BANK OF AMERICA

Residential Property BPO (Drive by) | Order Information | Order # OR7682590

Lender/Client Reference #: BANK OF AMERICA - SERVICING
Order #: OR7682590
Owner: ROBERT EDWARDS
Lender/Client: BANK OF AMERICA - SERVICING
Lender/Client Address: 7105 CORPORATE DRIVE
PLANO TX 75024

Assignment Type: ☐ Purchase ☐ Servicing ☐ Home Equity Loan ☒ Other OTHER

Subject Property Analysis

Property Address: 213 E 23RD ST Unit # _____ City LUMBERTON State NC Zip 28358

County: ROBESON Type: ☒ SFR ☐ Coop ☐ PUD ☐ Multi Unit/# of Units _____ ☐ Mfg ☐ Vacant Land ☐ Other

Occupancy: ☒ Owner ☐ Tenant ☐ Vacant ☐ Condo ☐ Attached ☒ Detached Project # of Units: _____ Dues Per Mo. $ _____

Has the subject property been listed over the prior 12 months: ☐ Yes ☒ No Is the subject property currently listed? ☐ Yes ☒ No

Original List Date: _____ Original List Price $ _____ Current/Last List Price $ _____ Total Days on the Market _____

Comments/Exception/Condition: (based on provider's observations)

SUBJECT is a single family residential unit. Located on corner lot within town limits. Appears occupied. Exterior walls of siding. Overgrown landscaping. ALL SUBJECT INFORMATION DERIVED FROM ROBESON COUNTY TAX RECORDS.

Repairs and Improvements Required for Marketability and/or Livability of the property:

Estimate of repairs needed for subject property.

Exterior:

- Painting $ _____
- Structural $ _____
- Landscaping $ 500
- Roof $ _____
- Windows $ _____
- Other $ PRESSURE WASHI

Do you recommend repairs? ☒ Yes ☐ No

Estimated Total Repair Costs: $ 500

Overall Condition: ☐ Good ☒ Average ☐ Fair ☐ Poor

*If Fair or Poor, please comment below and provide supporting photo if available:

Comments/Exception:

SUBJECT appears in overall below average condition. Landscaping overgrowth. Possible pressure washing and/or painting on exterior.

Neighborhood Analysis

Location: ☐ Urban ☒ Suburban ☐ Rural
Similarity of Properties: ☐ Very Similar ☒ Somewhat Similar ☐ Not Similar
Built Out: ☐ Under 25% ☐ 25-75% ☒ Over 75%

Price Range: $ 40,000 to $ 485,000
Price Trending: ☒ Increasing ☐ Stable ☐ Declining
By 10 % over last 12 ☐ YR ☒ MO
Source: ESTIMATE

Comments: (REO activity, housing price trends, supply and demand, average marketing time)

SHORTAGE OF PROPERTIES ON THE MARKET IN IMMEDIATE AREA; LOW REO ACTIVITY

Comparable Sales (List in order of comparability)

Feature	Subject	Comp 1	Comp 2	Comp 3
Address (include unit #, if applicable)	213 E 23RD ST LUMBERTON NC 28358	1607 N CEDAR ST LUMBERTON NC 28358	1115 E 8TH ST LUMBERTON NC 28358	115 PAGE ST LUMBERTON NC 28358
Project Size (if applicable)	NO	NO	NO	NO
Data Source	TAX RECORDS	MLS	MLS	MLS
Proximity to Subject (miles)		0.36 miles SE	1.12 miles SE	1.53 miles SW
Sale Price	N/A	$90,000	$119,000	$70,000
REO/Short Sale: (yes or no)	No	No	No	No
Date of Sale	N/A	06/02/2023	12/06/2022	05/25/2023
Total Days on the market	N/A	7	55	91
Property Type	SINGLE FAMILY ONE STOR	SINGLE FAMILY ONE ST	SINGLE FAMILY ONE ST	SINGLE FAMILY ONE ST
Leasehold/Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple
Lot Size (acres)	0.17	0.13	0.19	0.2
Exterior Construction/Finish	SIDING	SIDING	SIDING	BRICK
Year Built (YYYY)	1945	1950	1955	1935
Condition	BELOW AVERAGE	AVERAGE	AVERAGE	AVERAGE
Gross Living Area (SF)	832	806	980	852
Bedrooms/Bath	2 1	2 1	3 1	3 1
Basement	NO	NO	NO	NO
Garage	NONE	NONE	NONE	1 ATT CARPORT
Other Amenities	NONE	NONE	NONE	NONE
Other N/A	N/A	N/A	N/A	N/A
Currently for Sale?	No	No	No	No

Comments: (Explain how each comparable is superior/inferior or similar to the subject property and include Sales History Analysis for subject and comps)

Subject Comments

SUBJECT is a single family one story home. Located on corner lot within town limits. Appears occupied and in overall below average exterior condition. Overgrowth of landscaping.

