

Vacant Lot & Land BPO Form

Date of BPO 3/21/2014 **Property #** 10FLALAGL000208

Property Address 613 SE 13th St

City Gainesville **State** FL **Zip** 32641

PROPERTY DESCRIPTION – Please fill all blanks, following any estimates with a question mark

<i>Lot Size</i>	10,454 sf	<i>Topography</i>	Normal
<i>Shape of Lot</i>	Trapezoid	<i>Fenced?</i>	No
<i>Zoning Classification</i>	R1	<i>Landscaping</i>	Grass & Trees
<i>View</i>	Residential	<i>Utilities</i>	None
<i>Off Site Improvements</i>	None		
<i>Please describe the property in detail</i>	Property is located near many vacant parcels. Lack of residential properties nearby.		

NEIGHBORHOOD INFORMATION

<i>Price ranges (vacant lots and homes)</i>	\$ 3,900 to \$ 412,900
<i>Describe Neighborhood In Detail</i>	Oversupply of vacant parcels in area.

<i>Neighborhood info</i>	HOA	Y or N	Dues	\$	Amenities	
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Add'l comments

MARKETING INFORMATION- In the subject area is the market up, down or stable? Please give marketing time in months.

<i>Property Values</i>	Down	<i>Supply</i>	Up	<i>Demand</i>	Down	<i>Marketing Time</i>	6-12 Months
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SALES COMPARISON ANALYSIS- Please fill all blanks, following any estimates with a question mark

Subject Property	Lot Size	Topography	View	Zoning	Utilities	Listed?	Price
613 SE 13th St Gainesville, FL 32641	10,454 sf	Normal	Residential	R1	None	No	\$

Current Listing Agent _____ Telephone _____

Current Listings	Prox to Subj.	Lot Size	Topography	View	Zoning	Utilities	DOM	Current List Price
1810 SE 8th Ave, Gainesville, FL 32641	0.44 mi	13,680 sf	Normal	Residential	R1	None	246	\$ 19,000.00
2420 SE Hawthorne Rd, Gainesville, FL 32641	0.92 mi	3,920 sf	Normal	Residential	R1	None	16	\$ 26,900.00
3530 SW 13th St, Gainesville, FL 32608	2.65 mi	81893 sf	Normal	Residential	R1	None	215	\$ 34,500.00

Recent Sales	Prox to Subj.	Lot Size	Topography	View	Zoning	Utilities/ Sale date	DOM	Sales Price
4303 NW 82nd Ave, Gainesville, FL 32653	1.59 mi	16,117 sf	Normal	Residential	R1	None/01/27/2014	37	\$ 19,500.00
4311 NW 82nd Pl, Gainesville, FL 32653	1.67mi	8,276 sf	Normal	Residential	R1	None/01/21/2014	43	\$ 10,000.00
4327 NW 82nd Pl, Gainesville, FL 32653	1.69mi	7,840 sf	Normal	Residential	R1	None/01/16/2014	55	\$ 14,200.00

The area searched for the above listings and recent sales was - 2 miles and 6 months past

Suggested List Price \$ 14,900.00

Probable Sales Price \$ 10,000.00

Realtor Ray Casali

Company Avenue 1 Realty Group LLC

Address 7514 W. Diversey Ave

Telephone 708-395-5477

City Elmwood Park

State IL

City Elmwood Park

Years of Real Estate Experience

25

Total Units sold in the last 6 months 24

REOs sold in last 6 months 8

613 SE 13th St, Gainesville FL



Subject Front





Street View – West



Street View - East