

## BROKER PRICE OPINION

**Stock #12INHNYTL000001**

**Parcel #331717420434000026**

Property Address: 623 E Main St City: Spiceland State: IN Zip Code: 47385

The above premises was inspected on: 12/18/2014 by: Mary Cordle

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:**

Vinyl sided with a stone front. Assessor has as 4-9 units. I could not confirm the actual number of units. The roof has been tarped and the tarp has town off.

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

roof	\$5000
	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$

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 \$89900 Low \$9500

Number of houses in Direct Competition with Subject: 5 Number of sales in the past 6 months: 4

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
<b>623 E Main St Spiceland, IN 47385</b>	<b>Fourplex</b>	<b>60</b>	<b>4176</b>	<b>12</b>	<b>4</b>	<b>4</b>	<b>0</b>			

### 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
<b>1008 W 1<sup>st</sup> St Muncie, IN</b>	<b>Triplex</b>	<b>104</b>	<b>2536</b>	<b>9</b>	<b>3</b>	<b>3</b>	<b>0</b>	<b>15000</b>	<b>02/21/14</b>	<b>305</b>	<b>26.01</b>
<b>1023 E 8<sup>th</sup> St Anderson, IN 46012</b>	<b>Fourplex</b>	<b>76</b>	<b>4400</b>	<b>22</b>	<b>8</b>	<b>5</b>	<b>2 Att</b>	<b>27500</b>	<b>06/10/14</b>	<b>196</b>	<b>30.58</b>
<b>220-222 E 7<sup>th</sup> St Muncie, IN 47302</b>	<b>Fourplex</b>	<b>128</b>	<b>3796</b>	<b>8</b>	<b>4</b>	<b>4</b>	<b>0</b>	<b>38900</b>	<b>02/01/13</b>	<b>690</b>	<b>25.23</b>

### CLOSED PROPERTIES

Competitive Sales	Style	Age	SQ FT	# Rms	# BRs	# Baths	Gar/C P	List Price	Sale Price	Date Closed	Days on Market	Prox to Subject
<b>230 E 7<sup>th</sup> St Rushville, IN 46173</b>	<b>Triplex</b>	<b>114</b>	<b>3404</b>	<b>15</b>	<b>6</b>	<b>4</b>	<b>0</b>	<b>27900</b>	<b>25000</b>	<b>09/23/14</b>	<b>74</b>	<b>16.59</b>
<b>418 E Main St Greenfield, IN 46140</b>	<b>Duplex</b>	<b>72</b>	<b>4000</b>	<b>13</b>	<b>4</b>	<b>3</b>	<b>Yes</b>	<b>33000</b>	<b>25000</b>	<b>08/22/14</b>	<b>28</b>	<b>20.31</b>
<b>203 W 10<sup>th</sup> St Anderson, IN 46016</b>	<b>Triplex</b>	<b>136</b>	<b>3708</b>	<b>13</b>	<b>4</b>	<b>3</b>	<b>0</b>	<b>44900</b>	<b>40500</b>	<b>09/23/14</b>	<b>74</b>	<b>31.64</b>

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:           **\$25000**          

Repaired:           **\$35000**          

For Thirty (30) Day Market Period: \_\_\_\_\_

Quick Sale:           **\$20000**          

Recommended List Price:           **\$29000**          

### MARKETABILITY

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

Financing options may be limited due to assessment and condition. \_\_\_\_\_

What are the positives/negatives of the property? \_\_\_\_\_

Positive – possible investment property. Negative – condition. \_\_\_\_\_

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

Multi-family comps are limited. It was necessary to expand GLA and proximity. \_\_\_\_\_

Note specific items that could be a potential problem: \_\_\_\_\_

The interior condition is not known. \_\_\_\_\_

## Checklist of Damages

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

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

**Is there any damage that appears to be caused by an act of nature?:**  
Yes  No  **If yes, Where?**

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

Two windows boarded on both sides of property

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

**Does anything appear to be missing? (i.e., HVAC, door knobs, fencing) :**  
Yes  No  **If yes, Where?**

Exterior only

**What is the condition and approx. age of roof?:**  
Yes  No  **If yes, Where?**

Roof has/had been tarped. Roof needed.

**Is this home boarded? :**  
Yes  No  **If yes, Where?**

Two windows boarded on both sides of property

# Digital Photo Addendum



Address



Front



Roof 1



Roof 2



Side Left



Side Right



Street View 1



Street View 2

# Comparable Properties



Listing 1



Sold 1



Listing 2



Sold 2



Listing 3



Sold 3