BROKER PRICE OPINION

Stock #13SCORGST000065

Sale Price Date Closed Days on Market

Prox to

Subject

Parcel #0173-07-03-005

The property was:	Property Address: 665 CR	AWFORD ST	C:	ity:	0	RAN(SEBUR	RG	State:	SC Z	Zip Code:	29115	
Stite exterior in good repair? Yes No Is the house & yard free from debris? Yes No No Has the property been boarded, screened, or otherwise secured? Yes No No Keybox Yes No No No No No No No N	The above premises was inspected on:	5.5.	15		by	: <u>S</u>	ANDY	DANIE	LS				
Has the property been boarded, screened, or otherwise secured?	The property was:	nt 🔲 🤇	Occupied										
Has the property been vandalized?	Is the exterior in good repair?	Yes	No No	Is	the h	ouse &	yard fi	ree from	debris?	Ye	s	⊠ No	
Sterior repairs needed (in order of importance) to market property. Give a "best knowledge" estimate of costs. S5000	Has the property been boarded, screen	ed, or otherwise se	cured?		Ye	S		☑ No	Keybo	x Yes	⊠ No		
Exterior repairs needed (in order of importance) to market property. Give a "best knowledge" estimate of costs. S S S S S S S S S	Has the property been vandalized?	Yes	☐ No)									
Exterior repairs needed (in order of importance) to market property. Give a "best knowledge" estimate of costs. REPAIR ROOF PAINT ALL EXTERIOR WOOD, RAILS \$ 1500 \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	Is there an HOA on this property?	Yes	⊠ No)									
Some	Details:												
Some													
Some													
PAINT ALL EXTERIOR WOOD, RAILS \$ \$ \$ \$ \$ \$ \$ \$ \$		portance) to marke	et property	. Give	a "be	st kno	wledge"	' estimat	e of costs.				
S S S S S S S S S S		II C											
S S S S S S S S S S	TAINT ALL EXTERIOR WOOD, RA	ILS											
S S S S S S S S S S										\$			
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NEIGHBORHOOD DATA													
NEIGHBORHOOD DATA													
Property Values:										\$			
Property Values:	Colon Enterion/Interion Dhotos Att	ahad											
Property Values:	Color Exterior/Interior Photos Atta		EIGHB	ORHO	OD	DAT	ΓA						
Supply/Demand: Shortage Abundance Normal Over 6 Months Over 6 Mont	D												
Marketing Time:										<u> </u>			
Price Range: (Neighborhood) High \$25000			_ ~				<u>=</u>			=	=		
Number of houses in Direct Competition with Subject: 7	Marketing Time: Under 3 Months 4 - 6 Months Uver 6 Months					ıs							
Subject Property Subject Property Style Age SQ FT #Rms #BRs #Baths Gar/CP List Price List Date Fin Terms Style Age SQ FT #Rms #BRs #Baths Gar/CP List Price List Date Fin Terms Style Age SQ FT #Rms #BRs #Baths Gar/CP List Price List Date Days on Market Subject Age SQ FT #Rms #BRs #Baths Gar/CP List Price List Date Days on Market Subject Age SQ FT #Rms #BRs #Baths Gar/CP List Price List Date Days on Market Subject Age SQ FT #Rms #BRs #Baths Gar/CP List Price List Date Days on Market Subject Age SQ FT #Rms #BRs #Baths Gar/CP List Price List Date Days on Narket Subject Age SQ FT #Rms #BRs #Baths Gar/CP List Price List Date Days on Narket Subject Age SQ FT #Rms #BRs #Baths Gar/CP List Price List Date Days on Narket Subject Age SQ FT #Rms #BRs #Baths Gar/CP List Price List Date Days on Narket Subject Age SQ FT #Rms #BRs #Baths Gar/CP List Price List Date Days on Narket Subject Age SQ FT #Rms #BRs #Baths Gar/CP List Price List Date Days on Narket Subject Age SQ FT #Rms #BRs #Baths Gar/CP List Price List Date Days on Narket Subject Age SQ FT #Rms #BRs #Baths Gar/CP List Price List Date Days on Narket Subject Age SQ FT #Rms #BRs #Baths Gar/CP List Price List Date Days on Narket Subject Age SQ FT #Rms #BRs #Baths Gar/CP List Price List Date Days on Narket Subject Age SQ FT #Rms #BRs #Baths Gar/CP List Price List Date Days on Narket Subject Age SQ FT #Rms #BRs #Baths Gar/CP List Price List Date Days on Narket Subject Age SQ FT #Rms #BRs #Baths Gar/CP List Price List Date Days on Narket Subject Age SQ FT #Rms #BRs #Baths Gar/CP List Price List Date Days on Narket Age SQ FT #Rms #BRs	Price Range: (Neighborhood) High	\$25000		Lov	v S	\$5000							
