

RESIDENTIAL BROKER PRICE OPINION

This E	BPO is the ⊠ Initial	☐ 2nd (Opinion [] Update	ed 🗌	Exteri	or Only	DAT	Έ										
PROPERTY ADDRESS:							8	NTATI	VE:										
							C	CLIEN	IAN TI	ME:									
FIRM	NAME:	Keller V	Villiams Re	k II		COMP	LETE	D BY:		George Herrera									
PHONE NO.		Keller Williams Realty Landmark II 718-869-0270						AX N	IO			347-846-1569							
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I.	GENERAL MA	RKET	CONDIT	IONS				_			_		_			_			
	Current market cor				Depr	essed			Slow			Stable		Improv	ving		Excellen	t	
	Employment condi	tions:		_	Declining				Stable)		Increasi							
	Market price of this ty	pe propert	y has:				% in pa		n past			_ mont	months						
				☐ Increased				% ir						months					
				Ш	☐ Remained stable														
	·	-		_	nants in neighborhood:						-	ner occu	•		% tenant				
	There is a	Normal supply \square oversupply \square shortage of comparable listings in the neighborhood																	
	Approximate numb	er of con	nparable u	nits for s	sale in	neigh	borhood:												
	No. of competing li	stings in	neighborh	ood that	od that are REO or Corporate														
	No. of boarded or b	olocked-u	p homes:)									
	CUD IECT MAI	DVETA	DILITY																
II.	SUBJECT MAI			- r				- r											
	Range of values in The subject is an	_	improven			lund	ני ler improver	o \$ ment			Appro	priate im	nrover	ment fo	r the i	neiahh	orhood		
	Normal marketing t					, a.i.o	days.				пры	spriate iii	ipiovoi	110111110		loigilio	omood.		
	Are all types of fina			tha pror			_	: Г] No	If	no, exp	lain							
	Has the property be	_			-	nonthe] No		yes, \$		lis	t price	(inclu	ıde ML	S printout)		
	To the best of your					10111115		_			,, +				(
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	If condo or other assortine fee includes:			п.	ات andsc	-	□ Ро	-	Ounc	П Те		_ 140	Oth		iciit: ψ	· —			
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	Association Contac	ot. IN	ame:										_ ' '''	0110 140	-			_	
	COMPETITIVE C	'I OSFI	DSALE	<u> </u>															
III C				•															
III. C				CC	MPAF	RABLE	NUMBER	1	CC	MPA	RABI F	NUMBE	R 2	CC	ЭМРА	RARI	F NUMBE	3 3	
	ITEM		BJECT	CC	MPAF	RABLE	NUMBER	1	CC	OMPA	RABLE	NUMBE	R 2	CC	OMPA	RABL	E NUMBEI	₹ 3	
Addre	ITEM ess			CC	MPAF			1	CC	OMPA				CO	OMPA				
Addre	ITEM ess mity to Subject	SUE		CC		REC	O/Corp	1	CC	OMPA	REC	NUMBE		CC		RE	E NUMBEI		
Addre Proxi Sale	ITEM ess mity to Subject			\$	\$	REC		1	\$					\$					
Addre Proxi Sale	ITEM ess mity to Subject Price	SUE \$	BJECT		\$	REG		1			REC					RE			
Addre Proxi Sale Price/ Sale	ITEM ess mity to Subject Price Gross Living Area	SUE \$	BJECT		\$	REG		1			REC					RE			
Addre Proxi Sale Price/ Sale Days	ITEM ess mity to Subject Price Gross Living Area Date &	\$ \$	Sq. Ft.	\$	\$	REC			\$	Sc	REC \$ ₁ . Ft.			\$	S	RE \$ q. Ft.]	
