

BROKER PRICE OPINION

Stock #10FLPOLGL002314

Parcel #292727-782000-002200

Property Address: **MCLEOD AVE** City: **Haines City** State: **FL** Zip Code: **33844**

The above premises was inspected on: 7/15/14 by: Ann King

The property was: Vacant Occupied

Is the exterior in good repair? Yes No Is the house & yard free from debris? Yes No

Has the property been boarded, screened, or otherwise secured? Yes No Keybox Yes No

Has the property been vandalized? Yes No

Is there an HOA on this property? Yes No

Details:

 Mostly cleared lot. Paved roads. Mix of old & new homes. Well maintained.

Exterior repairs needed (in order of importance) to market property. Give a "best knowledge" estimate of costs.

n/a	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$

Color Exterior/Interior Photos Attached

NEIGHBORHOOD DATA

Property Values: Increasing Declining Stable

Supply/Demand: Shortage Abundance Normal

Marketing Time: Under 3 Months 4 - 6 Months Over 6 Months

Price Range: (Neighborhood) High \$ 200000 residential Low \$2000

Number of houses in Direct Competition with Subject: 6 Number of sales in the past 6 months: 1/84

Appraisal/Room count provided by lender: Yes No

SUBJECT PROPERTY

Address	Style	Age	SQ FT	# Rms	# BRs	# Baths	Gar/CP	List Price	List Date	Fin Terms
MCLEOD AVE	0.15 acre	Vac/land	-	-	-	-	-	N/a	N/a	-

CURRENT HOMES FOR SALE

Competitive Listings	Style	Age	SQ FT	# Rms	# BRs	# Baths	Gar/CP	List Price	List Date	Days on Market	Prox to Subject
826 Center Dr	0.43 acre							\$10000	12/19/12	575	2.5
621 Astor Dr	0.17 acre							\$15500	3/20/14	119	2.1
5 Mckay Dr- lakefront	0.55 acre							\$79900	7/14/14	3	0.4

CLOSED PROPERTIES

Competitive Sales	Style	Age	SQ FT	# Rms	# BRs	# Baths	Gar/CP	List Price	Sale Price	Date Closed	Days on Market	Prox to Subject
Mullen Ave	0.24 acre							\$18000	\$16000	7/7/14	257	0.2
Pineloch- orig \$60000	0.23 acre							\$17500	\$10000	9/9/13	1300	2.7
Pineloch	0.19 acre							\$17500	\$10000	9/9/13	1300	2.7

Please supply comps even if distance is a factor. Explain any absence of available comps, i.e., no sales, etc.:

PROPERTY VALUES

For Ninety (90) Day Market Period: _____

As Is Condition: **\$10000**

Repaired: **\$n/a**

For Thirty (30) Day Market Period: _____

Quick Sale: **\$8000**

Recommended List Price: **\$12000**

MARKETABILITY

What current market conditions will affect the sale of the home? Available financing?

Most likely a cash buyer.

What are the positives/negatives of the property?

Nice area. Well maintained homes & yards.

How do the comps that were used compare to the subject?

Active-1 mile radius. Only 1 sold in a 1 mile radius, 6 months back.

Had to expand to a 3 mile radius, 12 months back for 2nd & 3rd sold.

Note specific items that could be a potential problem:

None.

Checklist of Damages

Is there any vandalism?: Yes No **If yes, Where?**

n/a

Is there any graffiti?: Yes No **If yes, Where?**

N/a

Is there any damage that appears to be caused by an act of nature?:

Yes No **If yes, Where?**

n/a

Are there any broken windows?: Yes No **If yes, Where?**

N/a

Are there any broken doors?: Yes No **If yes, Where?**

N/a

Does anything appear to be missing? (i.e., HVAC, door knobs, fencing) :

Yes No **If yes, Where?**

n/a

What is the condition and approx. age of roof?:

Yes No **If yes, Where?**

N/a

Is this home boarded? :

Yes No **If yes, Where?**

n/a

Digital Photo Addendum



Aerial map



End of street



Rear view



Side view



Street view



Side view



Side view



Street view



Street sign

Comparable Properties



Center St



Astor Dr



Mckay Dr



Mullen Ave



Pineloch



Pineloch

