

3075 SW 129th Way # 158

Miramar, FL 33027

Prepared for HECTOR A. SAENZ SR

Presented By:

Hector A Saenz Sr

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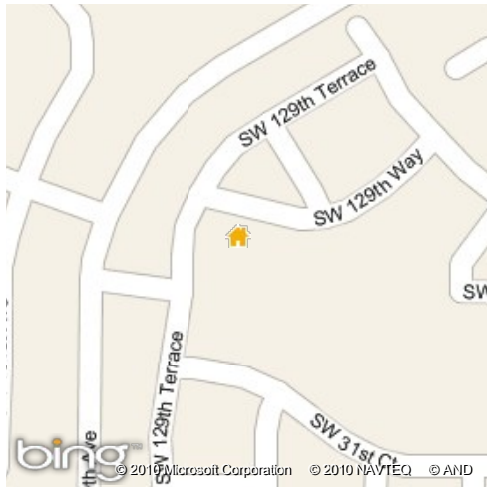
Office: 6907 Nw 50 St Ste A Miami FL. 33166 Mailing: 9123 Grand Canal Dr Miami,
FL. 33174

SHESHU THIS IS THE REPORT FOR THE Generate a report
for:3075 SW 129th Way # 158, Miramar, FL 33027

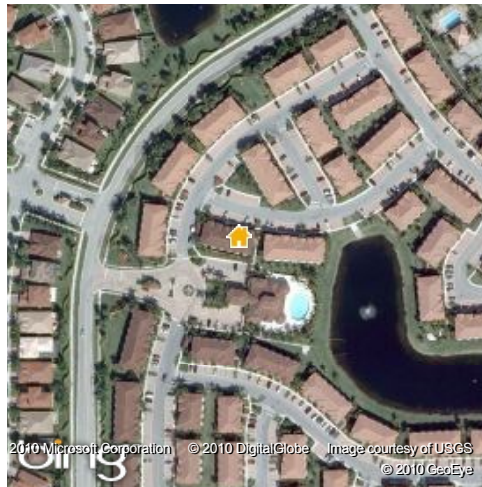
11/17/2010

3075 SW 129th Way # 158, Miramar, FL 33027

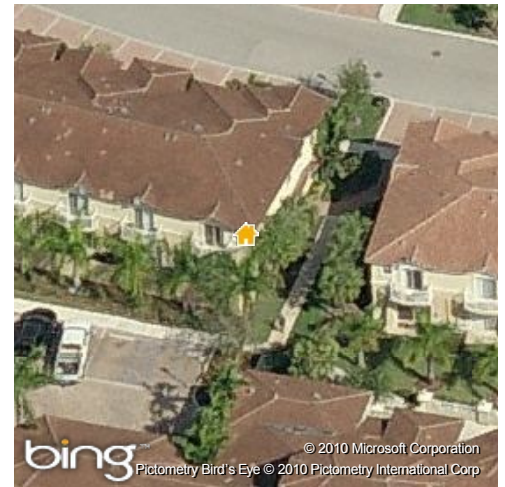
Locator Map



Satellite Map



Birds Eye View



Legend: 🏠 Subject Property

DISTRESSED

*Preforeclosure
Foreclosure Judgment Entered*

Estimated Value

\$137,530

Last Updated: 10/15/2010

Range: \$130,654 – \$144,406

1-Month Change: **-\$22,437**

12-Month Change: **-24.39%**

The estimated value referenced above is not an appraisal of the subject property. The valuation has been generated by use of proprietary computer software which assembles publicly available property records and certain proprietary data to arrive at an approximate estimate of the home's value.

Home Facts

	Public Facts
Bedrooms	3
Full Baths	2
Partial Baths	1
Total Rooms	—
Number of Cars	—
Living Area	1,747 sq ft
Lot Size	814 sq ft
Year Built	2002

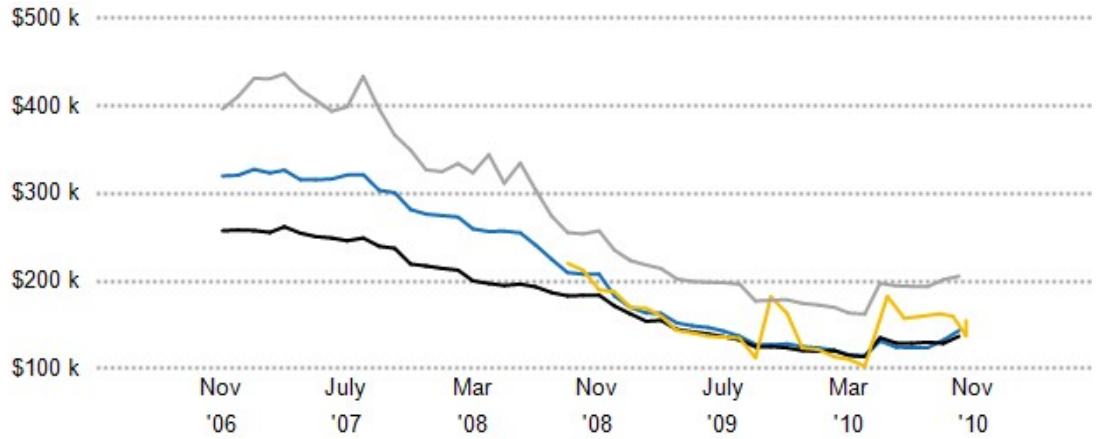
Median Estimated Home Value

This chart displays property estimates for an area and a subject property, where one has been selected. Estimated home values are generated by a valuation model and are not formal appraisals.

Data Source: Valuation calculations (based on public records and MLS sources where licensed) from Lender Processing Services (LPS)

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- County
- State
- This House
- Zip Code



Sales History

Sales Date	Sales Amount	Price per sq. ft.
4/22/2005	\$314,000	\$180
2/3/2004	\$378,000	\$216

