

Broker Price Opinion (BPO) for
3935 North 42nd
Milwaukee, WI 53216

102

PROPERTY INFORMATION

BPO Type: BPO: Interior (Mktg)
Property Address: 3935 North 42nd
Milwaukee, WI 53216

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

SUBJECT MARKETABILITY

The Subject is an:

Under Improvement for the neighborhood

Financial Eligibility:

Conventional FHA/VA Other
Yes

If others, please explain:

Possible 203K or rehab loan due to repairs needed.

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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Address Subject
3935 North 42nd
Milwaukee, WI 53216

Proximity to Subject
REO/Corp Yes

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

VALUE ADJUSTMENTS DESCRIPTION

[View](#)
[Style & 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, Fireplace\(s\), etc.](#)
[Fence, Pool, etc.](#)
[Net Adjustable Total](#)
[Adjusted Sales Price of Comparable](#)
[Sales #: Inspected?](#)
[Comments](#)

[View Comments](#)

[Quality Comments](#)

1925

Fair

| Total | Bdms | Baths |
|-------|------|-------|
| 3 | 2 | 1 |

688 Sq. Ft.

Unfinished

Forced Air

Off-Street

Broker Price Opinion (BPO) for
935 North 42nd
Milwaukee, WI 53216

[Address](#)
[Proximity to Subject](#)
[REO/Corp](#)
[List Price](#)
[Original List Price](#)
[Days on Market DOM:](#)
VALUE ADJUSTMENTS
[Sales/Fin. Concessions](#)
[Location](#)
[View](#)
[Style & Appeal](#)
[Quality of Construction](#)
[Year Built](#)
[Condition](#)

Subject
3935 North 42nd
Milwaukee, WI 53216

Yes

DESCRIPTION

Urban

[View Comments](#)

[Quality Comments](#)

1925

Fair

| Total | Bdms | Baths |
|-------|------|-------|
| 3 | 2 | 1 |

688 Sq. Ft.

Unfinished

Forced Air

Off-Street

[Above Grade Room Count](#)
[Basement Type](#)
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