

## REO Comparable Sales Analysis

### SUBJECT PROPERTY INFORMATION

County: SPARTANBURG  
 Subdivision:  
 Client ID: SCSBGST000006  
 Parcel: 3-10-15-010.01  
 Address: 5201 S Main St  
 Cowpens, SC 29330

Use: R-SFR      P\_Type: SFR  
 YrBlt: 1940      Condition: Average  
 Sqft: 852      BR/BA: 3/1  
 LotSize: 16117      Value: \$0

# Car Garage: 0  
 Basement  
 Occupied

PropAddressLegal  
0

Neighborhood -  
 Composition: Residential  
 Density: Urban  
 Development: Stagnant  
 Structures: Satisfactory  
 Apparent Age: > 30 years  
 Autos: Mid Priced  
 Roads: Average  
 Traffic Flow: Heavy

Property -  
 Exterior: Satisfactory  
 Roof: Minor Repair  
 Size: < 1000  
 Apparent Age: > 30 years  
 Landscape: Maintained  
 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.	120 Peaceful Valley	.1	Average	2/1		768	30927	0	<input type="checkbox"/>	\$29,900	\$17,000	12/15/2015	176	\$18,859
2.	1260 Old Pacolet Rd.	.1	Average	2/1	1950	780	17424	0	<input type="checkbox"/>	\$44,900	\$27,000	12/8/2015	553	\$29,492
3.	1188 Old Pacolet Road	.1	Average	2/1	1950	960	9583	0	<input type="checkbox"/>	\$39,900	\$27,000	7/29/2015	70	\$23,963

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

- Equal to subject.
- Equal to subject.
- Equal to subject.

### Competitive Listings

	Address	Distance	Cond.	BR/BA	Age	SqFt	Lot Size	Gar.	Bsmt.	List Price	Incentives?	DOM
1.	200 Horseshoe Circle	.5	Average	2/1	1973	696	.28	0	<input type="checkbox"/>	\$29,900		277
2.	115 Bailey Street	.5	Fair	2/1	1965	640	.23	0	<input type="checkbox"/>	\$15,000		151
3.	163 S Linda Street	.1	Average	1/1	1920	960	.35	0	<input type="checkbox"/>	\$25,000		507

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

- Equal to subject.
- Inferior to subject, exterior needs minor repairs.
- Equal to subject.

### Evaluation

BPO Date: 3/28/2016     Ext\_Inspection    AS-IS-LOW: \$20,922    AS-IS-AVG: \$24,105    Marketing Time : 266



**PropComments**  
 Possibly occupied. Located on a busy highway.  
 Exterior appears to be in decent condition.  
 Minor repairs needed.

**AreaComments**  
 Busy road. Close to commercial and mixed with older residential.