

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:	<u>\$6,000</u>	As Is Condition:	<u>\$6,000</u>
		Repaired:	<u>\$6,000</u>
For Thirty (30) Day Market Period:	<u>\$4,500</u>	Quick Sale:	<u>\$4,500</u>
		Recommended List Price:	<u>\$7,900</u>

MARKETABILITY

What current market conditions will affect the sale of the home? Available financing?
 Most likely buyer will be a cash buyer.

What are the positives/negatives of the property?
 Lower income properties in the area.

How do the comps that were used compare to the subject?
 Best available comps used.

Note specific items that could be a potential problem:
No HOA

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
Avenue S
Winter Haven, FL 33881



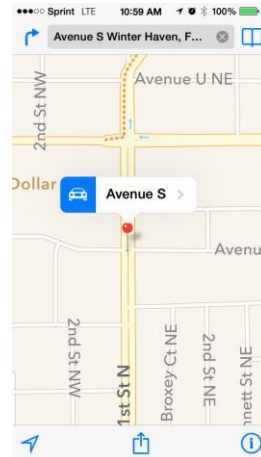
Front



Front



Street View



Map

Comparable Properties



List comp 1

List comp 2



List comp 3

Sold comp 1



Sold comp 2

Sold comp 3