

## BROKER PRICE OPINION

Stock #10FLPOLGL002331

Parcel #302727-793500-002090

Property Address: 714 LAFOLEY AVE City: Haines City State: FL Zip Code: 33844

The above premises was inspected on: 7/15/14 by: Ann King

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:

Between a 1500sf duplex built in 1981 & a 1475 sf SFR built in 2008. On the other side of SFR is another SFR built in 1955. Mostly cleared. Trees at edge & back.

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 \$470000 Low \$7500 (WD)

Number of houses in Direct Competition with Subject: 11 Number of sales in the past 6 months: 5/149 (WD)

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
<b>714 LAFOLEY AVE</b>	<b>0.15 acre</b>	<b>Vac/res</b>	-	-	-	-	-	<b>N/a</b>	<b>N/a</b>	-

### 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
<b>0 William Way</b>	<b>0.21 acre</b>	<b>vac</b>						<b>\$11900</b>	<b>1/3/14</b>	<b>191</b>	<b>1.9 driving</b>
<b>0 William Way- lakeview</b>	<b>0.15 acre</b>	<b>vac</b>						<b>\$11900</b>	<b>1/3/14</b>	<b>191</b>	<b>0.9 radius</b>
<b>826 &amp; 828 Center Ave- orig \$29900</b>	<b>0.43 acre</b>	<b>vac</b>						<b>\$10000</b>	<b>12/23/12</b>	<b>575</b>	<b>1.7</b>

### 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
<b>Mullen Ave lots 6 &amp; 7</b>	<b>0.24 acre</b>	<b>vac</b>						<b>\$18000</b>	<b>\$16000</b>	<b>7/7/14</b>	<b>247</b>	<b>0.4</b>
<b>Pineloch- orig \$60000</b>	<b>0.23 acre</b>	<b>vac</b>	<b>REO</b>					<b>\$17500</b>	<b>\$10000</b>	<b>9/9/13</b>	<b>1300</b>	<b>2.9 driving</b>
<b>Pineloch- orig \$60000</b>	<b>0.19 acre</b>	<b>Vac</b>	<b>RE)</b>					<b>\$17500</b>	<b>\$10000</b>	<b>9/9/13</b>	<b>1300</b>	<b>1.8 radius</b>

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: **\$5000**

Recommended List Price: **\$10000**

### 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?

Next to a duplex.

Decent area. Close to public boat ramp.

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

Active- all active comps within a 1 mile radius are in a deed restricted community. Expanding to a 2 mile radius for 3<sup>rd</sup> active. Had to expand search to a 2 mile radius, 12 months back for sold comps.

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  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



Street view



Side view



Side view



Rear view



Public boat ramp



Nearby street sign

# Comparable Properties



William Way



William Way



Center St



Mullen Ave



Pineloch



Pineloch

