

Vacant Lot & Land BPO Form

Date of BPO 3/14/2014 **Property #** 10FLPOLGL001479
Property Address 223 AVENUE H SE
City WINTER HAVEN **State** FL **Zip** 33880

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

| | | | |
|---|--|--------------------|---------------|
| <i>Lot Size</i> | 6,650 sf | <i>Topography</i> | Normal |
| <i>Shape of Lot</i> | rectangular | <i>Fenced?</i> | No |
| <i>Zoning Classification</i> | Vac. Res. | <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> | Shed built in 1950 on property. Heavily treed lot. | | |
| | | | |

NEIGHBORHOOD INFORMATION

Price ranges (vacant lots and homes) \$5,200-\$121,000
Describe Neighborhood In Detail 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)

| | | | | | | |
|--------------------------|-----|---|------|-------|-----------|-----|
| <i>Neighborhood info</i> | HOA | N | Dues | \$N/A | Amenities | N/A |
|--------------------------|-----|---|------|-------|-----------|-----|

Add'l comments

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* 12 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 |
|------------------------|----------|------------|-------------|--------|-------------|---------|--------|
| 223 Avenue H SE | 6,650 sf | 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 |
|----------------------------------|-----------------|-----------|------------|-------------|--------|-------------|-----|--------------------|
| 300 AVENUE Q W # 6, WINTER HAVEN | 2.13 mi | 11,165 sf | Normal | Residential | O | None/Public | 118 | \$ 8,500 |
| 1200 33RD ST, WINTER HAVEN | 4.14 mi driving | 10,011 sf | Normal | Residential | O | None/Public | 129 | 8,800 |
| 0 24th SW St, WINTER HAVEN | 2.42 mi | 8,100 sf | Normal | Residential | O | None/Public | 526 | 17,000 |

| Recent Sales | Prox to Subj. | Lot Size | Topography | View | Zoning | Utilities/ Sale date | DOM | Sales Price |
|---|---------------|----------|------------|-------------|--------|----------------------|-----|-------------|
| 715 24TH W ST, WINTER HAVEN | 2.57 mi | 5,250 sf | Normal | Residential | O | None/Public 12/13 | 24 | \$ 4,300 |
| 2206 AVENUE E NW, WINTER HAVEN | 2.91 mi | 6,900 sf | Normal | Residential | O | None/Public 9/13 | 598 | 5,000 |
| 220 NE AVENUE B NE AVENUE, WINTER HAVEN | 1.0 mi | 6,700 sf | Normal | Residential | O | None/Public 2/13 | 315 | 6,900 |

The area searched for the above listings and recent sales was a 4.2 mile radius and 24 months past

Suggested List Price \$ 7,500 *Probable Sales Price* \$ 6,000

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

223 SE Avenue H, Winter Haven FL



Subject Front





Street View – West



Street View - East