Addre Proxi Sale Price/ Sale Days VALL	ITEM ess mity to Subject Price Gross Living Area Date & on Market	\$ \$	BJECT	\$	\$ Sc	REC	D/Corp		\$	Sc	REC	D/Corp		\$		RE \$ q. Ft.	O/Corp]	
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Addre Proxi Sale Price/ Sale Days VALL Sales Conc Locat Lease Site	ITEM ess mity to Subject Price Gross Living Area Date & on Market JE ADJUSTMENTS s or Financing essions tion ehold/Fee Simple	\$ \$	Sq. Ft.	\$	\$ Sc	REC	D/Corp		\$	Sc	REC \$ ₁ . Ft.	D/Corp		\$	S	RE \$ q. Ft.	O/Corp]	
Addre Proxi Sale Price/ Sale Days VALU Sales Conc Locat Lease Site	ITEM ess mity to Subject Price Gross Living Area Date & on Market JE ADJUSTMENTS s or Financing essions tion ehold/Fee Simple	\$ \$	Sq. Ft.	\$	\$ Sc	REC	D/Corp		\$	Sc	REC \$ ₁ . Ft.	D/Corp		\$	S	RE \$ q. Ft.	O/Corp]	
Addre Proxi Sale Price/ Sale Days VALL Sales Conc Locat Lease Site View Desig	ITEM ess mity to Subject Price Gross Living Area Date & on Market JE ADJUSTMENTS s or Financing ressions tion ehold/Fee Simple	\$ \$	Sq. Ft.	\$	\$ Sc	REC	D/Corp		\$	Sc	REC \$ ₁ . Ft.	D/Corp		\$	S	RE \$ q. Ft.	O/Corp]	
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Addre Proxi Sale Price/ Sale Days VALL Sales Conc Locat Lease Site View Desig Qualit	ITEM ess mity to Subject Price Gross Living Area Date & on Market JE ADJUSTMENTS s or Financing essions tion ehold/Fee Simple gn and Appeal y of Construction	\$ \$	Sq. Ft.	\$	\$ Sc	REC	D/Corp		\$	Sc	REC \$ ₁ . Ft.	D/Corp		\$	S	RE \$ q. Ft.	O/Corp]	
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Addre Proxi Sale Price/ Sale Days VALU Sales Conc Locat Lease Site View Desig Qualit Age Cond Abov Room Gross	ITEM ess mity to Subject Price Gross Living Area Date & on Market JE ADJUSTMENTS s or Financing essions tion ehold/Fee Simple gn and Appeal y of Construction lition e Grade n Count s Living Area	\$ \$ \$ DESC	Sq. Ft.	\$ DES	Scool	REC	D/Corp		\$ DES	Sco	REC \$ J. Ft.	D/Corp		\$ DES	SCCRIP	RE \$ q. Ft.	O/Corp]	
Addre Proxi Sale Price/ Sale Days VALU Sales Conc Locat Lease Site View Desig Qualit Age Cond Abov Roon Gross Base	ITEM ess mity to Subject Price Gross Living Area Date & on Market JE ADJUSTMENTS s or Financing essions tion ehold/Fee Simple gn and Appeal y of Construction lition e Grade n Count s Living Area ment & Finished	\$ \$ \$ DESC	Sq. Ft. RIPTION Baths	\$ DES	Scool	REG	D/Corp		\$ DES	Sco	REC \$ j. Ft. PTION	D/Corp		\$ DES	SCCRIP	RE \$ q. Ft. TION	O/Corp]	
Addre Proxi Sale Price/ Sale Days VALU Sales Conc Locat Lease Site View Desig Qualit Age Cond Abov Room Gross Base Room	ITEM ess mity to Subject Price Gross Living Area Date & on Market JE ADJUSTMENTS s or Financing ressions tion ehold/Fee Simple gn and Appeal y of Construction lition e Grade n Count s Living Area ment & Finished ns Below Grade	\$ \$ \$ DESC	Sq. Ft. RIPTION Baths	\$ DES	Scool	REG	D/Corp		\$ DES	Sco	REC \$ j. Ft. PTION	D/Corp		\$ DES	SCCRIP	RE \$ q. Ft. TION	O/Corp]	
