

[Home] [Main Menu] [Logout]

Broker Price Opinion

Submit

Save

Subject Property/Neighborhood/Comparable Properties

Subject Property

Property Address : 10464 ANACOSTIA STREET City : LAS VEGAS State : NV Zip : 89123

APN : 177-26-413-084 Loan # : 611047804

Order # : 12-02301167 Order Type : Appraisal Vendor Order # :

Borrower : FLORDELIZA SELDA Owner of Public Record : SELDA FLORDELIZA County : CLARK

Client : NATIONSTAR CREDIT RISK FORWARD DEFAULT Address : 350 HIGHLAND DR LEWISVILLE TX 75067

Property Type : SFR Condo Co-op PUD Manufactured Other HOA \$: 0 per month

Property is New Construction : Yes No Is the property currently impacted by disaster? Yes No If yes, disaster date :

Is the subject property currently listed or has it been listed in past 12 mos.? Yes, Currently Yes, in Last 12 Months No DOM :

Has the subject property been sold in the past 12 mos.? Yes No Price \$: Date :

Original List Price \$: Date : Last List Price \$: Date :

Listing Broker : Listing Broker Company : Listing Broker Phone :

Occupancy : Owner Tenant Vacant Unknown Inspection Type : Exterior Interior Inspection Date : 08/09/2014

Subject Property Comments :

Subject is in an average condition conforming to neighborhood with no adverse easements, economic/functional obsolescence, or repairs visible. Paint, roof, and landscaping also appear in average condition.

Neighborhood

Location : Urban Suburban Rural Property Values : Increasing Stable Declining Market Timing : 3-6 Months Normal Days on Market

Median Market Rent : 1500 REO Trend : 5 Market Timing Trend : Stable

Predominant Occupancy : Owner Tenant Industry Within 0.25 mi.? Yes No Vacancy : 0-5% 5-10% 10-20% 20+ %

Neighborhood is new construction : Yes No Is there evidence of a disaster? Yes No If Yes, date :

Number of Competitive Listings in the Subject Property's neighborhood on the market : 12 Price Range \$ 195000 To \$ 275000

Number of Comparable Sales in the Subject Property's neighborhood the last 12 mos. : 11 Price Range \$ 190000 To \$ 270000

Neighborhood Description :

Neighborhood conforms to subject and is located nearby shopping, schools, restaurants, parks, public transportation, and freeway access. No negative external influences, environmental concerns, or zoning issues noted.

Market Conditions :

The current market condition is one of decreased sales and increased foreclosures. Due to the sub prime market crisis property values have been steadily decreasing to record lows.

Red Flags

Damaged Construction Environmental Zoning Market Activity Boarded Stigma Other (See Comments)

Comments :

Comparable Properties

	Subject	Sale # 1	Sale # 2	Sale # 3	Listing # 1	Listing # 2	Listing # 3
Address	10464 ANACOSTIA STREET	9826 SILVER PEBBLE ST	1403 GLASSY POND AV	1527 PORTERFIELD LN	1405 HERRING RUN AV	10657 MEDICINE BOW ST	848 RIBBON GRASS AV
City	Las Vegas	Las Vegas	Las Vegas	Las Vegas	Las Vegas	Las Vegas	Las Vegas
Zipcode	89183	89183	89183	89183	89183	89183	89183
Data Source	Tax Records	MLS	MLS	MLS	MLS	MLS	MLS
Proximity		0.42	0.59	0.32	0.04	0.75	0.77
Original Listing Date	<input type="text"/>	09/05/2013	01/30/2014	05/07/2014	03/07/2014	04/29/2014	07/08/2014
Original Listing Price \$		200000	249000	249900	229900	268000	239000
Last Listing Price \$		220000	247000	249900	229900	244000	239000
Sale Date		07/28/2014	05/13/2014	06/16/2014			
Sale Price \$		220000	237500	243000			
DOM		181	103	40	155	102	22
Source of Fund	Conventional	Conventional	CASH	CASH	Conventional	Conventional	Conventional
Sales Concessions	0	0	0	0	0	0	0
Distressed Sale	None	None	None	None	None	None	None
HOA Fees/mo. (0, if none) \$	0	0	0	0	0	0	0
GLA Above Grade	2037	2096	1792	2210	2018	2218	1741
Actual Age	11	14	14	13	11	8	12
Lot Size/Site	0.08 3485	0.11 4792	0.13 5663	0.12 5227	0.08 3485	0.10 4356	0.10 4356

