

BROKER PRICE OPINION

Stock # 11FLMARGL002286

Parcel # 1511-012-001

Property Address: **TBD NE 53RD ST (corner of NE Jacksonville Rd)** City: **OCALA** State: **FL** Zip Code: **34479**

The above premises was inspected on: 07/17/2014 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 0.72 acre vacant corner lot, zoned B2. This classification provides for the shopping and limited service needs of several neighborhoods, a community, or a substantial land area. Retail stores are intended to include general merchandise, fashion, durable goods, and personal services. Subject located on a corner lot in rural Ocala Terrace subdivision in northeast Ocala.

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 \$44500 Low \$1700

Number of houses in Direct Competition with Subject: 4 Number of sales in the past 6 months: 0

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
TBD NE 53RD ST, OCALA FL 34479	Vacant Land	0	0.72	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
TBD NE JACKSONVILLE RD, OCALA FL 34479	Vacant Land	0	0.73ac	0	0	0	0	35000	07/23/2013	360	0.30 Mile
TBD NW 57TH ST, OCALA FL 34475	Vacant Land	0	1.0ac	0	0	0	0	35000	10/03/2013	288	0.25 Mile
TBD NW 86TH PL, OCALA FL 34475	Vacant Land	0	0.73ac	0	0	0	0	35500	04/15/2013	459	3.45 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
TBD SE 58TH AVE, OCALA FL 34471	Vacant Land	0	0.47a c	0	0	0	0	46900	33333	09/06/2013	302	8.30 Miles
TBD SE 58TH AVE, OCALA FL 34471	Vacant Land	0	0.48a c	0	0	0	0	46900	33333	09/06/2013	302	8.25 Miles
TTBD ALMOND DRIVE RUN, OCALA FL 34472	Vacant Land	0	0.83a c	0	0	0	0	49900	33333	09/06/2013	302	7.60 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 part of the county with no similar land sales whatsoever. Also, there are very few land-only comps within our MLS system. I had no choice but to expand my search parameters to locate comparables. I used the closest, most competitive comps available at this time.

PROPERTY VALUES

For Ninety (90) Day Market Period: 31500

For Thirty (30) Day Market Period: 25000

As Is Condition: \$33000

Repaired: \$33000

Quick Sale: \$25000

Recommended List Price: \$36900

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?

Somewhat 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



Ocala MLS, Inc

Sale1



Ocala MLS, Inc

Sale2



Ocala MLS, Inc

Sale3



Ocala MLS, Inc

List1



List2



List3