

RESIDENTIAL BROKER PRICE OPINION

Loan # _____
 REO #: _____ This BPO is the Initial 2nd Opinion Updated Exterior Only DATE 01/01/2023
 PROPERTY ADDRESS: 123 Any Street, SALES REPRESENTATIVE: _____
Small Town WA 98XXX CLIENT NAME: Probate Attorney
 FIRM NAME: Southwest Washington Realty COMPLETED BY: John Novak
 PHONE NO. 360-464-1620 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 4 % in past 3 months
 Increased _____ % in past _____ months
 Remained stable
 Estimated percentages of owner vs. tenants in neighborhood: 95 % owner occupant 5 % tenant
 There is a Normal supply oversupply shortage of comparable listings in the neighborhood
 Approximate number of comparable units for sale in neighborhood: 5
 No. of competing listings in neighborhood that are REO or Corporate owned: 0
 No. of boarded or blocked-up homes: 0

II. SUBJECT MARKETABILITY

Range of values in the neighborhood is \$ 380,000 to \$ 500,000
 The subject is an over improvement under improvement Appropriate improvement for the neighborhood.
 Normal marketing time in the area is: 53 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	123 Any Street,	2333 52 nd Ave			2120 Grove Street			113 Leaf Drive		
Proximity to Subject		.5 REO/Corp <input type="checkbox"/>			.8 REO/Corp <input type="checkbox"/>			1 REO/Corp <input type="checkbox"/>		
Sale Price	\$ 425000	\$ 408000			\$ 399900			\$ 395000		
Price/Gross Living Area	\$ 236 Sq. Ft.	\$ 225 Sq. Ft.			\$ 301 Sq. Ft.			\$ 249 Sq. Ft.		
Sale Date & Days on Market	0	34			13			1		
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) Adjustment	DESCRIPTION	+(-) Adjustment	DESCRIPTION	+(-) Adjustment	DESCRIPTION	+(-) Adjustment	
Sales or Financing Concessions		None	0	None	0	Repairs	-9000			
Location	Good	Good	0	Good	0	Good	0			
Leasehold/Fee Simple	Fee Simple	Fee Simple	0	Fee Simple	0	Fee Simple	0			
Site	Level	Level	0	Level	0	Level	0			
View	Neighborhood	Neighborhood	0	Neighborhood	0	Neighborhood	0			
Design and Appeal	Good	Good	0	Average	5000	Average	5000			
Quality of Construction	Good	Average	11000	Average	11000	Average	11000			
Age	13	19	-6000	23	-23000	10	-3000			
Condition	Good	Average	5000	Average	5000	Average	5000			
Above Grade Room Count	Total Bdrms Baths 7 3 2	Total Bdrms Baths 7 3 2	0	Total Bdrms Baths 7 3 1.7	2000	Total Bdrms Baths 7 3 2	0			
Gross Living Area	1800 Sq. Ft.	1815 Sq. Ft.	-3375	1328 Sq. Ft.	14000	1583 Sq. Ft.	14000			
Basement & Finished Rooms Below Grade	0	0	0	0	0	0	0			
Functional Utility	Good	Good	0	Good	0	Good	0			
Heating/Cooling	Heat Pump	Heat Pump	0	Heat Pump	0	Forced Air	3000			
Energy Efficient Items	Windows	Windows	0	Led Lighting	1000	windows	0			
Garage/Carport	2 Attached	2 Attached	0	2 Attached	0	2 Attached	0			
Porches, Patio, Deck Fireplace(s), etc.	Patio	Deck	3000	None	5000	None	5000			
Fence, Pool, etc.	Fenced Yard	Fenced Yard	0	Fenced Yard	0	Fenced Yard	0			
Other		0	0		0		0			
Net Adj. (total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 9625	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 20000	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 31000			
Adjusted Sales Price of Comparable			\$ 424500		\$ 419900		\$ 426000			

REO#

Loan #

IV. MARKETING STRATEGY

Occupancy Status: Occupied [] Vacant [x] Unknown []

[] As-is [x] Minimal Lender Required Repairs [] Repaired Most Likely Buyer: [x] 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.

Table with 4 columns: Item, Amount, Status, Total. Includes items like Interior Paint (\$3500), Flooring (\$6500), Gutter Repair (\$1500), and Interior Cleaning (\$400).

GRAND TOTAL FOR ALL REPAIRS \$11900

VI. COMPETITIVE LISTINGS

Large table with columns for ITEM, SUBJECT, and three COMPARABLE NUMBERS. Rows include details like Address, Proximity, List Price, Price/Gross Living Area, and various adjustments.

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

Table comparing AS IS and REPAIRED market values and suggested list prices.

Last Sale of Subject, Price \$ Date 01/10/2010

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

Good Location close to schools and Interstate 5 for commuting To achieve market value and reasonable market time Faint and Carpet allowance should be held back at closing. Needs the remainder of personal property removed prior to showing.

Note Actual BPO will include Comparable Property Printouts and Subject Property Photos.

Signature: John Novak

Date: 01/01/2023