BROKER PRICE OPINION

Stock # 11FLMARGL000137

Parcel # 0724900500

Property Address:	NW 135 th Stree	<u>t</u>	City:		Re	ddick		State:	<u>FL</u> 2	Zip Cod	e: <u>32686</u>	
The above premises was inspe	cted on:	4/21/2014			by: <u>F</u>	Ray Cas	ali - Ave	nue 1 Real	lty Group I	LLC		
The property was:	✓ Vacant	Occup	ied									
Is the exterior in good repair?	Yes		No	Is the	e house &	& yard	free from	debris?	Ye	S	☐ No	
Has the property been boarded	l, screened, or other	wise secured	?		Yes	[⊠ No	Keybox	x Yes	No No		
Has the property been vandalis		\boxtimes	No									
Is there an HOA on this prope	rty? Yes	\boxtimes	No									
Details:								_				
Subject is a vacant 1									sale sign. N	Not a bu	ildable lot.	
Exterior repairs needed (in ord N/A	ler of importance) to	market prop	erty. C	ive a '	best kno	wledge	e" estimat	te of costs.	\$			
IN/A									\$			
									\$			
									\$			
									\$ \$			
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									\$			
Color Francisco (Lateria de Dis												
Color Exterior/Interior Ph	otos Attached	NEIGI	HROD	HOC	D DA'	ТА						
		MEIGI	прог	шос	D DA	IA						
Property Values:			☐ Increasing ☐ Declining ☐ Stable									
Supply/Demand:		\square S	☐ Shortage ☐ Abundance ☐ Normal									
Marketing Time:			Under 3 Months 4 - 6 Months Over 6 Months									
Drive Denger (Neighborhood)	II:ab \$150.00	0		Law	\$2.500							
Price Range: (Neighborhood) High \$150,000 Number of houses in Direct Competition with Subject:			Low \$2,500 Number of sales in the past 6 months: 3									
	•					11	uilibei oi	sales III ui	e past o mo	onuis	3	
Appraisal/Room count provide	ed by lender:] Yes	⊠ No									
		SUB.	JECT	PRO	PERT	Y						
Address	Style	e A	Age	SQ FT	# Rms	# BRs	# Baths	Gar/CP	List Price	List Da	ite Fin Terms	
NW 135 th Street	1 acr	·e										
Title Street	1 1101											
		CURREN	ТНО									
Competitive Listings	Style	Age	e SC	QFT#	Rms # BR	s # Bath	s Gar/CP	List Price	List Date	Days on Market	Prox to Subject	
16939 NW Gainesville Rd	0.38	<u> </u>						\$4,200	5/2/14	16	2.1 mi	
								+				
9 NW 148 th Ln	1.45	;						\$19,900	2/22/13	450	1.9 mi	
NW 122 nd Ter	5.84	ļ						\$32,000	3/24/14	55	1.3 mi	
		CLO	TED D	DAD	MDANII	re						
Competitive Sales	Style				ERTIF BRs # Ba		List Price	Sale Price	Date Closed	Days on	Prox to	
	Style	7.50	~ <		Bu	CP			2 270504	Market	Subject	
NE 21 st St, Anthony	0.94	1					\$10,000	\$10,000	3/31/14	27	4.73 mi	
NE 22 nd Ct, Anthony	0.67	7					\$22,000	\$8,700	4/17/14	14	6.04 mi	

r Thirty (30) Day Market Period:	KETABILITY	MVR: Repaired: Quick Sale: Recommended List Price:	\$11,000 \$11,000 \$8,000 \$14,900
MAR	KETABILITY	Recommended List Price:	
	Available financing?		
		Most likely buyer will be	e a cash buyer.
hat are the positives/negatives of the property?		Rural area.	
ow do the comps that were used compare to the subject?			
		Best comps used.	

0.75

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

\$19,000 \$17,000

122

5.35 mi

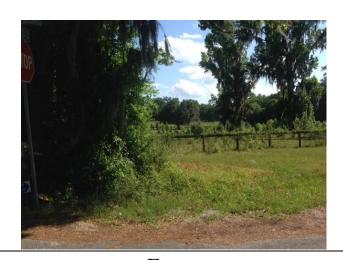
3/31/14

NW 17th Cir, Ocala

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 \(\sum \) No \(\sum \) 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 \(\sum \) No \(\sum \) 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