BROKER PRICE OPINION

Property Address: 425 Azalea Ave City: Port Charlotte State: FL Zip Code: 3392 The above premises was inspected on: 4/21/2014 by: Ray Casali - Avenue 1 Realty Group LLC The property was: 🛛 Yacant Occupied Is the houses & yard free from debris? Yes No Has the property been boarded, screened, or otherwise secured? Yes Yes No Keybox Yes No Is ther an HOA on this property been vandalized? Yes No State No Keybox Yes No Details: This is a vacant lot in a residential area. There is plenty of vacant land as well. The homes are below average and the area is low income. Station of costs. Station of costs. Not S S S S S S Station or of importance? Io market property. Give a "best knowledge" estimate of costs. S S S No S S S S S S S S Station or of importance? Io market property. Give a "bost knowledge" estimate of sales in the past 6 months: [2] S S Station of houses in Direct		Stock # <u>11FLCHAGL000149</u> Parcel # 402221204004											
The above premises was inspected on: 4/21/2014 by: kay Casali - Avenue 1 Realty Group LLC The property was: ○ Vacant ○ Occupied bs the house & yard free from debris? ○ Yes No Is the property been boarded, screened, or otherwise secured? ○ Yes ○ No Is the house & yard free from debris? ○ Yes No Has the property been vandalized? ○ Yes ○ No Is the house & yard free from debris? ○ Yes No Is there an HOA on this property? ○ Yes ○ No No Keybox ○ Yes No Details: This is a vacant lot in a residential area. There is plenty of vacant land as well. The homes are below average and the area is low income. S S S Exterior repairs needed (in order of importance) to market property. Give a "best knowledge" estimate of costs. N/A S S Si ○ S ○ S S S Si ○ S ○ S S S S VA S S ○ S S S S S Si ○ S ○ S S S <	D			C 1.								r. a. 1	220.52
The property was: ○ Vacant ○ Occupied Is the exterior in good repair? ○ Yes ○ No Keyhox ? ○ Yes ○ No Has the property been bounded, screened, or otherwise secured? ○ Yes ○ No Keyhox ? Yes No Has the property been bounded, screened, or otherwise secured? ○ Yes ○ No Keyhox ? Yes No Is there an HOA on this property? ○ Yes ○ No So > > > Details: This is a vacant lot in a residential area. There is plenty of vacant land as well. The homes are below average and the area is low increme. \$ > > \$ > <t< td=""><td></td><td></td><td>/2014</td><td>City</td><td>•</td><td></td><td></td><td></td><td></td><td></td><td></td><td>-</td><td>33952</td></t<>			/2014	City	•							-	33952
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Gaines St (combined with 677) 13,000 sf Image: Close of the state of the s	Competitive Listings	Style	Age		SQ FT	# Rms	s # BRs a	# Bath	Gar/CP	List Pric	e List Date	-	
2015 Doria St 13,000 sf \$5,900 11/27/12 526 1.4 mi CLOSED PROPERTIES	540 Beal St	10,000 sf								\$10,00	0 3/10/14	66	0.2 mi
CLOSED PROPERTIES	Gaines St (combined with 677)	13,000 sf								\$5,000) 3/20/14	56	0.4 mi
	2015 Doria St	13,000 sf								\$5,900) 11/27/12	526	1.4 mi
						מאות		1					
	Competitive Sales	-							List Price	Sale Price	Date Closed	Days on	Prox to
409 Blossom Ave Nw 13,037 sf 1.25 CP Market Subject	409 Blossom Ave Nw	13.037 sf	1.25					CP	\$4.500	\$4.500	12/19/13		v

\$9,000

\$9,000

4/15/14

91

0.61 mi

14,899 sf

1.77

584 Magnolia Ave NW

2030 Albury Dr 12,125 sf	1.24						\$6,500	\$4,500	4/16/14	76	0.56 mi
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Please supply comps even if distance is a factor. Explain any absence of available comps, i.e., no sales, etc.:

Best available comps used. 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.

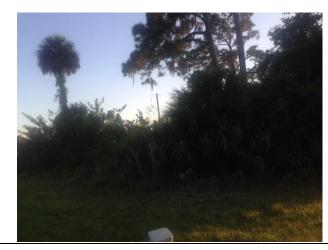
PROPERTY VALUES		
For Ninety (90) Day Market Period:\$6,000For Thirty (30) Day Market Period:\$4,500	As Is Condition: Repaired: Quick Sale: Recommended List Price:	\$6,000 \$6,000 \$4,500 \$8,900
MARKETABILITY		
What current market conditions will affect the sale of the home? Available financing?		
	Abundance of parcels li	sted. Cash buyer.
What are the positives/negatives of the property?		
	Heavily wooded. Dead- area.	end street. Low income
How do the comps that were used compare to the subject?	Best comps used.	
50 %	2 mile radius. 12 month	s back. Lot size +/-
Note specific items that could be a potential problem:		

None

Checklist of Damages

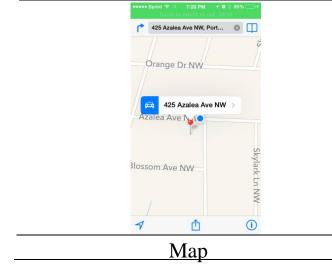
Is there any vandalism?: Yes 🗌 No 🗌 If yes, Where?
n/a
Is there any graffiti?: Yes 🗌 No 🗌 If yes, Where?
n/a
Is there any damage that appears to be caused by an act of nature?: Yes No If yes, Where?
n/a
Are there any broken windows?: Yes 🗌 No 🗌 If yes, Where?
n/a
Are there any broken doors?: Yes 🗌 No 🗌 If yes, Where?
n/a
Does anything appear to be missing? (i.e., HVAC, door knobs, fencing) : Yes 🗌 No 🗌 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 No No If yes, Where?
n/a

Digital Photo Addendum <u>425 Azalea</u> <u>Port Charlotte, FL</u>





Front



Front/Street

Comparable Properties



540 Beal St



Gaines St



Doria



Blossom



Magnolia