

## BROKER PRICE OPINION

**Stock #POW300156**

**Parcel #004-00-00-004.03**

Property Address: 1680 Viridin Ridge Rd City: Clay City State: KY Zip Code: 40312

The above premises was inspected on: 08/13/2014 by: Cassandra Adams

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: The subject appears to be maintained at a marketable level and is appropriate for the area. Average access to small town amenities.

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

Lawn care	\$500
	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$

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 \$35000 Low \$120000

Number of houses in Direct Competition with Subject: 2 Number of sales in the past 6 months: 15

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>1680 Viridin Ridge Rd Clay City KY</b>	<b>MH</b>	<b>17</b>	<b>1560</b>	<b>5</b>	<b>3</b>	<b>2</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>208 Rockwood Dr Mt Vernon KY</b>	<b>MH</b>	<b>17</b>	<b>1600</b>	<b>5</b>	<b>3</b>	<b>3</b>	<b>0</b>	<b>54500</b>	<b>07/25/14</b>	<b>22</b>	
<b>20 Connection St Mt Vernon KY</b>	<b>MH</b>	<b>12</b>	<b>1525</b>	<b>5</b>	<b>3</b>	<b>2</b>	<b>0</b>	<b>55000</b>	<b>02/26/14</b>	<b>174</b>	
<b>121 Derby Dr Mt Sterling, KY</b>	<b>MH</b>	<b>17</b>	<b>1568</b>	<b>5</b>	<b>3</b>	<b>2</b>	<b>0</b>	<b>55000</b>	<b>04/08/14</b>	<b>129</b>	

### 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
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1798 Poosey Ridge Rd Richmond KY	MH	11	1768	5	3	2	0	47000	40550	04/07/14	56	
345 Clear Creek Rd Irvine KY	MH	14	1650	5	3	2	0	55000	55000	05/30/14	260	
4175 Scaffold Cane Rd Mt Vernon KY	MH	12	1768	6	4	2	0	65000	60000	04/25/14	384	

The subject is located in a very rural area with no comps listed within a 1 mile radius of the subject location. The radius was incrementally increased until similar units were located. No other units are available within a closer proximity.

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**PROPERTY VALUES**

For Ninety (90) Day Market Period:	<u>55000</u>	As Is Condition:	<u>\$55000</u>
		Repaired:	<u>\$55000</u>
For Thirty (30) Day Market Period:	<u>50000</u>	Quick Sale:	<u>\$45000</u>
		Recommended List Price:	<u>\$60000</u>

**MARKETABILITY**

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

The local real estate market is slow with decreasing price and increasing inventory levels. The economic forecast for the area is neutral while the local unemployment rate remains higher than historical averages. This market has a limited number of similar units that have been listed and/or sold recently. The units selected are the best comps available among the units.

What are the positives/negatives of the property?

The subject presented no specific positives/negatives, special concerns, encroachments, easements, water rights, environmental concerns, flood zones, etc that impact the subject value in either a positive or negative manner.

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

Comparable amenities and appeal contribute to the overall similar attributes of the unit. The comparable is in a similar rural area with a comparable effective, size, age and design

Note specific items that could be a potential problem:

No problems

### 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 x **If yes, Where?**

Unable to assess from drive by.

**Is this home boarded? :** no

Yes  No x **If yes, Where?**

# Digital Photo Addendum



Subject Front



Street view



Street view 2



Across from Subject



Neighboring mailbox



Subject right- heavily tree line



Gated- unable to get through

## Comparable Properties



List1



List2



List 3



Sale1



Sale2



Sale3

