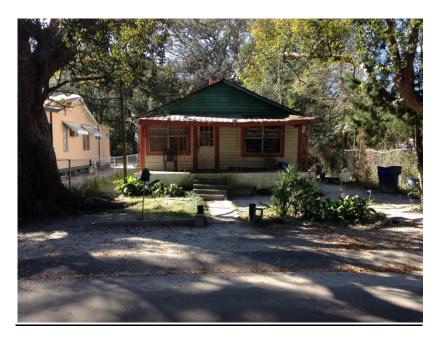
BROKER PRICE OPINION

Date: 3/7/2014	: <u>3/7/2014</u> Borrower:								Stock# 10FLBAYGL001160			
Address: 906 E. 9th Co	ourt	urt City: P					a City		St: FL		32401	
SUBJECT PROP	ERTY:											
Address	Property Type Bdrms			В	aths	Sq Ft	Garage	Built	Occupancy	Con	dition	
906 E. 9th Court	Single Family 3			1		816	None	1940	Vacant	Poor		
HOA Fees:				Annual Taxes:			\$280			Lot Size: 5,576sf		
Describe Subject Property												
Sibject is a 1 story single family home with 3 bedrooms and 1 bath. There is no garage. Street parking is available.												
Property is in poor condition and lacks curb appeal.												
SOLD COMPS:												
Address	Bdrms	Baths	Sq. Ft.	Garage	Lot Size	Age	Days on Market	Original List Price	Sales Price	Sales Date	Proximity to Subject	
1204 Louisiana, Panama City	3	1	919 sf	None	5,500 sf	47 Yrs	74	\$30,500	\$30,500	10/29/13	.2 Miles	
530 E. 5th Ct, Panama City	2	1.1	850 sf	None	14,000 sf	72 Yrs	59	\$68,000	\$62,000	12/2/13	.5 Miles	
673 Cypress, Panama City	2	1	848 sf	None	13,500 sf	79 Yrs	5	\$52,500	\$68,000	2/20/14	.5 Miles	
ACTIVE COMPS:												
Address	Bdrms	Baths	Sq. Ft.	Garage	Lot Size	Age	Days on Market	Original List Price	Current List Price	Proximity to Subject		
810 7th. Panama City	2	1	948 sf	Carport	5,600 sf	79 Yrs	152	\$24,900	\$24,900	.4 Miles		
912 E. 9th Ct, Panama City	3	2	1619 sf	None	5,600 sf	47 Yrs	88	\$24,900	\$24,900	.2 Miles		
821 7th Ct, Panama City	3	1	881	None	16,800 sf	72 Yrs	69	\$40,000	\$40,000	.5 Miles		
Comps: All sold comps are in a superior condition to the subject property. List comps 2 & 3 are similar to our subject in condition.												
Describe Area: Subject is located in Panama City, FL. There is an oversupply of similar proeprties in the area. Many homes in the area bank owned or being sold as a short sale. Market trend is slow and property values are declining.												
Area Price Range: Low: Available Properties: Short: Available Financing: FHA:	In I	3,000 Balance: ventional	=	versupply:	х		High: \$	289,900	-			
Recommended List Price Probable Sales Price				As-Is \$15,900 \$12,000							nmended Strategy As-Is x Repaired	

<u>906 E. 9th</u> Court, Panama City, FL 32401



Subject Front











Street View – East



Street View – West