



***** INVOICE *****

File Number: 104411

11/23/2010

Kevin Teller
Cambridge Savings Bank
1374 Massachusetts Avenue
Cambridge, MA 02138

Borrower : Josephine McNeil

Invoice # : 104411
Order Date : 11/12/2010 1:17:00 PM
Reference/Case # :

APPRAISAL REPORT

61 Pearl Street
Newton, MA 02458-1609

Multi-Family - FNMA Form 1025	\$	550.00
	\$	-----
Invoice Total	\$	550.00
Deposit	(\$)
Deposit	(\$)

Amount Due	\$	550.00

Terms: Payable upon receipt

Please Make Check Payable To:

The Appraisers Group, Inc.
44 Trapelo Road
Belmont, MA 02478

Fed. I.D. #: 06-1671150



File No. 104411

APPRAISAL OF

Small Residential Income Property

LOCATED AT:

61 Pearl Street
Newton, MA 02458-1609

FOR:

Cambridge Savings Bank
1374 Massachusetts Avenue
Cambridge, MA 02138

AS OF:

November 19, 2010

BY:

Tom O. Crosby

Small Residential Income Property Appraisal Report

File No. 104411

The purpose of this summary appraisal report is to provide the lender/client with an accurate, and adequately supported, opinion of the market value of the subject property.

Property Address	61 Pearl Street	City	Newton	State	MA	Zip Code	02458-1609
Borrower	Josephine McNeil	Owner of Public Record	Margaret Murray Trust	County	Middlesex		
Legal Description	Book:53292 Page:25/Middlesex South County Registry of Deeds						
Assessor's Parcel #	71-001-0012	Tax Year	2010	R.E. Taxes \$	7,638.86		
Neighborhood Name	Newton Corner	Map Reference	See attached	Census Tract	3731.00		
Occupant	<input type="checkbox"/> Owner <input checked="" type="checkbox"/> Tenant <input type="checkbox"/> Vacant	Special Assessments \$	N/A	<input type="checkbox"/> PUD	HOA \$	N/A	<input type="checkbox"/> per year <input type="checkbox"/> per month
Property Rights Appraised	<input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Other (describe)						
Assignment Type	<input checked="" type="checkbox"/> Purchase Transaction <input type="checkbox"/> Refinance Transaction <input type="checkbox"/> Other (describe)						
Lender/Client	Cambridge Savings Bank Address 1374 Massachusetts Avenue, Cambridge, MA 02138						
Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No						
Report data source(s) used, offering price(s), and date(s).	The subject was listed for sale 9/15/10 for \$899,000 (MLS#71137235). The subject is under agreement for \$780,000, per P&S.						

SUBJECT	I <input checked="" type="checkbox"/> did <input type="checkbox"/> did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed. See Attached Addendum
	Contract Price \$ 780,000 Date of Contract 11/5/10 Is the property seller the owner of public record? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Data Source(s) Assessor/Deed
	Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, report the total dollar amount and describe the items to be paid. The seller will credit the buyer at the closing a total of \$4950.00 for the last months rent deposits held by the seller.

Note: Race and the racial composition of the neighborhood are not appraisal factors.

Neighborhood Characteristics	2-4 Unit Housing Trends	2-4 Unit Housing	Present Land Use %
Location <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural	Property Values <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining	PRICE AGE	One-Unit 60 %
Built-Up <input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%	Demand/Supply <input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply	\$(000) (yrs)	2-4 Unit 15 %
Growth <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow	Marketing Time <input type="checkbox"/> Under 3 mths <input checked="" type="checkbox"/> 3-6 mths <input type="checkbox"/> Over 6 mths	350 Low 10	Multi-Family 10 %
Neighborhood Boundaries See Attached Addendum		900 High 125	Commercial 10 %
		500 Pred. 75	Other Cons 5 %
Neighborhood Description See Attached Addendum			
Market Conditions (including support for the above conclusions) See 1004MC Attached Addendum			

Dimensions	100' Frontage per deed	Area	7300 SF	Shape	Irregular, not adverse	View	Neighborhood
Specific Zoning Classification	MR3	Zoning Description	7,000 Sq.Ft. Min. 70' Frontage				
Zoning Compliance	<input checked="" type="checkbox"/> Legal <input type="checkbox"/> Legal Nonconforming (Grandfathered Use) <input type="checkbox"/> No Zoning <input type="checkbox"/> Illegal (describe)						
Is the highest and best use of the subject property as improved (or as proposed per plans and specifications) the present use?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe.						
Utilities	Public	Other (describe)	Public	Other (describe)	Off-site Improvements—Type	Public	Private
Electricity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Water	<input checked="" type="checkbox"/>	Street Paved	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Gas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sanitary Sewer	<input checked="" type="checkbox"/>	Alley None	<input type="checkbox"/>	<input type="checkbox"/>
FEMA Special Flood Hazard Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	FEMA Flood Zone	X	FEMA Map #	25017C0552E	FEMA Map Date	06/04/2010
Are the utilities and off-site improvements typical for the market area?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe.						
Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, describe. It appears that the subject site is conforming to current zoning with regards to frontage and minimums. the site level and detailed by dirt and asphalt parking areas. The subject is located on a corner lot (Carleton Street).						

GENERAL DESCRIPTION	FOUNDATION	EXTERIOR DESCRIPTION	materials/condition	INTERIOR	materials/condition
Units <input type="checkbox"/> Two <input type="checkbox"/> Three <input checked="" type="checkbox"/> Four	<input type="checkbox"/> Concrete Slab <input type="checkbox"/> Crawl Space	Foundation Walls	Stone/brick/Avg	Floors	HW/C/Vn/Avg
<input type="checkbox"/> Accessory Unit (describe below)	<input checked="" type="checkbox"/> Full Basement <input type="checkbox"/> Partial Basement	Exterior Walls	Vinyl/Avg	Walls	Plster/Avg
# of Stories 2 # of bldgs. 1	Basement Area 1,239 sq. ft.	Roof Surface	Asphalt/Rbbr/Avg	Trim/Finish	Wood/Avg
Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det./End Unit	Basement Finish 0 %	Gutters & Downspouts	None	Bath Floor	CT/Avg
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.	<input checked="" type="checkbox"/> Outside Entry/Exit <input type="checkbox"/> Sump Pump	Window Type	DH/Ther/Avg-g	Bath Wainscot	CT/Fbgls/Avg
Design (Style) 4 Family	Evidence of <input type="checkbox"/> Infestation	Storm Sash/Insulated	Yes/Yes/Avg		Car Storage
Year Built 1910	<input type="checkbox"/> Dampness <input type="checkbox"/> Settlement	Screens	Yes/Avg	<input type="checkbox"/> None	
Effective Age (Yrs) 15	Heating/Cooling		Amenities		
Attic <input type="checkbox"/> None	<input type="checkbox"/> FWA <input type="checkbox"/> HWBB <input type="checkbox"/> Radiant	<input type="checkbox"/> Fireplace(s) #	<input type="checkbox"/> WoodStove(s) #	<input checked="" type="checkbox"/> Driveway	# of Cars Ample
<input type="checkbox"/> Drop Stair <input checked="" type="checkbox"/> Stairs	<input checked="" type="checkbox"/> Other Steam Fuel Gas	<input checked="" type="checkbox"/> Patio/Deck	<input type="checkbox"/> Fence	<input type="checkbox"/> Garage	# of Cars
<input checked="" type="checkbox"/> Floor <input type="checkbox"/> Scuttle	<input type="checkbox"/> Central Air Conditioning	<input type="checkbox"/> Pool	<input checked="" type="checkbox"/> Porch	<input type="checkbox"/> Carport	# of Cars
<input type="checkbox"/> Finished <input type="checkbox"/> Heated	<input type="checkbox"/> Individual <input type="checkbox"/> Other	<input type="checkbox"/> Other		<input type="checkbox"/> Att. <input type="checkbox"/> Det. <input type="checkbox"/> Built-in	
# of Appliances	Refrigerator	Range/Oven	4	Dishwasher	1
	Disposal	Microwave	2	Washer/Dryer	
	Other (describe)				
Unit # 1 contains:	3 Rooms	1 Bedroom(s)	1 Bath(s)	798 Square feet of Gross Living Area	
Unit # 2 contains:	3 Rooms	1 Bedroom(s)	1 Bath(s)	840 Square feet of Gross Living Area	
Unit # 3 contains:	3 Rooms	1 Bedroom(s)	1 Bath(s)	840 Square feet of Gross Living Area	
Unit # 4 contains:	4 Rooms	2 Bedroom(s)	1 Bath(s)	840 Square feet of Gross Living Area	
Additional features (special energy efficient items, etc.)	The subject has an open porch at front and open decks at the rear. Parking area at the side.				
Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.)	See Attached Addendum				

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IMPROVEMENTS

Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? Yes No If Yes, describe Note: The subject property appears free from damage and the flood disaster of March 2010 does not appear to have had any affect on value or marketability.

Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? Yes No If No, describe _____

Is the property subject to rent control? Yes No If Yes, describe _____

The following properties represent the most current, similar, and proximate comparable rental properties to the subject property. This analysis is intended to support the opinion of the market rent for the subject property.

FEATURE	SUBJECT	COMPARABLE RENTAL NO. 1	COMPARABLE RENTAL NO. 2	COMPARABLE RENTAL NO. 3							
Address	61 Pearl Street Newton	26 Whittenmore Road Newton	61 Jasset Street Newton	8 Wesley Street, Unit 6 Newton							
Proximity to Subject		0.65 miles ESE	0.61 miles WNW	0.35 miles S							
Current Monthly Rent	\$ 4,950	\$ 1,400	\$ 1,100	\$ 1,300							
Rent/Gross Bldg. Area	\$ 1.49 sq. ft.	\$ 0.52 sq. ft.	\$ 0.44 sq. ft.	\$ 1.73 sq. ft.							
Rent Control	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No							
Data Source(s)	Broker	MLS/Assessor	MLS/Assessor	MLS/Assessor							
Date of Lease(s)	Current	Current	Current	Current							
Location	Suburban	Similar	Similar	Similar							
Actual Age	100 +/- Years	96 Years	90 Years	50 Years							
Condition	Average	Similar	Similar	Superior							
Gross Building Area	3318 Sf	2692 SF	2473 SF	750 SF							
Unit Breakdown	Rm Count Tot Br Ba	Size Sq. Ft.	Rm Count Tot Br Ba	Size Sq. Ft.	Monthly Rent	Rm Count Tot Br Ba	Size Sq. Ft.	Monthly Rent	Rm Count Tot Br Ba	Size Sq. Ft.	Monthly Rent
Unit # 1	3 1 1	798	5 2 1	800	\$ 1,400	3 1 1	480	\$ 1,100	3 1 1	750	\$ 1,300
Unit # 2	3 1 1	840	7 4 2	1,892	\$ O/O	6 3 2	1,993	\$ O/O			\$
Unit # 3	3 1 1	840			\$			\$			\$
Unit # 4	4 2 1	840			\$			\$			\$
Utilities Included	Water & Sewer	Water & Sewer	Water & Sewer	Water & Sewer	Water & Sewer						

Analysis of rental data and support for estimated market rents for the individual subject units reported below (including the adequacy of the comparables, rental concessions, etc.)
 The comparables cited are rental units in multi family homes. Rental concessions are not typical in this market segment. Some units are rented under subsidized programs and may command above market rents. Comparables 1 and 2 are located in 2 family dwellings, comparable 3 is a condominium.

Rent Schedule: The appraiser must reconcile the applicable indicated monthly market rents to provide an opinion of the market rent for each unit in the subject property.

Unit #	Leases		Actual Rents		Opinion Of Market Rent			
	Lease Date	Per Unit	Total Rents	Per Unit	Total Rents			
	Begin Date	End Date	Unfurnished	Furnished	Unfurnished	Furnished	Total Rents	
1	8/1/10	7/31/11	\$ 1,150	\$ 1,150	\$ 1,200	\$ 1,200	\$ 1,200	
2	1/1/10	12/31/10	1,200	1,200	1,200	1,200	1,200	
3	8/22/10	8/29/11	1,400	1,400	1,400	1,400	1,400	
4	TAW		1,200	1,200	1,200	1,200	1,200	
Comment on lease data <u>Data was obtained verbally from the broker, the leases were not reviewed.</u>			Total Actual Monthly Rent		\$ 4,950	Total Gross Monthly Rent		\$ 5,000
			Other Monthly Income (itemize)		\$	Other Monthly Income (itemize)		\$
			Total Actual Monthly Income		\$ 4,950	Total Estimated Monthly Income		\$ 5,000

Utilities included in estimated rents Electric Water Sewer Gas Oil Cable Trash collection Other (describe)

Comments on actual or estimated rents and other monthly income (including personal property) Comparables 1 and 2 are in similar condition to the subject. Comparable 2 is smaller unit. Comparable 3 is recently renovated and in superior condition. The forecasted rents are supported by the rental comparables. The subject's units appear to be rented within market rates.

I did did not research the sale or transfer history of the subject property and comparable sales. If not, explain _____

My research did did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.
 Data source(s) Assessor/Warren Group
 My research did did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.
 Data source(s) Assessor/MLS/Warren Group

Report the results of the research and analysis of the prior sale history of the subject property and comparable sales (report additional prior sales on page 4).

ITEM	SUBJECT	COMPARABLE SALE NO. 1	COMPARABLE SALE NO. 2	COMPARABLE SALE NO. 3
Date of Prior Sale/Transfer	7/29/09	None noted within 12 months of sale date.	None noted within 12 months of sale date.	None noted within 12 months of sale date.
Price of Prior Sale/Transfer	\$1			
Data Source(s)	MLS/Assr/Warren Grp	MLS/Assr/Warren Grp	MLS/Assr/Warren Grp	MLS/Assr/Warren Grp
Effective Date of Data Source(s)	Current	Current	Current	Current

Analysis of prior sale history for the subject property and comparable sales The subject was transferred into a trust on 7/29/09. There are no market sales of the subject in the last 3 years. The comparables have not sold within 12 months of the last noted sale.