Sales Comparable 1:

COMP is similar in style, location, age, lot size and footage; superior in overall condition and visibility

Sales Comparable 2:

COMP is similar in style and location; superior in lot size, footage and overall condition

Sales Comparable 3:

COMP is similar in style, lot size and footage; superior in exterior walls of brick and overall condition; inferior in age

Comparable Listings (List in order of comparability)

Feature	Subject	Comp 1	Comp 2	Comp 3
Address (include unit #, if applicable)	213 E 23RD ST LUMBERTON NC 28358	306 E 21ST ST LUMBERTON NC 28358	1103 CARTHAGE RD LUMBERTON NC 28358	1001 MAPLE ST LUMBERTON NC 28358
Project Size (if applicable)	NO	NO	NO	NO
Data Source	TAX RECORDS	MLS	MLS	MLS
Proximity to Subject (miles)		0.13 miles SE	0.66 miles SW	0.67 miles SW
List Price		$129,900	$65,500	$162,500
REO/Short Sale: (yes or no)	No	No	YES	No
List Date	N/A	05/31/2023	03/13/2023	07/17/2023
Total Days on the market	N/A	82	129	12
Property Type	SINGLE FAMILY ONE STOR	SINGLE FAMILY ONE ST	SINGLE FAMILY ONE ST	SINGLE FAMILY ONE ST
Leasehold/Fee Simple	Fee Simple	FEE SIMPLE	FEE SIMPLE	FEE SIMPLE
Lot Size (acres)	0.17	0.2	0.18	0.2
Exterior Construction/Finish	SIDING	SIDING	SIDING	SIDING
Year Built (YYYY)	1945	1935	1941	1940
Condition	BELOW AVERAGE	AVERAGE	BELOW AVERAGE	ABOVE AVERAGE
Gross Living Area (SF)	832	1,400	1,300	1,500
Bedrooms/Bath	2 1	2 2	2 1.5	3 1
Basement	NO	NO	NO	NO
Garage	NONE	NONE	NONE	NONE
Other Amenities	NONE	NONE	NONE	NONE
Other N/A	N/A	N/A	N/A	N/A

Comments: (Explain how each comparable is superior/inferior or similar to the subject property and include Sales History Analysis for subject and comps)

Listing Comparable 1:

COMP is similar in style, location and lot size; inferior in age; superior in footage

Listing Comparable 2:

COMP is similar in style, condition, age, location and lot size; superior in footage

Listing Comparable 3:

COMP is similar in location, age and lot size; superior in footage and condition

Price Opinion Conclusions & Signature

This opinion or analysis is not an appraisal. It is intended only for the benefit of the client, as permitted by state laws, for the purpose of (a) determining a potential price for sale listing purposes or (b) general default or mortgage servicing or (c) asset management purposes.

Price Opinion Analysis / Conclusions:

VALUES were based on sold comps for a 0-90-120 fair market value, in current market conditions. All comps are considered to be best available due to low recent comp activity in the subject marketing area. Due to lack of recent comps, all requirements were expanded beyond normal guidelines (i.e., age, conditions, footage, etc.)

