

# Professional BPO Report & Comparable Sales Analysis

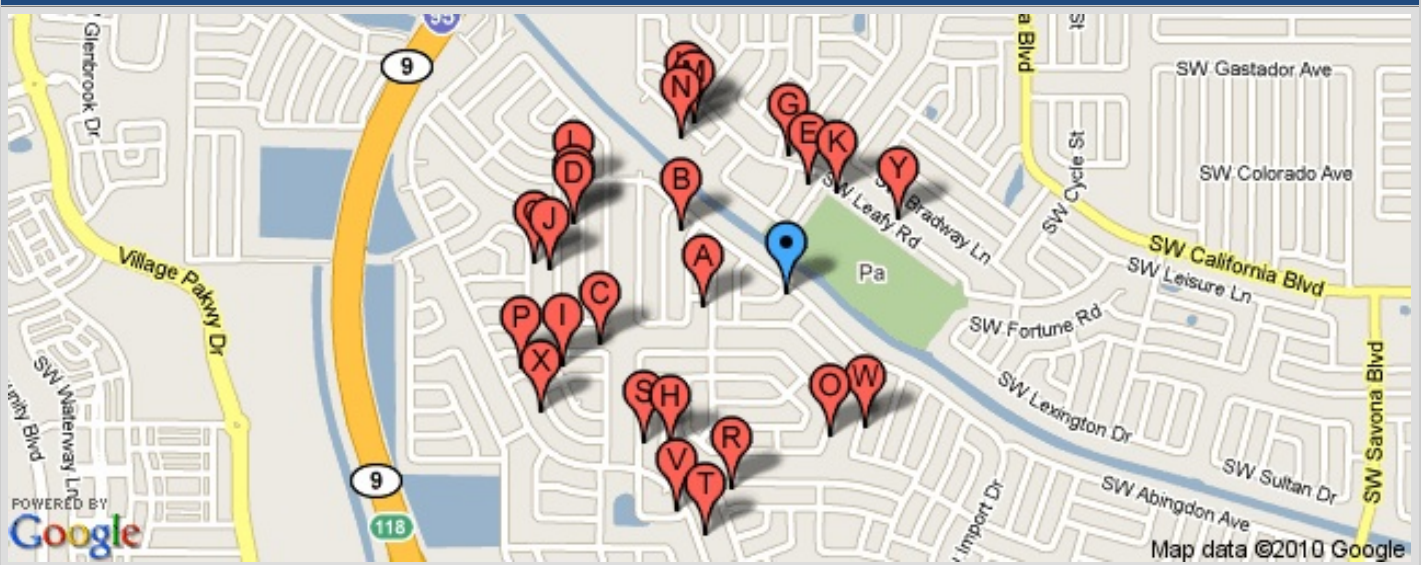
## Subject Property

Address

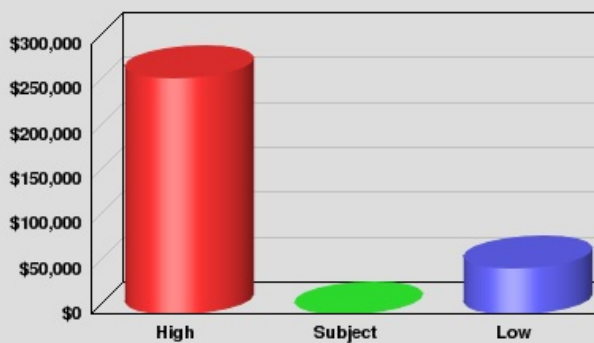
Parcel#

2004 SW Bird Ave, Port St. Lucie, FL 34953

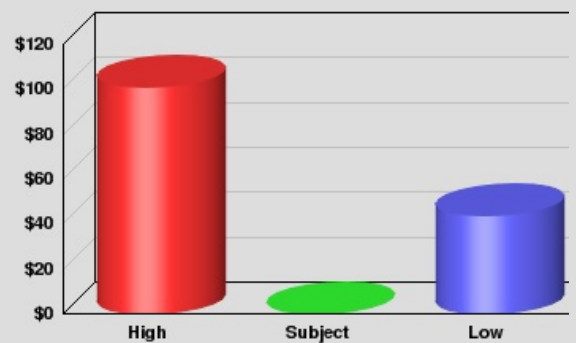
## Map of Subject and Comparables



## Comparable Sales Statistical Analysis



Sales Price



Price/Sq Ft

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## Comparable Sales Summary

Sq Ft	Bed	Bath	Lot Size	Year	Dist	Assessed	Price/Sq Ft	Date	Price
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SUBJECT	-	-	-	-	-	-	\$0	\$0	-	\$0
High	2604	4.0	3.0	0.47	2008	0.48	\$176,300	\$101	03/11/2010	\$263,500
AVERAGE	1918	3.4	2.0	0.27	2001	0.39	\$120,920	\$64	09/10/2009	\$124,668
Low	1180	3.0	2.0	0.23	1987	0.04	\$57,700	\$44	05/11/2009	\$51,500

