09	02/26/09	4	6,000	6,600	110.00
3018612	Closed	9809 Manor Ave Cleveland, OH 44104-4931	0	0	2,210	03/31/09	04/24/09	14	6,500	6,700	103.08
2486983	Closed	3273 E 118th Cleveland, OH 44120-3839	0	0	2,058	09/03/08	10/13/08	14	6,750	6,750	100.00
2492588	Closed	11608 Buckingham Cleveland, OH 44120-1944	0	0	2,363	09/30/08	12/30/08	60	12,000	7,000	58.33
2497974	Closed	2934 E 130th Cleveland, OH 44120-2642	0	0	1,734	10/31/08	03/20/09	132	5,700	7,000	122.81
* 2446382	Closed	2913 E 120th St Cleveland, OH 44120-2607	0	0		03/07/08	05/09/08	46	7,000	7,000	100.00
2477508	Closed	2909 E 120th Cleveland, OH 44120-2607	0	0		07/21/08	10/10/08	60	6,156	7,156	116.24
2485754	Closed	2698 E 119 Cleveland, OH 44120	0	0	1,436	08/26/08	09/30/08	8	8,000	7,500	93.75
2493205	Closed	2762 E 126th Cleveland, OH 44120-2137	0	0	2,039	10/02/08	11/21/08	20	7,950	7,950	100.00
2483032	Closed	2823 E 124th Cleveland, OH 44120-2130	0	0		08/13/08	10/09/08	9	9,900	8,000	80.81
2490514	Closed	2830 E 126th Cleveland, OH 44120-2139	0	0	1,800	09/19/08	12/10/08	24	7,000	9,000	128.57
2505839	Closed	10214 Sophia Cleveland, OH 44104-4852	0	0	2,203	12/30/08	02/13/09	24	6,500	9,100	140.00
2443238	Closed	10706 Mount Auburn Cleveland, OH 44104-4966	0	0	2,231	02/25/08	10/10/08	215	7,900	9,500	120.25
* 2438355	Closed	10700 Grandview Cleveland, OH 44104-3525	0	0	1,984	01/30/08	05/30/08	78	11,305	9,500	84.03
* 2442893	Closed	11714 Buckingham Ave Cleveland, OH 44120-1946	0	0	2,044	02/22/08	05/16/08	54	9,579	9,579	100.00
2507536	Closed	2826 E 126th Cleveland, OH 44120-2139	0	0	1,408	01/09/09	02/10/09	13	9,900	9,900	100.00
2494083	Closed	12000 Cromwell Cleveland, OH 44120-1912	0	0	2,265	10/08/08	11/19/08	6	9,900	10,000	101.01
2406864	Closed	10705 Manor Ave Cleveland, OH 44104-4951	0	0		08/31/07	09/02/08	329	24,900	10,000	40.16
2446842	Closed	2812 E 125th St Cleveland, OH 44120	0	0	1,584	03/10/08	09/03/08	143	9,900	10,500	106.06
2501193	Closed	3423 E 126th Cleveland, OH 44120-4439	0	0	3,297	11/19/08	05/01/09	135	13,500	11,010	81.56
2461062	Closed	9615 Sophia Cleveland, OH 44104-4839	0	0	2,297	05/09/08	12/10/08	194	39,000(Auc)	15,000	38.46
* 2453808	Closed	11812 Browning Cleveland, OH 44120	0	0	2,244	04/11/08	05/20/08	19	16,500	16,500	100.00
2465836	Closed	2896 E 115th St Cleveland, OH 44104	0	0	2,134	05/29/08	10/03/08	113	29,000	20,000	68.97
* 2456652	Closed	2881 E 126th Cleveland, OH 44120-1423	0	0	2,599	04/23/08	05/29/08	8	19,000	20,800	109.47

Presented By: William J Gaydos / Howard Hanna
 Equal Opportunity Housing * All information deemed reliable, but not guaranteed.
 All information herein has not been verified and is not guaranteed

Market Condition Detailed Report

Printed On: 07/08/2009 8:31 pm

Page: 3

Sort Order: Status (asc), Area (asc), Price (asc)

