

RESIDENTIAL BROKER PRICE OPINION

Loan # 5973378

Date: 01 / 22 / 2020

This BPO is an ☐ Interior ☒ Exterior Only

PROPERTY ADDRESS: 1763 Valleywood Ct
Columbus , OH , 43223

SALES REPRESENTATIVE:

CLIENT NAME:

Amherst

FIRM NAME: Amherst

COMPLETED BY:

Alyce Coleman-Turner

PHONE NO: (888) 845-6040

FAX NO:

I. GENERAL MARKET CONDITIONS

Growth: ☐ Rapid ☒ Stable ☐ Slow

Employment conditions: ☐ Declining ☒ Stable ☐ Increasing

Market price of this type property ☐ Depressed _____ in past _____ months

has: ☐ Increased _____ in past _____ months

☒ Remained Stable

Estimated percentages of owners vs. tenants in neighborhood: **47.00%** owner occupant **53.00%** tenant

There is a: ☒ Normal Supply ☐ Oversupply ☐ Shortage of comparable listings in the neighborhood

Approximate number of comparable units for sale in neighborhood **10** .

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 **\$163,000** to **\$194,900** .

Subject is an ☐ over improvement ☐ under improvement ☒ Appropriate improvement for the neighborhood

Normal marketing time in the area is: **39** days

Are all types of financing available for the property?

☐ Yes ☐ No

If no, explain:

Has the property been on the market for the past 12 months?

☒ Yes ☐ No

If yes, **\$162,900**

To the best of your knowledge, why did it not sell?

Is the property vacant? ☒ Yes ☐ No ☐ Unknown

Any known tax liens: ☐ Yes ☒ No If yes when is sale date: Is this rentable: ☒ Yes ☐ No Rent Value: **\$1,000**

Unit type: ☒ SFD ☐ Condo ☐ Mobile Home ☐ Land Only ☐ SFA ☐ Townhouse

☐ Duplex ☐ 3-plex ☐ 4-plex ☐ Multi ☐ Commercial ☐ Commercial Land

Is there an HOA or other Association Fee? ☐ Yes ☒ No

If condo or other association exists Fee: **\$0** ☐ monthly ☐ quarterly ☐ annually

Current? ☐ Yes ☐ No Fee Delinquent

The fee includes: ☐ Insurance ☐ Landscape ☐ Pool ☐ Tennis ☐ Other:

Association contact Name: Phone No:

Environmental Issues: ☐ Yes ☒ No Environmental Referral Reason:

Does discoloration exceed 100 contiguous square feet? ☐ Yes ☐ No

III. COMPETITIVE CLOSED SALES

ITEM	SUBJECT			COMPARABLE NUMBER 1			COMPARABLE NUMBER 2			COMPARABLE NUMBER 3					
Address	1763 Valleywood Ct			2083 Tonda Lane			1379 Restwood Court			1475 Bonnie Ridge Road					
Zip	43223			43223			43223			43223					
Proximity to Subject				0.42	<div><div></div></div> <div>REO/CORP</div>		0.63	<div><div></div></div> <div>REO/CORP</div>		0.94	<div><div></div></div> <div>REO/CORP</div>				
Original List Price	\$159,900			\$164,900			\$174,900			\$194,900					
List/Sale Price						\$163,000			\$171,900			\$184,000			
Data/Verification Sources	NA			MLS			MLS			MLS					
Price/Gross Living Area	\$92			\$104			\$94			\$78					
Sale Date/Days on Mkt				11 / 15 / 2019		16	12 / 19 / 2019		20	10 / 15 / 2019		41			
Sale Date/CumulativeDOM				11 / 15 / 2019		0	12 / 19 / 2019		0	10 / 15 / 2019		0			
VALUE ADJUSTMENTS	DESCRIPTION			DESCRIPTION		+(-) ADJ	DESCRIPTION		+(-) ADJ	DESCRIPTION		+(-) ADJ			
Sales or Financing Concessions				\$0			\$0			\$0					
Location				Equal			Equal			Equal					
Leasehold/Fee Simple	0.00			NA			NA			NA					
Site/Lot Size	0.23			0.21		0.00	0.17		0.00	0.28		0.00			
View	Neighborhood			Neighborhood		0.00	Neighborhood		0.00	Neighborhood		0.00			
Design and Appeal	Colonial			Colonial		0.00	Colonial		0.00	Colonial		0.00			
Quality of Construction	Q4 - Meet or exceed building codes, some refinements, standard, tract development, stock materials, some upgrades.			Q4 - Meet or exceed building codes, some refinements, standard, tract development, stock materials, some upgrades.			Q4 - Meet or exceed building codes, some refinements, standard, tract development, stock materials, some upgrades.			Q4 - Meet or exceed building codes, some refinements, standard, tract development, stock materials, some upgrades.					
Age	52			25			25			55					
Condition	Average			Average		0.00	Average		0.00	Average		0.00			
Above Grade Room Count	Total	Bdrms	Baths	Total	Bdrms	Baths		Total	Bdrms	Baths		Total	Bdrms	Baths	
	7	4	2.5	7	3	1.5		7	4	2.5		8	4	2.5	
Gross Living Area	1,656 sq.ft.			1,569 sq.ft.				1,824 sq.ft.			2,370 sq.ft.				
Basement and Finished Rooms Below Grade	0			0				0			0				
Functional Utility	NA			NA				NA			NA				
Heating/Cooling	Both			Both			0.00	Both			0.00	Both			0.00
Energy Efficient Items	none			none				none			none				
Garage/Carport	Attached 2 Car Garage			Attached 2 Car Garage				Attached 2 Car Garage			Attached 2 Car Garage				
Spa, Fireplace(s), Porches, Patio, Deck	No , None , None , None , None			No , None , None , None , Back				No , None , None , None , None			No , Indoor , None , Back , Back				
Pool, Fence	No , Yes			No , No				No , Yes			Yes , Yes				
Other															
Net Adj. (total)							\$0				\$0				\$0
Adjusted Sales Price of Comparable							\$163,000				\$171,900				\$184,000

IV. MARKETING STRATEGY

Current market condition: ☒ As-Is ☐ Minimal Ledger Requirements ☐ 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:

Exterior Painting	\$0	Exterior Foundation	\$0
Exterior Landscaping	\$0	Exterior Roof	\$0
Exterior Windows	\$0	Exterior Other	\$0
Exterior Pool	\$0	Exterior Cleaning/Trash Removal	\$0
Exterior Repair Bid	\$0	Interior Painting	\$0
Interior Structural	\$0	Interior Appliances	\$0
Interior Utilities	\$0	Interior Carpet/Floors	\$0
Interior Bathroom	\$0	Interior Kitchen	\$0
Interior Other	\$0	Interior Cleaning/Trash Removal	\$0
Interior Repair Bid	\$0		

