

Broker Price Opinion (BPO) for
4564 S. Meadowview
Wichita, KS 67216

PROPERTY INFORMATION

BPO Type: BPO: Interior (Mktg)
Property Address: 4564 S. Meadowview
Wichita, KS 67216

Client Loan #:

Client Name:

Submitted Electronically On: 9/3/2009 5:18:33 PM **By:**

Broker/Agent:

Company:

Date Submitted:

GENERAL MARKETING

Current Market Conditions:	Decreasing	Appr. # of Comparable Units for sale in the Neighborhood:	10
Employment Conditions:	Declining	Number of Comparable Units for Sale in the Neighborhood that are REO or Corporate-owned:	5
Market Price of this type of Property has:	Decreased 4 % in the past 12 Months	Number of Boarded or Blocked up Homes:	0
Percentages in the Neighborhood:	80 % Owner Occupied 20 % Tenant Occupied	Normal Marketing Time in the Area:	100
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:	due to condition the subject should be sold cash as is only
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

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COMPARABLE SALES

Address	Subject	
Proximity to Subject	4564 S. Meadowview Wichita, KS 67216	
REO/Corp	Yes	
Sale Price		
Data Source		
Sales Date & Days on Market Date:		
VALUE ADJUSTMENTS	DESCRIPTION	ADJ
Sales or Financing Concessions		
Location	Suburban	
View		
Style & Appeal		
Quality of Construction		
Year Built	1952	
Condition	Poor	
Above Grade Room Count (do not include basement)		
Total:	2	
Bed:	1	
Baths:	1288	
Sq. Ft.		
Basement Type	None	
Functional Utility		
Heating/Cooling Type & Condition		
Energy Efficient Items		
Garage/Carport	Drive way	
Porch, Patio Deck, Fireplace(s), etc.		
Fence, Pool, etc.		
Other Comparable Factors		
Net Adjustable Total		
Adjusted Sales Price of Comparable		
Sales #: Inspected?		
Comments		