Vacant Lot & Land BPO Form

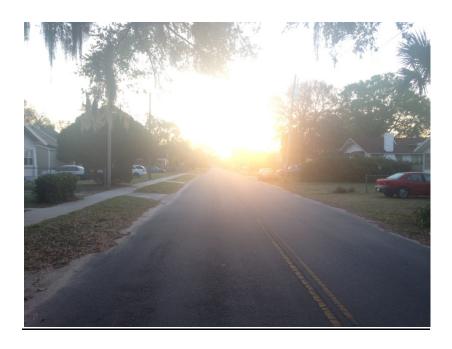
		erty "	OFLPOLGL0014	179					
Property Address City	223 AVENUE H SE WINTER HAVEN			State	FL		Zip	33880	
•				_					
PROPERTY DESCRI	<u>RIPTION</u> – Pl	ease fill <u>all</u> l	blanks, follo	wing any	estim	ates with	a question mar	k	
Lot Size	6,650 sf		Topography	Norm	al				
Shape of Lot	rectangular		Fenced?	No					
Zoning Classification	Vac. Res.		Landscaping	Grass	& Tre	ees			
View	Residential		Utilities	None					
Off Site Improvements									
Please describe the property in detail Shed b		Shed built i	n 1950 on pro	operty. He	avily	treed lot.			
	1								
NEIGHBORHOOD	INFORMAT	<u>ION</u>							
Price ranges (vacant lots and homes)		\$5,200-\$121,000							
Describe Neighborhood	Mostly older homes (1920's). Commercial (office) 4 parcels west, starting on the other side of cross street. (206 Ave H SE is a SFR corner parcel on east side of Second St SE)								
		Side of the	755 Street. (20	07170112	2 15 6	BI IC COL	ner pareer on eas	t blue of be	Zona St SE)
Neighborhood info	HOA N	Dues	\$N/A	Ameni	ties	N/A			
A 1111					<u> </u>				
Add'l comments									
MARKETING INFO	<u>ORMATION</u> -	In the subject	ct area is the	market up	, dow	n or stable	e? Please give m	arketing ti	me in months.
Property Values Doy	vn S	Supply Up		Demand	Up		Marketing Ti	me 12 N	Ionths
					- r				
SALES COMPARIS	ON ANALYS	SIS- Please f	ïll <u>all</u> blanks	, followin	g any	estimate	s with a questio	n mark	
Subject Property Lot Si		Lot Size	e Topograpi	h Vie	w	Zoning	Utilites	Listed?	Price
		6,650 s	sf normal	Resider	Residential		None/Public	No	\$ N/A
Current Listing N/A Agent					Tel	ephone			
Current Listings	Prox to	Lot Size	Topography	y Vie	w	Zoning	Utilities	DOM	Current List Price
300 AVENUE Q W # 6,	Subj. 2.13 mi	11,165 st	f Normal	Reside	ntial	0	None/Public	118	\$ 8,500
WINTER HAVEN 1200 33RD ST, WINTE	R 4.14 mi	10,011 si	f Normal	Reside	ntial	0	None/Public	129	8,800
HAVEN 0 24th SW St, WINTER	driving 2.42 mi	8,100 sf	Normal	Reside	ntial	0	None/Public	526	17,000
HAVEN	2.42 IIII	0,100 31	Norman	Reside	ııtıaı	O	None/1 ubite	320	17,000
Recent Sales	Prox to	Lot Size	Topography	y Vie	W	Zoning	Utilities/ Sale date	DOM	Sales Price
715 24TH W ST, WINT	Subj. ER 2.57 mi	5,250 sf		Reside	ntial	0	None/Public	24	\$ 4,300
HAVEN 2206 AVENUE E NW,	2.91 mi	6,900 sf	Normal	Reside	ntial	0	12/13 None/Public	598	5,000
WINTER HAVEN							9/13		
220 NE AVENUE B NE AVENUE, WINTER	1.0 mi	6,700 sf	Normal	Reside	ntial	О	None/Public 2/13	315	6,900
HAVEN				2 "		1.04	1		<u>I</u>
The area searched for	the above listin	gs and recent	t sales was a 4	.2 mile rad	ius an	id 24 mon	ths past		
Suggested List Price	\$ 7,500			Probabl	e Sale:	s Price	\$ 6,000		
Realtor Ra	y Casali Company Avenue 1 Realty Group LLC								
Address 7514	4 W. Diverse	_	Telephone 708-395-5477						
City Elmw	ood Park			State	IL	IL City Elmwood Park			
Year	s of Real Estat	e Experience	e	25					
	Total Units sold in the last 6 months 24 REOs sold in last 6 months 8								

223 SE Avenue H, Winter Haven FL



Subject Front





Street View – West



Street View - East