Addre Proxi Sale Price/ Sale Days VALU Sales Conc Locat Lease Site View Desig Qualit Age Cond Abov Roon Gross Base Roon Funci	ITEM ess mity to Subject Price Gross Living Area Date & on Market JE ADJUSTMENTS s or Financing essions tion ehold/Fee Simple gn and Appeal y of Construction lition e Grade n Count s Living Area ment & Finished ns Below Grade tional Utility	\$ \$ \$ DESC	Sq. Ft. RIPTION Baths	\$ DES	Scool	REG	D/Corp		\$ DES	Sco	REC \$ j. Ft. PTION	D/Corp		\$ DES	SCCRIP	RE \$ q. Ft. TION	O/Corp]	
Addre Proxi Sale Price/ Sale Days VALL Sales Conc Locat Lease Site View Desig Qualit Age Cond Abov Room Gross Base Room Funct Heati	ITEM ess mity to Subject Price Gross Living Area Date & on Market JE ADJUSTMENTS s or Financing ressions tion ehold/Fee Simple gn and Appeal y of Construction lition e Grade n Count s Living Area ment & Finished ns Below Grade	\$ \$ \$ DESC	Sq. Ft. RIPTION Baths	\$ DES	Scool	REG	D/Corp		\$ DES	Sco	REC \$ j. Ft. PTION	D/Corp		\$ DES	SCCRIP	RE \$ q. Ft. TION	O/Corp]	
Addre Proxi Sale Price/ Sale Days VALU Sales Conc Locat Lease Site View Desig Qualit Age Cond Abov Room Gross Base Room Func Heati Energ	ITEM ess mity to Subject Price Gross Living Area Date & on Market JE ADJUSTMENTS s or Financing essions tion ehold/Fee Simple gn and Appeal y of Construction lition e Grade n Count s Living Area ment & Finished ns Below Grade tional Utility ing/Cooling	\$ \$ \$ DESC	Sq. Ft. RIPTION Baths	\$ DES	Scool	REG	D/Corp		\$ DES	Sco	REC \$ j. Ft. PTION	D/Corp		\$ DES	SCCRIP	RE \$ q. Ft. TION	O/Corp]	
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Addre Proxi Sale Price/ Sale Days VALU Sales Conc Locat Lease Site View Desig Qualit Age Cond Abov Room Gross Base Room Funci Heati Energ Garag	ITEM ess mity to Subject Price Gross Living Area Date & on Market JE ADJUSTMENTS s or Financing essions tion ehold/Fee Simple gn and Appeal y of Construction lition e Grade n Count s Living Area ment & Finished ns Below Grade tional Utility ing/Cooling gy Efficient Items ge/Carport	\$ \$ \$ DESC	Sq. Ft. RIPTION Baths	\$ DES	Scool	REG	D/Corp		\$ DES	Sco	REC \$ j. Ft. PTION	D/Corp		\$ DES	SCCRIP	RE \$ q. Ft. TION	O/Corp]	
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Addre Proxi Sale Price/ Sale Days VALU Sales Conc Locat Lease Site View Desig Qualit Age Cond Abov Roon Gross Base Roon Func Heati Energ Garag Porch Firepla	ITEM ess mity to Subject Price Gross Living Area Date & on Market JE ADJUSTMENTS s or Financing essions tion ehold/Fee Simple gn and Appeal y of Construction lition e Grade n Count s Living Area ment & Finished ns Below Grade tional Utility ing/Cooling gy Efficient Items ge/Carport nes, Patio, Deck ace(s), etc. e, Pool, etc. r	\$ \$ \$ DESC	Sq. Ft. RIPTION Baths	\$ DES	CRIPT Bdms Sq.	REG	+(-) Adjustm		\$ DES	Sc S	REC \$ p. Ft.	+(·) Adju		\$ DES	Sc S	RE \$ q. Ft. TION Baths	+(-) Adjus]	
