



ADDRESS: 123 ABC ROAD, KINGS MOUNTAIN, NC 28086

PROPERTY TYPE: SFD, PROPERTY STYLE: Split Entry, UNIT(S): 1, CONDITION: C3, YEAR BUILT: 1977, LOT SIZE (ACRES): 0.500, SQ. FT. ROOMS: 2823 10 5 3.0, BED BATH: 11157, ASSESSOR PARCEL NO. 11157

ORDER NO. 1234
CUSTOMER
CUSTOMER CONTACT

INFO SOURCE
CUSTOMER ID
BORROWER

Tax data
1234

BROKER NAME ABC Broker
POOL NAME
COMPANY

PRICE OPINION

AS-IS SALE PRICE

\$185,000.00

AS IS LIST PRICE

\$195,000.00

QUICK SALE PRICE

\$175,000.00

TYPICAL MARKET TIME

1-60

REPAIRED SALE PRICE

\$185,000.00

REPAIRED LIST PRICE

\$195,000.00

REP. QUICK SALE PRICE

\$175,000.00

REPAIR ESTIMATE

\$0.00

PRICING COMMENTS

PRICING STRATEGY

Subject details were taken from tax. To locate comparable, I was forced to exceed proximity above 1 mile, style, condition, year built, GLA(all ...Full Statement on Last Page

QC REVIEW

The subject is located in the Kings Mountain, NC area with no unusual/negative external influences in close proximity to the subject. Greatest ...Full Statement on Last Page

REPAIR DETAILS

REPAIRS RECOMMENDED No

RESALE PROBLEM No

REPAIRS ESTIMATE \$0.00

DAYS TO COMPLETE 0

TO 0

EXTERIOR REPAIR TYPE

PAINTING

FOUNDATION

LANDSCAPING

ROOF

WINDOWS

REPAIR COMMENTS

AMOUNT

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

EXTERIOR REPAIR TYPE

OTHER

POOL

REPAIR BID

REPAIR COMMENTS

AMOUNT

\$0.00

\$0.00

\$0.00

CONDITION/REPAIR COMMENTS

No repairs noted

PROPERTY INFORMATION

PROPERTY VACANT

No

LAND VALUE

\$11,550.00

MARKET RENT (MNTH)

1300.00

GUEST HOUSE SF

0

SECURED

Yes

VIEW

Neighborhood

HOA FEES

0.00

GUEST HOUSE BSMT SF

0

CURRENTLY LISTED

No

LISTING BROKER

LIST IN LAST 12 MO.

No

DOM

0

DOM

0

COMPANY

SOLD IN LAST 12 MO.

No

SALE DATE

ORIGINAL LIST PRICE

\$0.00

PHONE

ORIGINAL LIST PRICE

\$0.00

LISTING BROKER

CURRENT LIST PRICE

\$0.00

FINAL LIST PRICE

\$0.00

COMPANY

SALE PRICE

\$0.00

PHONE

SUBJECT COMMENTS

Subject conforms to the immediate neighborhood and located within moderate proximity to public transportation, freeway access retail amenities and ...Full Statement on Last Page

NEIGHBORHOOD INFORMATION

POPULATION DENSITY

Suburban

HOME VALUES ARE

Stable

SUPPLY

Stable

APPROX # OF COMPS FOR

CRIME/VANDAL RISK

Low

AT A RATE OF

0.000

DEMAND

Stable

SALE IN NEIGHBORHOOD

10

NEIGHBORHOOD TREND

Stable

OWNER OCCUPIED %

85.000

COMPETING LISTINGS

12

ENVIRONMENTAL ISSUES

No

PRIDE OF OWNERSHIP

Average

VALUE RANGE

\$124,800.00

BOARDED/BLOCKED

PREDOMINANT BUYER

Owner Occupied

TO

\$274,800.00

UP IN NEIGHBORHOOD

0

NEIGHBORHOOD COMMENTS

The subject's neighbourhood is well established with stable property values and the economy and employment conditions are stable, neighbourhood ...Full Statement on Last Page

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PROPERTY TYPE	PROPERTY STYLE	UNIT(S)	CONDITION	YEAR BUILT	LOT SIZE (ACRES)	SQ. FT	ROOMS	BED	BATH	ASSESSOR PARCEL NO.
SFD	Split Entry	1	C3	1977	0.500	2823	10	5	3.0	11157

