



Broker Price Opinion

BPO Date: 08/18/2014

Loan #: _____

Broker Information:

Company: F.C.TUCKER 5 STAR REAL ESTATE ---BRAD TAFLINGER

Doing Business As: _____

Company Address: 3417 W. BETHEL AVE. STE E

City: MUNCIE State: IN ZIP Code: 47304

Phone: 765-289-2400 Fax: 765-289-2425 Email: THEMOVINGMACHINE@GMAIL.COM

Subject Property:

Name of Borrower(s): TAX EASE FLORIDA REO LLC

Street Address: 1617 W. 11TH ST.

City: MUNCIE State: IN ZIP Code: 47302

Date Initial Property Inspection: 08/14/2014

Is MLS Available in your Area? Yes No

Will Property be listed in MLS? Yes No

Neighborhood Data:

Location: Urban Suburban Rural

Growth Rate: Rapid Stable Slow

Property Values: Increasing Stable Declining

Demand/Supply: Shortage Normal Oversupply

Market Time: Under 3m 3-6 mos Over 6mos

Price Range High \$: 10000 Low\$: 65900

Marketability:

Describe any neighborhood factors or market conditions that will affect the marketing of this property.

OK AREA, CITY PARK 2 BLKS AWAY.

Will this property become a problem for resale? If yes, explain

.NO IT SHOULD SELL QUICKLY DEPENDING ON LIST PRICE.

Is the Property Secure? Yes No

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Marketing Strategy: LIST AT @ \$12,000.00. I AM A MEMBER OF 2 MLS BOARDS AND COVERS MOST OF THE STATE OF INDIANA.

Condition and Repair Estimates:

General Condition: Good Average Fair Poor Vandalized Fire Damage

List Suggested Repairs

Agent Estimates

| | |
|--|--------------------|
| Exterior Paint: <u>PAINT EXTERIOR SIDING, TRIM AND WINDOWS</u> | <u>\$3500</u> |
| Interior Paint: <u>PAINT INTERIOR</u> | <u>\$2000</u> |
| Carpet: <u>NEW FLOOR COVERING</u> | <u>\$2000</u> |
| Other Flooring: <u>DRYWALL REPAIRS</u> | <u>\$1000</u> |
| Kitchen: _____ | <u>\$</u> |
| Bathroom(s): <u>REPLACE MISSING TOILET</u> | <u>\$300</u> |
| Plumbing: _____ | <u>\$</u> |
| Electrical: <u>REPLACE SOFFIT & FASCIA --EXTERIOR</u> | <u>\$200</u> |
| Roofing: <u>NEEDS ROOF REPAIRS</u> | <u>\$1000</u> |
| Cleaning: <u>REPLACE 3 BROKEN WINDOWS</u> | <u>\$300</u> |
| Landscaping: <u>NEEDS LANDSCAPING</u> | <u>\$500</u> |
| Other: <u>TRASHOUT</u> | <u>\$1500</u> |
| Total Estimate | <u>\$12,300.00</u> |

Reports and Inspections:

Based on Broker's Initial Inspection of Accessible Areas, Additional Reports Are Recommended:

Winterize Termite Roof Well Septic Electrical
 Plumbing Heating/AC Mechanical Structural Geological Other

Pricing:

| | Pricing | Probable Buyer |
|--------------------------|----------|----------------|
| 90-120 Day As-Is Price: | \$12000 | INVESTOR |
| 90-120 Day Repair Price: | \$24300 | |
| Recommended List Price: | \$12000 | |
| 30day "Quick" sale as-is | \$10000 | |
| Monthly rent amount: | \$450.00 | |

DO YOU RECOMMEND SELLING AS/IS OR REPAIRED? AS-IS

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Please detail subject property's characteristics with respect to the following:

Location:

1617 W. 11TH ST. MUNCIE, IN 47302

Condition of the Roof: Repair Replace OK

EVIDENCE OF LEAKS IN LIVING ROOM, DEPENDS IF YOU WANT TO REPAIR OR LIST AS-IS

Condition of the Interior: Water Damage? Yes No

EVIDENCE OF ROOF LEAKING IN LIVING ROOM. THE FURNACE HAS NOT BEEN UPDATED, THE FURNACE IS A COAL FURNACE THAT HAS BEEN COVERED INTO GAS FORCED AIR.

Condition of the Exterior:

FAIR, PEELING PAINT.

Market Conditions:

STABLE, THERE ARE 47 ACTIVE LISTINGS WITHIN 1 MILE OF SUBJECT, THERE ARE 17 SOLD IN LAST 6 MONTHS. A LOT OF ACTIVITY. ALL SOLD AND ACTIVE COMPS ARE REO PROPERTIES.

