

PROPERTY INFORMATION

Asset#:	Property Address: 423 D. Dumas
Client Loan #:	County: Moore
Occupancy Status: Unknown	Previous Owner: No
Condo or HOA Fees: 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
1950	2054	0/2.00	100' X 150'	None	8	No

GENERAL MARKETING

Current Marketing Condition for this Type of Property: Stable	Current General Marketing Conditions: Stable
Normal Market Time in the Area: 365	
Approximate Number of Comparable Units for sale in the neighborhood: 6	
Homes in the Area are: Similar	
Range of Values in neighborhood: \$\$65,000.00 to \$599,990.00	
Range of Values for Comparable Listings: \$\$65,000.00 to \$295,000.00	
How would you rate the neighborhood's pride of ownership: Good	

SUBJECT MARKETABILITY

The Subject is an: Appropriate Improvement for the neighborhood	Subject's Neighborhood: Good
Subject's Location type: Urban	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: Building is now occupied and is used as a restaurant.	

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

None

COMPARABLE SALES

Item	Subject
Address	423 D. Dumas
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	100' X 150'
Year Built	1950
Condition	Good
Above Grade Room Count (do not include Basement Count) Total/Bed/Bath/Sq.Ft.	/0/2.00/2054
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

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Original List Price	
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Price Per Sq. Ft.	
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