



BROKER PRICE OPINION FORM

3000 N GARFIELD, SUITE 270

MIDLAND, TX 79705

Phone: 432-684-9802 Fax: 432-684-9896

www.bposonline.com

bpos@bposonline.com

SUBJECT		VACANT LOT BPO FORM
LOAN NUMBER:	LEVEL 6 EXAMPLE	112985 - 6
PROPERTY ADDRESS:	4440 & 4450 SAMPLE ROAD, HASTINGS, FL 32145	
DATE ORDERED:	10/3/2007	DATE DUE: 10/5/2007
INSTRUCTIONS:	PERFORM AN EXTERIOR BPO ON THIS PROPERTY. PHOTO INSTRUCTIONS: WE WILL REQUIRE A PHOTO OF THE FRONT OF THE SUBJECT PROPERTY, A STREET VIEW, AN ADDRESS VERIFICATION AND ONE PHOTO OF EACH OF THE COMPS.	
PROPERTY DESCRIPTION, ADDITIONAL INSTRUCTIONS:	SUBJECT PROPERTY IS VACANT LAND.	

NEIGHBORHOOD CHARACTERISTICS		
PLEASE RANK 1-10 (10 BEING BEST)		RANKING LEGEND
NEIGHBORHOOD DESIRABILITY	5	(1 - LEAST DESIRABLE, 10 - MOST DESIRABLE)
NUMBER OF VACANCIES	5	(1 - FEW, 10 - MANY)
VANDALISM EXPECTED	5	(1 - NONE, 10 - MUCH)
AGE OF NEIGHBORHOOD	5	(1 - VERY OLD, 10 - VERY NEW)
AREA LEASE RATES	5	(1 - LOWEST IN TOWN, 10 - HIGHEST IN TOWN)
NEIGHBORHOOD PROPERTY PRICES	4	(1 - LOWEST IN TOWN, 10 - HIGHEST IN TOWN)
NEIGHBORHOOD PRICES OVER NEXT 10 YEARS EXPECTED TO	3	(1 - DECLINE, 10 - APPRECIATE)
RURAL / SUBURBAN / URBAN	2	(1 - RURAL, 10 - URBAN)
SUBJECT PROPERTY DESIRABILITY	3	(1 - UNDESIRABLE, 10 - VERY DESIRABLE)
SUBJECT MAINTENANCE	5	(1 - NEEDS MUCH WORK, 10 - IN EXCELLENT REPAIR)

SUBJECT PROPERTY INFORMATION					
CONDITION:	FAIR	IMPROVED:	NO		
IS SUBJECT FOR SALE?	REALTOR:	PHONE:			
EVALUATOR:	BPOSONLINE.COM		DATE:	10/3/2007	
PHONE #:	877-684-9802		LICENSE #:	TX 6849802	
EVALUATOR OPINION OF	LOW: \$60,000.00	HIGH: \$65,000.00	MARKET TIME "AS IS" MONTHS:	8	



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MARKET DATA				
ITEM	SUBJECT	COMPS COULD BE RECENT SALES OR CURRENT LISTINGS		
		COMP 1	COMP 2	COMP 3
ADDRESS	COMPLETE ANY INFO NOT INCLUDED ON FIRST PAGE FOR SUBJECT	5545 MELAINE STREET	10155 FLOKKEMA AVENUE	4345 HELENA STREET
CONDITION		FAIR	FAIR	FAIR
APPROX. SIZE	3.58 ACRES	5.9 ACRES	1.25 ACRES	0.64 ACRE
DISTANCE FROM SUBJ.		4.95	4.39	1.25
CLOSING/SOLD DATE		ACTIVE LISTING	05/09/2007	04/23/2007
DAYS ON MARKET		243	200	239
ORIG. LIST PRICE		\$95,000.00	\$21,500.00	\$30,000.00
CRNT / SOLD PRICE		N/A	\$18,000.00	\$30,000.00
COMP 1 COMMENTS & DESCRIPTION	BORDED ON THREE SIDES BY ROAD, ACROSS TWO OF THE ROADS ARE WIDE OPEN VIEWS OF FARMING FIELDS.			
COMP 2 COMMENTS & DESCRIPTION	LOT ON GRASS STREET OFF PAVED ROAD. NICE TREES, SOME HOMES IN AREA ALREADY.			
COMP 3 COMMENTS & DESCRIPTION	VERY CLOSE TO MAIN ENTRANCE, THERE ARE SOME WETLANDS ON THE MIDDLE AND BACK RIGHT SIDE TAKING UP ABOUT 33% OF THE LOT.			
SECURITY		COMMENTS		
VANDALISM	NO	IF YES, SEE COMMENTS BELOW		
FIRE DAMAGE	NO	IF YES, SEE COMMENTS BELOW		
DEBRIS	NO	IF YES, SEE COMMENTS BELOW		
COMMENTS				
PROPERTY CONSISTS OF 2 LOTS. I HAVE ESTIMATED THE ACREAGE BASED ON THE TAX RECORDS. 4440 I ESTIMATE THE ACREAGE TO BE 1.78 ACRES AND 4450 I ESTIMATE THE ACREAGE TO BE 1.8 ACRES. TOTAL ACREAGE BEING 3.58 ACRES. PROPERTY IS LOCATED ON A DIRT ROAD AND IS HEAVILY WOODED. LOCATED IN AN UNRESTRICTED AREA WITH LOTS OF MOBILE HOMES AND VACANT LAND. LARGE SUBDIVISION, RURAL LOCATION WITH COMMUTE TO SHOPPING AND SCHOOLS. THERE HAVE ONLY BEEN 2 VACANT LAND SALES IN THE LAST 6 MONTHS FOR THIS SUBDIVISION AND BOTH WERE USED AS COMPS IN THIS BPO.				

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FRONT OF SUBJECT



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ADDRESS VERIFICATION



LISTED COMP 1



SOLD COMP 2





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SOLD COMP 3

