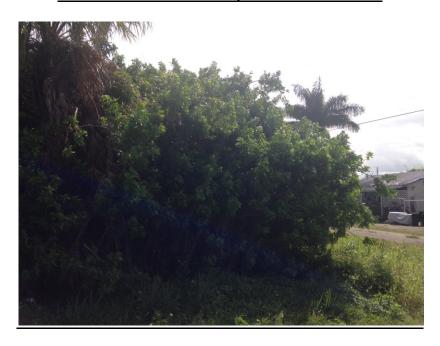
Vacant Lot & Land BPO Form

Date of BPO	3/14/			1FLCHAGL000						
Property Address City		324 CHARLOTTE STREETPunta GordaStateFLZip34234								
PROPERTY D	ESCRI	PTION – PI	lease fill all l	hlanks follo	— wing any	estim	ates with	a question mark		
	Locio		euse IIII <u>uii</u>				ates with	a question mais	· 	
·		Rectangle	1,711 sf		opography Normal enced? No					
1 0		Vac. RMF5				Grass & trees				
View Residential			Landscaping Utilities		None					
			Unimes	None	!					
Off Site Improvements None Please describe the property in detail			XX 11 .	10116	200,000:	200				
Please describe th	e prope	rty in detail	Heavily tree	ed. Sold for \$	5300,000 1	n 200	6.			
NEIGHBORHO	OOD I	NFORMAT	<u>ION</u>							
Price ranges (vacant lots and homes)			\$4,000- \$550,000							
Describe Neighborhood In Detail			Property across the street, multi unit more than 10. 11,176 sf, 32br/16bth on 1.69 acres. sold for \$300k 7/10, \$725k 2/04.							
Multi family, SF	FR & co	ommercial.								
Neighborhood info HOA		HOA N	Dues \$N/A Amenities N/A							
Add'l comments										
MARKETING	INFO	RMATION-	In the subject	ct area is the	market up	, dow	n or stable	? Please give ma	rketing ti	me in months.
Property Values Down Supply Up					Demand	Up		Marketing Tin	ne 12-24	4 Months
SALES COMP	ARISC	ON ANALYS	SIS- Please f	ïll <u>all</u> blanks	s, followin	g any	estimate	s with a question	mark	
Subject Property			Lot Size	e Topograp y	h Vie	w	Zoning	Utilites	Listed?	Price
324 Charlotte St			81,711		Multi fa	,	О	None/Public	No	\$ N/A
Current Listing Agent _	N/A					Tel	lephone			
S		Prox to Subj.	Lot Size	Topograph	y Vie	w	Zoning	Utilities	DOM	Current List Price
17093 URSULA AVE, PORT CHARLOTTE			30,000 s	f Normal	mu	lti	RMF10	None/Public	724	\$ 149,850
17074 CARLEEN AVE, PORT CHARLOTTE		10.2 mi	sf	Normal	mu	lti	RMF10	None/17 lots	98	\$133,300
12314 GROUSE AVE # 2A, PT CHARLOTTE		18.39 m	i 87,514 s	f 6 platted lots	l mu	lti	RMF15	None/7 lots	2289	203,000
Recent Sales		Prox to	Lot Size	Topography	y Vie	w	Zoning	Utilities/ Sale date	DOM	Sales Price
	1013 NOMAD RD,		83,195 st	f Normal	mu	multi		None/Public	22	\$ 20,000
PUNTA GORDA 1405 SAN CRIST	1405 SAN CRISTOBAL		39,997 st	f Normal	mu	lti	RMF15	2/13 None/Public	522	18,000
9360 LITTLE			i 25,264 st	f Normal	GUI	LF	RMF-T	3/13 None/Public	2359	100,000
								1/13		
GASPARILLA IS PLACIDA	LAND,									
			gs and recent	t sales was Ch	arlotte Co	unty a	and 24 mo	nths past		
PLACIDA	d for th	e above listin	gs and recent	t sales was Ch	arlotte Co			\$ 125,000		
PLACIDA The area searche	d for th	e above listin	gs and recent	t sales was Ch		'e Sale	s Price	-		
The area searche Suggested List Pri	d for the	149,000		t sales was Ch	Probabl	'e Sale	s Price	\$ 125,000 Realty Group LLC	8-395-547	7
The area searche Suggested List Pri	d for the	te above listin 5 149,000 Casali		t sales was Ch	Probabl	'e Sale	s Price	\$ 125,000 Realty Group LLC Telephone 70		
PLACIDA The area searche Suggested List Pri Realtor Address	d for the	te above listin 5 149,000 Casali W. Diverse	y Ave		Probabl Compan	e Sale.	s Price	\$ 125,000 Realty Group LLC Telephone 70	8-395-547	
PLACIDA The area searche Suggested List Pri Realtor Address	d for the sice Say Ray 7514 Elmwo	casali W. Diverse	y Ave e Experience	e	Probabl Compan	y IL	s Price Avenue 1	\$ 125,000 Realty Group LLC Telephone 70	8-395-547	

324 Charlotte Street, Punta Gorda FL



Subject Front





Street View – West



Street View - East