
Subject Address	Loan Number
4935 SW 27TH TER A, FORT LAUDERDALE, FL 33312	34744464
Kiavi As-Is Value	Kiavi As-Repaired Value
	\$615,000
Date	
5/29/2024	

Subject Property Information			
Address:	4935 SW 27TH TER A		
City:	FORT LAUDERDALE	Property Type:	SFD
State:	FL	Subject Zoning:	Legal
ZIP Code:	33312	Bedrooms:	4
County:	BROWARD	Full Bathrooms:	2
Borrower:	Flips For Good LLC	Half Bathrooms:	0
Owner of Public Record:	COX, JARED & ASHLEY	Living Area:	1690
Occupancy:	Unknown	Land Area:	6000
Parcel #:	50-42-32-01-0251	Year Built:	1981
HOA:	No	New Construction:	No

Current Property Status Information			
Current Property Status:	Off Market	Sale Type:	Off-Market
Last List Date:		Original List Date:	
Last List Price:		Original List Price:	
Off Market Date:		Cumulative DOM:	

Last Sold Information	
Last Sale Date:	4/29/2013
Last Sale Price:	\$140,000
Sale Type:	FMV

Subject Neighborhood Information			
Location:	Urban	Neighborhood Zoning:	Residential
Property Price Trend:	Stable	Highest & Best Use:	Current Use (Residential)
REO Trend:	Decreasing	Number of Comparable Sales in the last 12 months:	36
Marketing Trend:	Increasing	Comparable Sale Price Range from:	\$240,000
Supply:	Increasing	Comparable Sale Price Range to:	\$8,045,000
Demand:	Increasing	Are there adverse external factors within 0.25 miles of the subject property?	Yes

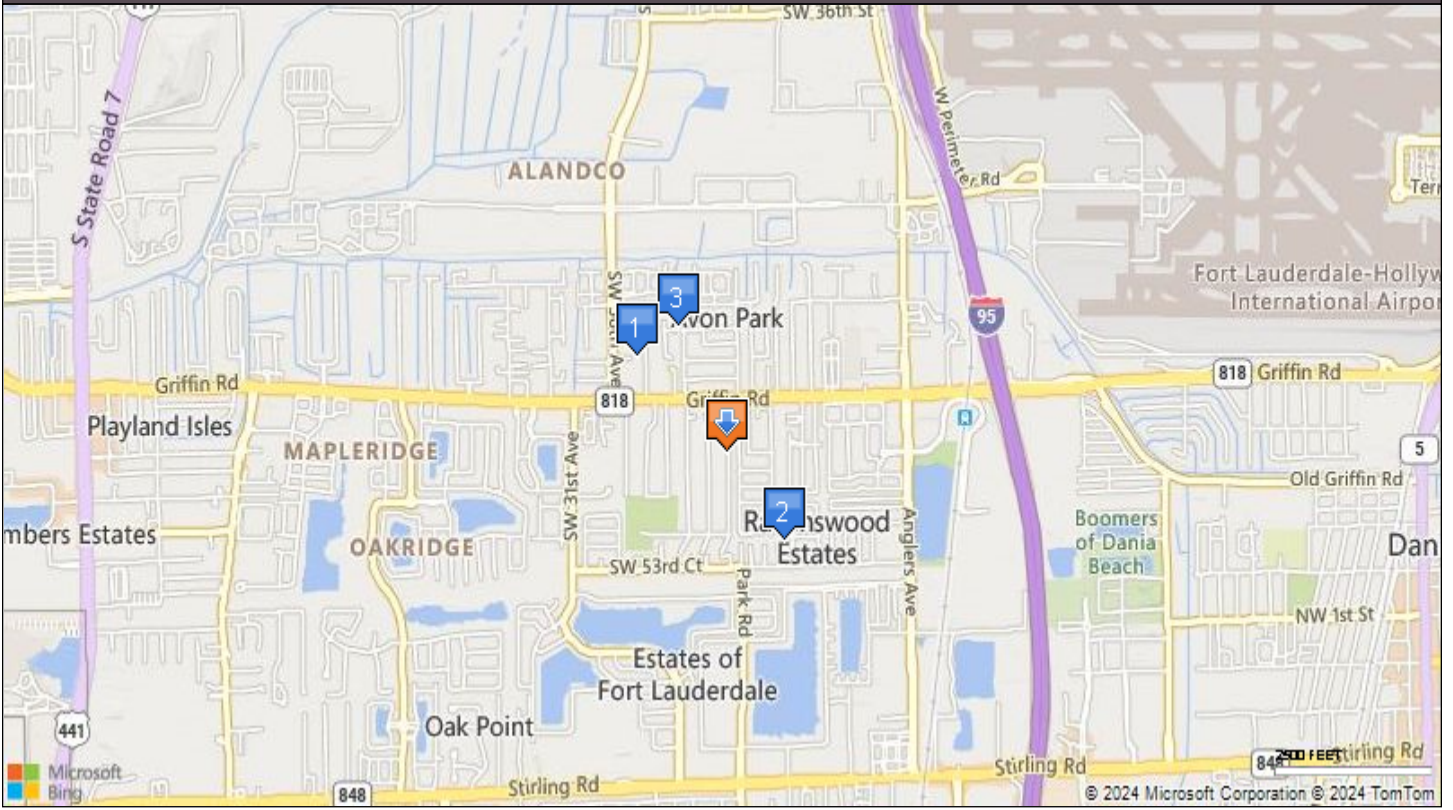
Adverse External Factors Comments	
<p>The subject neighborhood is located within two miles to the Fort Lauderdale-Hollywood International Airport. The subject and comparables are impacted similarly.</p>	

