



BROKER PRICE OPINION

BORROWER: _____
 LOAN #: _____

Property Address: 2215 Hunter City: New Castle State: IN 47362

The above premises was inspected on: 09/14/2014 by: _____

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

Details:

Exterior repairs needed (in order of importance) to market property. Give a "best knowledge" estimate of costs.	
siding	\$2000
window	\$500
	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$

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 \$59900 Low \$14900

Number of houses in Direct Competition with Subject: 5 Number of sales in the past 6 months: 22

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
2215 Hunter, New Castle, IN 47362	Bungalow	59	984	6	3	1	0			

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
314 S 5th, New Castle, IN 47362	Bungalow	114	1020	5	2	1	0	14900	8/8/2014	42	2.04
308 S 19th, New Castle, IN 47362	1 Story	114	1060	6	3	1	1 Att	16900	9/17/2014	2	1.91
1404 S 17th, New Castle, IN 47362	Bungalow	114	1088	6	2	1	0	18900	9/16/2014	3	1.21

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
2718 C Ave, New Castle, IN 47362	Ranch	114	884	5	1	1	0	9900	7000	5/28/2014	29	1.02
630 N Main, New Castle, IN 47362	1 Story	114	962	6	1	1	0	10500	9800	4/30/2014	114	3.01
2417 Greenview, New Castle, IN 47362	Bungalow	61	816	5	2	1	1 Att	12900	13000	8/20/2014	20	.53

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: _____

As Is Condition: **\$9000**

Repaired: **\$13000**

For Thirty (30) Day Market Period: _____

Quick Sale: **\$7000**

Recommended List Price: **\$12000**

MARKETABILITY

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

The area has experienced severe economic decline with large job losses and high unemployment. _____

What are the positives/negatives of the property? _____

There is a single side mobile home behind the house. Tax records state it is 720 sq ft and built in 1971. Condition unknown. It may not add to the value of the subject. _____

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

There were limited active comps in similar condition. The sold comps are most similar to the subject. _____

Note specific items that could be a potential problem: _____

Interior condition. Mobile home. _____

Submitted By: **Mary Cordle**

Company: **ABC Realty**

Phone: 765-621-7594

Fax: _____

Address: 9170 N Raider Rd

City/State: Middletown, IN

Zip: 47356



We pay your property taxes

Checklist of Damages

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

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?

Upper side

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

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

Yes No If yes, Where?

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

Yes No If yes, Where?

There were no visible damages. The age is not known.

Is this home boarded? :

Yes No If yes, Where?