

## Market Overview

Neighborhood Market Trend	Stable
Overall Market Trend	Stable
Range of Comparable Sales	\$ 6,000 - \$ 8,552
Range of Comparable Listings	\$ 9,900 - \$ 15,000
Market Supply	Normal
Foreclosure Activity	High

## Comments

Located northwest of downtown, good roadway and public transit access. Basic local shopping. Market dominated by REO, little demand except investors. No environmental, easements, encroachments, typical suburban neighborhood. No functional or economic obsolescence. Not in flood zone.  
 ...see comments addendum for complete comments

Agent Name	Jack Kuhlman
License Number	OH 0000195108
Valuation Date	05/18/2014

## As-Is Value

**\$ 6,500**

30 Day Quick-Sale Value	\$ 6,000
Cost-to-Cure	n/a
As-Repaired Value	n/a

## Subject Overview

Is the Subject Listed?	No
Bank Owned/REO	No

## Subject Property



## Sold Comparables

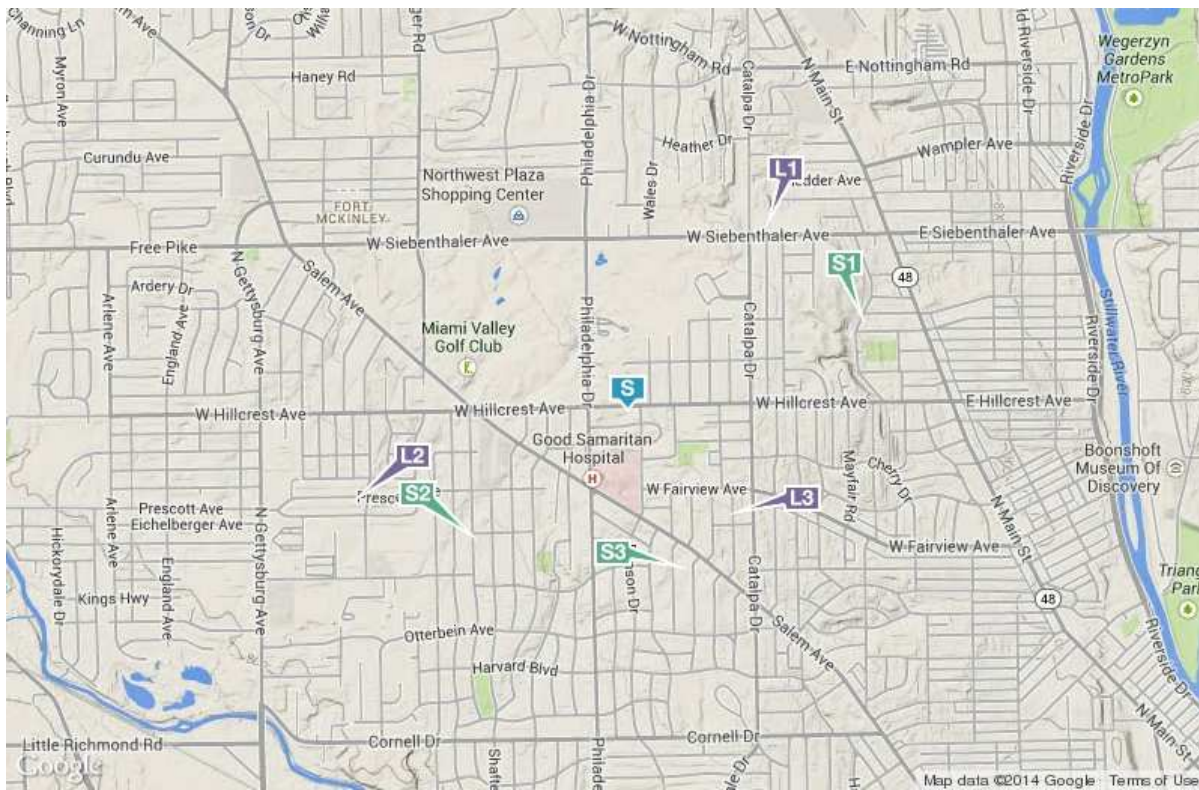


## Listed Comparables



Street Address	1232 West Hillcrest Avenue Dayton, OH 45406	210 Odlin Ave Dayton, OH 45405	1954 Kensington Dr Dayton, OH 45406	2009 Malvern Ave Dayton, OH 45406	423 West Siebenthaler Avenue Dayton, OH 45405	4016 Prescott Ave Dayton, OH 45406	2115 Ravenwood Ave Dayton, OH 45406
Proximity to Subject	n/a	0.764 Miles	0.598 Miles	0.504 Miles	0.691 Miles	0.883 Miles	0.430 Miles
Sale Price	n/a	\$ 8,552	\$ 6,000	\$ 7,500	n/a	n/a	n/a
Sale Date	n/a	12/10/2013	01/7/2014	02/5/2014	n/a	n/a	n/a
REO/Short Sale	No	REO	REO	No	REO	REO	No
