

Vacant Lot & Land BPO Form

Date of BPO 3/6/2014 **Property #** 10FLBREGLO00386

Property Address 3318 Pelham Street

City Melbourne **State** Florida **Zip** 32901

PROPERTY DESCRIPTION – Please fill all blanks, following any estimates with a question mark

<i>Lot Size</i>	4,356 sf	<i>Topography</i>	Normal
<i>Shape of Lot</i>	Square	<i>Fenced?</i>	No
<i>Zoning Classification</i>	R2	<i>Landscaping</i>	Grass & Trees
<i>View</i>	Residential	<i>Utilities</i>	None
<i>Off Site Improvements</i>	None		
<i>Please describe the property in detail</i>	Property is located in a residential area with many vacant parcels. Property is grass and tree covered.		

NEIGHBORHOOD INFORMATION

<i>Price ranges (vacant lots and homes)</i>	\$9,000.00 to \$620,000				
<i>Describe Neighborhood In Detail</i>	Oversupply of vacant parcels in area. Many residential properties in the area. There is a lack of sold and active vacant land comps in the immediate area. Search was expanded.				
<i>Neighborhood info</i>	HOA	Y or N	Dues	\$	Amenities
<i>Add'l comments</i>					

MARKETING INFORMATION- In the subject area is the market up, down or stable? Please give marketing time in months.

<i>Property Values</i>	Down	<i>Supply</i>	Up	<i>Demand</i>	Down	<i>Marketing Time</i>	6-12 Months
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SALES COMPARISON ANALYSIS- Please fill all blanks, following any estimates with a question mark

Subject Property	Lot Size	Topography	View	Zoning	Utilites	Listed?	Price
3318 Pelham Street, Melbourne	7,405 sf	Normal	Residential	R-1	None	No	\$

Current Listing Agent _____ Telephone _____

Current Listings	Prox to Subj.	Lot Size	Topography	View	Zoning	Utilities	DOM	Current List Price
444 Aviation, Palm Bay	4.5 Miles	10,454 sf	Normal	Residential	R-1	None	6	\$6,500.00
195 NE Certosa, Palm Bay	4.8 Miles	10,019 sf	Normal	Residential	RS2	None	237	\$6,900.00
2950 Highway A1A, Melbourne	4.8 Miles	161,608 sf	Normal	Commercial	N/A	None	37	\$899,000.00

Recent Sales	Prox to Subj.	Lot Size	Topography	View	Zoning	Utilities/ Sale date	DOM	Sales Price
917 Nevada, Palm Bay	4.9 Miles	14,810 sf	Normal	Residential	RE	None/1-13-2014	1	\$12,500.00
2880 New Haven, Melbourne	3.8 Miles	69,260 sf	Normal	Land	Comm	None/11-21-13	336	\$635,000.00
165 NE Chicory, Palm Bay	5.2 Miles	10,019 sf	Normal	Residential	RS2	None/10-1-2012	72	\$6,000.00

The area searched for the above listings and recent sales was - 5.2 miles and 18 months past

Suggested List Price \$ 5,900.00 **Probable Sales Price** \$ 4,000.00

Realtor	Ray Casali	Company	Avenue One Realty
Address	7514 W. Diversey	Telephone	708-395-5477
City	Elmwood Park	IL	Zip 60707
Years of Real Estate Experience	25		
Total Units sold in the last 6 months :	24	REOs sold in last 6 months :	8

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3318 Pelham Street, Melbourne, FL 32901



Subject Front





Street View – East



Street View – West