

## Residential Broker Price Opinion

Loan #  
 Inspection Date  
 REO #  
 Property Address: 4125 S CHEECHAKO  
 PALMER AK 99645  
 Firm Name: RE/MAX Dynamic of the Valley  
 Phone Number:

Completed Date:  
 This BPO is the  Interior and Exterior  Exterior Only  
 Mortgagor:  
 Client Name:  
 Completed By:  
 Fax Number:

### 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 0% in past 0 months  Increased 0% in past 0 months  Remained Stable  
 Estimated percentages of owner vs. tenants in neighborhood: 80 % owner occupant 20 % tenant  
 There is a  Normal supply  Oversupply  Shortage of comparable listings in the neighborhood  
 Approximate number of comparable units for sale in neighborhood: 2  
 No. of competing listings in the neighborhood that are REO or Corporate owned: 1  
 No. of boarded or blocked-up homes: 0

### II. SUBJECT MARKETABILITY

Range of values in the neighborhood is \$105,000.00 To \$275,000.00  
 The subject is an  over improvement  under improvement  appropriate improvement for neighborhood.  
 Normal marketing time in the area is: 78 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, \$0.00 list price (include MLS printout)  
 To the best of your knowledge, why did it not sell?  
 Unit Type:  single family detached  condo  Multi-Family  mobile home  
 single family attached  Semi Detached  modular  
 If condo or other association exists: Fee \$0.00  monthly  annually Current?  Yes  No Fee delinquent? \$0.00  
 The fee includes:  Insurance  Landscape  Pool  Tennis Other \_\_\_\_\_  
 Association Contact: \_\_\_\_\_ Association Name: \_\_\_\_\_ Phone No.: \_\_\_\_\_

### III. COMPETITIVE CLOSED SALES

ITEM	SUBJECT	COMPARABLE NUMBER 1			COMPARABLE NUMBER 2			COMPARABLE NUMBER 3		
Address	4125 S CHEECHAKO, PALMER AK 99645	8978 N Sun Valley Dr Palmer, AK. 99645			221 N Oscar St Palmer, AK. 99645			119 S Silver Tip dr Palmer, AK. 99645		
Proximity to Subject		11.57			5.41			5.09		
Sales Price		\$160,000.00			\$140,000.00			\$126,000.00		
Price/Gross Living Area		\$134.00 Sq. Ft.			\$128.00 Sq. Ft.			\$102.00 Sq. Ft.		
Sale Date & DOM		03/22/2013 & 11			02/25/2013 & 167			02/08/2013 & 20		
Value Adjustments	Description	Description	+(-) Adjustment	Description	+(-) Adjustment	Description	+(-) Adjustment			
Sales or Financing Concessions		4500	-4,500.00	0	0.00	2415	-2,415.00			
Location	Rural	Rural	0.00	Suburban	-5,000.00	Suburban	-5,000.00			
Leasehold/Fee Simple	Simple	Simple	0.00	Simple	0.00	Simple	0.00			
Site	1.46	.92	3,000.00	.17	5,000.00	.25	5,000.00			
View	Wooded	Wooded	0.00	Wooded	0.00	Wooded	0.00			
Design and Appeal	Ranch	Bilevel	0.00	Ranch	0.00	Level	0.00			
Quality of Construction	Average	Average	0.00	Average	0.00	Average	0.00			
Age	10	15	0.00	18	0.00	20	0.00			
Condition	Average	Average	0.00	Average	0.00	Average	0.00			
Above Grade Room Count Gross Living Area	Total Bdms Baths	Total Bdms Baths		Total Bdms Baths		Total Bdms Baths				
	4 2 1.5	4 3 1	0.00	5 3 2	-2,000.00	3 2 1	500.00			
	1176 Sq. Ft.	1196 Sq. Ft.	0.00	1095 Sq. Ft.	5,000.00	1232 Sq. Ft.	-5,000.00			
Basement & Finished Rooms Below Grade	Unfinished	None	0.00	None	0.00	None	0.00			
Functional Utility	Adequate	Adequate	0.00	Adequate	0.00	Adequate	0.00			
Heating/Cooling	Gas	Gas	0.00	Gas	0.00	Gas	0.00			
Energy Efficient Items			0.00		0.00		0.00			
Garage/Carport	2 Car	None	10,000.00	1 Car	5,000.00	1 Car	5,000.00			
Porches, Patio, Deck, Fireplace(s)	deck	deck	0.00	deck	0.00	deck	0.00			
	N/A	N/A		N/A		N/A				
	N/A	N/A		N/A		N/A				
	N/A	N/A		N/A		N/A				
Fence, Pool	N/A, none	N/A, none	0.00	N/A, none	0.00	N/A, none	0.00			
Other	none	none	0.00	none	0.00	none	0.00			
Net Adj. (total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$8,500.00	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$8,000.00	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	-\$1,915.00			
Adjusted Sales Price of Comparable			\$168,500.00		\$148,000.00		\$124,085.00			

