

BROKER PRICE OPINION – RESIDENTIAL LAND PROPERTY

SUBJECT PROPERTY DESCRIPTION

PROPERTY ADDRESS: 16458 East Nosey Ave, Sustina, AK 99653

[REDACTED]		ORDER NUMBER: [REDACTED]
SUBJECT APN / ID #: 3082B04L001		BORROWER/OWNER: [REDACTED]
PROPERTY TYPE: <input checked="" type="checkbox"/> 1 lot <input type="checkbox"/> 2 lots <input type="checkbox"/> 3 lots <input type="checkbox"/> 4 lots		HOA FEE: \$0/
DATE OF REPORT: 11/22/2013	DATE ORDERED: 11/4/2013	DATE DUE: 11/15/2013
INSPECTION DATE: 11/18/2013	DATE OF VALUE: 11/22/2013	

SUBJECT CHARACTERISTICS

ARE THERE ITEMS THAT REQUIRE *IMMEDIATE* ATTENTION/ACTION? ☐ Yes ☒ No

TITLE/LEGAL ISSUES? ☐ Yes ☒ No

DO ANY ENVIRONMENTAL ISSUES AFFECT THE VALUE OF THE PROPERTY? ☐ Yes ☒ No

IF YES, TO ANY OF THE ABOVE PLEASE PROVIDE EXPLANATION: Unknown, Structure not visible from Street.

NEIGHBORHOOD CHARACTERISTICS

PROPERTY VALUES (Check One): <input type="checkbox"/> Increasing <input type="checkbox"/> Stable <input type="checkbox"/> Declining	PREDOMINANT OCCUPANCY: <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant
TYPICAL MARKETING TIME IN THE AREA FOR SIMILAR PROPERTIES IS: <input type="checkbox"/> Under 3 Mos. <input type="checkbox"/> 3-6 Mos. <input type="checkbox"/> 6-9 Mos. <input type="checkbox"/> 9-12 Mos. <input checked="" type="checkbox"/> Over 12 Mos.	VACANCY RATE: <input type="checkbox"/> 0-5% <input type="checkbox"/> 5-10% <input type="checkbox"/> 10-20% <input type="checkbox"/> 20%+
NO. OF ACTIVE LISTINGS IN THE NEIGHBORHOOD:	PRICE RANGE OF ACTIVE LISTINGS IN NEIGHBORHOOD: \$ to \$

COMMENTS:

FINANCING AND LISTING HISTORY

ARE ALL TYPES OF FINANCING AVAILABLE FOR THE SUBJECT? ☐ YES ☒ NO

HAS SUBJECT BEEN LISTED FOR SALE IN PAST 12 MONTHS? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	PRIOR LIST PRICE: \$	DAYS ON MARKET:
IS SUBJECT CURRENTLY LISTED FOR SALE? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	CURRENT LIST PRICE: \$	DAYS ON MARKET:
NAME OF LISTING BROKER, SALESPERSON, OR FIRM:		PHONE:

PRICE ESTIMATION

[REDACTED]	[REDACTED]
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COMPETITIVE LISTINGS

ITEM	SUBJECT	[REDACTED]	[REDACTED]	[REDACTED]			
Address	16458 East Nosey Ave, Sustina, AK 99653	[REDACTED]	[REDACTED]	[REDACTED]			
Proximity to Subject	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]			
Current List Price	\$	[REDACTED]	[REDACTED]	[REDACTED]			
Current List Date		[REDACTED]	[REDACTED]	[REDACTED]			
Original List Price	\$	[REDACTED]	[REDACTED]	[REDACTED]			
Original List Date		[REDACTED]	[REDACTED]	[REDACTED]			
Data Source/Verificat.	MLS	[REDACTED]	[REDACTED]	[REDACTED]			
VALUE ADJUSTMENTS (use the following codes for the adjustments: S=Superior E=Equal I=Inferior U=Unknown)							
DESCRIPTION	DESCRIPTION	DESCRIPTION	ADJ CODE	DESCRIPTION	ADJ CODE	DESCRIPTION	ADJ CODE
Location	Willow	[REDACTED]	●	[REDACTED]	●	[REDACTED]	●
Site/Lot Size	9 Acres	[REDACTED]	●	[REDACTED]	●	[REDACTED]	●
Units	1	[REDACTED]	●	[REDACTED]	●	[REDACTED]	●
Site View/Amenities		[REDACTED]	●	[REDACTED]	●	[REDACTED]	●
Site Improvements	1152	[REDACTED]	●	[REDACTED]	●	[REDACTED]	●
well		[REDACTED]	●	[REDACTED]	●	[REDACTED]	●
Electric		[REDACTED]	●	[REDACTED]	●	[REDACTED]	●
		[REDACTED]	●	[REDACTED]	●	[REDACTED]	●
Overall Rating/Est. \$ Value of Adjustments	[REDACTED]	[REDACTED]		[REDACTED]		[REDACTED]	
Indicate Property Most Comparable to Subject (Check One)		<input type="checkbox"/>		<input checked="" type="checkbox"/>		<input type="checkbox"/>	

CLOSED SALES

ITEM	SUBJECT	[REDACTED]	[REDACTED]	[REDACTED]			
Address	16458 East Nosey Ave, Sustina, AK 99653	[REDACTED]	[REDACTED]	[REDACTED]			
Proximity to Subject	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]			
Original List Price	\$	[REDACTED]	[REDACTED]	\$			
List Price When Sold		[REDACTED]	[REDACTED]	\$			
Sale Price		[REDACTED]	[REDACTED]	\$			
Sale Date		[REDACTED]	[REDACTED]				
Days on Market		[REDACTED]	[REDACTED]				
Data Source/Verificat.		[REDACTED]	[REDACTED]				
VALUE ADJUSTMENTS (use the following codes for the adjustments: S=Superior E=Equal I=Inferior U=Unknown)							
DESCRIPTION	DESCRIPTION	DESCRIPTION	ADJ CODE	DESCRIPTION	ADJ CODE	DESCRIPTION	ADJ CODE
Sales or Financing Concessions		[REDACTED]	●	[REDACTED]	●		
Location	Willow	[REDACTED]	●	[REDACTED]	●		
Site/Lot Size	9 Acres	[REDACTED]	●	[REDACTED]	●	Sq. Ft.	
Units	1	[REDACTED]	●	[REDACTED]	●		
Site View/Amenities		[REDACTED]	●	[REDACTED]	●		
Site Improvements	1152	[REDACTED]	●	[REDACTED]	●		
well		[REDACTED]	●	[REDACTED]	●		
Electric		[REDACTED]	●	[REDACTED]	●		
		[REDACTED]	●	[REDACTED]	●		
Overall Rating/Est. \$ Value of Adjustments	[REDACTED]	[REDACTED]		[REDACTED]		\$	
Indicate Property Most Comparable to Subject (Check One)		<input checked="" type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	