

RESIDENTIAL BROKER PRICE OPINION

REO #:	This BPO is the <input checked="" type="checkbox"/> Initial <input type="checkbox"/> 2nd Opinion <input type="checkbox"/> Updated <input type="checkbox"/> Exterior Only		DATE	06/09/2022
PROPERTY ADDRESS:	7494 Peaceful Brook St. Las Vegas, Nevada 89131		SALES REPRESENTATIVE:	
FIRM NAME:	Horney Real Estate		CLIENT NAME:	Fannie Mae Bank
PHONE NO.	(032) 344-4672		COMPLETED BY:	John Smith
			FAX NO.	(032) 344-4672

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 _____ % in past _____ months

☐ Increased _____ % in past _____ months

☒ Remained stable

Estimated percentages of owner vs. tenants in neighborhood: _____ 60 % owner occupant _____ 40 % tenant

There is a ☒ Normal supply ☐ oversupply ☐ shortage of comparable listings in the neighborhood

Approximate number of comparable units for sale in neighborhood: 30

No. of competing listings in neighborhood that are REO or Corporate owned: 6

No. of boarded or blocked-up homes: 0

II. SUBJECT MARKETABILITY

Range of values in the neighborhood is \$ 20000 to \$ 60000
The subject is an ☒ over improvement ☐ under improvement ☒ Appropriate improvement for the neighborhood.
Normal marketing time in the area is: 90 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 \$ 80 ☒ monthly ☐ annuity Current? ☐ Yes ☐ No Fee delinquent? \$ _____
The fee includes: ☒ Insurance ☐ Landscape ☐ Pool ☐ Tennis Other _____
Association Contact: Name: Lynbrook Master Association Phone No.: 702-851-7660

III. COMPETITIVE CLOSED SALES

ITEM	SUBJECT	COMPARABLE NUMBER 1			COMPARABLE NUMBER 2			COMPARABLE NUMBER 3		
Address	7494 Peaceful Brook St.	7512 Peaceful Brook St.			7505 Evening Falls Dr.			7542 Peaceful Brook St.		
Proximity to Subject		REO/Corp			REO/Corp			REO/Corp		
Sale Price	\$ 470,000	\$	\$ 475,000		\$	\$ 410,000		\$	\$ 450,000	
Price/Gross Living Area	\$ 500/Sq. Ft.	\$	\$ 500 Sq. Ft.		\$	\$ 500 Sq. Ft.		\$	\$ 500 Sq. Ft.	
Sale Date & Days on Market	03/13/20	04/27/22			02/18/22			04/20/22		
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	Adjustment		DESCRIPTION	Adjustment		DESCRIPTION	Adjustment	
Sales or Financing Concessions		REO			REO			REO		
Location	Urban	Urban			Urban			Urban		
Leasehold/Fee Simple	Fee Simple	Fee Simple			Fee Simple			Fee Simple		
Site	Neighborhood	Neighborhood			Neighborhood			Neighborhood		
View	Mountain	None	+1000		None	+1000		None	+1000	
Design and Appeal	Average	Average			Fair	+500		Average		
Quality of Construction	Average	Average			Average			Average		
Age	2001 / 21yrs	2001 / 21yrs			2001 / 21yrs			2001 / 21yrs		
Condition	Excellent	Fair	+1,000		Fair	+1000		Excellent	+800	
Above Grade	Total: 3080 Sq. Ft.	Total: 3080 Sq. Ft.			Total: 3080 Sq. Ft.			Total: 3080 Sq. Ft.		
Room Count	5 3 2	5 3 2			5 3 2			5 3 2		
Gross Living Area	1,532 Sq. Ft.	1,532 Sq. Ft.			1,610 Sq. Ft.	-300		1610 Sq. Ft.	-300	
Basement & Finished Rooms Below Grade	None	None			None			None		
Functional Utility	Average	Average			Average			Average		
Heating/Cooling	Average	Average			Average			Average		
Energy Efficient Items	Average	Average			Average			Average		
Garage/Carport	RV Access, 2 Garage	2 Attached Garage	+1,500		2 Attached Garage	+1,500		2 Attached Garage	+1,500	
Porches, Patio, Deck, Fireplace(s), etc.	Patio, Private Yard	Covered Patio, Sprinkler/Irrigation	-800		Barbecue, Covered Patio, Sprinkler	-1,080		Barbecue, Patio, Sprinkler	-1000	
Fence, Pool, etc.	0 Pool, Block fence	0 Pool, Block fence			0 Pool, Block fence			0 Pool, Block fence		
Other										
Net Adj. (total)		✗ + 0 -	\$ 2,700		✗ + 0 -	\$ 2,700		✗ + 0 -	\$ 2,000	
Adjusted Sales Price of Comparable		\$ 477,700			\$ 412,700			\$ 452,000		