

<b>REPORT NUMBER:</b> 463	<b>PROVIDED FOR:</b> QA COMPANY 1
<b>REPORT DATE:</b> 1/28/2004 12:24 PM	<b>LOAN IDENTIFIER:</b>
<b>FOR PROPERTY:</b> 8132 KINER AVE , HUNTINGTON BEACH , CA 92646	

### SUGGESTED PROPERTY VALUE

ESTIMATED VALUE	SAFETY SCORE	HIGH VALUE	LOW VALUE	DISTRESSED
\$497,000	76	\$535,000	\$464,000	\$466,000

### PROPERTY DETAIL

**8132 KINER AVE , HUNTINGTON BEACH , CA 92646**

APN: 157-493-21	Year Built: 1956	County: Orange	
FIPS Code: 06059	Lot Size: 7,150	Assessed Value: \$268,158	
Sale Price: \$263,000	Living Area: 1,383	Assessed Year: 2002	
Sale Date: 09/27/00	Rooms: 6	Assessee: DAUGHTON, ALAN R	
Flood Zone: OUT	Bedrooms: 3	Bath: 1.5	Doc Num: 20000512226
Legal Desc: N TR 2416 LOT 21		Book:	Page:
Owner(s): DAUGHTON, ALAN R DAUGHTON, LUZBELLA			

### COMPARISON SUMMARY

	ADDRESS	SALE DATE	PRICE	LIVING AREA	LOT SIZE	RMS	BED	BATH	YEAR BUILT	DISTANCE
<b>1</b>	8315 MANIFESTO CIR	04/16/03	\$340,000	1,184	4,500	4	2	2	1977	0.256
<b>2</b>	8261 MANIFESTO CIR	06/20/03	\$350,000	1,196	3,610	6	2	2	1976	0.242
<b>3</b>	8282 MANIFESTO CIR	03/04/03	\$415,000	1,898	4,500	8	4	2.5	1976	0.259
<b>4</b>	8272 MANIFESTO CIR	07/03/03	\$420,000	1,898	4,053	8	4	2.5	1976	0.256
<b>5</b>	8041 TAYLOR DR	10/31/03	\$440,000	1,270	6,960	7	4	2	1959	0.073
<b>6</b>	18061 WHARTON ST	10/30/03	\$450,000	1,284	7,872	6	3	1.5	1956	0.17
<b>7</b>	8281 GLADYS AVE	11/18/03	\$465,000	1,308	7,251	6	4	2	1956	0.229
<b>8</b>	18181 WHARTON ST	01/07/04	\$471,000	1,161	7,216	6	3	1.5	1956	0.127
<b>9</b>	8242 FORELLE DR	06/06/03	\$558,000	2,227	6,000	8	4	3	1976	0.213
<b>10</b>	18342 SPRINGTIME LN	07/03/03	\$590,000	1,936	6,001	8	4	2.5	1972	0.249

### 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 4/23/2004 8:28:09 AM \*\*\*