

Residential Broker Price Opinion (BPO)

This BPO is the Initial 2nd Opinion Updated Exterior Only

DATE 07-27-14

Date Format (DD/MM/YY)

ASSET NUMBER: _____ SALES REPRESENTATIVE: _____
PROPERTY ADDRESS: SBL123.27-1-5.2 CLIENT NAME: _____
JERUSALEM NY 14527 COMPLETE: _____
FIRM NAME: _____ NO. _____
PHONE NO. _____ EMAIL _____
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 _____ % in past _____ months
 Increased _____ % in past _____ months
 Remained stable
Estimated percentages of owner vs. tenants in neighborhood: _____ 80 % owner occupant _____ 20 % tenant
There is a Normal supply oversupply shortage of comparable listings in the neighborhood
Approximate number of comparable units for sale in neighborhood: _____ 0
No. of competing listings in neighborhood that are REO or Corporate owned: _____ 0
No. of boarded or blocked-up homes: _____ 0
Location Description: Suburban Urban Rural
New Construction: Yes No
Incentives Offered: Yes No
Comments:

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? 3 months
If yes, \$ 49500 list price (include MLS printout)
To the best of your knowledge, why did it not sell? 15% interest, ingress and egress
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:

Lot is very small and there is an uncertainty in terms of ingress and egress to the lot. Lot is located on a private drive. 15% interest is also a concern because prospects are uncertain as to who can use the boat slips and dock.

*** 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		COMPARABLE NUMBER 1		COMPARABLE NUMBER 2		COMPARABLE NUMBER 3	
Address SBL123.27-1-5.2								
City		JERUSALEM						
State		NY						
Postal Code		14527						
On Original BPO		<input type="checkbox"/> Yes <input type="checkbox"/> No		<input type="checkbox"/> Yes <input type="checkbox"/> No		<input type="checkbox"/> Yes <input type="checkbox"/> No		
Basement		<input type="checkbox"/> Yes <input type="checkbox"/> No		<input type="checkbox"/> Yes <input type="checkbox"/> No		<input type="checkbox"/> Yes <input type="checkbox"/> No		
Prox. to Subject (miles)		* Proximity		* Proximity		* Proximity		
List Price		\$		\$		\$		
Sale Price		\$		\$		\$		
Price/Gross Living Area		\$ Sq.Ft.		\$ Sq.Ft.		\$ Sq.Ft.		
Data Source		R235426		R216219		R216159		
Sale Date								
Days on Market								
VALUE ADJUSTMENTS		DESCRIPTION		DESCRIPTION		DESCRIPTION		
		- (+) Adjustment		- (+) Adjustment		- (+) Adjustment		
Sales or Financing Concessions								
Leasehold/Fee Simple								
Site								
Design and Appeal								
Quality of Construction								
Age								
Condition								
Above Grade Room Count		Total Bdrms Baths		Total Bdrms Baths		Total Bdrms Baths		
Gross Living Area		Sq.Ft.		Sq.Ft.		Sq.Ft.		
Lot Size								
Basement & Finished Rooms Below Grade								
Functional Utility								
Heating/Cooling								
Energy Efficient Items								
Garage/Carport								
Porches, Patio, Deck								
Fireplace(s), etc.								
Fence, Pool, etc.								
Location		<input type="checkbox"/> Good <input type="checkbox"/> Avg <input type="checkbox"/> Fair <input type="checkbox"/> Poor		<input type="checkbox"/> Good <input type="checkbox"/> Avg <input type="checkbox"/> Fair <input type="checkbox"/> Poor		<input type="checkbox"/> Good <input type="checkbox"/> Avg <input type="checkbox"/> Fair <input type="checkbox"/> Poor		
Lot Characteristics		<input type="checkbox"/> Good <input type="checkbox"/> Avg <input type="checkbox"/> Fair <input type="checkbox"/> Poor		<input type="checkbox"/> Good <input type="checkbox"/> Avg <input type="checkbox"/> Fair <input type="checkbox"/> Poor		<input type="checkbox"/> Good <input type="checkbox"/> Avg <input type="checkbox"/> Fair <input type="checkbox"/> Poor		
View		<input type="checkbox"/> Good <input type="checkbox"/> Avg <input type="checkbox"/> Fair <input type="checkbox"/> Poor		<input type="checkbox"/> Good <input type="checkbox"/> Avg <input type="checkbox"/> Fair <input type="checkbox"/> Poor		<input type="checkbox"/> Good <input type="checkbox"/> Avg <input type="checkbox"/> Fair <input type="checkbox"/> Poor		
Floor Plan Utility		<input type="checkbox"/> Good <input type="checkbox"/> Avg <input type="checkbox"/> Fair <input type="checkbox"/> Poor		<input type="checkbox"/> Good <input type="checkbox"/> Avg <input type="checkbox"/> Fair <input type="checkbox"/> Poor		<input type="checkbox"/> Good <input type="checkbox"/> Avg <input type="checkbox"/> Fair <input type="checkbox"/> Poor		
Ext Condition's Appeal		<input type="checkbox"/> Good <input type="checkbox"/> Avg <input type="checkbox"/> Fair <input type="checkbox"/> Poor		<input type="checkbox"/> Good <input type="checkbox"/> Avg <input type="checkbox"/> Fair <input type="checkbox"/> Poor		<input type="checkbox"/> Good <input type="checkbox"/> Avg <input type="checkbox"/> Fair <input type="checkbox"/> Poor		
Int Condition's Appeal		<input type="checkbox"/> Good <input type="checkbox"/> Avg <input type="checkbox"/> Fair <input type="checkbox"/> Poor		<input type="checkbox"/> Good <input type="checkbox"/> Avg <input type="checkbox"/> Fair <input type="checkbox"/> Poor		<input type="checkbox"/> Good <input type="checkbox"/> Avg <input type="checkbox"/> Fair <input type="checkbox"/> Poor		
Overall Rating Compared		<input type="checkbox"/> Good <input type="checkbox"/> Avg <input type="checkbox"/> Fair <input type="checkbox"/> Poor		<input type="checkbox"/> Good <input type="checkbox"/> Avg <input type="checkbox"/> Fair <input type="checkbox"/> Poor		<input type="checkbox"/> Good <input type="checkbox"/> Avg <input type="checkbox"/> Fair <input type="checkbox"/> Poor		
Other								
Net Adj. (total)								
Adjusted Sales Price of Comparable								
Sale # 1 Inspected?		<input type="checkbox"/> Yes <input type="checkbox"/> No		Comments:				
Sale # 2 Inspected?		<input type="checkbox"/> Yes <input type="checkbox"/> No		Comments:				
Sale # 3 Inspected?		<input type="checkbox"/> Yes <input type="checkbox"/> No		Comments:				

