

**PROPERTY INFORMATION**

<b>Asset #:</b>		<b>Property Address:</b>	2015 McKleroy Avenue Anniston, AL 36201
<b>Client Ref #:</b>		<b>County:</b>	Calhoun
<b>Occupied Status:</b>		<b>Previous Owner:</b>	No
<b>Condo or HOA Fees:</b>	No	<b>Property Type:</b>	Land only

**MOBILE HOME INFORMATION**

<b>Is it a single, double or triple wide home:</b>		<b>Is it attached to a foundation:</b>	
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**SUBJECT PROPERTY INFORMATION**

Year Built	Sq. Feet	Bed/Bath	Lot Size	Garage	Parking Spaces	Pool
		/	4550sf			

**GENERAL MARKETING**

<b>Current Marketing Condition for this Type of Property:</b>	<b>Current General Marketing Conditions:</b>
	<b>Normal Market Time in the Area:</b> 701
<b>Approximate Number of Comparable Units for sale in the neighborhood:</b>	<b>Homes in the Area are:</b> Similar
	<b>Range of Values in neighborhood:</b> to
	<b>Range of Values for Comparable Listings:</b> to
	<b>How would you rate the neighborhood's pride of ownership:</b> Poor

**SUBJECT MARKETABILITY**

<b>The Subject is an:</b> Appropriate Improvement for the neighborhood	<b>Subject's Neighborhood:</b> Poor
<b>Subject's Location type:</b> Suburban	<b>Please List:</b>
<b>Possible Environmental Concerns:</b> No	<b>List Price:</b>
<b>Is the Subject currently listed?</b> No	<b>Listing Company Phone Number:</b>
<b>Name of Listing Company:</b>	<b>Has the property been on the market in the last 12 months?</b> No
<b>Probable Purchaser:</b> Owner Occupied	
<b>Additional Comments:</b> Vacant lot in area of burned down, boarded up and abandoned properties	

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

none

**COMPARABLE SALES**

Item	Subject
Address	2015 McKleroy Avenue
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	
Location	Suburban
Lot Size	4550sf
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	
Porches, Patio, Deck, FirePlaces	
Fence, Pool, etc.	
Adjustment Amount	
Adjusted Sales Price	

**COMPARABLE LISTINGS**

Item	Subject
Address	2015 McKleroy Avenue
Property Type	Land only
List Price	
Original List Price	
Proximity to Subject	
Price Per Sq. Ft.	
Days on Market	
Location	Suburban
Lot Size	4550sf
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	
Porches, Patio, Deck, FirePlaces	
Fence, Pool, etc.	
Adjustment Amount	
Adjusted List Price	

**THE MARKET VALUE (The value must fall within the adjusted values of the Comparable Sales)**

<b>90-120 Days Market Value "As-Is" Value</b>	
<b>Normal Marketing Days for the Area:</b>	
<b>Market Value As-Is:</b>	

**Date BPO Performed**

**Agent that Performed the BPC**