*Disqualified records: 15

Listing#	Status	Address	BD	BA	SqFt	List Date	Sold Date	DOM	List Price	Sold Price	SP%LP
2486104	Closed	2394 Mapleside Cleveland, OH 44104-2510	0	0	2,593	08/26/08	10/09/08	3	35,000	35,000	100.00
2416930	Closed	2637 E 130th St Cleveland, OH 44120-1451	0	0	2,165	10/12/07	08/26/08	201	99,999	84,590	84.59

Notes:

- All listings are sorted according to the user defined sort, and may not display in the order used to determine the median values.
- Time ranges are based on a 360-day year commonly called the 'banking year'.
- Listings are 'disqualified' from the median value calculations when their Selling, Expiration, or Inactive Date is more than 360 days from the current date, or when they have a listing or sold price of zero dollars.

Presented By: William J Gaydos / Howard Hanna

Equal Opportunity Housing * All information deemed reliable, but not guaranteed.

All information herein has not been verified and is not guaranteed

Records: 1 - 50

#	Address	APN	Munic/Township	Sale Price	Rec Date	Lot Area	Style	Stories	Yr Bld	Bed	Baths/Restrooms (Total)	Bld/Liv	Above Grade	Basmt Area	Land Use	Owners	Seller
	9919 STOUGHTON AVE	128-13-033	CLEVELAND CITY E/R	\$18,450	06/27/2004	5,440	COLONIAL	2.00	1900	4	2.00	1,408	1,408	704	DUPLEX	MATTOX PEGGY	MATTOX PEGGY
1	10001 SOPHIA AVE	128-13-066	CLEVELAND CITY E/R	\$3,000	02/03/2009	7,380	COLONIAL	2.00	1900	4	2.00	1,536	1,536	768	DUPLEX	MUMIN SULIEMAN	HSBC BK USA NA ACE 2008-NC1
2	10017 ELWELL AVE	128-11-032	CLEVELAND CITY E/R	\$15,200	04/23/2008	4,500	COLONIAL	2.50	1938	4	2.00	1,158	1,449	576	DUPLEX	BAPAZ REAL ESTATE LLC	NASSIMHA ZIPORA
3	10213 ELWELL AVE	128-11-026	CLEVELAND CITY E/R	\$4,900	11/25/2008	4,248	COLONIAL	2.00	1900	4	2.00	1,848	1,848	924	DUPLEX	MINAKER DMITRIY	MORGAN STANLEY 2006-HE4
4	2844 E 98TH ST	128-10-029	CLEVELAND CITY E/R	\$3,250	07/30/2008	3,720	COLONIAL	2.00	1900	4	2.00	1,824	1,824	912	DUPLEX	DEMATTE PARTNERS LLC JR	STONECREST INVESTMENTS LLC
5	10001 LAMONTIER AVE	128-13-110	CLEVELAND CITY E/R	\$6,500	03/17/2009	4,935	COLONIAL	2.00	1920	4	2.00	1,754	1,754	864	DUPLEX	LAKE GROUP LLC	J & S FAMILY RENTALS LLC
