

# RESALE BROKER PRICE OPINION (Interior)



**Erik Nance**  
**6243 S Racine**  
**Chicago, IL 60636**

Location is:

☐ Urban  
☐ Suburban  
☐ Rural

As of:

**11/20/2013 3:02:40 PM**



**Assessor's Parcel Number**  
**20-17-424-012-0000**

**Loan Number**  
**037**

**Order Number**  
**741-547934**

This is a suggested listing price in anticipation of getting the listing

## Price Recommendation

Sales Price As Is:	\$130,000
Sales Price As Repaired:	\$170,000
Suggested Lot Only Price:	\$1,000
Estimated Months to Sell As Is:	3 Months
Estimated Months to Sell As Repaired:	2 Months

## Property Condition

Does the property appear neglected? ☐ Yes ☐ No

### Describe Subject Property:

Subject is a two-story, two-unit frame building with units of 3 Bedrooms and 1 Bath each. It is in the process of an extensive rehab, including all new electrical, plumbing, kitchens, baths, windows, mechanicals and exterior siding. There is ongoing investor interest and presence in this neighborhood with a wide price range representing as-is in need of complete rehabilitation to well-appointed, high end rehabilitated properties. The subject represents a middle tier of property rehab, using average materials and workmanship for the market.

### Describe Repairs Needed:

There is electrical and plumbing that need to be completed, the 2nd floor kitchen and bathroom need completion. The 2nd floor's furnace and hot water heater are needed. Exterior fencing and landscaping are also needed.

## Sales Activity

Subject's last sale price:		\$6,500	Date of last sale of subject:		05/31/2013	
Has subject been listed for sale in last 12 months?	<div><div>Yes</div><div>No</div></div>	Is the subject currently listed for sale?	<div><div>Yes</div><div>No</div></div>	Has the subject ever been listed for sale?	<div><div>Yes</div><div>No</div></div>	
Most Recent List Price:	\$14,900	Recently Listed by:	Great Street Properties, Ayoub Rabah	Listing Agent's Phone Number:	(312) 733-9100	
Were you able to inspect interior of subject property?	<div><div>Yes</div><div>No</div></div>	Is subject vacant?	<div><div>Yes</div><div>No</div><div>Unknown</div></div>	If vacant, is subject secure?	<div><div>Yes</div><div>No</div><div>Unknown</div></div>	

## Broker Information

Broker / Agent Name:	Yvonne Newberry	Sales \$ Volume Last Year:	
Specialty (REO, SFR)	SFR, REO, residential	License Number/Exp. Date:	475-150229 / 04/30/2014
Company Name:	Yvonne Newberry	Office Phone Number:	(773) 536-1600
Address:	9020 S Euclid	Cell Number:	(312) 498-7761
City, ST Zip	Chicago, IL 60617	E-Mail Address:	yvonneneberry@kw.com
Length of Employment in Field:	20+ years	BPO Completion Date:	11/19/2013

### Certification

We have viewed the property listed above, and we hereby certify that, to the best of our knowledge and belief, any issues with the property are noted above. Also, any indication of repairs needed to the site or the improvements are noted above. This inspection is a visual inspection of above-referenced property to determine the current condition of the property. If the interior was not accessible, the assessment was complete by viewing through doors or windows. If the property is occupied, the assessment was completed from a street view only. This is a suggested listing price done in anticipation of getting the listing and is not for lending and/or not for appraisal purposes.

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Subject Property – Front View