Sale Comments 1: superior for location, condition, inf for bath count, no garage

Sale Comments 2: inf for lot, size, sup for room count

Sale Comments 3: sup for size, inf for room count, lot, garage

**IV. MARKETING STRATEGY**

As-is  Minimal Lender Required  Repaired

**Occupancy Status:** Occupied  Vacant

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.

<input checked="" type="checkbox"/>	clean exterior	\$1,500.00	<input type="checkbox"/>		
<input checked="" type="checkbox"/>	install appliance	\$750.00	<input type="checkbox"/>		
<input type="checkbox"/>			<input type="checkbox"/>		
<input type="checkbox"/>			<input type="checkbox"/>		
<input type="checkbox"/>			<input type="checkbox"/>		
<input type="checkbox"/>			<input type="checkbox"/>		
<input type="checkbox"/>			<input type="checkbox"/>		

**GRAND TOTAL FOR ALL REPAIRS**      \$2,250.00

**IV. COMPETITIVE LISTINGS**

ITEM	SUBJECT			COMPARABLE NUMBER 1			COMPARABLE NUMBER 2			COMPARABLE NUMBER 3		
Address	4125 S CHEECHAKO, PALMER AK 99645			12355 E Icy Lane Palmer, AK 99645			15100 E Kathleen Palmer, AK 99645			5700 W Shady Grove Wasilla, AK 99654		
Proximity to Subject				2.31			7.58			17.17		
List Price				\$155,000.00			\$154,500.00			\$139,900.00		
Price/Gross Living Area				\$131.00 Sq. Ft.			\$119.00 Sq. Ft.			\$130.00 Sq. Ft.		
Days on Market				158			169			131		
Value Adjustments	Description			Description			+(-) Adjustment			+(-) Adjustment		
Sales or Financing Concessions	0			0			0.00			0.00		
Location	Rural			Rural			0.00			0.00		
Leasehold/Fee Simple	Simple			Simple			0.00			0.00		
Site	1.46			.92			3,000.00			2.07		
View	Wooded			Wooded			0.00			0.00		
Design and Appeal	Ranch			Ranch			0.00			Bilevel		
Quality of Construction	Average			Average			0.00			Average		
Age	10			9			0.00			11		
Condition	Average			Average			0.00			Average		
Above Grade Room Count	Total	Bdms	Baths	Total	Bdms	Baths	Total	Bdms	Baths	Total	Bdms	Baths
Gross Living Area	4	2	1.5	4	2	1.75	3	2	1	3	2	1
	1176 Sq. Ft.			1179 Sq. Ft.			1296 Sq. Ft.			1080 Sq. Ft.		
Basement & Finished Rooms Below Grade	Unfinished			None			0.00			None		
Functional Utility	Adequate			Adequate			0.00			Adequate		
Heating/Cooling	Gas			Gas			0.00			Oil		
Energy Efficient Items							0.00			5,000.00		
Garage/Carport	2 Car			2 Car			0.00			None		
Porches, Patio, Deck Fireplace(s)	deck			deck			0.00			deck		
	N/A			N/A						N/A		
	N/A			N/A						N/A		
	N/A			N/A						N/A		
Fence, Pool	N/A, none			N/A, none			0.00			N/A, none		
Other	none			none			\$0.00			non		
Net Adj. (total)				[X] + [ ] -			\$3,000.00			[X] + [ ] -		
Adjusted Sales Price of Comparable				\$158,000.00						\$162,000.00		
Comments:												
Sale Comments 1: superior for views, location, in floor heat												
Sale Comments 2: most comparable after adjustments												
Sale Comments 3: sup for locaton, inf for room count												

