

BROKER PRICE OPINION

Stock # **10FLESCGL002125**

Parcel # **02-1635-000**

Property Address: 8500 Stockdale Ave City: Pensacola State: FL Zip Code: 32514

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 Keybox Yes No

Has the property been vandalized? Yes No

Details: This is a residential lot located in a residential neighborhood. I would say 80 to 85% of the neighborhood is occupied and homes are built on lots. There are a few scattered lots that are vacant along with this one but most lots have homes on them. No HOA found on tax records.

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 \$ 96,500 Low \$ 2,100

Number of houses in Direct Competition with Subject: 15 Number of sales in the past 6 months: 5

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 |
|--|------------------|-----|-------|-------|-------|---------|--------|------------|-----------|-----------|
| 8500 Stockdale Ave, Pensacola, FL | 11,761 sf | | | | | | | | | |

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 |
|----------------------------|------------------|-----|-------|-------|-------|---------|--------|-----------------|----------------|----------------|-----------------|
| 240 E Johnson Ave | 21,780 sf | | | | | | | \$8,900 | 4/23/14 | 11 | 2.6 mi |
| 1216 Chisholm Trail | 14,375 sf | | | | | | | \$18,500 | 3/21/13 | 410 | 1.4 mi |
| 8400 Chokeberry Ter | 22,745sfe | | | | | | | \$35,000 | 11/7/12 | 514 | 1.1 mi |

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 |
|------------------------|------------------|-----|-------|-------|-------|---------|--------|-----------------|-----------------|---------------|----------------|-----------------|
| 651 Bullard Ave | 11,326 sf | | | | | | | \$20,000 | \$10,000 | 6/7/13 | 730 | 0.4 mi |

| | | | | | | | | | | | | |
|-------------------------|------------------|--|--|--|--|--|--|-----------------|-----------------|----------------|------------|----------------|
| 8461 Briese Lane | 8,276 sf | | | | | | | \$14,500 | 7,000 | 2/19/14 | 226 | 0.6 mi |
| 600 Warner Ave | 11,326 sf | | | | | | | \$19,000 | \$10,000 | 8/22/13 | 292 | 0.21 mi |

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

There is a lack of sold comps in the past few months. Lack of buyers and developers for this type of property.

PROPERTY VALUES

| | | | |
|------------------------------------|-----------------|-------------------------|-----------------|
| For Ninety (90) Day Market Period: | <u>\$10,000</u> | As Is Condition: | <u>\$10,000</u> |
| | | Repaired: | <u>\$10,000</u> |
| For Thirty (30) Day Market Period: | <u>\$8,000</u> | Quick Sale: | <u>\$8,000</u> |
| | | Recommended List Price: | <u>\$14,900</u> |

MARKETABILITY

What current market conditions will affect the sale of the home? Available financing? _____
 Most likely buyer will be a cash buyer/developer.

What are the positives/negatives of the property? _____
 The area is low to moderate income levels most of the homes are frame and without driveways. No curbs, lots of dirt and gravel walks and driveways.

How do the comps that were used compare to the subject? _____
 Most comps are similar in lot size. Best comps used.

Note specific items that could be a potential problem: _____
 It is completely wooded throughout and would require extensive tree removal to make it buildable.

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
8500 Stockdale Ave
Pensacola, FL. 32514



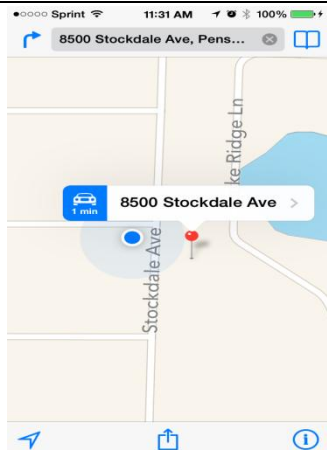
Front



Street view- South



Street view- North



Map

Comparable Properties



240 E Johnson Ave



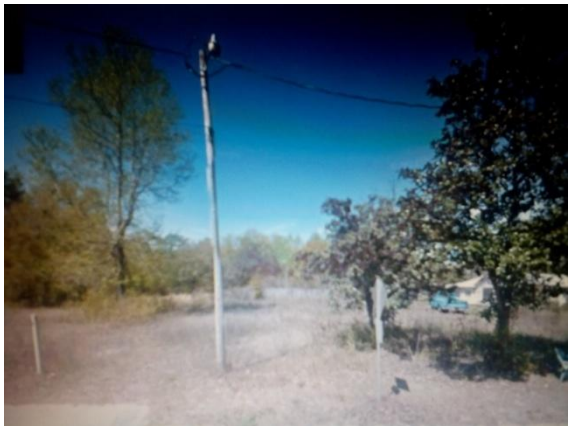
1216 Chisholm Trail



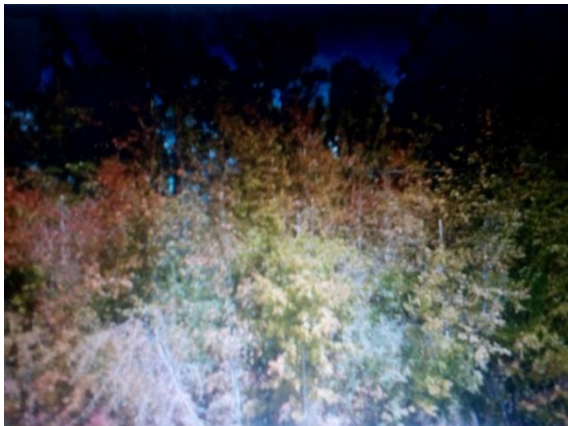
8400 Chokeberry Terrace



651 Bullard Ave



8461 Briese Ln



600 Warner Ave