

BROKER PRICE OPINION

Stock # 10FLMARGL001416

Parcel # 32654-010-01

Property Address: 2005 SE 175TH TER RD City: SILVER SPRINGS State: FL Zip Code: 34488

The above premises was inspected on: 6/21/14 by: Ben King

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:

Subject is an 0.41 acre vacant corner lot, zoned R4. This zoning classification is intended to provide for medium density, single family or two-family, residential development utilizing a mix of single or double wide mobile or manufactured homes and conventional construction homes. Subject located on a paved road in rural Silver Springs Woods subdivision in southeast Marion County.

Exterior repairs needed (in order of importance) to market property. Give a "best knowledge" estimate of costs.

	\$
	\$
	\$
	\$
	\$
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	\$
	\$

☒ Color Exterior/Interior Photos Attached

NEIGHBORHOOD DATA

Property Values:	<input type="checkbox"/> Increasing	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable
Supply/Demand:	<input checked="" type="checkbox"/> Shortage	<input type="checkbox"/> Abundance	<input type="checkbox"/> Normal
Marketing Time:	<input type="checkbox"/> Under 3 Months	<input checked="" type="checkbox"/> 4 - 6 Months	<input type="checkbox"/> Over 6 Months

Price Range: (Neighborhood) High \$18900 Low \$4000

Number of houses in Direct Competition with Subject: 5 Number of sales in the past 6 months: 3

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
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2005 SE 175TH TER RD, SILVER SPRINGS FL 34488	Vacant Land	-	0.41ac	-	-	-	-	n/a	n/a	Cash
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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
TBD SE 177TH AVE, SILVER SPRINGS FL 34488	Vacant Land	-	0.31ac	-	-	-	Orig. list \$ 22000	7250	06/19/2006	2968	0.45 Miles
TBD SE 175TH TER RD, SILVER SPRINGS FL 34488	Vacant Land	-	0.24ac	-	-	-	-	7500	05/19/2014	77	0.05 Miles
TBD SE 1ST LN, SILVER SPRINGS FL 34488	Vacant Land	-	0.57ac	-	-	-	-	8000	04/29/2014	97	1.50 Miles

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
15040 NE 148TH CT, FT MCCOY FL 32134	Vacant Land	-	0.69ac	-	-	-	-	7500	6500	03/04/2014	390	14.40 Miles
TBD SE 178TH TER, SILVER SPRINGS FL 34488	Vacant Land	-	0.30ac	-	-	-	-	9500	7600	06/10/2014	82	0.55 Miles
TBD NE 21ST TER, ANTHONY FL 32617	Vacant Land	-	0.94ac	-	-	-	-	10000	10000	03/31/2014	62	15.30 Miles

Please supply comps even if distance is a factor. Explain any absence of available comps, i.e., no sales, etc.: Subject located in a very rural area within the Ocala National Forest, which has almost no MLS activity. Also, there are few land only comps within our MLS system. I used the closest, most competitive comps available at this time.

PROPERTY VALUES

For Ninety (90) Day Market Period: \$7600

For Thirty (30) Day Market Period: \$6000

As Is Condition: \$7800

Repaired: \$7800

Quick Sale: \$6800

Recommended List Price: \$8300

MARKETABILITY

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

None noted. No financing available.

What are the positives/negatives of the property?

None noted

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

Similar

Note specific items that could be a potential problem:

None noted at time of inspection.

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



Front view



Side view



Street view



Street sign

Comparable Properties



Ocala MLS, Inc

Sale 1



Sale 2



Sale 3



List 1



List 2



List 3