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There are SEE comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ addendum to \$												
There are SEE comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ addendum to \$												
FEATURE	SUBJECT			COMPARABLE SALE NO. 1		COMPARABLE SALE NO. 2		COMPARABLE SALE NO. 3				
61 Pearl Street Address Newton	21 Hartwell Street Waltham, 02453			113-115 Whithington Road Newton		38-40 Winchester Road Newton						
Proximity to Subject	3.82 miles W			1.02 miles SW		0.74 miles SSW						
Sale Price	\$ 780,000			\$ 805,000		\$ 725,000		\$ 705,000				
Sale Price/Gross Bldg. Area	\$ 235.08 sq. ft			\$ 168.34 sq. ft		\$ 244.11 sq. ft		\$ 251.79 sq. ft				
Gross Monthly Rent	\$ 4,950			\$ 5,200		\$ 5,000		\$ 4,200				
Gross Rent Multiplier	157.58			154.81		145.00		167.86				
Price Per Unit	\$ 195,000			\$ 201,250		\$ 362,500		\$ 352,500				
Price Per Room	\$ 60,000			\$ 40,250		\$ 60,417		\$ 58,750				
Price Per Bedroom	\$ 156,000			\$ 100,625		\$ 120,833		\$ 117,500				
Rent Control	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
Data Source(s)	Broker/MLS/Warren Grp			Broker/MLS/Warren Grp		Broker/MLS/Warren Grp		Broker/MLS/Warren Grp				
Verification Source(s)	Assessor			Assessor		Assessor		Assessor				
VALUE ADJUSTMENTS	DESCRIPTION			DESCRIPTION		+(-) Adjustment		DESCRIPTION		+(-) Adjustment		
Sale or Financing Concessions	None Reported			None Reported		None Reported		None Reported		None Reported		
Date of Sale/Time	11/5/10			12/30/09		6/2/10		10/29/10				
Location	Suburban			Inferior		40,300		Similar		Similar		
Leasehold/Fee Simple	Fee Simple			Fee Simple		Fee Simple		Fee Simple		Fee Simple		
Site	7300 SF			9000 SF		8218 SF		7439 SF				
View	Neighborhood			Neighborhood		Neighborhood		Neighborhood				
Design (Style)	4 Family			4 Family		2 Family		72,500		70,500		
Quality of Construction	Average			Average		Superior		-18,100		Average		
Actual Age	100 +/- Years			110 Years		59 Years		92 Years				
Condition	Average			Average		Average		Average				
Gross Building Area 25	3318 SF			4782 SF		-36,600		2970 SF		8,700		
Unit Breakdown	Total	Bdms.	Baths	Total	Bdms.	Baths	Total	Bdms.	Baths	Total	Bdms.	Baths
Unit # 1	3	1	1	5	2	1	6	3	1	5	2	1
Unit # 2	3	1	1	5	2	1	6	3	1	7	4	1
Unit # 3	3	1	1	5	2	1						
Unit # 4	4	2	1	5	2	1						
Basement Description	Full/			Full		Full		Full				
Basement Finished Rooms	Unfinished			Unfinished		Unfinished		Unfinished				
Functional Utility	Average			Average		Average		Average				
Heating/Cooling	Central/None			Central/None		Central/None		Central/None				
Energy Efficient Items	Standard			Standard		Standard		Standard				
Parking On/Off Site	Driveway			Driveway		2 Car garage		-10,000		2 Car garage		
Porch/Patio/Deck	Decks/Porch			Similar		Similar		Similar				
Net Adjustment (Total)	<input checked="" type="checkbox"/> + <input type="checkbox"/> -			\$ 3,700		<input checked="" type="checkbox"/> + <input type="checkbox"/> -		\$ 53,100		<input checked="" type="checkbox"/> + <input type="checkbox"/> -		
Adjusted Sale Price of Comparables	Net Adj. 0.5 % Gross Adj. 9.6 %			\$ 808,700		Net Adj. 7.3 % Gross Adj. 15.1 %		\$ 778,100		Net Adj. 10.4 % Gross Adj. 13.3 %		
Adj. Price Per Unit (Adj. SP Comp / # of Comp Units)	\$ 202,175			\$ 389,050		\$ 389,250						
Adj. Price Per Room (Adj. SP Comp / # of Comp Rooms)	\$ 40,435			\$ 64,842		\$ 64,875						
Adj. Price Per Bdrm. (Adj. SP Comp / # of Comp Bedrooms)	\$ 101,088			\$ 129,683		\$ 129,750						
Value Per Unit	\$ 195,000 X 4 Units = \$ 780,000			Value Per GBA \$ 240.00 X 3318 SF GBA = \$ 796,320		Value Per Bdrms. \$ 160,000 X 5 Bdrms. = \$ 800,000						
Value Per Rm.	\$ 60,000 X 13 Rooms = \$ 780,000											
Summary of Sales Comparison Approach including reconciliation of the above indicators of value. See Attached Addendum												
Indicated Value by Sales Comparison Approach \$ 780,000												
Total gross monthly rent \$ 5,000 X gross rent multiplier (GRM) 160.00 = \$ 800,000 Indicated value by the Income Approach												
Comments on income approach including reconciliation of the GRM Estimated GRM is within the range of the comparable properties. Expense ratios are not applicable for this type of property.												
Indicated Value by: Sales Comparison Analysis \$ 780,000 Income Approach \$800,000 Cost Approach (if developed) \$ 773,700												
All three approaches to value were considered in the final opinion of value of the subject property. The direct sales comparison approach was given most weight since it best reflects the actions of buyers and sellers in the market. The cost approach is not a reliable indicator of value due to age of the subject property and since the market does not buy or sell based on cost in fully developed neighborhoods. The income approach is adequately supportive.												
This appraisal is made <input checked="" type="checkbox"/> "as is," <input type="checkbox"/> subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, <input type="checkbox"/> subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or <input type="checkbox"/> subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair:												
Based on a complete visual inspection of the interior and exterior areas of the subject property, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is \$ 780,000 as of November 19, 2010, which is the date of inspection and the effective date of this appraisal.												

SALES COMPARISON APPROACH

INCOME

RECONCILIATION

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This report form is designed to report an appraisal of a two- to four-unit property, including a two- to four-unit property in a planned unit development (PUD). A two- to four-unit property located in either a condominium or cooperative project requires the appraiser to inspect the project and complete the project information section of the Individual Condominium Unit Appraisal Report or the Individual Cooperative Interest Appraisal Report and attach it as an addendum to this report.

This appraisal report is subject to the following scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications. Modifications, additions, or deletions to the intended use, intended user, definition of market value, or assumptions and limiting conditions are not permitted. The appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment. Modifications or deletions to the certifications are also not permitted. However, additional certifications that do not constitute material alterations to this appraisal report, such as those required by law or those related to the appraiser's continuing education or membership in an appraisal organization, are permitted.

SCOPE OF WORK: The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal report form, including the following definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser must, at a minimum: (1) perform a complete visual inspection of the interior and exterior areas of the subject property, (2) inspect the neighborhood, (3) inspect each of the comparable sales from at least the street, (4) research, verify, and analyze data from reliable public and/or private sources, and (5) report his or her analysis, opinions, and conclusions in this appraisal report.

INTENDED USE: The intended use of this appraisal report is for the lender/client to evaluate the property that is the subject of this appraisal for a mortgage finance transaction.

INTENDED USER: The intended user of this appraisal report is the lender/client.

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he or she considers his or her own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U. S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale.

*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS: The appraiser's certification in this report is subject to the following assumptions and limiting conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.
2. The appraiser has provided a sketch in this appraisal report to show the approximate dimensions of the improvements, including each of the units. The sketch is included only to assist the reader in visualizing the property and understanding the appraiser's determination of its size.
3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
5. The appraiser has noted in this appraisal report any adverse conditions (such as needed repairs, deterioration, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing this appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property.
6. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that the completion, repairs, or alterations of the subject property will be performed in a professional manner.

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File No. 104411

APPRAISER'S CERTIFICATION: The Appraiser certifies and agrees that:

1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
2. I performed a complete visual inspection of the interior and exterior areas of the subject property, including all units. I reported the condition of the improvements in factual, specific terms. I identified and reported the physical deficiencies that could affect the livability, soundness, or structural integrity of the property.
3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison and income approaches to value. I have adequate market data to develop reliable sales comparison and income approaches to value for this appraisal assignment. I further certify that I considered the cost approach to value but did not develop it, unless otherwise indicated in this report.
5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.
6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.
7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.
8. I have not used comparable sales that were the result of combining a land sale with the contract purchase price of a home that has been built or will be built on the land.
9. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.
10. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.
11. I have knowledge and experience in appraising this type of property in this market area.
12. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.
13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.
14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.
15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.
16. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.
17. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.
18. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application).
19. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.
20. I identified the lender/client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.
21. The lender/client may disclose or distribute this appraisal report to: the borrower; another lender at the request of the borrower; the mortgagee or its successors and assigns; mortgage insurers; government sponsored enterprises; other secondary market participants; data collection or reporting services; professional appraisal organizations; any department, agency, or instrumentality of the United States; and any state, the District of Columbia, or other jurisdictions; without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent. Such consent must be obtained before this appraisal report may be disclosed or distributed to any other party (including, but not limited to, the public through advertising, public relations, news, sales, or other media).

Small Residential Income Property Appraisal Report

File No. 104411

22. I am aware that any disclosure or distribution of this appraisal report by me or the lender/client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.

23. The borrower, another lender at the request of the borrower, the mortgagee or its successors and assigns, mortgage insurers, government sponsored enterprises, and other secondary market participants may rely on this appraisal report as part of any mortgage finance transaction that involves any one or more of these parties.


24. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

25. Any intentional or negligent misrepresentation(s) contained in this appraisal report may result in civil liability and/or criminal penalties including, but not limited to, fine or imprisonment or both under the provisions of Title 18, United States Code, Section 1001, et seq., or similar state laws.

