BROKER PRICE OPINION

Stock # 10FLBRAGL000033

					Parcel	# 0261	11000200)			_	
Property Address: Old I	Lawtey Rd	C	ity:		Sta	rke		State:	FL 2	Zip Code:	32091	
The above premises was inspected on:	4/21/2	2014		by:	R	ay Casa	ali - Avei	nue 1 Real	ty Group I	LLC		
The property was:	t (Occupied										
 -	Yes	□No	Is t	he ho	ouse &	yard f	ree from	debris?	X Ye	s	No	
Has the property been boarded, screene		_		Yes		• _	√ No		Yes			
Has the property been vandalized?	Yes	No	, .	105				110,000	. <u> </u>			
Is there an HOA on this property?	Yes	No										
Details:	_	_										
This is a vacant lot in a residute stucco. I would say the dem located off the main road.												
Exterior repairs needed (in order of imp	ortance) to marke	et property	y. Give a	"bes	st knov	wledge'	' estimate	e of costs.				
N/A									\$			
									\$ \$			
									\$			
									\$			
									\$			
									\$			
									\$			
									\$			
_												
Color Exterior/Interior Photos Attac			0.000	0.0	D 1 5							
	N.	EIGHB(<u>ORHO</u>	<u>OD</u>	DAT	l'A						
Property V	/alues:	Incre	asing			De	clining		⊠ Stal	ble		
Supply/Demand:		Shortage				_	undance		Nor	Normal		
Marketing Time:		Under 3 Months				=	6 Month	S	Over 6 Months			
						Б						
	\$189,000		_ Low	\$	3,000			<u></u>				
Number of houses in Direct Competition	_	9				Nu	mber of	sales in the	e past 6 m	onths:	0	
Appraisal/Room count provided by lend	der: Yes	⊠ N	No									
		SUBJE	CT PRO	OPE	RTY	7						
Address	Style	Age	SQ I	FT #	# Rms	# BRs	# Baths	Gar/CP	List Price	List Date	Fin Terms	
Old Lawtey Rd	3 acres											
	CUD	DENT	IOME	C T	OD (
Competitive Listings	Style	RENT	SQ FT				Gar/CP	List Price	List Date	Days on	Prox to	
competitive zistings		1.50	2411	" 1411	3 " 21"	" Build	Out of	2300 1 1100	2131 2410	Market	Subject	
0 Woodlawn	4+ acres							\$15,000	2/1/14	104	1.5 mi	
0 NW CR 229	5 acres							\$25,000	9/10/13	248	1.2 mi	
B07 CR 229	1+ acre							\$6,000	10/17/13	210	1.2 mi	
		CLOSEI) PRO	PER	TIF	S						
Competitive Sales	Style						List Price	Sale Price	Date Closed	Days on	Prox to	

3.67 acres

0.69

28th Ave NE

CP

\$18,900

Market

123

2/11/13

Subject

1.18 mi

1609-8 Deer Run Rd	2.045 acres	0.79				\$5,000	1/30/13	311	2.82 mi
NE 5 th Ave	1.53 acres	1.24				\$9,500	5/7/12	101	2.73 mi

Please supply comps even if distance is a factor. Explain any absence of available comps, i.e., no sales, etc.:

Best available comps used. Due to a lack of comparables in the immediate area, search was expanded to neighboring areas that are comparable in demographics. There is a lack of sold comps in the past few months due to a lack of buyers/developers for this type of products. Not all images are available for the comparables.

PROPERTY VALUES		
For Ninety (90) Day Market Period: \$15,000 For Thirty (30) Day Market Period: \$10,000	As Is Value: Repaired: Quick Sale: Recommended List Price:	\$15,000 \$15,000 \$10,000 \$18,900
MARKETABILITY		
What current market conditions will affect the sale of the home? Available financing?	Most likely buyer will be	e a cash buyer.
What are the positives/negatives of the property?		
	Heavily wooded. Dead-earea.	end street. Low income
How do the comps that were used compare to the subject?	Best comps used. 3 mile radius. Sold: 2 years	ears back. Lot size +/-
50%		
Note specific items that could be a potential problem: None.		

Checklist of Damages

Is there any vandalism?: Yes 🗌 No 🗌 If yes, Where?
n/a
Is there any graffiti?: Yes 🗌 No 🗌 If yes, Where?
n/a
Is there any damage that appears to be caused by an act of nature?: Yes ☐ No ☐ If yes, Where?
n/a
Are there any broken windows?: Yes No If yes, Where?
n/a
Are there any broken doors?: Yes 🗌 No 🗍 If yes, Where?
n/a
Does anything appear to be missing? (i.e., HVAC, door knobs, fencing) : Yes \(\sum \) No \(\sum \) If yes, Where?
n/a
What is the condition and approx. age of roof?: Yes □No □ If yes, Where?
n/a
Is this home boarded? : Yes \(\sum \) No \(\sum \) If yes, Where?
n/a

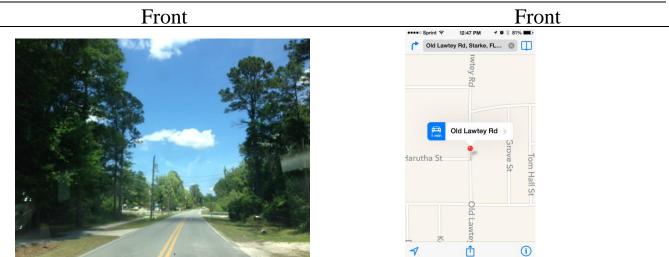
Digital Photo Addendum Old Lawtey Rd Starke, FL



Street View



Map



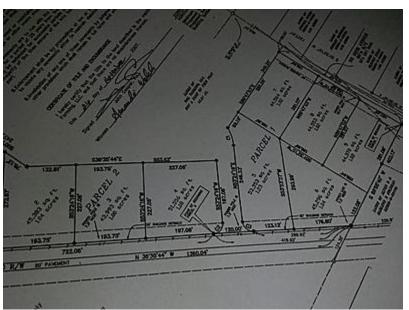
Comparable Properties







0 NW CR 229



B07 CR 229