

Vacant Lot & Land BPO Form

Date of BPO	3/11/2014	Property #	10FLBAYGL001 821
Property Address	000 VIKING AVE		
City	FOUNTAIN	State	FLORIDA
		Zip	32438

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

<i>Lot Size</i>	80-98.8	<i>Topography</i>	NORMAL
<i>Shape of Lot</i>	TRAPEZOID	<i>Fenced?</i>	NO
<i>Zoning Classification</i>	R2	<i>Landscaping</i>	TREES, GRASS
<i>View</i>	RES	<i>Utilities</i>	YES
<i>Off Site Improvements</i>	NONE		
<i>Please describe the property in detail</i>	PROPERTY LOCATED IN RESIDENTIAL AREA WITH OTHER VACANT LOTS.		

NEIGHBORHOOD INFORMATION

<i>Price ranges (vacant lots and homes)</i>	2,500 TO 150,000				
<i>Describe Neighborhood In Detail</i>	ABOUT 20 MINUTES NORTH OF PANAMA CITY FLORIDA. OVERLY SUPPLY OF VACANT LAND				
<i>Neighborhood info</i>	HOA	Y or N	Dues	\$	Amenities
<i>Add'l comments</i>					

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>	DOWN	<i>Demand</i>	DOWN	<i>Marketing Time</i>	8 – 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	Utilites	Listed?	Price	
000 VIKING AVE	80-98.8	NORMAL	RES	R2	NONE	NO	\$	
Current Listing Agent _____				Telephone _____				
Current Listings	Prox to Subj.	Lot Size	Topography	View	Zoning	Utilities	DOM	Current List Price
00 VAGABOND AVE	0.5 MILE	80-100	NORMAL	RES	R2	NO	15	\$ 5,000
000 VAGABOND AVE	0.5 MILE	80-100	NORMAL	RES	R2	NO	542	5,000
0000 VAGABOND AVE	0.5 MILE	120-100	NORMALR	RES	R2	NO	542	6,000
Recent Sales	Prox to Subj.	Lot Size	Topography	View	Zoning	Utilities/ Sale date	DOM	Sales Price
LOT 14 NASHUA RD	0.3 MILE	75-98.8	NORMAL	RES	R2	NO / 6/27/13	6	\$ 3,300
LOT 15, 16 NASHUA RD	0.3 MILE	80-98.8	NORMAL	RES	R2	NO / 6/27/13	6	3,300

The area searched for the above listings and recent sales was - 3 miles and 6 months past

<i>Suggested List Price</i>	\$ 6,900.00	<i>Probable Sales Price</i>	\$ 5,000.00
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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

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Viking Ave, Fountain FL



Subject Front





Street View – West



Street View - East