

# Vacant Lot & Land BPO Form

**Date of BPO** 3/11/2014 **Property #** 10FLPOLGL003851

**Property Address** 0 ORCHID BLVD

**City** LAKE WALES **State** FL **Zip** 33853

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

<i>Lot Size</i>	5,250 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
<i>View</i>	Residential & commercial	<i>Utilities</i>	None
<i>Off Site Improvements</i>	None		
<i>Please describe the property in detail</i>	Level lot. No trees.		

**NEIGHBORHOOD INFORMATION**

<i>Price ranges (vacant lots and homes)</i>	\$7,000-\$200,000					
<i>Describe Neighborhood In Detail</i>	55+ Modular home or SFR. 1/3-1/2 are vacant lots.					
Listed 9/10. Expired 12/13. 22,797 sf vacant lot listed for \$7,500.						
<i>Neighborhood info</i>	HOA	Y	Dues	\$65/month	Amenities	Deed Restr,Fees Req,Pool,Rec Bldg,Shuffleboard,Asso Rec Own
<i>Add'l comments</i>	Lots with 604 ADOM were previously listed for 1612-1634 days prior to expiring.					

**MARKETING INFORMATION**- In the subject area is the market up, down or stable? Please give marketing time in months.

<i>Property Values</i>	Down	<i>Supply</i>	Up	<i>Demand</i>	Up	<i>Marketing Time</i>	24 Months
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**SALES COMPARISON ANALYSIS**- Please fill all blanks, following any estimates with a question mark

Subject Property	Lot Size	Topography	View	Zoning	Utilities	Listed?	Price
<b>0 Orchid Blvd</b>	5,250 sf	normal	Residential Commercial	O	None/Public	Yes	\$ 18,000

Current Listing Agent Julie Matthews Telephone 863-528-0037

Current Listings	Prox to Subj.	Lot Size	Topography	View	Zoning	Utilities	DOM	Current List Price
0 W ALAMANDA BLVD, LAKE WALES,	0.38 mi	5,200 sf	Normal	Residential Lake access	O	None/Public	33	\$ 12,500
LOT 56 ORCHID BLVD, LAKE WALES	2 lots	5,000 sf	Normal	Residential	O	None/Public	604	15,000
LOT 95 FLORA WAY, LAKE WALES	0.3 mi	5,200 sf	Normal	Residential	O	None/Public	604	16,000

Recent Sales	Prox to Subj.	Lot Size	Topography	View	Zoning	Utilities/ Sale date	DOM	Sales Price
Geranium St, Lake Wales	0.38 mi	5,000 sf	Normal	Residential	O	1/08	116	\$ 17,000
Camelia St, Lake Wales	0.33 mi	5,105 sf	Normal	Residential	O	12/07	116	17,000
Geranium St, Lake Wales	0.35 mi	5,998 sf	Normal	Residential	O	12/07	127	17,000

The area searched for the above listings and recent sales was within subdivision and that were listed in the MLS & sold in the past, period. 1/08 was the most recent listed lot that has sold.

**Suggested List Price** \$ \$10,000

**Probable Sales Price** \$ 5,000

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

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**0 Orchid Blvd, Lake Wales FL 33853**



Subject Front





Street View – West



Street View - East