6	2864 E 97TH ST	128-10-012	CLEVELAND CITY E/R	\$3,550	06/05/2008	2,871	COLONIAL	2.00	1900	4	2.00	1,987	1,804	792	DUPLEX	NEFF KEVIN	BEST BUY PROPERTIES INC
7	9815 SOPHIA AVE	128-12-097	CLEVELAND CITY E/R	\$15,500	12/10/2008	7,380	COLONIAL	2.00	1920	4	2.00	1,841	2,297	912	DUPLEX	BOWMAN TAMKA	THIRD FEDL S & L ASSH OF CLEVELAND
8	10214 SOPHIA AVE	128-14-030	CLEVELAND CITY E/R	\$6,000	03/30/2009	3,885	COLONIAL	2.00	1925	4	2.00	2,203	2,203	900	DUPLEX	SHOOTING STAR PROPERTIES LLC	NJ FINDERS KEEPERS LLC
9	10305 LAMONTIER AVE	128-14-051	CLEVELAND CITY E/R	\$83,500	06/19/2008	5,580	COLONIAL	2.00	1930	2	2.00	1,802	1,802	1,080	DUPLEX	MAYERS ROXSANNE C	LEETH RONNIE R
10	2921 E 104TH ST	128-15-018	CLEVELAND CITY E/R	\$38,900	09/29/2008	4,284	COLONIAL	2.00	1918	1	2.00	1,440	1,440	720	DUPLEX	EMBRY DAMIEN	BATES NATALIE
11	9825 LAMONTIER AVE	128-12-074	CLEVELAND CITY E/R	\$7,000	02/27/2009	5,040	COLONIAL	2.00	1920	4	2.00	1,748	1,748	864	DUPLEX	BESHAI MEDHAT & ROWENA	FIFTH THIRD BK
12	9914 LAMONTIER AVE	128-13-139	CLEVELAND CITY E/R	\$5,400	05/20/2009	5,250	COLONIAL	2.00	1920	4	2.00	1,854	1,854	977	DUPLEX	STEGE ENTS INC	FEDERAL NATIONAL MORTGAGE ASSN
13	10402 SOPHIA AVE	128-14-037	CLEVELAND CITY E/R	\$8,000	04/03/2009	3,815	COLONIAL	2.00	1925	4	2.00	1,800	2,088	1,056	DUPLEX	GO INVEST WISELY LLC	LIBERTY ALLIANCE LLC
14	9601 LAMONTIER AVE	128-12-068	CLEVELAND CITY E/R	\$3,800	06/08/2008	5,075	COLONIAL	2.00	1916	4	2.00	2,050	2,050	1,025	DUPLEX	FISHER ANTHONY	PEOPLES CHOICE SERIES 2004-1
15	9818 LAMONTIER AVE	128-12-046	CLEVELAND CITY E/R	\$5,000	09/19/2008	5,250	COLONIAL	2.00	1920	4	2.00	1,785	1,785	876	DUPLEX	YOUNG GEORGETTE P	US BK NA OF ND
16	9508 LAMONTIER AVE	128-12-061	CLEVELAND CITY E/R	\$12,000	12/01/2008	3,500	COLONIAL	2.00	1921	4	2.00	1,837		1,092	DUPLEX	BRYCE PETERS FINANCIAL CORP	CITIFINANCIAL MORTGAGE CO INC
17	10510 LAMONTIER AVE	128-14-069	CLEVELAND CITY E/R	\$4,000	08/25/2008	6,000	COLONIAL	2.00	1929	4	2.00	1,944	1,944	1,120	DUPLEX	BRUNDRIDGE ELAINE	CITIZENS BK
18	10012 ROSEHILL AVE	128-06-034	CLEVELAND CITY E/R	\$8,100	08/12/2008	6,200	COLONIAL	2.00	1915	4	2.00	1,488	1,488	948	DUPLEX	BOHEMIA PROPERTIES LLC	MATRIX PROPERTIES LLC
