

BROKER PRICE OPINION

Stock #10FLBREGL000013

Parcel #20G-35-40-AC-00000.0-0052.00

Property Address: **Sunset Ave** City: **Mims** State: **FL** Zip Code: **32754**

The above premises was inspected on: **9/23/2014** by: **Paula Overvold**

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:

Subject is vacant land, does not appear to be cleared. Sunset is east of US 1 and rural residential. On US 1 within about 2 miles there is a post office, older motel and gas station. Grocery shopping is about 8-10 miles away. Most of the homes are located on large lots of over an acre in size.

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 **\$44,900** Low **\$6,500**

Number of houses in Direct Competition with Subject: **12** Number of sales in the past 6 months: **3**

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
Sunset Ave	Vacant Land		6.87 acres	0	0	0	0	n/a	n/a	n/a

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
6150 Dixie Way, MIMS FL 32754	Vacant Land		2.5 acres	0	0	0	0	44,900	5/30/14	116	1 mile
XXX Sunset Ave, MIMS FL 32754	Vacant Land		2.5 acres	0	0	0	0	25,000	7/17/14	68	Same street
6300 Dixie Way, MIMS FL 32754	Vacant Land		4.5 acres	0	0	0	0	49,900	3/17/14	190	1 mile

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
XXX Dixie Way, MIMS FL 32754	Vacant Land		2.5 acres	0	0	0	0	26,500	24,000	8/28/2014	28	1 mile
0 Palm Ave, MIMS FL 32754	Vacant Land		2.65 acres	0	0	0	0	45,000	32,000	6/11/2014	86	3 miles
0000 US 1, MIMS FL 32754	Vacant Land		.31 acres	0	0	0	0	7,500	6,500	9/12/2014	103	1 mile

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: _____
68,700 _____
For Thirty (30) Day Market Period: _____
55,000 _____

As Is Condition: \$68,700
Repaired: \$68,700
Quick Sale: \$55,000
Recommended List Price: \$69,900

MARKETABILITY

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

Subject is located in a very rural area, not close to shopping or schools.

What are the positives/negatives of the property?

Very private. Not close to schools or shopping.

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

They are inferior, made adjustments to come up with valuations.

Note specific items that could be a potential problem:

None noted. Very rural.

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



Cross Street Sign



Lot View from the EAST



Lot View from the WEST



Street Sign for Address



Street View East



Street View West

Comparable Properties



List 1



List 2



List 3



Sold 1



Sold 2



Sold 3