BROKER PRICE OPINION

Stock #10FLPOLGL002314

Parcel #292727-782000-002200

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Property Address:	MCL	EOD AVE	Ci	ty:	Hair	nes City		State	: FL	Zip Code:	33844	
The above premises was inspe	ected on:	7	/15/14	ł	y: <u>/</u>	Ann Kin	g					
The property was:	🛛 Vacant	C	Occupied									
Is the exterior in good repair?		Yes	🗌 No	Is the	house a	& yard f	ree fron	n debris?	X Y	es [No	
Has the property been boarded	l, screened	l, or otherwise	secured?	□ Y	es	Ľ	No	Keyb	ox 🗌 Yes	🛛 No		
Has the property been vandali Is there an HOA on this prope		Yes Yes	⊠ No □ No									
Details:												
Mostly cleared lot.	Paved road	ds. Mix of old	& new home	s. Well ma	intaineo	d.						
Exterior repairs needed (in orong n/a	ler of imp	ortance) to ma	rket property	. Give a "	oest kno	wledge'	' estima	te of costs	s. \$			
11/ u									\$			
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Color Exterior/Interior Ph	otos Attac	hed										
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Property Values:		Increa	sing	g Declining				🔀 Sta	🔀 Stable			
Supply/Demand:		Shorta	Shortage Abundar				ce 🛛 Normal					
Marketing Time:		Under	3 Months	Months 4 - 6 Months				Over 6 Months				
Price Range: (Neighborhood)	High	\$ 200000 1	residential	Low	\$2000							
Number of houses in Direct C	ompetitio	n with Subject	:6			Nu	mber of	sales in t	he past 6 n	onths:	1/84	
Appraisal/Room count provid	ed by lend	er: Ye	es 🛛 N	о								
			SUBJE	CT PRO	PERT	Y		1		T		
Address		Style	Age	SQ FT	# Rms	# BRs	# Baths	Gar/CP	List Price	List Date	Fin Terms	
MCLEOD AVE		0.15 acre	Vac/lan	d -	-	-	-	-	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
826 Center Dr	0.43 acre							\$10000	12/19/12	575	2.5
621 Astor Dr	0.17 acre							\$15500	3/20/14	119	2.1
5 Mckay Dr- lakefront	0.55 acre							\$79900	7/14/14	3	0.4

CLOSED PROPERTIES												
Competitive Sales	Style	Age	SQ FT	# Rms	# BRs	# Baths	Gar/	List Price	Sale Price	Date Closed	Days on	Prox to
							CP				Market	Subject
Mullen Ave	0.24 acre							\$18000	\$16000	7/7/14	257	0.2
Pineloch- orig \$60000	0.23 acre							\$17500	\$10000	9/9/13	1300	2.7
Pineloch	0.19 acre							\$17500	\$10000	9/9/13	1300	2.7

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:	As Is Condition:	\$10000
	Repaired:	\$n/a
For Thirty (30) Day Market Period:	Quick Sale:	\$8000
	Recommended List Price:	\$12000

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?

Nice area. Well maintained homes & yards.

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

Active-1 mile radius. Only 1 sold in a 1 mile radius, 6 months back.

Had to expand to a 3 mile radius, 12 months back for 2nd & 3rd sold.

Note specific items that could be a potential problem:

None.

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 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 No If yes, Where?
n/a

Digital Photo Addendum



Aerial map



End of street



Rear view



Street view



Side view



Side view



Side view

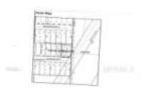


Street view



Street sign

Comparable Properties





Astor Dr

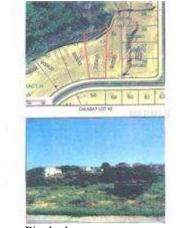




Mckay Dr



Mullen Ave



Pineloch

