

Vacant Lot & Land BPO Form

Date of BPO 3/13/2014 **Property #** 10FLPOLGL00
Property Address 843 NE AVENUE R
City WINTER HAVEN **State** FL **Zip** 33881

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

<i>Lot Size</i>	8,751 sf	<i>Topography</i>	Normal
<i>Shape of Lot</i>	rectangle	<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>	About 2/3 of lot treed. 50' x 175'		

NEIGHBORHOOD INFORMATION

Price ranges (vacant lots and homes) \$2,500 - \$175,000
Describe Neighborhood In Detail
 864 sf home built in 1950, interior updated, on 7365 sf lot. Sold 12/13 for \$14,900.

<i>Neighborhood info</i>	HOA	N	Dues	\$N/A	Amenities	N/A
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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* 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
843 NE Avenue R	8,751 sf	normal	Residential	O	None/Public	No	\$ N/A

Current Listing N/A Telephone _____
 Agent _____

Current Listings	Prox to Subj.	Lot Size	Topography	View	Zoning	Utilities	DOM	Current List Price
300 AVENUE Q W # 6, WINTER HAVEN	1.3 mi	11,165 sf	Normal	Residential	O	None/Public	113	\$ 8,500
1200 33RD ST, WINTER HAVEN	4.05 mi	10,011 sf	Normal	Residential	O	None/Public	128	8,800
845 4TH ST, WINTER HAVEN	2.26 mi	6,251 sf	Normal	Residential	O	None/Public	10	10,000

Recent Sales	Prox to Subj.	Lot Size	Topography	View	Zoning	Utilities/ Sale date	DOM	Sales Price
624 NE AVENUE S WINTER HAVEN	0.86 mi	6,653 sf	Normal	Residential	O	None/Public 7/13	N/A Exp 479	\$ 8,000
2206 AVENUE E NW, WINTER HAVEN	3.34 mi	6,900 sf	Normal	Residential	O	None/Public 9/13	598	5,000
715 24TH W ST, WINTER HAVEN	4.25 mi	5,250 sf	Normal	Residential	O	None/Public 12/13	24	4,300

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

Suggested List Price \$ 8,000 *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

843 NE Avenue R, Winter Haven FL



Subject Front





Street View – West



Street View - East