

BROKER PRICE OPINION

Stock #JEF300054

Parcel #004G00600000

Property Address: 425 N 28th St City: Louisville State: KY Zip Code: 40212

The above premises was inspected on: 6/5/2014 by: Mark Hass

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:

Subject is in poor condition and has been boarded. Market saturated with REO in this area.

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

Roof/gutters	\$6000
Clean/landscape	\$1500
Doors/windows	\$4500
Exterior paint	\$1500
	\$
	\$
	\$
	\$
	\$
	\$

X 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 \$30000 Low \$3000

Number of houses in Direct Competition with Subject: 11 Number of sales in the past 6 months: 45

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
425 N 28th St, Louisville, KY 40212	Shotgun	114	984	4	2	1	0			

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
2506 Cedar St, Louisville, KY 40212	Shotgun	113	912	4	2	1	0	19900	10/7/13	241	.5
1837 Lytle St, Louisville, KY 40203	Shotgun	114	1100	4	2	1	0	20000	5/19/14	17	.8
2819 W Chestnut St, Louisville, KY 40211	Shotgun	104	1074	4	2	1	0	12000	5/23/14	13	.3

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
3528 Bank St, Louisville, KY 40212	Shotgun	113	1074	4	2	1	0	10000	9000	5/6/14	2	.6
2932 Slevin St, Louisville, KY 40212	Shotgun	94	979	4	2	1	0	8000	10157	5/15/14	12	.7
2825 Slevin St, Louisville, KY 40212	Shotgun	104	1114	4	2	1	0	14900	15600	5/29/14	12	.3

Please supply comps even if distance is a factor. Explain any absence of available comps, i.e., no sales, etc.:
 All comps are in the same area and in the same condition as the subject.

PROPERTY VALUES

For Ninety (90) Day Market Period: _____
 10000

 For Thirty (30) Day Market Period: _____
 8000

As Is Condition: **\$10000**
 Repaired: **\$25000**
 Quick Sale: **\$8000**
 Recommended List Price: **\$15900**

MARKETABILITY

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

Condition and area. cash sale only.

What are the positives/negatives of the property?

Property is in poor condition and is in a high crime area.

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

All comps are in the same area and in the same condition as the subject.

Note specific items that could be a potential problem:

condition

Checklist of Damages

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

Property is board. No copper.

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

None visible

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

Yes No **If yes, Where?**

None visible

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

None visible

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

Doors boarded

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

Yes No **If yes, Where?**

copper

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

Yes No **If yes, Where?**

Age unk. Needs to be replaced.

Is this home boarded? :

Yes No **If yes, Where?**

doors

Digital Photo Addendum



Comparable Properties



©2014 Listing Broker

active 1



©2014 Listing Broker

active 2



©2014 Listing Broker

active 3



sold 1



sold 2



sold 3