

BROKER PRICE OPINION

Stock # _____

Parcel #490828139041000700

Property Address: 10144 E Penrith Dr City: Indianapolis State: IN Zip Code: 46229

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:

The subject is an attached condo unit. There is an active HOA. The mandatory monthly fees are \$130. The exterior is maintained by the HOA. There was a car parked in the driveway, so I am assuming this one is occupied.

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

No exterior repairs noted.	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$

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 \$35000 Low \$15000

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

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
10144 E Penrith Dr	Condo	53	1012	5	2	1	1	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
2609 Harwich Dr	Condo	53	932	4	2	1	1	49900	02/23/15	96	.25
10020 Penrith Dr	Condo	53	871	4	2	1	1	30000	02/09/15	112	.10
10137 Penrith Dr	Condo	53	871	5	2	1.5	1	19900	04/23/15	39	.10

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
10134 Dedham Dr	Condo	53	1038	5	2	1.5	1	55000	37000	03/13/15	10	.25
10164 Dedham Dr	Condo	53	1038	5	2	2.5	1	26200	27550	12/19/14	19	.25
10025 Dedham Dr	Condo	53	968	5	2	1	1	23900	23900	06/01/15	64	.25

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

All comps are condos in the same neighborhood as our subject.

PROPERTY VALUES

For Ninety (90) Day Market Period: _____	As Is Condition: \$27500
_____	Repaired: \$37000
For Thirty (30) Day Market Period: _____	Quick Sale: \$23000
_____	Recommended List Price: \$27900

MARKETABILITY

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

Stable market, condos aren't the most popular as single family detached homes. HOA may not qualify for FHA financing.

What are the positives/negatives of the property? _____

Low or no maintenance exterior. Only has 2 bedrooms. Possibly a dated interior?

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

The comps used were in the same complex as our subject home. All are very similar in size, locations and condition.

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?

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?

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

Most likely maintained by the HOA looks to be in average condition.

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

Case #:
Full Address: 10144 E Penrith Dr Indianapolis IN 46229
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>2015-04-30 12:57</p> <p>Description</p>	 <p>2015-04-30 12:58</p> <p>Description</p>
 <p>2015-04-30 12:58</p> <p>Description</p>	 <p>2015-04-30 12:58</p> <p>Description</p>
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Photo, Date Taken, View, Description	Photo, Date Taken, View, Description
 <p>2015-04-30 12:58</p> <p>Front</p>	 <p>2015-04-30 12:58</p> <p>Street view</p>
 <p>Active 1</p>	 <p>Active 2</p>
 <p>Active 3</p>	 <p>Sold 1</p>

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