

# HOME TRUST NATION PROPERTY INSPECTION AND MARKET ANALYSIS

LOAN #:	N/A	PROPERTY TYPE: VACANT LAND	ATT <input type="checkbox"/> DET <input type="checkbox"/>
PARCEL #:	06578-252	1 UNIT <input type="checkbox"/> 2 UNIT <input type="checkbox"/> 3 UNIT <input type="checkbox"/> 4 UNIT <input type="checkbox"/>	
PROPERTY ADDRESS:	COASTAL OAK RD	VACANT <input checked="" type="checkbox"/> OCCUPIED <input type="checkbox"/> COULD NOT VERIFY <input type="checkbox"/>	
CITY, STATE AND ZIP:	STEINHATCHEE, FL 32348	CONDITION: AVERAGE	SECURE: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>

INTERIOR INSPECTION  DRIVE-BY ONLY

OWNER OF RECORD: HUD-HOUSING OF URBAN DEV

CURRENT ACTIVITY						
LISTED?	DOM	PREVIOUS LP	CURRENT LP	MLS NUMBER	LISTING AGENT	AGENT'S CONTACT NUMBER
NO	0	\$0	\$0	NA	NA	N/A

PRIOR SALES HISTORY			
SALE PRICE:	\$0	SALE DATE:	0
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 VACANT LAND.

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	1	0	0	0	NO	NA	1.03	1916

### 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	13963 ATLANTIC ST	0	1	0	0	0	NO	NA	5.1	1916
2	2089 RED OAK RD	0	1	0	0	0	NO	NA	1	1916
3	21031 OSPREY CIR	0	1	0	0	0	NO	NA	0.23	1916

	MILEAGE TO SUBJECT	OWNER OR INVESTOR	FINANCE TYPE	CONDITION	INSPECTED	SALE DATE	DOM	ORIG. LP	LP @ SALE	SALE \$\$
1	2.7	OWNER	CONVENTIONAL	AVERAGE	NO	09/14/2015	30	\$45000	\$45000	\$45000
2	5.4	OWNER	CONVENTIONAL	AVERAGE	NO	09/10/2015	20	\$50000	\$50000	\$50000
3	10.5	OWNER	CONVENTIONAL	AVERAGE	NO	05/22/2016	5	\$59000	\$59000	\$59000

	RANK COMPARABLES - "A" BEING THE BEST	PLEASE NOTE COMMENTS / ADJUSTMENTS
1	A <input type="checkbox"/> B <input checked="" type="checkbox"/> C <input type="checkbox"/>	SIMILAR IN LOT SIZE.
2	A <input checked="" type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/>	INFERIOR 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	4501 STRICKLAND LANDING BLVD	0	1	0	0	0	NO	NA	5.46	1916
2	0 CEDAR ISLAND RD # 0	0	1	0	0	0	NO	NA	0.18	1916
3	3795 DOVE LN # 0	0	1	0	0	0	NO	NA	3.01	1916

	MILEAGE TO SUBJECT	OWNER OR INVESTOR	FINANCE TYPE	CONDITION	INSPECTED	LIST DATE	DOM	ORIGINAL LP	CURRENT LP
1	2.2	OWNER	CONVENTIONAL	AVERAGE	NO	05/11/2016	65	\$44500	\$44500
2	10.3	OWNER	CONVENTIONAL	AVERAGE	NO	07/14/2016	3	\$64800	\$64800
3	0.1	OWNER	CONVENTIONAL	AVERAGE	NO	02/16/2016	178	\$69000	\$69000

	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"/>	INFERIOR IN LOT SIZE.
3	A <input type="checkbox"/> B <input type="checkbox"/> C <input checked="" type="checkbox"/>	SUPERIOR IN LOT SIZE.

### MARKET VALUE

AS IS SALE VALUE:	\$51000	SUGGEST AS IS LIST PRICE:	\$54000
REPAIRED SALE VALUE:	\$51000	SUGGEST REPAIRED LIST PRICE:	\$54000
30 DAY QUICK SALE VALUE:	\$48000	ESTIMATED REPAIR AMOUNT:	\$0
ESTIMATED LOT VALUE LOW:	\$45000	ESTIMATED LOT VALUE HIGH:	\$55000



# COMPARABLE LISTINGS AND SALES

SALE COMP. 1



LISTING COMP. 1



SALE COMP. 2



LISTING COMP. 2



SALE COMP. 3



LISTING COMP. 3

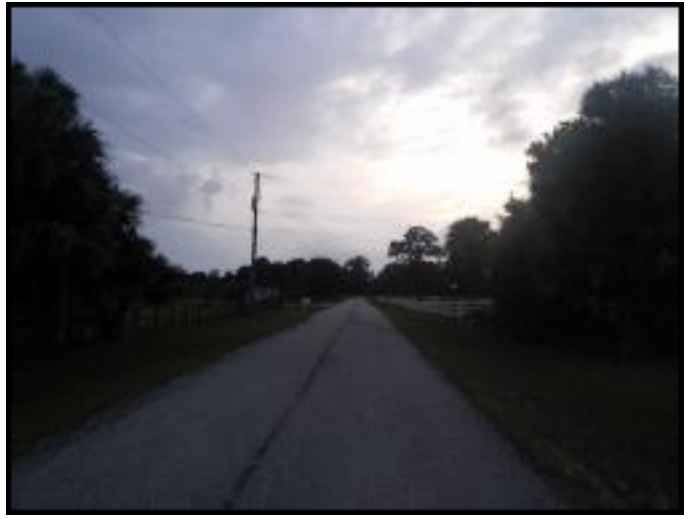


# SUBJECT PHOTOS

DIRECT FRONT



ADDRESS VERIFICATION



STREET SCENE