Neighborhood Comments	
<p>The subjects neighborhood has typical conveniences to employment, schools, shopping, medical facilities, and public transportation.</p>	

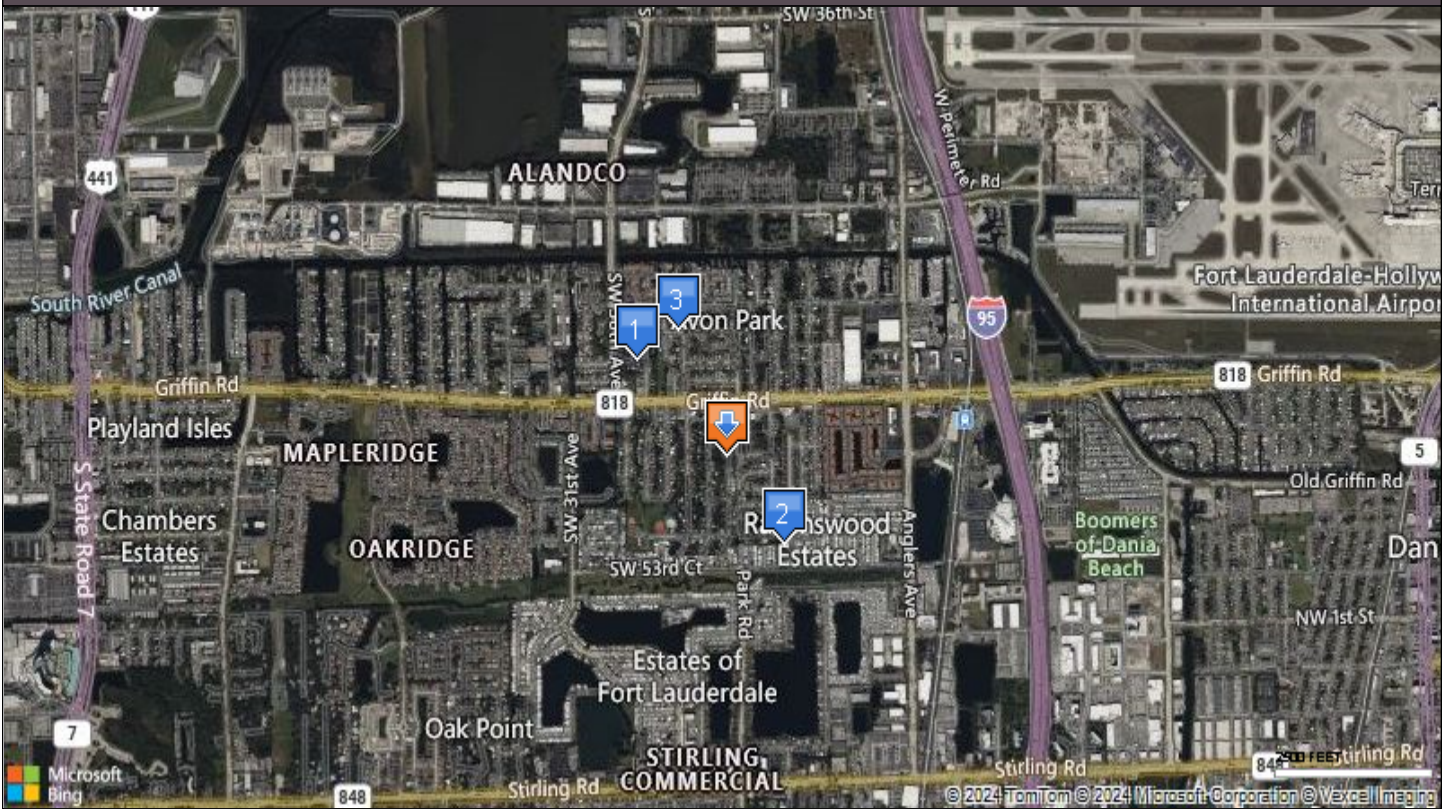
Comparable Sales Analysis

Feature	Subject	Comparable Sale 1	Comparable Sale 2	Comparable Sale 3
Address	4935 SW 27TH TER A	2921 SW 46TH CT	5220 SW 26TH AVE	4541 SW 28TH TER
City, State, ZIP Code	FORT LAUDERDALE,FL 33312	FORT LAUDERDALE,FL 33312	FORT LAUDERDALE,FL 33312	FORT LAUDERDALE,FL 33312
Data Source	Tax data	MLS	MLS	MLS
MLS#		A11567464	A11530534	A11297035
Proximity to Subject		0.37	0.29	0.37
Original List Date		4/11/2024	2/9/2024	11/1/2022
Original List Price		\$749,999	\$650,000	\$675,000
Sale Date		5/24/2024	3/29/2024	10/12/2023
Sale Price		\$689,000	\$625,000	\$599,000
Cumulative DOM		43	49	345
Property Type	SFD	SFD	SFD	SFD
Location	Residential	Residential/Cul-de-sac	Residential	Residential/Cul-de-sac
Sale Type		FMV	FMV	FMV
Date of Sale		05/24/2024	03/29/2024	10/12/2023
Site Size	6000	7845	26961	7667
Year Built	1981	1974	1958	1984
Gross Living Area	1690	1934	2025	1376
View	NONE	NONE	NONE	NONE
Total Rooms				
Bedrooms	4	4	3	3
Full Bathrooms	2	3	3	2
Half Bathrooms	0	0	0	0
Basement Area	No;	No;	No;	No;
Basement Finished				
Price per Sq. Ft.	\$363.91	\$356.26	\$308.64	\$435.32
Parking Type	Driveway	Driveway	Garage	Garage
