

Broker Price Opinion (BPO) for
3615 Highland Ave
Niagra Falls, NY 14305

PROPERTY INFORMATION

Asset Number:	Occupied Status: Vacant
Client Ref #:	Property Type: Commercial
Address: 3615 Highland Ave Niagra Falls, NY 14305	Pool: N
County: Niagara	Garage: Drive way
Square Feet: 6315	Parking Spaces: 5
Bed: 4	Lot Size: 68x127
Bath: 4	Year Built: 1912
	% Finished Basement:

GENERAL MARKETING

Current Market Condition for this Type of Property: Decreasing	Average Marketing Time of Comparable Listings:
Employment Conditions: Declining	Normal Marketing Time in the Area: 90
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
20 % in the past 12 Months	Price Range of New Construction: \$ To \$
Percentages in the Neighborhood:	Homes in the Area are:
20 % Owner Occupied 80 % Tenant Occupied	Number of Boarded or Blocked up Homes: 6
Supply of Comparable Listings in the Neighborhood: Over Supply	Range of Values in neighborhood: \$ To \$
Appr. # of Comparable Units for sale in the Neighborhood: 1	Range of Values for Comparable Listings: \$ To \$
Of These, Number that are REO or Corporate-owned: 0	How would you rate the neighborhood's pride of ownership?:
Average Marketing Time of Comparable Sales:	

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SUBJECT MARKETABILITY

<p>The Subject is an: Appropriate for the improvement neighborhood</p> <p>Subject's Location Type: Urban</p> <p>Subject's Neighborhood: Poor 85 % commercial 35 % residential</p> <p>Is Subject in a rent-controlled neighborhood? No</p> <p>Is the Subject currently listed?: No</p> <p>Probable Purchaser: Investor</p> <p>Personal Property left on premises?</p> <p>Annual Property Taxes: \$</p> <p>Any delinquent Taxes? If yes: \$</p> <p>Assessed Value: \$</p> <p>Factors affecting Marketability: Location Influences</p> <p>If others, please describe:</p> <p>Condo or HOA Fees? No Several abandoned boarded buildings on street property backs to closed industrial site listed as a brownfeild undergoing demolition and clean up, lower commercial has not been used legally for years, no handicap baths etc, one boile for 3 units one hwtr tank 3 units, seperarte elect, but circuits. plugs etc are on wrong meter garage is shot needs demolition, rear porch needs to be rebuilt, water stains in upper unit from flat roof unable to inspect roof , flat roof are a problem in this climate with snow, no real demand for this property, sq footage includes bsmnt correct amt is 4290</p> <p>Additional Comments:</p> <p>Describe any marketing conditions/concessions being offered on competing properties that may adversely affect the subject's value: none</p> <p>Has the property been listed in the last 5 years? No</p> <p>If yes and expired or cancelled, explain why the property did not sell:</p>	<p>What MLS Board(s) cover this area?</p> <p>Property Condition/Maintenance: Poor</p> <p>Subject's Curb Appeal: Poor</p> <p>Landscape and Lawn: Poor</p> <p>Hazardous Conditions? No</p> <p>Please list:</p> <p>Possible Environmental Concerns? Yes</p> <p>Please list: old fuel heating storage tank in basement</p> <p>Possible Geological Concerns?</p> <p>Please list:</p> <p>Existing Vandalism? No</p> <p>Please list:</p> <p>Suggested inspections: Termite: No Mechanical: No Roof: No Septic: No Well: No None: Yes</p> <p>Special Assessments? No</p> <p>If yes, please list:</p> <p>Condo/Co-op: Earth Quake Insurance Solvent Association No No</p> <p>Financial Eligibility: Conventional FHA/VA Other No No No</p> <p>If others, please explain:</p> <p>Please recommend concessions or incentives that could be offered to make the subject more marketable: none</p>
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Address	Subject 3615 Highland Ave Niagra Falls, NY 14305	
Proximity to Subject		
REO/Corp	Yes	
Sale Price		
# of Units		
Original List Price		
List Price @ Sale		
Financed Type		
Gross Living Area Sq. Ft.	6315	
VALUE ADJUSTMENTS	DESCRIPTION	ADJ
Sales or Financing Concessions		
Sales Date & Days on Market Date:		
Location	Urban	
Lot Size	68x127	
Style & Appeal		
Year Built	1912	
Condition	Poor	
Above Grade Room Count (do not include basement)		
Total:	4	
Bed:	4	
Baths:	4	
Sq. Ft.	6315	
Basement Type	Subject	
Heating/Cooling Type & Condition		
Garage/Carport	Drive way	
Porch, Patio Deck, Fireplace(s), etc.		
Fence, Pool, etc.		
Net Adjustable Total		
Adjusted Sales Price of Comparable		
Sales #: Inspected?		
Comments		