19	10005 MOUNT AUBURN AVE	128-17-022	CLEVELAND CITY E/R	\$81,000	01/20/2009	4,830	COLONIAL	2.00	1919	4	2.00	1,786	1,786	883	DUPLEX	PITTS EBONY A	ABDULLAH KASEEM M
20	9818 ROSEHILL AVE	128-05-025	CLEVELAND CITY E/R	\$9,000	07/01/2008	6,732	COLONIAL	2.00	1929	4	2.00	1,832	1,832	1,008	DUPLEX	EAST END NEIGHBORHOOD HOUSE ASSOC	RUCKER WILLIAM H O
21	8529 MOUNT AUBURN AVE	128-18-060	CLEVELAND CITY E/R	\$25,400	04/13/2009	4,830	COLONIAL	2.00	1922	4	2.00	1,852	1,852	926	DUPLEX	DORSEY MELVA	MCDOWELL EUGENE
22	9804 MOUNT AUBURN AVE	128-17-056	CLEVELAND CITY E/R	\$5,000	07/17/2008	4,830	COLONIAL	2.00	1918	4	2.00	1,752	1,752	878	DUPLEX	WARREN MACK	WELLS FARGO 2005-WHQ4
23	9809 MANOR AVE	128-17-078	CLEVELAND CITY E/R	\$8,700	04/28/2009	4,830	COLONIAL	2.50	1923	5	2.00	2,225	2,210	1,082	DUPLEX	SRC DEV INC	LONG BCH MTG 2008-1
24	10400 MOUNT AUBURN AVE	128-18-048	CLEVELAND CITY E/R	\$3,000	09/23/2008	4,830	COLONIAL	2.00	1920	4	2.00	1,850	1,850	925	DUPLEX	TERREIA INVESTMENTS & CONSULTING	FLAGSTAR BK
25	9417 MOUNT AUBURN AVE	128-18-071	CLEVELAND CITY E/R	\$40,400	08/28/2008	4,830	COLONIAL	2.00	1916	4	2.00	1,728	1,728	864	DUPLEX	SECOND CHANCE HOMES LLC	WELLS FARGO BK NA
26	10228 SHALE AVE	128-06-007	CLEVELAND CITY E/R	\$15,000	09/25/2008	6,300	COLONIAL	2.00	1920	4	2.00	1,764	1,764	882	DUPLEX	WALKER RAYMOND J JR & CHERYL L	WALKER RAYMOND J JR & CHERYL L
27	10808 PARKVIEW AVE	128-19-026	CLEVELAND CITY E/R	\$5,700	03/03/2009	5,250	COLONIAL	2.00	1925	4	2.00	1,832	1,632	816	DUPLEX	TABB BRANDON D	MORGAN STANLEY 2008-NC1
28	10505 MANOR AVE	128-18-057	CLEVELAND CITY E/R	\$4,000	07/29/2008	5,520	COLONIAL	2.00	1920	4	2.00	1,408	1,408	704	DUPLEX	BROWN JOYCELYN	WELLS FARGO 2005-WHQ2
29	9706 YEAKEL AVE	128-17-031	CLEVELAND CITY E/R	\$5,500	02/27/2008	4,640	CAPE COD	1.50	1900	4	2.00	1,356	1,356	768	DUPLEX	PINNACLE FINANCIAL SVCS LLC	SECURITY NATL FNDG
30	2980 E 111TH ST	128-28-033	CLEVELAND CITY E/R	\$16,500	08/12/2008	4,900	COLONIAL	2.00	1920	4	2.00	1,930	1,930	1,117	DUPLEX	DUARTE HIDEBRANDO & JANELY	CLEVELAND RESTORATION GROUP LL
