VeroVALUE REO

Calculating Realistic Values for REO Properties

Traditional Automated Valuation Models (AVMs) are based upon an assumption that the property is in good or marketable condition. Knowing that is not always the case, VeroVALUE REO calculates values for three condition classifications that the Real Estate Owned (REO) property may actually fit.

GOOD	**Marketable disposition with no deferred maintenance or inadequacies.**
AVERAGE	**Less than marketable due to minor maintenance issues (i.e., worn carpet, missing screens, and peeling paint)**
FAIR	**Well-below marketable, often includes health and safety concerns (i.e., collapsing roof, and missing appliances)**

VeroVALUE™ REO Delivers Essential Intelligence for Optimal Valuation Decisions

Utilized by mortgage professionals to practically and economically obtain realistic values for REO properties, VeroVALUE REO is a critical tool that helps improve the chances of a viable sale by more accurately pricing property and mitigating potential losses.

VeroVALUE REO...

- Addresses the specific challenges brought about by distressed assets, increasing foreclosure rates, and expanding REO portfolios.

- Powered by the most accurate AVM available on the market.

- Based on comprehensive analysis of available physical and economic data in both REO and non-REO markets.

- Accurate and cost-effective alternative to full valuations to help proactively manage default-related risks.

- Quickly determine REO property valuations and make critical adjustments.

VeroVALUE REO provides objective analytics and detailed distressed property valuation data, equipping housing finance professionals with the tools required to successfully manage troubled or at-risk loans.

	ADDRESS	DIST (MI)	SALE DATE	SALE PRICE	LIVING SF	LOT SF	BED	BATH	YR BUILT
1	10950 ACOMA ST	0.99	18 JUL 2014		1,064	9,000	3	1.00	1974
2	11263 OSAGE CIR A	0.08	23 JAN 2014		1,844	1,344	3	3.00	2005
3	10631 UTRILO LN	0.89	03 JAN 2014		975	8,970	3	2.00	1968
4	10529 RONALD LN	0.97	18 OCT 2013		1,240	9,200	3	2.00	1961
5	11295 CLAY CT	0.86	17 AUG 2013		3,646	15,058	4	4.00	2003
6	11125 ALCOTT ST D	0.71	31 JUL 2013		840		2	1.00	1984
7	10846 LIVINGSTON DR	0.61	25 JUL 2013		2,132	10,320	3	2.00	1962
8	10718 VARESE LN	0.88	03 JUL 2013		1,824	9,020	3	3.00	1969
9	11125 ALCOTT ST D	0.71	01 APR 2013	$133,092	840		23	1.00	1984
10	10858 ROSEANNA DR	0.72	08 MAR 2013		3,051	14,375	5	4.00	1974
11	11085 HURON ST 1110	0.52	08 MAR 2013		891	1,837	1	1.00	1998
12	11736 ELATI CT	0.82	01 MAR 2013		864	9,583	4	2.00	1970
13	10989 ROSEANNA DR	0.59	22 FEB 2013		2,402	17,380	5	2.00	1974
14	11858 WYANDOT CIR	0.87	14 FEB 2013		1,884	8,276	3	2.00	1984
15	10741 WANDA LN	0.76	08 FEB 2013		1,240	10,560	3	2.00	1963

REO ADJUSTMENT

-38.32%

REO Adjustment

Obtain a realistic market assessment by using the typical discount that REO properties within the area have been experiencing.

Notice Dashboard

Review official notices of default, foreclosure, and trustee sales in local neighborhoods, complete with proximity information.

GOOD CONDITION	AVERAGE CONDITION	FAIR CONDITION
$259,000	$226,000	$192,000

Condition-Based Valuations

Values based on the subject property's possible condition levels are provided to enable informed, realistic decisions and help move distressed properties quickly. Factors like deferred maintenance, functional issues, and other conditions are considered.

Area Price Trends

Trend Data

Chart neighborhood and area price trends to demonstrate the subject property's REO position relative to the market.

Subject History

Ensure in-depth knowledge of your subject through a review of critical property details, including physical attributes and a comprehensive sales history.

Added Value

Expand your analysis with the flexibility to combine results with supplemental analytics from Veros' powerful portfolio, including market outlooks from VeroFORECAST™ and market risk scores from Collateral Integrity Analysis™ (CIA).

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To learn more contact:

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