Subject Property – Address Verification



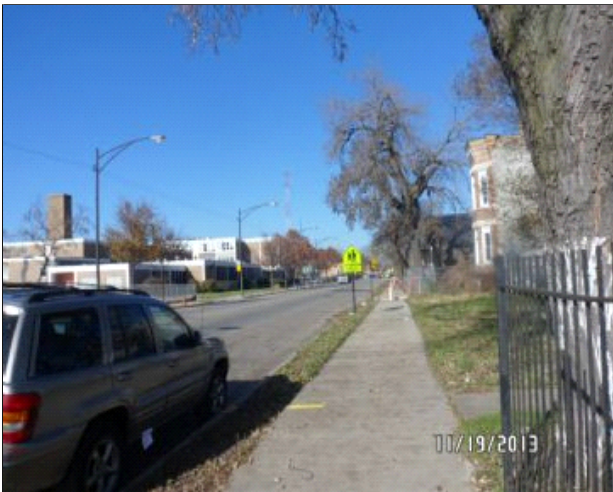
Subject Property – Side



Subject Property – Rear



Subject Property – Street



Subject Property – Additional





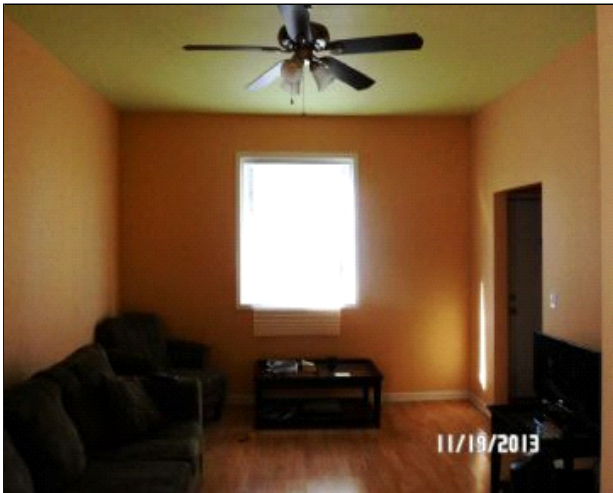
Interior Photo



Interior Photo



Interior Photo



Interior Photo



Interior Photo



Interior Photo





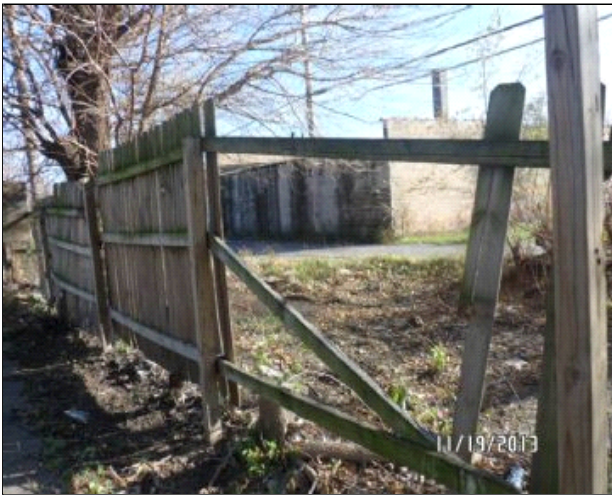
Gutters



Fencing



Fencing



Fencing



Basement



Furnace and Hot Water Heater for unit 1





Electrical



Basement



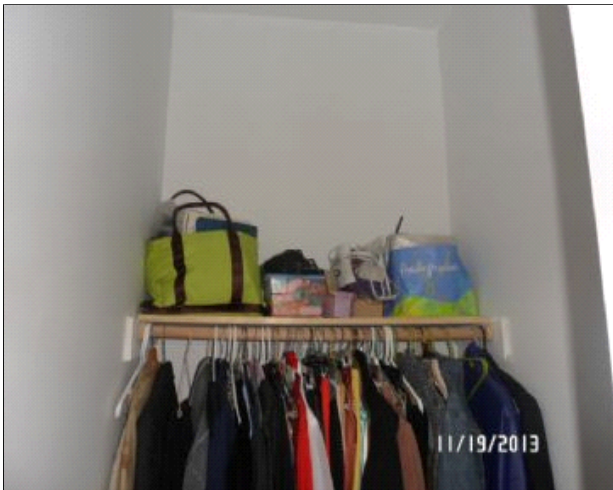
Basement Floor



Bedroom 1 unit 1



Bedroom 1 closet unit 1



Bedroom 2 unit 1





Bedroom 2 unit 1



Bedroom 2 unit 1



Bedroom 2 unit 1



Bath unit 1



Bath unit 1



Kitchen unit 1



Kitchen unit 1



Kitchen unit 1



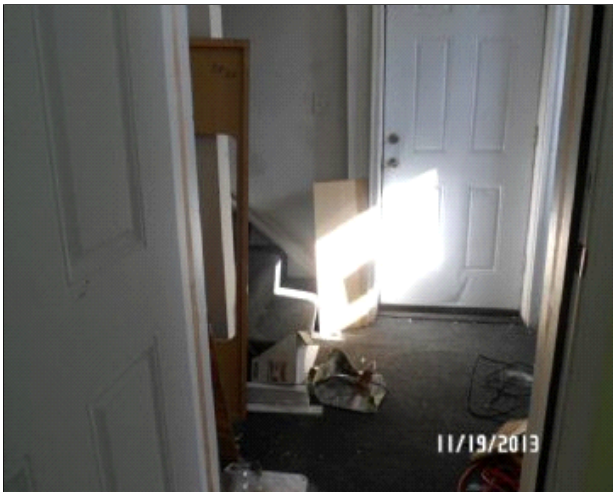
Bedroom 3 unit 1



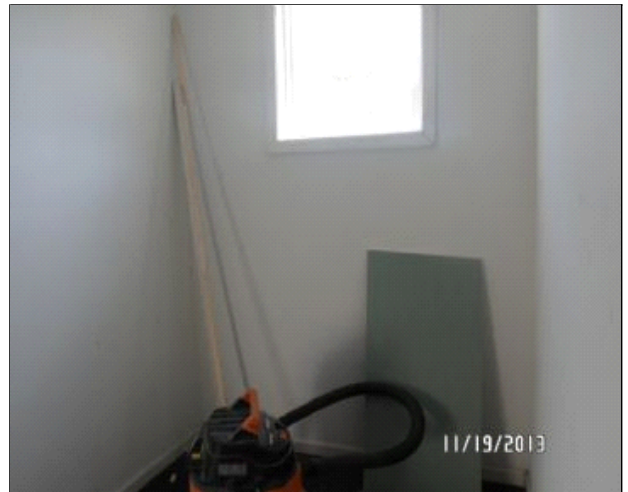
Bedroom 3 unit 1



Enclosed Porch unit 1



Enclosed Porch unit 1





Enclosed Porch unit 1



