

BROKER PRICE OPINION

Stock #13SCORGST000065

Parcel #0173-07-03-005

Property Address: 665 CRAWFORD ST City: ORANGEBURG State: SC Zip Code: 29115

The above premises was inspected on: 5.5.15 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.

REPAIR ROOF	\$5000
PAINT ALL EXTERIOR WOOD, RAILS	\$1500
	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$

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 \$25000 Low \$5000

Number of houses in Direct Competition with Subject: 7 Number of sales in the past 6 months: 8

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
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	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

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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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

For Ninety (90) Day Market Period:	<u>8500</u>	As Is Condition:	<u>\$10000</u>
		Repaired:	<u>\$15000</u>
For Thirty (30) Day Market Period:	<u>6500</u>	Quick Sale:	<u>\$6500</u>
		Recommended List Price:	<u>\$9900</u>

MARKETABILITY

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

SUBJECT IS LOCATED IN A POOR LOCATION; VERY LOW DEMAND. INSURED FINANCING NOT AVAILABLE BECAUSE OF CONDITION. WILL REQUIRE CASH BUYER.

What are the positives/negatives of the property?

LOCATED ON A PAVED ROAD; POOR LOCATION; BRICK EXTERIOR; FENCED YARD.

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?**

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

