

BROKER PRICE OPINION

Stock # **11FLMARGL000137**Parcel # **0724900500**Property Address: **NW 135th Street** City: **Reddick** State: **FL** Zip Code: **32686**The above premises was inspected on: **4/21/2014** by: **Ray Casali - Avenue 1 Realty Group LLC**The property was: ☒ Vacant ☐ OccupiedIs the exterior in good repair? ☒ Yes ☐ No Is the house & yard free from debris? ☐ Yes ☐ NoHas the property been boarded, screened, or otherwise secured? ☐ Yes ☒ No Keybox ☐ Yes ☒ NoHas the property been vandalized? ☐ Yes ☒ NoIs there an HOA on this property? ☐ Yes ☒ No

Details:

Subject is a vacant lot surrounded by horse farms. No demographics to speak of. Very rural area. For sale sign. Not a buildable lot.

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

N/A	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$

☒ Color Exterior/Interior Photos Attached

NEIGHBORHOOD DATA

Property Values:	<input type="checkbox"/> Increasing	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable
Supply/Demand:	<input type="checkbox"/> Shortage	<input type="checkbox"/> Abundance	<input checked="" type="checkbox"/> Normal
Marketing Time:	<input type="checkbox"/> Under 3 Months	<input type="checkbox"/> 4 - 6 Months	<input checked="" type="checkbox"/> Over 6 Months

Price Range: (Neighborhood) High **\$150,000** Low **\$2,500**Number of houses in Direct Competition with Subject: **7** Number of sales in the past 6 months: **3**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
NW 135th Street	1 acre									

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
16939 NW Gainesville Rd	0.38							\$4,200	5/2/14	16	2.1 mi
9 NW 148th Ln	1.45							\$19,900	2/22/13	450	1.9 mi
NW 122nd Ter	5.84							\$32,000	3/24/14	55	1.3 mi

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
NE 21st St, Anthony	0.94							\$10,000	\$10,000	3/31/14	27	4.73 mi
NE 22nd Ct, Anthony	0.67							\$22,000	\$8,700	4/17/14	14	6.04 mi

NW 17 th Cir, Ocala	0.75							\$19,000	\$17,000	3/31/14	122	5.35 mi
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Please supply comps even if distance is a factor. Explain any absence of available comps, i.e., no sales, etc.:

Best available comps used. Due to a lack of comparables in the immediate area, search was expanded to neighboring areas that are comparable in demographics.

PROPERTY VALUES

For Ninety (90) Day Market Period:	<u>\$11,000</u>	MVR:	<u>\$11,000</u>
		Repaired:	<u>\$11,000</u>
For Thirty (30) Day Market Period:	<u>\$8,000</u>	Quick Sale:	<u>\$8,000</u>
		Recommended List Price:	<u>\$14,900</u>

MARKETABILITY

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

Most likely buyer will be a cash buyer.

What are the positives/negatives of the property?

Rural area.

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

Best comps used.

Note specific items that could be a potential problem:

Unknown HOA.

Checklist of Damages

Is there any vandalism?: Yes ☐ No ☐ If yes, Where?

n/a

Is there any graffiti?: Yes ☐ No ☐ If yes, Where?

n/a

Is there any damage that appears to be caused by an act of nature?:

Yes ☐ No ☐ If yes, Where?

n/a

Are there any broken windows?: Yes ☐ No ☐ If yes, Where?

n/a

Are there any broken doors?: Yes ☐ No ☐ If yes, Where?

n/a

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

Yes ☐ No ☐ If yes, Where?

n/a

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

Yes ☐ No ☐ If yes, Where?

n/a

Is this home boarded? :

Yes ☐ No ☐ If yes, Where?

n/a

Digital Photo Addendum
NW 135th Street
Reddick, FL 32686



Front



Side/Street View

Comparable Properties



List comp 1



List comp 2



List comp 3



Sold comp 1



Sold comp 2



Sold comp 3