BROKER PRICE OPINION

Stock #11FLOKEGL000172

Parcel #1-30-35-35-0030-00000-0040

Sale Price Date Closed Days on Market

Prox to Subject

Property Address:	17571 N	W 38th Ave	C	ity:		Okee	chobee		State	e:I	FL Z	Zip Cod	e:	34972
The above premises was insp	ected on:	12/30	0/14		by:	<u>A</u>	nn Kin	g						
The property was:	⊠ Vacant		Occupied											
Is the exterior in good repair?	· [Yes	☐ No	Is t	he h	ouse &	yard f	ree from	debris?		Yes	8	\geq	No
Has the property been boarde	d, screene	d, or otherwise see	cured?		Yes			No	Keyb	ox	Yes	\boxtimes No)	
Has the property been vandal Is there an HOA on this prop		Yes Yes	No No											
Details:			_											
There was previous qft. The roofs are area. 10+ miles to describe Exterior repairs needed (in or bush hog weeds & brustructure condition und	visible, bu Okeechobe der of imp	at the weeds are so be city limits. ortance) to marke	overgro	wn (5'-1	0' hi	gh) th	at it's ii	mpossibl	le to dete	ermir s.	62000 6 6 6 6 6 6 6		-	
Color Exterior/Interior P	notos Attac		EIGHB(ORHO	OD	DAT	ΓΑ							
	Property V	alues:	☐ Incre	asing			Dec	clining			∑ Stab	ole		
Supply/Demand:		Shortage				Abundance				Normal				
Marketing Time:		Under 3 Months 4 - 6 Months					Over 6 Months							
Price Range: (Neighborhood)	High	\$260000	_			2500	_							
Number of houses in Direct (•	-	1- 1	_ Low	/ 4	3500	Nu	mber of	sales in t	ho r	act 6 ma	onthe:		3
Appraisal/Room count provide	•		<u> </u>				INU	illioci oi	saics iii (ine p	ast o mo)IIIII5		
rippiaisas room count provid														
			SUBJE					T 1						
Address		Style	Age	SQ		# Rms	# BRs	# Baths	Gar/CP	Li	st Price	List D	ate	Fin Terms
17571 NW 38 th Ave		1 acre	2003	40	8		0	0	2		n/a	n/a		
		CUR	RENT I	HOME	SF	OR S	SALE							
Competitive Listings		Style	Age				# Baths	Gar/CP	List Pri	ce	List Date	Days on Market		Prox to Subject
17655 NW 38 th Ave- REO-	pending	1 acre MH	1996	1836		3	2	0	27000	0	12/4/14	30		xt door
893 NW 115 th Dr		2.5 acres	vacant			1			29900	0	11/7/14	56	7.8	driving
1356 NE 131 st St		4.5 acres	vacant						49000	0	1/24/14	343	6.3	driving
			T OSEI	DDA	Dal	тте	C							

Style

Competitive Sales

Age SQ FT # Rms # BRs # Baths Gar/ List Price CP

17451 NW 38 th Ave	MH 1 acre	2003	2056	4	2	36000	36002	7/30/14	50	0.1
17531 NW 38 th Ave	MH 1 acre	2005		3	2	36900	36000	10/1/14	49	285'
3422 NW 175 th Ct	3.8 acres	vac				34900	24000	5/30/14	***	2.4 driving

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

	PROPERTY VALUES				
For Ninety (90) Day Market Period: For Thirty (30) Day Market Period:	Bush hogged- \$24000 as is \$15000 Bush hog property \$20000 as is- \$14000	As Is Condition: Repaired: Quick Sale: Recommended List Price:	\$15000 \$22000 \$15000 \$24000		
	MARKETABILITY				
	WARRETABILITT				
What current market conditions will affe	ct the sale of the home? Available financing?				
		Most likely a cash buyer	r		
What are the positives/negatives of the p	roperty?				
		Previously had a mobile	home on the parcel,		
So there should be utilities to property					
How do the comps that were used compa	re to the subject?				
Mile radius. Very rural area. Had to expa	and to 5 mile radius for additional comps. Sold	Active: only 1 parcel (M	IH or vacant) within 1		
Note specific items that could be a poten					
	Extremely overgrown.				

Checklist of Damages

Is there any vandalism?: Yes \(\subseteq \text{No} \subseteq \text{If yes, Where?} \)
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 \(\sum \) No \(\sum \) 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 \(\sum \) No \(\sum \) If yes, Where?
n/a

Digital Photo Addendum



X- structure is still on parcel



Street Sign



Street View



Zoom to covered area



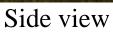
Side view- distant





Front view 1X & 5X







Entry gate



Side view 5X & 1X

Comparable Properties



17655 NW 38th



893 NW 115th



1356 NE 131st St



17541 NW 38th Ave

