

Vacant Lot & Land BPO Form

Date of BPO	6/3/15	Property #	13SCLANST000 002		
Property Address	7418 Barrington Ridge Dr				
City	Fort Mill	State	SC	Zip	29707

PROPERTY DESCRIPTION – Please fill all blanks, following any estimates with a question mark

Lot Size	1 acre	Topography	Flat
Shape of Lot	Angular 87X291X228X174	Fenced?	No
Zoning Classification	R15	Landscaping	Natural wooded
View	Wooded	Utilities	Yes-Power,County water/sewer
Off Site Improvements	Gated community, guard shack, traffic circle		
Please describe the property in detail	Vacant wooded flat lot located in gated community of newer upscale homes.		

NEIGHBORHOOD INFORMATION

Price ranges (vacant lots and homes)	70,000-679,000					
Describe Neighborhood In Detail	Gated European Inspired estate community featuring custom homes on half acre to acre lots. Located reasonably close to desirable Ballantyne / Charlotte area.					
Homes plans / elevations must be approved by architectural review board. Minimum 3000 square foot to build.						
Neighborhood info	HOA	Y or N	Dues	\$960 Annually	Amenities	Gated community
Add'l comments	Appears to be approximately 70 lots in community. One builder Essex Homes owns 12 lots. The rest are owned by individuals or corporations. I think many were speculating on value increase. Only 8 homes built since 2005.					

MARKETING INFORMATION- In the subject area is the market up, down or stable? Please give marketing time in months.

Property Values	Down	Supply	High	Low	Marketing Time	4-6
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SALES COMPARISON ANALYSIS- Please fill all blanks, following any estimates with a question mark

Subject Property	Lot Size	Topography	View	Zoning	Utilites	Listed?	Price
7418 Barrington Ridge Dr	1 acre	Flat	Wooded	R15	Yes	No	\$

Current Listing N/A Telephone N/A
Agent _____

Current Listings	Prox to Subj.	Lot Size	Topography	View	Zoning	Utilities	DOM	Current List Price
7471 Barrington Ridge Dr	Same street	Half acre	Flat	Wooded	R15	Yes	518	\$ 70,000
6053 Kimbrell Heights Dr	Same communit y	Half acre	Flat	Wooded	R15	Yes	104	79,000
Lot B Newtown Rd	6 miles	1 acre	Flat	Wooded	AE7	Yes, well and septic	206	95,000

Recent Sales	Prox to Subj.	Lot Size	Topography	View	Zoning	Utilities/ Sale date	DOM	Sales Price
5160 Longbrook Ct	Same communit y	Half acre	Sloped	Wooded	R15	Yes	47	\$ 72,000
1413 Mary Ellen Dr	10 miles	1 acre	Flat	Wooded	RUB D4	Yes, county water available for \$3000 tap. Septic	23	65,000
8012 Skylochs Dr	10 miles	.69	Flat	Wooded	RA40	Yes	679	80,000

The area searched for the above listings and recent sales was – 1-10 miles and _12_ months past

Suggested List Price	\$ 125,000	Probable Sales Price	\$ 100,000
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Realtor Todd Lynch		Company Lynch Realty	
Address 11523 Innes Ct		Telephone 704-451-0336	

Vacant Lot & Land BPO Form

City	Charlotte	NC	28277	Zip
Years of Real Estate Experience	21			
Total Units sold in the last 6 months	REOs sold in last 6 months			

10	6
I have over 10 years specializing in REO with Wells Fargo and other lenders, asset managers. I have closed millions in REO properties.	