

REO Comparable Sales Analysis

SUBJECT PROPERTY INFORMATION

County: CHARLESTON
 Subdivision:
 Client ID: SCCHAST000072
 Parcel: 376-08-00-038
 Address: Pickens St
 Summerville, SC 29485

Use: V-Residential P_Type: Vacant Land
 YrBlt: 0 Condition: Overgrown
 Sqft: 0 BR/BA: 0
 LotSize: 104544 Value: \$25,000

Car Garage: 0
 Basement
 Occupied

PropAddressLegal
 0

Neighborhood -
 Composition: Residential
 Density: Developed < 50
 Development: Stagnant
 Structures: Satisfactory
 Apparent Age: 15 - 30 year
 Autos: Mid priced
 Roads: Average
 Traffic Flow: Light

Property -
 Exterior:
 Roof:
 Size:
 Apparent Age:
 Landscape: Overgrown
 Fire EPA
 Demo LIA

Comparable Sales Analysis

	Address	Distance	Cond.	BR/BA	Age	SqFt	Lot Size	Gar.	Bsmt.	List Price	Sale Price	Sale Date	DOM	ADJ_VALUE
1.	153 E Pinckney St, Sum	.5	Average	0	0	0	43560	0	<input type="checkbox"/>	\$50,000	\$48,500	3/24/2016	120	\$116,400
2.	0 Hamilton St, Summer	.4	Average	0	0	0	77536	0	<input type="checkbox"/>	\$20,000	\$20,000	11/30/2015	0	\$26,967
3.	838 E Green St	.4	Average	0	0	0	60548	0	<input type="checkbox"/>	\$63,000	\$63,000	12/1/2015		\$108,778

Please Compare properties to the subject, and note if the comparable property is superior, inferior or equal to the subject property

- Superior to subject. Lot is manicured and ready to build
- Equal to subject
- Equal to subject

Competitive Listings

	Address	Distance	Cond.	BR/BA	Age	SqFt	Lot Size	Gar.	Bsmt.	List Price	Incentives?	DOM
1.	Pickens St, Summerville	.3	Average	0	0	0	100188	0	<input type="checkbox"/>	\$50,000		46
2.	118 Aaron Ln, Summerville	2.3	Average	0	0	0	87120	0	<input type="checkbox"/>	\$45,000		132
3.	801 Lincoln Ave	.4	Average	0	0	0	87120	0	<input type="checkbox"/>	\$79,000		145

Please Compare properties to the subject, and note if the comparable property is superior, inferior or equal to the subject property.

- superior to subject property and two blocks away. Listing 1 is a typical retangular lot as subject surrounds another improved lot. Parcel #: 3760700011
- Equal to subject
- superior to subject. wooded retangular lot

Evaluation

BPO Date: 3/29/2016 Ext_Inspection AS-IS-LOW: \$36,360 AS-IS-AVG: \$84,048 Marketing Time : 125



PropComments

U-shaped wooded vacant land surrounding 164 Pickens St (.5 acre MH - parcel 3760800039) on three sides. Subject lot is wooded and inferior to most other lots in the area because of shape. Property conveyed to SOUTH CAROLINA SANDY TYGER LLC on 3/24/14

AreaComments

Undeveloped section of Summerville in Charleston County about 15 miles north of North Charleston and downtown with easy access to Interstate 26. Mobile homes and larger custom homes are in the area. The larger area surrounding subject contains PUDs of various sizes.