

BROKER PRICE OPINION

Stock # **11FLPOLGL000372**

Parcel # **072824171000011080**

Property Address: 1116 Gilmore Ave City: Lakeland State: FL Zip Code: 33805

The above premises was inspected on: 4/21/2014 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

Is there an HOA on this property? Yes No

Details: This is a residential lots in the middle of a block of a densely populated neighborhood. The neighborhood is low income various gang activity. Many houses are abandoned.

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

N/A	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$

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 \$144,500 Low \$2,000

Number of houses in Direct Competition with Subject: 9 Number of sales in the past 6 months: 2

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
1116 Gilmore Ave	13,500 sf									

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
850 N Lincoln Ave	14,000 sf							\$12,625	10/23/13	207	.8 mi
602 Quincy St	13,580 sf							\$16,000	3/17/14	62	1.3 mi
3134 Baird Ave	12,835 sf							\$19,900	1/22/13	481	.7 mi

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
1505 Powhatan Ct	13,000 sf							\$9,000	\$9,000	10/24/13	7	1.9 mi
1738 W Lake Parker Dr	13,937 sf							\$30,000	\$18,000	7/30/13	364	1.5 mi

1113 N Vermont Ave	7,004 sf							\$3,900	\$3,500	10/17/13	63	1.1 mi
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Please supply comps even if distance is a factor. Explain any absence of available comps, i.e., no sales, etc.:

Best available comps used. Due to a lack of comparables in the immediate area, search was expanded to neighboring areas that are comparable in demographics. There is a lack of sold comps in the past few months due to a lack of buyers/developers for this type of products.

PROPERTY VALUES

For Ninety (90) Day Market Period:	<u>\$8,000</u>	As Is Condition:	<u>\$8,000</u>
		Repaired:	<u>\$8,000</u>
For Thirty (30) Day Market Period:	<u>\$5,000</u>	Quick Sale:	<u>\$5,000</u>
		Recommended List Price:	<u>\$9,900</u>

MARKETABILITY

What current market conditions will affect the sale of the home? Available financing? Most likely buyer will be a cash buyer.

What are the positives/negatives of the property? Many abandoned homes in area.

How do the comps that were used compare to the subject? Best comps used.
2 mile radius. 12 months back.

Note specific items that could be a potential problem:

No 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

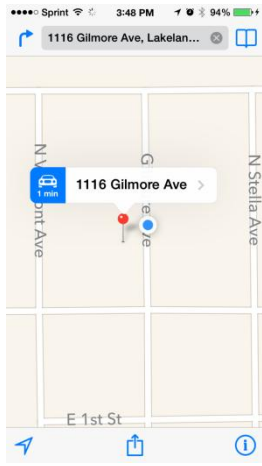
Digital Photo Addendum
1116 Gilmore Ave
Lakeland, FL 33805



Front



Street View



Map

Comparable Properties



List comp 1



List comp 2



List comp 3



Sold comp 1



Sold comp 2



Sold comp 3