

PROPERTY INFORMATION

Asset #:	Property Address:	4122 Belvedere Drive
Client Ref #:	Gainesville, GA 30506	
Occupied Status:	County:	hall
Condo or HOA Fees: No	Previous Owner:	No
	Property Type:	Land only

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
		/	.4591		0	No

GENERAL MARKETING

Current Marketing Condition for this Type of Property:	Current General Marketing Conditions:
Normal Market Time in the Area: 188	
Approximate Number of Comparable Units for sale in the neighborhood:	Homes in the Area are: Similar
Range of Values in neighborhood: to	
Range of Values for Comparable Listings: to	
How would you rate the neighborhood's pride of ownership: Poor	

SUBJECT MARKETABILITY

The Subject is an: Appropriate Improvement for the neighborhood	Subject's Neighborhood: Fair
Subject's Location type: Suburban	Please List:
Possible Environmental Concerns: No	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:

lots are not selling hard to find financing not much building going on. this is a high risk neighborhood

COMPARABLE SALES

Item	Subject
Address	4122 Belvedere Drive
Property Type	Land only
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	152
Location	Suburban
Lot Size	.4591
Year Built	
Condition	Fair
Above Grade Room Count (do not include Basement Count) Total/Bed/Bath/Sq.Ft.	///
Basement Type	
Heating/Cooling Type and Condition	
Garage/Carport	
# Parking Spaces	0
Porches, Patio, Deck, FirePlaces	
Fence, Pool, etc.	
Adjustment Amount	
Adjusted Sales Price	

COMPARABLE LISTINGS

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Original List Price	
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Fence, Pool, etc.	
Adjustment Amount	
Adjusted List Price	