



CREDIT TECHNOLOGIES, INC. **CASA Report**

REPORT NUMBER: 1 **PROVIDED FOR:** CREDIT TECHNOLOGIES, INC - NC
REPORT DATE: 10/16/2003 9:36 AM **LOAN IDENTIFER:** test
FOR PROPERTY: 9514 ROSE AVE , FOUNTAIN VALLEY , CA 92708

SUGGESTED PROPERTY VALUE

ESTIMATED VALUE	SAFETY SCORE	HIGH VALUE	LOW VALUE	DISTRESSED
\$453,000	72	\$499,000	\$415,000	\$424,000

PROPERTY DETAIL

9514 ROSE AVE , FOUNTAIN VALLEY , CA 92708

APN: 143-272-01	Year Built: 1964	County: Orange
FIPS Code: 06059	Lot Size: 7,351	Assessed Value: \$96,751
Sale Price: \$421,000	Living Area: 1,736	Assessed Year: 2002
Sale Date: 04/07/03	Rooms: 9	Assessee: OLSON, ROBERT F
Legal Desc: N TR 4571 LOT 1	Bedrooms: 4	Doc Num: 2003000380058
Flood Zone (SFHA): IN	Bath: 3	Book Num:
Buyer(s): TRINH, DANNY ,		Page Num:

COMPARISON SUMMARY

	ADDRESS	SALE DATE	PRICE	LIVING AREA	LOT SIZE	RMS	BED	BATH	YEAR BUILT	DISTANCE
1	16817 REDWOOD ST	01/13/03	\$390,000	1,448	7,168	5	3	2	1966	0.194
2	16574 PINYON CIR	04/18/03	\$395,000	1,370	7,200	6	3	2	1965	0.183
3	16829 BUTTERNUT CIR	03/21/03	\$450,000	1,600	7,370	6	3	2	1966	0.088
4	16562 PINYON CIR	07/22/03	\$460,000	1,500	7,200	7	4	2	1965	0.188
5	9558 ROSE AVE	07/01/03	\$500,000	1,883	7,202	7	3	2	1964	0.026
6	16771 BUTTERNUT CIR	05/09/03	\$504,000	1,448	7,475	6	3	2	1966	0.078
7	16688 SPRUCE CIR	08/25/03	\$506,000	1,843	7,200	8	4	2	1964	0.167
8	16587 HEMLOCK CIR	07/28/03	\$510,000	2,229	7,656	10	5	2	1964	0.172
9	16659 CEDAR CIR	08/22/03	\$530,000	1,754	7,700	7	3	2	1964	0.08
10	9540 PEARL AVE	07/24/03	\$550,000	2,412	7,260	8	4	2.5	1972	0.214

DISCLAIMER

The values are calculated using various models and techniques proprietary to CSW. This report does not constitute an appraisal and has not been prepared by a certified or licensed appraiser. Values are dependant on the correctness of any data supplied by the user.

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*** END OF REPORT 10/28/2003 8:15:06 AM ***