

BROKERS PRICE OPINION

This is not an appraisal. It is a suggested list price for the subject property based on the opinion of the preparer, who is not a licensed appraiser.

Date: _____ **Loan #:** _____ **Ref. #:** _____
Broker: _____ **Preparer:** _____
Telephone Number: _____ **Telephone Number:** _____
Borrower's Name: The Granary Restaurant
Subject Street Address: 50 W 6th Avenue
City: Oshkosh **State:** WI **Zip Code:** 54901
County: Winnebago

Current Market Conditions: Depressed Slow Stable Improving Excellent

Normal Marketing time in area is 323 **days.** (Estimated time to sell)

Market Price for this Property & Geographic Area: Decreasing _____ % Per Month
 Increasing _____ % Per Month
 Remained Stable

Sales Price Range in Subject Neighborhood: _____

Neighborhood Comments:

There is a mixture of businesses in this area. It is difficult to say what the market is doing because of not having sales.								
Subject Property Address	Sq. Ft.	Bed - Rooms	Baths	Garage	Age	Condition	Occ/Vac	List Price
50 W 6th Avenue	7,200	0	3	0	50+	good	vac	439,500

Property Description:

I was not inside recently. The outside appears to be in good condition.

Comments:

Deferred Maintenance/Needed Repairs & Cost Estimate:

"As Is" Suggested List Price _____ **"As Is" Probable Sale Price** _____

"As Repaired" Suggested List Price _____ **"As Repaired" Prob. Sale Price** _____

Mobile homes only:
Land Only List Price \$ _____ **Quick Sale List Price** _____

Signature of Preparer: _____ **Date of Report:** _____

Loan Number:

Property Address: 50 W 6th Avenue



Subject - Front View



Subject - Looking to the West down street



Subject - Looking to the East down street