

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
2200 St Louis Ave	Bungalow	114	948	5	3	1	0	23500	19900	3/31/14	5	.65
2204 Wilson Ave	Bungalow	89	950	4	2	1	0	19900	16900	3/31/14	5	.64
1711 Wilson Ave	Bungalow	94	817	4	2	1	0	23500	19900	3/31/14	5	.19

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: **\$19000**

Repaired: **\$19000**

For Thirty (30) Day Market Period: _____

Quick Sale: **\$15000**

Recommended List Price: **\$22900**

MARKETABILITY

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

The subject is located in a high REO, vacant and boarded up property market area. Value has fallen in recent years but has begun to stabilize. Most financing options will be available. _____

What are the positives/negatives of the property? _____

The exterior appears to be maintained. No repairs were noticed. _____

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

All comps appear to be similar in condition and major features. _____

Note specific items that could be a potential problem: _____

The interior condition may be inferior to the exterior and may affect value. _____

Submitted By: Jerry L Thomas Company: Cornerstone Group Realtors

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Address: 1949 Goldsmith Lane, Suite 104 City/State: Louisville, KY Zip: 40218



We pay your property taxes

Checklist of Damages

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

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

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

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

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

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

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

Unknown.

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