31	2984 E 111TH ST	128-28-034	CLEVELAND CITY E/R	\$4,000	08/14/2008	4,900	COLONIAL	2.00	1920	4	2.00	1,850	1,850	1,117	DUPLEX	HOME FREE FINANCIAL SOLUTIONSLLC	BRAY-STRICKLAND & ASSOCS LLC
32	10708 MOUNT AUBURN AVE	128-19-054	CLEVELAND CITY E/R	\$9,500	10/15/2008	5,520	COLONIAL	2.00	1925	4	2.00	2,231	2,231	1,115	DUPLEX	WHITSETT TERREIA S	BANK OF NY MELLON TRUST CO NA
33	9701 DICKENS AVE	128-17-127	CLEVELAND CITY E/R	\$8,000	01/30/2009	4,800	COLONIAL	2.00	1925	4	2.00	1,850	1,850	925	DUPLEX	WATLEY MITCHELL R	BANK OF AMERICA NA
34	9520 MANOR AVE	128-18-035	CLEVELAND CITY E/R	\$8,000	01/02/2009	4,865	COLONIAL	2.00	1914	6	2.00	2,112	2,112	1,056	DUPLEX	CHANEY LONESORE	HSBC BK USA NA 2008-NC1
35	9703 YEAKEL AVE	128-17-046	CLEVELAND CITY E/R	\$7,441	11/24/2008	4,524	COLONIAL	2.00	1910	4	2.00	2,056	2,182	1,028	DUPLEX	JOHANSEN LEIF	MATRIX PROPERTIES LLC
36	9428 MANOR AVE	128-18-041	CLEVELAND CITY E/R	\$9,500	12/01/2008	4,865	COLONIAL	2.00	1916	4	2.00	1,852	1,852	912	DUPLEX	1324 ISIAH LLC	CARRINGTON MTG SERIES 2005-NC3
37	3110 E 99TH ST	128-21-035	CLEVELAND CITY E/R	\$48,800	05/11/2009	3,570	COLONIAL	2.50	1920	5	2.00	2,242	2,242	864	DUPLEX	LAKE GROUP LLC	RENTAL ASSOCIATES GROUP LLC
38	9408 MANOR AVE	128-18-048	CLEVELAND CITY E/R	\$3,100	04/21/2009	4,865	COLONIAL	2.00	1916	4	2.00	1,712	1,712	836	DUPLEX	OHIO PROPERTIES LLC	TSE PROPERTIES LLC
39	11125 FOREST AVE	128-28-083	CLEVELAND CITY E/R	\$5,000	12/04/2008	5,600	CAPE COD	1.50	1900	3	2.00	1,100	1,108	792	DUPLEX	SARUKHANOVA NELLI	QUALITY CHOICE PROPERTIES LLC
40	2909 E 112TH ST	128-28-082	CLEVELAND CITY E/R	\$3,500	10/08/2008	6,300	RANCH	1.00	1900	6	3.00	2,016		720	DUPLEX	MARS INVESTMENTS INC	TAYLOR PHILIP
41	10806 HULDA AVE	128-02-161	CLEVELAND CITY E/R	\$32,000	11/20/2008	4,320	COLONIAL	2.00	1900	4	2.00	1,814	1,809	832	DUPLEX	JACKSON SHERYL	HARRISON HAROLD G
42	3138 E 99TH ST	128-22-009	CLEVELAND CITY E/R	\$3,150	04/22/2009	5,560	COLONIAL	2.00	1918	5	2.00	1,974	1,974	987	DUPLEX	ALLEN STEVE	SOVEREIGN BANK
43	2951 E 112TH ST	128-28-055	CLEVELAND	\$87,100	10/08/2008	8,300	COLONIAL	2.00	1900	5	2.00	1,690	1,690	880	DUPLEX	INTERSTATE	WELLS FARGO 2004-

