



Lien Investments 1, LLC

For Internal Tax Ease use only

Full BPO

Drive By

Price \$ 125

Broker Price Opinion/Drive By

Kassy Parsons

9/10/2012

Agent

Date

Client/Contact

Drive By Only? YES NO

WHAT DO YOU THINK SUBJECT PROPERTY WILL SELL FOR:

(Note: Cash only if condition is not financeable)

Within 30 days "Quick Sale"	LIST \$	<u>15,000</u>	SELL \$	<u>12,500</u>
Within 60-90 days "AS-IS"	LIST \$	<u>19,000</u>	SELL \$	<u>16,500</u>
Within 60-90 days with repairs	LIST \$	<u>19,000</u>	SELL \$	<u>16,500</u>
Monthly Rental Amount	LIST \$	<u>250-300</u>		

Lot Size/ Acreage: .5 flat 41 acres total

Does the property have access to a water supply? unknown

Subject Property: (IF LISTED, PLEASE GAIN ACCESS)

OVERALL CONDITION: Good Fair Poor

List Date	Address	Bdrm	Bath	Age	Sq. Ft.	List Price	DOM	Comments (Listed?, Condition, Amenities)
n/a	0 Simpson Branch Drift, KY	n/a	n/a	n/a	n/a	\$ n/a	n/a	
TYPE		KITCHEN				DINING RM		ADD'L FEAT.
CARPET		FIREPLACE				FOUNDATION		HEAT
GARAGE		EXTERIOR				ROOF		VIEW
FENCE		POOL/SPA				ZONING		WELL/SEPTIC
PATIO		HOA DUES				TRACT NAME		

Please describe any other structures located on the property:

Directions to Property: From Martin take Route 1101 and travel apr Access to Property: limited dirt road.

3 miles turn left beside greyhouse

A. IS PROPERTY OCCUPIED? YES NO (In doubt? Call electric co. to see if power is on)

If NO, was the property re-keyed? YES NO

B. List the positive features of the subject property which will improve marketability:

Lots of Acreage

C. List the negative features of the property which will detract from the marketability and its market value (Attach Pictures):

Dirt road to property. Rumors of neighbors have taken over property for their own use.

D. Describe any negative neighborhood trends:

Some older homes in area that need updating.

E. Other comments/recommendations:

Property will be very hard to sell in the location. Would be best sold to a neighbor.



Lien Investments I, LLC

F. Regarding subject neighborhood:

Property Values Are:

Supply of Property:

Listings in Competition:

Increasing

Increasing

Zero to five

Stable

Stable

Six to ten

Declining

Declining

More than ten

G. ESTIMATE OF REPAIRS: (If drive by – estimate exterior items)

ITEM	LOCATION	Replace	Repair	Damaged	Missing	Worn	Agents Estimate
 	 	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$
 	 	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$
 	 	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$
 	 	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$
 	 	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$
 	 	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$

H. Comparables

Current Listings (3 Most Comparable)

List Date	Address	Bdrm	Bath	Age	Sq. Ft.	List Price	DOM	Comments (Condition, Amenities, etc.)
03/18/2011	4885 KY Rt 321 Hagerhill, KY	n / a	n/a	n/a	35 acres	\$ n/a 29,500	543	hillside acreage included.
12/21/2011	0 Stumbo Hollow Prestonsburg, KY	n / a	n/a	n/a	50 acres	\$ 39,000	265	This listing has more level land then subject.
04/20/2011	00 Grimm Hollow Paintsville Ky	n / a	n/a	n/a	55 acres	\$ 57,500	510	Lot size is 4 acres. A lot more than subject.

Sold Within Last 12 Months (3 Most Comparable)

List Date	Address	Bdrm	Bath	Age	Sq. Ft.	List Price	DOM	Comments (Condition, Amenities, etc.)
10/18/2011	0 Osborne Additon Martin, KY	n / a	n/a	n/a	30 acres	\$ n/a 15,500	46	Hillside acreage included Sold for 12,000 on 12/02/2011
10/11/2011	O Conley Fork Prestonsburg KY	n / a	n/a	n/a	25 acres	\$ 14,900	129	Sold for \$7600 on 02/16/2012
10/18/2011	0 KY. Rt. 122 Wheelwright, KY	n / a	n/a	n/a	35 acres	\$ 12,500	58	Sold for \$12,500 on 12/14/2011



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CHECKLIST OF DAMAGES

Property Address: 0 Simpson Branch
City: Drift State: KY ZIP: 41619

- 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? _____
- Are there any walls with holes larger than a quarter? YES NO If YES, where? _____
- Are there any broken windows? YES NO If YES, where? _____
- Are there any broken doors? YES NO If YES, where? _____
- Are there any stains, bleach marks or burns on the carpet, linoleum or other floor coverings? YES NO If YES, where? _____
- Are there any tears or holes in the carpet, linoleum or other floor coverings? YES NO If YES, where? _____
- Is there any missing carpet? YES NO If YES, where? _____
- Are there water marks on the ceiling or walls? YES NO If YES, where? _____
- Is there any torn, ripped or partially removed wallpaper or other wall coverings? YES NO If YES, where? _____
- Does anything appear to be missing? (i.e., built in appliances, cabinets, interior doors, water heater) YES NO If YES, where? _____
- Approximate age of roof: _____
- Does there appear to be any damage to the roof? YES NO If YES, where? _____

Any additional information that is necessary not covered above?

There are no street signs to verify location or address had to go by neighbors directions.