Original List Price	n/a	\$ 12,000	\$ 6,000	\$ 7,500	\$ 13,900	\$ 9,900	\$ 19,900
Original List Date	n/a	09/06/2013	10/24/2013	09/11/2013	05/02/2014	05/07/2014	03/20/2014
Current List Price	n/a	n/a	n/a	n/a	\$ 13,900	\$ 9,900	\$ 15,000
Current List Date	n/a	n/a	n/a	n/a	05/02/2014	05/07/2014	04/28/2014
Days on Market	n/a	95	75	147	17	12	60
Year Built	1932	1926	1943	1916	1939	1953	1923
Gross Living Area	1,080	1,252	1,036	1,080	864	1,109	1,148
Total Basement Area	n/a	598	740	1,080	864	n/a	1,148
Bed/Bath Count	2 / 1.00	2 / 1.00	2 / 1.00	2 / 1.00	2 / 1.00	3 / 1.00	2 / 1.00
Site Size	0.144 Acres	0.104 Acres	0.106 Acres	0.182 Acres	0.167 Acres	0.144 Acres	0.121 Acres
Garage Capacity	2	2	1	1	1	2	0
As Compared to Subject	n/a	Superior	Similar or Model Match	Superior	Superior	Similar or Model Match	Superior
Property Condition	Below Average	Average	Average	Average	Average	Average	Average
Amenities							

## Location Map



Subject Property	Proximity	Estimated Value
<b>S</b> 1232 West Hillcrest Avenue, Dayton, OH 45406	n/a	\$ 6,500
Sold Comparables	Proximity	Sold Price
<b>S1</b> 210 Odlin Ave, Dayton, OH 45405	0.764 mi	\$ 8,552
<b>S2</b> 1954 Kensington Dr, Dayton, OH 45406	0.598 mi	\$ 6,000
<b>S3</b> 2009 Malvern Ave, Dayton, OH 45406	0.504 mi	\$ 7,500
Listed Comparables	Proximity	Listed Price
<b>L1</b> 423 West Siebenthaler Avenue, Dayton, OH 45405	0.691 mi	\$ 13,900
<b>L2</b> 4016 Prescott Ave, Dayton, OH 45406	0.883 mi	\$ 9,900
<b>L3</b> 2115 Ravenwood Ave, Dayton, OH 45406	0.430 mi	\$ 15,000