Rear Stairs to 2nd Fl



Rear Enclosed Stairwell



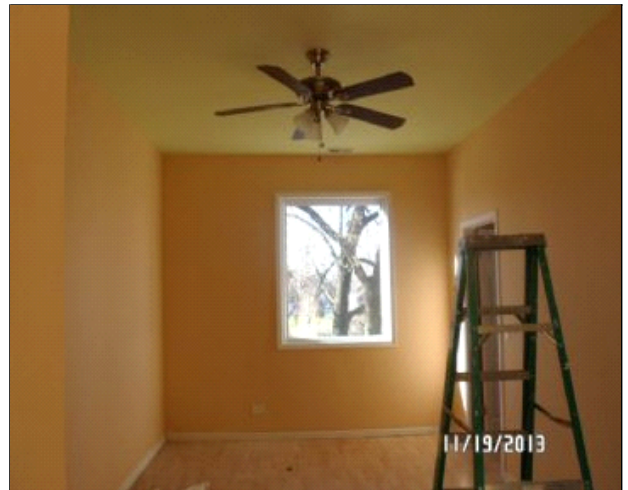
Front Stairs to 2nd Fl



Opening to unfinished attic



Living Room unit 2





Living Room unit 2



Bedroom 1 unit 2



Bedroom 1 unit 2



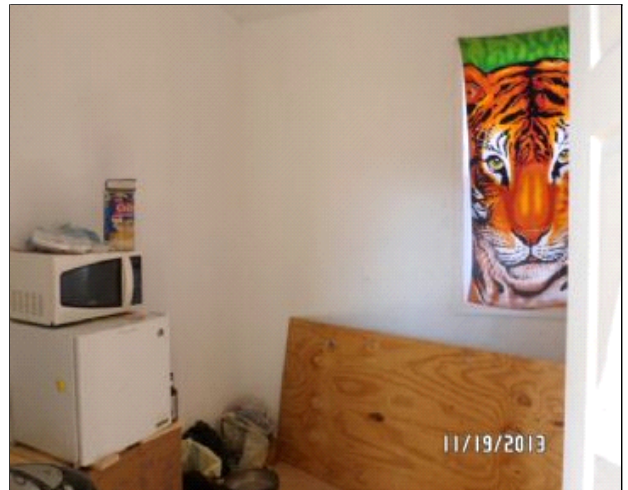
Dining Room unit 2



Dining Room unit 2



Bedroom 2 unit 2



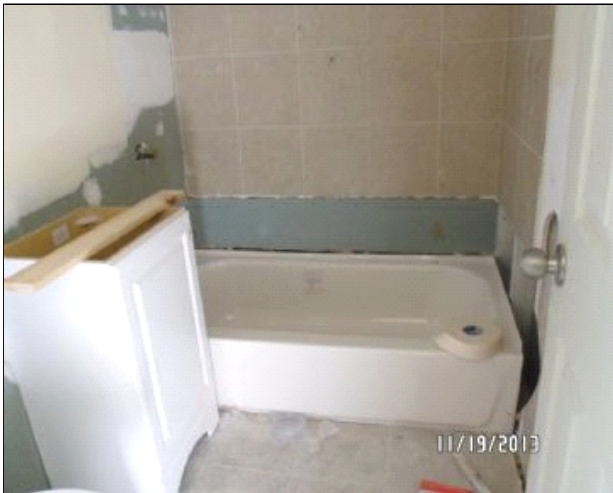
Bedroom 2 unit 2



Hallway



Unfinished Bath unit 2



Unfinished Bath unit 2



Unfinished Bath unit 2

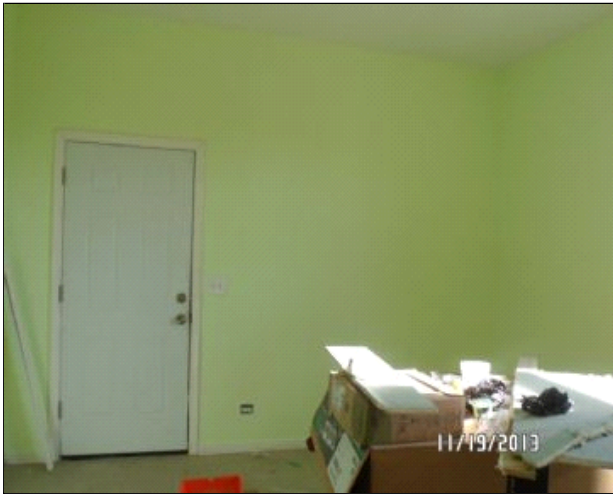


Unfinished Kitchen unit 2

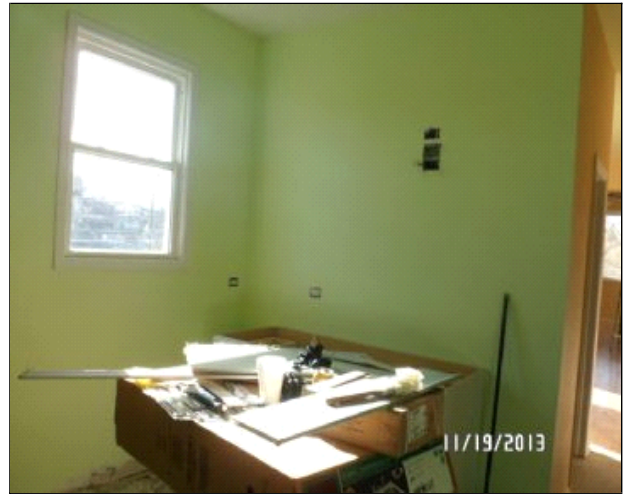




Unfinished Kitchen unit 2



Unfinished Kitchen unit 2



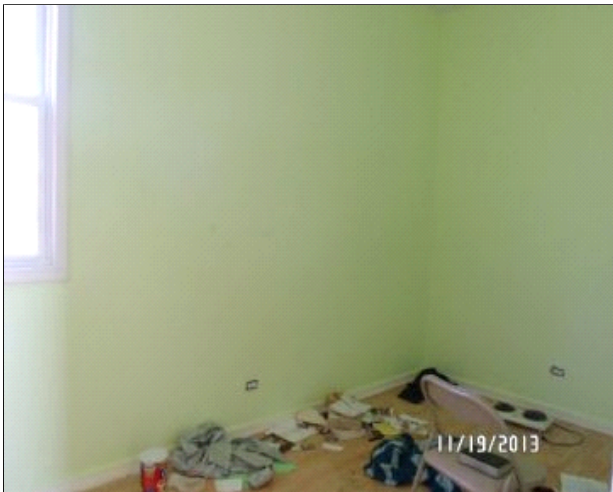
Unfinished Kitchen unit 2



Unfinished Kitchen unit 2



Bedroom 3 unit 2



Bedroom 3 unit 2



Enclosed Porch unit 2



Rear Stairwell from 2nd floor



Enclosed Porch unit 2



Unit 2 from rear



Yard





ITEM	SUBJECT	COMPARABLES					
		SALES #1	SALES #2	SALES #3	LISTING #1	LISTING #2	LISTING #3
