

# Vacant Lot & Land BPO Form

**Date of BPO** 3/6/2014 **Property #** 10FLBREGLO00104

**Property Address** Sun Terrace  
**City** Titusville **State** Florida **Zip** 32796

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

<b>Lot Size</b>	11,761 sf	<b>Topography</b>	Normal
<b>Shape of Lot</b>	Rectangle	<b>Fenced?</b>	No
<b>Zoning Classification</b>	N/A	<b>Landscaping</b>	Grass & Trees
<b>View</b>	Residential	<b>Utilities</b>	None
<b>Off Site Improvements</b>	None		
<b>Please describe the property in detail</b>	Property is located in a residential area with many residential homes and vacant parcels. Lot has many overgrown trees.		

**NEIGHBORHOOD INFORMATION**

<b>Price ranges (vacant lots and homes)</b>	\$10,000.00 to \$599,000				
<b>Describe Neighborhood In Detail</b>	Oversupply of vacant parcels in area. Many residential homes in the immediate area. Lack of sold comps in the city of Mims for vacant parcels.				
<b>Neighborhood info</b>	HOA	Y or N	Dues	\$	Amenities
<b>Add'l comments</b>					

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

<b>Property Values</b>	Down	<b>Supply</b>	Up	<b>Demand</b>	Down	<b>Marketing Time</b>	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	Utilities	Listed?	Price
<b>Sun Terrace, Titusville</b>	11,761 sf	Normal	Residential	N/A	None	No	\$

Current Listing Agent \_\_\_\_\_ Telephone \_\_\_\_\_

Current Listings	Prox to Subj.	Lot Size	Topography	View	Zoning	Utilities	DOM	Current List Price
Discovery, Titusville	1.3 Miles	3,485 sf	Normal	Residential	N/A	None	398	\$39,900.00
1660 S. Carpenter, Titusville	1.9 Miles	54,450 sf	Normal	Land	N/A	None	5	\$47,700.00
Frontier Dr, Titusville	1.5 Miles	4,792 sf	Normal	Residential	R-1	None	395	\$49,900.00

Recent Sales	Prox to Subj.	Lot Size	Topography	View	Zoning	Utilities/ Sale date	DOM	Sales Price
Bates, Titusville	2.3 Miles	5,227 sf	Normal	Residential	R-1	None/4-11-2013	60	\$31,000.00
Parrish Rd, Titusville	2.5 Miles	842,450 sf	Normal	Land	AG	None/4-15-2013	415	\$160,000.00
25345 Antler, Christmas	5.1 Miles	22,446 sf	Normal	Residential	R-1	None/6-28-2013	17	\$15,000.00

The area searched for the above listings and recent sales was - 5.1 miles and 12 months past

**Suggested List Price** \$ 12,900.00 **Probable Sales Price** \$ 9,000.00

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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**Sun Terrace, Titusville FL 32796**



Subject Front





Street View – East



Street View – West