**IV. THE MARKET VALUE**

(The value must fall within the indicated value of the Competitive Closed Sales.)






	Market Value	Suggested List Price
<b>AS IS</b>	\$152,000.00	\$152,000.00
<b>REPAIRED</b>	\$152,000.00	\$152,000.00

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






Property is listed on mls and is under contract to close 4/16






Signature: \_\_\_\_\_ Date: 3/26/2013






Images for 4125 S CHEECHAKO PALMER, AK 99645






Category	Description	
Exterior	Front - photo_street - street	 <p>03/05/2013</p>
Exterior	Front - photo_front - front	 <p>03/05/2013</p>
Exterior	Front - photo_street - street	 <p>03/05/2013</p>
Exterior	Front - photo_street - street	 <p>03/05/2013</p>
Exterior	Rear - photo_back - side	 <p>03/05/2013</p>



Images for 4125 S CHEECHAKO PALMER, AK 99645

Category	Description	
Exterior	Rear - photo_back - back	 <p>A photograph showing the rear of a two-story blue house. The roof is covered in snow, and the ground in the foreground is also snow-covered. There are several windows visible on the rear facade. A date stamp '09/08/2019' is visible in the bottom right corner of the image.</p>
Exterior	Rear - photo_back - side	 <p>A photograph showing a side view of the blue house. The image captures the gable end of the roof and a window. Long shadows from trees are cast across the blue siding. A date stamp '09/08/2019' is visible in the bottom right corner of the image.</p>
Interior	photo_all_interial_rooms - living	 <p>An interior photograph of a living room. The room features light-colored carpeting, white walls, and several windows. A wooden kitchen island is visible in the background. A date stamp '09/08/2019' is visible in the bottom right corner of the image.</p>
Interior	photo_all_interial_rooms - living	 <p>An interior photograph of a living room, showing a different angle. The room has a dark grey carpet, white walls, and large windows. A date stamp '09/08/2019' is visible in the bottom right corner of the image.</p>
Interior	photo_all_interial_rooms - kitchen	 <p>An interior photograph of a kitchen. The kitchen features light-colored wooden cabinetry, a dark countertop, and a central island with a wooden base and a dark countertop. A date stamp '09/08/2019' is visible in the bottom right corner of the image.</p>

Category	Description	
Interior	photo_all_interial_rooms - dining	 <p>A photograph of a dining room featuring light-colored wood flooring and white walls. There are two windows: a large one on the left and a smaller one on the right. A wooden cabinet is visible in the background on the right side. A date stamp '09/05/2013' is in the bottom right corner.</p>
Interior	photo_all_interial_rooms - dining	 <p>A photograph of a dining room with dark wood flooring and white walls. A single light fixture hangs from the ceiling. There are three windows showing a snowy outdoor scene. A date stamp '09/05/2013' is in the bottom right corner.</p>
Interior	photo_all_interial_rooms - kitchen	 <p>A photograph of a kitchen with light wood cabinetry and a dark countertop. A central island with a grey countertop is visible. A stainless steel sink and dishwasher are on the left. A date stamp '09/05/2013' is in the bottom right corner.</p>
Interior	photo_all_interial_rooms - bed 2 view 2	 <p>A photograph of a bedroom with white walls and grey carpeting. A window is on the left, and a built-in white shelving unit is on the right. A date stamp '09/05/2013' is in the bottom right corner.</p>
Interior	photo_all_interial_rooms - bed 2	 <p>A photograph of a bedroom with white walls and grey carpeting. A white door is open, and colorful letters 'B', 'F', 'G', 'J' are hanging on the wall above it. A date stamp '09/05/2013' is in the bottom right corner.</p>







