

Market risk summary

Recommendation:

Property Values

Stated value:	\$500,000
Assessed value:	\$835,500

Status

Property fit to market	<input type="button" value="Ok"/>	Sale history (last change: 11 months)	<input type="button" value="Inv."/>
Market value consistency (graph)	<input type="button" value="Ok"/>	Market shift fit (HPI Graph)	<input type="button" value="Ok"/>
Value fit	<input type="button" value="Inv."/>		

Overall summary of the 5 review measures.

Property fit to market

HASTINGS EAST

Recommendation:



The Property Fit to Market conveys how this property compares to similar properties in its neighborhood.

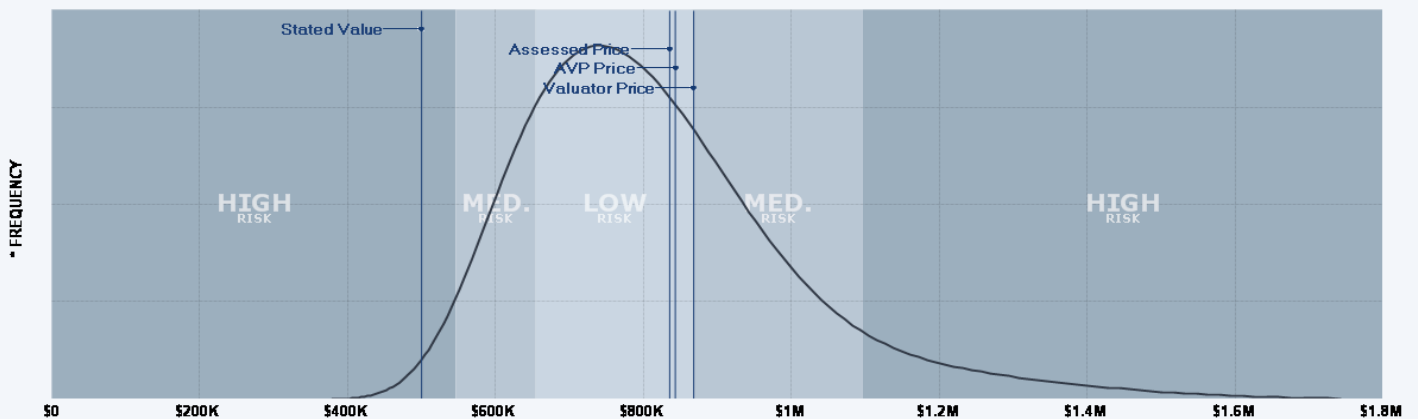
Market price analysis

HASTINGS EAST

Market value consistency:

Value fit:

Values in 'low' regions are favourable



Market price consistency scores the uniform pattern of neighbourhood sale values
Value fit indicates that the property values match the neighbourhood

Sale history

Recommendation:

Date	Amount	Sale type	Title certificate number
18 Nov 2012	\$0	Reject - Not Suitable For Sales Analysis	CA2149397
18 Nov 2012	\$0	Reject - Not Suitable For Sales Analysis	CA2149396
18 Nov 2012	\$835,000	Multiple Property Transaction	CA2149395
4 Apr 2011	\$280,000	Reject - Not Suitable For Sales Analysis	CA1960834
4 Apr 2011	\$280,000	Reject - Not Suitable For Sales Analysis	CA1960830

Very recent activity advances recommendation

* A reject sale is likely not a fair market value transaction (probate, change on title...)

Property identification

Location information

Property ID (PID):	015-320-502
Roll Number:	000020587271060000
Assessment Area:	Vancouver
Jurisdiction:	Vancouver, City of
Owner Address:	N/A

