

Broker Price Opinion (BPO) for
5070 Park Ave
Forest Park, GA 30297

PROPERTY INFORMATION

BPO Type: BPO: Interior (Mktg)
Property Address: 5070 Park Ave
Forest Park, GA 30297
Client Loan #:
Client Name:

GENERAL MARKETING

Current Market Conditions:	Decreasing	Appr. # of Comparable Units for sale in the Neighborhood:	61
Employment Conditions:	Declining	Number of Comparable Units for Sale in the Neighborhood that are REO or Corporate-owned:	17
Market Price of this type of Property has::	Decreased 20 % in the past 6 Months	Number of Boarded or Blocked up Homes:	7
Percentages in the Neighborhood:	90 % Owner Occupied 10 % Tenant Occupied	Normal Marketing Time in the Area::	120
Supply of Comparable Listings in the Neighborhood:	Over Supply		
Range of Values in neighborhood:	\$ To \$		

SUBJECT MARKETABILITY

The Subject is an:	Appropriate Improvement for the neighborhood		
Financial Eligibility:	Conventional	FHA/VA	Other
If others, please explain:	No	No	No
Has the property been listed in the last 5 years?			No
To the best of your knowledge, why did it not sell?			
Property Type			Residential
If Condo/other mandatory Association exist:			No

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COMPARABLE SALES

	Subject
Address	5070 Park Ave Forest Park, GA 30297
Proximity to Subject	
REO/Corp	Yes
Sale Price	
Data Source	
Sales Date & Days on Market:	
VALUE ADJUSTMENTS	DESCRIPTION ADJ
Sales/Fin. Concessions	
Location	Suburban
View	View Comments

Style & Appeal										
Quality of Construction	Quality Comments									
Year Built	1947									
Condition	Fair									
Above Grade Room Count	<table border="1"> <thead> <tr> <th>Total</th> <th>Bdms</th> <th>Baths</th> </tr> </thead> <tbody> <tr> <td>3</td> <td>2</td> <td>1</td> </tr> <tr> <td colspan="3">776 Sq. Ft.</td> </tr> </tbody> </table>	Total	Bdms	Baths	3	2	1	776 Sq. Ft.		
Total	Bdms	Baths								
3	2	1								
776 Sq. Ft.										
Basement Type	Crawl Space									
Functional Utility										
Heating/Cooling Type & Condition										
Energy Efficient Items										
Garage/Carport	None									
Porch, Patio Deck, Fireplace(s), etc.										
Fence, Pool, etc.										
Net Adjustable Total										
Adjusted Sales Price of Comparable										
Sales #: Inspected?										
Comments										

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COMPARABLE LISTING

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