Street Map Plus Report

For Property Located At

9919 STOUGHTON AVE, CLEVELAND OH 44104-4663

RealQuest Professional™



= Exact location of subject may vary by up to 300 feet

#	Address	Sale Price	Year Built	Bed	Bath(F/H)	Last Recording	Living Area	Distance
Subject Property								
	9919 STOUGHTON AVE	\$18,450	1900	4	2 /	08/27/2004	1,408	0.0
Comparables								
1	10001 SOPHIA AVE	\$3,000	1900	4	2 /	02/03/2009	1,536	0.07
2	10017 ELWELL AVE	\$15,200	1938	4	2 /	04/23/2009	1,158	0.07
3	10213 ELWELL AVE	\$4,900	1900	4	2 /	11/25/2008	1,848	0.1
4	2844 E 98TH ST	\$3,250	1900	4	2 /	07/30/2008	1,824	0.12
5	10001 LAMONTIER AVE	\$6,500	1920	4	2 /	03/17/2009	1,754	0.13
6	2864 E 97TH ST	\$3,550	1900	4	2 /	08/05/2008	1,987	0.14
7	9615 SOPHIA AVE	\$15,500	1920	4	2 /	12/10/2008	1,841	0.15
8	10214 SOPHIA AVE	\$6,000	1925	4	2 /	03/30/2009	2,203	0.15
9	10305 LAMONTIER AVE	\$83,500	1930	2	2 /	08/19/2008	1,802	0.16
10	2921 E 104TH ST	\$38,900	1918	1	2 /	09/29/2008	1,440	0.16
11	9625 LAMONTIER AVE	\$7,000	1920	4	2 /	02/27/2009	1,748	0.16
12	9914 LAMONTIER AVE	\$5,400	1920	4	2 /	05/20/2009	1,954	0.18
13	10402 SOPHIA AVE	\$6,000	1925	4	2 /	04/03/2009	1,800	0.18
14	9601 LAMONTIER AVE	\$3,800	1918	4	2 /	08/08/2008	2,050	0.19
15	9818 LAMONTIER AVE	\$5,000	1920	4	2 /	08/19/2008	1,765	0.21
16	9509 LAMONTIER AVE	\$12,000	1921	4	2 /	12/01/2008	1,837	0.23
17	10510 LAMONTIER AVE	\$4,000	1929	4	2 /	08/25/2008	1,944	0.25
18	10012 ROSEHILL AVE	\$6,100	1915	4	2 /	08/12/2008	1,488	0.26
19	10005 MOUNT AUBURN AVE	\$81,000	1919	4	2 /	01/20/2009	1,766	0.26
20	9818 ROSEHILL AVE	\$9,000	1929	4	2 /	07/01/2008	1,632	0.26
21	9529 MOUNT AUBURN AVE	\$25,400	1922	4	2 /	04/13/2009	1,852	0.3
22	9804 MOUNT AUBURN AVE	\$5,000	1918	4	2 /	07/17/2008	1,752	0.32
23	9809 MANOR AVE	\$6,700	1923	5	2 /	04/28/2009	2,225	0.33
24	10400 MOUNT AUBURN AVE	\$3,000	1920	4	2 /	09/23/2008	1,850	0.34
25	9417 MOUNT AUBURN AVE	\$40,400	1916	4	2 /	08/28/2008	1,728	0.34
26	10028 SHALE AVE	\$15,000	1920	4	2 /	09/25/2008	1,764	0.34
27	10808 PARKVIEW AVE	\$5,700	1925	4	2 /	03/30/2009	1,632	0.36

Client:	lattro	Client File #:	9919 Stoughton
Subject Property:	9919 Stoughton Ave., Cleveland, Ohio 44104	Appraisal File #:	09june09

STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS

This appraisal is subject to the following assumptions and limiting conditions:

- This report is prepared using forms developed and copyrighted by the Appraisal Institute. However, the content, analyses, and opinions set forth in this report are the sole product of the appraiser. The Appraisal Institute is not liable for any of the content, analyses, or opinions set forth herein.
- No responsibility is assumed for matters legal in character or nature. No opinion is rendered as to title, which is assumed to be good and marketable. All existing liens, encumbrances, and assessments have been disregarded, unless otherwise noted, and the property is appraised as though free and clear, having responsible ownership and competent management.
- I have examined the property described herein exclusively for the purposes of identification and description of the real property. The objective of our data collection is to develop an opinion of the highest and best use of the subject property and make meaningful comparisons in the valuation of the property. The appraiser's observations and reporting of the subject improvements are for the appraisal process and valuation purposes only and should not be considered as a warranty of any component of the property. This appraisal assumes (unless otherwise specifically stated) that the subject is structurally sound and all components are in working condition.
- I will not be required to give testimony or appear in court because of having made an appraisal of the property in question, unless specific arrangements to do so have been made in advance, or as otherwise required by law.
- I have noted in this appraisal report any significant adverse conditions (such as needed repairs, depreciation, the presence of hazardous wastes, toxic substances, etc.) discovered during the data collection process in performing the appraisal. Unless otherwise stated in this appraisal report, we have no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and have assumed that there are no such conditions and make no guarantees or warranties, express or implied. We will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because I am not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable public and/or private sources that I believe to be true and correct.
- I will not disclose the contents of this appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice, and/or applicable federal, state or local laws.
- The Client is the party or parties who engage an appraiser (by employment or contract) in a specific assignment. A party receiving a copy of this report from the client does not, as a consequence, become a party to the appraiser-client relationship. Any person who receives a copy of this appraisal report as a consequence of disclosure requirements that apply to an appraiser's client, does not become an intended user of this report unless the client specifically identified them at the time of the assignment. The appraiser's written consent and approval must be obtained before this appraisal report can be conveyed by anyone to the public through advertising, public relations, news, sales, or other media.
- A true and complete copy of this report contains ____ pages including exhibits which are considered an integral part of the report. The appraisal report may not be properly understood without access to the entire report.
- If this valuation conclusion is subject to satisfactory completion, repairs, or alterations, it is assumed that the improvements will be completed competently and without significant deviation.

