

HOME TRUST NATION PROPERTY INSPECTION AND MARKET ANALYSIS

LOAN #:	N/A	PROPERTY TYPE: VACANT LAND	ATT <input type="checkbox"/> DET <input type="checkbox"/>
PARCEL #:	04216-000-000	1 UNIT <input type="checkbox"/> 2 UNIT <input type="checkbox"/> 3 UNIT <input type="checkbox"/> 4 UNIT <input type="checkbox"/>	
PROPERTY ADDRESS:	NW 6TH ST	VACANT <input type="checkbox"/> OCCUPIED <input type="checkbox"/> COULD NOT VERIFY <input checked="" type="checkbox"/>	
CITY, STATE AND ZIP:	GAINESVILLE, FL 32606	CONDITION: AVERAGE	SECURE: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>

INTERIOR INSPECTION DRIVE-BY ONLY

OWNER OF RECORD: PBM ASSET MANAGEMENT INC

CURRENT ACTIVITY						
LISTED?	DOM	PREVIOUS LP	CURRENT LP	MLS NUMBER	LISTING AGENT	AGENT'S CONTACT NUMBER
NO	365	\$0	\$0	04216-000-000	CHIEF DEPUTY OF ALACHUA COUNTY	N/A

PRIOR SALES HISTORY			
SALE PRICE:	\$7081	SALE DATE:	2015
COMMENTS ON TRANSACTION:			
NONE.			

RECOMMENDED INSPECTIONS						
TERMITE: <input type="checkbox"/>	STRUCTURAL: <input type="checkbox"/>	WELL: <input type="checkbox"/>	SEPTIC: <input type="checkbox"/>	PHYSICAL: <input type="checkbox"/>	SYSTEMS: <input type="checkbox"/>	OTHER:

PLEASE COMMENT ON SUBJECT PROPERTY:
 THE SUBJECT PROPERTY IS WELL BRACKETED BY THE COMPS. THE SUBJECT APPEARS TO BE IN AVERAGE CONDITION AND CONFORMS TO THE NEIGHBORHOOD.

LIST RECOMMENDED REPAIRS (IF ANY) AND ESTIMATED COST:
 NONE.

PLEASE COMMENT ON SUBJECT'S NEIGHBORHOOD AND AREA:
 NONE NOTED.

LIST CRITERIA CONSIDERED FOR THE SELECTION OF THESE COMPARABLES: (SIZE, DISTANCE, AGE, ETC.):
 DUE TO LIMITED COMPARABLES IT IS NECESSARY TO INCLUDE THOSE PROPERTIES THAT MAY EXCEED THE LOT SIZE VARIANCE. THE COMPARABLES HOWEVER ARE VALUABLE AND BRACKET THE SUBJECT WELL IN TERMS OF DISTANCE, CONDITION, SIZE AND AGE. COMPS SELECTED FOR THIS REPORT ARE ALL SETTLED PROPERTIES WITHIN THE SUBJECTS MARKET CONSIDERED TO BE THE BEST AVAILABLE AT THE TIME OF THE INSPECTION AND GOOD INDICATORS OF MARKET VALUE. NOTE THAT OVERALL MARKET CONDITION HAS BEEN TAKEN INTO ACCOUNT IN ARRIVING AT FINAL OPINION OF VALUE. CURRENT RECENT SALES, UNDER CONTRACT SALES AND ACTIVE LISTINGS HAVE BEEN CONSIDERED.

PLEASE USE ARMS LENGTHS TRANSACTIONS

PROPERTY STATISTICS	SQ. FT.	#UNITS	#RMS	BED	BATH	BSMT	GARAGE	LOT SIZE	YEAR BUILT
	0	0	0	0	0	NA	NA	5.39	0

PLEASE SELECT COMPS LESS THAN 6 MONTHS OLD. EXPAND SEARCH IF THERE IS A SHORTAGE OF COMPS.

