

## BROKER PRICE OPINION

Stock # **OHMNTOV000027**

Parcel # **K46 00214 0004**

Property Address: 320 N Main Street City: Miamisburg State: OH Zip Code: 45342

The above premises was inspected on: April 24, 2015 by: Bettina Riggins

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: \_\_\_\_\_

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

Front Posts	\$1,500
Missing Siding (front)	\$2,500
Concrete - Steps	\$3,000
Exterior Painting - Trim	\$1,000
	\$
	\$
	\$
	\$
	\$
	\$

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 \$ \_\_\_\_\_ Low \$ \_\_\_\_\_

Number of houses in Direct Competition with Subject: \_\_\_\_\_ Number of sales in the past 6 months: \_\_\_\_\_

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>320 N. Main Street</b>	<b>2-Story</b>	<b>110</b>	<b>2040</b>	<b>9</b>	<b>5</b>	<b>3</b>	<b>None</b>	<b>n/a</b>	<b>n/a</b>	<b>n/a</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>301 N 1st Street</b>	<b>2 Story</b>	<b>96</b>	<b>1980</b>	<b>10</b>	<b>4</b>	<b>2</b>	<b>None</b>	<b>54,900</b>	<b>2/9/15</b>	<b>79</b>	<b>.14</b>
<b>421-423 N 4th Street</b>	<b>2 Story</b>	<b>113</b>	<b>2002</b>	<b>10</b>	<b>4</b>	<b>2</b>	<b>None</b>	<b>59,900</b>	<b>1/23/15</b>	<b>96</b>	<b>.93</b>
<b>316 E Pease Avenue</b>	<b>2 Story</b>	<b>95</b>	<b>2056</b>	<b>10</b>	<b>4</b>	<b>3</b>	<b>None</b>	<b>68,700</b>	<b>12/1/15</b>	<b>347</b>	<b>3.21</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
950 E Linden Avenue	2 Story	67	1832	8	4	3	1-att	85,000	72,000	11/24/14	45	1.13
810 Linden East Avenue	2 Story	95	1853	9	2	1.5	2-det	119,000	110,000	12/05/14	39	1.0
616 E Linden Avenue	2 Story	100	1970	8	4	2	1-det	120,000	117,000	9/5/14	147	.89

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: 75,000

As Is Condition: \$75,000

Repaired: \$ 90,000

For Thirty (30) Day Market Period: 60,000

Quick Sale: \$60,000

Recommended List Price: \$75,000

### MARKETABILITY

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

Current market condition that may affect the sale of this home may be price. All financing may available with some conditions for FHA.

What are the positives/negatives of the property?

Location is a positive for this property. Near downtown Miamisburg. Current condition of property may be somewhat negative because it needs some TLC.

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

Difficult to gather comps. Expanded parameters to 5 mile radius, and 12 months sold. Parameters were expanded to include multi-family and single family properties with similar size, style and age. There limited number of properties.

Note specific items that could be a potential problem:

There are no specific items that could be a potential problem.

## Checklist of Damages

**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 broken doors?:** Yes  No  **If yes, Where?**

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

Yes  No  **If yes, Where?**

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

Yes  No  **If yes, Where?**

Did not note any damage to roof

**Is this home boarded? :**

Yes  No  **If yes, Where?**

# Digital Photo Addendum



Subject Property: 320 N. Main Street – Side



Subject Property: 320 N. Main Street – Front



Subject Property: 320 N. Main Street – Address Verification



Subject Property: 320 N. Main Street – Street View



Subject Property: 320 N. Main Street – Side View

## Comparable Properties



Listing Comparable #1: 950 E. Linden Street



Listing Comparable #2: 810 E. Linden Street



Listing Comparable #3: 616 E. Linden Street





Sold Comparable #1: 301 N. 1<sup>st</sup> Street



Sold Comparable #2: 423-425 N. 4<sup>th</sup> Street



Sold Comparable #3: 316 E. Pease Avenue