

RESIDENTIAL BROKER PRICE OPINION

This BPO is the ☒ Initial ☐ 2nd Opinion ☐ Updated ☐ Exterior Only

DATE

PROPERTY ADDRESS:

SALES REPRESENTATIVE:

FIRM NAME:

Keller Williams Realty Landmark II

CLIENT NAME:

George Herrera

PHONE NO.

718-869-0270

FAX NO.

347-846-1569

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  % in past  months

☐ Remained stable

Estimated percentages of owner vs. tenants in neighborhood:

% owner occupant  % tenant

There is a

☐ Normal supply ☐ oversupply ☐ shortage of comparable listings in the neighborhood

Approximate number of comparable units for sale in neighborhood:

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

No. of boarded or blocked-up homes:

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:

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 \$

☐ monthly ☐ annually

Current? ☐ Yes ☐ No

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															
Proximity to Subject				REO/Corp <input type="checkbox"/>			REO/Corp <input type="checkbox"/>			REO/Corp <input type="checkbox"/>					
Sale Price		\$				\$						\$			
Price/Gross Living Area		\$ Sq. Ft.		\$ Sq. Ft.				\$ Sq. Ft.				\$ Sq. Ft.			
Sale Date & Days on Market															
VALUE ADJUSTMENTS		DESCRIPTION		DESCRIPTION		+(-) Adjustment		DESCRIPTION		+(-) Adjustment		DESCRIPTION			
Sales or Financing Concessions															
Location															
Leasehold/Fee Simple															
Site															
View															
Design and Appeal															
Quality of Construction															
Age															
Condition															
		Total	Bdms	Baths	Total	Bdms	Baths		Total	Bdms	Baths		Total	Bdms	Baths
Above Grade															
Room Count															
Gross Living Area		Sq. Ft.		Sq. Ft.				Sq. Ft.				Sq. Ft.			
Basement & Finished Rooms Below Grade															
Functional Utility															
Heating/Cooling															
Energy Efficient Items															
Garage/Carport															
Porches, Patio, Deck Fireplace(s), etc.															
Fence, Pool, etc.															
Other															
Net Adj. (total)				<input type="checkbox"/> + <input type="checkbox"/> -		\$ 0		<input type="checkbox"/> + <input type="checkbox"/> -		\$0		<input type="checkbox"/> + <input type="checkbox"/> -		\$0	
Adjusted Sales Price of Comparable						\$				\$				\$	

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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. PENDING SALES																				
ITEM		SUBJECT			COMPARABLE NUMBER 1				COMPARABLE NUMBER. 2				COMPARABLE NUMBER. 3							
Address																				
Proximity to Subject					REO/Corp <input type="checkbox"/>				REO/Corp <input type="checkbox"/>				REO/Corp <input type="checkbox"/>							
List Price		\$					\$				\$				\$					
Price/Gross Living Area		\$			Sq.Ft.				\$		Sq.Ft.				\$		Sq.Ft.			
Data and/or Verification Sources																				
VALUE ADJUSTMENTS		DESCRIPTION			DESCRIPTION		+ (-)Adjustment		DESCRIPTION		+(-)Adjustment		DESCRIPTION		+(-)Adjustment					
Sales or Financing Concessions																				
Days on Market																				
Location																				
Leasehold/Fee Simple																				
Site																				
View																				
Design and Appeal																				
Quality of Construction																				
Age																				
Condition																				
Above Grade Room Count		Total	Bdms	Baths	Total	Bdms	Baths			Total	Bdms	Baths			Total	Bdms	Baths			
Gross Living Area		Sq. Ft.			Sq. Ft.				Sq. Ft.				Sq. Ft.							
Basement & Finished Rooms Below Grade																				
Functional Utility																				
Heating/Cooling																				
Energy Efficient Items																				
Garage/Carport																				
Porches, Patio, Deck Fireplace(s), etc.																				
Fence, Pool, etc.																				
Other																				
Net Adj. (total)					<input type="checkbox"/> + <input type="checkbox"/> -		\$0		<input type="checkbox"/> + <input type="checkbox"/> - -		\$0		<input type="checkbox"/> + <input type="checkbox"/> -		\$0					
Adjusted Sales Price of Comparable							\$				\$				\$					

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

AS IS

REPAIRED

Market Value

\$

\$

Suggested List Price

\$

\$

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.)

Signature:

Date:



**kw** LANDMARK II  
KELLERWILLIAMS. REALTY