



Loan# 41115					
Project Name	Stonecrest	Completion Date		11/03/2014	
Inspection Type	Exterior	Borrower Name		harley silvia	
Street Address	4130 Owen Ave				
City	Jacksonville	State	FL	Zip	32209

Subject Property

Location	Suburban	Currently Listed	No
Property Type	Single Family-Detached	Listed in Last 36 Months	No
Occupancy	Occupied	Listing Company	
Fair Market Rent (All Units)	\$782	List Company Phone	
Red Flags	<div><div><input type="checkbox"/> Damaged</div><div><input type="checkbox"/> Environmental</div><div><input type="checkbox"/> Market Activity</div><div><input type="checkbox"/> Stigma</div><div><input checked="" type="checkbox"/> None</div></div> <div><div><input type="checkbox"/> Construction</div><div><input type="checkbox"/> Zoning</div><div><input type="checkbox"/> Boarded</div><div><input type="checkbox"/> Other</div></div>	Days on Market	
		List Status	
		Original List Price	
		Last Known Sale Date	03/20/2000
		Last Known Sale Price	\$64,000

County	Duval	Zoning Code	001
APN	0410920000	Zoning Description	SFR
Current Use	Residential	Zoning Compliance	Legal
Best Use. If no, explain	Yes	If Illegal, explain:	

Subject and Comparable Sales Characteristics

Attribute	Subject	<input type="checkbox"/> Comp Sale 1	<input checked="" type="checkbox"/> Comp Sale 2	<input type="checkbox"/> Comp Sale 3
Address	4130 Owen Ave, Jacksonville,FL 32209	3927 Owen AVE Jacksonville, FL 32209	6247 PETTIFORD West Jacksonville, FL 32209	2718 Eventide DR Jacksonville, FL 32209
Proximity		0.1 Miles	0.47 Miles	0.79 Miles
Broker Inspected		No	No	No
Comparability		Inferior	Inferior	Superior
Style	Ranch	Ranch	Ranch	Ranch
Condition	Average	Fair	Average	Average
Construction	Framed	Framed	Framed	Framed
Year Built	1959	1940	1962	1962
Lot Size	8450 Sq.Ft.	25704 Sq.Ft.	10225 Sq.Ft.	6817 Sq.Ft.
# Units	1	1	1	1
GLA	1139	1056	805	1530
Room Count	6	6	6	4
Bed Count	3	3	3	2
Bath Count	1.0	1.0	1.0	0.0
Basement	None	None	None	None
Basement Finished %	0	0	0	0
Basement included in GLA	No	No	No	No
Garage/Carport	None	Carport	None	None
Number of Stalls	0	1	0	0
Parking	Driveway	Assigned	Driveway	Driveway
Pool	No	No	No	No
View	Residential	Residential	Residential	Residential
Waterfront	No	No	No	No
Data Source	Tax Record/Assessor	MLS	MLS	MLS
Finance Type		Cash	Cash	Cash
Sale Type		Owner/Resale	Owner/Resale	REO/Bank/HUD
Sale Date		09/10/2014	07/16/2014	09/04/2014
DOM		157	49	30
Original List Price		\$22,000	\$19,000	\$33,500
List Price at Sale		\$22,000	\$19,000	\$33,500
Sales Price		\$13,500	\$16,000	\$33,500
\$/Sq Ft (As-Is)	18	13	20	22

Sales Comments / Sale Concessions

Comp Sale 1	Inferior to the subject in terms of GLA and similar in room count. Concession: 0
Comp Sale 2	Inferior to the subject in terms of GLA and similar in room count. features three spacious bedrooms and one bathroom a roomy kitchen with wood cabinet Concession: 0
Comp Sale 3	Superior to subject in terms of GLA and room count. Awesome opportunity for a 4/2 solid concrete block construction on a nice street. Concession: 650



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Subject and Comparable Listing Characteristics

Attribute	Subject	<input type="checkbox"/> Comp List 1	<input type="checkbox"/> Comp List 2	<input checked="" type="checkbox"/> Comp List 3
Address	4130 Owen Ave, Jacksonville,FL 32209	4430 Detaille DR Jacksonville, FL 32209	2320 EDGEWOOD AVE West Jacksonville, FL 32209	5437 Mays DR Jacksonville, FL 32209
Proximity		0.23 Miles	0.87 Miles	0.99 Miles
Broker Inspected		No	No	No
Comparability		Inferior	Superior	Inferior
Style	Ranch	Ranch	Ranch	Ranch
Condition	Average	Fair	Average	Average
Construction	Framed	Framed	Framed	Framed
Year Built	1959	1960	1953	1955
Lot Size	8450 Sq.Ft.	8001 Sq.Ft.	7503 Sq.Ft.	10020 Sq.Ft.
# Units	1	1	1	1
GLA	1139	828	1365	1048
Room Count	6	6	6	6
Bed Count	3	3	3	3
Bath Count	1.0	1.0	2.0	1.0
Basement	None	None	None	None
Basement Finished %	0	0	0	0
Basement included in GLA	No	No	No	No
Garage/Carport	None	Detached	None	Carport
Number of Stalls	0	2	0	1
Parking	Driveway	Assigned	Driveway	Assigned
Pool	No	No	No	No
View	Residential	Residential	Residential	Residential
Waterfront	No	No	No	No
Data Source	Tax Record/Assessor	MLS	MLS	MLS
Finance Type		Conventional	Conventional	Conventional
List Type		Owner/Resale	Owner/Resale	REO/Bank/HUD
List Date		07/08/2014	05/15/2014	05/22/2014
DOM		114	168	161
Pending		No	No	No
Original List Price		\$10,000	\$33,900	\$23,603
Current List Price		\$10,000	\$33,900	\$23,603
\$/Sq Ft (As-Is)	18	12	25	23

