

BROKER PRICE OPINION

Stock #

Parcel #491115100041000101

Property Address: 1413 S Reisner St City: Indianapolis State: IN Zip Code: 46221

The above premises was inspected on: 05/01/15 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: Home is vacant, there is no electric meter or gas meter. Some of the windows have been boarded. Narrow street, lots of rentals and commercial properties in the immediate area.

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

Paint exterior	\$4000
Windows, doors	1000.
Roof	4500.
	\$
	\$
	\$
	\$
	\$
	\$

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 \$45000 Low \$9000

Number of houses in Direct Competition with Subject: 22 Number of sales in the past 6 months: 15

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
1413 S Reisner St	Traditional	96	1170	6	2	1	2	n/a	n/a	n/a

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
1741 Morgan St	Traditional	115	1300	6	3	1	2	45000	02/18/15	96	.50
1849 Westview Dr	Traditional	105	1260	5	3	1	0	39995	04/22/15	33	.50
1364 Hiatt St	Traditional	95	900	5	2	1	1	25000	06/08/14	358	.25

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
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1217 Shepard St	Traditional	103	1664	7	3	1	1	39900	35000	02/13/15	159	.50
1222 S Richland St	Traditional	97	1700	7	3	1	1	27700	24500	04/30/15	30	.25
1445 S Reisner St	Traditional	105	936	5	2	1	1	23500	22000	01/29/15	11	.15

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

PROPERTY VALUES

For Ninety (90) Day Market Period: _____	As Is Condition: <u>\$25000</u>
_____	Repaired: <u>\$35000</u>
For Thirty (30) Day Market Period: _____	Quick Sale: <u>\$22000</u>
_____	Recommended List Price: <u>\$25900</u>

MARKETABILITY

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

This home will not qualify for financing in the current condition. Most likely buyer will be an investor/landlord type. _____

What are the positives/negatives of the property? _____

Large garage, covered porch, close to commercial, close to bus line. Needs a rehab. _____

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

All comps used were within a .5 mi radius of our subject. I used the most comparable comps available. _____

Note specific items that could be a potential problem: _____

None 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?**

Some boarded windows

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?**

Electric meter and gas meter are not in place.

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

Roof is older and will need replaced in the near future.

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

Partially

Case #:
Full Address: 1413 S Reisner St Indianapolis IN 46221
Inspector/Appraiser: Regina Nottingham

Today's Date: 05/25/15
Reason taken: Exterior BPO

Photo, Date Taken, View, Description	Photo, Date Taken, View, Description
 <p>2015-04-29 17:10</p> <p>Street sign</p>	 <p>2015-04-29 17:11</p> <p>Address</p>
 <p>2015-04-29 17:11</p> <p>Left front</p>	 <p>2015-04-29 17:11</p> <p>Front</p>
 <p>2015-04-29 17:12</p> <p>Front</p>	 <p>2015-04-29 17:12</p> <p>Right side</p>

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Photo, Date Taken, View, Description	Photo, Date Taken, View, Description
 <p>2015-04-29 17:13</p> <p>Garage</p>	 <p>2015-04-29 17:13</p> <p>Rear</p>
 <p>2015-04-29 17:15</p> <p>No gas meter</p>	 <p>2015-04-29 17:15</p> <p>No electric meter</p>
 <p>2015-04-29 17:16</p> <p>Left side</p>	 <p>2015-04-29 17:15</p> <p>Right side</p>

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Today's Date: 05/25/15
Reason taken: Exterior BPO

Photo, Date Taken, View, Description	Photo, Date Taken, View, Description
 <p>2015-04-29 17:15</p> <p>Street view</p>	 <p>Active 1</p>
 <p>Active 2</p>	 <p>Active 3</p>
 <p>Sold 1</p>	 <p>Sold 2</p>

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Photo, Date Taken, View, Description	Photo, Date Taken, View, Description
 <p data-bbox="204 726 272 751">Sold 3</p>	