

BROKER PRICE OPINION

Stock # 13SCORGST000022

Parcel # 0111-00-01-005.000

Property Address: 1492 BEASON RD City: ORANGEBURG State: SC Zip Code: 29115

The above premises was inspected on: 5.4.15 by: SANDY DANIELS

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:

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

	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$

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 \$85000 Low \$15000

Number of houses in Direct Competition with Subject: 4 Number of sales in the past 6 months: 3

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
1492 BEASON RD	DWMH	18	1782	7	3	2	1			

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
786 BILL SALLEY RD	DWMH	16	1650	7	3	2	1	49700	10.9.14	214	2.90 MI
150 MELVIN RD	DWMH	17	1700	7	3	2	0	47900	12.5.14	157	16 MI
226 BUCKRIDGE DR	DWMH	15	1680	7	3	2	CP	45900	4.22.15	19	2.19 MI

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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243 SPENCER RD	DWMH	13	1700	7	5	2	0	38000	31000	11.14.14	222	29 MI
154 SNAIL RD	DWMH	16	1402	6	4	2.5	0	49900	40000	3.13.15	346	20 MI
363 DUNWOODY ST	DWMH	31	1650	7	3	2	0	29900	20500	10.16.14	11	10.52 MI

Please supply comps even if distance is a factor. Explain any absence of available comps, i.e., no sales, etc.: BECAUSE SUBJECT IS A MOBILE HOME AND LOCATED IN A SMALL RURAL MARKET, COMPS MAY BE OLDER THAN 6 MONTHS OLD AND EXCEED NORMAL DISTANCE GUIDELINES.

PROPERTY VALUES

For Ninety (90) Day Market Period:	<u>35000</u>	As Is Condition:	<u>\$35,000</u>
		Repaired:	<u>\$35,000</u>
For Thirty (30) Day Market Period:	<u>25000</u>	Quick Sale:	<u>\$25,000</u>
		Recommended List Price:	<u>\$39,900</u>

MARKETABILITY

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

SUBJECT IS NOT ON A PERMANENT FOUNDATION SO IT WILL NOT QUALIFY FOR INSURED FINANCING.

What are the positives/negatives of the property?

LOCATED ON A PAVED ROAD; APEARS TO BE IN OVERALL AVERAGE CONDITION; NO DEFERRED MAINTNANCE OBSERVED.

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

COMPS USED ARE SUPERIOR THAN SUBJECT. SMALL RURAL MARKET WITH LIMITED ACTIVITY.

Note specific items that could be a potential problem:

NONE KNOWN AT THIS TIME.

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?**

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







Comparable Properties



786 BILL SALLEY RD



150 MELVIN RD



226 BUCKRIDGE DR



243 SPENCER RD



154 SNAIL RD



363 DUNWOODY ST