SOLD COMPARABLES

#	STREET ADDRESS	CITY	ZIP	UNIT(S)	CONDITION	YEAR BUILT	LOT SIZE	SQ. FT.	ROOMS	BED	BATH	GARAGE	DIST.	LIST DATE	LIST PRICE	ACT DOM	TOT DOM	SP S/ SQ. FT	COE DATE	SOLD PRICE
1	Sample Comp Address	Kings Mountain	28086	1	C2	2007	0.240	2560	10	5	3.0	Garage - 2 Car	0.53	06/20/19	\$199,900.00	49	49	\$77.73	08/08/19	\$199,000.00
2	Sample Comp Address	Kings Mountain	28086	1	C3	1972	0.500	2072	9	5	2.0	None	1.23	04/10/19	\$164,900.00	62	62	\$75.29	06/11/19	\$156,000.00
3	Sample Comp Address	Kings Mountain	28086	1	C3	1972	0.380	2117	8	4	2.0	None	1.17	04/12/19	\$180,000.00	42	42	\$82.31	05/24/19	\$174,250.00

SOLD #1 (0.53 miles) Sample Comp Address

SUBDIVISION: Cleveland

COMMENTS: Check out your next home! It features an updated kitchen that includes granite and soft close cabinets with stylish hardware. Terrific first floor layout that includes an open floor plan between the kitchen and living room with beautiful built-in book shelves and cabinets. First floor includes full bathroom and office/flex space with French doors. Enjoy your large master bedroom and bath with plenty of storage including a laundry room right off of the bedroom making laundry a breeze. Great deck off backyard for entertaining guest with easy access from the kitchen! Great 2 car garage with extra concrete area for ease of moving vehicles and parking! All this for under \$200,000 in great established Kings Mountain community with no HOA!



SOLD #2 (1.23 miles) Sample Comp Address

SUBDIVISION: Cleveland

COMMENTS: Wow...this home is a full brick ranch with a basement. This house shows pride of ownership and has been well maintained and is perfect for those looking for space in their new home as the basement has been fully finished and has a beautiful large master downstairs. Large corner lot is completely fenced and gives you privacy and peace of mind. Home boasts a fantastic location that is just a short drive to downtown Kings Mountain and all it has to offer!



SOLD #3 (1.17 miles) Sample Comp Address

SUBDIVISION: Cleveland

COMMENTS: Full brick ranch on large corner lot! Large master en-suite and additional living area added in 2013. En-suite features large walk in closet and master bath that adjoins the sun room. Spacious sitting room off of entry way is great for entertaining. Open kitchen with updated appliances and enough room for a breakfast area. Home also has a family room & den with a fireplace. Home has nice hardwood flooring. Large covered back deck, perfect for enjoying the yard that backs up to a wooded area for added extra privacy. The roof was replaced in 2009 & the HVAC was replaced in 2013.



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LISTED COMPARABLES

#	STREET ADDRESS	CITY	ZIP	UNIT(S)	CONDITION	YEAR BUILT	LOT SIZE	SQ. FT.	ROOMS	BED	BATH	GARAGE	DIST.	LIST DATE	CURRENT LIST PRICE	ORIGINAL LIST PRICE	ACT DOM	TOT DOM	SP S/ SQ. FT
1	Sample Comp Address	Kings Mountain	28086	1	C3	1959	0.460	2110	8	4	2.0	None	4.03	10/28/19	\$189,900.00	\$189,900.00	37	37	\$90.00
2	Sample Comp Address	Kings Mountain	28086	1	C3	1950	2.000	2231	9	4	3.0	Carport	4.43	07/31/19	\$229,000.00	\$249,900.00	126	126	\$102.64
3	Sample Comp Address	Kings Mountain	28086	1	C5	1975	2.580	1994	8	3	2.5	Carport	4.46	11/04/19	\$168,250.00	\$168,250.00	30	30	\$84.38

LISTED #1 (4.03miles) Sample Comp Address

SUBDIVISION: Cleveland

COMMENTS: Need 4 bedrooms in an established Kings Mountain neighborhood? This home has the space you are looking for! Two large living areas, a separate laundry room and an eat-in kitchen are just a few of the features that give this home the spacious feeling you need. The large workshop in the back provides a great place to work and store equipment.



LISTED #2 (4.43miles) Sample Comp Address

SUBDIVISION: Gaston

COMMENTS: 4 Bedroom, 3 bath brick ranch home sitting on approximately 2 acres. Convenient location to I-85 & HWY 74. Master walk-in closet. Gas fireplace in living room. This House has the potential for a 5th Bedroom or you could have a very NICE OFFICE.



LISTED #3 (4.46miles) Sample Comp Address

SUBDIVISION: Gaston

COMMENTS: Needing TLC but this brick home, being sold to settle the estate, is a diamond in the rough and within walking distance to Crowders Mountain State Park. Sellers will make NO repairs and selling in its "as" is condition. Priced to sell at the tax market value. With the 2.58 acres, lots of privacy but a very convenient location. Walk out basement with wet bar and 1/2 bath plus wood burning fireplace with insert. Upstairs a second wood burning fireplace in living room also with insert. Home just professionally cleaned including the carpet. Good parking outside the carport with turn around area. Fenced dog house area too and large storage building. Better hurry on this one!