## Overhead Subject Image



## Bird's Eye View



## Street View





Sold Comparables

**S1** 210 Odlin Ave  
Dayton, OH 45405

**S2** 1954 Kensington Dr  
Dayton, OH 45406

**S3** 2009 Malvern Ave  
Dayton, OH 45406

MLS Photo



Overhead View



Bird's Eye View





Listed Comparables

**L1** 423 West Siebenthaler Avenue  
Dayton, OH 45405



**L2** 4016 Prescott Ave  
Dayton, OH 45406



**L3** 2115 Ravenwood Ave  
Dayton, OH 45406



MLS Photo

Overhead View

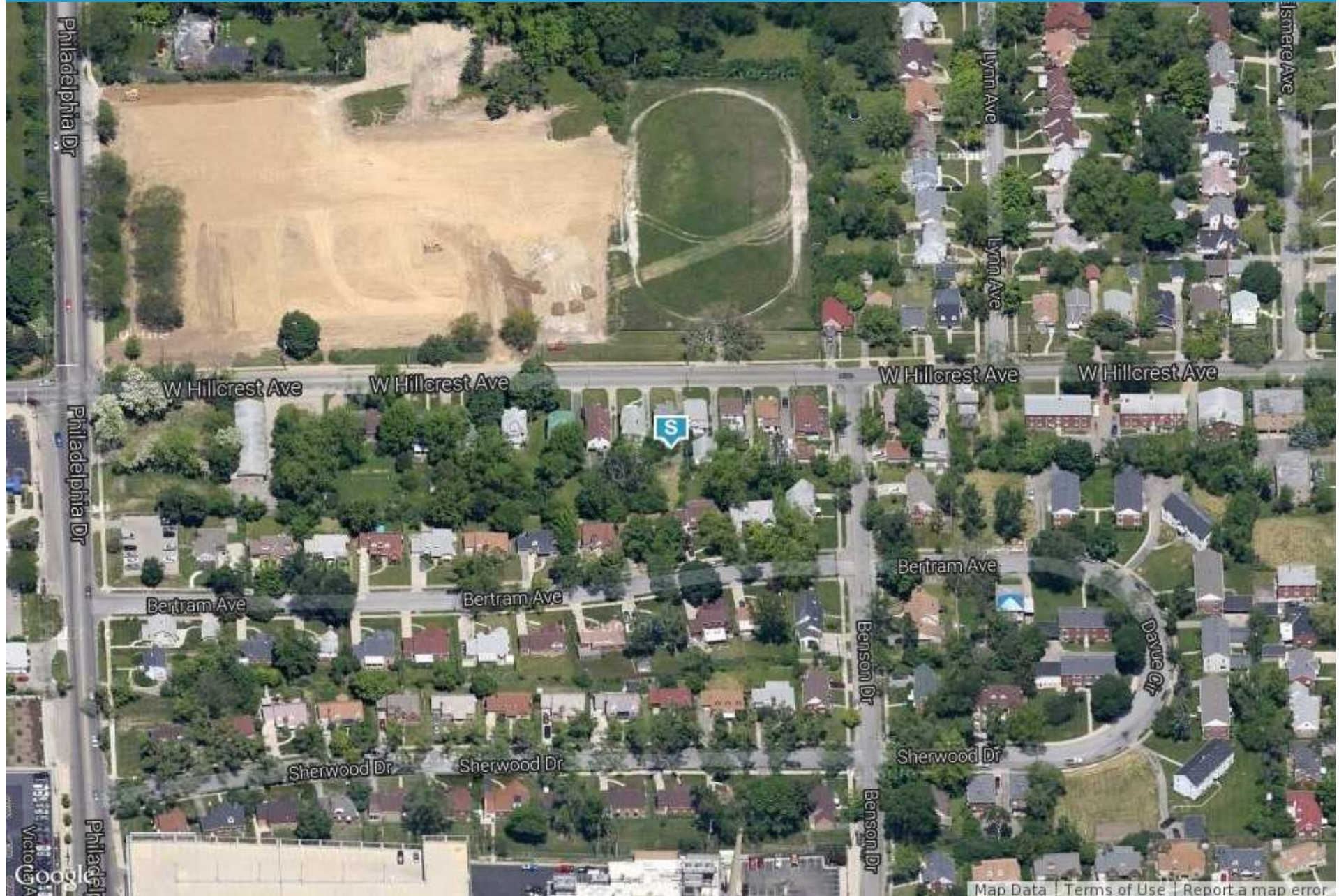


Bird's Eye View





Subject Neighborhood View



**Vendor Comments**

Located northwest of downtown, good roadway and public transit access. Basic local shopping. Market dominated by REO, little demand except investors. No environmental, easements, encroachments, typical suburban neighborhood. No functional or economic obsolescence. Not in flood zone.

Audit Alert: High Foreclosure Activity

Agent Comment: High foreclosures drive down sale prices for all properties.

Audit Alert: Build Quality (Too few comparables have the same build quality)

Agent Comment: Subject and all comparables similar quality.

### Property Characteristics

Property Use	Single-Family Detached
Occupancy Status	Vacant Secured
Subject Visible From Street	Yes
Design Style	Ranch
Style Typical of Neighborhood	Yes
Exterior Color	white
Real Estate Agent/For Sale Sign Visible	No
Parking Type	Driveway
Garage/Carport Capacity	2

### Property Condition

Property Condition	Fair
Condition Relative to Adjacent Properties	Similar
Boarded Home	No
Property Under Construction or Renovation	No
Siding Type	Aluminum
Siding Condition	Good
Roof Type	Composition shingle
Roof Condition	Fair

### Tax Assesment

Assessed Value	\$ 13,668
Annual Property Taxes	\$ 2,930

### Homeowners Association

Condo or Association	No
Association Contact Name	
Association Contact Phone	
Fee	
Current	
Fee Delinquent	
This Fee Includes	

### Neighborhood Valuation Drivers

Neighborhood Type	Urban
Neighborhood Condition	Fair
Foreclosure Activity	High
Vandalized Home	No
Boarded Homes	No
Audible Freeway/Highway Noise	No
Overhead Powerlines	No
Commercial Uses	No

### Subject Valuation Drivers

Waterfront View	No
Golf Course View	No

### Structural Assessment

Structural Damage	No
Broken Doors/Windows	Yes
Major Cracks in Foundation/Walls	No
Evidence of Condemnation	No

Railroad Tracks	No
Airport/Flightpath	No
Waste Management Facilities	No
Gated Community	No
Community Pool/Park	No
Nearby Schools	Fair
Visible Debris	No
Other	no

Other	no
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### Repairs

Summarize all repairs needed to bring this property from its present as is condition to average for the neighborhood. Check those repairs you recommend that we perform for successful marketing of the property.

Estimated Total of All Repairs	\$ 0	Estimated Days to Complete Repairs	

### Comments

Typical rental property condition, no major repairs but less than good curb appeal. Lawn overgrown, some debris on porch. Weeds growing in driveway.

Agent Name Jack Kuhlman	License Number OH 0000195108	Inspection Date 05/18/2014
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Subject Front View



Subject Left Profile



Subject Right Profile



Street Scene (Left)



Street Scene (Right)



Subject Address

