

BROKER PRICE OPINION

Stock # 11FLBREG000423

Parcel #24-36-33-53-0000D.0-0002.00

Property Address: 511 S Wilson Ave City: Cocoa State: FL Zip Code: 32922

The above premises was inspected on: 6/24/14 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:

DAVIDSONS UNRECORDED SUBD. Vacant mostly cleared, lightly wooded parcel. Very rundown neighborhood. Seems to be a cut through to reach other parcels in neighborhood.

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 \$110,000 Low \$1,200

Number of houses in Direct Competition with Subject: 22 Number of sales in the past 6 months: 2/41

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
511 S Wilson Ave	0.21 acre	vac								

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
35306 Holmes Rd, Ridge Manor	0.24 acre	vac	-	-	-	-	-	\$7,000	4/2/13	434	0.6
710 N Fiske Blvd	0.18 acre	vac	-	-	-	-	-	\$9,900	12/7/13	185	1.3
607 S Carolina Ave	0.28 acre	vac	-	-	-	-	-	\$18,000	2/15/14	115	0.7

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
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230 Factory St	0.18 acre	vac	-	-	-	-	-	\$9,500	\$8,750	8/22/13	95	0.8
Rosa L Jones	0.21 acre	vac	-	-	-	-	-	\$28,000	\$25,000	11/19/13	52	0.8
St Charles	0.11 acre	vac	-	-	-	-	-	\$13,500	\$7,500	9/30/13	***	0.8

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>\$10,000</u>
_____	Repaired: <u>\$n/a</u>
For Thirty (30) Day Market Period: _____	Quick Sale: <u>\$7,000</u>
_____	Recommended List Price: <u>\$7,000</u>

MARKETABILITY

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

_____ pending, short sale- listed at \$30,000. _____ 1096 sf SFR built in 1964 in subdivision

What are the positives/negatives of the property?

_____ Path through middle of lot used as a road to Reach other parcels.

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

_____ 6 months back. Extended to 12 months back. _____ Active- 1 mile radius. Sold- 0 comps in 1 mile,

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



Rear view



Street view



Side view



Neighboring parcel

Comparable Properties



511 S Wilson Ave



BrevardMLS

710 N Fiske Blvd



BrevardMLS

607 S Carolina Ave



BrevardMLS

230 Factory St



Rosa L Jones



St Charles