SUPERVISORY APPRAISER'S CERTIFICATION: The Supervisory Appraiser certifies and agrees that:

1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.
4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
5. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

APPRAISER

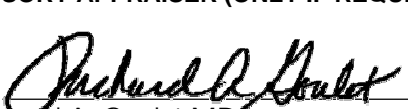
Signature 
 Name Tom O. Crosby
 Company Name The Appraisers Group
 Company Address 44 Trapelo Road
Belmont, MA 02478
 Telephone Number 617-489-2003
 Email Address appraisals@appraisersgroup.com
 Date of Signature and Report 11/22/2010
 Effective Date of Appraisal November 19, 2010
 State Certification # _____
 or State License # 2307
 or Other (describe) _____ State # MA
 State MA
 Expiration Date of Certification or License 9/27/13

ADDRESS OF PROPERTY APPRAISED
61 Pearl Street
Newton, MA 02458-1609

APPRAISED VALUE OF SUBJECT PROPERTY \$ 780,000

LENDER/CLIENT
 Name Kevin Teller
 Company Name Cambridge Savings Bank
 Company Address 1374 Massachusetts Avenue
Cambridge, MA 02138
 Email Address _____

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature 
 Name Richard A. Goulet, MRA
 Company Name The Appraisers Group
 Company Address 44 Trapelo Road
Belmont, MA 02478
 Telephone Number 617-489-2003
 Email Address appraisals@appraisersgroup.com
 Date of Signature 11/23/2010
 State Certification # Cert. Gen. R.E. Appr. #9
 or State License # _____
 State MA
 Expiration Date of Certification or License 12/31/2011

SUBJECT PROPERTY
 Did not inspect subject property
 Did inspect exterior of subject property from street
 Date of Inspection _____
 Did inspect interior and exterior of subject property
 Date of Inspection _____

COMPARABLE SALES
 Did not inspect exterior of comparable sales from street
 Did inspect exterior of comparable sales from street
 Date of Inspection _____

Clarification of Intended Use and Intended User:

The Intended User of this appraisal report is the Lender/Client. The Intended Use is to evaluate the property that is the subject of this appraisal for a mortgage finance transaction, subject to the stated Scope of Work, purpose of the appraisal, reporting requirements of this appraisal report form, and Definition of Market Value. No additional Intended Users are identified by the appraiser.

Analysis of the Sales Contract

Per the p&s the subject is being sold with no concessions. Nothing unusual noted. The p&s refers to chimney cleaning to be completed before the closing, which the broker indicates has been completed. There was an above ground oil tank removed from the basement.

The seller will credit the buyer at the closing a total of \$4950.00 for the last months rent deposits held by the seller.

Neighborhood Boundaries

The immediate neighborhood is bound by Watertown Street to the north, Galen Street to the east, the Massachusetts Turnpike to the south, and Jackson Street to the west.

Neighborhood Description

The subject is located on a well travelled residential street in the Newton Corner area of the City of Newton. The subject is within walking distance of the Lincoln Elliot Elementary School and Aquinas College, and has good access to the Massachusetts Turnpike. The subject is approximately 2 miles from Newton Centre. The immediate area is primarily residential and there are parks and public schools proximate. There are a small number of 2-4 family homes, as well as apartments and condominiums in the area.

Newton is located approximately 5 miles west of downtown Boston.

The subject's final opinion of market value is higher than the predominant value in the neighborhood as the subject property is a 4 unit building and larger than the average neighborhood multi family home. It should be noted that the subject is within the neighborhood range, and there are a significant number of properties in the area at this value, indicating ample marketability for the subject. The subject is marketable at the final indicated value as evidenced by the comparable sales.

Condition of the Property

The subject is a detached wood frame 4 family home with average quality of construction. The overall condition is average. Many of the subject's windows have been recently replaced. The roof and exterior appear adequate.

Units 1 and 2 have similar 3 room, 1 bedroom 1 bath layouts. Unit 3 is a 4 room, 2 bedroom 1 bath unit on the 3rd floor. Unit 4 is a 1 bedroom duplex unit at the rear of the dwelling on floors 1 and 2. These units have updated kitchens with dining areas and updated baths.

There are 4 updated electric systems. The units each have gas fired hot water boilers which appear functional and adequate.

The subject has an estimated remaining life of 45 years.

The difference between the subject's actual age and effective age is due to the fact that the subject has been continuously modernized and updated over the years. This has substantially lowered the subject's effective age. In the appraiser's opinion the subject displays the same amenities as a home with an actual age of 15 years.

Comments on Sales Comparison

There are a limited number of 4 family homes in Newton. The appraiser searched MLS and public

records from the beginning of 2008 to the present and 3 sales of this type of dwelling were noted.

54-56 Elm Street sold 2/27/08 for \$780,000. This was a market sale of a standard 4 family home, similar in overall condition and appeal and is cited as comparable 5.

70 & 72 Allison Street sold on 6/15/09 for \$575,000. This property is assessed as a 4 unit dwelling, however consists of two small, 2 family homes side by side. These homes are inferior in quality and appeal and would not be considered comparable to the subject.

68 Chestnut Street is a standard 4 unit dwelling which sold on 6/27/08 for \$575,000. This was a bank owned property, sold "as is" and is not considered a market sale.

A search of public records for the last 12 months revealed 2 sales of 3 family dwellings in Newton:

9 Grant Street, sold 2/12/10 for \$564,000. This was a significantly smaller dwelling (2465 SF) sold in "as is" condition to settle an estate. This sale was not cited as the large amount of adjustment required would diminish the accuracy of the report.

49-51-53 West Street sold 8/27/10 for \$600,000. This property is assessed as a 3 unit dwelling, however consists of a single family home and a small two family home side by side and would not be considered comparable to the subject.

Due to the lack of recent similar sales the appraiser expanded the search to include a sale of a competing 4 family home in the adjacent town of Waltham, which is over 1 mile/6 months and has a GLA differential in excess of 25% and the aforementioned sale of a 4 family at 54-56 Elm Street. Due to the lack of similar sales of 3 and 4 family homes, the appraiser broadened the search to include 2 family homes and 2 closed sales and a pending sale of 2 family homes in competing Newton locales were cited. These, in the appraiser's opinion, are best available indicators of value.

GLA was adjusted at \$25 PSF. No market adjustment was indicated as these sales demonstrate current market conditions. Garage bays are adjusted at \$5,000 per.

Comparable 1 is adjusted 5% for its location in an area of lower priced homes.

Comparables 2, 3 and 4 are adjusted 10% for lack off the subject's additional living units. This adjustment includes consideration for additional baths and kitchens.

Comparable 2 is adjusted 2.5% for superior brick exterior.

Comparable 4 is a pending sale and the indicated price is the asking price. This home is adjusted 5% for superior recent updates.

The subject's opinion of value falls within the indicated range. The under agreement sales price falls within the range.

Market Conditions Addendum to the Appraisal Report File No. 104411

The purpose of this addendum is to provide the lender/client with a clear and accurate understanding of the market trends and conditions prevalent in the subject neighborhood. This is a required addendum for all appraisal reports with an effective date on or after April 1, 2009.

Property Address 61 Pearl Street City Newton State MA Zip Code 02458-1609

Borrower Josephine McNeil

Instructions: The appraiser must use the information required on this form as the basis for his/her conclusions, and must provide support for those conclusions, regarding housing trends and overall market conditions as reported in the Neighborhood section of the appraisal report form. The appraiser must fill in all the information to the extent it is available and reliable and must provide analysis as indicated below. If any required data is unavailable or is considered unreliable, the appraiser must provide an explanation. It is recognized that not all data sources will be able to provide data for the shaded areas below; if it is available, however, the appraiser must include the data in the analysis. If data sources provide the required information as an average instead of the median, the appraiser should report the available figure and identify it as an average. Sales and listings must be properties that compete with the subject property, determined by applying the criteria that would be used by a prospective buyer of the subject property. The appraiser must explain any anomalies in the data, such as seasonal markets, new construction, foreclosures, etc.

Inventory Analysis	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)	2	1	1	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)	0.33	0.33	0.33	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Total # of Comparable Active Listings	7	7	3	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Months of Housing Supply (Total Listings/Ab.Rate)	21.21	21.21	9.09	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Sale & List Price, DOM, Sale/List %	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Median Comparable Sale Price	685,000	725,000	705,000	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Sales Days on Market	172	20	147	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Comparable List Price	764,900	764,900	799,000	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Listings Days on Market	44	116	68	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Sale Price as % of List Price	90.00%	91.00%	95.00%	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Seller-(developer, builder, etc.)paid financial assistance prevalent?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing

Explain in detail the seller concessions trends for the past 12 months (e.g., seller contributions increased from 3% to 5%, increasing use of buydowns, closing costs, condo fees, options, etc.). Occasionally concessions such as closing costs are provided by sellers to entice potential buyers. Properties that are priced realistically and renovated to current standards are selling close to or at the asking price, while overpriced properties remain on the market, selling only after numerous price reductions. Typical marketing times are 3-6 months for fairly priced properties, it is not uncommon for overpriced houses to languish on the market longer.

