BROKER PRICE OPINION

Stock # **10FLPUTGL000042**

Parcel # **61328183000000000**

Property Address: **Moon Lake Drive**   City: **Crescent City**   State: **FL**   Zip Code: **32112**

The above premises was inspected on: 4/21/2014   by: Ray Casali - Avenue 1 Realty Group LLC

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: This lot is a heavily wooded lot in a residential area. There are a few mobile homes and some regular homes in the surrounding area. There is ample vacant land surrounding the lot. There is minimal value. The demographics in the area are poor to low income.

Exterior repairs needed (in order of importance) to market property. Give a "best knowledge" estimate of costs.

	$
	$
	$
	$
	$
	$
	$
	$
	$
	$

☒ 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 $320,000   Low $4,200

Number of houses in Direct Competition with Subject: 6   Number of sales in the past 6 months: 2

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
Moon Lake Dr	**6.52 acres**									

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
14949 W Hwy 100, Bunnell	**7.5 acres**							**$49,000**	**5/30/13**	**356**	**5 mi**
16065 W Hwy 100, Bunnell	**8.6 acres**							**$55,900**	**4/17/10**	**1494**	**12 mi**
101 Mill St, Ponoma Park	**25.18 acres**							**$299,000**	**6/3/2013**	**358**	**10.5 mi**

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
781 Georgetown Denver Rd	**6.11 acres**							**$59,000**	**$14,000**	**1/24/14**	**645**	**2.02 mi**
117 Thorn Rd	**10.1 acres**							**$19,900**	**$14,500**	**5/6/14**	**266**	**9.83 mi**

Highway 17	**6.5 acres**							**$18,000**	**$15,000**	**6/15/12**	**297**	**6.2 mi**

Please supply comps even if distance is a factor. Explain any absence of available comps, i.e., no sales, etc.:

Best available comps used. Due to a lack of comparables in the immediate area, search was expanded to neighboring areas that are comparable in demographics. There is a lack of sold comps in the past few months due to a lack of buyers/developers for this type of products.

Not all comp photos are available.

PROPERTY VALUES

For Ninety (90) Day Market Period: $14,000

For Thirty (30) Day Market Period: **$10,000**

As Is Condition: **$14,000**
Repaired: **$14,000**
Quick Sale: **$10,000**
Recommended List Price: **$18,900**

MARKETABILITY

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

Cash buyer.

What are the positives/negatives of the property?

Heavily wooded lot. Dirt roads.

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

Best comps used.

Note specific items that could be a potential problem:

Unknown HOA.

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
Moon Lake Drive
Crescent City, FL 32112

Front

Side View

Street View

Map

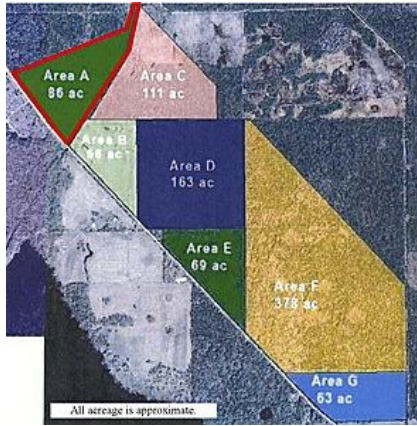# Comparable Properties

List comp 2

List comp 3

Sold comp 1

Sold comp 2

Sold comp 3