



**BROKER PRICE OPINION**

BORROWER: \_\_\_\_\_  
 LOAN #: \_\_\_\_\_

Property Address: 921 Lee St. City: Sturgis State: Ky Zip Code: 42459

The above premises was inspected on: 1/18/2014 By Karol Mcleod

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: After the drive-by inspection of the subject I found it to be in fairly good shape. I noted one piece of siding off on the north side of the house. The back yard had the remains of an above ground pool and gazebo. The yard had trash bags and old Christmas trees.

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

siding repair	\$250.00
	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$

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
921 N Lee	Bungalow	60	996	5	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
301 N Padgett Morganfield KY	Bungalow	60	1100	6	3	1	0	35000	9/16/2013	146	12mile
722 N Monroe Sturgis Ky	Bungalow	50	1088	5	2	1	1cp	39500	10/8/2013	105	5blocks

<b>909 N Pike Sturgis KY</b>	<b>Bungalow</b>	<b>60</b>	<b>1372</b>	<b>6</b>	<b>3</b>	<b>1</b>	<b>0</b>	<b>41600</b>	<b>9/30/2013</b>	<b>113</b>	<b>4blocks</b>
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### 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
<b>18 N Jackson Sturgis Ky</b>	<b>Ranch</b>	<b>25</b>	<b>1349</b>	<b>7</b>	<b>3</b>	<b>2</b>	<b>0</b>	<b>19900</b>	<b>17799</b>	<b>10/31/2013</b>	<b>34</b>	<b>7 blocks</b>
<b>17 King Sturgis KY</b>	<b>Bungalow</b>	<b>60</b>	<b>1314</b>	<b>5</b>	<b>2</b>	<b>1</b>	<b>2</b>	<b>49900</b>	<b>37000</b>	<b>7/23/2013</b>	<b>1419</b>	<b>6blocks</b>
<b>107 Turner Uniontown Ky</b>	<b>Mani</b>	<b>10</b>	<b>1420</b>	<b>7</b>	<b>3</b>	<b>2</b>	<b>0</b>	<b>9900</b>	<b>9000</b>	<b>1/13/2014</b>	<b>90</b>	<b>15miles</b>

Please supply comps even if distance is a factor. Explain any absence of available comps, i.e., no sales, etc.:

17 active listings and 8 sales in the last 6 months in the county. It is my opinion that active comp 1 and 2 are in fair condition and active comp 3 is completely move in ready. Comps listings and sales are in very short supply. When doing BPO's of this nature I have to use all of the county as the "neighborhood" Ages of all comps are approximate.

With so few solds in 6 months, you have to use what is there- Sold comp on was a foreclosure in bad repair due to water damage.

### PROPERTY VALUES

For Ninety (90) Day Market Period: \_\_\_\_\_

As Is Condition:           **\$25000**          

Repaired:           **\$25000**          

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

Quick Sale:           **\$19000**          

Recommended List Price:           **\$21094**          

### MARKETABILITY

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

Current marketing conditions are affecting all sales. Although I have seen in the last few weeks more buyers are looking than in previous months.

What are the positives/negatives of the property? The negatives of this property will be the close neighborhood. An abandon house across the street and many of the houses on the street show NO pride of ownership.

How do the comps that were used compare to the subject? The comps are superior to the subject property.

Note specific items that could be a potential problem:

Submitted By:           **Karol Mcleod**           Company:           **Red Hat Realty and Auction**          

Phone:           270-389-0370           Fax:           270-389-0470          

Address:           213 East Main           City/State:           Morganfield KY           Zip:           42437



We pay your property taxes

**Checklist of Damages**

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

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

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

Yes  No  **If yes, Where?**

north side of house siding missing( approximately 3 or 4 pieces)

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

**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?**

**Is this home boarded? :**

Yes  No  **If yes, Where?**





Active Listing



909 N Pike



301 N Padget



722 N Monroe

Sold



107 Turner



17 King



18 N Jackson