

BROKER PRICE OPINION

Stock # **11FLESCGL000286**

Parcel # **03-1198-000**

Property Address: **Rolling Hills Rd** City: **Pensacola** State: **FL** Zip Code: **32505**

The above premises was inspected on: **4-20-2014** by: **Ray Casali - Avenue 1 Realty Group LLC**

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

Details: This is a wooded lot located between 2 other lots that have mobile homes on them. The lot itself is wooded and unbuildable. Mobile homes that surround are in very poor condition. HOA is unknown.

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

N/A	\$
	\$
	\$
	\$
	\$
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	\$
	\$
	\$
	\$
	\$

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 **\$175,000** Low **\$1,800**

Number of houses in Direct Competition with Subject: **0** Number of sales in the past 6 months: **0**

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
Rolling Hills Rd, Pensacola, FL	1 acre									

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
0 Kingsfield Rd, Cantonment	0.64 acres							\$29,500	4/26/13	361	10.7
5556 Grande Lagoon Ct, Pensacola	0.25 acres							30,000	10/9/13	224	17.9
5500 Galvez Rd, Pensacola	0.25 acres							17,500	12/17/12	499	19

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
0 Marcus Pointe Blvd	1 acre							\$27,500	\$15,000	11/6/13	68	4.2
5100 Hwy 97, Mc David	2.2 acres							19,900	16,500	7/3/13	19	18.6

8594 Pensacola Blvd, Pensacola	1.6 acres						\$14,500	13,000	2/12/14	219	3.1
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Please supply comps even if distance is a factor. Explain any absence of available comps, i.e., no sales, etc.:

Best comps used. There is a lack of sold comps within a reasonable distance of the subject property. Area is rural and search had to be expanded up to 20 miles. Not many buyers for this type of property. Lack of sold comps in the past few months.

PROPERTY VALUES

For Ninety (90) Day Market Period:	<u>\$8,000</u>	As Is Condition:	<u>\$8,000</u>
		Repaired:	<u>\$8,000</u>
For Thirty (30) Day Market Period:	<u>\$5,000</u>	Quick Sale:	<u>\$5,000</u>
		Recommended List Price:	<u>\$10,900</u>

MARKETABILITY

What current market conditions will affect the sale of the home? Available financing? Most likely buyer will be cash buyer.

What are the positives/negatives of the property?

The area itself is mixed. There is a huge land fill that's located behind the lot. Up-and-down the street it's mostly mobile homes and some single-family homes scattered about. The area itself is low income.

How do the comps that were used compare to the subject? Most comps are located over 5 miles from the subject property.

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

Rolling Hills Rd

Pensacola, FL. 32505



Front



Adjacent property



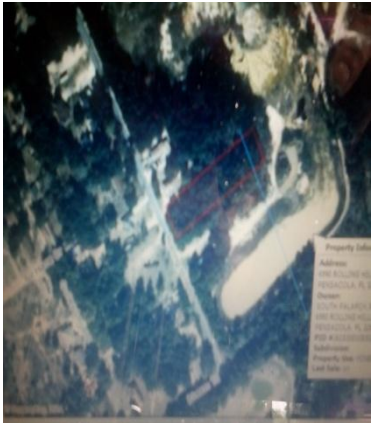
Street view



Street view



Map



IMapp aerial

Comparable Properties



0 Kingsfield Rd



5556 Grande Lagoon Ct



5500 Galvez Rd



0 Marcus Pointe Blvd



5100 Hwy 97



8594 Pensacola Ave