

BROKER PRICE OPINION

Stock # 13SCORGST000040

Parcel # 0259-00-01-010.000

Property Address: 133 HALLMARK DR City: CAMERON State: SC Zip Code: 29030

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 \$45000 Low \$15000

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

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
133 HALLMARK DR	DWMH	15	2128	8	3	2	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
240 PERRY ST	DWMH	15	2000	8	4	2	0	79000	12.8.14	157	18 MI
150 MELVIN RD	DWMH	17	1700	7	3	2	0	47900	12.5.14	157	14.84 MI
111 TEAKWOOD RD	DWMH	15	1700	7	3	2	0	49000	12.23.14	142	21 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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117 PERRY ST	DWMH	15	2128	9	4	2	0	199900	20900	3.13.15	424	19 MI
1174 HAMPTON RD	DWMH	14	1944	8	4	2	0	15900	13000	5.22.14	37	10.58 MI
2013 FELDERVILLE RD	DWMH	13	2432	9	4	2	0	19900	17000	4.29.15	114	7 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. AGE, SQUARE FOOTAGE AND LOT SIZE ESTIMATED. DEDUCTIONS FOR SUBJECT BEING LOCATED ON A DIRT ROAD.

PROPERTY VALUES

For Ninety (90) Day Market Period:	<u>17000</u>	As Is Condition:	<u>\$17000</u>
		Repaired:	<u>\$22500</u>
For Thirty (30) Day Market Period:	<u>15000</u>	Quick Sale:	<u>\$15000</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 MAINTENANCE OBSERVED; FAIR LOCATION.

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

COMPS USED ARE SIMILAR SUBJECT. SMALL RURAL MARKET WITH LIMITED ACTIVITY.

Note specific items that could be a potential problem:

INSURED NOT AVAILABLE BECAUSE SUBEJCT IS NOT ON A PERMANENT FOUNDATION.

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



240 PERRY ST



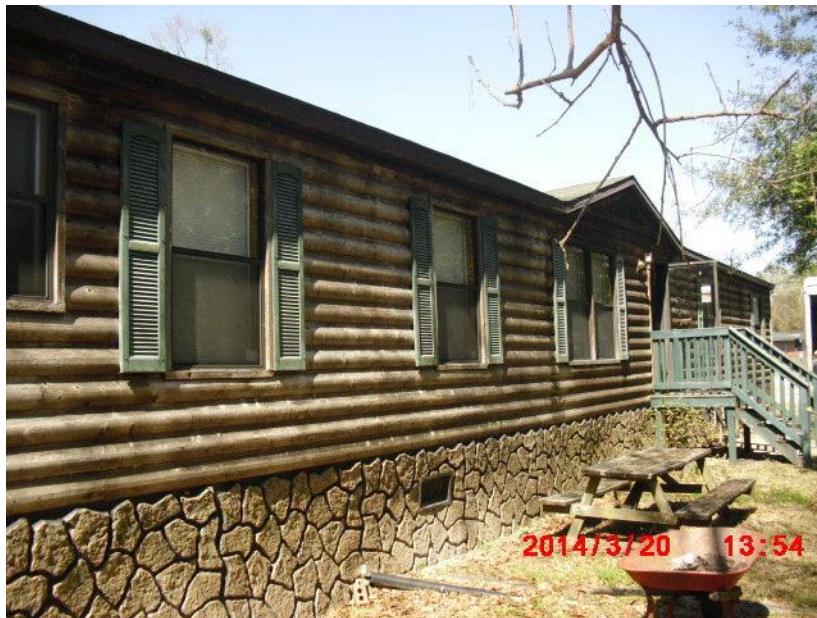
150 MELVIN RD



111 TEAKWOOD RD



117 PERRY ST



1174 HAMPTON RD



2013 FELDERVILLE RD