Address:	6243 S Racine	6243 S Bishop	5732 S Sangamon	6043 S Morgan	5811 S Union	5529 S Loomis	6718 S Green
City, ST Zip:	Chicago, IL 60636	Chicago, IL 60636	Chicago, IL 60621	Chicago, IL 60621	Chicago, IL 60621	Chicago, IL 60636	Chicago, IL 60621
Sales / List Price ('As Repaired') :	\$170,000	\$175,000	\$180,000	\$190,000	\$114,900	\$159,900	\$175,900
Initial List Price:	\$185,000	\$185,000	\$269,000	\$225,000	\$129,000	\$159,900	\$179,900
Seller Concessions:		\$0	\$7,740	\$11,400	\$0	\$0	\$0
MLS Number:		08319318	08251744	08406545	08430370	08291013	08478955
Sale / List Date:		05/31/2013	08/13/2013	10/16/2013	08/26/2013	03/11/2013	10/31/2013
Days on Market:		16	45	12	87	255	21
Stage:	Existing Structure	Existing Structure	Existing Structure	Existing Structure	Existing Structure	Existing Structure	Existing Structure
Type:	Duplex	Duplex	Duplex	Duplex	Duplex	Duplex	Duplex
Square Feet (above grade):	2970	2184	2384	2258	2034	2376	2342
Square Feet (basement total only):	1485	1092	1192	1129	1017	1188	1171
