



THE SAGE COMPANIES

GENERAL CONTRACTING/PROPERTY PRESERVATION/REAL ESTATE

VALUE

Purpose: This report is not an appraisal or a home inspection. Rather, it is designed to provide a diligent analysis of the subject property's condition, competition and future marketability. Based on the analysis:

Most Likely Sales Price "As Is"	
Most Likely sales Price "With Repairs and Improvements"	

SUBJECT INFORMATION

Client:	File Number	Contact	Phone Number
Email	Property Address		
City	State	<input style="width: 50px; height: 20px;" type="text"/>	Zip
Type:	<input type="checkbox"/> SFR	<input type="checkbox"/> Condo	<input type="checkbox"/> Town Home
	<input type="checkbox"/> Hi	<input type="checkbox"/> Lo	<input type="checkbox"/> Coop
	<input type="checkbox"/> Other	If gated, code: _____	
Access:	<input type="checkbox"/> Open	<input type="checkbox"/> Gated	
Occupant:	<input type="checkbox"/> Vacant	<input type="checkbox"/> Homeowner, cash for keys	<input type="checkbox"/> Yes
		<input type="checkbox"/> No	<input type="checkbox"/> Tenant
Initial Work:	<input type="checkbox"/> Cash for Keys	<input type="checkbox"/> Change Ext. Locks	<input type="checkbox"/> Activate Utilities

SUBJECT CONDITION

Suggested repairs and improvements recommended. Thus enhancing the subject's marketability(Improvement typically expedite marketing time and increase profitability)

Interior Items	Estimated Cost	Exterior Items	Estimated Cost
	\$ _____		\$ _____
	\$ _____		\$ _____
	\$ _____		\$ _____
	\$ _____		\$ _____
	\$ _____		\$ _____
	\$ _____		\$ _____
	\$ _____		\$ _____
Total Interior Cost	\$ _____	Total Exterior Cost	\$ _____

Total Repair Improvement Value:	
Estimated Contributory Value:	

MARKET AREA

Subject's Location Urban Suburban Distant Suburban Rural Farm Resort

Market Area Price Range: From _____ To: _____

Property Values Are: Rising Falling Stable Number of closed comparable sales in market area in last six months: _____

Marketing Time (List of Contract) Up to 120 Days 121-180 Days Over 180 Days

Number of Competing Listings in Subjects Price Range _____ Availability of Competing Listings Shortage In Balance Oversupply

Type of Competing Listings: (estimated total = 100%) % New Homes _____ % Resale _____ % REO/Foreclosure _____ % Corporate _____

Describe any marketing concessions /incentives being offered on competing properties that may adversely affect the subject's value) _____

Recommend any marketing concessions/ incentives that should be offered for the subject: _____

CURRENT LISTINGS

Item	Subject	Listing #1	Listing #2	Listing #3
Address, City				
Proximity to Subject				
Original List Price				
Current List Price				
Date of Last Price Change				
Days-on-Market (1st-list)				
Style				
Car Storage /Type				
Age of Home				
Lot Size				
Appx. Gross Living Area				
Above Grade Room Count				
Basement Area				
Basement Finished				
Deck/Patio				
Pool/Spa				
Type of Air Conditioning				
Type of Heating System				
Location *				
Lot Characteristics *				
View *				
Floor Plan Utility *				
Ext. Condition's Appeal *				
Int. Condition's Appeal *				
Overall Rating of Listings as Compared to Subject **				

* For Location through Int. Condition's Appeal mark "Good" "Average" or "Fair";

