



<b>2030 Albury Dr</b>	<b>12,125 sf</b>	<b>1.24</b>					<b>\$6,500</b>	<b>\$4,500</b>	<b>4/16/14</b>	<b>76</b>	<b>0.56 mi</b>
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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:	<u>\$6,000</u>	As Is Condition:	<u>\$6,000</u>
		Repaired:	<u>\$6,000</u>
For Thirty (30) Day Market Period:	<u>\$4,500</u>	Quick Sale:	<u>\$4,500</u>
		Recommended List Price:	<u>\$8,900</u>

**MARKETABILITY**

What current market conditions will affect the sale of the home? Available financing?

Abundance of parcels listed. Cash buyer.

What are the positives/negatives of the property?

Heavily wooded. Dead-end street. Low income area.

How do the comps that were used compare to the subject?

Best comps used.

50 %

2 mile radius. 12 months 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  **If yes, Where?**

n/a

# Digital Photo Addendum

425 Azalea

Port Charlotte, FL



Front



Front/Street



Map

# Comparable Properties



540 Beal St



Gaines St



Doria



Blossom



Magnolia