

PROPERTY INFORMATION

<u>Occupancy Status:</u> Vacant	<u>Property Address:</u> 5068 North 48th St
<u>Condo or HOA Fees:</u> No	<u>County:</u> Milwaukee
	<u>Previous Owner:</u> No
	<u>Property Type:</u> Residential

MOBILE HOME INFORMATION

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

<u>Year Built</u>	<u>Sq. Feet</u>	<u>Bed/Bath</u>	<u>Lot Size</u>	<u>Garage</u>	<u>Parking Spaces</u>	<u>Pool</u>
1953	720	2/1.00	.143 acre	Detached	1	No

GENERAL MARKETING

<u>Current Marketing Condition for this Type of Property:</u> Decreasing	<u>Current General Marketing Conditions:</u>
<u>Normal Market Time in the Area:</u> 180	
<u>Approximate Number of Comparable Units for sale in the neighborhood:</u> 22	
<u>Homes in the Area are:</u> Similar	
<u>Range of Values in neighborhood:</u> \$ to	
<u>Range of Values for Comparable Listings:</u> \$ to	
<u>How would you rate the neighborhood's pride of ownership:</u> Fair	

SUBJECT MARKETABILITY

<u>The Subject is an:</u> Appropriate Improvement for the neighborhood	<u>Subject's Neighborhood:</u> Fair
<u>Subject's Location type:</u> Urban	<u>Please List:</u>
<u>Possible Environmental Concerns:</u> No	<u>List Price:</u> \$
<u>Is the Subject currently listed?</u> No	<u>Listing Company Phone Number:</u>
<u>Name of Listing Company:</u>	<u>Has the property been on the market in the last 12 months?</u> No
<u>Probable Purchaser:</u> Investor	
<u>Additional Comments:</u> Subject property is vacant with deferred maintenance in the exterior and interior. Concrete work required. Flaking paint on exterior and new roof and gutters needed.	

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

None

COMPARABLE SALES

<u>Address</u>	<u>5068 North 48th St</u>
<u>Property Type</u>	<u>Residential</u>
<u>Sale Price</u>	-
<u>Original List Price</u>	-
<u>List Price @ Sale</u>	-
<u>Proximity to Subject</u>	-
<u>Finance Type</u>	-
<u>Price Per Sq. Ft.</u>	-
<u>Sales or Financing Concessions</u>	-
<u>Sales Date</u>	-
<u>Days on Market</u>	-
<u>Location</u>	<u>Urban</u>
<u>Lot Size</u>	<u>.143 acre</u>
<u>Year Built</u>	<u>1953</u>
<u>Condition</u>	<u>Poor</u>
<u>Above Grade Room Count (do not include Basement Count)</u>	<u>/2/1.00/720</u>
<u>Total/Bed/Bath/Sq.Ft.</u>	
<u>Basement Type</u>	-
<u>Heating/Cooling Type and Condition</u>	<u>Forced Air</u>
<u>Garage/Carport</u>	<u>Detached</u>
<u># Parking Spaces</u>	<u>1</u>
<u>Porches, Patio, Deck, FirePlaces</u>	-
<u>Fence, Pool, etc.</u>	-
<u>Adjustment Amount</u>	-
<u>Adjusted Sales Price</u>	-

COMPARABLE LISTINGS

<u>Item</u>	<u>Subject</u>
<u>Address</u>	<u>5068 North 48th St</u>
<u>Property Type</u>	<u>Residential</u>
<u>List Price</u>	-
<u>Original List Price</u>	-
<u>Proximity to Subject</u>	-
<u>Price Per Sq. Ft.</u>	-
<u>Days on Market</u>	-
<u>Location</u>	<u>Urban</u>
<u>Lot Size</u>	<u>.143 acre</u>
<u>Year Built</u>	<u>1953</u>
<u>Condition</u>	<u>Poor</u>
<u>Above Grade Room Count (do not include Basement Count)</u>	<u>/2/1.00/720</u>
<u>Total/Bed/Bath/Sq.Ft.</u>	
<u>Basement Type</u>	-