



**Broker Price Opinion**

BPO Date: 04/28/2014

Loan #: \_\_\_\_\_

**Broker Information:**

Company: At Home Realty Consultants Agent: Joydeen Smith

Doing Business As: \_\_\_\_\_

Company Address: 720 E Jackson Blvd

City: Elkhart State: IN ZIP Code: 46516

Phone: 574-970-3001 Fax: 574-674-1662 Email: Joydeen@JoydeenSmith.com

**Subject Property:**

Name of Borrower(s): \_\_\_\_\_

Street Address: 21853 County Road 45

City: Goshen State: IN ZIP Code: 46528

Date Initial Property Inspection: 04/28/2014

Is MLS Available in your Area? Yes  No

Will Property be listed in MLS? Yes  No

**Neighborhood Data:**

Location: Urban  Suburban  Rural

Growth Rate: Rapid  Stable  Slow

Property Values: Increasing  Stable  Declining

Demand/Supply: Shortage  Normal  Oversupply

Market Time: Under 3m  3-6 mos  Over 6mos

Price Range High \$: 50000 Low\$: 10000

**Marketability:**

**Describe any neighborhood factors or market conditions that will affect the marketing of this property.**

Subject is located on a busy street borders State Highway. Shares a drive with neighbor. Located on the river.

**Will this property become a problem for resale? If yes, explain**

Due to subjects condition and style it will limit buyers to cash only. May be access problems as neighbor has chained off driveway to this property.

Is the Property Secure? Yes  No

## Broker Price Opinion

**Marketing Strategy:**

**Condition and Repair Estimates:**

General Condition:  Good     Average     Fair     Poor     Vandalized     Fire Damage

**List Suggested Repairs**

**Agent Estimates**

Exterior Paint: _____	\$ _____
Interior Paint: <u>Entire house</u> _____	\$5000 _____
Carpet: <u>Entire house</u> _____	\$5000 _____
Other Flooring: <u>linoleum</u> _____	\$1500 _____
Kitchen: <u>Replace fixture and clean</u> _____	\$1500 _____
Bathroom(s): <u>Replace fixtures and clean</u> _____	\$1500 _____
Plumbing: _____	\$ _____
Electrical: _____	\$3000 _____
Roofing: _____	\$ _____
Cleaning: <u>Debris Removal and sales clean</u> _____	\$ 3500 _____
Landscaping: <u>Debris removal and mow</u> _____	\$500 _____
Other: <u>Missing vinyl siding</u> _____	\$1000 _____
<b>Total Estimate</b>	<b>\$22500</b> _____

**Reports and Inspections:**

Based on Broker's Initial Inspection of Accessible Areas, Additional Reports Are Recommended:

- Winterize     Termite     Roof     Well     Septic     Electrical  
 Plumbing     Heating/AC     Mechanical     Structural     Geological     Other

**Pricing:**

	Pricing	Probable Buyer
90-120 Day As-Is Price:	\$ 30000	Investor
90-120 Day Repair Price:	\$41500	
Recommended List Price:	\$22000	
30day "Quick" sale as-is	\$19000	
Monthly rent amount:	\$ 500	

**DO YOU RECOMMEND SELLING AS/IS OR REPAIRED?**    As Is

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Please detail subject property's characteristics with respect to the following:

### Location:

Rural

**Condition of the Roof:** Repair  Replace  OK

Condition is questionable.

**Condition of the Interior:** Water Damage? Yes  No

Throughout

### Condition of the Exterior:

Missing siding

### Market Conditions:

Starting to stabilize

### Unemployment Rate:

Less than 7%

### Comments:

Manufactured house on a busy street. Overlooks river. Shares a drive. House has been torn up inside and outside. Septic and well are possibly on the neighbors property. Property has a shared drive.

### Positive features:

River front property

## Broker Price Opinion

### Comp Sheet:

Subject Address	Sq. Ft.	Bed	Bath	Age	Condition	Garage # of Car	Pool	Lot Size	Extras
21853 CR 45	1,792	3	2	7	Fair	0	No	19,602	

### Comparable Listings:

Comparable Listing Address	Sq. Ft.	Bed	Bath	Age	Condition	Garage # of Car	Pool	List Date	Orig. List Price	Current List Price	Distance to subject
1434 Arborcrest	1,512	3	2	18	Fair	2	No	12/20/13	43,000	43,000	.5
917 N. 6 <sup>th</sup> St.	1,560	3	2	25	Fair	0	No	2/7/14	54,900	54,900	1.
19703 CR 18	1,772	3	2	15	Fair	2	No	11/25/13	72,000	72,000	.25

### Comparable Sales:

Comparable Sales Address	Sq. Ft.	Bed	Bath	Age	Condition	Garage # of Car	Pool	List Date	Orig. List Price	Sold Price	Distance to subject
1556 Laurelwood Dr.	1,188	3	4	17	Fair	2	No	11/10/13	55,000	35,000	.15
1500 Sedgewick Ct.	1,404	3	2	17	Fair	2	No	9/5/13	39,000	39,150	.25
59637 Southfield Ave.	1,152	3	1	26	Fair	2	No	9/5/13	25,000	18,000	.34

### Comparable listing Comments:

Comps are equal to subject in location, year built and lot size. Comp 1 is equal in condition. Comps 2 and 3 are superior in condition with recent interior updates throughout.

### Comparable Sales Comments:

All comps are equal to subject in location, and lot size. All comps are similar in condition. Comp 3 is inferior in year built



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### Checklist of Damages

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

Holes in walls may be from previous owner.

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?

Patio door.

Are there any walls with holes larger than a quarter?:

Yes  No  If yes, Where?

Throughout

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

Throughout

Are there any tears or holes in carpet or vinyl, or missing flooring? :

Yes  No  If yes, Where?

Entire house

Are there any signs of water damage or mold present?:

Yes  No  If yes, Where?

Basement

Does anything appear to be missing? (i.e., built in appliances, cabinets, interior doors, water heater) :

Yes  No  If yes, Where?

Are there any signs of water damage or mold present?:

Yes  No  If yes, Where?