



**Broker Price Opinion**

BPO Date: 2/28/2014 Loan #: \_\_\_\_\_

**Broker Information:**

Company: RED HAT REALTY AND AUCTION Agent: KAROL MCLEOD

Doing Business As: \_\_\_\_\_

Company Address: 213 EAST MAIN

City: MORGANFIELD State: KY ZIP Code: 42437

Phone: 2703890370 Fax: 2703890470 Email: RDHAT101@BELLSOUTH.NET

**Subject Property:**

Name of Borrower(s): \_\_\_\_\_

Street Address: 921 N LEE

City: STURGIS State: KY ZIP Code: 42459

Date Initial Property Inspection: 2/28/2014

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 \$: 140000 Low\$: 9900

**Marketability:**

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

Sturgis has no major employment or businesses. It is 12 miles to nearest Wal-mart. Sturgis commerce is a small grocery store and a family Dollar. The subject property is beside a fairly nice house and across the street from a abandon home with junk all around.

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

. After the interior inspection of the subject property I discovered that it does not have heat or air. (no furnace or air unit). It does have all new windows they are just not finished. The subject property was not winterized so all of the pipes are more than likely busted. Frozen water in the toilet bowls. Some of the floors have rotten spots in them (see pictures). The property needs to be trashed out.

Is the Property Secure? Yes  No

# Broker Price Opinion

**Marketing Strategy:**

**Condition and Repair Estimates:**

General Condition:  Good     Average     Fair    X Poor     Vandalized     Fire Damage

**List Suggested Repairs**

**Agent Estimates**

Exterior Paint: _____	\$ _____
Interior Paint: <u>NEEDS PAINT</u>	\$ <u>500.00</u>
Carpet: <u>NEEDS REPLACED</u>	\$ <u>2500.00</u>
Other Flooring: <u>SUB FLOOR</u>	\$ <u>1000.00</u>
Kitchen: <u>TOTAL REMODEL</u>	\$ <u>10000.00</u>
Bathroom(s): <u>(1.5) TOTAL REMODEL</u>	\$ <u>5000.00</u>
Plumbing: <u>TOTAL REPAIR AND REPLACE</u>	\$ <u>3000.00</u>
Electrical: _____	\$ _____
Roofing: _____	\$ _____
Cleaning: <u>TRASH OUT AND DUMP FEES</u>	\$ <u>1000.00</u>
Landscaping: _____	\$ _____
Other: _____	\$ _____
<b>Total Estimate</b>	<b>\$ <u>20300.00</u></b>

**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:	\$15000.00	INVESTOR
90-120 Day Repair Price:	\$35000.00	INVESTOR
Recommended List Price:	\$18500.00	INVESTOR
30day "Quick" sale as-is	\$12500.00	INVESTOR
Monthly rent amount:	\$400.00	

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

## **Broker Price Opinion**

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

### **Location:**

**Condition of the Roof:**    **Repair**     **Replace**     **OK X**

**Condition of the Interior:**    **Water Damage?**    **Yes**     **No**

WHERE THE WASHER WAS SITTING

### **Condition of the Exterior:**

SEVERAL PIECES OF SIDING MISSING

### **Market Conditions:**

SLOW

### **Unemployment Rate:**

12.6 SECOND HIGHEST IN KENTUCKY

### **Comments:**

### **Positive features:**

NICE SIZE YARD, COULD BE A REALLY CUTE HOUSE, CLOSE TO ELEMENTARY SCHOOL, ROOF IS IN GOOD CONDITION

## Broker Price Opinion

### Comp Sheet:

Subject Address	Sq. Ft.	Bed	Bath	Age	Condition	Garage # of Car	Pool	Lot Size	Extras
921 N LEE	996	3	2	60	POOR	0	NO	68X150	

### 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
315 DIVISION UNIONTOWN	1044	3	1	60	POOR	0	NO	2/21/14	17500	17500	15MILE
301 SAMPSON UNIONTOWN	1025	2	1	60	POOR	2	NO	2/5/14	29000	29000	15MILE
301 N PADGETTMORGANFIELD	1100	3	1	60	FAIR	0	NO	9/16/13	35000	35000	11MILE