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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V. REPAIRS

Itemize ALL repairs needed to bring property from its present "as is" condition to average marketable condition in the neighborhood. Check those repairs you recommend that we perform for most successful marketing of the property.

* Insurable Damage? Y N

Item	Estimated Cost	Item	Estimated Cost
<input type="checkbox"/>	\$ _____	<input type="checkbox"/>	\$ _____
<input type="checkbox"/>	\$ _____	<input type="checkbox"/>	\$ _____
<input type="checkbox"/>	\$ _____	<input type="checkbox"/>	\$ _____
<input type="checkbox"/>	\$ _____	<input type="checkbox"/>	\$ _____
<input type="checkbox"/>	\$ _____	<input type="checkbox"/>	\$ _____

GRAND TOTAL FOR ALL REPAIRS \$ _____ 0

Estimated days to complete all repairs _____

VI. COMPETITIVE LISTINGS								
ITEM	SUBJECT	COMPARABLE NUMBER 1		COMPARABLE NUMBER 2		COMPARABLE NUMBER 3		
Address SBL123.27-1-5.2								
City		JERUSALEM						
State		NY						
Postal Code		14527						
Original List Price								
Days since last reduction								
On Original BPO		<input type="checkbox"/> Yes <input type="checkbox"/> No		<input type="checkbox"/> Yes <input type="checkbox"/> No		<input type="checkbox"/> Yes <input type="checkbox"/> No		
Basement		<input type="checkbox"/> Yes <input type="checkbox"/> No		<input type="checkbox"/> Yes <input type="checkbox"/> No		<input type="checkbox"/> Yes <input type="checkbox"/> No		
Prox. to Subject (miles)		* Proximity		Proximity		Proximity		
List Price		\$ _____		\$ _____		\$ _____		
List Date								
Price/Gross Living Area		\$ _____ Sq.Ft.		\$ _____ Sq.Ft.		\$ _____ Sq.Ft.		
Data and/or Verification Sources								
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) Adjustment	DESCRIPTION	+(-) Adjustment	DESCRIPTION	+(-) Adjustment	
Sales or Financing Concessions								
Days on Market								
Leasehold/Fee Simple		FULL INTEREST		INTEREST		FULL INTEREST		
Site								
Design and Appeal								
Quality of Construction								
Age								
Condition								
Above Grade	Total	Bdms	Baths	Total	Bdms	Baths	Total	
Room Count								
Gross Living Area	Sq.Ft.		Sq.Ft.		Sq.Ft.		Sq.Ft.	
Lot Size	50							
Basement & Finished Rooms Below Grade								
Functional Utility								
Heating/Cooling								
Energy Efficient Items								
Garage/Carport								
Porches, Patio, Deck								
Fireplace(s), etc.								
Fence, Pool, etc.								
Location	<input type="checkbox"/> Good <input type="checkbox"/> Avg <input type="checkbox"/> Fair <input type="checkbox"/> Poor	<input type="checkbox"/> Good <input type="checkbox"/> Avg <input type="checkbox"/> Fair <input type="checkbox"/> Poor		<input type="checkbox"/> Good <input type="checkbox"/> Avg <input type="checkbox"/> Fair <input type="checkbox"/> Poor		<input type="checkbox"/> Good <input type="checkbox"/> Avg <input type="checkbox"/> Fair <input type="checkbox"/> Poor		
Lot Characteristics	<input type="checkbox"/> Good <input type="checkbox"/> Avg <input type="checkbox"/> Fair <input type="checkbox"/> Poor	<input type="checkbox"/> Good <input type="checkbox"/> Avg <input type="checkbox"/> Fair <input type="checkbox"/> Poor		<input type="checkbox"/> Good <input type="checkbox"/> Avg <input type="checkbox"/> Fair <input type="checkbox"/> Poor		<input type="checkbox"/> Good <input type="checkbox"/> Avg <input type="checkbox"/> Fair <input type="checkbox"/> Poor		