Property details

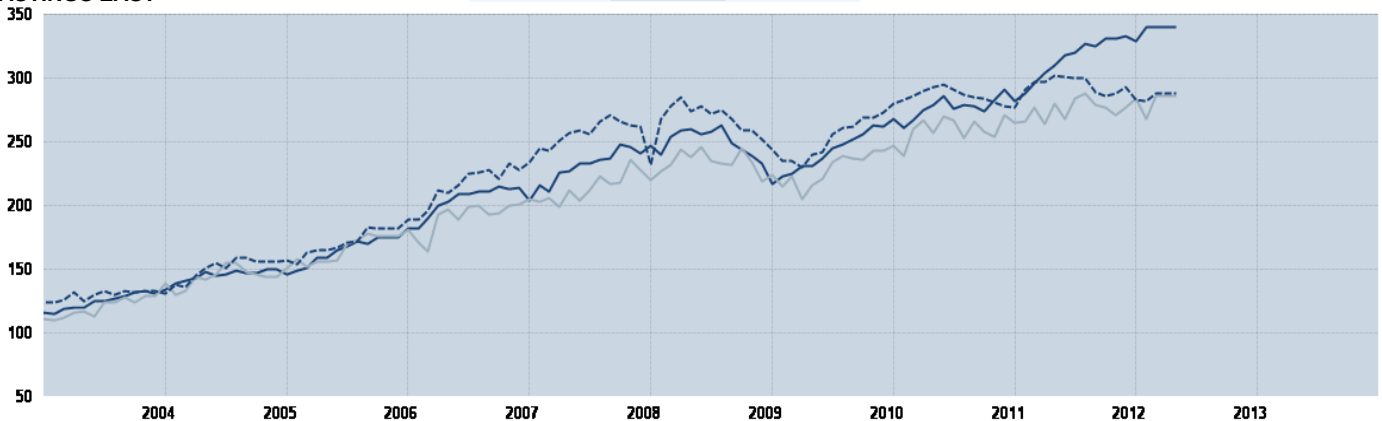
Property Class:	Residential	Lot Size:	6039.00 Sqft / 0.1386 acres
Property Type:	Single Family Dwelling	Living Area:	1,680 (Sqft)
Year Built:	1949	Bedrooms:	2
Effective Year:	1955	Equity Type:	Registered Owner

Legal Desc: Lot: 2; PI: VAP379; DL: THSL; LD: New Westminster (36); Narrative: Part N 1/2, OF LOT 38, Lot 3, Plan VAP379, Part N 1/2, District Lot THSL, New Westminster Land District, OF LOT 38, Lot 1, Plan VAP379, Part N 1/2, District Lot THSL, New Westminster Land District, OF LOT 38.

Market shift fit (HPI Graph)

HASTINGS EAST

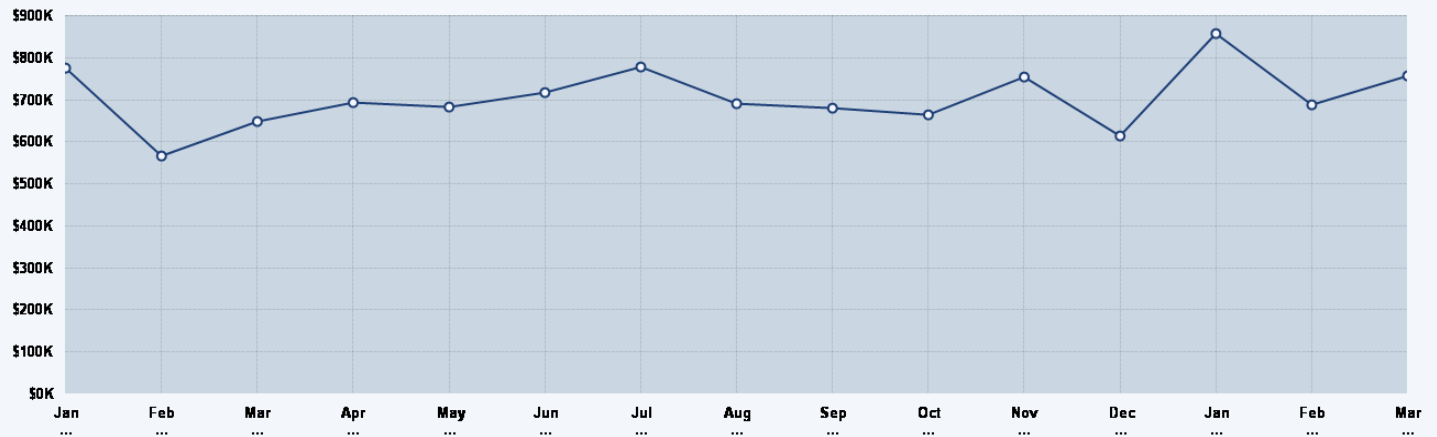
Apartment
 This Property Detached
 Attached
 Recommendation:



Recent fluctuations advance recommendation

Neighbourhood trend

HASTINGS EAST



Graph of the average neighbourhood price for similar properties

ADDITIONAL PIDS: 015-320-472, 015-320-545

For more information please refer to www.landcor.com/products/ResidentialPropertyReview.aspx