VALUE DEFINITION

Market Value Definition (below)

Alternate Value Definition (attached)

MARKET VALUE is defined as the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. buyer and seller are typically motivated;
2. both parties are well informed or well advised and acting in what they consider their own best interests;
3. a reasonable time is allowed for exposure in the open market;
4. payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

Source: *Appraisal Institute Dictionary of Real Estate Appraisal*

* NOTICE: The Appraisal Institute publishes this form for use by appraisers where the appraiser deems use of the form appropriate. Depending on the assignment, the appraiser may need to provide additional data, analysis and work product not called for in this form. The Appraisal Institute plays no role in completing the form and disclaims any responsibility for the data, analysis or any other work product provided by the individual appraiser(s).

Client:	Mattox	Client File #:	9919 Stoughton
Subject Property:	9919 Stoughton Ave., Cleveland, Ohio 44104	Appraisal File #:	09june09

APPRAISER CERTIFICATION

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analysis, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, unbiased professional analysis, opinions, and conclusions.
- I have no present (unless specified below) or prospective interest in the property that is the subject of this report, and I have no (unless specified below) personal interest with respect to the parties involved.
- I have no bias with respect to any property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon the developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the use of this appraisal.
- My analysis, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- Individuals who have provided significant real property appraisal assistance are named below. The specific tasks performed by those named are outlined in the Scope of Work section of this report.

None Name(s) _____

As previously identified in the scope of work section of this report, the signer(s) of this report certify to the inspection of the property that is the subject of this report as:

Appraiser None Interior Exterior

Co-Appraiser None Interior Exterior

Scope of work: As requested, this is a requested limited scope "exterior viewing only" report estimating the fair market value of the subject property, as defined herein, for the specific use of client cited hereing to be used to establish a market value of the subject for donation purposes. The appraiser only viewed subject from the street and did not measure of view interior. Subject data from 3rd party sources and assumed correct. The value estimate considered all 3 approaches to value and employed the approach / approaches to value that were determined to be appropriate by the appraiser as cited within the body of the report. Data sources included but not limited to: local mls, auditors data, public record, 3rd party sources, other market participants, appraisers files & local brokers/realtors as needed. This is not a building or property inspection but a real estate appraisal with any reference to the term "inspection" being relative to the appraiser viewing the subject property and making determinations & evaluations relative to competitive market norms. Any reader requiring a professional building / property inspection, engineering reports or environmental reports are well advised to obtain professional consulting to their satisfaction.

ADDITIONAL CERTIFICATION FOR APPRAISAL INSTITUTE MEMBERS

Appraisal Institute Member Certify:

- The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics & Standards of Professional Appraisal Practice of the Appraisal Institute, which include the Uniform Standards of Professional Appraisal Practice.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

Designated Appraisal Institute Member Certify:

• As of the date of this report, I have / have not completed the continuing education program of the Appraisal Institute.

Designated Appraisal Institute Member Certify:

• As of the date of this report, I have / have not completed the continuing education program of the Appraisal Institute.

APPRAISER: *William J. Gaydos*
Signature WILLIAM J. GAYDOS, SRA
Name WILLIAM J. GAYDOS, SRA Report Date June 30, 2009
State Certification # Oh 380020 ST Ohio
or License # _____ ST _____
Expiration Date 06-18-2010

CO-APPRAISER:
Signature _____
Name _____ Report Date _____
State Certification # _____ ST _____
or License # _____ ST _____
Expiration Date _____

* NOTICE: The Appraisal Institute publishes this form for use by appraisers where the appraiser deems use of the form appropriate. Depending on the assignment, the appraiser may need to provide additional data, analysis and work product not called for in this form. The Appraisal Institute plays no role in completing the form and disclaims any responsibility for the data, analysis or any other work product provided by the individual appraiser(s).

