#### **BROKER PRICE OPINION**

Stock # 11FLPOLGL000991

|  |                    |        |   |           | ]          | Parcel | # 1628   | 8265405    | 00008070    | )               |                   |                    |
|--|--------------------|--------|---|-----------|------------|--------|----------|------------|-------------|-----------------|-------------------|--------------------|
| Property Address: A                          | venue S            |        | City  | y:        | V          | Vinter | Have     | n          | State       | : FL 2          | Zip Code          | 33881              |
| The above premises was inspected on:         | 4/21/2             | 2014   | •   |           | by:        | Ra     | y Casa   | ali - Ave  |             | alty Group I    | LLC               |                    |
| The property was:                            | t 🗆 🗆              | Occupi | ied   |           | •          |        | •        |            |             | •               |                   |                    |
| <del></del>                                  | ₹ Yes              |        | No  | Is t      | he ho      | use &  | yard f   | ree from   | debris?     | X Ye            | S                 | No                 |
| Has the property been boarded, screene       |                    | _      |   |           | Yes        |        |          | ₹ No       | Kevbo       | ox Yes          |                   |                    |
| Has the property been vandalized?            | Yes                |        | No  |           |            |        | _        |            | ,           |                 |                   |                    |
| Is there an HOA on this property?            | Yes                |        |   |           |            |        |          |            |             |                 |                   |                    |
| Details:                                     |                    |        |   |           |            |        |          |            |             |                 |                   |                    |
| This lot is located in a reside              | ential neighborhoo | d. App | pears   | to be lo  | ower       | incom  | e hous   | eholds.    | Lot is gra  | ss and tree o   | covered.          |                    |
| E ( ) '                                      |                    | 4      | 4   | <u>C'</u> | !!1        | . 1    | 1.1      | 1 4 4      |             |                 |                   |                    |
| Exterior repairs needed (in order of imp N/A | ortance) to marke  | ι prop | erty.   | Give a    | bes        | t know | leage    | esumai     | e of costs  | \$              |                   |                    |
|  |                    |        |   |           |            |        |          |            |             | \$              |                   |                    |
|  |                    |        |   |           |            |        |          |            |             | \$              |                   |                    |
|  |                    |        |   |           |            |        |          |            |             | <u>\$</u><br>\$ |                   |                    |
|  |                    |        |   |           |            |        |          |            |             | <u> </u>        |                   |                    |
|  |                    |        |   |           |            |        |          |            |             |                 |                   |                    |
|  |                    |        |   |           |            |        |          |            |             | <u>\$</u><br>\$ |                   |                    |
|  |                    |        |   |           |            |        |          |            |             | \$<br>\$        |                   |                    |
|  |                    |        |   |           |            |        |          |            |             | ,               |                   |                    |
| ☐ Color Exterior/Interior Photos Atta        | ched               |        |   |           |            |        |          |            |             |                 |                   |                    |
|  |                    | EIGE   | <b>IBO</b>  | RHO       | OD         | DAT    | Ά        |            |             |                 |                   |                    |
| Property V                                   | John oc            | Пт     |   |           |            | ſ      |          | -1ii       |             | ⊠ Stal          | .1.               |                    |
|  |                    | _      | icreas  | _         |            | l<br>r |          | clining    |             | =               |                   |                    |
| Supply/Demand:  Marketing Time:              |                    |        | ☐ Shortage       ☐ Abundance       ☐ Normal         ☐ Under 3 Months       ☐ 4 - 6 Months       ☐ Over 6 Months |           |            |        |          |            |             | _               |                   |                    |
| Marketing                                    | ; 11me:            | Шυ     | nder  | 3 Mont    | hs         | Į      | 4 -      | 6 Month    | ıs          | ⊠ Ove           | er 6 Mon          | ths                |
| Price Range: (Neighborhood) High             | \$110,000          |        |   | Low       | \$2        | 2,000  |          |            |             |                 |                   |                    |
| Number of houses in Direct Competition       | on with Subject:   |        | 7   |           |            |        | Nu       | ımber of   | sales in t  | he past 6 m     | onths:            | 1                  |
| Appraisal/Room count provided by lend        | _                  |        | No  | `         |            |        | 110      | inoci oi   | sares III t | ne pust o m     |                   | -                  |
| Tippinism/Room count provided by lend        | ici. Les           | L      | <u> </u>  | ,         |            |        |          |            |             |                 |                   |                    |
|  | \$                 | SUBJ   | IEC'  | T PRO     | <u>OPE</u> | RTY    | •        |            |             |                 |                   |                    |
| Address                                      | Style              | A      | ge  | SQ F      | T #        | Rms    | # BRs    | # Baths    | Gar/CP      | List Price      | List Dat          | e Fin Terms        |
| Avenue S                                     | 7,501 sf           |        |   |           |            |        |          |            |             |                 |                   |                    |
|  |                    |        |   |           |            |        |          |            |             |                 |                   |                    |
|  |                    |        |   | OME       |            |        | # Baths  | C (CD      | I I : . D : | II: (D)         | Ь                 | D (                |
| Competitive Listings                         | Style              | Age    |   | SQ FT     | # Kms      | # BKS  | # Batns  | Gar/CP     | List Pric   | e List Date     | Market            | Prox to<br>Subject |
| 300 Avenue Q W # 6                           | 11,165 sf          |        |   |           |            |        |          |            | \$8,500     | 11/20/13        | 179               | 0.61               |
| 845 4 <sup>th</sup> St                       | 6,251 sf           |        |   |           |            |        |          |            | \$10,00     | 0 3/3/14        | 71                | 1.68               |
| A manusa C CVV                               | 6,970 sf           |        |   |           |            |        |          |            | \$15,00     | 0 5/30/13       | 353               | 2.7                |
| Avenue C SW                                  |                    |        |   |           | <u> </u>   |        |          | <u> </u>   |             |                 | <u> </u>          |                    |
|  |                    |        |   | PRO       |            |        |          |            |             |                 |                   |                    |
| Competitive Sales                            | Style              | Age    | SQ F  | Γ # Rms   | # BRs      | # Bath | s Gar/ I | List Price | Sale Price  | Date Closed     | Days on<br>Market | Prox to<br>Subject |
| 2206 Avenue E NW                             | 6,900 sf           |        |   |           |            |        | +        | \$5,500    | \$5,000     | 9/16/13         | 598               | 3.07               |

