



BROKER'S PRICE OPINION

Unless otherwise specified please provide an opinion based on "as is" condition of the subject property.

PROPERTY INFORMATION	
Property Address: 750 W Vine St	City, State, Zip: Bartow FL 33830
PID: 25-30-07-399000-003073	Team Aguilar REO # :
Type of Property: <input type="checkbox"/> SFR <input type="checkbox"/> Townhouse <input type="checkbox"/> Condo <input type="checkbox"/> Duplex <input type="checkbox"/> Triplex <input type="checkbox"/> 4-Plex <input checked="" type="checkbox"/> Other	
BPO Date: 7/16/16	

NEIGHBORHOOD ANALYSIS	
Location: <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural	
Neighborhood Condition: <input type="checkbox"/> Excellent <input type="checkbox"/> Good <input type="checkbox"/> Fair	
Demand:/Supply: <input type="checkbox"/> Shortage <input type="checkbox"/> In Balance <input type="checkbox"/> Over Supply	
Property Values: <input checked="" type="checkbox"/> Increasing <input type="checkbox"/> Stable <input type="checkbox"/> Declining	
Investor Owned %: 30	Owner Occupied % 70
New Construction: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If Yes, # of units
Estimated Marketing Time: 200+ days	# of properties for sale: 2

SUBJECT PROPERTY DESCRIPTION								
Property Style	Bed	Bath	Age	Sq. Ft.	Lot Sq. Ft.	Bsmt.	# Car Garage	Condition
Vacant residential					13921			fair
Positive attributes of the subject property:		Decent neighborhood						
Negative aspect of the subject property:								

COMPARABLE SALES ANALYSIS												
Address	Distance	Cond.	BR/BA	Age	Sq. Ft.	Lot SF	Gar.	Bsmt.	List Price	Sale Price	Sale Date	DOM
1. Lot 92 Shanklin Ave	>1					12393			\$24500	\$22000	2/10/16	289
2. Lot 91 Shanklin Ave	>1					12393			\$24500	\$22000	10/13/15	88
3. 0 Jackson Ave	>2					19000			\$29900	\$28000	5/27/16	714

Please compare properties to the subject, and note if the comparable property is superior, inferior, or equal to the subject property.

- Gated community. Superior.
- Gated community. Superior.
- Mostly clear. Superior.

COMPETITIVE LISTINGS											
Address	Distance	Cond.	BR/BA	Age	Sq. Ft.	Lot Size	Gar.	Bsmt.	List Price	Incentives?	DOM
1. 715 W Vine St	>1					13125			\$9000	no	113
2. 1890 Franklin St	>2					21702			\$25000	no	145
3. 889 S 1 st St	>1					18452			\$60000	no	1947

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Please compare listing to the subject, and note if the listing is superior, inferior, or equal to the subject property.

1. Downtown district. Equal.
2. Cul-de-sac. Close to town. Superior.
3. In city limits. Level. Superior.

Broker Comments	
Broker Comments:	Corner lot. Mostly small older homes in neighborhood, but yards & homes appear maintained. Several vacant lots. Nearby sold comps estimate value around \$15000, but vacant lot @ 715 Vine is listed for \$9,000 & has been listed for 113 days.

BROKER/AGENT INFORMATION			
Agent:	Ann King 13575 58th Street North Suite 200	Company:	Only Way Realty, LLC
Address:	Clearwater, FL 33760	Telephone #:	813-690-3697
Fax:	813-662-3003	E-Mail:	nyx123@ymail.com

Disclaimer

Notwithstanding any preprinted language to the contrary, this is not an appraisal of the market value of the property. If an appraisal is desired, the services of a licensed or certified appraiser must be obtained.

Valuation:

Subject Property As-Is Value: 15,000



Lot 91



Lot 92



Jackson Ave



715 W. Vine St



Franklin St



1st St

SUBJECT PROPERTY



Front side



Front view



Street view



Side view



Street sign



Across street