

BROKER PRICE OPINION

Stock # **10FLPUTGL001857**

Parcel # **1112682410260000**

Property Address: 114 Crows Bluff Rd City: Satsuma State: FL Zip Code: 32189

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 land is it an extremely rural area. It's impossible to get here without a four-wheel-drive vehicle. The area is all wilderness and washed out roads. There are a few mobile homes in the area otherwise it's just heavy wooded and wilderness and dirt roads.

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

N/A	\$
	\$
	\$
	\$
	\$
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	\$
	\$

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 \$225,000 Low \$1,000

Number of houses in Direct Competition with Subject: 5 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
114 Crows Bluff Rd	MH 15,246 sf	1968	528							

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
219 Summit Rd	MH 10,019 sf	1981	748		2	1		\$33,000	4/15/14	30	0.4 mi
221 Ridge Rd	MH 0.92 acre	1999	1,216		3	2		\$21,900	1/3/14	131	1.5 mi
114 Easterly Rd	MH 10,018 sf	2006	1,144		3	2		\$16,500	5/9/14	6	2.9 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
219 High Ridge Rd (1.18 MVR)	MH 0.47 acre	1987	1,354		3	2			\$25,100	4/5/13	215	0.34 mi
117 Crows Bluff Rd (1.04)	MH 20,038 sf	1987	1,382		3	2			\$15,000	10/12/12	59	0.05 mi

149 Sportsman Rd (0.57) REO	MH 12,197 sf	1988	564		2	1			\$25,000	9/5/13	125	1.27 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. 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.

PROPERTY VALUES

For Ninety (90) Day Market Period:	<u>\$12,000</u>	As Is Condition:	<u>\$12,000</u>
		Repaired:	<u>\$12,000</u>
For Thirty (30) Day Market Period:	<u>\$9,000</u>	Quick Sale:	<u>\$9,000</u>
		Recommended List Price:	<u>\$14,900</u>

MARKETABILITY

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

Condition is unknown. But FHA financing is unlikely. Most likely cash buyer.

What are the positives/negatives of the property?

No idea of condition of MH...

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

3 mile radius for both. Sold: Lot size 50% +/-.
MH +/- 25%. 24 months back.

Note specific items that could be a potential problem:

HOA unknown

Checklist of Damages

Is there any vandalism?: Yes No **If yes, Where?**

Unknown – no access allowed.

Is there any graffiti?: Yes No **If yes, Where?**

Unknown – no access allowed.

Is there any damage that appears to be caused by an act of nature?:

Yes No **If yes, Where?**

Unknown – no access allowed.

Are there any broken windows?: Yes No **If yes, Where?**

Unknown – no access allowed.

Are there any broken doors?: Yes No **If yes, Where?**

Unknown – no access allowed.

Does anything appear to be missing? (i.e., HVAC, door knobs, fencing) :

Yes No **If yes, Where?**

Unknown – no access allowed.

What is the condition and approx. age of roof?:

Yes No **If yes, Where?**

Unknown – no access allowed.

Is this home boarded? :

Yes No **If yes, Where?**

Unknown – no access allowed.

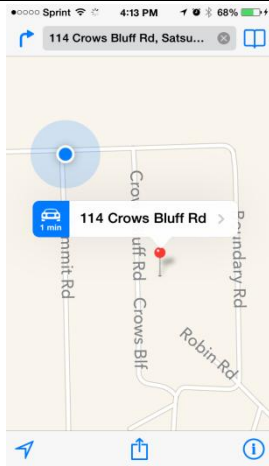
Digital Photo Addendum
114 Crows Bluff Rd
Satsuma, FL 32189



Front



Front/Side



Map

Comparable Properties



219 Summit



221 Ridge



114 Easterly



219 High Ridge Rd



117 Crows Bluff



149 Sportsman