

Price Opinion (BPO)

Updated Exterior Only

DATE 11-29-13
Date Format (00/00/00)

ASSET NUMBER: _____ SALES REPRESENTATIVE: _____
PROPERTY ADDRESS: SOUTHWEST US HIGHWAY 221
GREENVILLE FL 32331
FIRM NAME: _____
PHONE NO. _____
PARCEL NO. _____

I. GENERAL MARKET CONDITIONS

Current market condition: Depressed Slow Stable Improving Excellent
Employment conditions: Declining Stable Increasing
Market price of this type property has: Decreased 10 % in past 12 months
 Increased _____ % in past _____ months
 Remained stable
Estimated percentages of owner vs. tenants in neighborhood: _____ 98 % owner occupant _____ 2 % tenant
There is a Normal supply oversupply shortage of comparable listings in the neighborhood
Approximate number of comparable units for sale in neighborhood: 9
No. of competing listings in neighborhood that are REO or Corporate owned: 3
No. of boarded or blocked-up homes: 0
Location Description: Suburban Urban Rural
New Construction: Yes No
Incentives Offered: Yes No

Comments:

Subject is vacant timber land with a swamp that takes up approximately 1/2 of the total acreage. It is located in a rural area, near a train track, neighborhood and not far from an interstate Highway. It is adjacent to the other lot US Marshalls will have for sale. Most likely purchaser would be a owner occupant to build or place a mobile home. Few sold comps in the last 6 months. Average DOM is over 535 days.

II. SUBJECT MARKETABILITY

Range of values in the neighborhood is \$ _____ to \$ _____
The subject is an over improvement under improvement Appropriate improvement for the neighborhood.
Normal marketing time in the area is: 30 days 60 days 90 days 120 days 150 days 180 days
Are all types of financing available for the property? Yes No If no, explain _____
Has the property been on the market in the last 12 months? Yes No If yes, How Long? _____
If yes, \$ _____ list price (include MLS printout)
To the best of your knowledge, why did it not sell? _____
Unit Type: single family detached condo co-op mobile home
 single family attached townhouse modular land only
If condo or other association exists: Fee \$ monthly annually Current? Yes No Fee delinquent? \$ _____
The fee includes: Insurance Landscape Pool Tennis Other _____
Association Contact: Name: _____ Phone No.: _____
If HOA exists: Fee \$ monthly annually Current? Yes No Fee delinquent? \$ _____
HOA Contact: Name: _____ Phone No.: _____
If Management Company exists: Fee \$ monthly annually Current? Yes No Fee delinquent? \$ _____
Management Company: Name: _____ Phone No.: _____
Agent believes subject property is Vacant Occupied
Agent believes subject property is Favorable Neutral Unfavorable
Subject property has basement? Yes No
If subject property is Mobile Home, is it Attached to foundation? Yes No
Owner Pride Good Average Below Average
Does Agent feel there would be a resale problem? Yes No
Agent resale comments:

Location and amount of useable/marketable land may limit size of available buyer pool. Lots of vacant land available. US Marshalls has this and another lot together that they might want to consider selling as a package deal.

*** Blue fields can be filled out, pink fields are required and gray fields are pre-populated (read only).

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III. COMPETITIVE CLOSED SALES			
ITEM	SUBJECT		
Address	SOUTHWEST US HIGHWAY 221		
City	GREENVILLE		
State	FL		
Postal Code	32331		
On Original BPO	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Basement	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Prox. to Subject (miles)			
List Price	\$ 0		
Sale Price	\$ 0		
Price/Gross Living Area	\$ 0 Sq.Ft.		
Data Source	Tax Records		
Sale Date			
Days on Market			
VALUE ADJUSTMENTS	DESCRIPTION		
Sales or Financing Concessions			
Leasehold/Fee Simple	Fee Simple		
Site	Rural		
Design and Appeal	Vacant Land		
Quality of Construction	N/A		
Age	1000		
Condition	Good		
Above Grade Room Count	Total	Bdms	Baths
	0	0	0
Gross Living Area	0 Sq.Ft.		
Lot Size	10.88		
Basement & Finished Rooms Below Grade	0		
Functional Utility	Good		
Heating/Cooling	None		
Energy Efficient Items	None		
Garage/Carport	0		
Porches, Patio, Deck Fireplace(s), etc.	None		
Fence, Pool, etc.	None		
Location	<input type="checkbox"/> Good <input checked="" type="checkbox"/> Avg <input type="checkbox"/> Fair <input type="checkbox"/> Poor		
Lot Characteristics	<input type="checkbox"/> Good <input type="checkbox"/> Avg <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Poor		
View	<input type="checkbox"/> Good <input checked="" type="checkbox"/> Avg <input type="checkbox"/> Fair <input type="checkbox"/> Poor		
Floor Plan Utility	<input type="checkbox"/> Good <input checked="" type="checkbox"/> Avg <input type="checkbox"/> Fair <input type="checkbox"/> Poor		
Ext Condition's Appeal	<input checked="" type="checkbox"/> Good <input type="checkbox"/> Avg <input type="checkbox"/> Fair <input type="checkbox"/> Poor		
Int Condition's Appeal	<input checked="" type="checkbox"/> Good <input type="checkbox"/> Avg <input type="checkbox"/> Fair <input type="checkbox"/> Poor		
Overall Rating Compared	<input type="checkbox"/> Good <input checked="" type="checkbox"/> Avg <input type="checkbox"/> Fair <input type="checkbox"/> Poor		
Other	None		
Net Adj. (total)			
Adjusted Sales Price of Comparable			
Sale # 1 Inspected?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Sale # 2 Inspected?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Sale # 3 Inspected?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		

IV. MARKETING STRATEGY

As-is Minimal Lender Required Repairs Repaired

* Most Likely Buyer: 1st Time Buyer Move Up Buyer Investor Seller Assisted

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