Assessed Values

Date	Improvements	Land	Total	Tax
2009	-	-	-	\$2,566
2008	-	-	-	-
2007	-	-	-	-

Legal Description

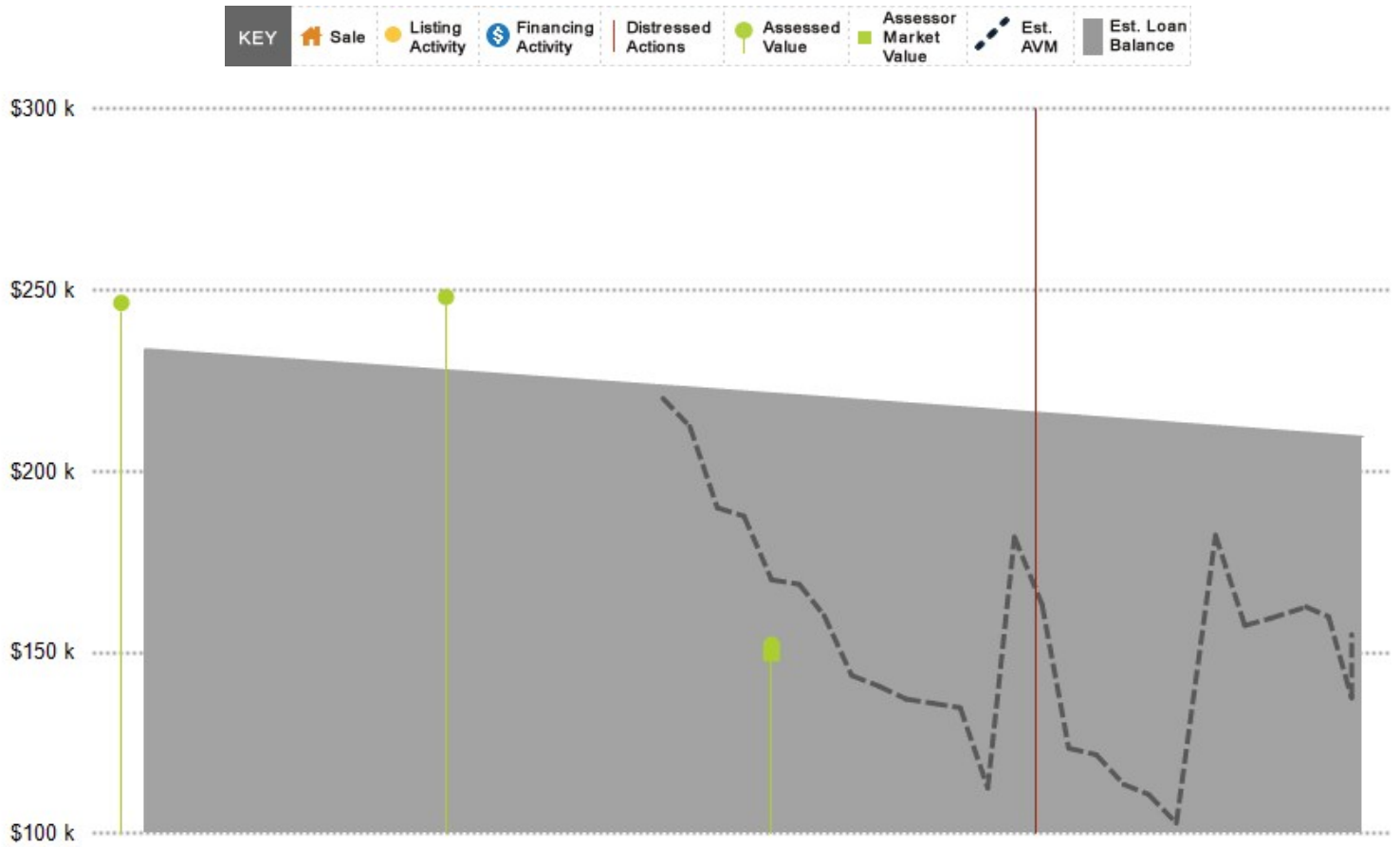
Parcel Number:	Zoning:	Census Tract:	Abbreviated Description:	City/Municipality/Township:
51-40-26-AA-3520	-	120111103.221000	DIST:2713 UNIT:158 CITY:MIRAMAR PHASE:VI SEC/TWN/RNG/MER:SEC 26 TWN 51S RNG 40E MELROSE POINT CONDO UNIT 158 PHASE VI BLDG 6	Miramar, FL 33027



Sales and Financing Activity

This chart shows a property's sales and financing history. It can be used to compare the value of the property as seen by public records, such as deeds and tax records, with the estimated home value. Actions taken against the owner, such as the issuance of a Notice of Default, are noted. Sales activity, such as listing date and price reductions, are highlighted.

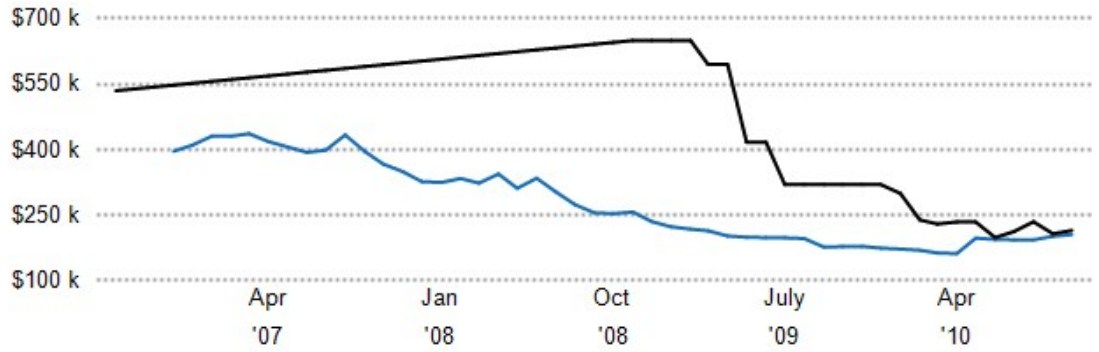
Data Source: Public records and proprietary data from Lender Processing Services (LPS); listing data from on- and off-market listings sources



Median Estimated Home Value vs. Median Listing Price

This chart compares a ZIP code's median estimated home value with its median listing price. Estimated home values are generated by a valuation model and are not formal appraisals. Data Source: Public records data from Lender Processing Services (LPS); listing price data from on- and off-market listings sources

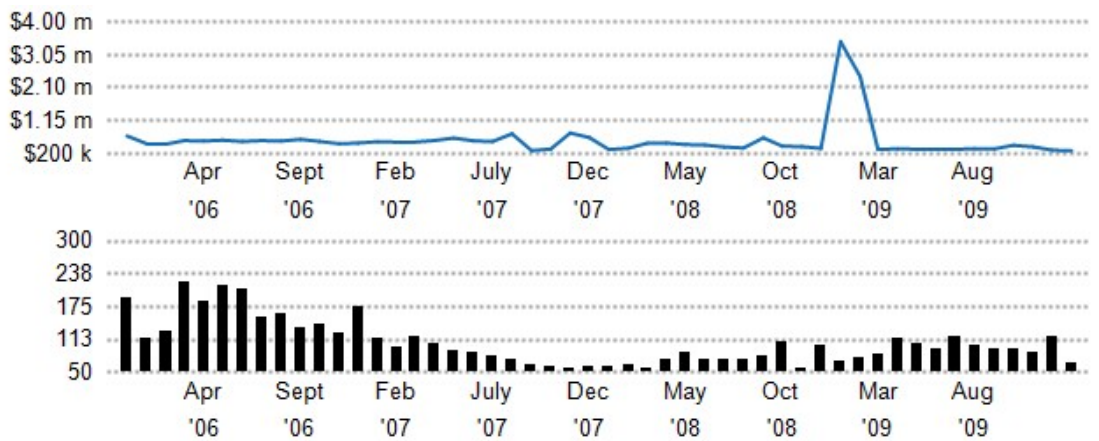
- Median Estimated Value
- Median List Price



Median Sales Price vs. Sales Volume

This chart compares the price trend and sales volume for homes within the area you searched. Home prices typically follow sales volume, with a time lag, since sales activity is the driver behind price movements. Data Source: Public records data and MLS data where licensed from Lender Processing Services (LPS)

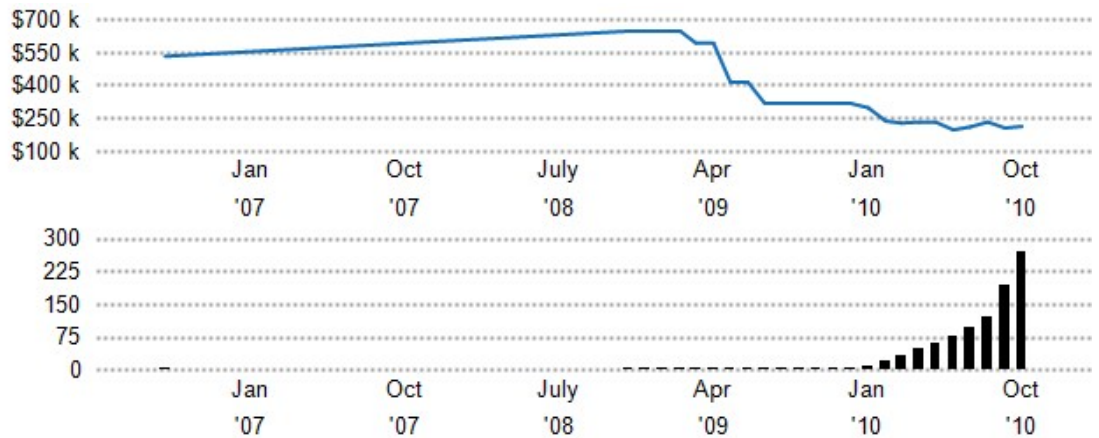
- Median Sales Price
- Sales Volume



Median Listing Price vs. Listing Volume

This chart compares the listing price and listing volume for homes within the area you searched. Listing prices often follow listing volume, with a time lag, because supply can drive price movements. Data Source: On- and off-market listings sources

- Median List Price
- Listing Volume



Inventory of Distressed Properties



This chart shows the count of distressed properties in a ZIP code. It is updated on the fly when the page is loaded.

