

## BROKER PRICE OPINION

Stock # 13SCORGST000038

Parcel # 0299-00-01-020.000

Property Address: 121 CHERYL LN City: SANTEE State: SC Zip Code: 29142

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 \$35000 Low \$10000

Number of houses in Direct Competition with Subject: 3 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
<b>121 CHERYL LN</b>	<b>DWMH</b>	<b>16</b>	<b>1456</b>	<b>7</b>	<b>3</b>	<b>2</b>	<b>0</b>			

### 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
<b>786 BILL SALLEY RD</b>	<b>DWMH</b>	<b>16</b>	<b>1650</b>	<b>7</b>	<b>3</b>	<b>2</b>	<b>1</b>	<b>49700</b>	<b>10.9.14</b>	<b>214</b>	<b>30 MI</b>
<b>150 MELVIN RD</b>	<b>DWMH</b>	<b>17</b>	<b>1700</b>	<b>7</b>	<b>3</b>	<b>2</b>	<b>0</b>	<b>47900</b>	<b>12.5.14</b>	<b>157</b>	<b>28 MI</b>
<b>111 TEAKWOOD DR</b>	<b>DWMH</b>	<b>15</b>	<b>1700</b>	<b>7</b>	<b>3</b>	<b>2</b>	<b>0</b>	<b>49000</b>	<b>12.23.14</b>	<b>143</b>	<b>30 MI</b>

### 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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<b>622 KINGS RD</b>	<b>DWMH</b>	<b>13</b>	<b>1500</b>	<b>7</b>	<b>3</b>	<b>2</b>	<b>0</b>	<b>35000</b>	<b>27500</b>	<b>10.10.14</b>	<b>352</b>	<b>26 MI</b>
<b>161 EMMADDELL DR</b>	<b>DWMH</b>	<b>19</b>	<b>1344</b>	<b>6</b>	<b>3</b>	<b>2</b>	<b>0</b>	<b>39900</b>	<b>35000</b>	<b>6.23.14</b>	<b>59</b>	<b>30 MI</b>
<b>363 DUNWOODY ST</b>	<b>DWMH</b>	<b>31</b>	<b>1650</b>	<b>7</b>	<b>3</b>	<b>2</b>	<b>0</b>	<b>29900</b>	<b>20500</b>	<b>10.16.14</b>	<b>11</b>	<b>22 MI</b>

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. TOWN OF SANTEE HAS A VERY SMALL POPULATION OF 740 RESIDENTS WITH VERY LITTLE REAL ESTATE ACTIVITY. THERE IS NO ZONING AND/OR RESTRICTIVE COVENANTS IN THE AREA; THEREFORE NO UNIFORMITY REGARDING YEAR BUILT, SQUARE FOOTAGE, LOT SIZE, STYLE, ETC.

**PROPERTY VALUES**

For Ninety (90) Day Market Period:	<u>17000</u>	As Is Condition:	<u>\$17000</u>
		Repaired:	<u>\$17000</u>
For Thirty (30) Day Market Period:	<u>14000</u>	Quick Sale:	<u>\$12000</u>
		Recommended List Price:	<u>\$19900</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 DIRT 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?**

# Digital Photo Addendum







# Comparable Properties



786 BILL SALLEY RD



150 MELVIN RD



111 TEAKWOOD DR





622 KINGS RD



161 EMMADILL DR



363 DUNWOODY ST