The BPO Provider's price opinion for the subject property:

As is price opinion based on normal marketing time:	$ 80,000
As repaired price opinion based on normal marketing time:	$ 80,500
As is price opinion (provide 90-day value unless otherwise instructed):	$ 80,000
Other (as requested by client):	$ _____ _____ (if applicable)

Signatures

BPO Provider Signature:	Tabatha L. Lowery	Managing/Principle Broker Signature:	Tabatha L. Lowery
Date Signed:	08/21/2023	Date Signed:	08/21/2023
BPO Provider Name:	TABATHA LOWERY	Managing/Principle Broker Name:	TABATHA LOWERY
BPO Provider Company:	TABATHA LOWERY	Managing/Principle Broker Company:	TABATHA LOWERY
BPO Provider Address:	177 OAKWOOD HEIGHTS DR.	Managing/Principle Broker Address:	177 OAKWOOD HEIGHTS DR.
	LUMBERTON NC 28358		LUMBERTON NC 28358
Phone Number:	910-416-9908	Phone Number:	910-416-9908
Email Address:	tabathalowery@hotmail.com	Email Address:	tabathalowery@hotmail.com
BPO Provider License #:	220308	Managing/Principle Broker License #:	220308
License State:	NORTH CAROLINA	License State:	NORTH CAROLINA

The Report includes the following exhibits:

- [X] Subject Photos
- [X] Comparable Photos
- [X] Listing Photos
- [X] Location Map with subject listings and comparables

Scope of Work, Certifications, Intended Purpose, and Limiting Conditions

SCOPE OF WORK

The scope of work for this BPO is defined by the complexity of this assignment and the reporting requirements of this BPO report form, including the following statement of limiting conditions and certifications. The broker/agent must, at a minimum, (1) perform a visual inspection of the subject property from at least the street. (2) Inspect the neighborhood, (3) research, verify, and analyze data from reliable public and/or private sources, (4) provide three closed sales and three listings or contracted sales and, (5) report his or her analysis, opinions, and conclusions in this BPO. The term value as used in the report is the estimated worth of or price of the subject property and is not intended to mean or imply the value was arrived at by any method of appraisal.

CERTIFICATION OF SALES AGENT OR BROKER

The undersigned hereby certifies and agrees that:

1. I personally took the pictures, selected comparables, and determined the estimated sale price and recommended list price.
2. To the best of my knowledge, the statements of fact contained in this report are true and correct.
3. The reported analyses, opinions, and conclusions are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
4. I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
5. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
6. My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined price point.
7. I have disclosed the interest in the real estate.
8. Unless otherwise stated, I developed my opinion of estimated sale price and recommended list price of the real property that is the subject of this report based on the sales comparison approach. I have adequate comparable market data to develop a reliable sales comparison approach for this report.

By ordering and accepting this BPO report, Client is agreeing that it is the intended use of the report and intends to use the report only for a permitted purpose under applicable state law.

INTENDED PURPOSE

This is a broker price opinion, not an appraisal of the market value of the real estate, and was prepared by a licensed real estate broker or managing broker, not by a state certified or licensed real estate appraiser. Such broker has not followed the guidelines for development of an appraisal or analysis contained in the Uniform Standards of Professional Appraisal Practice (USPAP), which requires valuers to act as unbiased, disinterested third parties, with impartiality, objectivity and independence and without accommodation of personal interest. It is not to be construed as an appraisal and may not be used as such for any purpose. If an appraisal is desired, the services of a licensed or certified appraiser must be obtained.

This broker price opinion shall not be used for any transaction in which an appraisal or evaluation is required pursuant to the Financial Institutions Reform, Recovery and Enforcement Act of 1989 (FIRREA), 12 U.S.C. Â§Â§ 3331 et seq and its implementing regulations and may only be used solely for purposes allowed by applicable state and federal laws and regulations.