Are foreclosure sales (REO sales) a factor in the market? Yes No If yes, explain (including the trends in listings and sales of foreclosed properties).

Cite data sources for above information. The data provided above is based on MLS statistics. Due to the lack of 3 and 4 family sales, the parameter search includes all multi family homes sold with list prices between \$700,000 and \$850,000 within a 1 mile radius.

Summarize the above information as support for your conclusions in the Neighborhood section of the appraisal report form. If you used any additional information, such as an analysis of pending sales and/or expired and withdrawn listings, to formulate your conclusions, provide both an explanation and support for your conclusions.

The above data is inconclusive due to lack of sales. In order to better determine trends in the market the appraiser analyzed all single family sales for the last 6 months and the prior 6 month period. For the last 6 months there were 31 sales with an average of 104 DOM and a median price of \$545,000. The prior 6 month period shows 27 sales with 100 average DOM and a median sale price of \$560,000. The median sale price has declined slightly and the average DOM are steady. Market volume is steady. Overall indicators point to stable values. Brokers report good demand in this market segment, for homes that are reasonably priced and renovated to current standards.

If the subject is a unit in a condominium or cooperative project, complete the following:

Project Name:

Subject Project Data	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)				<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)				<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Total # of Active Comparable Listings				<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Months of Unit Supply (Total Listings/Ab. Rate)				<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing


Are foreclosure sales (REO sales) a factor in the project? Yes No If yes, indicate the number of REO listings and explain the trends in listings and sales of foreclosed properties.

Summarize the above trends and address the impact on the subject unit and project.

APPRAISER

Signature 
 Name Tom O. Crosby
 Company Name The Appraisers Group
 Company Address 44 Trapelo Road
Belmont, MA 02478
 State License/Certification # 2307 State MA
 Email Address appraisals@appraisersgroup.com

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature 
 Name Richard A. Goulet, MRA
 Company Name The Appraisers Group
 Company Address 44 Trapelo Road
Belmont, MA 02478
 State License/Certification # Cert. Gen. R.E. Ap State MA
 Email Address appraisals@appraisersgroup.com

MARKET RESEARCH & ANALYSIS

CONDO/CO-OP PROJECTS

APPRAISER

Operating Income Statement

The Appraisers Group

One- to Four-Family Investment Property and Two- to Four-Family Owner-Occupied Property

104411

Property Address

61 Pearl Street
Street

Newton
City

MA
State

02458-1609
Zip Code

General Instructions: This form is to be prepared jointly by the loan applicant, the appraiser, and the lender's underwriter. The applicant must complete the following schedule indicating each unit's rental status, lease expiration date, current rent, market rent, and the responsibility for utility expenses. Rental figures must be based on the rent for an "unfurnished" unit.

	Currently Rented	Expiration Date	Current Rent Per Month	Market Rent Per Month	Utility Expense	Paid By Owner	Paid By Tenant
Unit No. 1 Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		7/11	\$ 1,150	\$ 1,200	Electricity	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Unit No. 2 Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		12/10	\$ 1,200	\$ 1,200	Gas	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Unit No. 3 Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		8/11	\$ 1,400	\$ 1,400	Fuel Oil	<input type="checkbox"/>	<input type="checkbox"/>
Unit No. 4 Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		TAW	\$ 1,200	\$ 1,200	Fuel (Other)	<input type="checkbox"/>	<input type="checkbox"/>
Total			\$ 4,950	\$ 5,000	Water/Sewer	<input checked="" type="checkbox"/>	<input type="checkbox"/>
					Trash Removal	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The applicant should complete all of the income and expense projections and for existing properties provide actual year-end operating statements for the past two years (*for new properties the applicant's projected income and expenses must be provided*). This Operating Income Statement and previous operating statements the applicant provides must then be sent to the appraiser for review, comment, and/or adjustments next to the applicant's figures (*e.g., Applicant/Appraiser 288/300*). If the appraiser is retained to complete the form instead of the applicant, the lender must provide to the appraiser the aforementioned operating statements, mortgage insurance premium, HOA dues, leasehold payments, subordinate financing, and/or any other relevant information as to the income and expenses of the subject property received from the applicant to substantiate the projections. The underwriter should carefully review the applicant's/appraiser's projections and the appraiser's comments concerning those projections. The underwriter should make any final adjustments that are necessary to more accurately reflect any income or expense items that appear unreasonable for the market. (*Real estate taxes and insurance on these types of properties are included in PITI and not calculated as an annual expense item.*) Income should be based on current rents, but should not exceed market rents. When there are no current rents because the property is proposed, new, or currently vacant, market rents should be used.

Annual Income and Expense Projection for Next 12 months

	By Applicant/Appraiser	Adjustments by Lender's Underwriter
<i>Income (Do not include income for owner-occupied units)</i>		
Gross Annual Rental (<i>from unit(s) to be rented</i>)	\$ 59,400	\$
Other Income (<i>include sources</i>)	+	+
Total	\$ 59,400	\$
Less Vacancy/Rent Loss	- 2970.00 (5%)	- (%)
Effective Gross Income	\$ 56,430	\$
<i>Expenses (Do not include expenses for owner-occupied units)</i>		
Electricity	_____	_____
Gas	_____	_____
Fuel Oil	_____	_____
Fuel (Type-_____)	_____	_____
Water/Sewer	1,600	_____
Trash Removal	_____	_____
Pest Control	100	_____
Other Taxes or Licenses	_____	_____
Casual Labor	1,300	_____
This includes the costs for public area cleaning, snow removal, etc., even though the applicant may not elect to contract for such services.		
Interior Paint/Decorating	1,300	_____
This includes the costs of contract labor and materials that are required to maintain the interiors of the living units.		
General Repairs/Maintenance 5% of effective gross	2,800	_____
This includes the costs of contract labor and materials that are required to maintain the public corridors, stairways, roofs, mechanical systems, grounds, etc.		
Management Expenses 5% of effective gross	2,800	_____
These are the customary expenses that a professional management company would charge to manage the property.		
Supplies	1,300	_____
This includes the costs of items like light bulbs, janitorial supplies, etc.		
Total Replacement Reserves - See Schedule on Pg. 2	1,880	_____
Miscellaneous	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
Total Operating Expenses	\$ 13,080	\$ 0

Replacement Reserve Schedule

Adequate replacement reserves must be calculate regardless of whether actual reserves are provided for on the owner's operating statements or are customary in the local market. This represents the total average yearly reserves. Generally, all equipment and components that have a remaining life of more than one year-such as refrigerators, stoves, clothes washers/dryers, trash compactors, furnaces, roofs, and carpeting, etc.-should be expensed on a replacement cost basis.

Equipment	Replacement Cost	Remaining Life		By Applicant/ Appraiser	Lender Adjustments
Stoves/Ranges	@ \$ 450.00 ea. ÷	10 Yrs. x	4	Units = \$ 180.00	\$
Refrigerators	@ \$ ea. ÷	Yrs. x		Units = \$	\$
Dishwashers	@ \$ ea. ÷	Yrs. x		Units = \$	\$
A/C Units	@ \$ ea. ÷	Yrs. x		Units = \$	\$
C. Washer/Dryers	@ \$ ea. ÷	Yrs. x		Units = \$	\$
HW Heaters	@ \$ 750.00 ea. ÷	10 Yrs. x	4	Units = \$ 300.00	\$
Furnace(s)	@ \$ 5,500.00 ea. ÷	20 Yrs. x	4	Units = \$ 1,100.00	\$
(Other)	@ \$ ea. ÷	Yrs. x		Units = \$	\$
Roof	@ \$ 7,500.00 ÷	25 Yrs. x One Bldg. =		\$ 300.00	\$
Carpeting (Wall to Wall)		Remaining Life			
(Units)	Total Sq. Yds. @ \$	Per Sq. Yd. ÷	Yrs. =	\$	\$
(Public Areas)	Total Sq. Yds. @ \$	Per Sq. Yd. ÷	Yrs. =	\$	\$
Total Replacement Reserves. (Enter on Pg. 1)				\$ 1,880.00	\$

Operating Income Reconciliation

\$ 56,430.00	- \$ 13,080.00	= \$ 43,350.00	÷ 12 =	\$ 3,612.50
Effective gross Income	Total Operating Expenses	Operating Income		Monthly Operating Income
\$ 3,612.50	- \$	= \$ 3,612.50		
Monthly Operating Income	Monthly Housing Expenses	Net Cash Flow		

(Note: Monthly Housing Expense includes principal and interest on the mortgage, hazard insurance premiums, real estate taxes, mortgage insurance premiums, HOA dues, leasehold payments, and subordinate financing payments.)

