

Broker Market Analysis and Opinion of Value – Vacant Land

CLIENT: _____

DATE: _____

CLIENT PHONE/EMAIL: _____

PROPERTY ADDRESS: _____

1. GENERAL MARKET CONDITIONS (past 12 months)

Current market condition: Depressed Slow Stable Improving Excellent

Employment conditions: Declining Stable Increasing

Market price for this type of property has: Decreased ___% in the past 12 months

Increased ___% in the past 12 months

Remained stable

Neighborhood Supply - there is a: Normal supply Over supply Shortage of comparable listings

2. SUBJECT MARKETABILITY (past 12 months)

Range of Values for all properties in the Neighborhood is \$ _____ to \$ _____

Range of Values for vacant land in the Neighborhood

For the neighborhood, Subject is an: Over Improvement Under Improvement Appropriate Improvement

Types of available financing Cash Conventional VA FHA

Use: Single Family Agri Commercial Multi-Family Forestry Open

HOA Fees? Yes No Amount: \$ _____/month

Special Tax District? Yes No

3. MARKETING STRATEGY

a. Occupancy Status: Occupied Vacant Unknown

b. Recommended Sale Condition: As-Is Minimal Repairs Major Repairs

c. Likely Buyer Profile: Owner Occupant Investor

4. REPAIRS – Itemize MAJOR repairs or installations needed to bring property from its present “as-is” condition to average marketable condition for the neighborhood. Check those repairs and/or installations RECOMMENDED for successful marketing of the property.

- | | | |
|--------------------------|-------|----------|
| <input type="checkbox"/> | _____ | \$ _____ |
| <input type="checkbox"/> | _____ | \$ _____ |
| <input type="checkbox"/> | _____ | \$ _____ |
| <input type="checkbox"/> | _____ | \$ _____ |
| <input type="checkbox"/> | _____ | \$ _____ |
| <input type="checkbox"/> | _____ | \$ _____ |
| <input type="checkbox"/> | _____ | \$ _____ |

TOTAL ESTIMATE of REPAIRS \$ _____

5. BROKER'S OPINION OF VALUE and SUGGESTED LIST PRICE

	Market Value	Suggested List Price
As-Is	_____	_____
Repaired	_____	_____

6. COMMENTS: include specific positive and negatives, special concerns, encroachments, easements, water rights, environmental concerns, flood zones, etc. Attach addendum as required.

7. COMPETITIVE CLOSED SALES – provide a minimum of three comparable Sold properties to support opinion of value.

8. COMPETITIVE LISTINGS - provide a minimum of three comparable Active/Under Contract/Pending properties to support opinion of value.

9. ADDITIONAL SUPPORTING DOCUMENTATION – provide any additional information and documentation to understand the subject property and the opinion of value.

10. DATA and/or VERIFICATION SOURCES (list): _____

Name of Firm: _____

Mailing Address of Firm: _____

Name of Person Preparing this Document: _____

Email: _____ Cell: _____

Signature of Preparer: _____

Date: _____