** For Overall Rating of Listings as Compared to Subject mark "Plus" "Equal" or "Minus"

PENDING SALES

Item	Subject	Comparable Sale #1	Comparable Sale #2	Comparable Sale #3
Address, City				
Proximity to Subject				
Original List Price				
Final List Price				
Sales Price				
Under Contract Date				
Closing Date				
Days-on-Market (1st-list)				
Style				
Car Storage /Type				
Approximate Age				
Lot Size				
Appx. Gross Living Area				
Above Grade Room Count				
Basement Area				
Basement Finished				
Deck/Patio				
Pool/Spa				
Type of Air Conditioning				
Type of Heating System				
Location *				
Lot Characteristics *				
View *				
Floor Plan Utility *				
Ext. Condition's Appeal *				
Int. Condition's Appeal *				
Overall Rating of Listings as Compared to Subject **				

* For Location through Int. Condition's Appeal mark "Good" "Average" or "Fair";

** For Overall Rating of Listings as Compared to Subject mark "Plus" "Equal" or "Minus"

Sale #1	Inspected:	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No
Comments: _____					
Sale #2	Inspected:	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No
Comments: _____					
Sale #3	Inspected:	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No
Comments: _____					

ADDITIONAL REMARKS

Comment on significant features of the subject's amenities and floor plan/design (functionality, appeal, flow, etc.) and describe any negative/positive influence on the subjects marketability

Comment on any other known items (e.g. environmental hazards, special assessments, real estate taxes, HOA/Condo/Cooperative fees/restrictions.) which may affect the selling price of the property as well as the marketability:

CALCULATION OF VALUE

This report is not an appraisal or home inspection. The purpose of this report is to obtain information and the contact's/agent preparer's opinions that support an estimate of the Most Likely Sales Price and Most Likely Net Price. This will be achieved by considering the property both "As Is" and "With Repairs and Improvements," assuming reasonable marketing time, not to exceed 120 days. If indicated in the preceding sections, assume that the seller will pay points/concessions.

Definition of the Most Likely Sales Price (MLSP): The negotiated value agreed to by both buyer and seller on the offer-to-purchase contract reflecting reasonable marketing time, not to exceed 120 days, (market time measured from the date of inspection to the date of contract). The negotiated value is estimated: a) in "As Is" condition and, b) "With Repairs & Improvements," which includes the contributory value of recommended repairs and improvements as indicated on page 1.

Definition of Financing Concessions: Recommended or required mortgage-related points and closing costs paid by the seller.

Definition of Marketing Concessions/Incentives: The cost of recommended concessions/incentives (non-financing related), for example: home warranty, selling agent bonus, etc.

Definition of the Most Likely Net Price: The net value after deducting anticipated expenses, when applicable, from the Most Likely Sales Price, "As Is" and "With Repairs and Improvements." These anticipated expenses are limited specifically to: total cost of recommended repairs & improvements (R&I) as indicated on page 1, financing concessions, and marketing concessions/incentives.

Value Analysis	"As Is"	"With Repairs & Improvements"
Most Likely Sales Price: <small>(Marketing time not exceed 120 days)</small>		
Cost of Repairs + Improvements (-)		
Financing Concessions (-)		
Marketing Concessions / Incentives (-)		
Most Likely Net Price		
Suggested Initial Listing Prices:	\$ (as is) \$	With R&I \$

OFFICE USE

File Number	<input style="width: 95%;" type="text"/>	Inspector's Name	<input style="width: 95%;" type="text"/>		
Review By:	<input style="width: 95%;" type="text"/>	Reviewer's Contact:	<input style="width: 95%;" type="text"/>		
Date of Inspection	<input style="width: 95%;" type="text"/>	Date of Review	<input style="width: 15%;" type="text"/>	<input style="width: 15%;" type="text"/>	<input style="width: 15%;" type="text"/>
E-mail	<input style="width: 95%;" type="text"/>	Office	<input style="width: 15%;" type="text"/>	Cell	<input style="width: 15%;" type="text"/>
Sent to Client:	<input type="checkbox"/> Yes <input type="checkbox"/> No				
Reason:	<input style="width: 95%;" type="text"/>		Date to Be Sent	<input style="width: 95%;" type="text"/>	