Vacant Lot & Land BPO Form

Date of BPO	3/13/2014	Property #	10FLPOLGL00				
Property Addre	ess 843 N	E AVENUE R					
City	WINT	TER HAVEN	1	State	FL	Zip	33881

<u>PROPERTY DESCRIPTION</u> – Please fill <u>all</u> blanks, following any estimates with a question mark

Lot Size	8,751 sf		Topography	Normal		
Shape of Lot	rectangle		Fenced?	No		
Zoning Classification	Vac. Res.		Landscaping	Grass & Trees		
View	Residential		Utilities	None		
Off Site Improvements None						
Please describe the prop	About 2/3 of lot treed. 50' x 175'					

NEIGHBORHOOD INFORMATION

Price ranges (vacant lots and homes)		\$2,	\$2,500 - \$175,000								
Describe Neighborhood	d In De	etail									
864 sf home built in	1950, i	nterior	update	ed, on 73	65 sf lot. Se	old 12/13 f	or \$1	14,900.			
<i>Neighborhood info</i> HOA N			Ν	Dues	Dues \$N/A		ties	N/A			
Add'l comments											
MARKETING INFO	ORM/	ATION	- In th	e subjec	t area is the	market up	, dov	vn or stable	? Please give m	arketing ti	me in months.
Property Values Do	wn		Supply	v Up		Demand	Up		Marketing Til	me Mon	ths
SALES COMPARIS	SON A	NALY	<u>'SIS</u> - I	Please fi	ll <u>all</u> blanks	s, followin	g an	y estimates	s with a question	n mark	
Subject Property				Lot Size	Topograp y	h Vie	W	Zoning	Utilites	Listed?	Price
843 NE Avenue R				8,751 sf		I Resider	tial	0	None/Public	No	\$ N/A
Current Listing Agent N/A Telephone											
Current Listings		Prox to Subj.		Lot Size	Topograph	y Vie	N	Zoning	Utilities	DOM	Current List Price
300 AVENUE Q W # 6, WINTER HAVEN		1.3 m	i 1	1,165 sf	Normal	Reside	ntial	0	None/Public	113	\$ 8,500
1200 33RD ST, WINTE HAVEN	ER	4.05 n	ni 1	10,011 sf	Normal	Reside	ntial	0	None/Public	128	8,800
845 4TH ST, WINTER HAVEN		2.26 n	ni	6,251 sf	Normal	Reside	ntial	0	None/Public	10	10,000
Recent Sales		Prox to		Lot Size	Topograph	y Vie	N	Zoning	Utilities/ Sale date	DOM	Sales Price

			r-8r-)					
	Subj.							
624 NE AVENUE S	0.86 mi	6,653 sf	Normal	Residential	0	None/Public	N/A	\$ 8,000
WINTER HAVEN						7/13	Exp 479	
2206 AVENUE E NW,	3.34 mi	6,900 sf	Normal	Residential	0	None/Public	598	5,000
WINTER HAVEN						9/13		
715 24TH W ST, WINTER	4.25 mi	5,250 sf	Normal	Residential	0	None/Public	24	4,300
HAVEN						12/13		

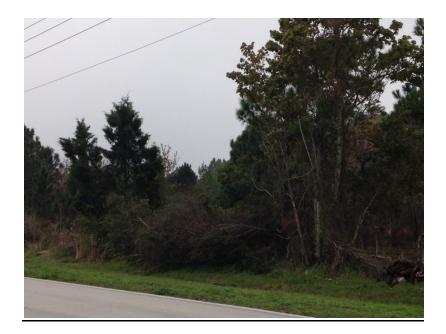
The area searched for the above listings and recent sales was 4.25 miles and 18 months past

Suggested List Pr	<i>ice</i> \$ 8,000	Probable Sales Price		\$ 6,000
Realtor	Ray Casali	Compan	y 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 las	st 6 months 8

843 NE Avenue R, Winter Haven FL



Subject Front





Street View – West



Street View - East