

BROKER PRICE OPINION

Stock # UNI300007

Parcel # S1-16-03

Property Address: 921 N Lee City: Sturgis State: Ky Zip Code: 42437

The above premises was inspected on: 3/30/2015 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

Is there an HOA on this property? Yes No

Details:

I did a BPO on this property in February 2014. It was in need of being trashed out then. We bid the job and sent listing information to a company and they never returned it. At that time I believe the property was marketable. So a year later and a hard winter has been detrimental to the value of the subject property. It is obvious that someone has been in the property just nosing around(probably kids)

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

	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$

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 705000 Low \$10000

Number of houses in Direct Competition with Subject: 6 Number of sales in the past 6 months: 13

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
925 N Johnson	Cottage	60	1100	5	2	1	0	30000	3/2/2015	145	3 block
1632 North Ave	Ranch	25	1008	5	3	1	2	35000	11/17/2014	262	12 mile
606 N Monroe	Cottage	60	1115	5	2	1	2	65000	8/29/2014	216	6 block

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
29 Congress	Cottage	40	750	5	2	1	0	12900	10300	1/26/2015	41	12 mile
535 N Townsend	Bungalow	60	1200	6	3	1	0	20000	14500	12/16/2014	54	12 mile
504 W Spaulding	Cottage	20	1100	6	3	1	0	45000	26000	2/9/2015	429	12 mile

Please supply comps even if distance is a factor. Explain any absence of available comps, i.e., no sales, etc.: Comps in the area a scarce. Both Listings and Sales. I had to go outside the normal parameters to find comparable homes in size a location. The subject property has set empty for over 2 years and everyday it is empty it loses value. Many boarded up homes in Sturgis 5 within 7 blocks of the subject. Street the subject property is run down and has broken down cars and much trash laying around in neighboring yards.

PROPERTY VALUES

For Ninety (90) Day Market Period: _____

As Is Condition: **\$12500**

For Thirty (30) Day Market Period: _____

Repaired: **\$19000**

Quick Sale: **\$10000**

Recommended List Price: **\$15000**

MARKETABILITY

What current market conditions will affect the sale of the home? Available financing? This would have to be a cash sale. I do not believe a bank would loan any money on the condition of this home!!!!!!

What are the positives/negatives of the property? Positives for the property are pretty hard to find. It could absolutely a dollhouse fixed but it still would be sitting between to run down homes.

How do the comps that were used compare to the subject? Comps compare in size. The values of the listed properties are a little high for this property but they are in must better condition

Note specific items that could be a potential problem:
The home is not secure But it would be a waste of money to try and secure the doors the neighborhood kids know it is vacant and would just kick them in again.

Checklist of Damages

Is there any vandalism?: Yes No **If yes, Where?** broken windows and the door had been kicked. Our company rekeyed the property last year.

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?** bedroom and back living area

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

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?**

Digital Photo Addendum





Comparable Properties



29 Congress



535 N Townsend



504 W Spaulding



925 N Johnson



1632 North Ave



606 Monroe