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PASS Report

REPORT NUMBER: 119

PROVIDED FOR: STRATEGIC ALLIANCE
DEVELOPMENT GROUP

REPORT DATE: 6/20/2007 11:27 AM

LOAN IDENTIFIER:

FOR PROPERTY: 7651 KNOLLWOOD DR, CHARLESTON, SC 29418

ESTIMATED VALUE	CONFIDENCE SCORE	HIGH VALUE	LOW VALUE
\$130,500	89	\$135,000	\$123,000

PROPERTY DETAIL

7651 KNOLLWOOD DR, CHARLESTON, SC 29418

APN: 4040700017	Year Built: 1971	County: CHARLESTON
Units:	Lot Size: 7,910	Assessed Value: \$81,600
Sale Price: \$135,000	Living Area: 1,340	Assessed Year: 2005
Sale Date: 2006-11-21	Rooms: 0	Parking: 0
Property Type: SFR	Bedrooms: 2	Bath: 2
Stories: 1	Pool: NO	A/C: NO
Owner(s): KNOLLWOOD 7651 LAND		Fireplaces: 1

COMPARISON SUMMARY

ADDRESS	SALE DATE	PRICE	LIVING AREA	LOT SIZE	BED	BATH	YEAR BUILT	DISTANCE
1 7661 KNOLLWOOD	08/31/2006	\$124,000	1,350	7,910	3	1	1971	0.03
2 7714 KNOLLWOOD	04/11/2007	\$127,000	1,374	7,910	3	1	1971	0.10
3 7737 KNOLLWOOD	06/15/2006	\$134,000	1,340	7,910	3	1	1972	0.15
4 7730 KNOLLWOOD	08/09/2005	\$117,000	1,329	7,910	3	1	1971	0.14
5 7660 LINSLEY	04/25/2007	\$133,000	1,080	8,475	3	1	1972	0.02
6 7668 LINSLEY	09/27/2006	\$125,000	1,340	8,475	3	1	1972	0.02

COMPARISON DETAILS

1) 7661 KNOLLWOOD

APN: 4040700015	Year Built: 1971	County: CHARLESTON
Units:	Lot Size: 7,910	Assessed Value: \$80,100
Sale Price: \$124,000	Living Area: 1,350	Assessed Year: 2005
Sale Date: 08/31/2006	Rooms: 0	Parking: 0
Property Type: SFR	Bedrooms: 3	Bath:
Stories: 1	Pool: NO	A/C: NO
		Distance: 0.03

2) 7714 KNOLLWOOD

APN: 4040800201	Year Built: 1971	County: CHARLESTON
Units:	Lot Size: 7,910	Assessed Value: \$84,600
Sale Price: \$127,000	Living Area: 1,374	Assessed Year: 2005
Sale Date: 04/11/2007	Rooms: 0	Parking: 0
Property Type: SFR	Bedrooms: 3	Bath:
Stories: 1	Pool: NO	A/C: NO
		Distance: 0.10

3) 7737 KNOLLWOOD

APN: 4040700006	Year Built: 1972	County: CHARLESTON
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Units:	Lot Size: 7,910	Assessed Value: \$89,600
Sale Price: \$134,000	Living Area: 1,340	Assessed Year: 2005
Sale Date: 06/15/2006	Rooms: 0	Parking: 3
Property Type: SFR	Bedrooms: 3	Bath:
Stories: 1	Pool: NO	A/C: NO
		Fireplaces: 0
		Distance: 0.15

4) 7730 KNOLLWOOD

APN: 4040800204	Year Built: 1971	County: CHARLESTON
Units:	Lot Size: 7,910	Assessed Value: \$82,100
Sale Price: \$117,000	Living Area: 1,329	Assessed Year: 2005
Sale Date: 08/09/2005	Rooms: 0	Parking: 0
Property Type: SFR	Bedrooms: 3	Bath:
Stories: 1	Pool: NO	A/C: NO
		Fireplaces: 1
		Distance: 0.14

5) 7660 LINSLEY

APN: 4040700024	Year Built: 1972	County: CHARLESTON
Units:	Lot Size: 8,475	Assessed Value: \$85,300
Sale Price: \$133,000	Living Area: 1,080	Assessed Year: 2005
Sale Date: 04/25/2007	Rooms: 0	Parking: 3
Property Type: SFR	Bedrooms: 3	Bath:
Stories: 1	Pool: NO	A/C: NO
		Fireplaces: 0
		Distance: 0.02

6) 7668 LINSLEY

APN: 4040700025	Year Built: 1972	County: CHARLESTON
Units:	Lot Size: 8,475	Assessed Value: \$82,300
Sale Price: \$125,000	Living Area: 1,340	Assessed Year: 2005
Sale Date: 09/27/2006	Rooms: 0	Parking: 0
Property Type: SFR	Bedrooms: 3	Bath:
Stories: 1	Pool: NO	A/C: NO
		Fireplaces: 0
		Distance: 0.02

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