View	<input type="checkbox"/> Good <input type="checkbox"/> Avg <input type="checkbox"/> Fair <input type="checkbox"/> Poor	<input type="checkbox"/> Good <input type="checkbox"/> Avg <input type="checkbox"/> Fair <input type="checkbox"/> Poor		<input type="checkbox"/> Good <input type="checkbox"/> Avg <input type="checkbox"/> Fair <input type="checkbox"/> Poor		<input type="checkbox"/> Good <input type="checkbox"/> Avg <input type="checkbox"/> Fair <input type="checkbox"/> Poor		
Floor Plan Utility	<input type="checkbox"/> Good <input type="checkbox"/> Avg <input type="checkbox"/> Fair <input type="checkbox"/> Poor	<input type="checkbox"/> Good <input type="checkbox"/> Avg <input type="checkbox"/> Fair <input type="checkbox"/> Poor		<input type="checkbox"/> Good <input type="checkbox"/> Avg <input type="checkbox"/> Fair <input type="checkbox"/> Poor		<input type="checkbox"/> Good <input type="checkbox"/> Avg <input type="checkbox"/> Fair <input type="checkbox"/> Poor		
Ext Condition's Appeal	<input type="checkbox"/> Good <input type="checkbox"/> Avg <input type="checkbox"/> Fair <input type="checkbox"/> Poor	<input type="checkbox"/> Good <input type="checkbox"/> Avg <input type="checkbox"/> Fair <input type="checkbox"/> Poor		<input type="checkbox"/> Good <input type="checkbox"/> Avg <input type="checkbox"/> Fair <input type="checkbox"/> Poor		<input type="checkbox"/> Good <input type="checkbox"/> Avg <input type="checkbox"/> Fair <input type="checkbox"/> Poor		
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Overall Rating Compared	<input type="checkbox"/> Good <input type="checkbox"/> Avg <input type="checkbox"/> Fair <input type="checkbox"/> Poor	<input type="checkbox"/> Good <input type="checkbox"/> Avg <input type="checkbox"/> Fair <input type="checkbox"/> Poor		<input type="checkbox"/> Good <input type="checkbox"/> Avg <input type="checkbox"/> Fair <input type="checkbox"/> Poor		<input type="checkbox"/> Good <input type="checkbox"/> Avg <input type="checkbox"/> Fair <input type="checkbox"/> Poor		
Other								
Net Adj. (total)								
Adjusted Sales Price of Comparable								
Listing # 1 Inspected?	<input type="checkbox"/> Yes <input type="checkbox"/> No	Comments:						
Listing # 2 Inspected?	<input type="checkbox"/> Yes <input type="checkbox"/> No	Comments:						
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VII. THE MARKET VALUE

	60-90 Day Value	Suggested List Price
AS IS	\$ _____	\$ _____
REPAIRED	\$ _____	\$ _____

VII. NARRATIVE

Condition of property:

Refurbish vs. As is Analysis:

Recommended Inspections and why:

Identify any positive or negative location influences:

Property summary - include positive/negative influences that would impact the sale:

Negative impacts include the ingress and egress to property. The 15% interests causes many questions such as: who else has right to use property, does 15% interest convey a right to use dock and a boat slip, are expenses shared according to percent interest, is there a right of way down neighboring property to get to this lot, etc.

Signature _____

Date: 07/27/14
Date Format (00/00/00)

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DIGITAL PHOTO ADDENDUM

Loan Number.

Contac..

Address: SBL#123.27-1-5.2

JERUSALEM, NY 14527



photo