GRAND TOTAL FOR ALL REPAIRS: \$0

VI. COMPETITIVE LISTINGS

ITEM	SUBJECT			COMPARABLE NUMBER 1			COMPARABLE NUMBER 2			COMPARABLE NUMBER 3				
Address	1763 Valleywood Ct			2833 Oak Forest Drive			3551 Quickwater Road			3030 Riat Run Road				
Zip	43223			43223			43223			43223				
Proximity to Subject				0.41	<input type="checkbox"/>	REO/CORP	0.83	<input type="checkbox"/>	REO/CORP	0.55	<input type="checkbox"/>	REO/CORP		
Original List Price	\$159,900			\$142,500			\$179,000			\$174,900				
List Price					\$142,500			\$167,500			\$174,900			
Data/Verification Sources	NA			MLS			MLS			MLS				
Price/Gross Living Area	\$92			\$104			\$137			\$140				
Sale Date/CumulativeDOM						0			0			0		
VALUE ADJUSTMENTS	DESCRIPTION			DESCRIPTION		+(-) ADJ	DESCRIPTION		+(-) ADJ	DESCRIPTION		+(-) ADJ		
Sales or Financing Concessions														
Location				Equal			Equal			Equal				
Leasehold/Fee Simple				NA			NA			NA				
Site/Lot Size	0.23			0.14		0.00	0.19		0.00	0.33		0.00		
View	Neighborhood			Neighborhood		0.00	Neighborhood		0.00	Neighborhood		0.00		
Design and Appeal	Colonial			Colonial		0.00	Colonial		0.00	Colonial		0.00		
Quality of Construction	Q4 - Meet or exceed building codes, some refinements, standard, tract development, stock materials, some upgrades.			Q4 - Meet or exceed building codes, some refinements, standard, tract development, stock materials, some upgrades.			Q4 - Meet or exceed building codes, some refinements, standard, tract development, stock materials, some upgrades.			Q4 - Meet or exceed building codes, some refinements, standard, tract development, stock materials, some upgrades.				
Age	52			19			17			22				
Condition	Average			Average		0.00	Average		0.00	Average		0.00		
Above Grade Room Count	Total	Bdrms	Baths	Total	Bdrms	Baths		Total	Bdrms	Baths		Total	Bdrms	Baths
	7	4	2.5	5	3	2.5		7	3	2.5		6	3	2.5
Gross Living Area	1,656 sq.ft.			1,372 sq.ft.			1,220 sq.ft.			1,248 sq.ft.				
Basement and Finished Rooms Below Grade	0			0			0			0				
Functional Utility	NA			NA			NA			NA				
Heating/Cooling	Both			Both		0.00	Both		0.00	Both		0.00		
Energy Efficient Items	none			none			none			none				
Garage/Carport	Attached 2 Car Garage			Attached 2 Car Garage			Attached 2 Car Garage			Attached 2 Car Garage				
Spa, Fireplace(s), Porches, Patio, Deck	No , None , None , None , None			No , Indoor , None , None , None			No , None , None , Back , None			No , None , None , None , Back				
Pool, Fence	No , Yes			No , No			No , No			No , Yes				
Other														
Net Adj. (total)						\$0			\$0			\$0		
Adjusted Sales Price of Comparable						\$142,500			\$167,500			\$174,900		

VII. THE MARKET VALUE

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

	Market Value	Suggested List Price
AS IS:	\$164,000	\$175,000
REPAIRED:	\$164,000	\$175,000
30 AS-IS Value:	\$143,000	\$150,000
Land Value:	\$20,000	

COMMENTS (Include specific positives / negatives, special concerns, encroachments, easements, water rights, environmental concerns, flood zones, etc.)

search criteria single family house within 1 mile of subject, 4 bedroom, 3 bathrooms, active, in contract and closed within 90 days 2889 Briggs Road, is 2019 sq ft and is recently rehab and updated it is superior to the subject

Comments


Subject Property Address: 1763 Valleywood Ct , Columbus , OH 43223
Loan No: 5973378
BPO ID: 5726518
Comments

