

Broker Price Opinion (BPO) for
Tract 4, 3.39 acres Creekwood Hills Subdivision
Belton, SC 29627

PROPERTY INFORMATION

BPO Type: BPO: Interior (Mktg)
Property Address: Tract 4, 3.39 acres Creekwood Hills Subdivision
Belton, SC 29627

Client Name:
Submitted Electronically On: 5/15/2009 11:50:20 AM **By:**
Broker/Agent:
Company: ()
Date Submitted:

GENERAL MARKETING

Current Market Conditions:	Decreasing	Appr. # of Comparable Units for sale in the Neighborhood:	0
Employment Conditions:	Declining	Number of Comparable Units for Sale in the Neighborhood that are REO or Corporate-owned:	0
Market Price of this type of Property has:	Decreased 8 % in the past 6 Months	Number of Boarded or Blocked up Homes:	3
Percentages in the Neighborhood:	95 % Owner Occupied 5 % Tenant Occupied	Normal Marketing Time in the Area:	200
Supply of Comparable Listings in the Neighborhood:	Shortage		
Range of Values in neighborhood:	\$ To \$		

SUBJECT MARKETABILITY

The Subject is an:	Under Improvement for the neighborhood		
Financial Eligibility:	Conventional	FHA/VA	Other
	No	No	Yes
If others, please explain:	CASH		
Has the property been listed in the last 5 years?	No		
To the best of your knowledge, why did it not sell?	Property Type		
If Condo/other mandatory Association exist:	No		

Broker Price Opinion (BPO) for
 Tract 4, 3.39 acres Creekwood Hills Subdivision
 Belton, SC 29627

	Subject
Address	Tract 4, 3.39 acres Creekwood Hills Subdivision Belton, SC 29627
Proximity to Subject	
REO/Corp	Yes
Sale Price	
Data Source	
Sales Date & Days on Market Date:	
VALUE ADJUSTMENTS	DESCRIPTION ADJ
Sales or Financing Concessions	
Location	Rural
View	
Style & Appeal	
Quality of Construction	
Year Built	1989
Condition	Poor
Above Grade Room Count (do not include basement)	
Total:	
Bed:	3
Baths:	2
Sq. Ft.	1650
Basement Type	None
Functional Utility	
Heating/Cooling Type & Condition	
Energy Efficient Items	
Garage/Carport	None
Porch, Patio Deck, Fireplace(s), etc.	
Fence, Pool, etc.	
Other Comparable Factors	
Net Adjustable Total	
Adjusted Sales Price of Comparable	
Sales #: Inspected?	
Comments	

Broker Price Opinion (BPO) for
Tract 4, 3.39 acres Creekwood Hills Subdivision
Belton, SC 29627

Market This Property	As Is
----------------------	-------

REPAIRS

INTERIOR:	Necessary for As-Is	Necessary for Government Financing	Recommended for As-Repaired Value
Sales Clean			
Trim Carpentry			
Doors			
Vinyl			
Sinks/Tubs/Toilets			
Sheetrock/Texture			
Cabinets/Counters			
Light Fixtures			
Debris Removal			
Paint			
EXTERIOR:	Necessary for As-Is	Necessary for Government Financing	Recommended for As-Repaired Value
Roof			
Windows			
Doors			
Yard/Landscaping			
MECHANICAL:	Necessary for As-Is	Necessary for Government Financing	Recommended for As-Repaired Value
Heating			
Electrical			
Hot Water Heater			
Dishwasher			
Plumbing			
Range/Oven			
If other, please describe:	THE SUBJECT WAS ROOF FALLING IN, LARGE HOLES IN ALL SHEETROCK, LARGE HOLES IN FLOORING. UNSAFE TO WALK INTO. NO HEAT PUMP, ELECTRICAL BOX HAS BEEN STRIPED OF ALL BREAKERS, COVER. TOTALLY UNLIVEABLE. LOCATED IN A RURAL WOODS AREA, ON A LONG GRAVEL ROAD.		

GRAND TOTAL FOR ALL REPAIRS	
------------------------------------	--

THE MARKET VALUE

Market Value As-Is:	
Suggested As-Is List Price:	Market Value Repaired: Suggested As Repaired List Price: \$
Comments:	

Submitted Electronically on:
Broker/Agent:
Company:

FRONT VIEWS