

BROKER PRICE OPINION

Stock # 10FLCITGL002084

Parcel # 1360340

Property Address: **8063 N WAYSIDE AVE** City: **CITRUS SPRINGS** State: **FL** Zip Code: **34433**

The above premises was inspected on: **07/20/2014** by: **Richard Houle**

The property was: Vacant Occupied

Is the exterior in good repair? Yes No Is the house & yard free from debris? Yes No

Has the property been boarded, screened, or otherwise secured? Yes No Keybox Yes No

Has the property been vandalized? Yes No

Is there an HOA on this property? Yes No

Details: Subject is an 0.60 acre vacant corner lot, zoned for SFD. Subject located on a paved road in rural Citrus Springs subdivision, among similar vacant lots.

Exterior repairs needed (in order of importance) to market property. Give a "best knowledge" estimate of costs.

	\$
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	\$

Color Exterior/Interior Photos Attached

NEIGHBORHOOD DATA

Property Values: Increasing Declining Stable
 Supply/Demand: Shortage Abundance Normal
 Marketing Time: Under 3 Months 4 - 6 Months Over 6 Months

Price Range: (Neighborhood) High **\$19900** Low **\$1800**

Number of houses in Direct Competition with Subject: **4** Number of sales in the past 6 months: **12**

Appraisal/Room count provided by lender: Yes No

SUBJECT PROPERTY

Address	Style	Age	SQ FT	# Rms	# BRs	# Baths	Gar/CP	List Price	List Date	Fin Terms
8063 N WAYSIDE AVE, CITRUS SPRINGS FL 34433	Vacant Land	0	0.60ac	0	0	0	0	n/a	n/a	Cash

CURRENT HOMES FOR SALE

Competitive Listings	Style	Age	SQ FT	# Rms	# BRs	# Baths	Gar/CP	List Price	List Date	Days on Market	Prox to Subject
11032 N EDITH PT, CITRUS SPRINGS FL 34434	Vacant Land	0	0.34ac	0	0	0	0	3500	05/23/2014	59	4.80 Miles
8549 N RONDA DR, CITRUS SPRINGS FL 34434	Vacant Land	0	0.61ac	0	0	0	0	5200	01/24/2014	178	0.65 Miles
4057 W ABELINE DR, CITRUS SPRINGS FL 34434	Vacant Land	0	1.06ac	0	0	0	0	7500	03/07/2013	501	1.70 Miles

CLOSED PROPERTIES

Competitive Sales	Style	Age	SQ FT	# Rms	# BRs	# Baths	Gar/CP	List Price	Sale Price	Date Closed	Days on Market	Prox to Subject
9243 N JUSTA DR, CITRUS SPRINGS FL 34433	Vacant Land	0	0.56ac	0	0	0	0	4000	4000	01/27/2014	263	1.95 Miles
4058 W THRUSH DR, CITRUS SPRINGS FL 34434	Vacant Land	0	0.60ac	0	0	0	0	5200	4000	04/21/2014	92	0.60 Miles
1342 E ETTA CT, CITRUS SPRINGS FL 34434	Vacant Land	0	0.63ac	0	0	0	0	5000	4000	03/07/2014	22	1.20 Miles

Please supply comps even if distance is a factor. Explain any absence of available comps, i.e., no sales, etc.: Subject located in a rural area with very limited MLS activity. Also, there are few land-only comps within our MLS system. I used the closest, most competitive comps available at this time. Each are located within the same subdivision as the Subject.

PROPERTY VALUES

For Ninety (90) Day Market Period:	<u>3850</u>	As Is Condition:	<u>\$4000</u>
		Repaired:	<u>\$4000</u>
For Thirty (30) Day Market Period:	<u>3000</u>	Quick Sale:	<u>\$3250</u>
		Recommended List Price:	<u>\$4799</u>

MARKETABILITY

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

None noted. No financing available.

What are the positives/negatives of the property?

None noted

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

Similar

Note specific items that could be a potential problem:

None noted at time of inspection.

Checklist of Damages

Is there any vandalism?: Yes No **If yes, Where?**

Is there any graffiti?: Yes No **If yes, Where?**

Is there any damage that appears to be caused by an act of nature?:
Yes No **If yes, Where?**

Are there any broken windows?: Yes No **If yes, Where?**

Are there any broken doors?: Yes No **If yes, Where?**

Does anything appear to be missing? (i.e., HVAC, door knobs, fencing) :
Yes No **If yes, Where?**

What is the condition and approx. age of roof?:
Yes No **If yes, Where?**

Is this home boarded? :
Yes No **If yes, Where?**

Digital Photo Addendum



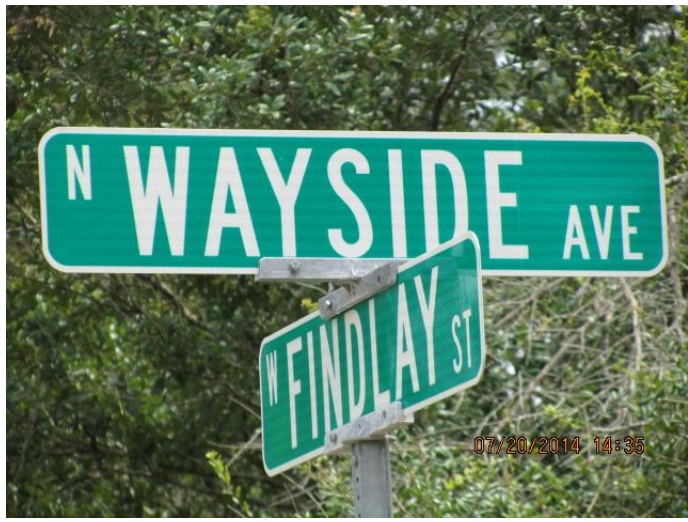
Subject Front



Subject Side



Subject Street



Subject Sign

Comparable Properties



Sale 1



Sale 2



Sale 3



List 1



List 2



List 3