Rooms/Beds/Full/Partial	7	3	3	0	8	4	2	1	7	3	2	0	10	5	3	0	8	4	2	1	8	4	2	1	8	4	2	1
Design	Colonial				Colonial				Ranch				Colonial				Colonial				Colonial							
View/ Comparison	Residential				Residential				Residential				Residential				Residential				Residential							
Number of Units	1				1				1				1				1				1							
Basement Type	NA				NA				NA				NA				NA				NA							
Basement SF/%	0				0				0				0				0				0							
Parking Type	Attached garage				Attached garage				Attached garage				Attached garage				Attached garage				Attached garage							
# Parking Stalls	2				2				2				2				2				2							
Pool/Spa	None				None				None				None				None				None							
Other	Patio, Fireplace				Patio				Fireplace, Patio				Fireplace, Patio, Porch				Patio				None							
Condition	Average				Average				Average				Average				Average				Average							
Overall Comparability					Equal				Equal				Equal				Equal				Equal							

Comparable Property Comments

Sale # 1 :	Spacious tri-level w/ island kitchen overlooking huge family room, three large Secondary bedrooms- great for growing households. Master suite with Mirrored closet doors in bath. Large lot w/covered patio in rear. All Hardwood downstairs and carpet.
Sale # 2 :	Gorgeous inside and out! Don't miss out on this remodeled home with new Granite, backsplash, plantation shutters and flooring throughout the house. Home has a back patio and mature landscaping with a fenced backyard too.
Sale # 3 :	Beautiful five bdm home - one bdm & full ba downstairs, formal liv rm w/f.place, fam room w/f.place & tv niche, open kitchen with island, solid Surface counters, recessed lighting, filtered water, water softener, fresh new Landscaping in b/yard w/bbq stub
Listing # 1 :	Nice 4 bedroom home which has a large kitchen with upgraded cabinets and granite counter tops Master has separate tub/shower tile flooring built-in BBQ included.
Listing # 2 :	Charming 4 bedroom 2.5 bath near Green Valley and Anthem. Big open living room with wood flooring, granite counter, huge master bedroom, big back yard.
Listing # 3 :	Beautiful 2 story home with a spacious floor plan. Kitchen features granite counter tops and a breakfast counter. All bedrooms have a walk-in closet. Backyard features a beautiful pool and spa and covered patio.

Repairs

Repair Item	Interior/Exterior	Estimated Cost
		\$
		\$
		\$
		\$
		\$
Total estimated cost of recommended repairs :		\$ 0.00

Price Opinion

Repair Item	Market Value	Suggested List Price	
(Normal Sale 90-120 days)			FAIR MARKET RENT (monthly income) \$ 1000
As is	\$ 233000	\$ 243000	
REPAIRED	\$ 233000	\$ 243000	
(Quick Sale Value 0-90 Days)			SUBJECT LAND VALUE \$ 26000
As is	\$ 223000	\$ 233000	
REPAIRED	\$ 223000	\$ 233000	

Comments

This evaluation was prepared by a licensed real estate broker and is not an appraisal. This evaluation cannot be used for the purpose of obtaining financing. Notwithstanding any preprinted language to the contrary, this is not an appraisal of the market value of the property. If an appraisal is desired, the services of a licensed or certified appraiser must be obtained.

1. A statement of the intended purpose of the BPO- Providing value for the specified property.

2. A brief description of the real property and the interest therein for which the BPO is being prepared. Property reference above.

Certification

Signature : [View your signature](#)

Prepared By : _____ Date :

Broker/Salesperson # : _____ State : Nevada

Company : _____ Phone : _____

Company Address : Las Vegas, Nv 89148

Additional Field TextBorrower/Cient : FLORDELIZA SELDAProperty Address : 10464 ANACOSTIA STREETCity : LAS VEGASCounty : CLARKState : NVZip : 89123Lender : NATIONSTAR CREDIT RISK FORWARD DEFAULT**COMMENT SALES COMPARE COMPS 1-3**

All Sale comparables are equal to the subject.

Photos

Description	File	
<input type="text" value="Address"/>	Click here to view thumbnail of the photo	Delete
<input type="text" value="House"/>	Click here to view thumbnail of the photo	Delete
<input type="text" value="Street1"/>	Click here to view thumbnail of the photo	Delete
<input type="text" value="Street2"/>	Click here to view thumbnail of the photo	Delete
<input type="text" value="Sale 1"/>	Click here to view thumbnail of the photo	Delete
<input type="text" value="Sale 2"/>	Click here to view thumbnail of the photo	Delete
<input type="text" value="Sale 3"/>	Click here to view thumbnail of the photo	Delete
<input type="text" value="List 1"/>	Click here to view thumbnail of the photo	Delete
<input type="text" value="List 2"/>	Click here to view thumbnail of the photo	Delete
<input type="text" value="List 3"/>	Click here to view thumbnail of the photo	Delete