Data Source: MLS and public records data from Lender Processing Services (LPS)

Listing Inventory

This chart shows the number of active listings in a ZIP code. It is updated on the fly when the page is loaded.
Data Source: On- and off-market listings sources



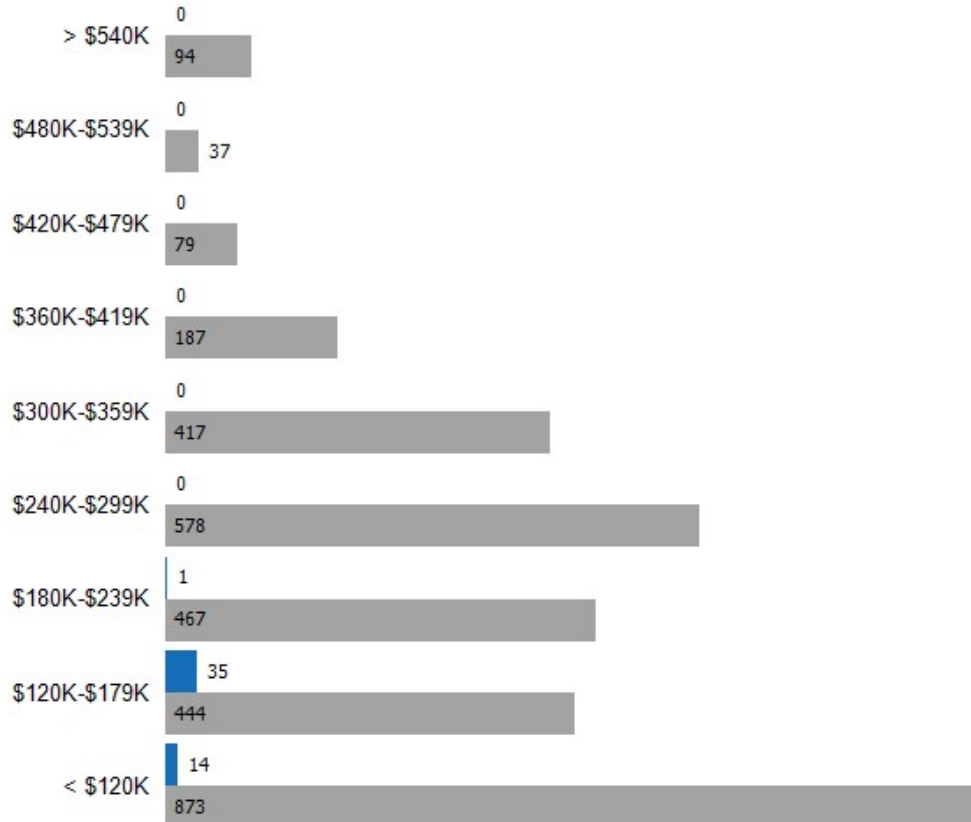
Price Range of Homes Sold

This chart shows the distribution of homes reported sold in the past six months within different price ranges within the area you searched.

Data Source: MLS and public records data from Lender Processing Services (LPS)

Comps
33027

This house: **\$120K-\$179K**

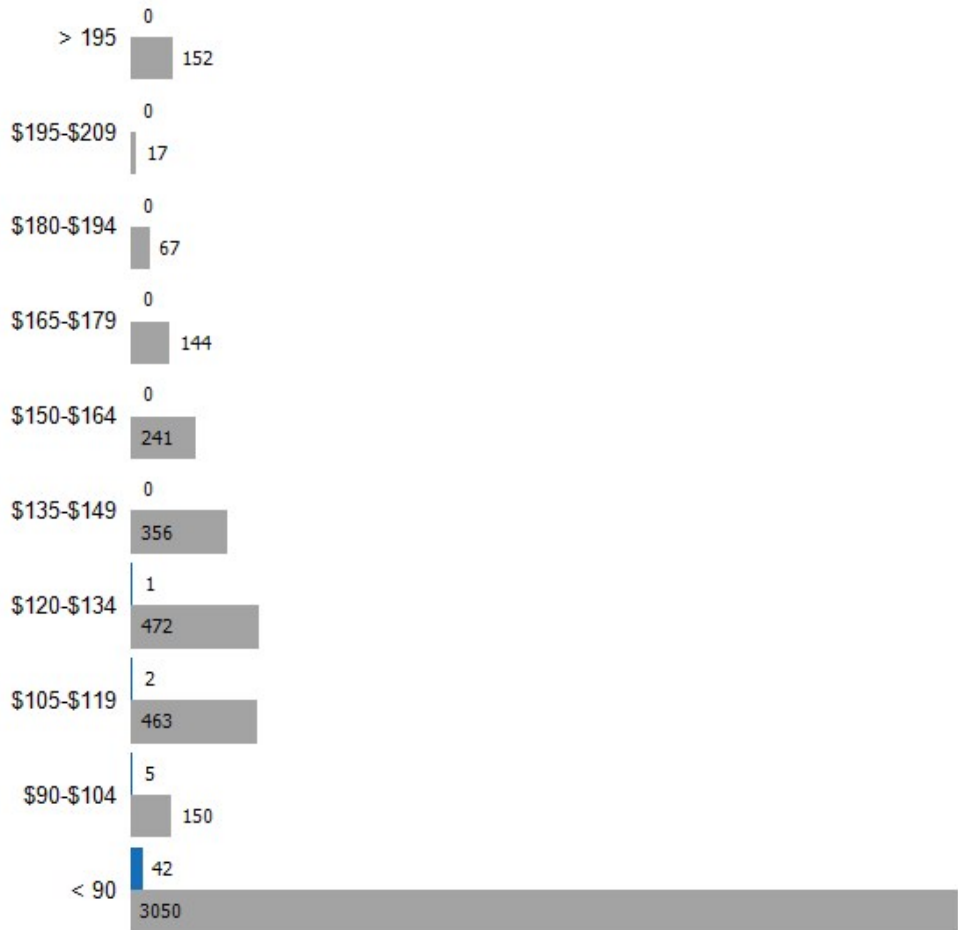


Price per Square Foot of Homes Sold

This house: < 90

This chart shows the distribution of homes reported sold in the past six months at different prices per square foot within the area you searched.
Data Source: MLS and public records data from Lender Processing Services (LPS)

