

## BROKER PRICE OPINION

Stock #10FLPOLGL001349

Parcel #172826-547500-017100

Property Address: 115 NW AVENUE V City: Winter Haven State: FL Zip Code: 33881

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:

I did not get a picture from the rear of the parcel. The neighbor was standing at their front door glowering at me & I didn't want to get that far from my means of escape. Small park across street. Smaller houses. Well maintained homes & yards.

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 \$89900- res Low \$1000

Number of houses in Direct Competition with Subject: 4 Number of sales in the past 6 months: 0/117

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>115 NW AVENUE V</b> | <b>.38 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>300 Ave Q W</b>                | <b>0.26 acre</b> | <b>vac</b> |                |       |       |         |        | <b>\$8500</b>  | <b>11/20/13</b> | <b>239</b>     | <b>0.7</b>      |
| <b>1005 Inman Dr- lake access</b> | <b>0.67 acre</b> | <b>vac</b> | <b>pending</b> |       |       |         |        | <b>\$20000</b> | <b>8/20/13</b>  | <b>223</b>     | <b>1.4</b>      |
| <b>8<sup>th</sup> St NW</b>       | <b>0.19 acre</b> | <b>vac</b> |                |       |       |         |        | <b>\$29900</b> | <b>3/11/14</b>  | <b>122</b>     | <b>1.8</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>715 24<sup>th</sup> St NW</b>   | <b>0.12 acre</b> | <b>vac</b> |            |       |       |         |        | <b>\$5000</b> | <b>\$4300</b> | <b>12/11/13</b> | <b>24</b>      | <b>3.2</b>      |
| <b>2400 Bates Ave</b>              | <b>0.13 acre</b> | <b>vac</b> |            |       |       |         |        | <b>\$5900</b> | <b>\$4500</b> | <b>3/21/14</b>  | <b>21</b>      | <b>3.6</b>      |
| <b>2206 Ave E NW- orig \$10900</b> | <b>0.16 acre</b> | <b>vac</b> | <b>REO</b> |       |       |         |        | <b>\$5500</b> | <b>\$5000</b> | <b>9/16/13</b>  | <b>598</b>     | <b>2.8</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-\$12500**

For Thirty (30) Day Market Period: \_\_\_\_\_

Repaired: **\$n/a**

Quick Sale: **\$8000**

Recommended List Price: **\$12000**

### MARKETABILITY

What current market conditions will affect the sale of the home? Available financing?

Not many vacant lots left in area.

Most likely a cash buyer

What are the positives/negatives of the property?

Ready to build.

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

Active- 2 mile radius. Sold- had to expand to a 3 mile radius, 12 months back. Only 4 results. The ones I used were much smaller, but the 4<sup>th</sup> was lakefront.

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



Side view



Street view



Side view



Street view



Street view

# Comparable Properties



Ave Q W



Inman Dr



8<sup>th</sup> St



24<sup>th</sup> St NW



Bates Ave



Ave E NW