Listing Comments / Pricing Concessions

Comp Listing 1	Inferior to the subject in terms of GLA and similar in room count. 3 beds1 bath828 sqft 2 Detached Garage . Concession: 0
Comp Listing 2	Superior to subject in terms of GLA and room count. 3/2 open style home wood and tile floors. Concession: 0
Comp Listing 3	Inferior to the subject in terms of GLA and similar in room count.Very nice 3 Bedroom/1 Bath with 1 Car Carport. Living/Dining combo. Concession: 0

90-120 Days Market Estimates

As-Is		Repaired	
Probable Sale Price	\$21,000	Probable Sale Price	\$21,000
List Price	\$24,000	List Price	\$24,000

Quick Sale Estimate

Probable Quick Sale Price	\$17,000	Quick Sale Discount	19.05 %
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Lot Values

Estimated Lot Value Low	\$1,500	Estimated Lot Value High	\$2,000
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Broker Information

Broker Name	Ted Skowyra	Cell	904-994-2897
License Number	BK3217070	Email	firstcoastrealestateusa@aol.com
License Expiration	09/30/2016	Completion Date	11/03/2014
Company Name	First Coast Real Estate Group	Distance to Subject	4.43 Miles
Address	2846 Rosselle, Jacksonville, FL. 32205	Company Phone	904-221-2235



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General Market Conditions

Current Market Conditions

Employment Conditions

Market Values for this type of property have

☐ Excellent

☒ Improving

☐ Stable

☐ Slow

☐ Depressed

☐ Increasing

☒ Stable

☐ Decreasing

☒ Appreciated

8

% in the past

12

months

☐ Depreciated

% in the past

months

☐ Remained Stable for the past

months

Price Range of

20

comparable sales in past 12 months

\$13,500

to

\$33,500

Price Range of

22

competitive listings on the market

\$10,000

to

\$33,900

Typical Marketing Time (DOM)

90

Marketing Time Trend

☒ Increasing

☐ Stable

☐ Decreasing

Current Inventory of this type of property

☐ Undersupply

☒ Balanced

☐ Oversupply

Estimated Occupancy of subject's neighborhood:

40

% Owner

50

% Tenant

10

% Vacant

Median Monthly Market Rent :

\$782

Are REO/short sale sales/listings affecting the overall value of the subject's neighborhood?

☐ Yes

☒ No

REO Trend

☐ Increasing

☒ Stable

☐ Decreasing

Distressed Discount

10

%

Is there evidence of a disaster?

☐ Yes

☒ No

Date

Number of boarded or blocked up homes

4

Industrial within 0.25 miles

☐ Yes

☒ No

Crime/Vandalism

☒ Low Risk

☐ Medium Risk

☐ High Risk

Neighborhood Description:

Subject located in downtown Jacksonville with some vacant and boarded homes. Subject's area is mainly tenant occupied. Foreclosure and short sale driving values in area.

General Comments about market conditions:

Current market is appreciating 8-10% in last 12 months.

Subject Marketability

HOA?

☐ Yes

☒ No

HOA Name

HOA Contact

Phone Number

HOA Fee

HOA Fee Schedule

Fees Current?

☐ Yes

☐ No

Delinquent Amount

Fee Includes:

☐ Insurance

☐ Landscaping

☐ Pool

☐ Tennis

☐ Other

Any known litigation involving the HOA?

☐ Yes

☐ No

If yes, explain:

Is the subject property currently impacted by a disaster?

☐ Yes

☒ No

Date

Type

Recommended Marketing Strategy

☒ As-Is

☐ Minimal Lender Required Repairs

☐ Repaired

Most Likely Buyer

☐ Owner Occupant

☒ Investor

Considering available indicators, the current occupant of the subject is most likely

☐ Owner

☒ Tenant

☐ Vacant

Does the subject conform to the neighborhood?

☒ Yes

☐ No

For the neighborhood, the subject is an:

☐ Under Improvement

☒ Appropriate Improvement

☐ Over Improvement

Is the subject's condition consistent with properties in the neighborhood?

☒ Yes

☐ No

Does the subject property appear to have been updated?

☐ Yes

☒ No

Does the subject property need emergency repairs?

☐ Yes

☒ No

☐ Unknown

If yes, explain:

Does the subject property show evidence of vandalism?

☐ Yes

☒ No

If yes, explain:

Are all types of financing available for the subject?

☐ Yes

☒ No

If no, explain:

No lender available in area due to high foreclosure rate.

Describe any adverse environmental/safety conditions:

None

Positive attributes to marketability:

Home conforms well within an area where homeowners enjoy easy access to our local freeway, schools, shopping, and parks as well as other conveniences and amenities.

Negative attributes to marketability?

Area is dominated by foreclosure and short sale.



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Addendum

QA Analyst Summary: Variance to Prior BPO: The previous price estimate may have been on the low end of the value ranged, based on REO comps used in the report. The current report has a mix of REO and owner resale comps and seems to favor the owner resale comps.

Brick/concrete block home with no cover parking. Subject roof is flat, we recommend roof inspection. The subject property's value is based on recent comparable s and is an accurate evaluation based on these comps. Based upon exterior observations, the property is in average exterior condition. Unable to determine interior condition. SC3 and lc3 used are foreclosure and were used due to lack of newer/closer FMV comps. Area is dominated by foreclosure and short sale.

