

BROKER PRICE OPINION

Stock #12SCCHAAT000072

Parcel #376-08-00-038

Property Address: Pickens Street City: Summerville State: SC Zip Code: 29485

The above premises was inspected on: 8/28/2014 by: Rebecca Travis

The property was: Unoccupied 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:

2.4 acres of raw land completely wooded and high. Utilities available at site

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

n/a	\$
n/a	\$
n/a	\$
n/a	\$
n/a	\$
n/a	\$
n/a	\$
n/a	\$
n/a	\$
n/a	\$

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 \$50,000 Low \$7,500

Number of houses in Direct Competition with Subject: 5 Number of sales in the past 6 months: 2

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
Pickens Street, Summerville, Sc	Raw Land	0	0	0	0	0	0	0	0	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
166 Pinckney Street	Raw Land	0	2.00 ac	0	0	0	0	70,000	04/14/2012	867	5 mi
3472 Mistletoe Ln	Raw Land	0	3.03 ac	0	0	0	0	79,000	06/08/2014	82	5 mi
0 Mill St	Raw Land	0	4.51 ac	0	0	0	0	98,000	07/15/2013	410	7 mi

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
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0 Slidel St	Raw Land	0	2.00 ac	0	0	0	0	30,000	25,000	07/31/2014	433	2 mi
2 Ashley River Rd	Raw Land	0	2.80 ac	0	0	0	0	58,000	50,000	04/02/2014	532	2 mi
0 Hwy 61	Raw Land	0	1.50 ac	0	0	0	0	10,500	7,500	05/01/2014	263	2 mi

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

Comp 3 is a bowling alley lot very narrow and long.

PROPERTY VALUES

For Ninety (90) Day Market Period:	_____	As Is Condition:	50000
50000	_____	Repaired:	50000
For Thirty (30) Day Market Period:	_____	Quick Sale:	40000
50000	_____	Recommended List Price:	\$55,900

MARKETABILITY

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

This is vacant land. _____

What are the positives/negatives of the property?

This property type is Residential. _____

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

Similar in size and nature. Within a 2 mile radius. _____

Note specific items that could be a potential problem:

Checklist of Damages

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

n/a

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

n/a

Is there any damage that appears to be caused by an act of nature?:
Yes No **If yes, Where?**

n/a

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

n/a

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?**

n/a

What is the condition and approx. age of roof?:
Yes No **If yes, Where?**

n/a

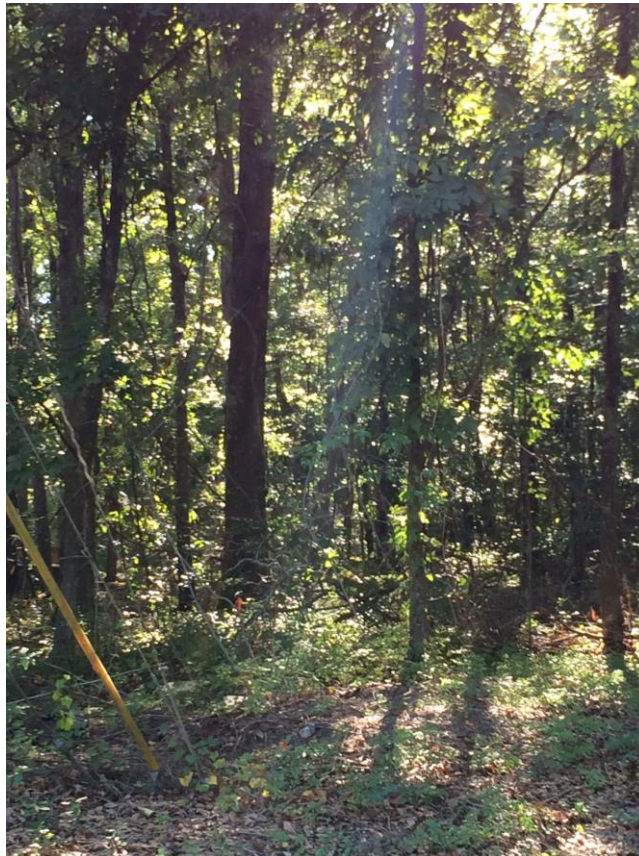
Is this home boarded? :
Yes No **If yes, Where?**

n/a

Digital Photo Addendum



Street Sign Across From Lot



Lot



Street view

Comparable Properties



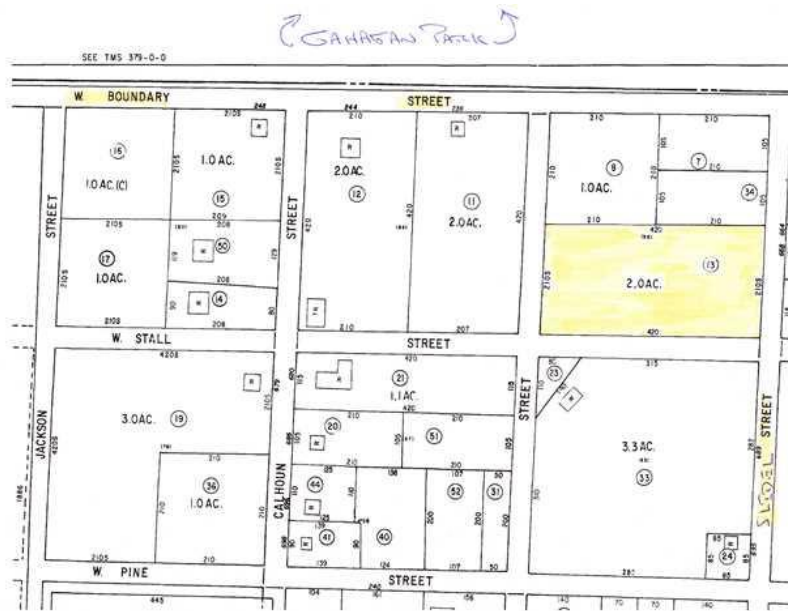
List 1



List 2



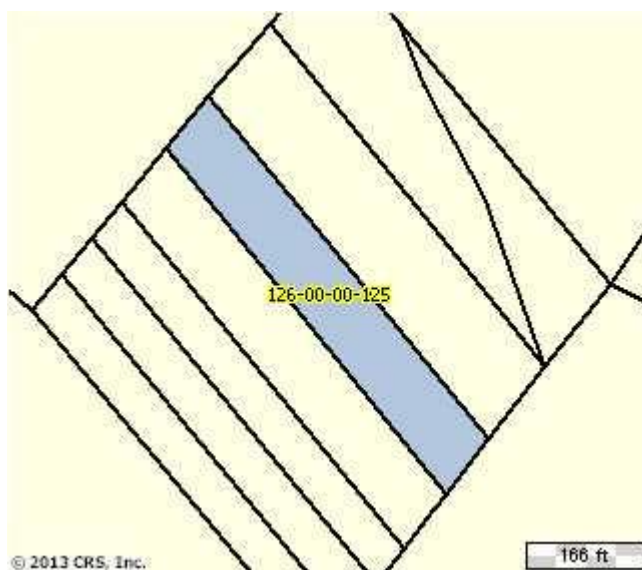
List 3



Sold 1



Sold 2



Sold 3