Unemployment Rate:

AVERAGE

Comments:

SUBJECT HAS SHINGLE SIDING, ENCLOSED FRONT PORCH, CORNER LOT AND HAS A CHAIN LINK FENCED BACK YARD, LARGE CONCRETE SLAB IN BACK YARD FOR BASKETBALL COURT.

Positive features:

NONE

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Comp Sheet:

| Subject Address | Sq. Ft. | Bed | Bath | Age | Condition | Garage # of Car | Pool | Lot Size | Extras |
|---|---------|-----|------|-----|-----------|-----------------|------|----------|-----------------------------------|
| 1617 W. 11 TH ST MUNCIE, IN 47302 | 1092 | 2 | 1 | 114 | FAIR | NA | NA | .14AC | ENCLOSED PORCH, ENCLOSED PORCH |

Comparable Listings:

| Comparable Listing Address | Sq. Ft. | Bed | Bath | Age | Condition | Garage # of Car | Pool | List Date | Orig. List Price | Current List Price | Distance to subject |
|--|---------|-----|------|-----|-----------|-----------------|------|-----------|------------------|--------------------|---------------------|
| 1504 W. 13 TH ST. MUNCIE, IN 47302 | 792 | 2 | 1 | 40 | FAIR | 1.5 CD | NA | 6/10/14 | 10000 | 10000 | 2 BLKS |
| 615 W. 14 TH ST. MUNCIE, IN 47302 | 1130 | 3 | 1 | 84 | FAIR | NA | NA | 6/19/14 | 16900 | 16900 | 3 BLKS |
| 1300 W. 16 TH ST. MUNCIE, IN 47302 | 896 | 2 | 1 | 84 | FAIR | NA | NA | 7/31/14 | 17500 | 17500 | 5 BLKS |

Comparable Sales:

| Comparable Sales Address | Sq. Ft. | Bed | Bath | Age | Condition | Garage # of Car | Pool | List Date | Orig. List Price | Sold Price | Distance to subject |
|--|---------|-----|------|-----|-----------|-----------------|------|-----------|------------------|------------|---------------------|
| 1207 W. 15 TH ST. MUNCIE, IN 47302 | 768 | 2 | 1 | 78 | FAIR | 1.5 CD | NA | 2/9/14 | 8800 | 7500 | 4 BLKS |
| 1317 W. MEMORIAL MUNCIE, IN 47302 | 720 | 2 | 1 | 96 | FAIR | 2 CD | NA | 1/22/14 | 14900 | 11500 | 7 BLKS |
| 709 W. 11 TH ST. MUNCIE, IN 47302 | 780 | 2 | 1 | 95 | FAIR | NA | NA | 3/28/14 | 13500 | 12000 | 1 BLK |

Comparable listing Comments:

ALL COMPS ARE WITHIN .50 MILES OF SUBJECT. ALL COMPS ARE THE SAME STYLE, CONDITION, AGE, ROOM COUNT AND SIMILAR GLA. ACTIVE COMP 1 IS SUPERIOR TO SUBJECT DUE TO ITS AGE. ACTIVE COMP 2 IS THE MOST EQUAL TO SUBJECT'S AMENITIES. ACTIVE COMP 3 IS INFERIOR TO SUBJECT DUE TO ITS GLA.

Comparable Sales Comments:

ALL COMPS ARE WITHIN .50 MILES OF SUBJECT. ALL COMPS ARE THE SAME STYLE, CONDITION, AGE, ROOM COUNT AND SIMILAR GLA. SOLD COMP 1 IS SUPERIOR TO SUBJECT DUE TO ITS AGE. SOLD COMP 2 IS INFERIOR TO SUBJECT DUE TO ITS GLA. SOLD COMP 3 IS THE MOST EQUAL TO SUBJECT'S AMENITIES.



We pay your property taxes

Checklist of Damages

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

3 BROKEN WINDOWS

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

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

Yes No If yes, Where?

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

3 BROKEN WINDOWS, I HAVE BOARDED THEM UP.

Are there any walls with holes larger than a quarter?:

Yes No If yes, Where?

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

Are there any tears or holes in carpet or vinyl, or missing flooring? :

Yes No If yes, Where?

Are there any signs of water damage or mold present?:

Yes No If yes, Where?

WATER DAMAGE TO CEILING IN LIVING ROOM, NO MOLD

Does anything appear to be missing? (i.e., built in appliances, cabinets, interior doors, water heater) :

Yes No If yes, Where?

Are there any signs of water damage or mold present?:

Yes No If yes, Where?

WATER DAMAGE TO CEILING IN LIVING ROOM. NO MOLD