SUBJECT PROPERTY Address Style Age SQ FT # Rms # BRs # Baths Gar/CP List Price List Date Fin Terms Style Age SQ FT # Rms # BRs # Baths Gar/CP List Price List Date Fin Terms Style Age SQ FT # Rms # BRs # Baths Gar/CP List Price List Date Days on Prox to Market Subject Market Market Subject Market Market Market Market Market Market Subject Market Mar	Number of houses in Direct Competiti	on with Subject:	7		-		Nu	mber of	sales in th	ne past 6 me	onths:	8	
Address Style Age SQ FT # Rms # BRs # Baths Gar/CP List Price List Date Fin Terms 665 CRAWFORD ST RANCH 70 988 5 1 1 NONE CURRENT HOMES FOR SALE Competitive Listings Style Age SQ FT # Rms # BRs # Baths Gar/CP List Price List Date Days on Market Subject 449 HENLEY ST RANCH 65 945 5 2 1 0 15000 5.12.14 360 1.73 MI 1125 HAMPTON RD RANCH 58 945 5 3 1 0 10000 10.21.14 198 1.98 MI 345 ELLIOT ST RANCH 65 1312 6 2 1 CP 20000 12.29.14 129 1.80 MI	Appraisal/Room count provided by ler	der: Yes	\boxtimes N	No									
Address Style Age SQ FT # Rms # BRs # Baths Gar/CP List Price List Date Fin Terms 665 CRAWFORD ST RANCH 70 988 5 1 1 NONE CURRENT HOMES FOR SALE Competitive Listings Style Age SQ FT # Rms # BRs # Baths Gar/CP List Price List Date Days on Market Subject 449 HENLEY ST RANCH 65 945 5 2 1 0 15000 5.12.14 360 1.73 MI 1125 HAMPTON RD RANCH 58 945 5 3 1 0 10000 10.21.14 198 1.98 MI 345 ELLIOT ST RANCH 65 1312 6 2 1 CP 20000 12.29.14 129 1.80 MI			SUBJE(T PR	OPI	ERTY	7						
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 449 HENLEY ST RANCH 65 945 5 2 1 0 15000 5.12.14 360 1.73 MI 1125 HAMPTON RD RANCH 58 945 5 3 1 0 10000 10.21.14 198 1.98 MI 345 ELLIOT ST RANCH 65 1312 6 2 1 CP 20000 12.29.14 129 1.80 MI	Address	1						# Baths	Gar/CP	List Price	List Date	Fin Terms	
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 449 HENLEY ST RANCH 65 945 5 2 1 0 15000 5.12.14 360 1.73 MI 1125 HAMPTON RD RANCH 58 945 5 3 1 0 10000 10.21.14 198 1.98 MI 345 ELLIOT ST RANCH 65 1312 6 2 1 CP 20000 12.29.14 129 1.80 MI	665 CRAWFORD ST	RANCH	70	98	28	5	1	1	NONE				
Competitive Listings Style Age SQ FT # Rms # BRs # Baths Gar/CP List Price List Date Days on Market Prox to Subject 449 HENLEY ST RANCH 65 945 5 2 1 0 15000 5.12.14 360 1.73 MI 1125 HAMPTON RD RANCH 58 945 5 3 1 0 10000 10.21.14 198 1.98 MI 345 ELLIOT ST RANCH 65 1312 6 2 1 CP 20000 12.29.14 129 1.80 MI		Turi (err	70					-	TOTAL				
449 HENLEY ST RANCH 65 945 5 2 1 0 15000 5.12.14 360 1.73 MI 1125 HAMPTON RD RANCH 58 945 5 3 1 0 10000 10.21.14 198 1.98 MI 345 ELLIOT ST RANCH 65 1312 6 2 1 CP 20000 12.29.14 129 1.80 MI													
1125 HAMPTON RD RANCH 58 945 5 3 1 0 10000 10.21.14 198 1.98 MI 345 ELLIOT ST RANCH 65 1312 6 2 1 CP 20000 12.29.14 129 1.80 MI	Competitive Listings	Style	Age	SQ FT	# Rr	ns # BR	s # Baths	Gar/CP	List Price	List Date			
345 ELLIOT ST RANCH 65 1312 6 2 1 CP 20000 12.29.14 129 1.80 MI	449 HENLEY ST	RANCH	65	945	5	2	1	0	15000	5.12.14	360	1.73 MI	
	1125 HAMPTON RD	RANCH	58	945	5	3	1	0	10000	10.21.14	198	1.98 MI	
	345 ELLIOT ST	RANCH	65	1312	6	2	1	CP	20000	12.29.14	129	1.80 MI	
CLOSED PROPERTIES			TI OCEI) PP()	PE	PTIE	'C			,			

