

## BROKER PRICE OPINION

Stock #13INCASTL000008

Parcel #09-17-60-245-010.000.010

Property Address: **1931 EAST MARKET STREET** City: **LOGANSPOUT** State: **IN** Zip Code: **46947**

The above premises was inspected on: **12/26/14** by: **JOHN WARNER/WEICHERT REALTORS**

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:

Exterior repairs needed (in order of importance) to market property. Give a "best knowledge" estimate of costs.

**MINOR REPAIRS** \$1000

\$

\$

\$

\$

\$

\$

\$

\$

\$

☐ 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 **\$500,000** Low **\$7,000**

Number of houses in Direct Competition with Subject: **126** Number of sales in the past 6 months: **145**

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
<b>1931 EAST MARKET</b>	<b>2 STORY</b>	<b>94</b>	<b>1907</b>	<b>8</b>	<b>4</b>	<b>2</b>	<b>NO</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>

### 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
<b>1617 EAST MARKET</b>	<b>2 STORY</b>	<b>114</b>	<b>1884</b>	<b>8</b>	<b>4</b>	<b>2 1/2</b>	<b>NO</b>	<b>\$74,900</b>	<b>7/16/14</b>	<b>163</b>	<b>.4MILES</b>
<b>1805 EAST BROADWAY</b>	<b>2 STORY</b>	<b>94</b>	<b>1691</b>	<b>8</b>	<b>3</b>	<b>1</b>	<b>NO</b>	<b>\$55,000</b>	<b>12/4/14</b>	<b>22</b>	<b>.2MILES</b>
<b>2024 EAST MARKET</b>	<b>2 STORY</b>	<b>94</b>	<b>1336</b>	<b>6</b>	<b>2</b>	<b>1</b>	<b>YES</b>	<b>\$39,900</b>	<b>8/1/14</b>	<b>342</b>	<b>.1 MILES</b>

### 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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<b>1503 EAST BROADWAY</b>	<b>2 STORY</b>	<b>114</b>	<b>1952</b>	<b>7</b>	<b>2</b>	<b>2</b>	<b>NO</b>	<b>\$39900</b>	<b>\$39,900</b>	<b>8/21/14</b>	<b>3</b>	<b>.4MILES</b>
<b>3204 EAST BROADWAY</b>	<b>2 STORY</b>	<b>95</b>	<b>1632</b>	<b>6</b>	<b>4</b>	<b>2</b>	<b>YES</b>	<b>\$60,000</b>	<b>\$42,500</b>	<b>12/5/14</b>	<b>0</b>	<b>.8MILES</b>
<b>1307 EAST MARKET</b>	<b>2 STORY</b>	<b>114</b>	<b>1713</b>	<b>7</b>	<b>3</b>	<b>2</b>	<b>YES</b>	<b>\$24,900</b>	<b>\$21,500</b>	<b>9/12/14</b>	<b>69</b>	<b>.3 MILES</b>

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><b>\$20,000</b></u>
	_____	Repaired:	<u><b>\$42,500</b></u>
For Thirty (30) Day Market Period:	_____	Quick Sale:	<u><b>\$21,500</b></u>
	_____	Recommended List Price:	<u><b>\$34,900</b></u>

## MARKETABILITY

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

MARKET IS GOOD FOR FINANCING ON  
THIS HOME

What are the positives/negatives of the property?

GOOD LOCATION, corner lot

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

COMPS WERE GOOD ESTIMATES OF  
VALUE OF SURROUNDING SALES

Note specific items that could be a potential problem:

HANDRAIL TO HOME

Convenient location of home surrounded by homes that are of similar style and age

## Checklist of Damages

Is there any vandalism?: Yes ☐ No X☒ If yes, Where?

Is there any graffiti?: Yes ☐ No X☒ If yes, Where?

Is there any damage that appears to be caused by an act of nature?:

Yes ☐ No X☒ If yes, Where?

Are there any broken windows?: Yes ☐ No X☒ If yes, Where?

Are there any broken doors?: Yes ☐ No X☒ If yes, Where?

Does anything appear to be missing? (i.e., HVAC, door knobs, fencing) :

Yes ☐ No X☒ If yes, Where?

What is the condition and approx. age of roof?:

Yes ☐ No ☐ If yes, Where?

**Roof is probably 50 years old, will need replaced, but no visual signs of trouble**

Is this home boarded? :

Yes ☐ No X☒ If yes, Where?

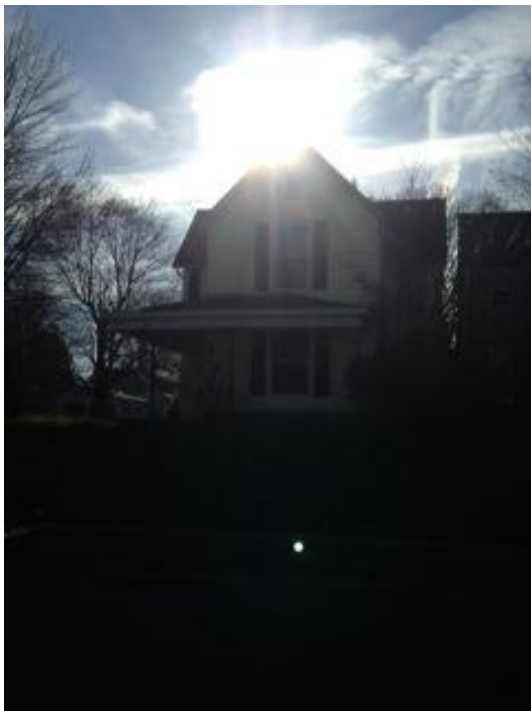
# Digital Photo Addendum



Street view



Address



Front view



Rear view



Side view

Comparable Properties  
Active properties



1617 E Market



1805 E Broadway



2024 E Market