Comps
33027

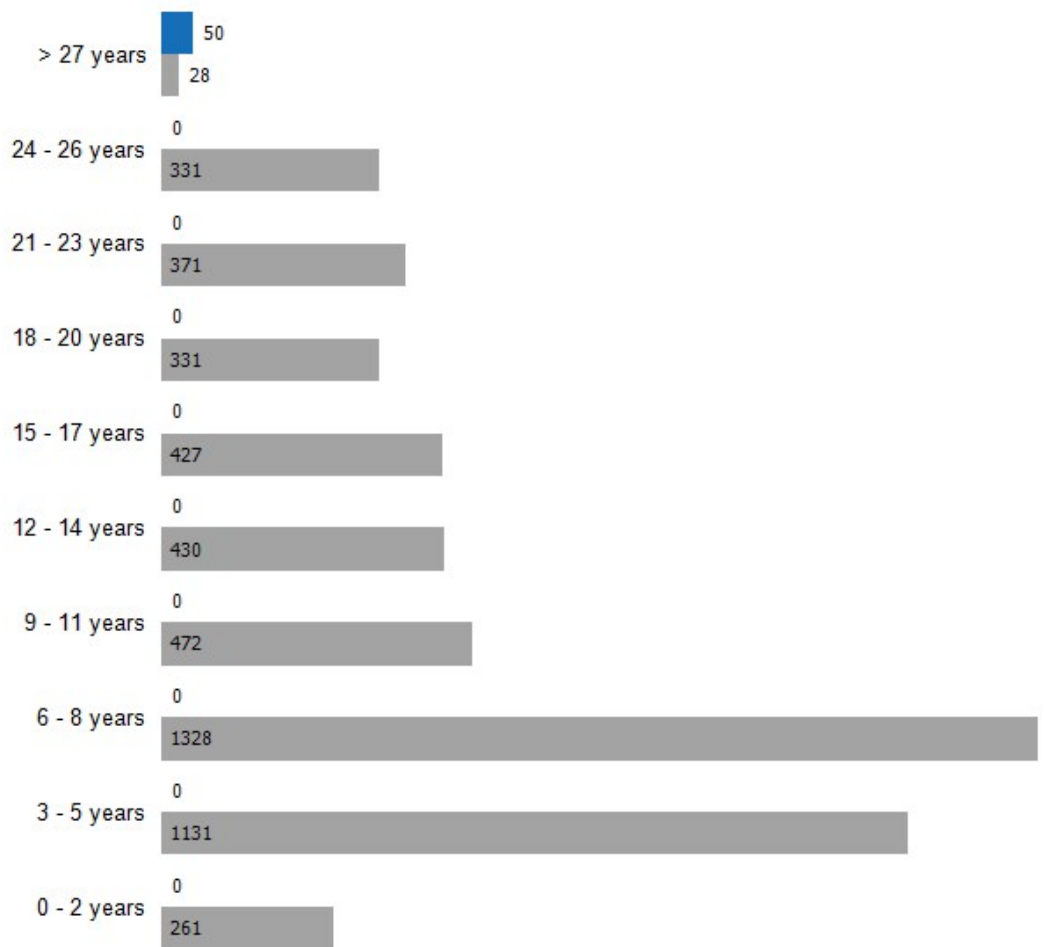


Age Range of Homes Sold

This chart shows the distribution of homes reported sold in the past six months of different age ranges within the area you searched.
Data Source: MLS and public records data from Lender Processing Services (LPS)

Comps
33027

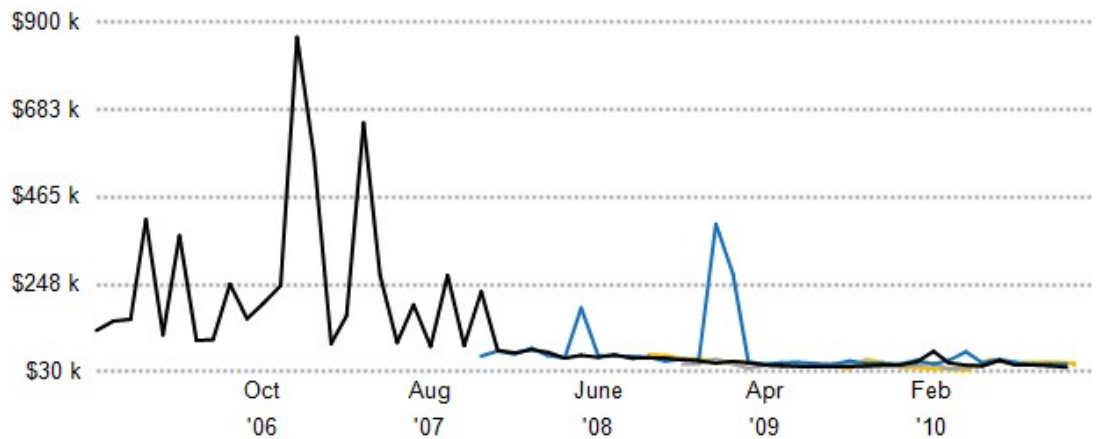
This house: **2 years.**



Median Sales Price per Bedroom

This chart shows the median price of homes sold, according to the number of bedrooms, within the area you searched.
Data Source: MLS and public records data from Lender Processing Services (LPS)

This house
Comps
33027
Miramar



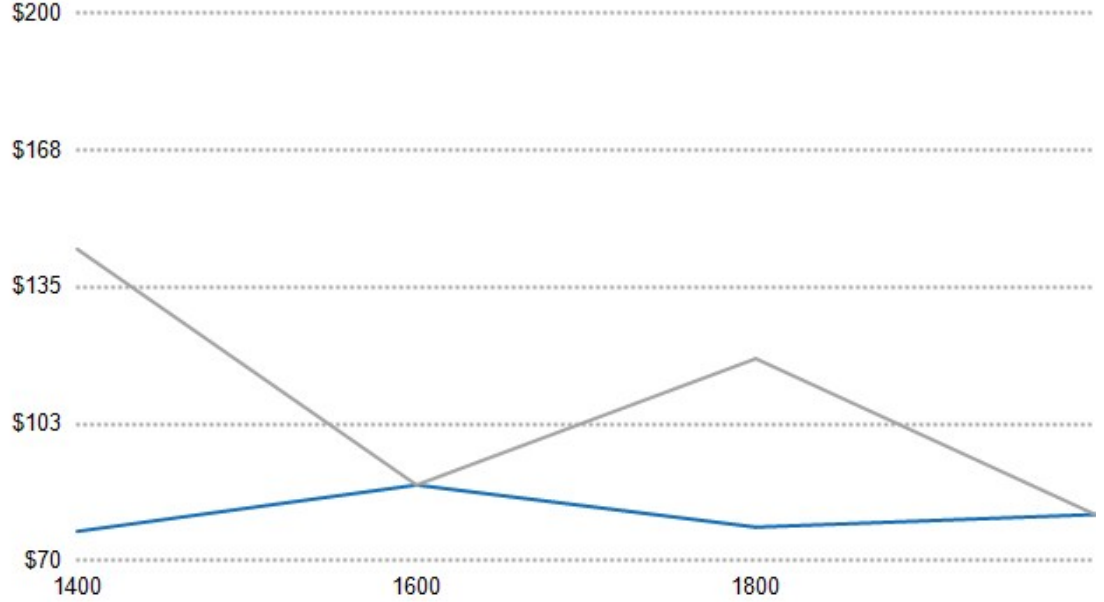
Median Sales Price by Square Footage

This chart shows the median price of homes sold, according to the size of the living space, within the area you searched.

