BROKER PRICE OPINION

Stock #10FLBREGL000026

			Parcel #21-35-17-02-00000.0-000E.13								
Property Address: Harry	Γ Moore Ave	C	ity:		Mims		State	: F L Z	Zip Code	: 32754	
The above premises was inspected on:	6/27	/14		by:	Ben I	King					
The property was:	t (Occupied			'						
Is the exterior in good repair?	☐ Yes	□No	Is t	he hou	ıse & yaı	d free from	debris?	Yes	S	No	
Has the property been boarded, screene		_		Yes	•	□No	Keybo		No No		
Has the property been vandalized?	Yes	□ No	<u> </u>	1 100			110)0	, 1 0 0			
Is there an HOA on this property?	Yes										
Details:											
To the left of 2616 (facing s maintained.	treet). Vacant lot	. ½ trees,	half clea	ared. N	Mostly bl	ock homes	in area. I	Houses & y	ards in a	area are well	
Exterior repairs needed (in order of imp	ortance) to marke	et property	y. Give a	ı "best	knowled	ge" estima	te of costs				
n/a								<u> </u>			
								<u>\$</u>			
								\$ \$			
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	ched										
	N	EIGHB	ORHO	OD I	DATA						
Property Values:		☐ Increasing				Declining		Stable			
Supply/Demand:		Shortage				Abundance	;	Normal			
Marketing Time:						4 - 6 Mont	<u> </u>				
_											
Price Range: (Neighborhood) High			_ Low	⁷ \$1	500						
Number of houses in Direct Competitio	-	1				Number of	sales in t	he past 6 m	onths:	0/129	
Appraisal/Room count provided by lend	der: Yes	\boxtimes 1	No								
	,	SUBJE	CT PRO	OPE	RTY						
Address	Style	Age	SQ I	FT #1	Rms # B	Rs # Baths	Gar/CP	List Price	List Dat	te Fin Terms	
Harry T Moore Ave	0.38 acre	vres						n/a	n/a		
									1		
		RENT 1					1	1	L .		
Competitive Listings	Style	Age	SQ FT	# Rms	# BRs # B	aths Gar/CP	List Pric	e List Date	Days on Market	Prox to Subject	
3315 Nab St- has septic & well	0.25 acre	vac					\$1340	0 1/15/14	174	2	
0 Marigold St	1.44 acres	vac					\$2500	0 6/25/14	10	0.3	
Discovery Pl- community ameneties Golf course, tennis	0.09 acre	Vac RV					\$3990	0 2/1/13	519	0.8	

CLOSED PROPERTIES

Competitive Sales	Style	Age	SQ FT	# Rms	# BRs	# Baths		List Price	Sale Price	Date Closed	_	
							CP				Market	Subject
Glenn Rd	0.59 acre	vac	REO					\$15900	\$15900	3/17/14	22	1.6
2541 Frontier Dr- RV resort	0.12 ace	vac						\$59900	\$46000	5/2/14	0	0.9
2610 Frontier Dr	0.11 acre	vac						\$74900	\$65000	2/26/14	0	0.9

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: For Thirty (30) Day Market Period:	As Is Condition: Repaired: Quick Sale: Recommended List Price:	\$10250 \$n/a \$8000 \$12500
MADIZINIA DILI VINY		
MARKETABILITY		
What current market conditions will affect the sale of the home? Available financing?		
	Most likely a cash buyer	r.
What are the positives/negatives of the property?		
	Only other parcels curre	ently available for sale
in immediate area are in RV resort. Appears ready to build on.		
How do the comps that were used compare to the subject?		
	No true comps within 1	mile. Expanded to 2
miles, only 1 parcel between ½-½ acre. Used other 2 active parcels due to proxist RV/MH park with community amenities. Sold- 1st 2 mile radius. Expanded to 3 mile radiut parcels were either in the RV resort, or 20+/- acres, so I used the 2 in RV resort that	mity, although 1 is much large adius & 24 months back to fin	er & the other is in an and more accurate comps,
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 \(\sum \) No \(\sum \) 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 \(\sum \) No \(\sum \) If yes, Where?
n/a

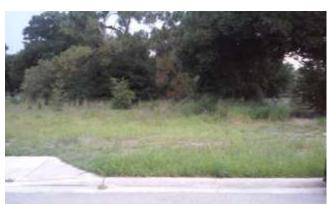
Digital Photo Addendum



Aerial map



Street sign



Street view



Side view

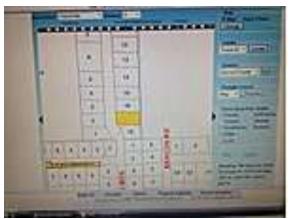


Rear view



Side view

Comparable Properties



Nab St



Marigold



Discovery Pl



Glenn Rd



2541 Frontier Dr



2610 Frontier Dr