

BROKER PRICE OPINION

Stock # 13SCOCOST000002

Parcel #123-10-01-018

Property Address: Lot 293 Yellowood Dr. City: Seneca State: SC Zip Code: 29678

The above premises was inspected on: 05/01/2015 by: Charlene Dryden

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 property is a 2.78 acres vacant interior lake lot with limited lake access. Lot is located in a rural area with a slow/declining market at this time due to an oversupply of REO/short sales/listings in the immediate area. Neighborhood appears to be a well kept lake community but there is a lot of competition with listings in the subjects exact neighborhood and comparable surrounding neighborhoods.

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

No repairs noted from drive by.	\$
Vacant lot only, no repairs.	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$

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 \$185000 Low \$20000

Number of houses in Direct Competition with Subject: 21 Number of sales in the past 6 months: 0

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
Lot 293 Yellowood	Vacant lot	n/a	n/a	n/a	n/a	n/a	n/a	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
Lot 122 Inward Ct.	Vacant lot	n/a	n/a	n/a	n/a	n/a	n/a	44900	07/22/14	288	1mi
83 Waterside Crossing	Vacant lot	n/a	n/a	n/a	n/a	n/a	n/a	40000	03/25/14	392	1mi
Lot 211 Waterside Crossing	Vacant lot	n/a	n/a	n/a	n/a	n/a	n/a	39900	02/02/15	91	1mi

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
Lot 14 Waterford Ridge	Vacant lot	n/a	n/a	n/a	n/a	n/a	n/a	n/a	35000	09/19/14	366	1.5mi
1 Waterford Ridge	Vacant lot	n/a	n/a	n/a	n/a	n/a	n/a	n/a	38500	08/20/14	96	1.5mi
Lot 115 Pine Creek	Vacant lot	n/a	n/a	n/a	n/a	n/a	n/a	n/a	25000	07/25/14	721	2mi

Please supply comps even if distance is a factor. Explain any absence of available comps, i.e., no sales, etc.: List #1: 2.72 acre interior lake lot located in subjects exact neighborhood. List #2: 2.87 acre interior lake lot located in subjects exact neighborhood. List #3: 1.795 acre interior lake lot located in subjects exact neighborhood. Sale 1: 2.2 acre interior lake lot in comparable neighboring subdivision. Sale #2: 2.32 acre interior lake lot located in comparable neighboring subdivision. Sale #3: Smaller 1.02 acre interior lake lot in comparable neighboring subdivision.

PROPERTY VALUES

For Ninety (90) Day Market Period: _____
 35000
 For Thirty (30) Day Market Period: _____
 30000

As Is Condition: **\$35000**
 Repaired: **\$35000**
 Quick Sale: **\$30000**
 Recommended List Price: **\$40000**

MARKETABILITY

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

Property is located in an area that has a huge oversupply of interior lake lot listings and no recent sales in the neighborhood. There is a lot of competition and to sale this property will need to be priced very competitively. Slow/declining market area due to a recent oversupply of REO/short sales/listings.

What are the positives/negatives of the property?

Interior lake lot with limited lake access located in a maintained neighborhood with amenities. Negatives: Huge oversupply of comparable listings, lots of competition.

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

Most of the comps are very comparable interior lake lots.

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?**

Lot only

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

Digital Photo Addendum



Front view of lot



Side view of lot



Street scene



Address verification(no address number available)

Comparable Properties



List comp 1



List comp 2



List comp 3



Sold comp 1



Sold comp 2



Sold comp 3