APPRAISER DISCLOSURE STATEMENT

In compliance with Ohio Revised Code Section 4763.12 (C)

1. Name of Appraiser WILLIAM J. GAYDOS

2. Class of Certification/Licensure: Certified General
 Licensed Residential
 Temporary General Licensed
Certification/Licensure Number: GA: 380020

3. Scope: This report is within the scope of my Certification or License.
 is not within the scope of my Certification or License.

4. Service Provided By: Disinterested & Unbiased Third Party
 Interested & Biased Third Party
 Interested Third Party on Contingent Fee Basis

5. Signature of person preparing and reporting the appraisal

William J. Gaydos, SRA

This form must be included in conjunction with all appraisal assignments or specialized services performed by a state-certified or state-licensed real estate appraiser.

State of Ohio
Department of Commerce
Division of Real Estate
Appraiser Section

**Qualifications of: WILLIAM J. GAYDOS, SRA
State of Ohio General Certified Appraiser
Member of The Appraisal Institute**

PROFESSIONAL AFFILIATIONS

- State of Ohio General Certified Appraiser #380020
- Member – Appraisal Institute, SRA designation
- Member—Cleveland Bank Appraisers; past President
- Member –Cleveland Area Board of Realtors
- Member –Mortgage Bankers Association
- Licensed to sell Real Estate in the State of Ohio
- Instructor, Real Estate Valuation—Dyke College 1987-1995
- Instructor, Underwriting Real Estate Appraisals-VEREX, 1987-1988
- F.H.A., Approved Appraiser #4091
- Appraisal Institute Northeast Ohio Chapter; Board member-Candidate, Liaison 92-94 2003-2004
- Dyke College Real Estate Advisory Board 1992-1995

ASSOCIATION MEMBERSHIPS

Member of the Appraisal Institute – SRA designation
Associate Member – Appraisal Section National Association of Realtors
Member of the National Association of Realtors
Member of the Cleveland Area Board of Realtors
Member of the ERC Employee Relocation Council

EXPERIENCE

- President/Appraiser William J. Gaydos & Associates 1988 – present
- Senior Appraiser/Office Supervisor – Property Appraiser Corp. Inc. 1987-88
- Senior Review Appraiser – Transohio Savings Bank, 1986-1987
- Vice President – Professional Appraisal Services, 1983-1986
- (This was a service corp. of Citizens Federal S&L)
- Appraiser/Assistant Chief Appraiser - Citizens Federal Savings & Loan, 1977-1986
- Residential Appraiser and Commercial Data Collector, Sabre Systems & Services
- 1975-1977. Sabre Systems is a mass appraisal company – tax appraisals
- Realtor – Red Barn Realty and Kelly Realty, 1974-1975.

CLIENTS SERVED INCLUDE:

Union Capital Mortgage	NCB Private Client Group
First Federal Of Lakewood	Citizens Federal Savings & Loan
First Security Mortgage	The Cleveland Housing Network (CHN)
Society National Bank/Key Corp.	Charter One Bank
Countrywide Bank	JPMorgan Chase
Key Bank National Association	Metropolitan Savings Bank
National City Bank	Real Estate Mortgage
Key Bank Private Banking	Allied Home Mortgage
Fidelity National	Cuyahoga County Court of Common Pl.
FDIC & Resolution Trust Corp.	The Boston Company
City Federal Funding	Third Federal Saving Bank
Pioneer Savings bank	Mortgage Executives
Assured mortgage	Republic Savings Bank
Chase Bank & Chase Manhattan Mtg.	Huntington Mortgage
First Place Bank	Ohio Savings
Dollar Bank	Mellon Bank & Trust
Flag Star Bank	Cleveland Housing Network
Cleveland Restoration Society	Weichert Relocation
Prudential Relocation	Attorneys and Individual Clients