	COMPARABLE SALES	SQ. FT.	#UNITS	#RMS	BED	BATH	BSMT	GARAGE	LOT SIZE	YEAR BUILT
1	4752 NW 59TH ST	0	0	0	0	0	NO	NA	1.5	0
2	6014 MILLHOPPER RD	0	0	0	0	0	NO	NA	5.26	0
3	6110 MILLHOPPER RD	0	0	0	0	0	NO	NA	3.19	0

	MILEAGE TO SUBJECT	OWNER OR INVESTOR	FINANCE TYPE	CONDITION	INSPECTED	SALE DATE	DOM	ORIG. LP	LP @ SALE	SALE \$\$
1	3.6	OWNER	CONVENTIONAL	AVERAGE	NO	06/17/2016	15	\$48900	\$48900	\$49000
2	3.9	OWNER	CONVENTIONAL	AVERAGE	NO	09/08/2015	90	\$60000	\$60000	\$60000
3	3.9	OWNER	CONVENTIONAL	AVERAGE	NO	09/08/2015	90	\$60000	\$60000	\$60000

	RANK COMPARABLES - "A" BEING THE BEST	PLEASE NOTE COMMENTS / ADJUSTMENTS
1	A <input type="checkbox"/> B <input checked="" type="checkbox"/> C <input type="checkbox"/>	INFERIOR IN LOT SIZE.
2	A <input checked="" type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/>	SIMILAR IN LOT SIZE.
3	A <input type="checkbox"/> B <input type="checkbox"/> C <input checked="" type="checkbox"/>	INFERIOR IN LOT SIZE.

	COMPARABLE LISTINGS	SQ. FT.	#UNITS	#RMS	BED	BATH	BSMT	GARAGE	LOT SIZE	YEAR BUILT
1	3024 SE 13TH PL	0	0	0	0	0	NA	NA	4	0
2	18915 NW 218TH AVE	0	0	0	0	0	NA	NA	5.59	0
3	12510 SW 89TH AVE	0	0	0	0	0	NA	NA	5.42	0

	MILEAGE TO SUBJECT	OWNER OR INVESTOR	FINANCE TYPE	CONDITION	INSPECTED	LIST DATE	DOM	ORIGINAL LP	CURRENT LP
1	9.6	OWNER	CONVENTIONAL	AVERAGE	NO	06/01/2016	43	\$59000	\$48000
2	14.7	OWNER	CONVENTIONAL	AVERAGE	NO	06/16/2016	28	\$59000	\$59900
3	6.2	OWNER	CONVENTIONAL	AVERAGE	NO	07/07/2016	7	\$85000	\$85000

	RANK COMPARABLES - "A" BEING THE BEST	PLEASE NOTE COMMENTS / ADJUSTMENTS
1	A <input type="checkbox"/> B <input checked="" type="checkbox"/> C <input type="checkbox"/>	INFERIOR IN LOT SIZE.
2	A <input checked="" type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/>	SIMILAR IN LOT SIZE.
3	A <input type="checkbox"/> B <input type="checkbox"/> C <input checked="" type="checkbox"/>	SIMILAR IN LOT SIZE.

MARKET VALUE

AS IS SALE VALUE:	\$56000	SUGGEST AS IS LIST PRICE:	\$59000
REPAIRED SALE VALUE:	\$56000	SUGGEST REPAIRED LIST PRICE:	\$59000

30 DAY QUICK SALE VALUE:	\$53000	ESTIMATED REPAIR AMOUNT:	\$0
ESTIMATED LOT VALUE LOW:	\$45000	ESTIMATED LOT VALUE HIGH:	\$65000

REPORT PREPARED BY:	TENA WU	DATE:	07/16/2016
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COMPARABLE LISTINGS AND SALES

SALE COMP. 1



LISTING COMP. 1



SALE COMP. 2



LISTING COMP. 2



SALE COMP. 3



LISTING COMP. 3



SUBJECT PHOTOS

DIRECT FRONT



STREET SCENE