Repair Estimate Details

Repair Items	Repair	Replace	Est. Cost	Repair Items	Repair	Replace	Est. Cost
Exterior Paint	No	No	\$	Electrical	No	No	\$
Roofing	No	No	\$	Heating/Air	No	No	\$
Structural	No	No	\$	Plumbing	No	No	\$
Carpentry in and out	No	No	\$	Wallpaper/Sheetrock	No	No	\$
Landscaping	No	No	\$	Initial Trashout/Clean	No	No	\$
Carpet	No	No	\$	Discoloration (Mildew, Etc)	No	No	\$
Tile/Vinyl	No	No	\$	Pest/Termite	No	No	\$
Interior Paint	No	No	\$	Floors	No	No	\$
Appliances	No	No	\$	Cleaning	No	No	\$
Other:					No	No	\$

☐ Rehab not justified (cost of repairs would exceed the additional value gained from the repairs)

All repairs are cosmetic in nature

☐ Yes☐ No

Additional Remarks:

Total Estimated Repairs/Replacement Costs

\$

Compliance

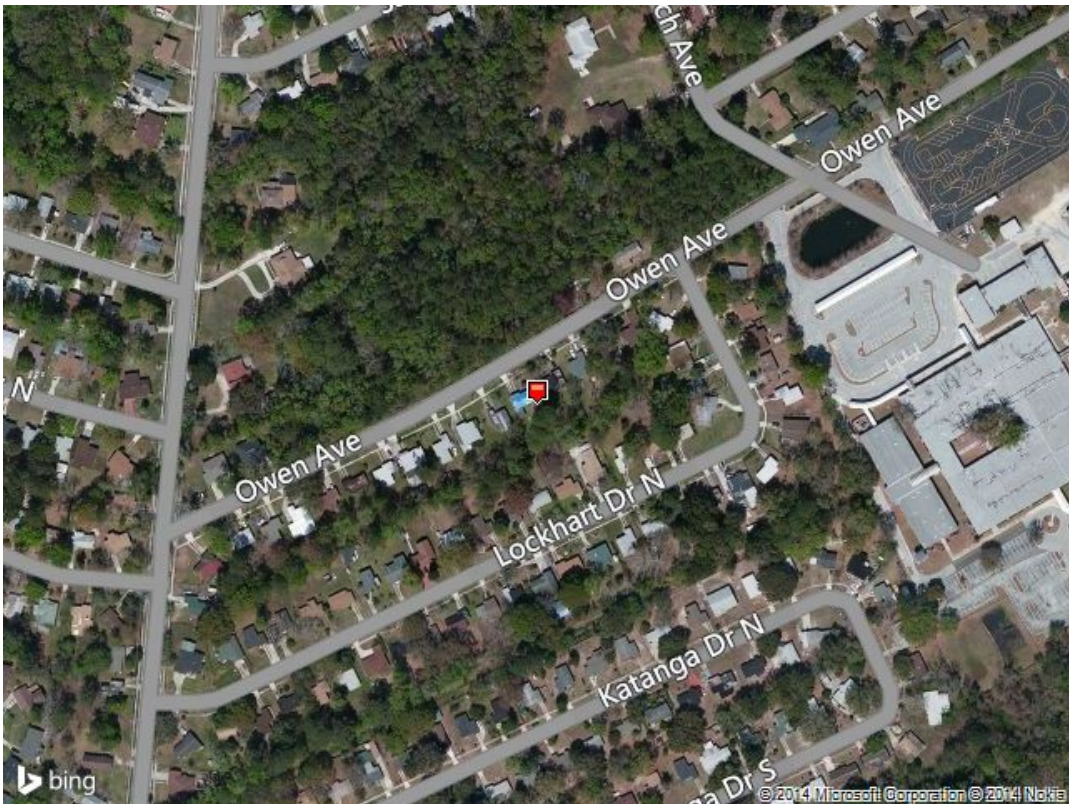
By submitting this report, I agree that I will work with Client to clarify or correct this valuation as necessary to meet its client's requirements. Client will never communicate a predetermined, expected or qualifying estimate of value, however if additional information about the subject property or comparable properties is presented, I agree to give consideration to this information. I understand that providing faulty or erroneous information or failure to respond to a clarification/correction request are grounds for non-payment of this report as well as deactivation of my Realtor Profile in the Client system.

ESignature

I Ted Skowyra, with License# = BK3217070, Expiration Date = 09/30/2016, Contact Phone# = 904-221-2235 and Email Address = firstcoastrealestateusa@aol.com confirm that I have taken the subject photos, selected the comps and set the values for this CMA. Initials of my name are ts. Dated 10/31/2014.

