

BROKER PRICE OPINION

Stock #11FLOKEGL000172

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

Property Address: 17571 NW 38th Ave City: Okeechobee State: FL Zip Code: 34972

The above premises was inspected on: 12/30/14 by: Ann King

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:

There was previously a mobile home on the parcel, but that has been removed. 2 covered open structures remain. 408 sqft ft & 96 sqft. The roofs are visible, but the weeds are so overgrown (5'-10' high) that it's impossible to determine their condition. Very rural area. 10+ miles to Okeechobee city limits.

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

bush hog weeds & brush	\$2000
structure condition undeterminable	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$

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 \$260000 Low \$3500

Number of houses in Direct Competition with Subject: 1- 1 mile Number of sales in the past 6 months: 3

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
17571 NW 38th Ave	1 acre	2003	408		0	0	2	n/a	n/a	

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
17655 NW 38th Ave- REO- pending	1 acre MH	1996	1836		3	2	0	27000	12/4/14	30	Next door
893 NW 115th Dr	2.5 acres	vacant						29900	11/7/14	56	7.8 driving
1356 NE 131st St	4.5 acres	vacant						49000	1/24/14	343	6.3 driving

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

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:	<u>Bush hogged- \$24000</u>	As Is Condition:	<u>\$15000</u>
	<u>as is \$15000</u>	Repaired:	<u>\$22000</u>
For Thirty (30) Day Market Period:	<u>Bush hog property \$20000</u>	Quick Sale:	<u>\$15000</u>
	<u>as is- \$14000</u>	Recommended List Price:	<u>\$24000</u>

MARKETABILITY

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

Most likely a cash buyer.

What are the positives/negatives of the property?

Previously had a mobile home on the parcel,

So there should be utilities to property

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

Active: only 1 parcel (MH or vacant) within 1
Mile radius. Very rural area. Had to expand to 5 mile radius for additional comps. Sold: 5 mile radius

Note specific items that could be a potential problem:

Extremely overgrown.

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



X- structure is still on parcel



Street Sign



Street View



Zoom to covered area



Side view- distant



Front view 1X & 5X



Side view



Entry gate



Side view 5X & 1X

Comparable Properties



17655 NW 38th



893 NW 115th



1356 NE 131st St



17541 NW 38th Ave