| 2400 Bates Ave     | 5,677 sf |  |  |  | \$5,900 | \$4,500 | 3/21/14 | 22  | 2.8  |
|--------------------|----------|--|--|--|---------|---------|---------|-----|------|
| 220 NE Avenue B NE | 7,700 sf |  |  |  | \$6,900 | \$6,900 | 2/1/13  | 315 | 1.44 |

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

Best available comps used. Due to a lack of comparables in the immediate area, search was expanded to neighboring areas that are comparable in demographics. There is a lack of sold comps in the past few months due to a lack of buyers/developers for this type of products.

|  | PROPERTY VALUES                               |  |  |  |  |
|--|---|--|--|--|--|
| For Ninety (90) Day Market Period:  For Thirty (30) Day Market Period: | \$6,000<br><b>\$4,500</b>                     | As Is Condition: Repaired: Quick Sale: Recommended List Price: | \$6,000<br>\$6,000<br>\$4,500<br>\$7,900 |  |  |
|  | MARKETABILITY                                 |  |  |  |  |
| What current market conditions will affe                               | ct the sale of the home? Available financing? | Most likely buyer will b                                       | e a cash buyer.                          |  |  |
| What are the positives/negatives of the p                              | Lower income properties in the area.          |  |  |  |  |
| How do the comps that were used compa                                  | are to the subject?                           | Best available comps us  | ed.                                      |  |  |
| Note specific items that could be a poten                              | tial problem:<br>No HOA                       |  |  |  |  |

### **Checklist of Damages**

|   | Is there any vandalism?: Yes \( \subseteq \text{No } \subseteq \text{If yes, Where?} \)                             |
|---|---|
|   | 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 \( \sum \) No \( \sum \) If yes, Where? |
|   | n/a   |
|   | What is the condition and approx. age of roof?:<br>Yes □No □ If yes, Where?   |
|   | n/a   |
| _ | Is this home boarded? : Yes No If yes, Where?   |
|   | n/a   |

## Digital Photo Addendum

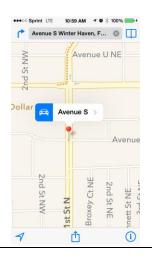
## Avenue S Winter Haven, FL 33881





Front Front





Street View Map

# Comparable Properties





List comp 1

VENUE CSW AVENUE CSW AVENUE CSW OF STATE HOLD CS

List comp 2



List comp 3



Sold comp 1



Sold comp 3