

Subject Property Address

2231 S. 59th Street, West Allis, WI 53219

Order Information

BPO Type	Commercial BPO	Borrower	Sam Metri
Work Order ID	ET-5632	Loan Number	2356-ARF-6532
Order Date	6/10/2010	Reference	2342
Date Completed		Project	45645
Completed By	Taza User	Ordered By	MARKETING SAMPLES



Subject Property Value

	As-Is	Repaired
30 Day Sale	\$64,000	\$72,000
90-120 Day List	\$75,000	\$80,000
90-120 Day Sale	\$72,000	\$76,000

Broker's Opinion of Market Trend



Increased
6 % 6 month

Overview

The subject is located in a typically Suburban neighborhood with prices ranging from \$55,000 to \$87,900. The subject contains 1754 square feet, is approximately 21 years old and considered to be in Average condition.

Based on an exterior inspection completed on 1/1/0001 the subject is in need of \$5,000 repairs. The subject's 30 day quick sale price was determined to be \$56,500 or \$36 per square foot. The subject's 90 -120 day sale price was determined to be \$72,000 or \$41 per square foot. The estimated fair market rent for this property is \$700. The average sales price of the selected comparables is \$63,133 and the average list price of the selected comparables is \$85,933

This is a Broker Price Opinion of value created by a licensed real estate broker or agent, not an appraiser. Analysis was not completed in accordance with Uniform Standards of Professional Appraisal Practice, which require evaluators to act as impartial third parties with objectivity and without personal interest.

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Neighborhood Information

Neighborhood Type	Suburban	Market Trend	Increased
Price Range Of Comparables	\$55,000 to \$87,900	Market Appr / Depr %	6 %
Competing Listings	84	Avg Marketing Days	129
		Vandalism Risk	No

Notes

This is an area of nice homes. The neighborhood is well maintained and pride of ownership is evident throughout neighborhood. The Oakland neighborhood of Pittsburgh is a thriving commercial and residential area. In fact, Oakland is Pennsylvania's third largest "Downtown." Only Center City, Philadelphia and Downtown Pittsburgh can claim more commerce and activity than Oakland.

Subject Property Information

Property Type	SFR-Attached	Rent Control	Yes
Property Condition	Average	Mgmt Company/HOA Name	Dr Watson HOA Palace
Appears Secure	Yes	Mgmt Company/HOA Phone	858-258-9633
Occupancy	Vacant	Condo/Co-op Fees	\$350
Legal Description/APN	956-33625	Fair Market Rent	\$700

Notes

This gorgeous and cozy 4 bedroom 3-and-a-half bath 3000 square foot home is located on a two acre lot on a quiet suburban street, close to two elementary schools. The home is the perfect size for a family with children, with enough room for a private office or guest bedroom. The master suite is complete with a Jacuzzi tub and large walk-in closet including built-in shelving for extra storage space.

Subject Listing and Sale History in the Past 3 Years

Currently Listed	Yes	MLS #	586-NM-632
List Price	\$72,000	Listing Agency	
List Date	4/3/2012	Listing Agency Phone	
1st Previous Sale Date	10/13/2010	1st Previous Sale Price	\$130,000
2nd Previous Sale Date	3/26/2001	2nd Previous Sale Price	\$150,000
3rd Previous Sale Date	10/11/2009	3rd Previous Sale Price	\$140,000

Notes

Tax Information

Assessed Value	\$150,000	Annual Taxes	\$2,500
Date Assessed	10/12/2011	Delinquent Taxes	\$0
Tax Rate	1.75	Other Assessments	\$0
Date Taxes Due	5/18/2012		

Notes

Good to go, no problem

Repairs

Estimated Interior Repairs	\$3,000
Estimated Exterior Repairs	\$2,000
Recommended Upgrades	
Total	\$5,000

Notes

Roof appears to be in poor condition and may need replacement. We also looked at the doors, they are short from the bottom at least 5 inches and will be required to grow a little. The carpet is missing much of its content, especially around the coreners.

