

Vacant Lot & Land BPO Form

Date of BPO 3/14/2014 **Property #** 10FLPOLGL001362
Property Address 11th ST NE
City WINTER HAVEN **State** FL **Zip** 33881

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

<i>Lot Size</i>	43,321 sf	<i>Topography</i>	Normal
<i>Shape of Lot</i>	irregular	<i>Fenced?</i>	No
<i>Zoning Classification</i>	Other/unclassified	<i>Landscaping</i>	Grass & Trees
<i>View</i>	Residential	<i>Utilities</i>	None
<i>Off Site Improvements</i>	None		
<i>Please describe the property in detail</i>	County Use Code: 9900 / UNPLATTED UP TO 10 ACRES. Mostly grass with several mature trees.		

NEIGHBORHOOD INFORMATION

Price ranges (vacant lots and homes) \$41,000 (lakefront condo)- \$125,000 SFR.
Describe Neighborhood In Detail Parcel backs to a lakefront apartment complex on one side & condos on another. SFR across the street.
Neighborhood info HOA N Dues \$N/A Amenities N/A
Add'l comments Check w/ apt complex if they're interested in purchasing? LAKE BUCKEYE APARTMENTS LLC, P.O. Box 2135, Haines City 33845

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

Property Values Down *Supply* Up *Demand* Up *Marketing Time* Months

SALES COMPARISON ANALYSIS- Please fill all blanks, following any estimates with a question mark

Subject Property	Lot Size	Topography	View	Zoning	Utilities	Listed?	Price
11 th St NE		normal	Residential	O	None/Public	No	\$ N/A

Current Listing Agent N/A Telephone _____

Current Listings	Prox to Subj.	Lot Size	Topography	View	Zoning	Utilities	DOM	Current List Price
1005 INMAN DR, WINTER HAVEN	2.81 mi	29,000 sf	Normal	Res/lake access	O	None/Public	206	\$ 20,000
130 3RD ST, WINTER HAVEN	4.43 mi	169,013 sf	Normal	Res/ multi family	O	None/Public	88	30,000
Carefree Cove, WINTER HAVEN	3.61 mi	33,250 sf	Normal	Canalfront	O	None/Public	666	35,000

Recent Sales	Prox to Subj.	Lot Size	Topography	View	Zoning	Utilities/ Sale date	DOM	Sales Price
NE Lucerne Loop Road, WINTER HAVEN	5.47 mi driving	21,374 sf	Normal	Lakefront	O	None/Public 5/13	1257	\$ 38,000
W Lake Buckeye Dr, WINTER HAVEN	0.72 mi	12,400 sf	Normal	Lakefront	O	None/Public 3/14	258	40,000
S Lake Rochelle Dr, WINTER HAVEN	3.09 mi	23,800 sf	Normal	Lakefront	O	None/Public 9/13	1334	42,500

The area searched for the above listings and recent sales was a 3.5 mile radius and 24 months past

Suggested List Price \$ 25,000 *Probable Sales Price* \$ 20,000

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

11th Street NE, Winter Haven FL



Subject Front





Street View – West



Street View - East