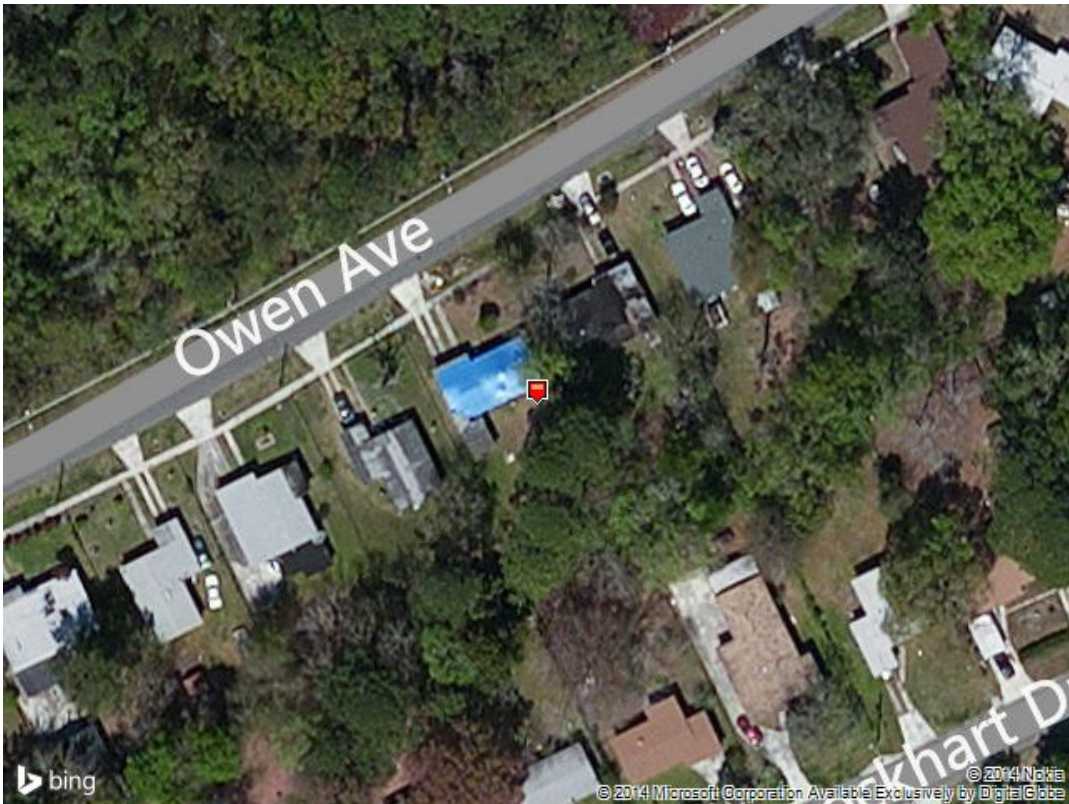
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AERIAL MAP



Distant Map

AERIAL MAP



Proximate Map

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FRONT VIEW



FRONT ANGLED VIEW



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STREET VIEW



ADDRESS VERIFICATION



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EXTERIOR PHOTO



Street sign

EXTERIOR PHOTO



Carport

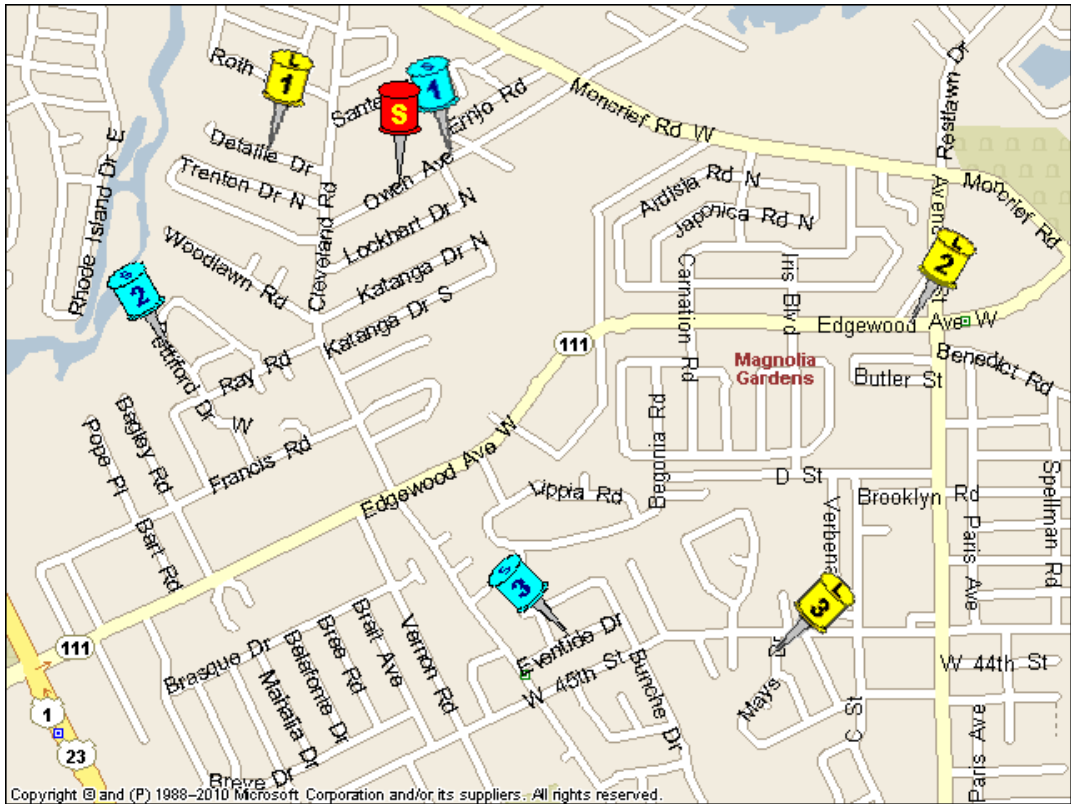
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EXTERIOR PHOTO



Side view

MAP



Map



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COMPARABLE SALE 1






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Comparable Sale 1 - Page 1 of 1