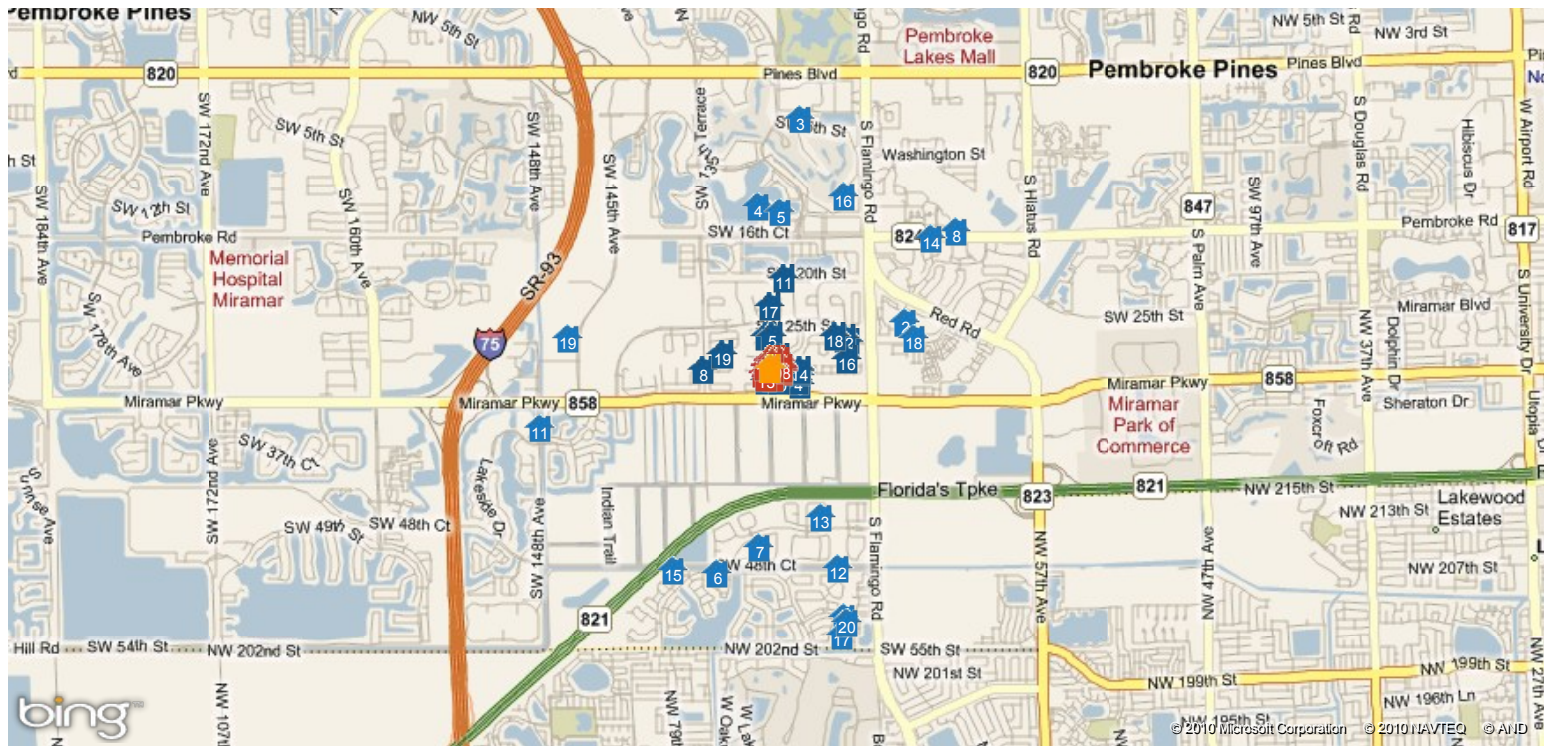
Data Source: MLS and public records data from Lender Processing Services (LPS)

- Comps
- 33027

This house: 1,747 sq ft - \$79



Locator Map



LEGEND: Subject Property Pending Listing Expired Listing Distressed Recent Sale

This House	Prop Type	Bed / Bath	Living Area (sq. ft.)	Year Built	Lot Size	Listing Date	Price	Price per sq. ft.
3075 SW 129th Way # 158, Miramar, FL 33027	Condo/Townhouse	3/3	1,747 sq ft	2002	814 sq ft	11/17/2010	-	-

New Listings

1	2517 Centergate Dr Apt 102, Miramar, FL 33025	Condo/Townhouse	1/1	964 sq ft	2004	-	11/10/2010	-	\$114
2	2586 Centergate Dr Apt 207, Miramar, FL 33025	Condo/Townhouse	1/1	900 sq ft	2005	-	11/4/2010	-	\$72
3	12800 SW 7th Ct Apt G304, Pembroke Pines, FL 33027	Condo/Townhouse	1/2	1,045 sq ft	1987	-	11/6/2010	-	\$33
4	1501 SW 131st Way Apt 213-P, Pembroke Pines, FL 33027	Condo/Townhouse	1/1	-	1986	-	11/15/2010	-	-
5	13055 SW 15th Ct Apt S112, Pembroke Pines, FL 33027	Condo/Townhouse	2/2	1,550 sq ft	1991	-	11/9/2010	-	\$89
6	Miramar, FL 33027	-	3/3	1,700 sq ft	2003	2,329 sq ft	11/10/2010	-	\$101
7	13163 SW 47th St, Miramar, FL 33027	Single Family Residence	4/3	2,978 sq ft	2006	8,464 sq ft	11/4/2010	-	\$126
8	Miramar, FL 33025	Condo/Townhouse	2/2	1,150 sq ft	1997	2,288 sq ft	11/9/2010	-	\$102

9	3113 SW 128th Ave # 115, Miramar, FL 33027	Condo/Townhouse	3/3	1,489 sq ft	2004	–	11/10/2010	–	\$77
10	Miramar, FL 33027	Condo/Townhouse	3/3	1,463 sq ft	1999	1,753 sq ft	11/9/2010	–	\$123
11	14700 SW 35th Ct, Miramar, FL 33027	Single Family Residence	5/4	3,522 sq ft	1997	0.33 acres	11/12/2010	–	\$128
12	Miramar, FL 33027	Condo/Townhouse	3/3	1,700 sq ft	2000	2,208 sq ft	11/12/2010	–	\$109
13	12618 SW 44th St, Miramar, FL 33027	Single Family Residence	4/3	2,274 sq ft	2006	8,412 sq ft	11/5/2010	–	\$106
14	1790 SW 119th Ave, Miramar, FL 33025	Single Family Residence	3/2	–	1997	–	11/5/2010	–	–
15	4964 SW 140th Ter # 8, Miramar, FL 33027	Condo/Townhouse	3/3	–	2006	–	11/10/2010	–	–
16	1400 SW 124th Ter Apt Q110, Pembroke Pines, FL 33027	Condo/Townhouse	1/1	602 sq ft	1990	–	11/3/2010	–	\$48
17	Miramar, FL 33027	Condo/Townhouse	3/3	1,463 sq ft	1998	1,187 sq ft	11/15/2010	–	\$113
18	12056 SW 28th St # 408-4, Miramar, FL 33025	Condo/Townhouse	3/3	1,275 sq ft	2008	–	11/3/2010	–	\$118
19	15254 Wilshire Cir, Pembroke Pines, FL 33027	Single Family Residence	3/2	1,612 sq ft	1991	5,659 sq ft	11/13/2010	–	\$199
20	Miramar, FL 33027	Condo/Townhouse	3/2	–	1999	–	11/4/2010	–	–

