



BROKER PRICE OPINION RESIDENTIAL

File Name: Unknown		File Number: Unknown	
Street Address: 2308 Edgemont Way		City: Anderson	State: IN Zip: 46011
<p>Describe subject: This home is unsecured and in poor condition. This home has not been trashed out yet, has some boarded windows, and needs a complete rehab from roof down. Inside we have some mold-like fungus growth in several rooms. This home has a fenced year yard and is on a cul-de-sac but does back up to a fairly busy road. This home has brick front and aluminum siding.</p>			
<u>Property Type:</u> <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Vacant land		<u>Condition:</u> <input type="checkbox"/> Excellent <input type="checkbox"/> Good <input type="checkbox"/> Average <input checked="" type="checkbox"/> Poor	
		<u>Construction Type:</u> <input checked="" type="checkbox"/> Brick <input type="checkbox"/> Stucco <input type="checkbox"/> Concrete Block <input type="checkbox"/> Stone <input checked="" type="checkbox"/> Aluminum <input type="checkbox"/> Wood	
		<u>Occupancy:</u> <input type="checkbox"/> Owner <input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Vacant	
Listing Information	Is property currently listed for sale? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No List Price: \$___n/a_____		
	Has the property been listed within the past 24 months <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No List Price: \$_____		
	Days on Market: _____n/a_____ Broker: _____ Telephone No.: _____		
Inspection	<input type="checkbox"/> Exterior Only <input checked="" type="checkbox"/> Interior and Exterior		
Taxes	Yearly Amount: \$___960.00_____ Calendar Year_2015_____ Delinquent? <input checked="" type="checkbox"/> No_____ Amount: \$___0_____		
Environmental Hazards	Yes <input checked="" type="checkbox"/> No If yes, please explain:		

Required inspections	Yes x No If yes, please explain:																																																																						
<u>Please list all repairs and provide your best estimate of cost:</u> Roof- \$4500 Siding and gutters- \$4500 Windows-\$6000 Garage door-\$800 Exterior Trim repairing and painting-\$1500 Remove screen door-\$100 Mold-like fungus remediation- \$10000 Drywall-\$3500 Kitchen cabinets- \$3500 Kitchen Appliances-\$3000 Electrical, updating amperage and missing fixtures throughout-\$3000 Plumbing including water heater-\$3000 Bathroom tub surround, vanity and new toilet-\$4000 Furnace-\$3000 Flooring-\$4500 Interior doors-\$1200 Painting interior-\$3000																																																																							
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Days on Market	-	90	84	46	51	23	132
List Price	-	36000	49900	18000	38000	40000	49900
Sale Price	-	32000	45500	14500	-	-	-
Date of Sale	-	11/17/2015	09/15/2015	11/16/2015	-	-	-
Price Per Sq. Ft.	-	27.23	37.14	15.26	29.25	32.78	53.94
Lot Size / Acreage	0.24 AC	0.16 AC	0.21 AC	0.23 AC	0.21 AC	0.21 AC	0.18 AC
Other							

Describe comparables to subject:

S1: Nice 3 bedroom, 1 bath w/ lg living room w/ bay window, dining room, laundry room. Covered patio, fenced yard. All appliances included. Home warranty. Newer roof and windows. Cash sale.

S2: Updated, 3 bedrooms, family and living rooms, new carpet, fresh paint, new laminate flooring. Updated kitchen cabinets with brand new stainless steel appliances. Fenced yard, wood deck. FHA financing.

S3: Newer windows, but needs work and updating.

L1: Over 1200 sq ft, 3 bedroom fenced yard, patio.

L2: Brick front, move-in ready, 3 bedrooms, updated. New furnace, new paint, new bath, new carpet fenced yard.

L3: Updated kitchen and bath, new carpet, new paint newer windows, newer furnace updated electrical.

(Please supply comps even if distance is a factor. Explain any absence of available comps, i.e., no sales, etc.)

	"As is" Value	Quick Sale Value	Repaired Values (If property requires repairs)
Marketing Value:	\$5000.	\$3000.	\$35,000.

Comments: The subject needs to be secured asap. Average price per square foot in the neighborhood is \$35.00. Subject needs extensive repairs. Repair cost will be more than repaired value.

Broker/Agent Name: Regina Nottingham Date: 02/09/2016_____

Company: Nottingham Realty_____ Phone Number:
317-850-3286_____

Please attach photos and additional information, you feel maybe pertinent to our determining an up-to-date value of the property.