10/30/2014

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Address: 3927 Owen AVE , JACKSONVILLE , FLORIDA ; 32209 County: Duval					
	List Number	707466	Status	Sold	
	Property Type	Residential	Price	\$ 22,000	
	Region	07-SPRNGFLD/DWNTWN/PAXN/TROUT RIVER	Area	075-TROUT RIV/COLLEGE PRK/RIBAULT MNR	
	Parcel #	027677 0000	Subd-Legal	MONCRIEF GARDENS	
	Common	MONCRIEF GARDENS	Association Fee	N	
	Assoc Fee	\$ 0	Assoc Fee Freq	N/A	
	CDD Fee Y/N	N	CDD Fee	0.00	
	Bedrooms	3	Full Baths	1	
	Half Baths	0	Bdrms Conform	Y	
	Approx. Heated SqFt	1,056	Year Built	1940	
Waterfront Y/N	N	Navable to Ocean Y/N	N		
Elementary School	Rufus E. Payne	Middle School	Northwestern	High School	William M. Raines
New Construction Y/N	N	Homestead	N	Gated Community	N
Historic Area	N	Mobile/Mfg Home	N		
Directions: I-95 North take Edgewood exit west, turn right on Moncrief going north, left on Owen, house is on the right. Remarks: Great Investor opportunity!! This 3 bedroom home is priced to sell! Large lot across the street from school. Sold "AS-IS", Motivated Seller, bring all offers!!					
Type of Dwelling: Sngl. Fam.-Detached Style: Ranch Stories: 1 Story Square Foot Source: Tax Roll		Type of Heating: Central Heating Type of Cooling: Central Cooling Utilities: Water - Public; Sewer - Public Water Heater: Electric Water Heatr Structure: Wood Frame Roof: Shingle Roof Pool/Hot Tub: No Pool		Parking Facilities: 1 Car Carport Approx Parcel Size: 1/4 to 1/2 Acre Lot Description: Regular Lot Presently Zoned: Residential Road Frontage: City Street Road Surface: Asphalt Road Possible Financing: Conventional; Cash; FHA203K Property Owner: Seller Owned Title Status: N/A Occupancy: At Closing Showing Instructions: Appointment; Advance Notice; See ShowingAssist	
Listing Date	03/07/2014	Expiration Date		Under Contract Date	08/11/2014
Comp Buyer Agent	3	Comp to Non-Rep	0	Comp Trans Broker	3
Dual Variable Comm	N	Listing Type	Exclusive Right of Sale		
Sold Date	09/10/2014	Days On Market	157	Cumulative DOM	157
Sold Price	\$ 13,500	Financing	CASH	Seller ConcessionY/N	N
LO:WATSON REALTY CORP Office phone: (904) 772-9800; Fax: (904) 771-8639; Office email: mikemathews@watsonrealtycorp.com LA: STEPHANIE S SAYLOR, Realtor, SFR Office Phone: (904) 899-6708; cell: (904) 271-5827;Office E-Mail: stephsaylor@watsonrealtycorp.com;					
SO:WATSON REALTY CORP Office phone: (904) 772-9800;Fax: (904) 771-8639;Office email: mikemathews@watsonrealtycorp.com SA: STEPHANIE S SAYLOR, Realtor, SFR Office Phone: (904) 899-6708; cell: (904) 271-5827; Mobile : (904) 271-5827; Office E-Mail: stephsaylor@watsonrealtycorp.com;					



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COMPARABLE SALE 2





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Comparable Sale 2 - Page 1 of 1

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Address: 6247 PETTIFORD West , JACKSONVILLE , FLORIDA ; 32209-1839 County: Duval



List Number	717705	Status	Sold
Property Type	Residential	Price	\$ 19,000
Region	07-SPRNGFLD/DWNTWN/PAXN/TROUT RIVER	Area	075-TROUT RIV/COLLEGE PRK/RIBAULT MNR
Parcel #	031081 0000	Subd-Legal	FLORADALE
Common	FLORADALE	Association Fee	N
Assoc Fee	\$ 0	Assoc Fee Freq	N/A
CDD Fee Y/N	N	CDD Fee	0.00
Bedrooms	3	Full Baths	1
Half Baths	0	Bdrms Conform	Y
Approx. Heated SqFt	805	Year Built	1962
Waterfront Y/N	N	Navgble to Ocean Y/N	N

Elementary School	George W. Carver	Middle School	Northwestern	High School	William M. Raines
New Construction Y/N	N	Homestead	N	Gated Community	N
Historic Area	N	Mobile/Mfg Home	N		

Directions: Directions: From Edgewood Ave. Turn north on Cleveland Turn left on Ray Rd. Turn right at the second Pettiford Dr. W. House is on the right.
Remarks: Eye-catching red brick home, located in a established neighborhood of Floradale on Jacksonville's north side. Our property features three spacious bedrooms and one bathroom, a roomy kitchen with wood cabinets, nice living room space with two large windows for plenty of sunlight plus a large fenced in back yard. The seller has priced this home to sell, do not miss this opportunity. SEE OTHER OWNER OWNED PROPERTY FOR SALE, INVESTOR BULK PURCHASE DISCOUNT AVAILABLE MLS#715575,717701,695292
Private Remarks: Easy to show - use showing assist. Send written offers to giversgain2k8@gmail.com. Please include a proof of funds or pre-qual letter for finance offers. Seller is local investors, decisions made quickly. Thanks for showing. ** Package deal available in conjunction with MLS#715575,717701,695292

