

HOME TRUST NATION PROPERTY INSPECTION AND MARKET ANALYSIS

LOAN #:	N/A	PROPERTY TYPE: VACANT LAND	ATT <input type="checkbox"/> DET <input type="checkbox"/>
PARCEL #:	19022-001-001	1 UNIT <input type="checkbox"/> 2 UNIT <input type="checkbox"/> 3 UNIT <input type="checkbox"/> 4 UNIT <input type="checkbox"/>	
PROPERTY ADDRESS:	NE 12TH AVE	VACANT <input checked="" type="checkbox"/> OCCUPIED <input type="checkbox"/> COULD NOT VERIFY <input type="checkbox"/>	
CITY, STATE AND ZIP:	GAINESVILLE, FL 32641	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	0	\$0	\$0	NA	0	0

PRIOR SALES HISTORY	
SALE PRICE:	\$0
SALE DATE:	0
COMMENTS ON TRANSACTION:	
NA	

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: <input type="checkbox"/>

PLEASE COMMENT ON SUBJECT PROPERTY:
SUBJECT PROPERTY IS VACANT LAND.

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

PLEASE COMMENT ON SUBJECT'S NEIGHBORHOOD AND AREA:
LIST CRITERIA CONSIDERED FOR THE SELECTION OF THESE COMPARABLES: (SIZE, DISTANCE, AGE, ETC.):
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	NO	NA	1.15 AC	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	3514 NW 67TH ST	0	0	0	0	0	NO	NA	1AC	0
2	0 SE HAWTHORNE RD	0	0	0	0	0	NO	NA	2.25AC	0
3	4042 SW 24TH AVE	0	0	0	0	0	NO	NA	1.01AC	0

	MILEAGE TO SUBJECT	OWNER OR INVESTOR	FINANCE TYPE	CONDITION	INSPECTED	SALE DATE	DOM	ORIG. LP	LP @ SALE	SALE \$\$
1	7.1	OWNER	CONVENTIONAL	AVERAGE	NO	05/09/16	48	\$43000	\$43000	\$43000
2	5.4	OWNER	CONVENTIONAL	AVERAGE	NO	07/10/16	53	\$52500	\$52500	\$52500
3	5.7	OWNER	CONVENTIONAL	AVERAGE	NO	08/14/15	31	\$58200	\$58200	\$58200

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

	COMPARABLE LISTINGS	SQ. FT.	#UNITS	#RMS	BED	BATH	BSMT	GARAGE	LOT SIZE	YEAR BUILT
1	1105 SE 48TH TER	0	0	0	0	0	NO	NA	2.55AC	0
2	3107 SW 1ST WAY	0	0	0	0	0	NO	NA	0.93AC	0
3	3709 NW 31ST AVE	0	0	0	0	0	NO	NA	0.58AC	0

	MILEAGE TO SUBJECT	OWNER OR INVESTOR	FINANCE TYPE	CONDITION	INSPECTED	LIST DATE	DOM	ORIGINAL LP	CURRENT LP
1	2.4	OWNER	CONVENTIONAL	AVERAGE	NO	05/27/16	48	\$38000	\$38000
2	3.2	OWNER	CONVENTIONAL	AVERAGE	NO	02/17/16	148	\$52000	\$54000
3	4.6	OWNER	CONVENTIONAL	AVERAGE	NO	10/21/15	267	\$79000	\$68500

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

MARKET VALUE

AS IS SALE VALUE:	\$48000	SUGGEST AS IS LIST PRICE:	\$55000
REPAIRED SALE VALUE:	\$48000	SUGGEST REPAIRED LIST PRICE:	\$55000
30 DAY QUICK SALE VALUE:	\$40000	ESTIMATED REPAIR AMOUNT:	\$0
ESTIMATED LOT VALUE LOW:	\$30000	ESTIMATED LOT VALUE HIGH:	\$50000

REPORT PREPARED BY: TENA WU DATE: 07/16/2016

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



ADDRESS VERIFICATION



STREET SCENE

