



Broker Price Opinion

P.O. Box 250
Orange, CA 92856
Direct (714) 385-3500
E-Mail valuations@oldrepublictitle.com

Subject Visited: 07/25/2015

BPO Id IPacific002

CURRENT TAXES: 737.71

BPO Type BPO Exterior 5 day

Property Address 1032 Parkson Pl						City, State, Zip, County Cincinnati, OH 45204				Loan Number IPacific002			
Old Republic Contact Henry-Reese, Paula						Broker Firm and Contact Grigsby, Deborah				Telephone # 513-544-7237			
Style	SqFt	# Rooms	# Units	Bed	Bath	Bsmt	Garage	Lot Size	Age	Vacant	Prop Type	Condition	
2 Stories	2986	10	2	4	2	Unfinished	None Known	0.14Acres	113		Multi-Family	Average	

If Style is "Mobile Home", is it attached? ☐ Yes ☐ No

If condo or other association exists Fees \$ 0.00 ☐ monthly ☒ annually Current? ☒ Yes ☐ No Fee Delinquent \$

The fee includes ☐ Insurance ☐ Landscape ☐ Pool ☐ Tennis Other

Association contact: Name: Phone No:

Project Name: Total number of Units: Legal Action: No

Property Description/Condition	Mortgagor's Name:	Unknown
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Subject is an older 2-story Duplex built in 1902, with 2986 GLA on .14 lot. subject appears to be in average condition for exterior view, however the interior condition may impact value +/- depending on condition at time of inspection. Due to overall lack of multi-unit comps and the client request to use fair market sales, comps have been searched within 2.5 mile and 12 months.

Comparable Sales	Sale Date	SqFt	# Rms	Bed	Bath	Proximity	Bsmt	Garage	Lot Size	Age	DOM	LP@Sale	Sale \$	Owner*
4005 W 8th St	03/20/2015	2824	8	4	2	1.63	Unfinished	None Known	0.15Acres	111	32	40,000.00	38,555.00	Investor
1247 Quebec Rd	11/06/2015	2505	8	4	2	1.15	Unfinished	None Known	0.04Acres	87	153	64,000.00	30,000.00	Investor
2558 ORLAND AVE	11/19/2014	2665	10	4	2	1.91	Unfinished	None Known	0.04Acres	88	172	44,900.00	45,000.00	Investor

	Condition	Location	Indicate if comparables are superior, inferior, or similar to subject. If Superior/Inferior, explain why
Comp 1	Average	Similar	Similar age, GLA and age, Comp is used as rental property, same as subject.
Comp 2	Fair	Similar	Similar age, GLA and age, Comp is used as rental property, same as subject.
Comp 3	Average	Similar	Similar age, GLA and age, Comp is used as rental property, same as subject. Dated within 12 months

Indicate home most comparable to subject ☐ 1 ☐ 2 ☒ 3

Comparable Listings	Style	SqFt	# Rms	Bed	Bath	Proximity	Bsmt	Garage	Lot Size	Age	DOM	Orig LP \$	Cur LP \$	Owner*
1638 Dewey Ave	Multi-Family	2418	8	3	2	1.62	Unfinished	None Known	0.11Acres	98	28	47,900.00	47,900.00	Investor
1110 York St	Triplex	3136	10	6	3	1.84	Unfinished	None Known	0.08Acres	125	5	35,000.00	35,000.00	Investor
461 Dayton St	Multi-Family	2299	10	5	2	2.32	Unfinished	None Known	0.04Acres	140	2	45,000.00	45,000.00	Investor

	Condition	Location	Indicate if comparables are superior, inferior, or similar to subject. If Superior/Inferior, explain why
Comp 1	Average	Similar	Similar age, GLA and age, Comp is used as rental property, same as subject.
Comp 2	Average	Similar	Similar age, GLA and age, Comp is used as rental property, same as subject.
Comp 3	Average	Similar	Similar age, GLA and age, Comp is used as rental property, same as subject.