Type of Dwelling: Sngl. Fam.-Detached Stories: 1 Story Square Foot Source: Tax Roll	Type of Heating: Central Heating Type of Cooling: Central Cooling Utilities: Water - Public; Sewer - Public Structure: Brick (Other) Exterior Wall: Brick Pool/Hot Tub: No Pool	Parking Facilities: Other Parking Approx Parcel Size: Less than 1/4 Acre Lot Description: Regular Lot Presently Zoned: Residential Property Owner: Seller Owned Title Status: N/A Occupancy: At Closing Showing Instructions: Vacant -Lockbox; No Sign on Property; Back-Ups Accepted; See ShowingAssist
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Listing Date	05/12/2014	Expiration Date		Under Contract Date	06/30/2014
Comp Buyer Agent	3	Comp to Non-Rep	3	Comp Trans Broker	3
Dual Variable Comm	N	Listing Type	Exclusive Right of Sale		
Sold Date	07/16/2014	Days On Market	49	Cumulative DOM	49
Sold Price	\$ 16,000	Financing	CASH	Seller ConcessionY/N	N

LO:FUTURE HOME REALTY INC Office Phone: (800) 921-1330; Office E-Mail: bobmcd@futurehomerealty.com
LA: MIGUEL OJEDA Cell : +1(904) 576-3074;Future Home Realty: MiguelOjedaJr@FutureHomeRealty.com;Personal Email: giversgain2k8@gmail.com
SO:FUTURE HOME REALTY INC Office Phone: (800) 921-1330;Office E-Mail: bobmcd@futurehomerealty.com
SA: MIGUEL OJEDA Cell : +1(904) 576-3074; Mobile : +1(904) 576-3074; Future Home Realty: MiguelOjedaJr@FutureHomeRealty.com; Personal Email: giversgain2k8@gmail.com

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COMPARABLE SALE 3





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Comparable Sale 3 - Page 1 of 1

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Address: 2718 Eventide DR , JACKSONVILLE , FLORIDA ; 32209 County: Duval



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List Number	729814	Status	Sold
Property Type	Residential	Price	\$ 33,500
Region	07-SPRNGFLD/DWNTWN/PAXN/TROUT RIVER	Area	075-TROUT RIV/COLLEGE PRK/RIBAUTL MNR
Parcel #	028816 0000	Subd-Legal	SUNNY ACRES
Common	SUNNY ACRES	Association Fee	N
Assoc Fee	\$ 0	Assoc Fee Freq	N/A
CDD Fee Y/N	N	CDD Fee	0.00
Bedrooms	4	Full Baths	2
Half Baths	0	Bdrms Conform	Y
Approx. Heated SqFt	1,530	Year Built	1962
Waterfront Y/N	N	Navgble to Ocean Y/N	N

New Construction Y/N	N	Homestead	N	Gated Community	N
Historic Area	N	Mobile/Mfg Home	N		

Directions: From I95 West on Edgewood Ave. W. Left on Cleveland, Left on Eventide Dr. house on right.
Remarks: Awesome opportunity for a 4/2 solid concrete block construction on a nice street. Home has a formal living room, dining room, generous sized family room with French doors, 3 bedrooms, one bath in main house and one bedroom, updated full bath and office/flex space (could be small 5th bedroom, no closet) off the family room. Great for an in-law suite. Large fully fenced yard complete this great home!
Private Remarks: Submit on FAR/BAR "as-is" contract ONLY. Proof of funds or preapproval letter is required with all offers. Special seller addenda are required. Deposit must be certified funds made payable to sellers title company. Seller \$0 for repairs \$0 for survey. Seller or broker makes no representation or guarantees. Buyer to verify all things important. Min \$1000 binder.

Type of Dwelling: Sngl. Fam.-Detached Stories: 1 Story Square Foot Source: Tax Roll Bedrooms: Split Bedrooms Dining: Separate Dining Room Additional Rooms: Family Room	Interior Amenities: Walk-in-Closet(s); Wood Floors Type of Heating: Central Heating Type of Cooling: Central Cooling Utilities: Water - Public Structure: Concrete Block Roof: Shingle Roof Pool/Hot Tub: No Pool	Misc Exterior: Porch - Open Fencing: Fenced Front & Rear Parking Facilities: Other Parking Approx Parcel Size: Less than 1/4 Acre Lot Description: Regular Lot Presently Zoned: Residential Possible Financing: Cash; FHA203K OwnerApprPublicMktg: Foreclosed Property Owner: REO Title Status: Foreclosed Occupancy: 3 DAC Showing Instructions: Vacant -Lockbox; Non-NEFAR Lockbox; See ShowingAssist
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Listing Date	07/28/2014	Expiration Date		Under Contract Date	08/27/2014
Comp Buyer Agent	1250.	Comp to Non-Rep	1250.	Comp Trans Broker	1250.
Dual Variable Comm	N	Listing Type	Exclusive Right of Sale		
Sold Date	09/04/2014	Days On Market	30	Cumulative DOM	30
Sold Price	\$ 33,500	Financing	CASH	Seller ConcessionY/N Y	
Seller Concession \$	650.00	Concession Descrip	Repairs		

LO:HOME PLACE REALTY Office Phone: (904) 316-3985; Fax: (904) 201-8094; Office E-Mail: Imagee@homeplacere.com
LA: CHERYL SELPH cell: (904) 333-1774;Home Place Realty: cselph@homeplacere.com;
Co-LA: JEFFREY JONAS of RED BELL REAL ESTATE LLC Office Phone: (877) 500-1415; Jeffrey email: mls@redbellre.com
SO:RE/MAX SPECIALISTS Office phone: (904) 260-4550;Fax: (904) 260-6056;Office email: mandarin@agentlink.net;Personal Email: jsmith@agentlink.net
SA: SCOTT HUM, GRI, ABR, e-PRO Fax: (904) 425-2872; Office: (904) 260-4550; Direct: (904) 707-0925; Mobile : (904) 707-0925; Work email: ScottHum@REMAX.net;

