

BROKER PRICE OPINION

Stock # LAW300037

Parcel #069-00-00-007.00

Property Address: 780 AshBranch Rd City: Louisa State: KY Zip Code: 41230

The above premises was inspected on: 01/26/2015 by: Donna Maynard

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 located in a very rural area. Sits near the road with little front yard space. It is an older home but clean and has potential.

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 \$34,500 Low \$19,000

Number of houses in Direct Competition with Subject: 0 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 |
|--|--------------|-------------|------------|----------|----------|----------|----------|------------|------------|------------|
| 780 ASHBRANCH RD LOUISA, KY 41230 | RANCH | 1987 | 768 | 5 | 2 | 1 | 2 | N/A | N/A | N/A |

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 |
|--|----------------------------|------------|------------|----------|----------|----------|----------|---------------|-------------------|----------------|-----------------|
| 4019 Circleview Ashland, KY 41101 | Single Family/Ranch | n/a | 672 | 4 | 2 | 1 | 0 | 24,900 | 12/22/2011 | 1131 | 39 miles |
| 2218 Griffith St. Ashland, KY 41101 | Cottage/Single | 50 | 824 | 5 | 2 | 1 | 0 | 27,500 | 7/18/2014 | 192 | 40 miles |
| 101 Gobblers Knob Louisa, KY 41230 | Single Fam/Ranch | 16 | 864 | 4 | 2 | 1 | 0 | 69,900 | 9/19/2014 | 130 | 17 miles |

CLOSED PROPERTIES

| | | | | | | | | | | | | |
|---|--------------------------------|--------------------------|--------------|------------|------------|--------------|-----------------|------------------------|------------------------|--------------------------|--------------------------|--------------------------------|
| Competitive Sales 3609 Lark Street Cattlettsburg, KY 41129 | Style Single fam/ cottage | Age 50+ | SQ FT 832 | # Rms 5 | # BRs 2 | # Baths 1 | Gar/ CP 0 | List Price \$23,900 | Sale Price \$19,000 | Date Closed 2/26/2014 | Days on Market 104 | Prox to Subject 35 miles |
| 500 Blackburn Ave Ashland, KY 41101 | Single fam/ Ranch | Unk now n | 1056 | 4 | 2 | 1 | 0 | \$29,900 | \$26,000 | 9/8/2014 | 129 | 41 miles |
| 2028 3rd Circle Prospect Ashland, KY 41101 | Single Fam/ Cottage | Unk now n | 725 | 5 | 2 | 1 | 0 | \$37,900 | \$34,500 | 1/29/2014 | 153 | 41 miles |

Please supply comps even if distance is a factor. Explain any absence of available comps, i.e., no sales, etc.:

The subject is located in a very rural area. It was necessary for me to go out in distance and back in time to get appropriate comps for this report. The subject's market area is very slow right now providing no comps within the immediate area for me to use.

PROPERTY VALUES

For Ninety (90) Day Market Period: 25,000

For Thirty (30) Day Market Period: \$27,000

As Is Condition: \$23,000

Repaired: \$23,000

Quick Sale: \$20,000

Recommended List Price: \$29,500

MARKETABILITY

What current market conditions will affect the sale of the home? Available financing?
The market conditions are very slow right now. There is very little market activity in this county. This property is in a very rural area limiting the comps available for use.

What are the positives/negatives of the property? This an older home that has not been updated on the exterior. Property is very clean and has plenty of potential for updates or ad-ons.

How do the comps that were used compare to the subject? The comps are within 15 % of average square footage, have basically the same amount of rooms, bathrooms, etc. and they are the same style of homes.

Note specific items that could be a potential problem:
This property has a very little front yard and is in very close proximity to the main road.

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?**

Appox. 26 years Condition is ok. Would need closer and further inspection to determine if repairs are needed.

Is this home boarded? :
Yes No **If yes, Where?**

Digital Photo Addendum



Comparable Properties



listing 1



listing 2



listing 3



sold 1



sold 2



sold 3