Indicate home most comparable to subject ☐ 1 ☒ 2 ☐ 3

Indicate home(s) that were personally inspected ☐ 1 ☐ 2 ☐ 3

Comments: CL1: Structurally sound, fully rented 1 year leases, Separate CG&E, separate gas forced air furnaces, CL2: Located in up & coming downtown, this spacious Triplex offers 2-2 bedrm, 1-1 bedrm units. Separate furnaces, water heaters, first flr AC unit, all appliances stay CL3: There are 2 separate units. Close to UC and Cincinnati State.

* Please indicate owner type: REO (i.e. FNMA, HUD, VA..), Owner Occupant, Investor, Relo.

Neighborhood Data

Housing Supply	Increasing <input type="checkbox"/>	Stable <input checked="" type="checkbox"/>	Decreasing <input type="checkbox"/>
Property Values	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Number of Listings	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Number of listings in immediate area:			
Any new construction nearby: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Type <input type="checkbox"/> Res. <input type="checkbox"/> Com.			
Price Range: 0.00 High: 0.00			
Number of Houses in direct competition with subject: 6			
Price Range: 30,000.00 High: 70,000.00			

Average marketing time of comparable listings 11 of comparable sales: 119

Describe any negative neighborhood factors that would detract from subject

There are not any negative neighborhood factors that would detract from subject property value or resale. Subject neighborhood consists of schools, employment, shopping and public transportation within 1/2 mile or less. Less than 1 mile from the Ohio River and Kentucky border, and 2 mile from Cincinnati city center.



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Rental Market Lease Potential 1,000.00

Market Value Marketing time being defined as: from date of listing to date of contract: Average DOM is subject area ranges from 90+ DOM.

Are Repairs Needed? ☐ Yes ☒ No

If Yes, Estimated cost: 1,000.00

Estimated days to repair from: 0 to: 0

Subject As-Is-High 45,000.00

Subject As-Is-Low 35,000.00

Subject As-Is-Value 39,000.00

Subject Repaired 42,000.00

1. Occupancy: ☐ Owner ☒ Rental ☐ Vacant

Currently listed for sale: ☐ Yes ☒ No

If subject property is Vacant, is it SECURED? ☐ Yes ☐ No

How much: How Long:

Listing Agent:

Phone Number:

2. If fair or poor explain:

Subject exterior appears to be in need of exterior painting.

3. Area description: ☐ Urban ☒ Suburban ☐ Rural

4. Will Resale be a Problem? ☐ Yes ☒ No Comments:

Based on exterior appearance only! Subject will be a resale property after exterior repairs.

Broker's Signature

Telephone:

Date:

Broker/Agent Signature on file.

7/30/2015

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Subject Property Address: Cincinnati, OH 45204

