

Broker Price Opinion (BPO) for
125 N. 57th St
Milwaukee, WI 53218

PROPERTY INFORMATION

BPO Type: BPO: Interior (Mktg)
Property Address: 5125 N. 57th St
Milwaukee, WI 53218

GENERAL MARKETING

<u>Current Market Conditions:</u>	Decreasing	<u>Appr. # of Comparable</u>
<u>Employment Conditions:</u>	Declining	<u>Units for sale in the</u> 23
<u>Market Price of this type of</u>	Decreased 15 % in the past 12	<u>Neighborhood:</u>
<u>Property has:</u>	<u>Months</u>	<u>Number of Comparable</u>
<u>Percentages in the</u>	90 % <u>Owner Occupied</u> 10 %	<u>Units for Sale in the</u> 9
<u>Neighborhood:</u>	<u>Tenant Occupied</u>	<u>Neighborhood that are REO</u>
<u>Supply of Comparable Listings</u>	Over Supply	<u>or Corporate-owned:</u>
<u>in the Neighborhood:</u>		<u>Number of Boarded or</u> 1
<u>Range of Values in</u>	\$ To \$	<u>Blocked up Homes:</u>
<u>neighborhood:</u>		<u>Normal Marketing Time in</u> 153
		<u>the Area:</u>

SUBJECT MARKETABILITY

<u>The Subject is an:</u>	Under Improvement for the neighborhood
<u>Financial Eligibility:</u>	Conventional FHA/VA Other
	Yes
<u>If others, please explain:</u>	Possible rehab loan or FHA203K due to repairs needed
<u>Has the property been listed in the last 5 years?</u>	No
<u>To the best of your knowledge, why did it not sell?</u>	
<u>Property Type</u>	Residential
<u>If Condo/other mandatory Association exist:</u>	No

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Address Subject
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Proximity to Subject:
CEO/Corp Yes

Sale Price
Original List Price
Sales Date & Days on Market:

VALUE ADJUSTMENTS DESCRIPTION

Commissions/Fin. Concessions

[View & Appeal](#)
[Quality of Construction](#)
[Year Built](#)
[Condition](#)
[Above Grade Room Count](#)
[Basement Type](#)
[Functional Utility](#)
[Heating/Cooling Type & Condition](#)
[Energy Efficient Items](#)
[Garage/Carport](#)
[Porch, Patio Deck, Staircase, etc.](#)
[Pool, etc.](#)
[Net Adjustable Total](#)
[Adjusted Sales Price of Comparable](#)
[Sales #: Inspected?](#)
[Comments](#)

[Quality Comments](#)

1938
Poor
Total Bdms Baths
4 3 1
850 Sq. Ft.
50% Finished

Drive way

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[EO/Corp](#)
[List Price](#)
[Original List Price](#)
[Days on Market DOM:](#)
VALUE ADJUSTMENTS
[Sales/Fin. Concessions](#)
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Subject
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Yes

DESCRIPTION

Urban
[View Comments](#)

[Quality Comments](#)

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