Pending Listings

		Prop Type	Bed / Bath	Living Area (sq. ft.)	Year Built	Lot Size	Listing Date	Sale Price	Price per sq. ft.
1	3152 SW 129th Way # 154, Miramar, FL 33027	Condo/Townhouse	3/2	–	2004	–	10/22/2010	\$228,000	–
2	13132 SW 28th St, Miramar, FL 33027	Single Family Residence	4/3	2,103 sq ft	2003	7,564 sq ft	8/30/2010	\$245,100	\$117
3	3185 SW 128th Way # 132, Miramar, FL 33027	Condo/Townhouse	3/3	1,489 sq ft	2003	–	6/16/2010	\$206,300	\$139
4	3151 SW 128th Way # 124, Miramar, FL 33027	Condo/Townhouse	3/3	1,435 sq ft	2004	–	2/10/2010	\$214,300	\$149
5	13116 SW 28th St, Miramar, FL 33027	Single Family Residence	4/3	2,602 sq ft	2002	8,760 sq ft	10/28/2010	\$590,000	\$227
6	12621 SW 28th St, Miramar, FL 33027	Single Family Residence	3/2	1,589 sq ft	2000	7,779 sq ft	8/28/2008	\$489,000	\$308
7	3007 SW 129th Way # 151, Miramar, FL 33027	Condo/Townhouse	3/3	1,747 sq ft	2004	–	7/16/2010	\$316,400	\$181
8	3046 SW 135th Ave, Miramar, FL 33027	Single Family Residence	4/3	2,340 sq ft	2003	5,050 sq ft	10/22/2010	\$460,000	\$197
9	Miramar, FL 33027	Condo/Townhouse	2/3	–	2005	–	9/3/2010	–	–
10	3083 SW 128th Ave # 110, Miramar, FL 33027	Condo/Townhouse	2/3	1,396 sq ft	2004	–	10/19/2010	\$250,000	\$179
11	2128 SW 130th Ter, Miramar, FL 33027	Single Family Residence	6/4	3,470 sq ft	2003	8,857 sq ft	7/27/2010	–	–
12	2779 SW 126th Way, Miramar, FL 33027	Single Family Residence	3/3	2,497 sq ft	2009	8,573 sq ft	7/22/2010	\$302,500	\$121
13	3169 SW 129th Ter # 164, Miramar, FL 33027	Condo/Townhouse	2/3	1,396 sq ft	2005	–	2/10/2010	\$189,800	\$136
14	3047 SW 128th Ave # 106, Miramar, FL 33027	Condo/Townhouse	3/3	–	2004	–	10/30/2010	\$241,700	–
15	Miramar, FL 33027	Condo/Townhouse	3/3	–	2002	–	9/30/2010	–	–

	Miramar, FL 33027	Condo/Townhouse	3/3	1,518 sq ft	2001	2,088 sq ft	9/16/2010	–	–
	13133 SW 24th St, Miramar, FL 33027	Single Family Residence	4/3	1,907 sq ft	2002	6,007 sq ft	8/10/2010	\$430,000	\$225
	2730 SW 126th Way, Miramar, FL 33027	Single Family Residence	4/3	2,497 sq ft	2002	5,026 sq ft	2/11/2010	\$223,500	\$90
	2926 SW 133rd Ave, Miramar, FL 33027	Single Family Residence	5/4	2,893 sq ft	2003	–	7/29/2010	\$401,000	\$139
	12901 SW 31st Ct # 143, Miramar, FL 33027	Condo/Townhouse	3/3	–	2005	–	10/4/2010	\$268,200	–

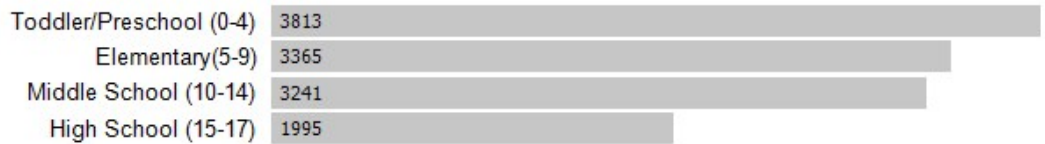
Distressed Listings	Property Type	Bed / Bath	Living Area (sq. ft.)	Year Built	Lot Size	Recording Date	Distressed Type	Past Due Amount	
	3124 SW 129th Ter # 127, Miramar, FL 33027	Condo/Townhouse	3/3	1,697 sq ft	2002	799 sq ft	12/10/2009	Preforeclosure, Notice of Lis Pendens	–
	12983 SW 30th Ct # 136, Miramar, FL 33027	Condo/Townhouse	3/3	1,489 sq ft	2002	695 sq ft	7/20/2009	Preforeclosure, Notice of Lis Pendens	–
	12941 SW 31st Ct # 141, Miramar, FL 33027	Condo/Townhouse	3/3	1,489 sq ft	2002	695 sq ft	4/15/2009	Preforeclosure, Notice of Lis Pendens	–
	3084 SW 129th Ave # 151, Miramar, FL 33027	Condo/Townhouse	2/3	1,396 sq ft	2002	650 sq ft	3/17/2010	Preforeclosure, Notice of Lis Pendens	–
	12947 SW 31st Ct # 139, Miramar, FL 33027	Condo/Townhouse	3/3	1,489 sq ft	2002	695 sq ft	4/30/2009	Preforeclosure, Notice of Lis Pendens	–
	12963 SW 31st Ct # 134, Miramar, FL 33027	Condo/Townhouse	2/3	1,396 sq ft	2002	650 sq ft	12/21/2009	Preforeclosure, Foreclosure Judgment Entered	–
	12933 SW 31st Ct # 143, Miramar, FL 33027	Condo/Townhouse	3/3	1,697 sq ft	2002	814 sq ft	4/28/2009	Preforeclosure, Notice of Lis Pendens	–
	3038 SW 129th Ter # 118, Miramar, FL 33027	Condo/Townhouse	3/3	1,747 sq ft	2002	814 sq ft	1/5/2010	Preforeclosure, Foreclosure Judgment Entered, Recently Withdrawn	–
	3095 SW 129th Way # 162, Miramar, FL 33027	Condo/Townhouse	3/3	1,489 sq ft	2002	695 sq ft	9/3/2009	Preforeclosure, Notice of Lis Pendens	–
	3031 SW 129th Way # 142, Miramar, FL 33027	Condo/Townhouse	2/3	1,396 sq ft	2002	650 sq ft	2/26/2009	Preforeclosure, Notice of Lis Pendens	–
	3070 SW 129th Ave # 153, Miramar, FL 33027	Condo/Townhouse	3/3	1,747 sq ft	2002	814 sq ft	4/22/2008	Preforeclosure, Notice of Lis Pendens	–
	3052 SW 129th Ter # 114, Miramar, FL 33027	Condo/Townhouse	3/3	1,489 sq ft	2002	695 sq ft	3/4/2009	Preforeclosure, Notice of Lis Pendens	–
	3137 SW 129th Ter # 158, Miramar, FL 33027	Condo/Townhouse	3/3	1,697 sq ft	2002	813 sq ft	7/23/2010	Preforeclosure, Notice of Lis Pendens	–
	3024 SW 129th Way # 145, Miramar, FL 33027	Condo/Townhouse	3/3	1,489 sq ft	2002	697 sq ft	2/24/2009	Preforeclosure, Foreclosure Judgment Entered	–
	3012 SW 129th Way # 148, Miramar, FL 33027	Condo/Townhouse	3/3	1,697 sq ft	2002	800 sq ft	5/14/2008	Preforeclosure, Notice of Lis Pendens	–
	3082 SW 129th Ter # 105, Miramar, FL 33027	Condo/Townhouse	2/3	1,396 sq ft	2002	650 sq ft	8/7/2008	Preforeclosure, Notice of Lis Pendens	–
	12978 SW 30th Ct # 148, Miramar, FL 33027	Condo/Townhouse	2/3	1,396 sq ft	2002	650 sq ft	5/14/2009	Preforeclosure, Notice of Lis Pendens	–
	3064 SW 129th Ave # 128, Miramar, FL 33027	Condo/Townhouse	3/3	1,747 sq ft	2002	822 sq ft	11/19/2009	Preforeclosure, Notice of Lis Pendens	–
	3055 SW 129th Way # 154, Miramar, FL 33027	Condo/Townhouse	3/3	1,489 sq ft	2002	697 sq ft	1/3/2008	Preforeclosure, Notice of Lis Pendens	–