Loan# 41115					
Project Name	Stonecrest	Completion Date		11/03/2014	
Inspection Type	Exterior	Borrower Name		harley silvia	
Street Address	4130 Owen Ave				
City	Jacksonville	State	FL	Zip	32209

COMPARABLE LISTING 1





Loan# 41115					
Project Name	Stonecrest	Completion Date		11/03/2014	
Inspection Type	Exterior	Borrower Name		harley silvia	
Street Address	4130 Owen Ave				
City	Jacksonville	State	FL	Zip	32209

Comparable Listing 1 - Page 1 of 1

10/30/2014

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Address: 4430 Dettaille DR , JACKSONVILLE , FLORIDA ; 32209 **County:** Duval



List Number	726814	Status	Active
Property Type	Residential	Price	\$ 10,000
Region	07-SPRNGFLD/DWNTWN/PAXN/TROUT RIVER	Area	075-TROUT RIV/COLLEGE PRK/RIBAULT MNR
Parcel #	041174 0000	Subd-Legal	EDGEWOOD
Common	EDGEWOOD	Association Fee	N
Assoc Fee	\$ 0	Assoc Fee Freq	N/A
CDD Fee Y/N	N	CDD Fee	0.00
Bedrooms	3	Full Baths	1
Half Baths	0	Bdrms Conform	Y
Approx. Heated SqFt	828	Year Built	1960
Waterfront Y/N	N	Navgble to Ocean Y/N	N

New Construction Y/N	N	Homestead	N	Gated Community	N
Historic Area	N	Mobile/Mfg Home	N		

Directions: Moncrief Rd W turn left on Cleveland Rd, right on Dettaille house on left

Remarks: Call seller for access and any details

Private Remarks: Call Seller of details, John McKinley 904-404-6551

Type of Dwelling: Sngl. Fam.-Detached Stories: 1 Story Square Foot Source: Tax Roll	Type of Heating: No Heating Type of Cooling: No Cooling Utilities: Water - Public; Sewer - Public Pool/Hot Tub: No Pool	Parking Facilities: 2 Car Garage Approx Parcel Size: Less than 1/4 Acre Lot Description: Regular Lot Presently Zoned: Residential Property Owner: Seller Owned Title Status: Equitable Interest Occupancy: At Closing Showing Instructions: Call Seller Direct
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Listing Date	07/08/2014	Expiration Date		Comp Buyer Agent	3
Comp to Non-Rep	0	Comp Trans Broker	400	Dual Variable Comm	N
Listing Type	Exclusive Right of Sale				

Days On Market	114	Cumulative DOM	114
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LO:RIVER CITY REALTY LLC Office Phone: (904) 722-9433; Fax: (904) 724-0346; Office E-Mail: larrypjgcc@comcast.net
LA: MATT MAURER Office Phone: (904) 762-8301;Office E-Mail: maurerm32@gmail.com;

Loan# 41115					
Project Name	Stonecrest	Completion Date		11/03/2014	
Inspection Type	Exterior	Borrower Name		harley silvia	
Street Address	4130 Owen Ave				
City	Jacksonville	State	FL	Zip	32209

COMPARABLE LISTING 2





Loan# 41115					
Project Name	Stonecrest	Completion Date		11/03/2014	
Inspection Type	Exterior	Borrower Name		harley silvia	
Street Address	4130 Owen Ave				
City	Jacksonville	State	FL	Zip	32209

Comparable Listing 2 - Page 1 of 1

10/30/2014

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Address: 2320 EDGEWOOD AVE West, JACKSONVILLE, FLORIDA ; 32209-2453

County: Duval



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List Number718470

Property TypeResidential

Region07-SPRNGFLD/DWNTWN/PAXN/TROUT RIVER

Parcel #027954 0000

CommonKINNONS COTTAGE GROVE

Assoc Fee\$ 0

CDD Fee Y/N N

StatusActive

Price\$ 33,900

Area075-TROUT RIV/COLLEGE PRK/RIBAULT MNR

Subd-LegalKINNONS COTTAGE GROVE

Association FeeN

Assoc Fee FreqN/A

CDD Fee0.00

Bedrooms3

Half Baths0

Approx. Heated SqFt1,365

Waterfront Y/N N

Full Baths2

Bdrms Conform Y

Year Built1953

Navgble to Ocean Y/N N

New Construction Y/NN

Historic AreaN

HomesteadN

Mobile/Mfg HomeN

Gated CommunityN

Directions: 95 NORTH TO LEM TURNER EXIT, THEN TAKE A RIGHT ON EDGEWOOD.

Remarks: THIS IS AN INVESTOR STEAL, IT IS ZONED COMMERCIAL AND HAS A STORE BESIDE IT AND ACROSS THE STREET. 3/2 OPEN STYLE HOME WOOD AND TILE FLOORS. OWNER HAS APPRAISSAL FOR 31K. OWNER HAS NO KNOWLEDGE OF LEAD BASED PAINT, HAS NEVER OCCUPIED HOME. SOLD AS IS.