Competitive Closed Sales		
Comparable Number 1	Comparable Number 2	Comparable Number 3
Nicely updated Southfield Village two story that is move in ready!! Beautiful kitchen with granite counters, breakfast bar, appliances, pantry and large eating space. Relax on the rear deck and enjoy the oversized (.21 of an acre) back yard that features some mature trees (one being a Buckeye Tree), fire ring & shed! Full basement with finished rec rm and office (or 4th bedroom). Owners suite with cathedral ceilings and 2 walk in closets!! Some new faucets, new storm door and freshly sealed driveway! Convenient first floor laundry room, large living room with surround sound, 2 car garage and much, much more!!! Conveniently located only minutes to parks, restaurants, freeway and shopping!	Outstanding home located on a quiet Cul-de-sac with a fenced back yard. This home has hardwood floors in the foyer/kitchen and eating area. The kitchen has lots of cabinets and plenty of counter space. There is a formal dining room, family room, half bath and a great room that extends to the sunroom. Upstairs are 4BR and 2 and a half baths. The master suite is large with two closets and a master bath with double vanities. The basement is finished. Wont Last Long! More Pictures to come!	Exceptional four bedroom home is a beauty inside and out! Updates include new a/c in 2018, replacement windows, garage door opener (2017), Jenweld front door and concrete driveway new in 2013. Brand new pool liner and safety cover in 2019, all pool area concrete was leveled as well. Exposed hardwood floors are found throughout the home. Open floor plan is great for entertaining and each room is generously sized. Kitchen opens to huge dining area. Owners bedroom has private full bath. Lower level has family rm with additional area for workout/craft or play room . A huge wood deck overlooks the fully fenced pool area. This quarter acre lot offers backyard privacy. Low traffic area convenient to shopping, freeways and just minutes from downtown Columbus!
Competitive Listings		
Great opportunity to buy this colonial style home built in 2001, located in Forest Creek subdivision near Grove City, OH and sitting on a .14 acre lot (50x125). The interior has 1372 sq. ft. with 3 bedrooms and 2.5 bathrooms plus a basement and attached 2 car garage.	BRAND NEW LISTING IN ALKIRE LAKES! GREAT GROVE CITY LOCATION WITH COLUMBUS TAXES!! This wonderful corner lot property is a definite value as it offers over 1,200 sq ft AND a full basement. Large open great room and generous sized kitchen. Towering vaulted ceilings in private master bedroom suite. Complete with owners powder room and walk-in closet. Fenced backyard with deck, and welcoming covered front porch. Selling "As-Is", so complete a few repairs/upgrades for instant equity!	Welcome the new year in your new home! Have it all here! 3 Bedroom 2.5 baths, finished lower level, fenced in yard on a great lot, shed for out door tools and deck! Updates include A/C in 2016, Windows 2017, Roof in 2012, carpet 2019. Don't miss out on this one!

Reviewer's Comments

Reviewer's Recommended Sale Price			
As-IS	\$164,000	Repaired	\$164,000
Reviewer's Recommended List Price			
As-IS	\$175,000	Repaired	\$175,000
Comment			
The subject is a SFD property built in 1968 with 1656 SF on a 0.23 acre lot. The comparables provided are considered to be good indicators to help in determining a reasonable marketing price for the subject property. The comparables support the subject's immediate market, location and subject features. The secondary search utilizing the AVE also supports the current value. Property sold October 15, 2019 for \$152,500. 4/20... 2 of 3 suggested comps sold after report was completed. 1245 BRONWYN AVE & 2880 Rivercliff Rd were not suggested to the agent for review. 4/21... The agent considered the other suggested comp and has decided to not use it in this report providing comment. The agent is firm on their price.			

Broker / Agent Signature

Signature	 Agent Signature	Prepared By	Alyce Coleman-Turner
		Signature Date	01 / 22 / 2020
Broker/License Number	Sal 2013004698	Broker/License State	OH
Company	Fathom Realty	Company Address	2403 Daleton Pl, Columbus, OH 43232

Loan #

5973378

Photos

Subject Property Address:

1763 Valleywood Ct , Columbus , OH

43223

Loan No:

5973378

BPO ID:

5726518



Sold Comp 1



Sold Comp 2



Sold Comp 3



Listing Comp 1



Listing Comp 2



Listing Comp 3

Loan #

5973378

Photos

Subject Property Address:

1763 Valleywood Ct , Columbus , OH

43223

Loan No:

5973378

BPO ID:

5726518



Subject Front



Subject Front Side 1



Subject Front Side 2



Subject Street Scene 1



Subject Street Scene 2



Subject Address verification

Loan #5973378

Photos

Subject Property Address:

1763 Valleywood Ct , Columbus , OH43223

Loan No:

5973378

BPO ID:

5726518



Leased Comp 1



Leased Comp 2



Active Comp 1



Active Comp 2

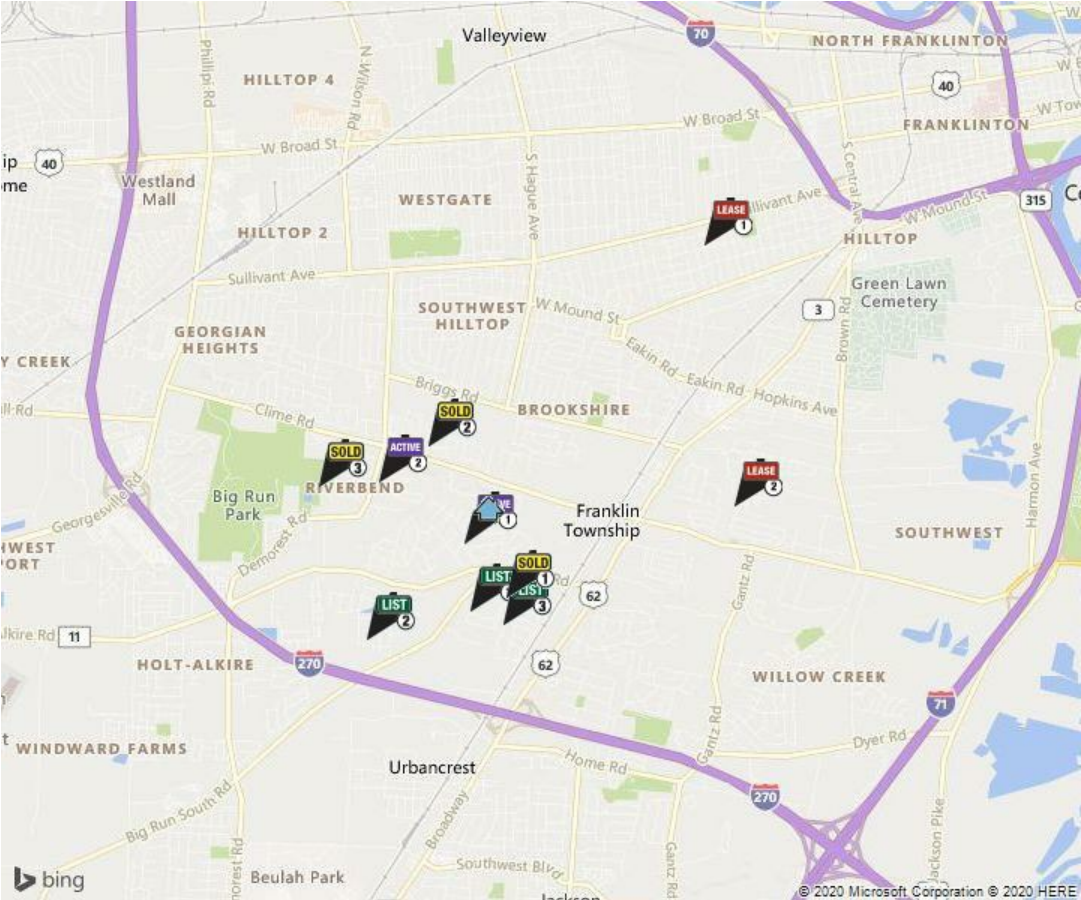
Loan #5973378








Proximity Map

Subject Property Address:1763 Valleywood Ct , Columbus , OH43223

Loan No:5973378

BPO ID:5726518



Property		Address	Distance to Subject
	Subject	1763 Valleywood Ct , Columbus, OH 43223	0 mi.
	Sold Comp # 1	2083 Tonda Lane , Columbus, OH 43223	0.42 mi.
	Sold Comp # 2	1379 Restwood Court , Columbus, OH 43223	0.63 mi.
	Sold Comp # 3	1475 Bonnie Ridge Road , Columbus, OH 43223	0.94 mi.
	Listed Comp # 1	2833 Oak Forest Drive , Columbus, OH 43223	0.41 mi.
	Listed Comp # 2	3551 Quickwater Road , Columbus, OH 43223	0.83 mi.
	Listed Comp # 3	3030 Riat Run Road , Columbus, OH 43223	0.55 mi.