State-Specific Disclaimers

File No. OR7682590

STATE	DISCLAIMER
Arizona	Arizona Revised Statutes Annotated Title 32. Professions and Occupations (Refs & Annos) Chapter 36. Real Estate Appraisal (Refs & Annos) Article 1. General Provisions § 32-3602. Applicability of chapter This chapter does not apply to: 9. A person who produces a statement that is provided to any other person concerning the estimated value of real property through an internet website, automated valuation or other software program or other means of comparative market analysis and who discloses that the estimate is not an appraisal.
Arkansas	**Notwithstanding any preprinted language to the contrary, this opinion is not an appraisal of the market value of the property. If an appraisal is, desired the services of a licensed or certified appraiser must be obtained.** **Pursuant to Ar Code. Ann § 17-42-110(d), a broker price opinion or market analysis issued by a real estate licensee shall not contain the terms "market value", "appraised value", or "appraisal". Any reference in the report to a specific marketing time period is for illustrative purposes only and does not obligate the licensee or broker to sell the property within the stated timeframe or act as a representation or guarantee that the property will be sold within such timeframe. Unless otherwise indicated, the broker price opinion assumes without investigation a fee simple title ownership interest without any reservation of minerals, subsurface rights, or otherwise. This broker price opinion report is to be used solely for purposes allowed by state and federal law. If the report is to be used for any purpose not specifically allowed by state and federal law, legal counsel should be consulted.**
Colorado	This evaluation was prepared by a licensed real estate broker and is not an appraisal. This evaluation cannot be used for the purposes of obtaining financing.
Delaware	**Notwithstanding any language to the contrary contained herein, this Competitive Market Analysis is NOT an appraisal of the market value for property and is not intended to be used for any legal purpose including approval of a mortgage loan, modification of a mortgage loan, divorce/property separation, estate settlement, bankruptcy proceedings or any other purpose where real estate value is needed. If an appraisal is desired, the services of a licensed or certified appraiser must be obtained.**
Hawaii	This opinion as to the estimated price of real estate is not an appraisal.
Idaho	Unless the broker is licensed under the Idaho Real Estate Appraisers Act, Chapter 41, Title 54, Idaho Code, this report is not intended to meet the Uniform Standards of Professional Appraisal Practice. The broker's price opinion is not intended to be an appraisal of the market value of the property, and if an appraisal is desired, the services of a licensed or certified appraiser should be obtained.
Illinois	This is a broker price opinion/comparative market analysis, not an appraisal of the market value of the real estate, and was prepared by a licensed real estate broker or managing broker who was not acting as a State certified real estate appraiser.
Maine	**This opinion or appraisal was prepared solely for the client, for the purpose and function stated in this report and is not intended for subsequent use. It was not prepared by a licensed or certified appraiser and may not comply with appraisal standards of the uniform standards of professional appraisal practice.**
Maryland	COMPETITIVE MARKET ANALYSIS DISCLOSURE This analysis is not an appraisal. It is intended only for the purpose of assisting buyers or sellers or prospective buyers or sellers in deciding the listing, offering, or sale price of the real property.
Michigan	**This is a market analysis, not an appraisal and was prepared by a licensed real estate broker or associate broker, not a licensed appraiser.**

STATE	DISCLAIMER
Minnesota	This opinion is not an appraisal of the market value of the property, and may not be used in lieu of an appraisal. If an appraisal is desired, the services of a licensed or certified appraiser must be obtained.
Mississippi	This opinion is not an appraisal of the market value of the property, and may not be used in lieu of an appraisal. If an appraisal is desired, the services of a licensed or certified appraiser must be obtained. This opinion may not be used by any party as the primary basis to determine the value of a parcel of real property for a mortgage loan origination, including first and second mortgages, refinances or equity lines of credit.
Missouri	**This is not an appraisal.**
Nebraska	**This opinion or analysis is not an appraisal. It is intended only for the benefit of the addressee for the purpose of assisting buyers or sellers or prospective buyers or sellers in deciding the listing, offering or sale price of the real property or for lending purposes in a transaction other than a federally related transaction, or for real property tax appeal purposes. This opinion or analysis is not governed by the Real Property Appraiser Act.**
Nevada	**Notwithstanding any preprinted language to the contrary, this opinion is not an appraisal of the market value of the property. If an appraisal is desired, the services of a licensed or certified appraiser must be obtained.**
New Jersey	This is not an appraisal and should not be considered the equivalent of an appraisal.
North Carolina	This opinion is not an appraisal of the market value of the property, and may not be used in lieu of an appraisal. If an appraisal is desired, the services of a licensed or certified appraiser shall be obtained. This opinion may not be used by any party as the primary basis to determine the value of a parcel of or interest in real property for a mortgage loan origination, including first and second mortgages, refinances, or equity lines of credit.
Ohio	The valuation used for the purposes of the application was obtained from a market analysis or price opinion or automated valuation model report and not from a person licensed or certified under Ohio Revised Code § 4763.19
Oregon	This report is not intended to meet the requirements set out in the Uniform Standards of Appraisal Practice. This report is not intended as an appraisal and if an appraisal is desired, the services of a competent professional licensed appraiser should be obtained.
Pennsylvania	This analysis has not been performed in accordance with the Uniform Standards of Professional Appraisal Practice which requires valuers to act as unbiased, disinterested third parties with impartiality, objectivity and independence and without accommodation of personal interest. It is not to be construed as an appraisal and may not be used as such for any purpose.
Rhode Island	This opinion or analysis is not a certified appraisal or an appraisal that conforms to the Uniform Standards of Professional Appraisal Practice (USPAP). It is intended only for the benefit of the addressee for the purpose of assisting buyers or sellers or prospective buyers or sellers in deciding the listing offering, or sale price of the real property and not for any other purpose, including but not limited to, lending purpose excepting that specifically provided under R.I. Gen.Laws § 5-20.7-3.
South Carolina	This valuation service may not be used for the purposes of obtaining financing in a federally related transaction.
Tennessee	This is not an appraisal.
Texas	This represents an estimated sale price for this property. It is not the same as the opinion of value in an appraisal developed by a licensed appraiser under the Uniform Standards of Professional Appraisal Practice
Virginia	This is not an appraisal performed in accordance with the Uniform Standards of Professional Appraisal Practice. Nor is this an appraisal as defined in Section 54.1-2009 of the Code of Virginia.
Washington	This is not an appraisal as defined in chapter 181.140 RCW and has been prepared by a real estate licensee, licensed under chapter 18.85 RCW. It has not been prepared by a state-certified or state-licensed real estate appraiser acting under their capacity as a licensee under chapter 18.140 RCW.
Wyoming	This is an opinion of price and is not a certified appraisal of the market value of the property. If such an appraisal is desired, the service of a certified appraiser must be obtained.