Underwriter's instructions for 2-4 Family Owner-Occupied Properties

- If Monthly Operating Income is a positive number, enter as "Net Rental Income" in the "Gross Monthly Income" section of Freddie Mac Form 65/Fannie Mae Form 1003. If Monthly Operating Income is a negative number, it must be included as a liability for qualification purposes.
- The borrower's monthly housing expense-to-income ratio must be calculated by comparing the total Monthly Housing Expense for the subject property to the borrower's stable monthly income.

Underwriter's instructions for 1-4 Family Investment Properties

- If Net Cash Flow is a positive number, enter as "Net Rental Income" in the "Gross Monthly Income" section of Freddie Mac Form 65/Fannie Mae Form 1003. If Net Cash Flow is a negative number, it must be included as a liability for qualification purposes.
- The borrower's monthly housing expense-to-income ratio must be calculated by comparing the total monthly housing expense for the borrower's primary residence to the borrower's stable monthly income.

Appraiser's Comments (including sources for data and rationale for the projections)

The income is based on the actual rents for units 1-4. The estimated expenses are typical of similar homes in the area.

Tom O. Crosby
Appraiser Name



Appraiser Signature

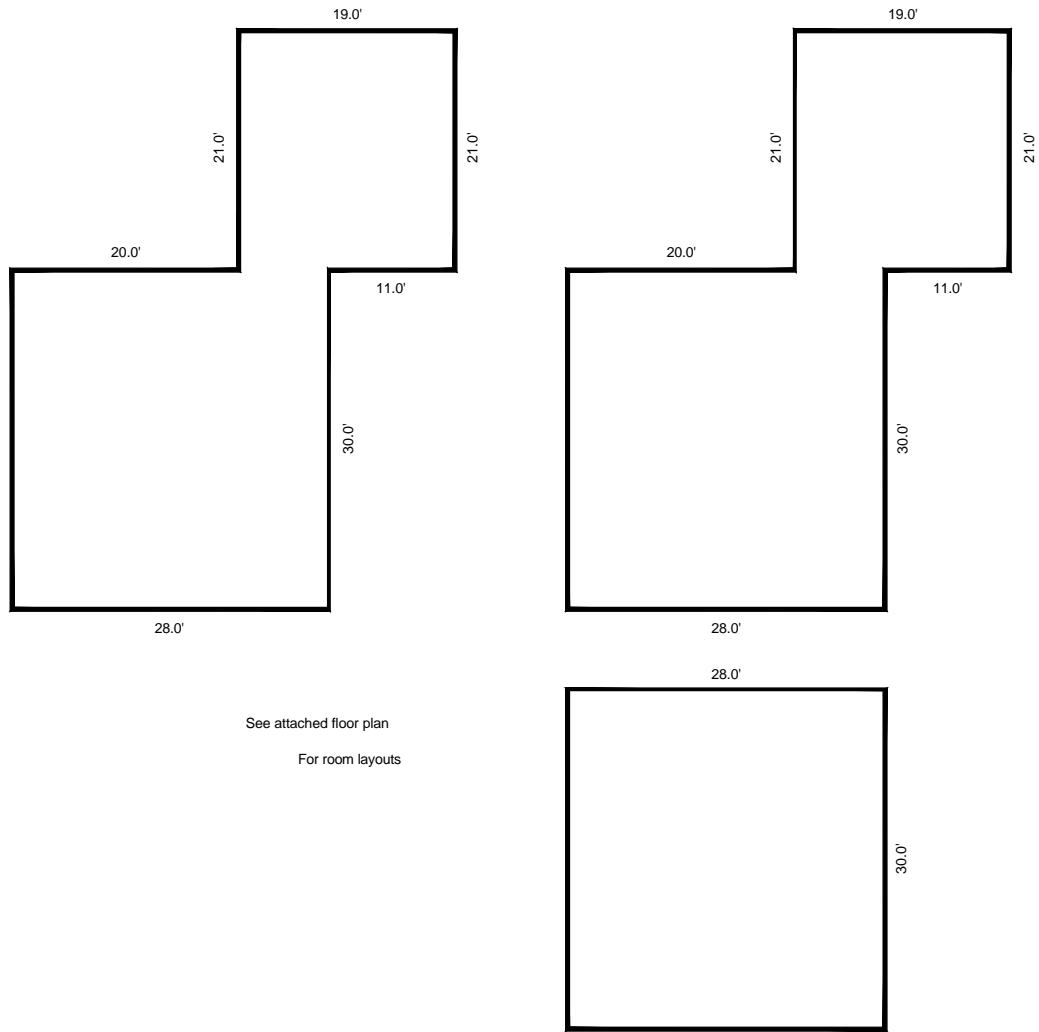
11/22/2010
Date

Underwriter's Comments and Rationale for Adjustments

Underwriter Name Underwriter Signature Date

FLOORPLAN

File No. 104411

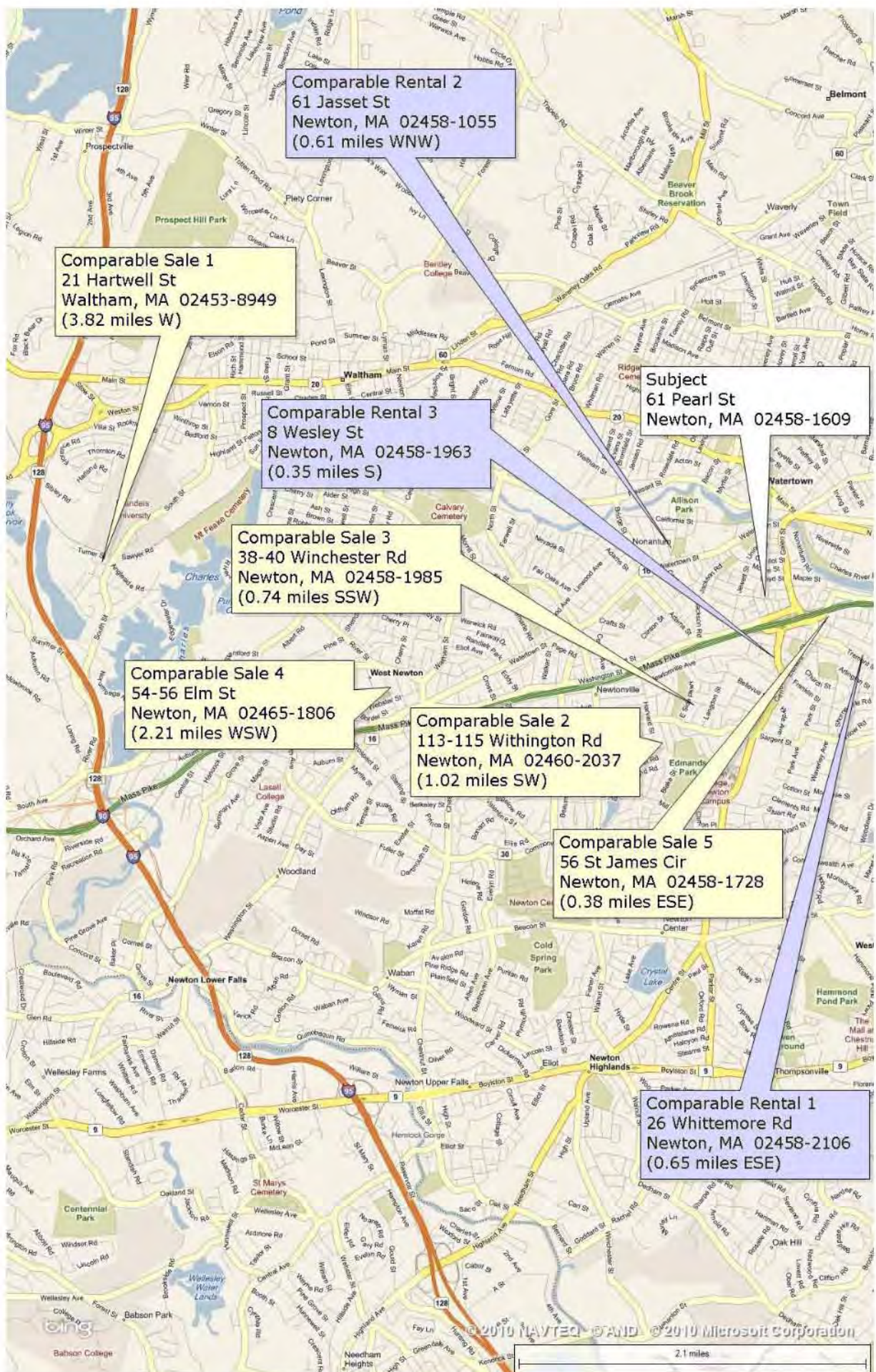


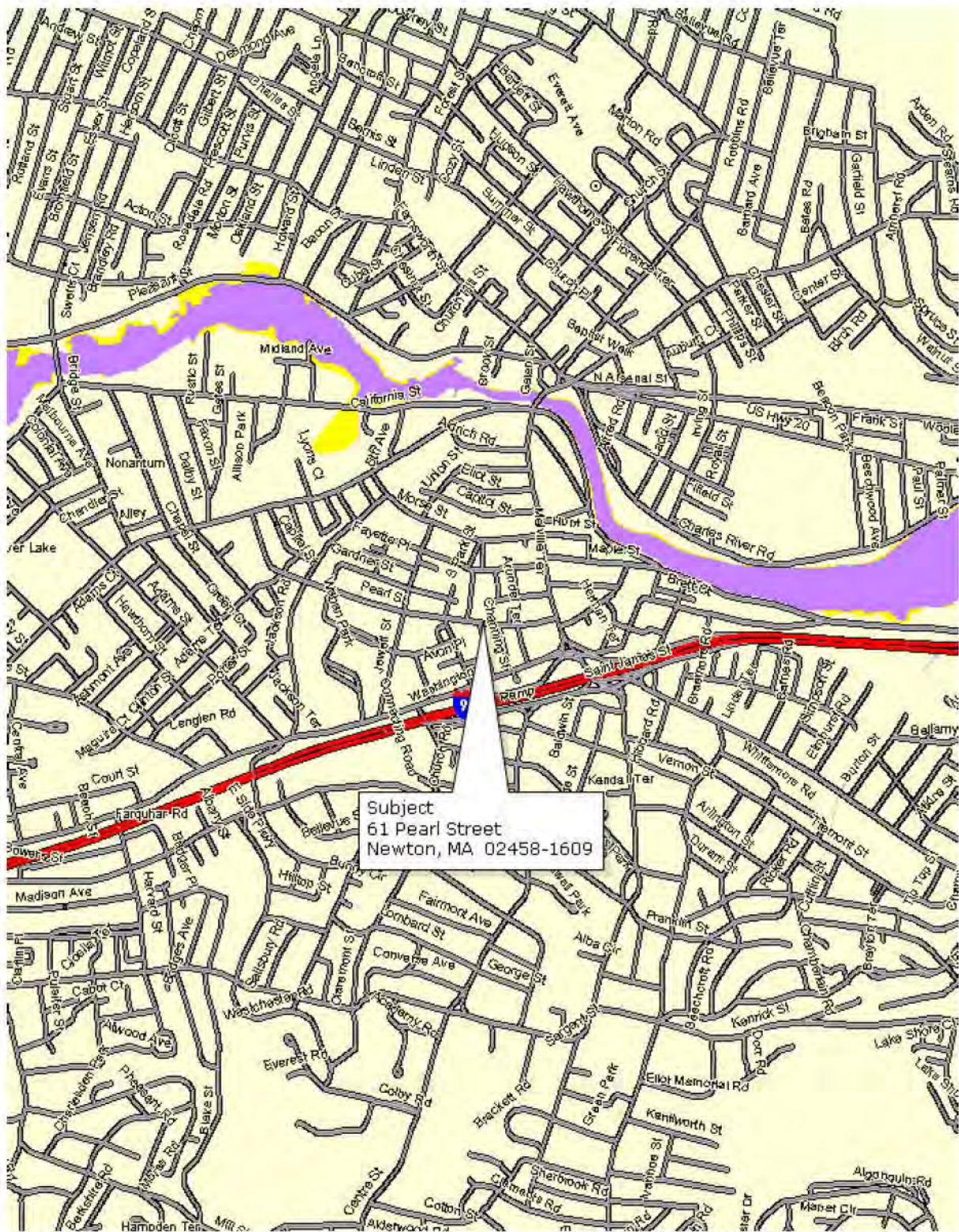
Sketch by Apex IV™
Comments:

AREA CALCULATIONS SUMMARY			
Code	Description	Size	Net Totals
GLA1	First Floor	1239.00	1239.00
GLA2	Second Floor	1239.00	
	Second Floor	840.00	2079.00
TOTAL LIVABLE		(rounded)	3318

LIVING AREA BREAKDOWN		
Breakdown		Subtotals
First Floor		
28.0	x 30.0	840.00
19.0	x 21.0	399.00
Second Floor		
28.0	x 30.0	840.00
19.0	x 21.0	399.00
28.0	x 30.0	840.00
5 Calculations Total (rounded)		3318







Subject
 61 Pearl Street
 Newton, MA 02458-1609

FloodMap Legend

Flood Zones

- Areas inundated by 500-year flooding
- Areas outside of the 100- and 500-year floodplains
- Areas inundated by 100-year flooding
- Areas inundated by 100-year flooding with velocity hazard
- Floodway areas
- Floodway areas with velocity hazard
- Areas of undetermined but possible flood hazards
- Areas not mapped on any published FIRM

Flood Information

Community: 250208 - NEWTON, CITY OF
 Property is not in a FEMA special flood hazard area.
 Map Number: 25017C0552E Map Date: 06/04/2010
