

BROKER PRICE OPINION

Stock #11FLBAYGL001349

Parcel #23389-031-010

Property Address: 1st Ct E City: Panama City State: FL Zip Code: 32401

The above premises was inspected on: _____ by: _____

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:

Vacant residential lot. Mobile home on one side (2000) & home built in 1993 on other. Currently used as vehicle storage (whether by neighbors or prior owner is unknown.) Across the street from an apartment complex.

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

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 \$125,000 (res) Low \$4,000

Number of houses in Direct Competition with Subject: 11- 1 mile Number of sales in the past 6 months: 1/30

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
1st Ct E	0.11 acre	vac	-	-	-	-	-	n/a	n/a	-

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
5th Ct- MV \$4,920	0.21 acre	vac	-	-	-	-	-	\$6,900	5/31/12	743	1.0
2607 E 3rd St	0.17 acre	vac	-	-	-	-	-	\$4,500	1/16/14	148	2.6 driving
3222 6th Plz E	0.15 acre	vac	-	-	-	-	-	\$10,000	3/23/14	81	3.3 driving

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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505 Springfield Ave	0.11 acre	vac	-	-	-	-	-	\$6,800	\$5,900	11/5/13	90	3.1 driving
2711 Valla St	0.12 acre	vac	-	-	-	-	-	\$7,500	\$3,100	2/10/14	23	1.3 radius 2.7 driving
1300 Transmitter Rd	0.19 acre	vac	-	-	-	-	-	\$6,900	\$5,000	10/14/13	29	4.7 driving

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:	<u>MV \$7,740</u>	As Is Condition:	<u>\$4,000-6,000</u>
		Repaired:	<u>\$n/a</u>
For Thirty (30) Day Market Period:	<u></u>	Quick Sale:	<u>\$3,500</u>
		Recommended List Price:	<u>\$6,000</u>

MARKETABILITY

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

Most likely a cash buyer.

What are the positives/negatives of the property?

Narrow lot (37'x130')

Across street from multi-family units.

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

Watson Bayou is between subject property and most of the comps. Had to expand to a 2 mile radius, but due to a large body of water separating , driving distance is much farther. Only 1 sold 6 months back. One 7 months, one 8 months.

Note specific items that could be a potential problem:

none

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?**

n/a

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



Aerial Map



Street Sign



Front View



Side View



Rear View/adjacent parcel



Side View

Comparable Properties



5th Ct



2607



3222 ^th Plz



505 Springfield



2711 Valla St



1300 Transmitter Rd