## Comparable Sales Detailed

### SUBJECT - 2004 SW Bird Ave, Port St. Lucie FL 34953

Sq Ft	Bed	Bath	Lot Size	Year	Dist	Assessed	Price/Sq Ft	Date	Price	Status
-	-	-	-	-	-	\$0	\$0	-	\$0	SOLD

### A ) 2172 SW TAMPICO ST, PORT SAINT LUCIE FL 34953

Sq Ft	Bed	Bath	Lot Size	Year	Dist	Assessed	Price/Sq Ft	Date	Price	Status
2172	4.0	2.0	0.47	1987	0.04	\$149,700	\$48	08/06/2009	\$104,000	SOLD

### B ) 2106 SW HYACINTH ST, PORT SAINT LUCIE FL 34953

Sq Ft	Bed	Bath	Lot Size	Year	Dist	Assessed	Price/Sq Ft	Date	Price	Status
1629	3.0	2.0	0.28	2003	0.18	\$104,000	\$77	11/11/2009	\$125,000	SOLD

### C ) 2211 SW ALMANSA AVE, PORT SAINT LUCIE FL 34953

Sq Ft	Bed	Bath	Lot Size	Year	Dist	Assessed	Price/Sq Ft	Date	Price	Status
1321	3.0	2.0	0.23	1996	0.29	\$90,500	\$70	06/25/2009	\$93,000	SOLD

### D ) 2098 SW PRUITT ST, PORT SAINT LUCIE FL 34953

Sq Ft	Bed	Bath	Lot Size	Year	Dist	Assessed	Price/Sq Ft	Date	Price	Status
1986	3.0	2.0	0.23	2005	0.37	\$129,000	\$53	09/30/2009	\$105,000	SOLD

### E ) 1913 SW VILLANOVA RD, PORT SAINT LUCIE FL 34953

Sq Ft	Bed	Bath	Lot Size	Year	Dist	Assessed	Price/Sq Ft	Date	Price	Status
1180	3.0	2.0	0.24	1989	0.37	\$57,700	\$44	10/13/2009	\$51,500	SOLD

### F ) 2092 SW PRUITT ST, PORT SAINT LUCIE FL 34953

Sq Ft	Bed	Bath	Lot Size	Year	Dist	Assessed	Price/Sq Ft	Date	Price	Status
1986	3.0	2.0	0.23	2005	0.38	\$128,100	\$53	08/04/2009	\$104,900	SOLD

### G ) 1985 SW LEAFY RD, PORT SAINT LUCIE FL 34953

Sq Ft	Bed	Bath	Lot Size	Year	Dist	Assessed	Price/Sq Ft	Date	Price	Status
1490	3.0	2.0	0.23	1990	0.38	\$87,000	\$60	06/05/2009	\$90,000	SOLD

### H ) 2361 SW MADRID RD, PORT SAINT LUCIE FL 34953

Sq Ft	Bed	Bath	Lot Size	Year	Dist	Assessed	Price/Sq Ft	Date	Price	Status
1780	4.0	2.0	0.31	2008	0.39	\$116,500	\$78	09/24/2009	\$138,000	SOLD

### I ) 2217 SW NATEMA RD, PORT SAINT LUCIE FL 34953

Sq Ft	Bed	Bath	Lot Size	Year	Dist	Assessed	Price/Sq Ft	Date	Price	Status
1832	3.0	2.0	0.23	2004	0.39	\$117,300	\$64	12/16/2009	\$117,000	SOLD

### J ) 2150 SW ALGIERS ST, PORT SAINT LUCIE FL 34953

Sq Ft	Bed	Bath	Lot Size	Year	Dist	Assessed	Price/Sq Ft	Date	Price	Status
1758	3.0	2.0	0.23	2004	0.39	\$111,200	\$54	03/11/2010	\$95,000	SOLD

**K ) 1874 SW LEAFY RD, PORT SAINT LUCIE FL 34953**

Sq Ft	Bed	Bath	Lot Size	Year	Dist	Assessed	Price/Sq Ft	Date	Price	Status
1580	3.0	2.0	0.23	1993	0.40	\$92,500	\$68	08/18/2009	\$107,900	SOLD

**L ) 2068 SW PRUITT ST, PORT SAINT LUCIE FL 34953**

Sq Ft	Bed	Bath	Lot Size	Year	Dist	Assessed	Price/Sq Ft	Date	Price	Status
2126	4.0	3.0	0.23	2006	0.41	\$138,300	\$68	05/11/2009	\$145,000	SOLD

