

## BROKER PRICE OPINION

Stock # \_\_\_\_\_

Parcel # **490732103068000101**

Property Address: 1406 N Olney St City: Indianapolis IN Zip Code: 46201

The above premises was inspected on: 04/30/15 by: Regina Nottingham

The property was:  Vacant  Occupied

Is the exterior in good repair?  Yes  No Is the house & yard free from debris?  Yes  No

Has the property been boarded, screened, or otherwise secured?  Yes  No Keybox  Yes  No

Has the property been vandalized?  Yes  No

Is there an HOA on this property?  Yes  No

Details: This is a duplex and looks to be vacant. The upstairs or attic window appears to be open to the elements. Lots of rentals in the area and boarded, abandoned homes. A couple of homes on this block and the block over have fire damage.

Exterior repairs needed (in order of importance) to market property. Give a "best knowledge" estimate of costs.

Landscaping	500.00
Painting	\$4200
Roof	5000
	\$
	\$
	\$
	\$
	\$
	\$

Color Exterior/Interior Photos Attached

### NEIGHBORHOOD DATA

Property Values:  Increasing  Declining  Stable  
 Supply/Demand:  Shortage  Abundance  Normal  
 Marketing Time:  Under 3 Months  4 - 6 Months  Over 6 Months

Price Range: (Neighborhood) High \$ 40000 Low \$ 5000

Number of houses in Direct Competition with Subject: 19 Number of sales in the past 6 months: 9

Appraisal/Room count provided by lender:  Yes  No

### SUBJECT PROPERTY

Address	Style	Age	SQ FT	# Rms	# BRs	# Baths	Gar/CP	List Price	List Date	Fin Terms
<b>1406 N Olney St</b>	<b>Duplex</b>	<b>104</b>	<b>2128</b>	<b>10</b>	<b>4</b>	<b>2</b>	<b>Carport</b>	<b>n/a</b>	<b>n/a</b>	<b>n/a</b>

### CURRENT HOMES FOR SALE

Competitive Listings	Style	Age	SQ FT	# Rms	# BRs	# Baths	Gar/CP	List Price	List Date	Days on Market	Prox to Subject
<b>925 N Oakland Ave</b>	<b>Duplex</b>	<b>99</b>	<b>2300</b>	<b>12</b>	<b>6</b>	<b>2</b>	<b>0</b>	<b>28500</b>	<b>05/15/15</b>	<b>6</b>	<b>.50</b>
<b>1121 N Dearborn St</b>	<b>Duplex</b>	<b>104</b>	<b>2600</b>	<b>12</b>	<b>6</b>	<b>2</b>	<b>1</b>	<b>19900</b>	<b>03/09/15</b>	<b>73</b>	<b>.25</b>
<b>1521 N Olney St</b>	<b>Duplex</b>	<b>104</b>	<b>2513</b>	<b>13</b>	<b>6</b>	<b>2</b>	<b>0</b>	<b>19900</b>	<b>04/27/15</b>	<b>24</b>	<b>.10</b>

### CLOSED PROPERTIES

Competitive Sales	Style	Age	SQ FT	# Rms	# BRs	# Baths	Gar/CP	List Price	Sale Price	Date Closed	Days on Market	Prox to Subject
<b>3317 E 13<sup>th</sup> St</b>	<b>Duplex</b>	<b>81</b>	<b>2352</b>	<b>12</b>	<b>6</b>	<b>2</b>	<b>0</b>	<b>24900</b>	<b>20000</b>	<b>02/24/15</b>	<b>6</b>	<b>.50</b>

1530 N Dearborn St	Duplex	94	2805	12	6	2	0	22500	23000	01/28/15	14	.50
1130 N Oxford St	Duplex	88	2360	10	4	2	0	18000	14000	02/06/15	93	.25

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

I used comps within a .5 mi radius of our subject. All are duplexes.

**PROPERTY VALUES**

For Ninety (90) Day Market Period: _____	As Is Condition: <b>\$20000</b>
_____	Repaired: <b>\$23000</b>
For Thirty (30) Day Market Period: _____	Quick Sale: <b>\$14000</b>
_____	Recommended List Price: <b>\$21900</b>

**MARKETABILITY**

What current market conditions will affect the sale of the home? Available financing?

Days on the market seems to be short in this immediate area, as long as they are priced right. No financing in it's current condition.

What are the positives/negatives of the property?

This is a 2 story duplex with 2 bedrooms each side. There is also a carport. There are a lot of abandoned homes on this block.

How do the comps that were used compare to the subject?

All comps were also duplexes in the immediate area all are in similar condition.

Note specific items that could be a potential problem:

Nothing noted.

## Checklist of Damages

**Is there any vandalism?:** Yes  No  **If yes, Where?**

**Is there any graffiti?:** Yes  No  **If yes, Where?**

**Is there any damage that appears to be caused by an act of nature?:**  
Yes  No  **If yes, Where?**

**Are there any broken windows?:** Yes  No  **If yes, Where?**

But the upstairs right hand side, front window looks to be open!

**Are there any broken doors?:** Yes  No  **If yes, Where?**

**Does anything appear to be missing? (i.e., HVAC, door knobs, fencing) :**  
Yes  No  **If yes, Where?**

I couldn't view the rear of the property, alley was blocked etc.

**What is the condition and approx. age of roof?:**  
Yes  No  **If yes, Where?**

Roof is missing several shingles and will need to be replaced soon.

**Is this home boarded? :**  
Yes  No  **If yes, Where?**

Case #: .....  
Full Address: 1406 N Olney St Indianapolis IN 46201  
Inspector/Appraiser: Regina Nottingham

Today's Date: 05/21/15  
Reason taken: Exterior BPO

Photo, Date Taken, View, Description



2015-04-30 12:04

Address

Photo, Date Taken, View, Description



2015-04-30 12:04

Street view



2015-04-30 12:04

Right



2015-04-30 12:04

Duplex/ landscaping / window open



2015-04-30 12:04

Left



2015-04-30 12:04

Front



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Photo, Date Taken, View, Description	Photo, Date Taken, View, Description
 <p>Active comp 1</p>	 <p>Active comp 2</p>
 <p>Active comp 3</p>	 <p>Sold comp 1</p>
 <p>Sold comp 2</p>	 <p>Sold comp 3</p>