Category	Description	
Interior	photo_all_interial_rooms - bed 1 view 1	 A photograph of a bedroom with white walls, a window with blinds, and a dark carpet. Sunlight is streaming in from the window, creating a bright patch on the floor. A date stamp '03/05/2013' is visible in the bottom right corner.
Interior	photo_all_interial_rooms - bed 1 view 2	 A photograph of the same bedroom from a different angle, showing a doorway leading to another room, a wall-mounted rack, and a window with blinds. Sunlight is on the carpet. A date stamp '03/05/2013' is visible in the bottom right corner.
Interior	photo_all_interial_rooms - bath 1/2	 A photograph of a bathroom showing a white toilet, a sink on a granite countertop, and a white door with a brass handle. A date stamp '03/05/2013' is visible in the bottom right corner.
Interior	photo_all_interial_rooms - bath	 A photograph of a bathtub with a shower curtain, framed by white doors with brass handles. A date stamp '03/05/2013' is visible in the bottom right corner.
Interior	photo_all_interial_rooms - bath view 2	 A photograph of a bathroom vanity with a white sink, a mirror, and a wooden cabinet. A date stamp '03/05/2013' is visible in the bottom right corner.

Category	Description	
Interior	photo_all_interial_rooms - bath	
Interior	photo_all_interial_rooms - stairs to basement	
Interior	photo_all_interial_rooms - garage	
Interior	photo_all_interial_rooms - garage	
Interior	photo_all_interial_rooms - basement	

