

BROKER PRICE OPINION

Stock # **10FLOKAGL000506**

Parcel # **203N23239000110120**

Property Address: 455 BLAKELY AVE City: Crestview State: FL Zip Code: 32526

The above premises was inspected on: 4-20-2014 by: Ray Casali - Avenue 1 Realty Group LLC

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

Details: This is a wooded lot in a wooded area. There are many acres of wooded lots and vacant land in this area. There are a few scattered mobile homes on these lots but for the most part they are vacant. There was a single-family residence on this particular lot but it's been abandoned and it's in very bad shape. The weeds and the trees have grown throughout the house so it's been vacant for a very very long. There is no value in the structure of the house at all it's definitely a tear down. Again there are ample lots in the area I don't know if there's a lot of value in this particular lot. HOA is unknown.

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

Building tear down	\$5,000.00
	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$

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 \$150,000 Low \$2,500

Number of houses in Direct Competition with Subject: 9 Number of sales in the past 6 months: 6

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
455 Blakely, Crestview, FL	SFR 9,081 sf	1950	1,008							

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
398 E Field St	SFR 5,150 sf	1943	1,025		3	1		\$24,000	10/21/13	169	1.0
1052 ½ Martin Luther King Jr Ave	SFR 1.31 acre	1954	1,046		2	1.5		\$28,000	3/7/14	57	0.9
160 S Brett St	SFR 3,591 sf	1949	896		2	1		\$31,200	3/30/14	40	1.3

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
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635 Amos St	SFR 0.33 acres	1945	616		2	1			\$21,500	1/31/14		0.73
564 E Robinson	SFR 0.34 acres	1981	1,042		3	1			\$38,900	12/26/13		0.73
2892 Shoffner Ave (tear down)	SFR 0.58 acres	1956	816		2	1			\$20,500	12/31/13		1.12

Please supply comps even if distance is a factor. Explain any absence of available comps, i.e., no sales, etc.:

Best available comps used. All comps are located in the same area. Lack of sold comps within the last 3 months. Search expanded to 6 months sales due to lack of buyers for this type of property.

PROPERTY VALUES

For Ninety (90) Day Market Period:	<u>\$10,000</u>	As Is Condition:	<u>\$10,000</u>
		Repaired:	<u>\$14,000</u>
For Thirty (30) Day Market Period:	<u>\$8,000</u>	Quick Sale:	<u>\$8,000</u>
		Recommended List Price:	<u>\$14,900</u>

MARKETABILITY

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

Buyer will be cash. Will not qualify for FHA.

What are the positives/negatives of the property?

Will need structure removed. Ample lots in the area.

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

Best comps used.
3 mile radius. 12 months back.

Note specific items that could be a potential problem:

Unknown HOA.

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

455 Blakely

Crestview, FL. 32526



Front



Front- roof remains



Front- right side



Front- left side (adjacent property for sale)



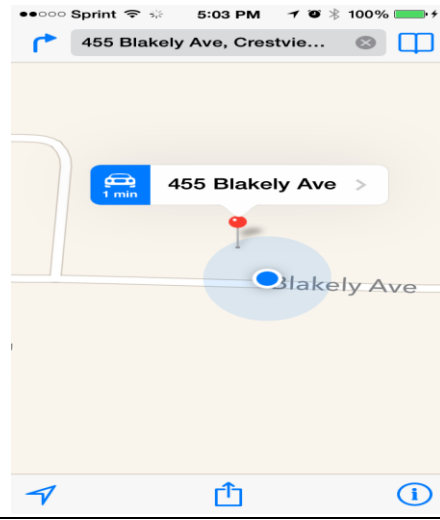
Adjacent Realtor info



Front- drive



Street view



Map

Comparable Properties



398 E Field St



1052 1/2 Martin Luther King Ave



160 S Brett St



564 E Robinson