

## BROKER PRICE OPINION

Date: 3/7/2014 Borrower: \_\_\_\_\_ Stock# 10FLBAYGL001160  
 Address: 906 E. 9th Court City: Panama City St: FL 32401

**SUBJECT PROPERTY:**

Address	Property Type	Bdrms	Baths	Sq Ft	Garage	Built	Occupancy	Condition
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**

Subject 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: \$3,000 High: \$289,900  
 Available Properties: Short:  In Balance:  Oversupply:   
 Available Financing: FHA:  Conventional  Other: \_\_\_\_\_

**Recommended List Price**  
**Probable Sales Price**  
**Estimated Marketing Time**

As-Is	
<b>\$15,900</b>	
<b>\$12,000</b>	
<b>90-120 Days</b>	

**Recommended Mktg Strategy**  
 As-Is   
 Repaired

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



Subject Front







Street View – East



Street View – West