



BROKER PRICE OPINION

BORROWER: _____
 LOAN #: _____

Property Address: 425 N 34th St City: Louisville State: KY Zip Code: 40212

The above premises was inspected on: 9/23/2013 by: Jerry L Thomas

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

Details: The exterior appears to be in average condition well maintained with no repairs noticed at the time of the inspection.

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

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 \$32000 Low \$5000

Number of houses in Direct Competition with Subject: 25 Number of sales in the past 6 months: 50

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 34th St | Bungalow | 66 | 813 | 4 | 2 | 1 | 0 | Not listed | | |

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 |
|---------------------------------|-----------------|-----------|-------------|----------|----------|----------|----------|--------------|----------------|----------------|-----------------|
| 322 N 36th St | Bungalow | 62 | 700 | 4 | 2 | 1 | 0 | 27738 | 7/22/13 | 63 | .15 |
| 3507 W Muhammad Ali Blvd | Bungalow | 60 | 912 | 4 | 2 | 1 | 0 | 32000 | 4/30/13 | 149 | .71 |
| 404 N 35th St | Bungalow | 92 | 1000 | 5 | 3 | 1 | 0 | 35000 | 8/27/13 | 28 | .12 |

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 |
|---------------------------------|-----------------|-----------|-------------|----------|----------|----------|------------|--------------|--------------|----------------|----------------|-----------------|
| 404 N 38th St | Bungalow | 86 | 769 | 4 | 2 | 1 | 0 | 26500 | 26500 | 9/12/13 | 1 | .32 |
| 124 NE Longworth Ave | Bungalow | 89 | 1330 | 5 | 3 | 2 | 0 | 28000 | 28500 | 8/27/13 | 22 | .93 |
| 2903 Rowan St | Bungalow | 86 | 1126 | 4 | 2 | 1 | 2ga | 33000 | 30000 | 5/31/13 | 10 | .47 |

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: **\$28000**

Repaired: **\$28000**

For Thirty (30) Day Market Period: _____

Quick Sale: **\$23000**

Recommended List Price: **\$33900**

MARKETABILITY

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

High REO activity in this market area _____

What are the positives/negatives of the property? _____

The subject appears to be well maintained with some exterior updates. No basement or garage, busy street and close to interstate. _____

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

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

Note specific items that could be a potential problem: _____

Submitted By: **Jerry L Thomas** Company: **Cornerstone Group Realtors**

Phone: 502-541-8994 Fax: _____

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 but appears to be in good condition. No patches noticed.

Is this home boarded? :

Yes No x If yes, Where?