

PROPERTY INFORMATION

Asset #	Property Address: 501 W AVENUE G
Client Ref #	TEMPLE, TX 76804
Occupied Status:	County: BELL
Condo or HOA Fees: No	Previous Owner: No
	Property Type: Commercial

MOBILE HOME INFORMATION

Is it a single, double or triple wide home:	Is it attached to a foundation:
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SUBJECT PROPERTY INFORMATION

Year Built	Sq. Feet	Bed/Bath	Lot Size	Garage	Parking Spaces	Pool
1952	4,368.00	14/14	110X120	None	8	No

GENERAL MARKETING

Current Marketing Condition for this Type of Property:	Current General Marketing Conditions:
Approximate Number of Comparable Units for sale in the neighborhood:	Normal Market Time in the Area: 900
	Homes in the Area are: Mostly Smaller
	Range of Values in neighborhood: 10
	Range of Values for Comparable Listings: 10
	How would you rate the neighborhood's pride of ownership: Poor

SUBJECT MARKETABILITY

The Subject is an: Under Improvement for the neighborhood	Subject's Neighborhood: High Risk
Subject's Location type: Urban	Please List: MOLD, ASBESTOS
Possible Environmental Concerns: Yes	List Price:
Is the Subject currently listed? No	Listing Company Phone Number:
Name of Listing Company:	Has the property been on the market in the last 12 months? No
Probable Purchaser: Investor	
Additional Comments:	

Describe any marketing conditions concessions being offered on competing properties that may adversely affect the subject's value:

0/4/01

COMPARABLE SALES

Item	Subject
Address	901 W. AVENUE G
Property Type	Commercial
Sale Price	
Original List Price	
List Price @ Sale	
Proximity to Subject	
Finance Type	
Price Per Sq. Ft.	
Sales or Financing Concessions	
Sales Date	
Days on Market	
Location	Urban
Lot Size	110X120
Year Built	1952
Condition	Poor
Above Grade Room Count (do not include Basement Count) Total/Bed/Bath/Sq.Ft.	/14/14.00/4368
Basement Type	
Heating/Cooling Type and Condition	
Garage/Carport	None
# Parking Spaces	8
Porches, Patio, Deck, FirePlaces	
Fence, Pool, etc.	
Adjustment Amount	
Adjusted Sales Price	

COMPARABLE LISTINGS

Item	Subject
Address	901 W. AVENUE G
Property Type	Commercial
List Price	
Original List Price	
Proximity to Subject	
Price Per Sq. Ft.	
Days on Market	
Location	Urban
Lot Size	110X120
Year Built	1952
Condition	Poor
Above Grade Room Count (do not include Basement Count) Total/Bed/Bath/Sq.Ft.	/14/14.00/4368