

BROKER PRICE OPINION

Stock #10FLBREGL000026

Parcel #21-35-17-02-00000.0-000E.13

Property Address: Harry T Moore Ave City: Mims State: FL Zip Code: 32754

The above premises was inspected on: 6/27/14 by: Ben King

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:

To the left of 2616 (facing street). Vacant lot. 1/2 trees, half cleared. Mostly block homes in area. Houses & yards in area are well maintained.

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 \$65000 Low \$1500

Number of houses in Direct Competition with Subject: 1 Number of sales in the past 6 months: 0/129

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
Harry T Moore Ave	0.38 acre	vres						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
3315 Nab St- has septic & well	0.25 acre	vac						\$13400	1/15/14	174	2
0 Marigold St	1.44 acres	vac						\$25000	6/25/14	10	0.3
Discovery Pl- community amenities Golf course, tennis	0.09 acre	Vac RV						\$39900	2/1/13	519	0.8

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
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: _____	As Is Condition: <u>\$10250</u>
_____	Repaired: <u>\$n/a</u>
For Thirty (30) Day Market Period: _____	Quick Sale: <u>\$8000</u>
_____	Recommended List Price: <u>\$12500</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?

Only other parcels currently 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 ¼- ½ acre. Used other 2 active parcels due to proximity, although 1 is much larger & the other is in an RV/MH park with community amenities. Sold- 1st 2 mile radius. Expanded to 3 mile radius & 24 months back to find more accurate comps, but parcels were either in the RV resort, or 20+/- acres, so I used the 2 in RV resort that have sold within past 6 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



Street view



Side view



Rear view



Side view

Comparable Properties



Nab St



Marigold



Discovery Pl



Glenn Rd



2541 Frontier Dr



2610 Frontier Dr

