

# Vacant Lot & Land BPO Form

<b>Date of BPO</b>	3/11/14	<b>Property #</b>	10FLGULGL000 141
<b>Property Address</b>	9 <sup>TH</sup> ST & Knowels		
<b>City</b>	PORT ST JOE	<b>State</b>	FLORIDA
		<b>Zip</b>	32456

**PROPERTY DESCRIPTION** – Please fill all blanks, following any estimates with a question mark

<i>Lot Size</i>	75-180	<i>Topography</i>	NORMAL
<i>Shape of Lot</i>	TRAPEZOID	<i>Fenced?</i>	NO
<i>Zoning Classification</i>	R1	<i>Landscaping</i>	HEAVY TREES, GRASS
<i>View</i>	RES	<i>Utilities</i>	YES
<i>Off Site Improvements</i>	NONE		
<i>Please describe the property in detail</i>	RESIDENTAIL FAMILY AREA		

**NEIGHBORHOOD INFORMATION**

<i>Price ranges (vacant lots and homes)</i>	8,000 TO 110,000				
<i>Describe Neighborhood In Detail</i>	SINGLE FAMILY RESIDENTAIL AREA.				
<i>Neighborhood info</i>	HOA	Y or N	Dues	\$	Amenities
<i>Add'l comments</i>					

**MARKETING INFORMATION**- In the subject area is the market up, down or stable? Please give marketing time in months.

<i>Property Values</i>	UP	<i>Supply</i>	DOWN	<i>Demand</i>	UP	<i>Marketing Time</i>	6 – 12 MONTHS
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**SALES COMPARISON ANALYSIS**- Please fill all blanks, following any estimates with a question mark

Subject Property	Lot Size	Topography	View	Zoning	Utilites	Listed?	Price
9 <sup>TH</sup> ST	75-180	NORMAL	RES	R1	YES	NO	\$

Current Listing Agent \_\_\_\_\_ Telephone \_\_\_\_\_

Current Listings	Prox to Subj.	Lot Size	Topography	View	Zoning	Utilities	DOM	Current List Price
3681 GARRISON AVE	1 MILE	93-120	NORMAL	RES	R1	YES	95	\$ 18,500
3281 GARRISON AVE	1 MILE	74-102	NORMAL	RES	R1	YES	88	24,500
00 LONG AVE	1 MILE	85-61-99-112	NORMAL	RES	R1	YES	922	39,000

Recent Sales	Prox to Subj.	Lot Size	Topography	View	Zoning	Utilities/ Sale date	DOM	Sales Price
2 GARRISON AVE	1 MILE	83-117	NORMAL	RES	R1	YES	435	\$ 12,900
1301 GARRISON AVE	1 MILE	75-102	NORMAL	RES	R1	YES	73	17,000
134 AVENUE D	2 MILE	110-320	NORMAL	RES	R1	YES	26	27,500

The area searched for the above listings and recent sales was - 3 miles and 6 months past

<i>Suggested List Price</i>	\$ 25,000	<i>Probable Sales Price</i>	\$ 17,000
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Realtor	Ray Casali	Company	Avenue 1 Realty Group LLC
Address	7514 W. Diversey Ave		Telephone 708-395-5477
City	Elmwood Park	State	IL
		City	Elmwood Park
	Years of Real Estate Experience	25	
	Total Units sold in the last 6 months	24	REOs sold in last 6 months 8

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**9<sup>th</sup> Street & Knowels, Port St. Joe**



Subject Front





Street View – West



Street View - East