People Facts and Stats

	33027	Broward	Florida
Population	50,336	1,775,970	18,879,636
Population Density per Sq Mi	3,577.03	1,473.35	350.1
Pop Change since 2000	—	9.42%	18.13%
Median Age	40	40	40
Male / Female Ratio	46.53%	48.66%	49.13%
High School Graduate	25.3%	28.02%	28.71%
2-Year Degree	32.16%	29.1%	29.03%
4-Year Degree	26.23%	25.09%	22.57%
At Least Bachelor Degree	—	—	—
Post-graduate degree	8.68%	8.92%	8.09%

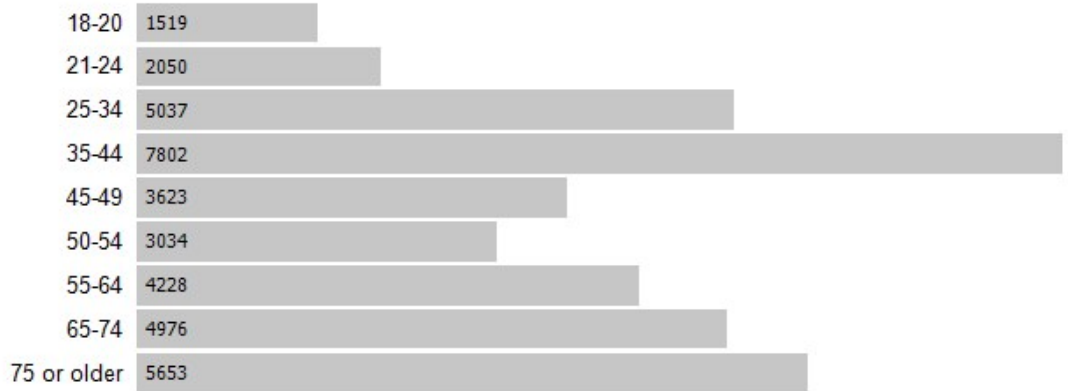
Population of Children by Age Group

This chart shows the distribution of the population of children by age range — from birth to 17 — within the area you searched.
Data Source: Claritas



Population of Adults by Age Group

This chart shows the distribution of the population of adults by age range — from 18 to 75-plus — within the area you searched.
Data Source: Claritas



Households With Children

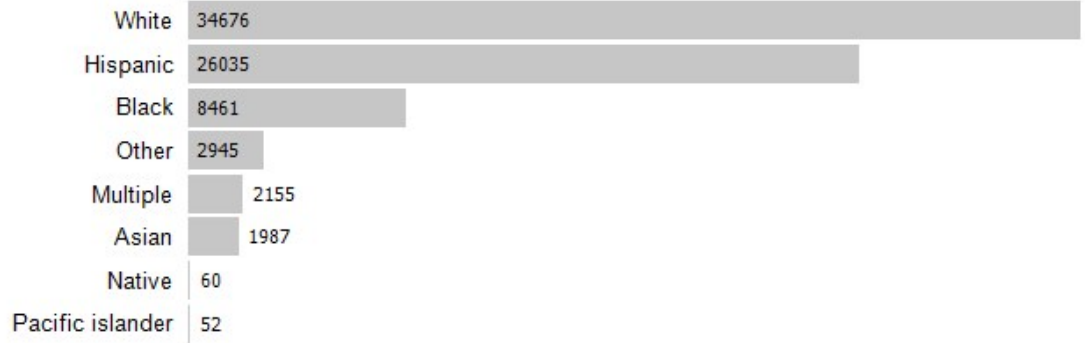
This chart shows the distribution of households with children, categorized by marital status, within the area you searched.
Data Source: Claritas



Race and Ethnicity

This chart shows the racial and ethnic population within the area you searched. The values may total more than 100 percent because it is possible to select multiple designations.

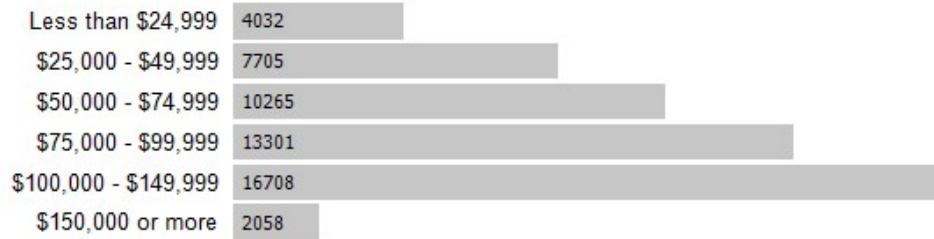
Data Source: Claritas



Household Income Brackets

This chart shows annual household income levels within the area you searched.

Data Source: Claritas



Occupational Categories

This chart shows categories of employment within the area you searched.

Data Source: Claritas



Presidential Voting Pattern

This chart shows how residents of a county voted in the 2008 presidential election.

Data Source: USElectionAtlas.org



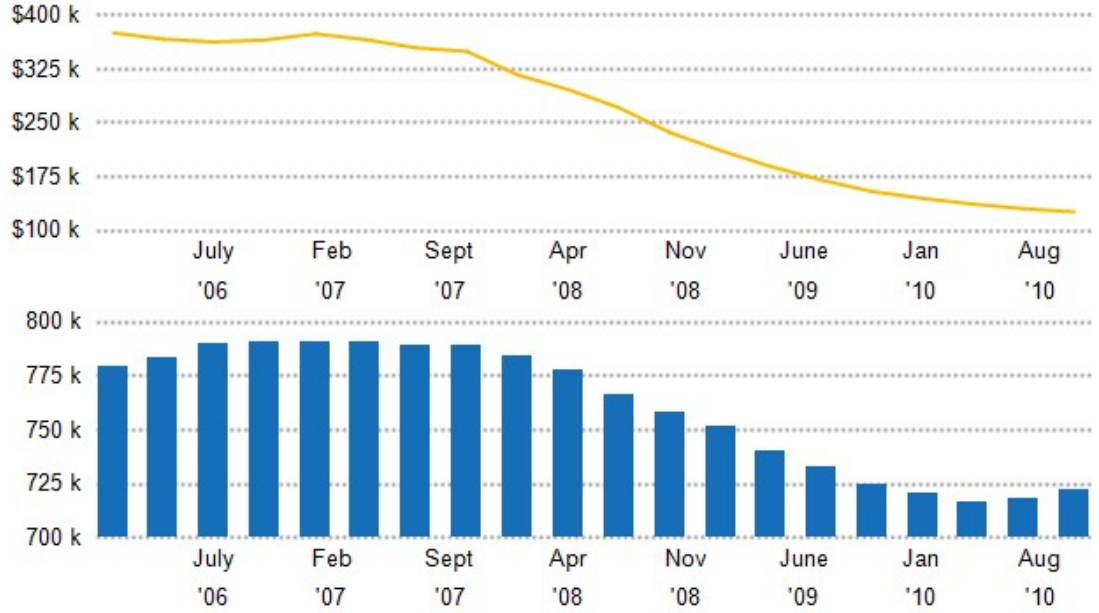
Economic Facts and Stats

	33027	Broward	Florida
Income Per Capita	\$29,796	\$28,250	\$26,539
Median Household Income	\$66,139	\$52,873	\$48,266
Unemployment Rate	-	10.5%	12%
Unemployment Number	-	104,720	1,117,770
Employment Number	-	888,356	8,166,698
Labor Force Number	-	993,076	9,284,468

