

## REO Comparable Sales Analysis

### SUBJECT PROPERTY INFORMATION

County	LEXINGTON
Subdivision	
Client ID:	SCLEXST000019
Parcel :	013017-04-027
Address :	114 Timmerman Rd
	Swansea, SC 29160

Use :	R-SFR	P_Type :	SFR
YrBlt :	1968	Condition	Fair
Sqft :	1422	BR/BA :	3/2
LotSize :	19166	Value :	\$0

# Car Garage	0
<input type="checkbox"/> Basement	
<input checked="" type="checkbox"/> Occupied	

PropAddressLegal	0
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Neighborhood -	
Composition :	Residential
Density :	Rural
Development :	Stagnant
Structures :	Minor Repair
Apparent Age :	> 30 years
Autos :	Low End
Roads :	Average
Traffic Flow :	Light

Property -	
Exterior :	Minor Repair
Roof :	Minor Repair
Size :	1000 - 2000
Apparent Age :	> 30 years
Landscape :	Maintained
<input type="checkbox"/> Fire	<input type="checkbox"/> EPA
<input type="checkbox"/> Demo	<input checked="" type="checkbox"/> 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.	109 Dons Court	.1	Fair	3/1		1100	30492	0	<input type="checkbox"/>	\$29,900	\$17,000	9/21/2015	146	\$21,976
2.	443 Oak Grove Road	.1	Fair	3/2		1824	43560	0	<input type="checkbox"/>	\$26,000	\$26,000	10/21/2015	62	\$20,270
3.	1931 Pine Plain Road	.1	Average	3/1		1125	43560	0	<input type="checkbox"/>	\$73,500	\$62,000	12/9/2015	71	\$78,368

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

1.
2.
3.

### Competitive Listings

	Address	Distance	Cond.	BR/BA	Age	SqFt	Lot Size	Gar.	Bsmt.	List Price	Incentives?	DOM
1.	910 Saint Matthews Rd	.1	Fair	2/1		1296	84070.8	0	<input type="checkbox"/>	\$34,900		49
2.	756 Charlie Rast Road	.1	Average	3/2		1124	30056.4	0	<input type="checkbox"/>	\$70,000		380
3.	159 Alpine Road	.3	Fair	3/2	1981	1150	65340	0	<input type="checkbox"/>	\$37,900		276

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

1.
2.
3.

### Evaluation

BPO Date: 3/28/2016     Ext\_Inspection    AS-IS-LOW: \$15,802    AS-IS-AVG: \$40,205    Marketing Time : 93



**PropComments**  
Subject is occupied. All brick exterior. Needs work outside and probably inside.

**AreaComments**  
Convenient to downtown swansea. Some houses are nice around the subject. Rural area, low end.