Private Remarks: AGENT MUST ACCOMPANY TO EARN COMMISSION

Schedule Showing

Schedule Showing

Type of Dwelling: Sngl. Fam.-Detached

Style: Ranch

Stories: 1 Story

Square Foot Source: Tax Roll

Major Appliances: Range Electric; Refrigerator

Additional Equipment: Smoke Detector

Type of Heating: Central Heating

Type of Cooling: Central Cooling

Utilities: Water - Public; Sewer - Public

Water Heater: Electric Water Heatr

Roof: Shingle Roof

Pool/Hot Tub: No Pool

Parking Facilities: No Covered Parking

Approx Parcel Size: Less than 1/4 Acre

Lot Description: Regular Lot

Presently Zoned: Commercial

Road Surface: Asphalt Road

Possible Financing: Cash

Documents on File: Appraisal on File

Property Owner: Seller Owned

Title Status: N/A

Occupancy: At Closing

Showing Instructions: Appointment; Vacant - Lockbox; Non-NEFAR Lockbox

Listing Date05/15/2014

Comp to Non-Rep1000

Listing TypeExclusive Right of Sale

Expiration Date

Comp Trans Broker1000

Comp Buyer Agent1000

Dual Variable CommN

Days On Market168

Cumulative DOM168

LO:Shoreward Realty Inc Office Phone: (904) 229-6580; Fax: (904) 579-3016; Office E-Mail: jdsthebroker@gmail.com

LA: Alissa Carson Office Phone: (904) 866-9926; cell phone: (904) 866-9926;Work Email: alissashoreward1@gmail.com;

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INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED
www.AssetVal.com - (800) 560-7350



Loan# 41115					
Project Name	Stonecrest	Completion Date		11/03/2014	
Inspection Type	Exterior	Borrower Name		harley silvia	
Street Address	4130 Owen Ave				
City	Jacksonville	State	FL	Zip	32209

COMPARABLE LISTING 3





Loan# 41115					
Project Name	Stonecrest	Completion Date		11/03/2014	
Inspection Type	Exterior	Borrower Name		harley silvia	
Street Address	4130 Owen Ave				
City	Jacksonville	State	FL	Zip	32209

Comparable Listing 3 - Page 1 of 1

10/30/2014

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Address: 5437 Mays DR , JACKSONVILLE , FLORIDA ; 32209 **County:** Duval



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List Number	719804	Status	Active
CTG/FROR/AUC	CTG	CTG	final sigs
Property Type	Residential	Price	\$ 23,603
Region	07-SPRNGFLD/DWNTWN/PAXN/TROUT RIVER	Area	075-TROUT RIV/COLLEGE PRK/RIBAUTL MNR
Parcel #	030420 0000	Subd-Legal	FLORADALE
Common	FLORADALE	Association N	
Assoc Fee	\$ 0	Assoc Fee	N/A
CDD Fee Y/N	N	Freq	
		CDD Fee	0.00
Bedrooms	3	Full Baths	1
Half Baths	0	Bdrms Conform	Y
Approx. Heated SqFt	1,048	Year Built	1955
Appx. Lot Dimensions	.23	Waterfront Y/N	N
Navgble to Ocean Y/N	N		

New Construction	N	Homestead	N	Gated Community	N
Y/N					
Historic Area	N	Mobile/Mfg Home	N		

Directions: M.L.K. West to New Kings Road, R on W 45th R on Mays Dr.
Remarks: Very nice 3 Bedroom/1 Bath with 1 Car Carport. Living/Dining combo. Eat-in Kitchen. Corner lot. Being sold As-Is. Seller nor agent make no representations/warranties expressed or implied as to the condition of the subject-property.
Private Remarks: Buyer pays ALL closing cost. Real Estate Purchase Addendum is located in Documents Section of the MLS. Use the Florida AS IS contract, making the terms equal to the Real Estate Purchase Addendum. Forward offers to SusanEyler@gmail.com or fax to (904) 212-0908. Sales \$35,000 and under will pay Broker Fee @ \$1,000.00..**Sale Price & Terms are contingent upon FNMA's approval.**
 [Schedule Showing](#) [Schedule Showing](#)

CTG/AUC Date: go into Pending on: 10/31/2014 Type of Dwelling: Sngl. Fam.-Detached Stories: 1 Story Square Foot Source: Tax Roll Bath: MBR Bath Tub W/Shwr Dining: Living/Dining Combo	Type of Heating: Central Heating Type of Cooling: Central Cooling Utilities: Water - Public; Sewer - Public Water Heater: Electric Water Heat Roof: Shingle Roof Pool/Hot Tub: No Pool	Fencing: Fenced Rear; Chain Link Parking Facilities: 1 Car Carport Approx Parcel Size: Less than 1/4 Acre Lot Description: Regular Lot Presently Zoned: Residential Road Frontage: City Street Road Surface: Asphalt Road Possible Financing: Will Consider FHA; Will Consider VA; Conventional; Cash Property Owner: REO Title Status: N/A Occupancy: At Closing; 3 DAC Showing Instructions: Special Instructions; See ShowingAssist
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Listing Date	05/22/2014	Expiration Date		Comp Buyer Agent	3.0
Comp to Non-Rep	0	Comp Trans Broker	3.0	Dual Variable Comm	N
Listing Type	Exclusive Right of Sale				

Days On Market	161	Cumulative DOM	160
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LO:FLORIDA HOMES REALTY & MORTGAGE LLC Office Phone: (904) 996-9115; Fax: (904) 996-9147; Office email: locateoffice2@comcast.net
LA: SUSAN EYLER, e-PRO, LMC Office : (904) 966-9115; Cell: (904) 866-8228; Direct Fax : (904) 212-0908;Business: susaneyler@gmail.com;
SO:FLORIDA HOMES REALTY & MORTGAGE LLC Office Phone: (904) 996-9115;Fax: (904) 996-9147;Office email: locateoffice2@comcast.net
SA: SUSAN EYLER, e-PRO, LMC Office : (904) 966-9115; Cell: (904) 866-8228; Mobile : (904) 866-8228; Direct Fax : (904) 212-0908; Business: susaneyler@gmail.com;

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