Age SQ FT # Rms # BRs # Baths Gar/ List Price

CP

Style

Competitive Sales

2120 OLD EDISTO DR	RANCH	66	1268	6	3	1	CP	12900	10000	2.26.15	528	3.73 MI
2107 OLD EDISTO DR	RANCH	65	1135	5	2	1	CP	19900	13500	9.25.14	214	3.67 MI
950 BERRY ST	RANCH	57	975	5	3	1	0	25000	14000	9.16.14	170	1.57 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		
	500 500	As Is Condition: Repaired: Quick Sale: Recommended List Price:	\$10000 \$15000 \$6500 \$9900
	MARKETABILITY		
What current market conditions will affect the	he sale of the home? Available financing?		
	Ç		
SUBJECT IS LOCATED IN A POOR LOC OF CONDITION. WILL REQUIRE CASH		ED FINANCING NOT AVA	ILABLE BECAUSE
What are the positives/negatives of the propo	erty?		
	•		
LOCATED ON A PAVED ROAD; POOR I	LOCATION; BRICK EXTERIOR; FENCE	D YARD.	
How do the comps that were used compare t			
COMPS USED ARE SUPERIOR THAN SU	URIECT SMALL BURAL MARKET WIT	TH LIMITED ACTIVITY	
COM 5 OSED ARE SOI EMOR HIAN SO	OBJECT. SMALL RORAL MARKET WIT	HEMHIED ACTIVITY.	
New and if it was that sould be a material			
Note specific items that could be a potential	problem:		
NONE KNOWN AT THIS TIME			

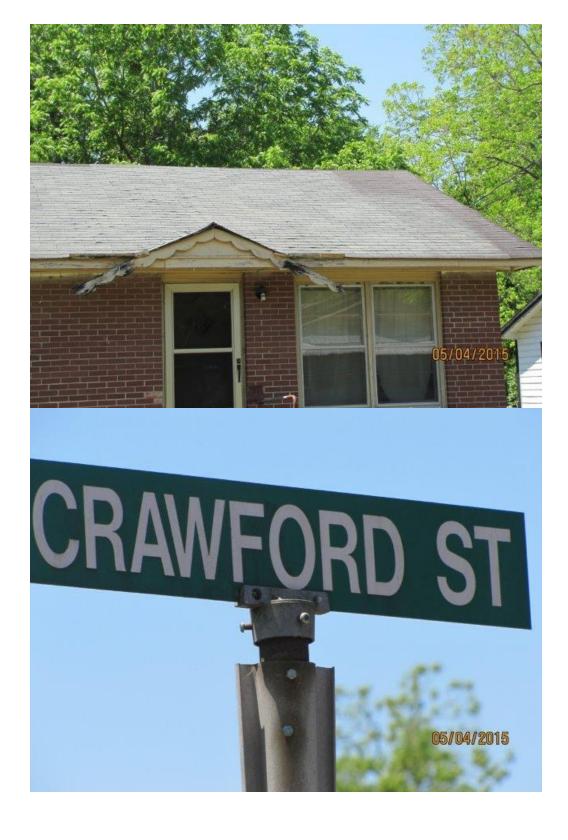
Checklist of Damages

Is there any vandalism?: Yes \square No \boxtimes 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 \(\sum \) No \(\sum \) If yes, Where?
What is the condition and approx. age of roof?: Yes □No □ If yes, Where?
ROOF NEEDS REPLACING; ESTIMATED 20-25 YEARS OLD.
Is this home boarded? : Yes □ No ☑ If yes, Where?

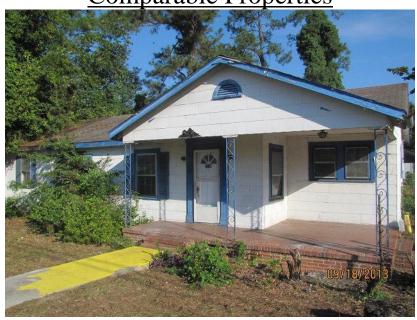
Digital Photo Addendum







Comparable Properties



2120 OLD EDISTO DR



2107 OLD EDISTO DR



950 BERRY ST



449 HENLEY ST



1125 HAMPTON RD



345 ELLIOT ST