



Lien Investments I, LLC

For Internal Tax Ease use only Full BPO Drive By Price \$ 150.00

Broker Price Opinion/Drive By

Kassy Parsons
Agent

4/19/2012
Date

Client/Contact

Drive By Only? [checked] YES [] NO

WHAT DO YOU THINK SUBJECT PROPERTY WILL SELL FOR:

(Note: Cash only if condition is not financeable)

Table with 4 columns: Condition, LIST \$, and SELL \$. Rows include 'Within 30 days Quick Sale', 'Within 60-90 days AS-IS', 'Within 60-90 days with repairs', and 'Monthly Rental Amount'.

Lot Size/ Acreage: 1.0

Does the property have access to a water supply? yes

Subject Property: (IF LISTED, PLEASE GAIN ACCESS)

OVERALL CONDITION: [] Good [checked] Fair [] Poor

Table with 9 columns: List Date, Address, Bdrm, Bath, Age, Sq. Ft., List Price, DOM, Comments. Includes a detailed feature table with rows for TYPE, CARPET, GARAGE, FENCE, PATIO and columns for KITCHEN, FIREPLACE, EXTERIOR, POOL/SPA, HOA DUES, DINING RM, FOUNDATION, ZONING, ADD'L FEAT., HEAT, VIEW, WELL/SEPTIC, TRACT NAME.

Please describe any other structures located on the property:

Directions to Property: Access to Property: yes driveway.

A. IS PROPERTY OCCUPIED? [checked] YES [] NO (In doubt? Call electric co. to see if power is on)

If NO, was the property re-keyed? [] YES [] NO

B. List the positive features of the subject property which will improve marketability:

This is a very nice level lot. The home seems to be well maintained

C. List the negative features of the property which will detract from the marketability and its market value (Attach Pictures):

The location of this property would be a negative feature.

D. Describe any negative neighborhood trends:

There are some boarded homes in the area and some that need cleaned-up around them.

E. Other comments/recommendations:

This property is nice I would list higher then you expect to sell for and let someone make offer then bring price down.



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F. Regarding subject neighborhood:

- Property Values Are: Increasing Stable Declining
 Supply of Property: Increasing Stable Declining
 Listings in Competition: Zero to five Six to ten More than ten

G. ESTIMATE OF REPAIRS: (If drive by – estimate exterior items)

ITEM	LOCATION	Replace	Repair	Damaged	Missing	Worn	Agents Estimate
Would Not Repair		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$
		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$
		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$
		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$
		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$
		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$

H. Comparables

Current Listings (3 Most Comparable)

List Date	Address	Bdrm	Bath	Age	Sq. Ft.	List Price	DOM	Comments (Condition, Amenities, etc.)
12/09/2011	1740 KY Rt 689 Flat Gap Ky	3	1	1972	964	\$ 40,000	133	This home is in better locations than subject home.
04/05/2012	920 River Front Rd Lovely KY	2	1	1979	1019	\$ 44900	15	This home is in similiar location but is brick home which brings value up.
04/09/2012	613 Ball Park Frk Rd Pinsonfork, KY	3	1	1968	1114	\$ 55000	11	This is a nice home better location.

Sold Within Last 12 Months (3 Most Comparable)

List Date	Address	Bdrm	Bath	Age	Sq. Ft.	List Price	DOM	Comments (Condition, Amenities, etc.)
06/30/2011	100 Hunter Br Rd 1 Printer, KY	3	1	1980	1200	\$ 40,000 20,000	27	This was a foreclosure property good price to compare to.
11/15/2011	694 Hwy 644 Louisa KY	3	1	1981	967	\$ 39900	37	This home is in more desirable location.
04/29/2010	819 S Hwy 3 Louisa KY	3	1	1988	1107	\$ 39900	365	This is a very nice well landscaped property. Also in better location.



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CHECKLIST OF DAMAGES

Property Address: 689 Colwell Frk Rd
City: Busby State: Kentucky ZIP: 41723

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? _____

Are there any walls with holes larger than a quarter? YES NO If YES, where? _____

Are there any broken windows? YES NO If YES, where? _____

Are there any broken doors? YES NO If YES, where? _____

Are there any stains, bleach marks or burns on the carpet, linoleum or other floor coverings? YES NO If YES, where? _____

Are there any tears or holes in the carpet, linoleum or other floor coverings? YES NO If YES, where? _____

Is there any missing carpet? YES NO If YES, where? _____

Are there water marks on the ceiling or walls? YES NO If YES, where? _____

Is there any torn, ripped or partially removed wallpaper or other wall coverings? YES NO If YES, where? _____

Does anything appear to be missing? (i.e., built in appliances, cabinets, interior doors, water heater) YES NO If YES, where? _____

Approximate age of roof: unknown

Does there appear to be any damage to the roof? YES NO If YES, where? _____

Any additional information that is necessary not covered above?
Driveby Only