ADDENDUM

Loan # 5973378

Date: 01 / 02 / 2020

PROPERTY ADDRESS: 1763 Valleywood Ct
Columbus , OH , 43223
FIRM NAME: Amherst
PHONE NO: (888) 845-6040

CLIENT NAME: Amherst
COMPLETED BY: Alyce Coleman-Turner
FAX NO:

I. GENERAL MARKET CONDITIONS

Rent Price of this type of property has: ☐ Depressed _____ in past _____ months
☐ Increased _____ in past _____ months
☒ Remained Stable

Estimated percentages of owners vs. tenants in neighborhood: 47.00% owner occupant 53.00% tenant
There is a: ☒ Normal Supply ☐ Oversupply ☐ Shortage of comparable listings in the neighborhood
No. of Rentals in the neighborhood 15 .

What is the pricing difference between single family vs multi family with the same bed bath counts: 150.00 .

What would sway renter from choosing a Single Family Rental?

yard work

II. Leased Rental Comparables

ITEM	SUBJECT			COMPARABLE NUMBER 1			COMPARABLE NUMBER 2				
Address	1763 Valleywood Ct			556 Wrexham Avenue			1853 Saint Lawrence Drive				
City	Columbus			Columbus			Columbus				
State	OH			OH			OH				
Zip	43223			43223			43223				
MLS #	219031832			219030431			219031029				
Proximity to Subject				2.33			1.65				
Current Monthly Rent				1100.00			1495.00				
Total Monthly Rent				1100.00			1495.00				
Lease Period				1 yr			1 yr				
Data and/or Verification Sources				MLS			MLS				
VALUE ADJUSTMENTS		DESCRIPTION		DESCRIPTION		+(-) ADJ	DESCRIPTION		+(-) ADJ		
Year Build	1968		1929		0.00		1999		0.00		
Site/Lot Size	0.23		0.11		0.00		0.24		0.00		
Gross Living Area	1656		1406		0.00		1758		0.00		
Above Grade Room Count	Total	Bdrms	Baths	Total	Bdrms	Baths	0.00	Total	Bdrms	Baths	0.00
	8	4	3.00	6	3	2.00		8	4	3.00	
Utility Included	NA		No		0.00		No		0.00		
Amenities	0		0		0.00		0		0.00		
Other	0		0		0.00		0		0.00		
Net Adj. (total)					0.00				0.00		
Adjusted Rent price					1100.00				1495.00		

III. Active Rental Comparables

ITEM	SUBJECT			COMPARABLE NUMBER 1			COMPARABLE NUMBER 2				
Address	1763 Valleywood Ct			3215 Valleywood Drive			3562 Rocky Road				
City	Columbus			Columbus			Columbus				
State	OH			OH			OH				
Zip	43223			43223			43223				
MLS #	219031832			212039412			220000415				
Proximity to Subject				0.04			0.64				
Current Monthly Rent				1249.00			1350.00				
Total Monthly Rent				1249.00			1350.00				
Lease Period				1 yr			1 yr				
Data and/or Verification Sources				MLS			MLS				
VALUE ADJUSTMENTS		DESCRIPTION		DESCRIPTION		+	DESCRIPTION		+		
Year Build	1968		1968		0.00	1993		0.00			
Site/Lot Size	0.23		0.19		0.00	0.14		0.00			
Gross Living Area	1656		1254		0.00	1412		0.00			
Above Grade Room Count	Total	Bdrms	Baths	Total	Bdrms	Baths	0.00	Total	Bdrms	Baths	0.00
	8	4	3.00	8	4	2.00		6	3	2.00	
Utility Included	NA		No		0.00	No		0.00			
Amenities	0		0		0.00	0		0.00			
Other	0		0		0.00	0		0.00			
Net Adj. (total)					0.00			0.00			
Adjusted Sales Price of Comparable					1249.00			1350.00			