Median Sales Price vs. Unemployment

This chart shows the relationship between employment and home prices in a metro area. Employment is a good measure of the strength of the local economy. Generally speaking, the better the job market, the more likely home prices are rising. Data Source: Moodys.com

- Median Sales Price
- Employment

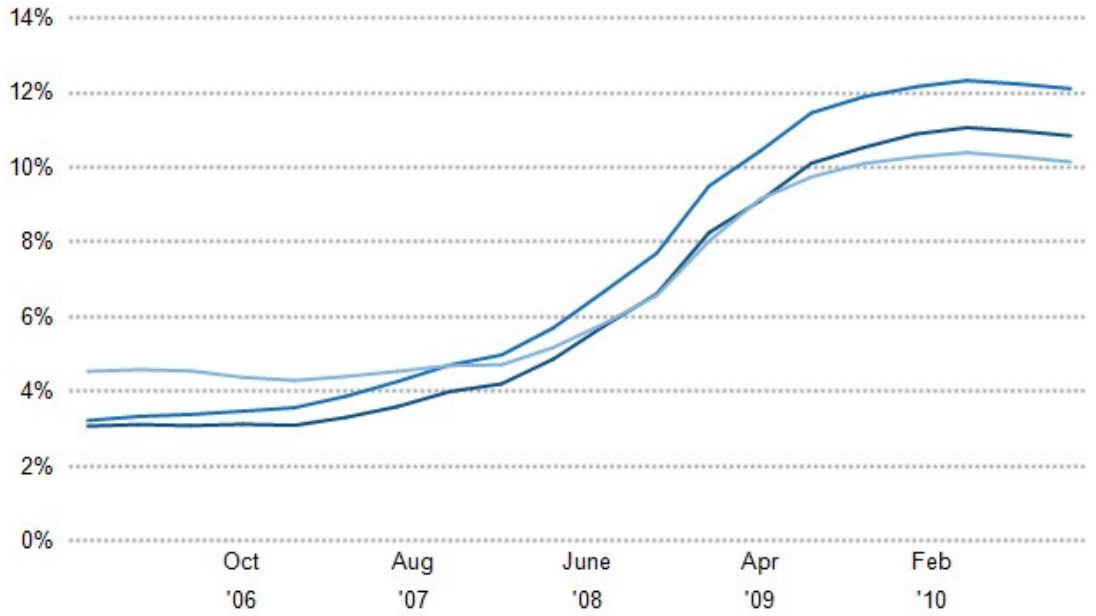


Unemployment Rate

This chart shows the unemployment trend within the area you searched. The unemployment rate is an important driver behind the housing market.

Data Source: Bureau of Labor Statistics

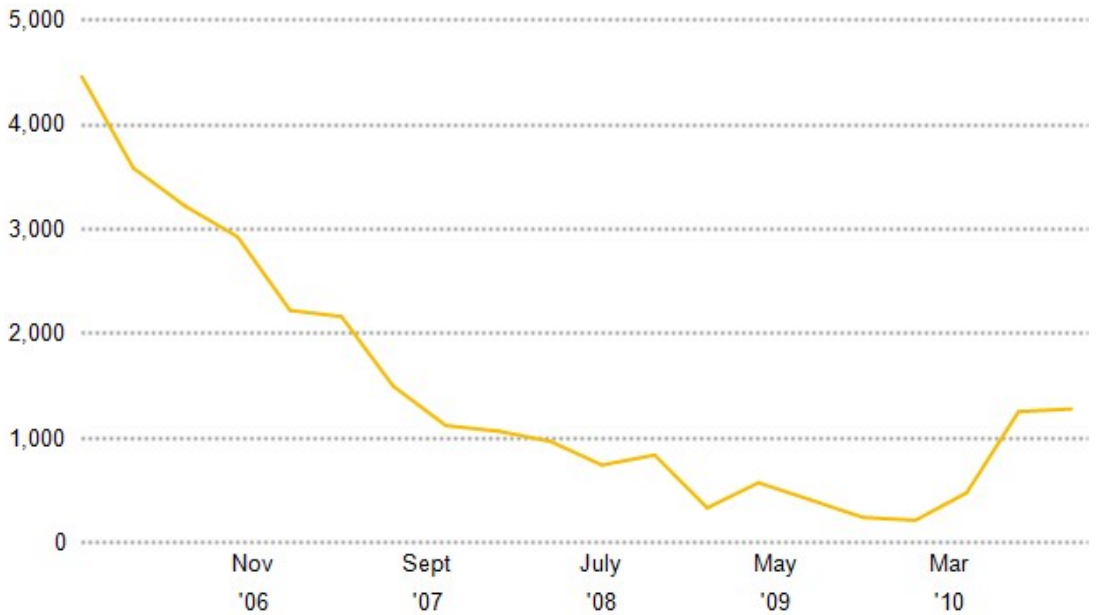
- FL
- Fort Lauderdale
- Nation



Building Permits

This chart shows the number of building permits in a county each quarter.

Data Source: U.S. Census



Quality of Life Facts and Stats

	33027	Broward	Florida
Altitude	3	6	57
Rainfall	4.95	-	-
Snowfall	-	-	0.02
Precipitation Days	-	-	-
Sunny Days	250	250	240
Avg Travel Time to work	37	30	28
Water Quality - Health Violations	-	-	-
Water Quality - Monitoring and Report Violations	-	2	-
Superfund Sites	-	-	-
Brownfields Sites	-	-	-

Crimes per 100,000 Residents

This chart displays crime data, shown as the number of property and violent crimes reported per 100,000 people for easier comparisons from one location to another.
Data Source: FBI



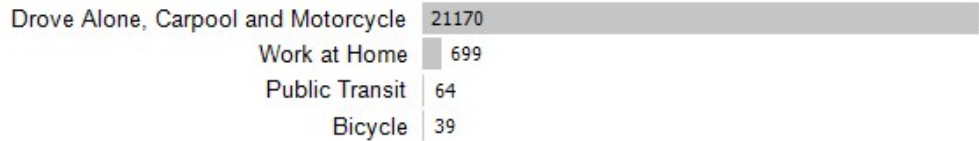
Average Commute Time

This chart shows average commute times to work, in minutes, by percentage of an area's population.
Data Source: Claritas



How People Get to Work

This chart shows the types of transportation that residents of the area you searched use for their commute.
Data Source: Claritas



Average Monthly Temperature

This chart shows average temperatures in the area you searched.
Data Source: NOAA



Heat and Chill Index

This chart shows the heat and chill index of the area you searched. The heat index is a measure of how hot it feels when relative humidity is added to air temperature; a 90-degree day with 70% humidity feels like 105 degrees. Wind chill is a measure of how cold it feels when wind speed is added to air temperature; a 20-degree day will feel like 6 degrees with 15 mph winds.

Data Source: NOAA

