

BROKER PRICE OPINION

Stock #11FLSARGL000062

Parcel #0450-07-0047

Property Address: 2206 PARK RD City: Venice State: FL Zip Code: 34293

The above premises was inspected on: 7/20/14 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:

Smaller older homes in area. Some a little run down, but most rehabbed. Huge oak fell (probably killed by the vines climbing up it, or struck by lightning.) Optional HOA. Close to stores, & US 41 (main highway that runs a few miles east of the Gulf from metro Tampa south past Naples). 5-7 miles to I-75 on ramp.

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 \$289500- residential Low \$1300

Number of houses in Direct Competition with Subject: 8- 1 mile Number of sales in the past 6 months: 5/165

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

2206 PARK RD	0.17 acre	Vac/res	-	-	-	-	-	-	N/a	N/a	-
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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
Everest Rd	0.18 acre	vac						\$14500	7/9/14	23	2.1 driving
Indra Rd	0.18 acre	vac						\$20000	1/14/14	199	1.5
Seminole Dr	0.18 acre	vac						\$25500	2/7/14	175	1.4

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
425 Seminole Dr	0.18 acre	vac						\$9900	\$6500	4/10/14	45	1.6
Grant Rd	0.18 acre	vac						\$10000	\$10000	6/20/14	29	1.7
Linden Rd- orig \$14700	0.18 acre	vac						\$11900	\$10000	3/18/14	738	2.0

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: **\$9000**

For Thirty (30) Day Market Period: **\$7000**

As Is Condition: **\$7000-10000**

Repaired: **\$n/a**

Quick Sale: **\$7000**

Recommended List Price: **\$10000**

MARKETABILITY

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

 Most likely a cash buyer

What are the positives/negatives of the property?

 Massive dead oak towards front of parcel.

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

 1 mile radius. Canals throughout area, so driving distances are further than radius.

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



Oak tree



Side view



Street view



Side view



Street sign



Wooden planter front left



Side view



House across street



Adjacent house

Comparable Properties



Everest Rd



Indra Rd



Seminole Dr



425 Seminole Dr



Grant Rd



Linden Rd

