

BROKER PRICE OPINION

Stock # **10FLPUTGL001787**

Parcel # **31082600000600000**

Property Address: 136 Wards Road City: Palatka State: FL Zip Code: 32177

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: Subject is a vacant parcel surrounded by mainly farmland. Not many residential properties nearby. There is an ample supply of vacant land. Low to middle income area.

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 \$300,000 Low \$5,400

Number of houses in Direct Competition with Subject: 7 Number of sales in the past 6 months: 1

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
136 Wards Rd (3.18 acres)	138,521 sf									

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
213 Fawn Trail	4.82 acres							\$14,600	4/4/12	768	2.8 mi
143 Johns Pl	4.55 acres							\$30,000	5/25/13	353	3.4 mi
167 Wilkinson Rd	2.59 acres							\$19,900	4/14/14	28	3.6 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
100 Miller Dr	2 acres							\$9,900	\$4,000	3/20/13	367	9.5 mi
184 Bardin Estates Circle	2.5 acres							\$15,000	\$8,000	7/24/13	295	0.7 mi

151 Crosby Rd, Florahome	1.61 acres							\$12,900	10/29/13	265	5.07 mi
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Please supply comps even if distance is a factor. Explain any absence of available comps, i.e., no sales, etc.:

Best available comps used. The area is very rural so the search had to be expanded up to a 10 mile radius. There has been no recent sales in the immediate area. Lack of buyers and developers for this type of property.

PROPERTY VALUES

For Ninety (90) Day Market Period:	<u>\$9,000</u>	As Is Condition:	<u>\$9,000</u>
		Repaired:	<u>\$9,000</u>
For Thirty (30) Day Market Period:	<u>\$6,000</u>	Quick Sale:	<u>\$6,000</u>
		Recommended List Price:	<u>\$13,000</u>

MARKETABILITY

What current market conditions will affect the sale of the home? Available financing? Most likely buyer will be a cash buyer.

What are the positives/negatives of the property? Very Rural.

How do the comps that were used compare to the subject? 0 sold comps in a 3 mile radius, had to extend to 10 miles. 24 months back.

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
136 Wards Road
Palatka, FL 32177



Front



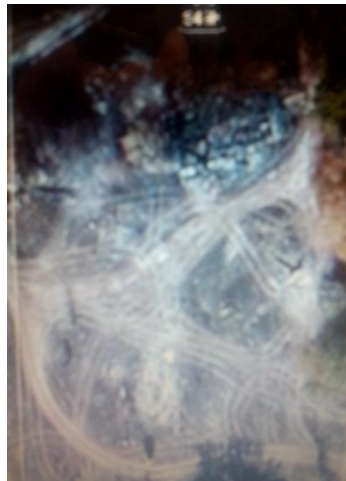
Side View



Street View



Map



Comparable Properties



213 Fawn Trail



143 Johns Pl



Wilkinson Rd



Miller Dr



Bardin Estates Cir