Basement - Finished Sq Ft:	0	0	0	500	0	0	0
Year Built:	1890	1905	1906	1905	1880	1888	1895
Effective Age:	0	1	1	1	0	1	1
Bedrooms:	6	5	6	5	6	6	6
Bath-Full:	2	2	2	2	2	2	2
Bath-Half:	0	0	0	0	0	0	0
Garage - Att:	0	0	0	0	0	0	0
Garage - Det:	0	2	0	0	0	2	0
Garage - Carport:	0	0	0	0	0	0	0
Lot Size (Sq Ft or Acres):	3125	3100	3125	3125	3125	3125	3125
Distance to Subj:		.4 Mile	.9 Mile	.5 Mile	1.1 Miles	1.1 Miles	1 Mile
View/Location:		Superior to Subject	Superior to Subject	Superior to Subject	Equal to Subject	Equal to Subject	Inferior to Subject
Quality of Construction:		Superior to Subject	Superior to Subject	Superior to Subject	Superior to Subject	Superior to Subject	Equal to Subject
Current Condition:		Equal to Subject	Superior to Subject	Superior to Subject	Equal to Subject	Equal to Subject	Equal to Subject
Amenities - Pool:	None	None	None	None	None	None	None
Amenities - Fireplace:	0	0	0	0	0	0	0
Amenities - Other:	None	None	None	None	None	None	None
Foreclosure/REO:	No	No	No	No	No	No	No