**M ) 1973 SW MACKENZIE ST, PORT SAINT LUCIE FL 34953**

Sq Ft	Bed	Bath	Lot Size	Year	Dist	Assessed	Price/Sq Ft	Date	Price	Status
2163	4.0	2.0	0.23	2005	0.41	\$158,600	\$89	12/14/2009	\$192,000	SOLD

**N ) 2102 SW TRUXTON CT, PORT SAINT LUCIE FL 34953**

Sq Ft	Bed	Bath	Lot Size	Year	Dist	Assessed	Price/Sq Ft	Date	Price	Status
1678	3.0	2.0	0.27	2001	0.42	\$96,400	\$73	10/20/2009	\$121,900	SOLD

**O ) 2363 SW IVORY RD, PORT SAINT LUCIE FL 34953**

Sq Ft	Bed	Bath	Lot Size	Year	Dist	Assessed	Price/Sq Ft	Date	Price	Status
2604	4.0	2.0	0.46	2004	0.43	\$176,300	\$101	06/30/2009	\$263,500	SOLD

**P ) 2309 SW NEAL RD, PORT SAINT LUCIE FL 34953**

Sq Ft	Bed	Bath	Lot Size	Year	Dist	Assessed	Price/Sq Ft	Date	Price	Status
2243	4.0	3.0	0.23	2006	0.43	\$144,300	\$54	05/11/2009	\$121,000	SOLD

**Q ) 2347 SW KENT CIR, PORT SAINT LUCIE FL 34953**

Sq Ft	Bed	Bath	Lot Size	Year	Dist	Assessed	Price/Sq Ft	Date	Price	Status
2240	3.0	2.0	0.23	2006	0.44	\$144,700	\$58	11/24/2009	\$130,000	SOLD

**R ) 1986 SW NOTRE DAME AVE, PORT SAINT LUCIE FL 34953**

Sq Ft	Bed	Bath	Lot Size	Year	Dist	Assessed	Price/Sq Ft	Date	Price	Status
1986	3.0	2.0	0.23	1998	0.45	\$110,900	\$48	10/28/2009	\$95,000	SOLD

**S ) 2379 SW ALTARA ST, PORT SAINT LUCIE FL 34953**

Sq Ft	Bed	Bath	Lot Size	Year	Dist	Assessed	Price/Sq Ft	Date	Price	Status
2053	4.0	2.0	0.23	2005	0.45	\$130,500	\$46	05/14/2009	\$95,000	SOLD

**T ) 2093 SW SAVAGE BLVD, PORT SAINT LUCIE FL 34953**

Sq Ft	Bed	Bath	Lot Size	Year	Dist	Assessed	Price/Sq Ft	Date	Price	Status
1736	4.0	2.0	0.23	2005	0.45	\$105,800	\$57	07/20/2009	\$98,800	SOLD

**U ) 1957 SW MACKENZIE ST, PORT SAINT LUCIE FL 34953**

Sq Ft	Bed	Bath	Lot Size	Year	Dist	Assessed	Price/Sq Ft	Date	Price	Status
2256	4.0	3.0	0.23	2006	0.45	\$141,900	\$64	10/15/2009	\$145,000	SOLD

**V ) 2122 SW SAVAGE BLVD, PORT SAINT LUCIE FL 34953**

Sq Ft	Bed	Bath	Lot Size	Year	Dist	Assessed	Price/Sq Ft	Date	Price	Status
2120	3.0	2.0	0.28	2006	0.45	\$125,700	\$90	06/03/2009	\$190,000	SOLD

**W ) 2365 SW CABALLERO ST, PORT SAINT LUCIE FL 34953**

Sq Ft	Bed	Bath	Lot Size	Year	Dist	Assessed	Price/Sq Ft	Date	Price	Status
2228	4.0	3.0	0.46	1988	0.47	\$128,500	\$61	08/07/2009	\$135,000	SOLD

**X ) 2342 SW NEAL RD, PORT SAINT LUCIE FL 34953**

Sq Ft	Bed	Bath	Lot Size	Year	Dist	Assessed	Price/Sq Ft	Date	Price	Status
2183	3.0	2.0	0.24	2003	0.47	\$141,500	\$66	10/19/2009	\$143,100	SOLD

**Y ) 2342 SW NEAL RD, PORT SAINT LUCIE FL 34953**

Sq Ft	Bed	Bath	Lot Size	Year	Dist	Assessed	Price/Sq Ft	Date	Price	Status
2183	3.0	2.0	0.24	2003	0.47	\$141,500	\$66	10/19/2009	\$143,100	SOLD

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