

Loan #

RESIDENTIAL BROKER PRICE OPINION

REO #: _____ This BPO is the ☐ Initial ☐ 2nd Opinion ☐ Updated ☐ Exterior Only DATE 6/29/2020
PROPERTY ADDRESS: _____ SALES REPRESENTATIVE: John Duptak
FIRM NAME: Buptak Realty Group BORROWER'S NAME: Anthony
PHONE NO. 214-552-5748 COMPLETED BY: _____ FAX NO. _____

I. GENERAL MARKET CONDITIONS

Current market condition: ☐ Depressed ☐ Slow ☒ Stable ☐ Improving ☐ Excellent
Employment conditions: ☐ Declining ☒ Stable ☐ Increasing
Market price of this type property has: ☐ Decreased ☐ % in past _____ months
☐ Increased 4.8 % in past 12 months
☐ Remained stable

Estimated percentages of owner vs. tenants in neighborhood: 38.33 % owner occupant 45.15 % tenant

There is a ☐ Normal supply ☒ oversupply ☐ shortage of comparable listings in the neighborhood

Approximate number of comparable units for sale in neighborhood: 8

No. of competing listings in neighborhood that are REO or Corporate owned: 8

No. of boarded or blocked-up homes: 16.33%

II. SUBJECT MARKETABILITY

Range of values in the neighborhood is \$ _____ to \$ _____

The subject is an ☐ over improvement ☒ under improvement ☐ appropriate improvement for the neighborhood.

Normal marketing time in the area is: 61 days.

Are all types of financing available for the property? ☒ Yes ☒ No If no, explain _____

Has the property been on the market in the last 12 months? ☐ Yes ☒ No If yes, \$ _____ list price (include MLS printout)

To the best of your knowledge, why did it not sell? _____

Unit Type: ☒ single family detached ☐ condo ☐ co-op ☐ mobile home

☐ single family attached ☐ townhouse ☐ modular

If condo or other association exists: Fee \$ _____ annually ☐ monthly ☐ Fee delinquent? \$ _____

The fee includes: ☐ Insurance ☐ Landscape ☐ Pool ☐ Tennis Other _____

Association Contact: Name: _____ Phone No.: _____

III. COMPETITIVE CLOSED SALES

ITEM	SUBJECT	COMPARABLE NUMBER 1	COMPARABLE NUMBER 2	COMPARABLE NUMBER 3
Address	<u>1800 E Lenda St</u>			
Proximity to Subject		REO/Corp ☐	REO/Corp ☐	REO/Corp ☐
Sale Price	\$	\$	\$	\$
Price/Gross Living Area	\$ Sq. Ft.	\$ Sq. Ft.	\$ Sq. Ft.	\$ Sq. Ft.
Sale Date & Days on Market				
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	DESCRIPTION	DESCRIPTION
Sales or Financing Concessions				
Location (City/Rural)	<u>City</u>			
Leasehold/Fee Simple	<u>Fee Simple</u>			
Lot Size	<u>24,754 sq ft</u>			
View	<u>Street</u>			
Design and Appeal				
Quality of Construction				
Year Built	<u>1912</u>			
Condition	<u>Pool</u>			
Above Grade Room Count	Total Bdrms Baths	Total Bdrms Baths	Total Bdrms Baths	Total Bdrms Baths
Gross Living Area	12 3 3			
Basement & Finished Rooms Below Grade	2712 Sq. Ft.	Sq. Ft.	Sq. Ft.	Sq. Ft.
Functional Utility	<u>N/A</u>			
Heating/Cooling				
Energy Efficient Items				
Garage/Carport	<u>Garage</u>			
Porch, Patio, Deck				
Fireplace(s), etc.				
Fence, Pool, etc.				
Other				
Net Adj. (total)	☐ + ☐ - \$	☐ + ☐ - \$	☐ + ☐ - \$	☐ + ☐ - \$
Adjusted Sales Price of Comparable	\$	\$	\$	\$

REO#

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IV. MARKETING STRATEGY

Occupancy Status: Occupied ☒ Vacant ☐ Unknown ☐
☒ As-is ☐ Minimal Lender Required Repairs ☐ Repaired ☐ Most Likely Buyer: ☐ Owner occupant ☒ Investor

V. REPAIRS

Itemize ALL repairs needed to bring property from its present "as is" condition to average marketable condition for the neighborhood. Check those repairs you recommend that we perform for most successful marketing of the property.

☐ \$ ☐

☐ \$ ☐

☐ \$ ☐

☐ \$ ☐

☐ \$ ☐

GRAND TOTAL FOR ALL REPAIRS \$ _____

VI. COMPETITIVE LISTINGS											
ITEM	SUBJECT	COMPARABLE NUMBER 1		COMPARABLE NUMBER 2		COMPARABLE NUMBER 3					
Address 1800 E. Lenda St.		1830 Hurley Ave		1405 S. Adams							
Proximity to Subject		REO/Corp ☐		REO/Corp ☐		REO/Corp ☐		REO/Corp ☐			
		\$	\$	\$	\$	\$	\$	\$			
List Price		\$430,000		\$484,900		\$		\$			
Price/Gross Living Area	\$	Sq.Ft.	\$142	Sq.Ft.	\$189	Sq.Ft.	\$	Sq.Ft.	\$	Sq.Ft.	\$
Data and/or Verification Sources											
VALUE ADJUSTMENTS	DESCRIPTION	+ (-)Adjustment		DESCRIPTION		+ (-)Adjustment		DESCRIPTION		+ (-)Adjustment	
Sales or Financing Concessions											
Days on Market and Date on Market				27				48			
Location (City/Rural)				City				City			
Leasehold/Fee Simple				FS ,16				FS ,11			
Lot Size .56	24,754sqft	7,000sqft		9,986		5,000sqft		11,235			
View				100,000		100,000		100,000			
Design and Appeal				100,000		100,000		100,000			
Quality of Construction				100,000		100,000		100,000			
Year Built	1912			1910		1920		4,000			
Condition	Poor	Excellent		21,500		Excellent		21,500			
Above Grade Room Count	Total	Bdms	Baths	Total	Bdms	Baths	Total	Bdms	Baths		
	12	3	3	7	3	2	5	3	2		
Gross Living Area	2,712	Sq. Ft.	3,025	Sq. Ft.	18,780	2,550	Sq. Ft.	9,240	Sq. Ft.		
Basement & Finished Rooms Below Grade	N/A					N/A					
Functional Utility											
Heating/Cooling				Central		Central		(10,000)			
Energy Efficient Items											
Garage/Carport	Carport			-		Garage		-			
Porches, Patio, Deck	Porch			-		Porch		-			
Fireplace(s), etc.											
Fence, Pool, etc.											
Other											
Net Adj. (total)		+ -		\$304,706		+ -		\$335,975		+ -	
Adjusted Sales Price of Comparable				\$734,706				\$820,875			

VI. THE MARKET VALUE (The value must fall within the indicated value of the Competitive Closed Sales).

AS IS

REPAIRED

30 Quick Sale Value

Market Value

Suggested List Price

\$162,720

\$282,048

\$265,776

Last Sale of Subject, Price Date

COMMENTS (Include specific positives/negatives, special concerns, encroachments, easements, water rights, environmental concerns, flood zones, etc. Attach addendum if additional space is needed.)

Avg price for less than .5 acre 324,967

Signature: _____ Date: _____