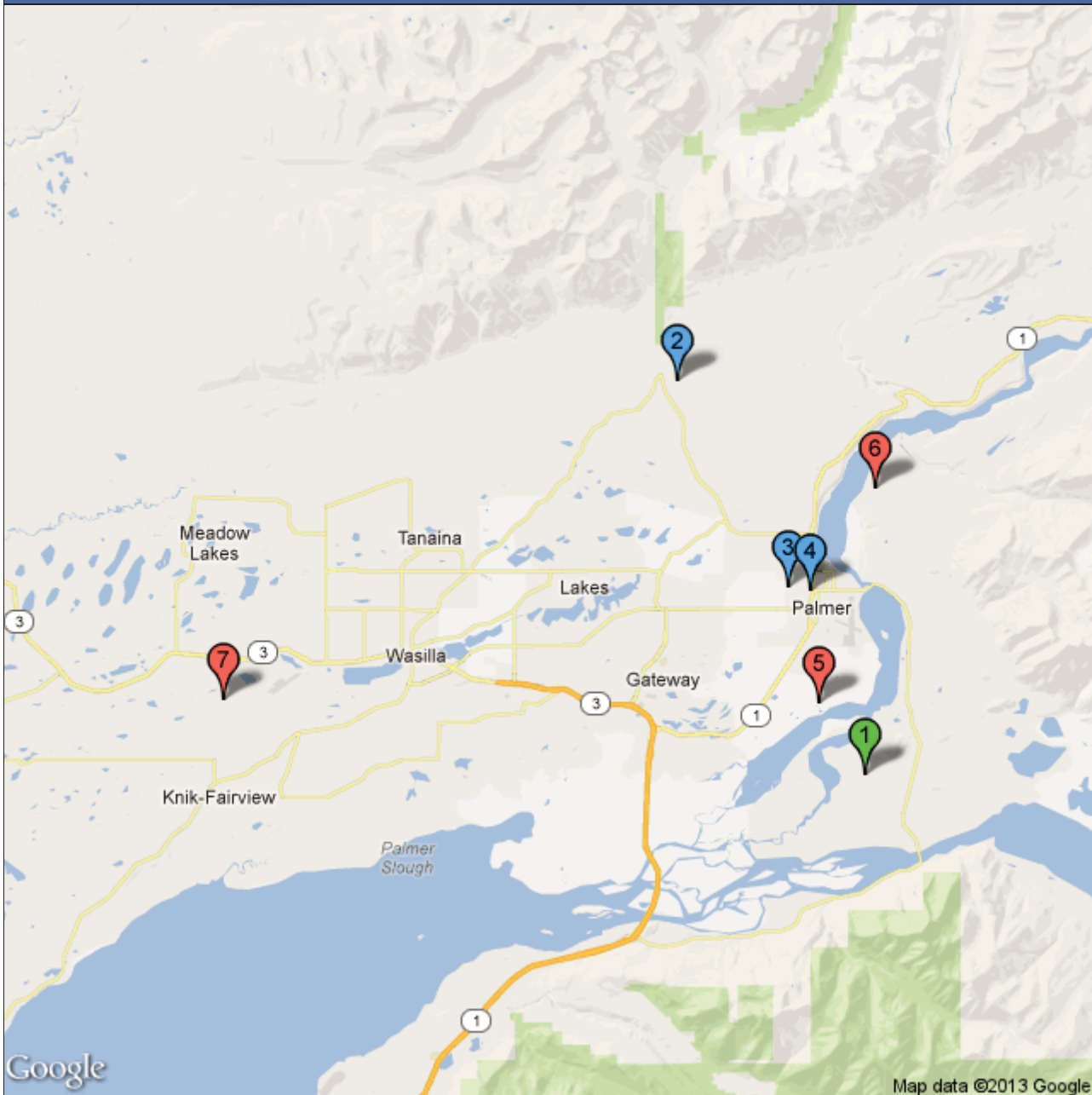
Category	Description	
Interior	photo_all_interial_rooms - basement	 A wide-angle photograph of a basement interior. The room has a concrete floor, white walls, and a wooden ceiling with exposed joists. Several vertical wooden studs are visible, supporting the ceiling. There are windows in the background with light coming through. A date stamp '09/08/2019' is visible in the bottom right corner.
Interior	photo_all_interial_rooms - furnace	 A close-up photograph of a furnace unit. The unit is a grey metal cabinet with a control panel on top. It is installed in a utility area with white walls and pipes. A date stamp '09/08/2019' is visible in the bottom right corner.
Interior	photo_all_interial_rooms - basement	 Another wide-angle photograph of the basement interior, showing a different perspective. The concrete floor, white walls, and wooden ceiling are visible. A date stamp '09/08/2019' is visible in the bottom right corner.



Comparables

Relation To Subject	Address	
Comparable Sale 1	8978 N Sun Valley Dr Palmer, AK	
Comparable Sale 2	221 N Oscar St Palmer, AK	
Comparable Sale 3	119 S Silver Tip dr Palmer, AK	
Comparable Listing 1	12355 E Icy Lane Palmer, AK	
Comparable Listing 2	15100 E Kathleen Palmer, AK	
Comparable Listing 3	5700 W Shady Grove Wasilla, AK	

## Property Locations



Property #	Relation to Subject	Address
1	Subject	4125 S CHEECHAKO PALMER, AK 99645
2	Comparable Sale	8978 N Sun Valley Dr Palmer, AK 99645
3	Comparable Sale	221 N Oscar St Palmer, AK 99645
4	Comparable Sale	119 S Silver Tip dr Palmer, AK 99645
5	Comparable Listing	12355 E Icy Lane Palmer, AK 99645
6	Comparable Listing	15100 E Kathleen Palmer, AK 99645
7	Comparable Listing	5700 W Shady Grove Wasilla, AK 99654

**\*\*This analysis has not been performed in accordance with the Uniform Standards of Professional Appraisal practice which require valuers to act as unbiased, disinterested third parties with impartiality, objectivity and independence and without accommodation of personal interest. It is not to be construed as an appraisal and may not be used as such for any purpose.**