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SUBJECT PROPERTY PHOTOS



Subject Front



Subject Front Side 1



Subject Front Side 2



Subject Street Scene 1



Subject Street Scene 2

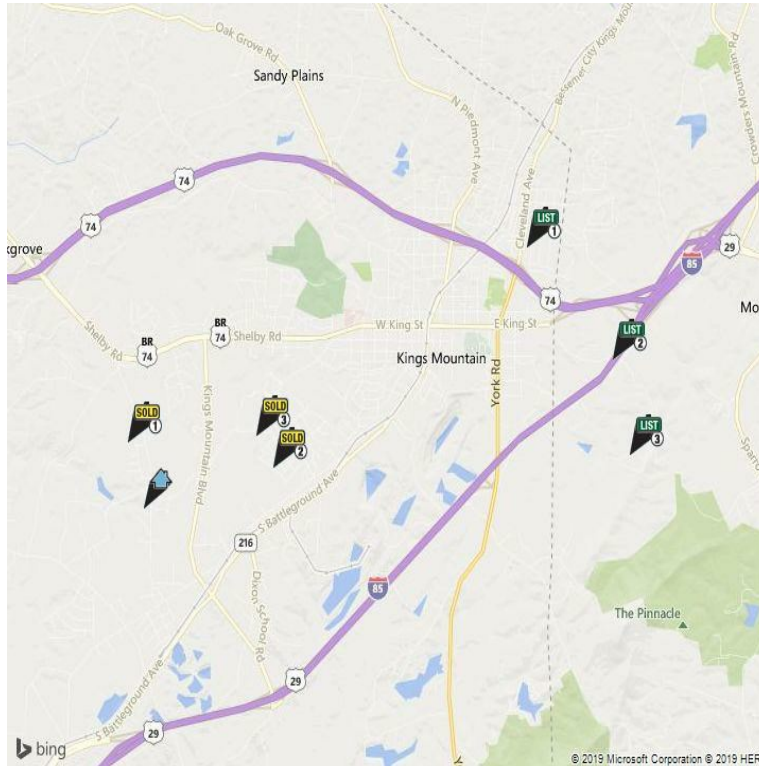


Subject Address verification

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MAP OF SUBJECT AND COMPARABLES



BROKER'S SIGNATURE

By completing this report, the Broker certifies that they have completed a site inspection of the subject property and that subject photos were taken at the time of inspection.

SIGNATURE

DATE 12/05/2019

LICENCE NUMBER

EXPIRATION DATE 0

BROKER NAME ABC Broker
EMAIL
PHONE

YEARS OF EXPERIENCE

COMPANY
ADDRESS
CITY, ST ZIP

FAX

Pricing Strategy Full

Subject details were taken from tax. To locate comparable, I was forced to exceed proximity above 1 mile, style, condition, year built, GLA(all active, 2 sold), bed/bath count, lot size and sold date greater than 6 months. Few sale comps are dated sales (over 3 months) and used due to the lack of more recent comparable properties but with stable market conditions. In delivering final valuation, most weight has been placed on CS2(bed count, 20% lot) and LC1(20% lot) as they are most similar to subject condition and overall structure. Since there were limited comps available, I was forced to choose all comps not bracketing GLA. Price range was over 25%in difference due to the neighborhood area hard to find comparable that is similar to subject in condition and criteria. The subject seems to be unique in its neighborhood. So, I was forced to exceed proximity, exceeded GLA for all active comps. Garage count for CS1 was verified from MLS uploaded and LC2 have 1 carpor and LC3 have 2 carpot. Subject has unique room count and comparable couldnt be supported the similar feature There was no mailbox number. Address was verified by surrounding street sign. Subject is located behind a lot of bushes and trees, therefore no clear photo is available. The camera meta data is Nikon Coolpix S9900 V1.0

QC Review Full

The subject is located in the Kings Mountain, NC area with no unusual/negative external influences in close proximity to the subject. Greatest emphasis was placed on finding homes within the subject's market that are most similar in GLA. Subject was built in 1977, has 5 beds, 3 baths, with 2823 SF GLA. Subject address verified by the house number. The comps appear to be the most proximate comps available and a reliable indication of the subject's value. A secondary search supports the agents pricing; the As Is price of \$185k is bracketed and supported by the agents Sold comps.

Subject Comments Full

Subject conforms to the immediate neighborhood and located within moderate proximity to public transportation, freeway access retail amenities and schools. There are no adverse site conditions or external factors such as easements, encroachments, environmental conditions or land uses.

Neighborhood Comments Full

The subject's neighbourhood is well established with stable property values and the economy and employment conditions are stable, neighbourhood market trends are stable, conditions are stable, supply & demand is stable, the prevalence of REO is stable and seller concessions are stable.