Sale #1 Comments:	Brick 2 unit that has been totally rehabbed. Separate heat for both units. 2 car garage.
Sale #2 Comments:	Beautiful rehab. Everything totally new. New windows, electrical - 200 amp, light fixtures, roof, plumbing, furnaces and water heaters. The kitchens and baths are all modern and new. All hardwood floors are refinished. New porch and fenced yard.
Sale #3 Comments:	Newly renovated beautiful 2 flat greystone. Everything in this building has been updated and ready for its new owner. Building sits on a quiet block that has a lot of new construction in the area. Seller paying all closing cost! Make your offer today.
Listing #1 Comments:	Beautiful two unit greystone apartment building. Totally renovated from top to bottom. Hardwood floors in living room and dining room. Remodeled kitchens and baths. Long term m-t-m tenants in place. One could potentially increase income by 40% by putting in section 8 tenants. Huge cash flow!!!
Listing #2 Comments:	Fully renovated and updated, Brick Money Maker! Section 8 tenants on 1st and 2nd floor with \$1,997 of income. Turn key. Nothing to do but collect rents. Separate Heat, Electric & Gas. Low Taxes!
Listing #3 Comments:	2 Flat frame with 3 BR's, 1 BA in each unit. Units were remodeled and are currently rented. Email LA for more info.

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Sale #1

Brick 2 unit that has been totally rehabbed. Separate heat for both units. 2 car garage.



Sale #2

Beautiful rehab. Everything totally new. New windows, electrical - 200 amp, light fixtures, roof, plumbing, furnaces and water heaters. The kitchens and baths are all modern and new. All hardwood floors are refinished. New porch and fenced yard.

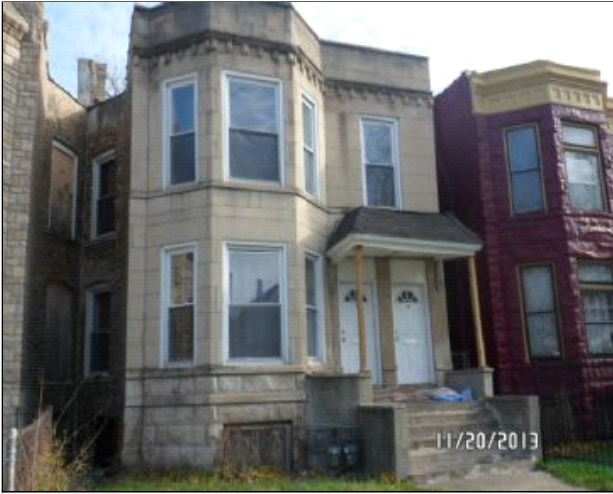


Sale #3

Newly renovated beautiful 2 flat greystone. Everything in this building has been updated and ready for its new owner. Building sits on a quiet block that has a lot of new construction in the area. Seller paying all closing cost! Make your offer today.

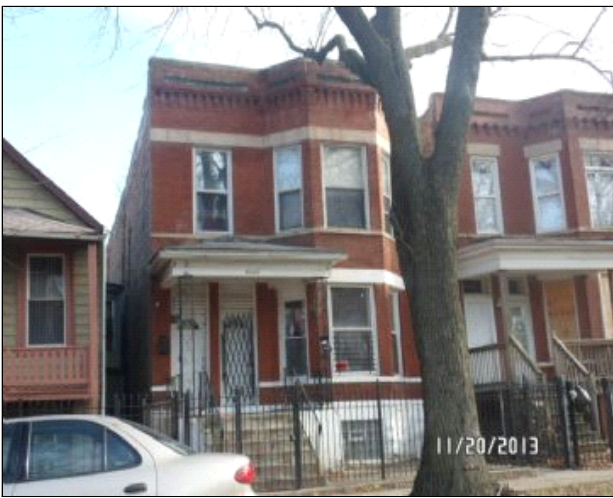






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#### Listing #2



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