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Market Data

	Subject	Sale 1	Sale 2	Sale 3	Listing 1	Listing 2	Listing 3
Street	2231 S. 59th Street	1813 S. 64th Street	5507 W. Burnham Street	6007 W. Lapham Street	1632 S. 60th Street	1649 S. 60th Street	6521 W. Mitchell Street
City	West Allis	West Allis	West Allis	West Allis	West Allis	West Allis	West Allis
Zip	53219	53219	53219	53219	53219	53219	53219
Proximity	0	0.77	0.65	0.73	0.68	0.67	0.92
Subdivision	Cosmo Park	subj-subdivision					
Data Source	MLS	MLS	MLS	MLS	MLS	MLS	MLS
Property Type	SFR-Attached	SFR-Detached	SFR-Detached	SFR-Detached	SFR-Detached	SFR-Detached	SFR-Detached
# of units	0	0	0	0	0	0	0
Style/Design	Tri-Level	Cape Cod	Cape Cod	Cape Cod	Cape Cod	Cape Cod	Cape Cod
View	Great Ocean view	average city	average city	average city	average city	average city	average city
Year Built	1998	1995	1925	1920	1916	1918	1926
Condition	Average	Average	Average	Average	Average	Average	Average
Number of Rooms	3	6	6	6	6	6	5
Bedrooms	2	3	3	3	3	3	3
Bathrooms (full)	1	1	1	1	1	1	1
Bathrooms (half)	0	0	0	0	0	0	0
Living SqFt	1754	990	1000	972	1265	1114	990
Foundation Type	Finished Basement	Basement	Basement	Basement	Basement	Basement	Basement
Basement Living SqFt	0	500	500	500	600	600	990
Rooms in Basement	0	0	0	0	1	1	0
Garage Size/Type	9 On-Site Parking	6 Off-Site Parking	8 On-Site Parking	10 On-Site Parking	5 Off-Site Parking	0 None	10 On-Site Parking
Lot	4100.00 SqFt	0.09 Acre	0.08 Acre	0.08 Acre	0.15 Acre	0.10 Acre	0.08 Acre
Orig list price	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Listing Price	\$4,000	\$74,900	\$65,000	\$62,500	\$84,900	\$85,000	\$87,900
Orig list date	1/3/2012						
Sale Price	\$0	\$71,400	\$63,000	\$55,000	\$0	\$0	\$0
Sale Date		10/30/2009	11/25/2009	9/30/2009			
Price/Sq Ft	\$39	\$72	\$63	\$57	\$67	\$76	\$89
Days On Market	144	207	72	38	159	153	15
Comp to Subject	Equal	Equal	Equal	Equal	Equal	Equal	Equal
Sale Concessions				none	none	none	none
Distressed sale	Yes	No	Unknown	Unknown	Unknown	Unknown	Unknown
HOA monthly fee	\$350	\$350	\$0	\$0	\$0	\$0	\$0

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90-120 Day List (As-Is)	\$75,000	90-120 Day List (Repaired)	\$80,000
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Notes

Sales in this area are very slow and listing inventory is approximately 18 months in this area. This is not a high REO neighborhood but has several short sale listings at this time. Currently there are 51 active listings within 7 blocks of subject and 30 properties have sold in the past 6 months.

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Comments Regarding Comparability of Sales and Listings

Sale 1 Vinyl siding, replacement windows, well maintained owner occupied for 40 years.

Sale 2 Newer furnace, well maintained, needs updating. Short sale.

Sale 3 Estate sale, updated bathroom, needs TLC.

Listing 1 Natural woodwork, fenced yard, newer roof. Needs updates.

Listing 2 Newer roof and fencing. House is well maintained. Short sale

Listing 3 Owner occupied, fenced yard, needs cosmetics.

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NOTES ADDENDUM

The living is easy in this impressive, generously proportioned contemporary residence with lake and ocean views, located within a level stroll to the sand and surf.

The floor plan encompasses four spacious bedrooms with plenty of room for study, sleep and storage, three luxurious bathrooms, and a sleek and stylish kitchen that flows through to the dining room and private rear patio. The master bedroom, complete with walk-in robe and ensuite, ensures parents have a private space where they can enjoy the view.

Perfect for a family or as a holiday retreat, this home is ideally positioned to enjoy the proximity to beaches, cafes and restaurants, shopping centre, and a selection of premier schools.

Cool, calm and sophisticated with a youthful edge, this functional home is enveloped in light and comfort. Crisp white walls, timber floors and high ceilings create a style as timeless as the sparkling ocean view. The calming sea vista, captured through the extensive use of glass, will help you forget your city stress. This house screams 'designer' and will reflect the personality and taste of those accustomed to the best in quality design, finishes and lifestyle.

This house screams 'designer' and will reflect the personality and taste of those accustomed to the best in quality design, finishes and lifestyle. The house comes complete with two living rooms, a welcoming kitchen/dining area, two bathrooms, three bedrooms, a study and a laundry, and retains the value of peaceful living while being conveniently close to shops, school and transport.

Subject Property Photos



[Back_yard \(24\)](#)



[Back_yard](#)



[Bathroom_1 \(4\)](#)



[Bedroom_1 \(27\)](#)



[Bedroom_2 \(7\)](#)



[Bedroom_2 \(28\)](#)



[branch_debris_back_yard](#)



[07BU0542](#)



[07BU0558](#)



[07BU0603](#)





Sold Comp 2 Property Photos









Listing Comp 1 Property Photos
















Listing Comp 3 Property Photos





Property	Icon	Address	Distance to Subject	Adjusted
Subject (As-Is)		2231 S. 59th Street, West Allis, WI 53219	0	\$64,000
Sold Comp 1		1813 S. 64th Street , West Allis, WI 53219	0mi	\$71,400
Sold Comp 2		5507 W. Burnham Street , West Allis, WI 53219	0mi	\$63,000
Sold Comp 3		6007 W. Lapham Street , West Allis, WI 53219	0mi	\$55,000
Listing Comp 1		1632 S. 60th Street , West Allis, WI 53219	0mi	\$84,900
Listing Comp 2		1649 S. 60th Street , West Allis, WI 53219	0mi	\$85,000
Listing Comp 3		6521 W. Mitchell Street , West Allis, WI 53219	0mi	\$87,900

[Open Active Map](#)