 Panel: 0552E FIPS: 25017
 Zone: X

Neither Transamerica Flood Hazard Certification (TFHC) nor ACI make any representations or warranties to any party concerning the content, accuracy or completeness of this flood report, including any warranty of merchantability or fitness for a particular purpose. Neither TFHC nor ACI nor the seller of this flood report shall have any liability to any third party for any use or misuse of this flood report.





FRONT VIEW OF
SUBJECT PROPERTY

Appraised Date: November 19, 2010
Appraised Value: \$ 780,000



REAR VIEW OF
SUBJECT PROPERTY



STREET SCENE











COMPARABLE SALE #1

21 Hartwell Street
Waltham, 02453
Sale Date: 12/30/09
Sale Price: \$ 805,000



COMPARABLE SALE #2

113-115 Whithington Road
Newton
Sale Date: 6/2/10
Sale Price: \$ 725,000



COMPARABLE SALE #3

38-40 Winchester Road
Newton
Sale Date: 10/29/10
Sale Price: \$ 705,000





COMPARABLE SALE #4

54-56 Elm Street
Newton
Sale Date: 2/27/08
Sale Price: \$ 780,000



COMPARABLE SALE #5

56 Saint James Circle
Newton
Sale Date: Pending
Sale Price: \$ 764,900

COMPARABLE SALE #6

Sale Date:
Sale Price: \$



Bk: 53292 Pg: 25



Bk: 53292 Pg: 25 Doc: DEED
Page: 1 of 3 07/29/2009 01:21 PM

FIDUCIARY QUITCLAIM DEED

1/31

We, Margaret M. Murray, individually, and Margaret M. Murray, Deirdre T. Murray, and Robert Geurden as Trustees of the Michael Murray Living Trust, u/d/t 9/19/97, as amended by First Amendment and Complete Restatement of the Michael Murray Living Trust, dated May 15, 2007, for consideration paid of One and 00/100 (\$1.00) US Dollars, and other good and valuable consideration, grant to Margaret M. Murray, Trustee of the 61 Pearl Nominee Trust, u/d/t April 30th 2009, pursuant to the Trustee's Certificate recorded herewith,

With Quitclaim Covenants

That certain parcel of land, together with the buildings thereon, situated in Newton, Middlesex County, Massachusetts, being presently numbered 61 Pearl Street, shown as Lot 12 in Section 70, Block 16, on a plan from 1946 Atlas of the Newton, containing 7300 square feet and bounded and described as follows:

61 Pearl Street, Newton, MA 02458

- SOUTHERLY by said Pearl Street, one hundred (100) feet;
- WESTERLY by land now or formerly of Emerson, eighty (80) feet;
- NORTHERLY by land now or formerly of Laffie by a line parallel with Pearl Street, sixty-five (65) feet;
- EASTERLY by a line parallel with Carleton Street, twenty (20) feet;
- NORTHERLY again by a line parallel with Pearl Street, thirty-five (35) feet; and
- EASTERLY again by Carleton Street, sixty (60) feet.