STATE	DISCLAIMER
West Virginia	This evaluation has been prepared in compliance with §30-38-1(c)(6) and the following conditions are satisfied, (A) The amount of the loan is equal to or less than the federal de minimus threshold; (B) the evaluation is used solely by the lender in its records to document the collateral value; (C) the evaluation clearly indicates on its face that it is for the lender's internal use only; (D) the evaluation is not labeled an appraisal and explicitly states that the evaluation was performed by an individual that is not licensed as an appraiser in accordance with §30-38-1, et seq.

SUBJECT PROPERTY PHOTO ADDENDUM

Borrower:		File No.: OR7682590
Property Address: 213 E 23RD ST		Case No.:
City: LUMBERTON	State: NC	Zip: 28358
Lender: BANK OF AMERICA - SERVICING		



FRONT VIEW OF
SUBJECT PROPERTY

Appraised Date:
Appraised Value: $

REAR VIEW OF
SUBJECT PROPERTY

STREET SCENE



Borrower:	File No.:	OR7682590
Property Address: 213 E 23RD ST	Case No.:	
City: LUMBERTON	State: NC	Zip: 28358
Lender: BANK OF AMERICA - SERVICING		

ADDRESS VERIFICATION



COMPARABLE PROPERTY PHOTO ADDENDUM

Borrower:		File No.: OR7682590
Property Address: 213 E 23RD ST		Case No.:
City: LUMBERTON	State: NC	Zip: 28358
Lender: BANK OF AMERICA - SERVICING		



COMPARABLE SALE #1

1607 N CEDAR ST

Sale Date: 06/02/2023
Sale Price: $ 90,000



COMPARABLE SALE #2

1115 E 8TH ST

Sale Date: 12/06/2022
Sale Price: $ 119,000



COMPARABLE SALE #3

115 PAGE ST

Sale Date: 05/25/2023
Sale Price: $ 70,000

COMPETING LISTING PHOTO ADDENDUM

Borrower:		File No.: OR7682590
Property Address: 213 E 23RD ST		Case No.:
City: LUMBERTON	State: NC	Zip: 28358
Lender: BANK OF AMERICA - SERVICING		



