

# Vacant Lot & Land BPO Form

<b>Date of BPO</b>	3/14/2014	<b>Property #</b>	10SARGL000071		
<b>Property Address</b>	DR MARTIN LUTHER KING WAY				
<b>City</b>	SARASOTA	<b>State</b>	FL	<b>Zip</b>	34234

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

<b>Lot Size</b>	12,055 sf	<b>Topography</b>	Normal
<b>Shape of Lot</b>	“L” shaped	<b>Fenced?</b>	No
<b>Zoning Classification</b>	Vac. Res.	<b>Landscaping</b>	Grass & trees
<b>View</b>	Residential	<b>Utilities</b>	None
<b>Off Site Improvements</b>	None		
<b>Please describe the property in detail</b>	Heavily treed. Located on a high traffic street.		

**NEIGHBORHOOD INFORMATION**

<b>Price ranges (vacant lots and homes)</b>	\$4,000-\$197,000					
<b>Describe Neighborhood In Detail</b>	SFR & multi-family. Not in a subdivision. 2 lots down: pending- 1979 sf run down SFR/income, built in 1955, on 5000 sf lot- listed at \$29,500					
<b>Neighborhood info</b>	HOA	N	Dues	\$N/A	Amenities	N/A
<b>Add'l comments</b>						

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

<b>Property Values</b>	Up	<b>Supply</b>	Up	<b>Demand</b>	Up	<b>Marketing Time</b>	6-12 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>Dr Martin Luther King Way</b>	12,055	normal	Residential	O	None/Public	No	\$ N/A

Current Listing Agent: N/A Telephone: \_\_\_\_\_

Current Listings	Prox to Subj.	Lot Size	Topography	View	Zoning	Utilities	DOM	Current List Price
COCOANUT AVE, SARASOTA	2.77 mi	10,530 sf	Normal	Residential	O	None/Public	32	\$ 61,300
533 POMPANO AVE, SARASOTA	2.28 mi	14,739 sf	Normal	Residential	O	None/Public	312	70,000
4009 LOCUST AVE, SARASOTA	1.69 mi	15,298 sf	6 platted lots	Residential	O/PUD	4 water/sewer hookups	2289	125,000

Recent Sales	Prox to Subj.	Lot Size	Topography	View	Zoning	Utilities/ Sale date	DOM	Sales Price
2938 HAWTHORNE ST, SARASOTA	3.53 mi	15,250 sf	Normal	Residential	O	None/Public 8/13	33	\$ 27,500
VENTURA AVE, SARASOTA	3.24 mi	9,350 sf	Normal	Residential	O	None/Public 9/12	72	25,000
1209 Benedict Court, Sarasota	2.05 mi	9,548 sf	Normal	Residential	O	None/Public 5/13	553	28,000

The area searched for the above listings and recent sales was 3.5 miles and 18 months past

<b>Suggested List Price</b> \$ 50,000	<b>Probable Sales Price</b> \$ 35,000
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Realtor <u>Ray Casali</u>	Company <u>Avenue 1 Realty Group LLC</u>
Address <u>7514 W. Diversey Ave</u>	Telephone <u>708-395-5477</u>
City <u>Elmwood Park</u>	State <u>IL</u> City <u>Elmwood Park</u>
Years of Real Estate Experience <u>25</u>	
Total Units sold in the last 6 months <u>24</u>	REOs sold in last 6 months <u>8</u>

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**Dr. Martin Luther King, Sarasota FL**



Subject Front





Street View – West



Street View - East