

Broker Price Opinion (BPO) for
2090 Eddystone
Columbus, OH 43224

PROPERTY INFORMATION

Date Submitted: 8/15/2009 8:29:04 PM

Asset Number:	Occupied Status: Vacant
Client Ref #:	Property Type: Residential
Address: 2090 Eddystone Columbus, OH 43224	Pool: N
County: franklin	Garage: Attached
Square Feet: 1123	Parking Spaces: 2
Bed: 2	Lot Size: 40 x 133
Bath: 1	Year Built: 1930
	% Finished Basement: Unfinished

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:: 94
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
9 % in the past 6 Months	Price Range of New Construction: \$ To \$
Percentages in the Neighborhood: 60 % Owner Occupied 40 % Tenant Occupied	Homes in the Area are:
Supply of Comparable Listings in the Neighborhood: Over Supply	Number of Boarded or Blocked up Homes: 2
Appr. # of Comparable Units for sale in the Neighborhood: 13	Range of Values in neighborhood: \$ To \$
Of These, Number that are REO or Corporate-owned: 7	Range of Values for Comparable Listings: \$ To \$
Average Marketing Time of Comparable Sales:	How would you rate the neighborhood's pride of ownership?: Poor

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SUBJECT MARKETABILITY

<p>The Subject is an: Over Improvement for the neighborhood</p> <p>Subject's Location Type: Urban</p> <p>Subject's Neighborhood: High Risk 35 % commercial 65 % 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</p> <p>Additional Comments: property needs to be trashed out, busy street at corner with lots of commerial businesses</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: Fair</p> <p>Landscape and Lawn: Fair</p> <p>Hazardous Conditions? No</p> <p>Please list:</p> <p>Possible Environmental Concerns? No</p> <p>Please list:</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 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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COMPARABLE SALES

Address	Subject	
Proximity to Subject	2090 Eddystone Columbus, OH 43224	
REO/Corp	Yes	
Sale Price		
# of Units		
Original List Price		
List Price @ Sale		
Financed Type		
Gross Living Area Sq. Ft.	1123	
VALUE ADJUSTMENTS	DESCRIPTION	ADJ
Sales or Financing Concessions		
Sales Date & Days on Market Date:		
Location	Urban	
Lot Size	40 x 133	
Style & Appeal		
Year Built	1930	
Condition	Poor	
Above Grade Room Count (do not include basement)		
Total:		
Bed:	2	
Baths:	1	
Sq. Ft.	1123	
Basement Type	Subject	
Heating/Cooling Type & Condition	Unfinished	
Garage/Carport	Attached	
Porch, Patio Deck, Fireplace(s), etc.		
Fence, Pool, etc.		
Net Adjustable Total		
Adjusted Sales Price of Comparable		
Sales #: Inspected?		
Comments		