

# BROKER PRICE OPINION

## Interior Inspection

Property Address: 5545 Shannon Ave Jacksonville, FL 32254

Borrower: \_\_\_\_\_ Loan #: 083478

REO #: 0000

### NEIGHBORHOOD DATA

Location:  Urban  Rural  Suburban  
 Supply/Demand:  Shortage  In Balance  Over Supply  
 Property Values:  Improving  Stable  Declining  
 Pride of Ownership:  Excellent  Good  Fair  
 Predominant Ownership:  Investor  Homeowner  
 New Construction:  Yes  No  
 Seasonal Market:  Yes  No If yes, when: \_\_\_\_\_  
 # of properties for sale: 2  
 Average sales price: 22000 Price Range (compared to average):  Low  High  
 Typical Neighborhood Marketing Time: >80 days days

### SUBJECT PROPERTY

Property Type	Cond.	BR/BA	Age	Sq. Ft.	Lot Size	Gar.
Mobile Home	Poor	3/2	22	1584	.73	

Please provide positive and negative features affecting marketability of subject:  
 Age of mobile home may require new owner to upgrade to meet hurricane standards for strapping requirements. Electric feed needs to be replaced.  
 Area has been stagnant with little or no development.

### COMPARABLE SALES

Address	Proximity	Cond.	BR/BA	Age	Sq. Ft.	Lot Size	Gar.	Bsmt.	List Price	Sale Price	Sale Date	DOM
3238 LANE LN North	.22	Good	3/2	27	1152	.73			47,000	40,000	9/10/2015	140
3118 SUNNYBROOK CT	.97	Good	2/1	67	1253	.22			18,000	19,109	2/5/15	38
7642 Dove RD, JACKSONVILLE, FLORIDA; 32219	2.4	Fair	3/2	15	1056	.65			14,750	7,500	2/20/15	69

Please provide similar or different features compared to the subject property; also indicate if inferior, superior, or equal:  
 # 1 Superior to subject property condition wise but inferior lot and square footage.  
 # 2 Superior to subject property condition wise but inferior lot, square footage and age  
 # 3 Superior because of age and most likely met hurricane strapping requirements

### COMPARABLE LISTINGS

Address	Proximity	Cond.	BR/BA	Age	Sq. Ft.	Lot Size	Gar.	Bsmt.	Original List Price	Current List Price	DOM
5136 SUSQUEHANNA	.2	Fair	1/1	35	936	.23 acre			35,000	35,000	424
3609 OLD KINGS RD	.73	Good	3/2	44	1488	.63	2 Carport		50,000	50,000	28
6410 CHESTNUT RD, MACLENNY, FLORIDA; 32063	1.3	Good	4/2	40	2268	.57 acre			89,900	89,900	74

Please provide similar or different features compared to the subject property; also indicate if inferior, superior, or equal:  
 # 1 Inferior because of square footage, number of bedrooms and lot size.  
 # 2 Superior because of condition and the presence of a covered carport.  
 # 3 Superior due to square footage and number of bedrooms.