Mortgagor: Unknown

(1) (Front) 1032 Parkson Pl Front.jpg



(2) (Address) 1032 Parkson Pl Address.jpg



(3) (Street) 1032 Parkson Pl Street.jpg



(4) (Exterior) 1032 Parkson Pl Repair.jpg



(5) (Other) 1032 Parkson Pl Repair.jpg



Photo not available

Subject Property Address: Cincinnati, OH 45204

Mortgagor: Unknown

(CS 1) 4005 W 8th St



(CL 1) 1638 Dewey Ave



(CS 2) 1247 Quebec Rd



(CL 2) 1110 York St



(CS 3) 2558 ORLAND AVE

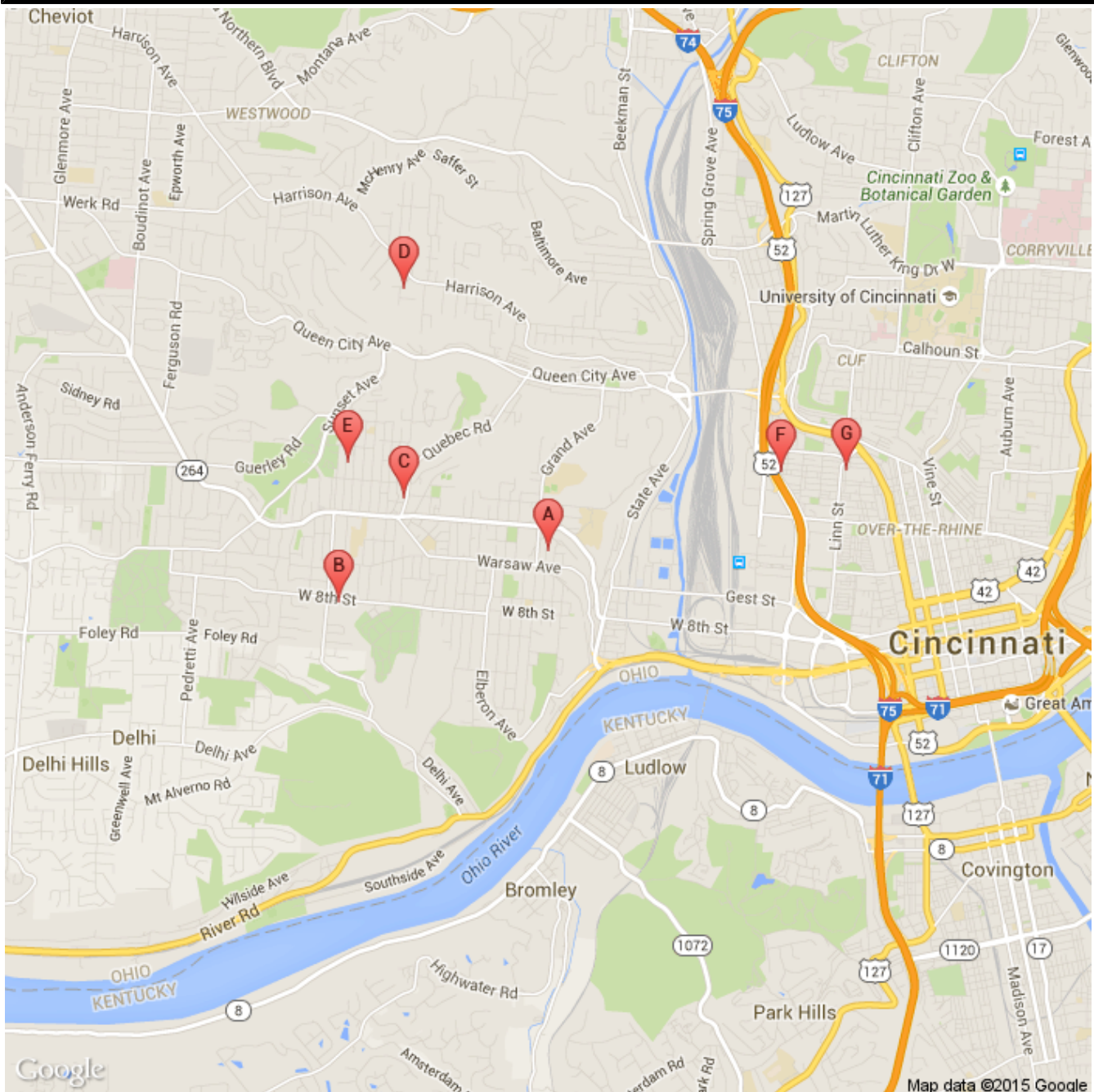


(CL 3) 461 Dayton St



Subject Property Address: Cincinnati, OH 45204

Mortgagor: Unknown



Point Property Street Address

- A Subject 1032 Parkson Pl
- B Sale #1 4005 W 8th St
- C Sale #2 1247 Quebec Rd
- D Sale #3 2558 ORLAND AVE
- E Listing #1 1638 Dewey Ave
- F Listing #2 1110 York St
- G Listing #3 461 Dayton St

NOTE: Some properties may be so close together that they do not show as distinct map points.