Be any or all measurements or contents more or less, or however otherwise bounded, measured or described.

Being the same premises conveyed to Grantor as recorded with the Middlesex Registry of Deeds at Book 27784, Page 378.

RETURN TO:
Margaret M. Murray
98 Washington Street, Newton, MA 02458

01-27-13
Karen L. Donovan
61 Pearl Street
Newton, MA



Executed as a sealed instrument under the pains and penalties of perjury this 30th day of April 2009.

Margaret Murray
Margaret M. Murray, Trustee
Michael Murray Living Trust

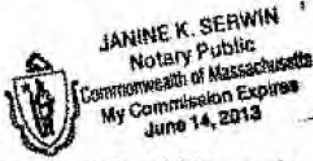
[Signature]
Deirdre T. Murray, Trustee
Michael Murray Living Trust

Robert M. Geurden 5/29/09
Robert Geurden, Trustee
Michael Murray Living Trust

[Signature], ss. **Commonwealth of Massachusetts**

On this 30th day of April, 2009, before me, the undersigned notary public, personally appeared Margaret M. Murray and proved through satisfactory evidence of identification (being: [1] personally known by the notary public; [2] a current document issued by a federal or state government agency, bearing the photographic image of the individual's face and signature; or [3] the oath or affirmation of a credible witness unaffected by this instrument who is personally known by the notary public and who personally knows the individual) to be the person whose name is signed in this instrument; and acknowledged to me that she signed this instrument voluntarily for its stated purposes.

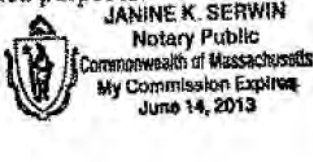
[Signature]
Notary Public
My Commission Expires:



[Signature], ss. **Commonwealth of Massachusetts**

On this 30th day of April, 2009, before me, the undersigned notary public, personally appeared Deirdre T. Murray and proved through satisfactory evidence of identification (being: [1] personally known by the notary public; [2] a current document issued by a federal or state government agency, bearing the photographic image of the individual's face and signature; or [3] the oath or affirmation of a credible witness unaffected by this instrument who is personally known by the notary public and who personally knows the individual) to be the person whose name is signed in this instrument; and acknowledged to me that she signed this instrument voluntarily for its stated purposes.

[Signature]
Notary Public
My Commission Expires:



Commonwealth of Massachusetts

Norfolk, ss.

On this 29th day of May, 2009, before me, the undersigned notary public, personally appeared Robert Curden and proved through satisfactory evidence of identification (being: [1] personally known by the notary public; [2] a current document issued by a federal or state government agency, bearing the photographic image of the individual's face and signature; or [3] the oath or affirmation of a credible witness unaffected by this instrument who is personally known by the notary public and who personally knows the individual) to be the person whose name is signed in this instrument; and acknowledged to me that she signed this instrument voluntarily for its stated purposes.

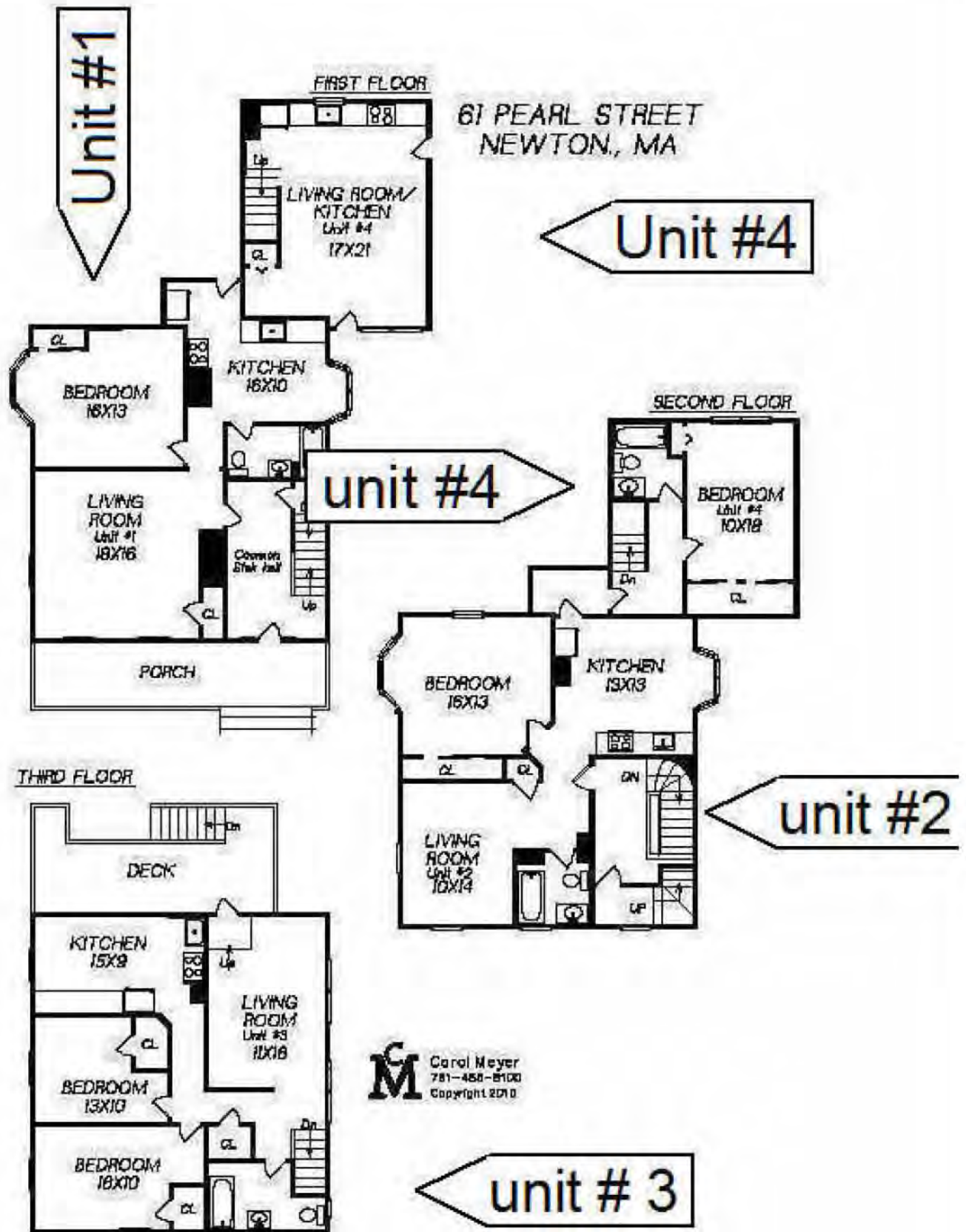
Kenneth P. Brier

Kenneth P. Brier
Notary Public
My Commission Expires:



KENNETH P. BRIER
Notary Public
Commonwealth of Massachusetts
My Commission Expires
December 24, 2010





This drawing is an artistic rendering intended for marketing purposes only. The dimensions and/or square footage is approximate and should be verified by an independent source. This drawing is copyright protected and therefore licensed for use by those named on the floor plan.



