

# Vacant Lot & Land BPO Form

**Date of BPO** 3/10/2014 **Property #** 11FLDEGL000002

**Property Address** 2161 Blossom Ave SW  
**City** Arcadia **State** Florida **Zip** 34266

**PROPERTY DESCRIPTION** – Please fill all blanks, following any estimates with a question mark

<i>Lot Size</i>	38,548 sf	<i>Topography</i>	Normal
<i>Shape of Lot</i>	Rectangle	<i>Fenced?</i>	No
<i>Zoning Classification</i>	A-5	<i>Landscaping</i>	Grass & Treet Covered
<i>View</i>	Land	<i>Utilities</i>	None
<i>Off Site Improvements</i>	None		
<i>Please describe the property in detail</i>	Property is located in a rural area with minimal residential properties in the area. Located off a dirt road.		

**NEIGHBORHOOD INFORMATION**

<i>Price ranges (vacant lots and homes)</i>	\$1,000.00 to \$299,000				
<i>Describe Neighborhood In Detail</i>	Area consists of mainly vacant parcels.				
<i>Neighborhood info</i>	HOA	Y or N	Dues	\$	Amenities
<i>Add'l comments</i>					

**MARKETING INFORMATION**- In the subject area is the market up, down or stable? Please give marketing time in months.

<i>Property Values</i>	Down	<i>Supply</i>	Up	<i>Demand</i>	Down	<i>Marketing Time</i>	6-12 Months
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**SALES COMPARISON ANALYSIS**- Please fill all blanks, following any estimates with a question mark

Subject Property	Lot Size	Topography	View	Zoning	Utilites	Listed?	Price
<b>2161 Blossom Ave SW, Arcadia</b>	38,548 sf	Normal	Land	A-5	None	No	\$

Current Listing Agent \_\_\_\_\_ Telephone \_\_\_\_\_

Current Listings	Prox to Subj.	Lot Size	Topography	View	Zoning	Utilities	DOM	Current List Price
SW Blossom, Arcadia	.3 Miles	77,090 sf	Normal	Land	A-5	None	391	\$24,500.00
8724 SW Rabbit, Arcadia	.6 Miles	217,800 sf	Normal	Land	RM	None	1442	\$38,400.00
Raccoon Trl, Arcadia	.5 Miles	217,800 sf	Normal	Land	RM	None	12	\$39,000.00

Recent Sales	Prox to Subj.	Lot Size	Topography	View	Zoning	Utilities/ Sale date	DOM	Sales Price
143 Sumter, Arcadia	1.3 Miles	13,024 sf	Normal	Residential	R1-C	None/2-4-2014	145	\$5,000.00
Sumter, Arcadia	1.1 Miles	14,157 sf	Normal	Residential	R1-C	None/1-21-2014	131	\$3,500.00
146 Asbury, Arcadia	1.2 Miles	43,647 sf	Normal	Residential	R1A	None/5-10-2013	53	\$15,000.00

The area searched for the above listings and recent sales was - 1.2 miles and 9 months past

**Suggested List Price** \$ 12,900.00 **Probable Sales Price** \$ 9,000.00

Realtor Ray Casali Company Avenue One Realty  
 Address 7514 W. Diversey Telephone 708-395-5477  
 City Elmwood Park IL Zip 60707  
 Years of Real Estate Experience 25  
 Total Units sold in the last 6 months : 24 REOs sold in last 6 months : 8

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**2161 Blossom Ave SW, Arcadia FL 34266**



Subject Front





Street View – East



Street View – West