

BROKER PRICE OPINION

Stock # 13SCORGST000037

Parcel # 0339-17-02-002.000

Property Address: 1019 GARDNER BLVD City: HOLLY HILL State: SC Zip Code: 29059

The above premises was inspected on: 5.12.15 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 \$55000 Low \$10000

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
1019 GARDNER BLVD	RANCH	68	1278	7	3	1	0			

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
211 JOHNSON DR	RANCH	45	1075	5	2	1	0	10000	5.21.15	2	15.75 MI
10269 OLD #6 HWY	RANCH	85	1066	5	2	1	0	30000	4.29.14	397	13.92 MI
125 CLARK ST	RANCH	45	1020	5	3	1	0	40500	2.10.15	105	14.39 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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2028 BASS DR	RANCH	50	1062	5	3	1	CP	16500	14000	2.11.15	1226	13.30 MI
6527 OLD #6 HWY	RANCH	75	1678	7	3	1.5	CP	33600	15000	10.2.14	240	19 MI
458 DIBBLE ST	RANCH	56	1085	5	3	1	0	22000	17000	9.10.14	492	24 MI

Please supply comps even if distance is a factor. Explain any absence of available comps, i.e., no sales, etc.: BECAUSE SUBJECT IS 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>12000</u>	As Is Condition:	<u>\$15000</u>
		Repaired:	<u>\$15000</u>
For Thirty (30) Day Market Period:	<u>10000</u>	Quick Sale:	<u>\$10000</u>
		Recommended List Price:	<u>\$17900</u>

MARKETABILITY

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

SUBJECT APPEARS TO BE IN OVERALL AVERAGE CONDITION; NO DEFERRED MAINTENANCE OBSERVED.

What are the positives/negatives of the property?

LOCATED ON A PAVED ROAD; FARILY NEW METAL ROOF

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

COMPS USED ARE EQUAL TO 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?

APPEARS TO BE 5 OR LESS YEARS OLD

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







Comparable Properties



2028 BASS DR



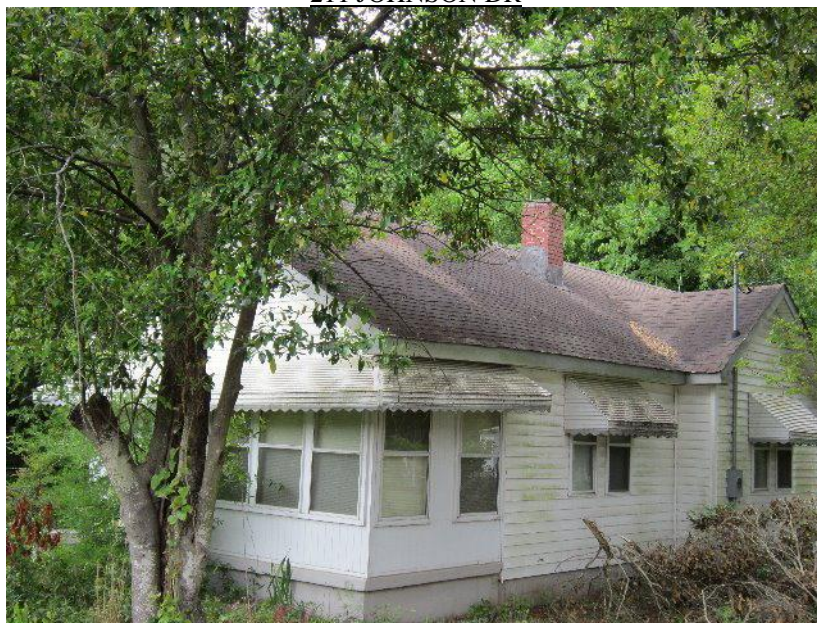
6527 OLD #6 HWY



458 DIBBLE ST



211 JOHNSON DR



10269 HWY #6



128 CLARK ST