Addre Proxi Sale Price/ Sale Days VALU Sales Conc Locat Lease Site View Desig Qualit Age Cond Abov Room Gross Base Room Func Heati Energ Garag Porch Firepla	ITEM ess mity to Subject Price Gross Living Area Date & on Market JE ADJUSTMENTS s or Financing essions tion ehold/Fee Simple gn and Appeal y of Construction lition e Grade n Count s Living Area ment & Finished ns Below Grade tional Utility ing/Cooling gy Efficient Items ge/Carport less, Patio, Deck ace(s), etc. e, Pool, etc.	\$ \$ \$ DESC	Sq. Ft. RIPTION Baths	\$ DES	CRIPT Bdms Sq.	REG	D/Corp		\$ DES	Sc S	REC \$ j. Ft. PTION	D/Corp		\$ DES	Sc S	RE \$ q. Ft. TION	O/Corp]	



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IV. MARKETING STRATEGY

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Occupancy Status: Occupied \square Vacant \square Unknown \square

☐ As-is ☐ Mini	mal Le	ender R	equire	d Repa	irs [Rep	aired	Most L	ikely B	uyer: [□ Ov	vner	occupant	☐ Inv	estor				
V. REPAIRS																			
Itemize ALL repairs Check those repairs	needed vou red	to bring	propert	ty from	its prese	ent "as	is" condi	tion to a	verage	market	table c	ondi	ition for the r	neighbo	rhood.				
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VI. PENDING SALE	S																		
ITEM		SUBJE	СТ	СО	MPAR	ABLE	NUMBE	ER 1	CON	//PAR	ABLE	NU	MBER. 2	CON	/IPARA	BLE N	IUMBE	R. 3	
Address	•																		
Proximity to Subject				REO/Corp□									rp□		REO/Corp				
List Price	\$					9	5				\$					\$			
Price/Gross Living Area	\$	Sq.F	t.	\$	Sq.F	-t.			\$	Sq.I	Ft.			\$	Sq.F	₹t.			
Data and/or Verification Sources																			
VALUE ADJUSTMENTS	DE	ESCRIPTI	ION	DE	SCRIPT	ION	+ (-)Ad	justment	DE	SCRIPT	TION		+(-)Adjustment	DE	SCRIPT	ION	+(-)Adju	ustment	
Sales or Financing																			
Concessions																			
Days on Market																			
Location																			
Leasehold/Fee																			
Simple												+							
Site																			
View																			
Design and Appeal												+							
Quality of Construction												+							
Age Condition																			
Above Grade	Total	Bdms	Baths	Total	Bdms	Baths			Total	Bdms	Baths	s		Total	Bdms	Baths			
Room Count																			
Gross Living Area		S	Sq. Ft.			Sq. Ft					Sq. F	t.				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				_							-	\perp							
Net Adj. (total)				<u></u>	<u> </u>		\$0		□+	<u> </u>	-	\$0		□+	<u> </u>	\$0)		
Adjusted Sales Price of Comparable							\$					\$				\$			
or Comparable																			
VI THE MADKET V		/ T l	_1		tale tee	dla a dia	-1:					OI	! 0 -!\						
VI. THE MARKET V	ALUE	(The v	alue m	ust raii	within	the ir	alcated	value c	or the C	ompe	titive	CIOS	sed Sales).						
							_			_									
	lue		Suggested List Price \$																
		AS IS	, AIRED		<u>\$</u> \$				_	\$									
									_	Ψ									
		Last	Sale o	f Subj	ect, P	rice S	5	I	Date										
COMMENTS (Include	specif	ic positiv	es/nea	atives. s	special o	concer	ns, encro	achmen	its, ease	ements	, wate	r riał	nts, environn	nental c	oncerns	s, flood	zones.	etc.	
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Signature:										ı	Date:								

