

## BROKER PRICE OPINION

Stock # **11FLESCGL000466**

Parcel # **06-3071-000**

Property Address: 1800 W Godfrey St City: Pensacola State: FL Zip Code: 32501

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 Key box:  Yes  No

Has the property been vandalized?  Yes  No

Details: The demographics in the area vary. There is government subsidized housing throughout the entire area. There are 4-5 blocks of government-subsidized housing in town house fashion. This particular block has single-family homes and they are all in pretty good condition. The demographics have low to moderate income. No HOA is known.

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 \$195,000 Low \$1,000

Number of houses in Direct Competition with Subject: 20 Number of sales in the past 6 months: 3

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
<b>1800 W Godfrey St, Pensacola, FL</b>	<b>7,841 sf</b>									

### 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
<b>409 W Jordan St, Pensacola</b>	<b>7,490 sf</b>							<b>\$7,490</b>	<b>4/25/14</b>	<b>7</b>	<b>1.4 mi</b>
<b>704 W Brainerd St</b>	<b>4,792 sf</b>							<b>\$10,000</b>	<b>2/2/14</b>	<b>164</b>	<b>0.8 mi</b>
<b>1100 N I St, Pensacola</b>	<b>3,940 sf</b>							<b>\$10,000</b>	<b>4/1/13</b>	<b>395</b>	<b>0.4 mi</b>

### 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
<b>1100 W De Soto St, Pensacola</b>	<b>7,841 sf</b>								<b>\$6,000</b>	<b>4/3/14</b>	<b>66</b>	<b>0.58 mi</b>

<b>715 W Lloyd St, Pensacola</b>	<b>8,276 sf</b>								<b>\$8,000</b>	<b>8/23/13</b>	<b>132</b>	<b>0.6 mi</b>
<b>1927 W La Rua St, Pensacola</b>	<b>7,405 sf</b>								<b>\$20,000</b>	<b>10/18/13</b>	<b>120</b>	<b>0.7 mi</b>

Please supply comps even if distance is a factor. Explain any absence of available comps, i.e., no sales, etc.:

Best available comps used. Comps from the past 9 months used due to the lack of sold comps in the past few months. Lack of buyers for this type of property.

**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>\$9,900</u>

**MARKETABILITY**

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

Most likely buyer will be a cash buyer.

What are the positives/negatives of the property?

Adjacent properties built 1997-1999. Multi family 10+ units directly across Godfrey.

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

12 months back.

Within 2 miles. SFR zoning. 0-0.25 acre.

Note specific items that could be a potential problem:

No HOA found for currently listed properties in the area.

## Checklist of Damages

**Is there any vandalism?:** Yes  No  **If yes, Where?**

**Is there any graffiti?:** Yes  No  **If yes, Where?**

**Is there any damage that appears to be caused by an act of nature?:**  
Yes  No  **If yes, Where?**

**Are there any broken windows?:** Yes  No  **If yes, Where?**

**Are there any broken doors?:** Yes  No  **If yes, Where?**

**Does anything appear to be missing? (i.e., HVAC, door knobs, fencing) :**  
Yes  No  **If yes, Where?**

**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?**

# Digital Photo Addendum

1800 W Godfrey St  
Pensacola, FL. 32501



Front



Front- left side



Front- right side



Street view



Map

# Comparable Properties



409 W Jordan St

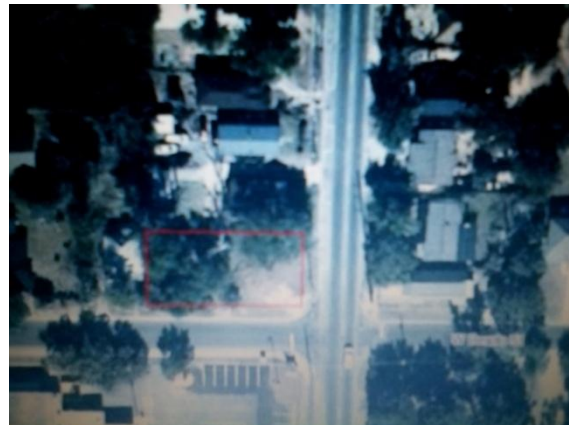


704 W Brainerd St

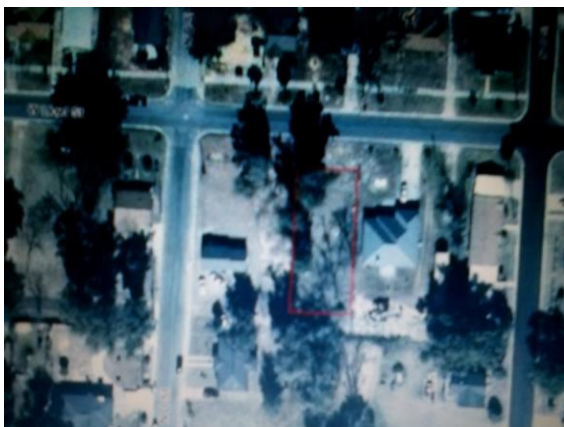


1100 N I St

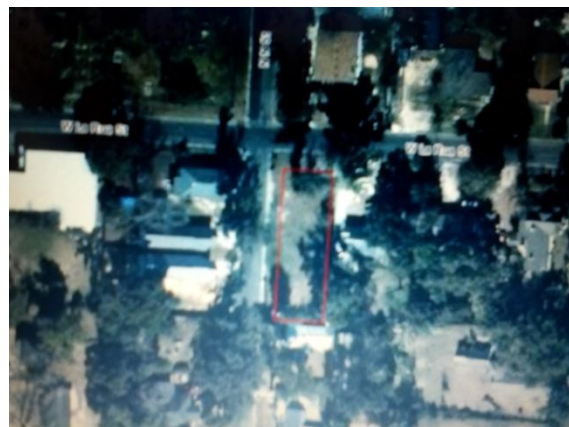
PAR



1100 W De Soto St



715 W Lloyed St



1927 W La Rua St