

## BROKER PRICE OPINION

Stock #12INHNYTL000007

Parcel #331214330157000016

Property Address: 1606 G Ave City: New Castle State: IN Zip Code: 47362

The above premises was inspected on: 12/18/2014 by: Mary Cordle

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:

1 1/2 story home. Home is scheduled to be demolished by city.

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

windows	\$2000
Doors	\$1000
siding	\$3000
roof	\$3000
	\$
	\$
	\$
	\$
	\$
	\$

☐ 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 \$ \_\_\_\_\_ Low \$ \_\_\_\_\_

Number of houses in Direct Competition with Subject: \_\_\_\_\_ Number of sales in the past 6 months: \_\_\_\_\_

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
<b>1606 G Ave New Castle, IN 47362</b>	<b>1 Story</b>	<b>114</b>	<b>1060</b>	<b>6</b>	<b>3</b>	<b>1</b>	<b>0</b>			

### 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
<b>615 Spring New Castle, IN 47362</b>	<b>1 Story</b>	<b>114</b>	<b>1084</b>	<b>6</b>	<b>3</b>	<b>2</b>	<b>1 Det</b>	<b>8500</b>	<b>12/01/14</b>	<b>22</b>	<b>1.89</b>
<b>314 S 5<sup>th</sup> New Castle, IN 47362</b>	<b>1 Story</b>	<b>114</b>	<b>1020</b>	<b>5</b>	<b>2</b>	<b>1</b>	<b>0</b>	<b>14900</b>	<b>08/08/14</b>	<b>137</b>	<b>1.37</b>

<b>1404 S 17<sup>th</sup> New Castle, IN 47362</b>	<b>1 Story</b>	<b>114</b>	<b>108 8</b>	<b>6</b>	<b>2</b>	<b>1</b>	<b>0</b>	<b>18900</b>	<b>09/16/14</b>	<b>42</b>	<b>.21</b>
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### CLOSED PROPERTIES

Competitive Sales	Style	Age	SQ FT	# Rms	# BRs	# Baths	Gar/C P	List Price	Sale Price	Date Closed	Days on Market	Prox to Subject
<b>2013 N Ave New Castle, IN 47362</b>	<b>1 Story</b>	<b>74</b>	<b>1104</b>	<b>5</b>	<b>2</b>	<b>1</b>	<b>2 Det</b>	<b>9900</b>	<b>7600</b>	<b>11/24/14</b>	<b>41</b>	<b>.74</b>
<b>1534 A Ave New Castle, IN 47362</b>	<b>1 Story</b>	<b>114</b>	<b>896</b>	<b>6</b>	<b>2</b>	<b>1</b>	<b>2 Det</b>	<b>11900</b>	<b>15500</b>	<b>09/03/14</b>	<b>10</b>	<b>.67</b>
<b>308 S 19<sup>th</sup> St New Castle, IN 47362</b>	<b>1 Story</b>	<b>114</b>	<b>1060</b>	<b>6</b>	<b>3</b>	<b>1</b>	<b>1 Att</b>	<b>16900</b>	<b>16900</b>	<b>11/05/14</b>	<b>13</b>	<b>.88</b>

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: **\$3000**

Repaired: **\$20000**

For Thirty (30) Day Market Period: \_\_\_\_\_

Quick Sale: **\$3000**

Recommended List Price: **\$4000**

### MARKETABILITY

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

Home is not habitable. Scheduled to be demolished.

What are the positives/negatives of the property?

none

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

There were no comps in similar condition.

Note specific items that could be a potential problem:

Not habitable.

## 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?

multiple

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?

The roof appears to need replaced or repaired.

Is this home boarded? :  
Yes ☒ No ☐ If yes, Where?

Multiple

# Digital Photo Addendum



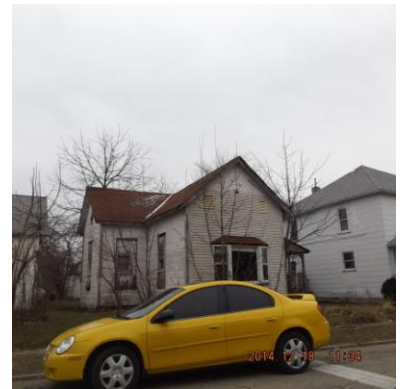
Address



Front



Roof



Side Left



Side Right



Street View 1



Street View 2

## Comparable Properties



Listing 1



Sold 1



Listing 2



Sold 2



Listing 3



Sold 3