

BROKER PRICE OPINION

Stock #12SCSBGST000006

Parcel #3-10-15-010.01

Property Address: 5201 S. Main St Cowpens State: SC Zip Code: 29330

The above premises was inspected on: 12/2/14 by: Glenna Ross

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: Small older bungalow in downtown Cowpens vacant

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

No repairs noted from outside observation	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$

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 \$39900 Low \$18900

Number of houses in Direct Competition with Subject: 2 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
5201 S. Main St. Cowpens	Bungalow	74	768	5	2	1	Na			

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
1126 Lake St. Cowpens	Bungalow	54	728	5	2	1	Na	18900	10/14/14	56	1 mile
136 Merritt Rd. Cowpens	Bungalow	50	1000	6	3	1	Cp	31500	10/21/14	49	1 mile
5159 S. Main St. Cowpens	Bungalow	66	178	5	2	1	Na	39000	6/4/14	189	0.50 mile

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
164 Bunche St. Cowpens	Bungalow	66	960	5	2	1	Na	26900	21000	4/24/14	191	1 mile
4755 Old Georgia Hwy Cowpens	Bungalow	74	1140	6	3	1	CP	34900	30000	3/31/14	1679	1 mile

128 Double Bridge Rd Cowpens	Bungalow	23	1012	6	3	2	Gar	39900	31250	2/26/14	23	1 mile
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Please supply comps even if distance is a factor. Explain any absence of available comps, i.e., no sales, etc.:

PROPERTY VALUES

For Ninety (90) Day Market Period: _____	As Is Condition: <u>\$25500</u>
_____	Repaired: <u>\$27500</u>
For Thirty (30) Day Market Period: _____	Quick Sale: <u>\$21500</u>
_____	Recommended List Price: <u>\$27500</u>

MARKETABILITY

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

Market conditions are improving in this market area /all financing _____

What are the positives/negatives of the property?

Downtown location close to schools, shopping, church/may need work _____

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

Similar style comps with similar square feet, age and location _____

Note specific items that could be a potential problem:

No specific items noted _____

Checklist of Damages

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

None noted at time of inspection

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

No graffiti noted at time of inspection

Is there any damage that appears to be caused by an act of nature?:

Yes No **If yes, Where?**

No damage noted

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

No broken windows

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

No broken doors noted

Does anything appear to be missing? (i.e., HVAC, door knobs, fencing) :

Yes No **If yes, Where?**

Nothing appears to be missing

What is the condition and approx. age of roof?:

Yes No **If yes, Where?**

Roof appears to be in fair/good condition may need to be replaced soon

Is this home boarded? :

Yes No **If yes, Where?**

Not boarded

Digital Photo Addendum



Address



Street sign



Street view



Subject Front

Comparable Properties



List 1



List 2



List 3



Sold 1



Sold 2



Sold 3