COMPETING LISTING #1

306 E 21ST ST

Listing Price: $ 129,900
Days-On-Market: 82



COMPETING LISTING #2

1103 CARTHAGE RD

Listing Price: $ 65,500
Days-On-Market: 129



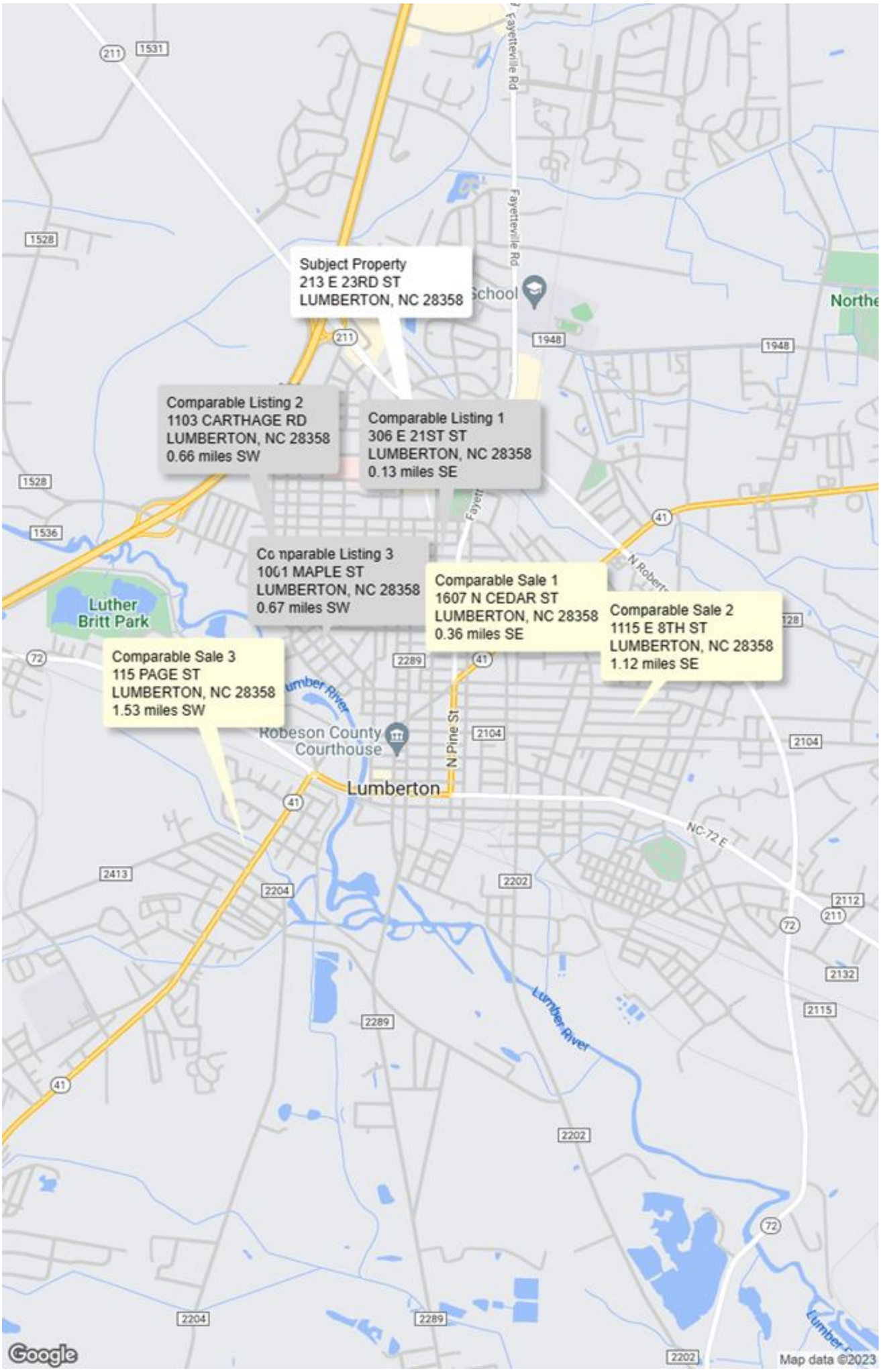
COMPETING LISTING #3

1001 MAPLE ST

Listing Price: $ 162,500
Days-On-Market: 12

LOCATION MAP

Borrower:	File No.:	OR7682590
Property Address: 213 E 23RD ST	Case No.:	
City: LUMBERTON	State: NC	Zip: 28358
Lender: BANK OF AMERICA - SERVICING		



AERIAL MAP

Borrower:		File No.:	OR7682590
Property Address: 213 E 23RD ST		Case No.:	
City: LUMBERTON	State: NC	Zip: 28358	
Lender: BANK OF AMERICA - SERVICING			



Borrower:		File No.:	OR7682590
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