### 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
18 N JACKSON STURGIS	1349	3	2	50	POOR	2	NO	9/27/13	19900	17799	2MILE
909 N PIKE STURGIS	1372	3	1	60	GOOD	2	NO	9/30/13	41600	35000	2MILE
107 TURNER UNIONTOWN	1420	3	2	10	POOR	0	NO	10/15/13	9900	9000	15MILE

### Comparable listing Comments:

LISTING 1 AND 2 I WOULD CONSIDER INHABITABLE WITHOUT MAJOR REPAIRS.

### Comparable Sales Comments:

SOLD COMP 1 IS FORECLOSURE AND HAD MOLD PROBLEMS. COMP 3 HAD MAJOR WATER DAMAGE.



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?

SIDING ON THE NORTH SIDE OF HOUSE

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

ALL THE WINDOWS ARE REPLACEMENT WINDOWS. THEY ARE JUST FINISHED OUT.

Are there any walls with holes larger than a quarter?:  
Yes  No  If yes, Where?

MUTILPLE PLACES

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?

MUTILPLE PLACES --SEE PICTURES

Are there any signs of water damage or mold present?:  
Yes  No  If yes, Where?

FLOORS WHERE WASHER AND REFRIGERATER WAS

Does anything appear to be missing? (i.e., built in appliances, cabinets, interior doors, water heater) :  
Yes  No  If yes, Where?

NO APPLIANCES NO CABINETS DOORS NO THERMOSTAT FOR THE ONE BASE BOARD HEATER

Are there any signs of water damage or mold present?:  
Yes  No  If yes, Where?





**bedroom**

**Unfinished window**



**Bedroom**

**unfinished window**



**Frozen toilet**

**kitchen**





**Back door**



**electric panel**



**Trash and unfinished window**

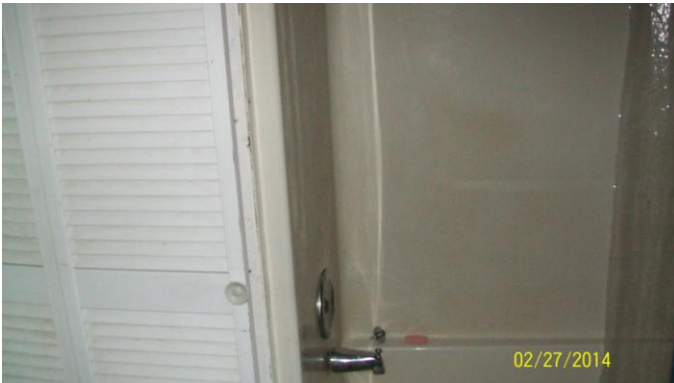




**Hole in floor**



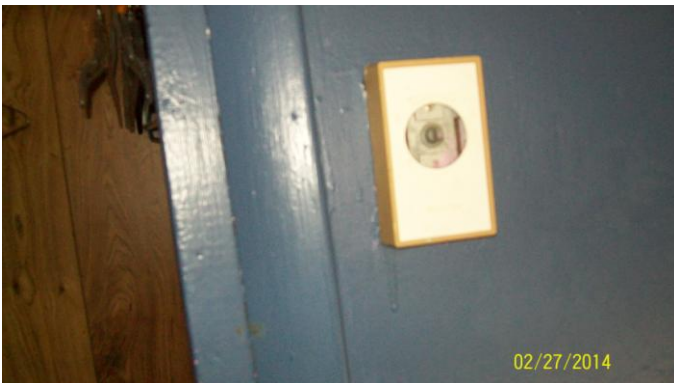
**master bath**



**Master bath**



**bad plastering**



**Broken thermostat**



**New lock**

**back yard trash**



**Back yard**

**trash in building**



**Back yard**

**kitchen cabinets**



**Back**

**trash in back yard**



**Abandon across the street**

**street view**



**sold 3**



**sold 1**



**sold 2**



**active 3**



**active 2**



**active 1**