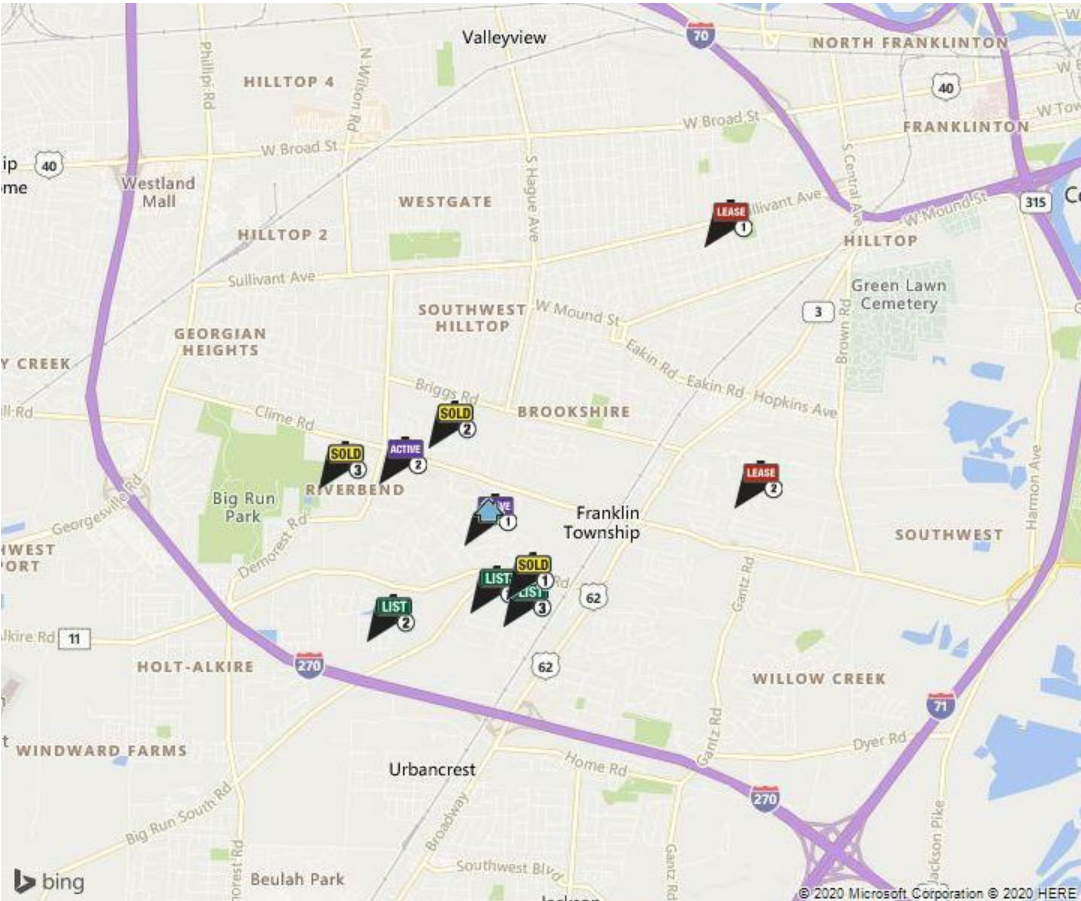
IV. Comments and Value

Suggested Rental Price: \$1,000

Other Comments:



The median rent price in 43223 is \$900, which is lower than the Columbus median of \$1,270.

Proximity Map



Property	Address		Distance to Subject
	Subject	1763 Valleywood Ct	0 mi.
	Leased Comp # 1	556 Wrexham Avenue	2.33 mi.
	Leased Comp # 2	1853 Saint Lawrence Drive	1.65 mi.
	Active Comp # 1	3215 Valleywood Drive	0.04 mi.
	Active Comp # 2	3562 Rocky Road	0.64 mi.

Broker / Agent Signature

Signature	 Agent Signature	Prepared By	Alyce Coleman-Turner
		Signature Date	01 / 22 / 2020
Broker/License Number	Sal 2013004698	Broker/License State	OH
Company	Fathom Realty	Company Address	2403 Daleton Pl, Columbus, OH 43232