

BPO Order Number

Broker Price Opinion (BPO) for
915 Tyron Road
Michigan City, IN 46360

PROPERTY INFORMATION

Date Submitted:

Asset Number:	Occupied Status:
Client Ref #:	Property Type: Residential
Address: 915 Tyron Road Michigan City, IN 46360	Pool: Y
County: Laporte	Garage: Attached
Square Feet: 1344	Parking Spaces: 4
Bed: 2	Lot Size: 1.254
Bath: 2.75	Year Built: 1949
	% Finished Basement: None

GENERAL MARKETING

Current Market Condition for this Type of Property: Decreasing	Average Marketing Time of Comparable Listings:
Employment Conditions: Stable	Normal Marketing Time in the Area: 123
Current General Marketing Conditions:	Number of Closed Comparable Sales in Market Area in the Last Six Months:
Market Price of this type of Property has: Decreased	New Residential Construction Nearby?: N
5 % in the past 12 Months	Price Range of New Construction: \$ To \$
Percentages in the Neighborhood: 85 % Owner Occupied 15 % Tenant Occupied	Homes in the Area are:
Supply of Comparable Listings in the Neighborhood: Over Supply	Number of Boarded or Blocked up Homes: 5
Appr. # of Comparable Units for sale in the Neighborhood: 25	Range of Values in neighborhood: \$ To \$
Of These, Number that are REO or Corporate-owned: 12	Range of Values for Comparable Listings: \$ To \$
Average Marketing Time of Comparable Sales:	How would you rate the neighborhood's pride of Fair ownership?:

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SUBJECT MARKETABILITY

The Subject is an: Under Improvement for the neighborhood	What MLS Board(s) cover this area?
Subject's Location Type: Suburban	Property Condition/Maintenance: Poor
Subject's Neighborhood: Fair	Subject's Curb Appeal: Average
5 % commercial	Landscape and Lawn: Average
95 % residential	Hazardous Conditions? No
Is Subject in a rent-controlled neighborhood? No	Please list:
Is the Subject currently listed? No	Possible Environmental Concerns? No
Probable Purchaser: Investor	Please list:
Personal Property left on premises?	Possible Geological Concerns?
Annual Property Taxes: \$	Please list:
Any delinquent Taxes?	Existing Vandalism? No
If yes: \$	Please list:
Assessed Value: \$	Suggested Inspections: Termite: No Mechanical: No
Factors affecting Marketability: Functional/Economic Obsolescence	Roof: No Septic: No
If others, please describe:	Well: No None: Yes
Condo or HOA Fees? No	Special Assessments? No
Additional Comments: Cash only as subject condition possibly.	If yes, please list:
Describe any marketing conditions/concessions being offered on competing properties that may adversely affect the subject's value:	Earth Quake Insurance Solvent Association
Many homes in area are reo's becoming reo driven are.	No No
Has the property been listed in the last 5 years? No	Condo/Co-op:
If yes and expired or cancelled, explain why the property did not sell:	Conventional FHA/VA Other
	Yes No No
	Financial Eligibility:
	If others, please explain:
	Please recommend concessions or incentives that could be offered to make the subject more marketable:
	None

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COMPARABLE SALES

Address	Subject 915 Tyron Road Michigan City, IN 46360
Proximity to Subject	
REQ/Corp	Yes
Sale Price	
# of Units	
Original List Price	
List Price @ Sale	
Financed Type	
Gross Living Area Sq. Ft.	1344
VALUE ADJUSTMENTS	DESCRIPTION ADJ
Sales or Financing Concessions	
Sales Date & Days on Market Date:	
Location	Suburban
Lot Size	1.254
Style & Appeal	
Year Built	1949
Condition	Poor
Above Grade Room Count (do not include basement)	
Total:	2
Bed:	2.75
Baths:	
Sq. Ft.	1344
Basement Type	Subject None
Heating/Cooling Type & Condition	
Garage/Carport	Attached
Porch, Patio Deck, Fireplace(s), etc.	
Fence, Pool, etc.	
Net Adjustable Total	
Adjusted Sales Price of Comparable	
Sales #: Inspected?	
Comments	