# Parking Stalls	2	2	1	1
Pool	NO	NO	YES	YES
Overall Comparability		Superior	Superior	Inferior
# of Units	1	1	1	1
Design				
Other				
Other				
Valuation Analyst's Comments:	The borrower plans to rehab/update the property, see the borrower's scope of work file for itemized tasks and estimated costs.	Sale 1 is superior in GLA, bath count, and condition, similar bed count.	Sale 2 is superior in GLA, lot size, bath count, and inground pool.	Sale 3 is provided to bracket GLA and bath count. It is in inferior condition but has an inground pool/spa.
MLS Comments:		Discover a hidden gem in Glenwood Village with this 4-bedroom, 3-bathroom oasis, where luxury meets comfort. Featuring hurricane-proof and soundproof windows, impact doors, and a modern open layout. The kitchen shines with a large island, marble-topped custom cabinets, and the latest appliances, complemented by a tankless water heater. Elegant plantation blinds add a sophisticated touch. Outside, a private haven awaits, boasting Chicago Brick Pavers, artificial turf, and a covered outdoor area with a screened wood ceiling for ultimate privacy. Nestled within a serene live oak hammock, a fully fenced backyard offers a secluded retreat. A rare find designed for upscale living and tranquility. 2022 Roof. Park your boat in the front, boat ramp just a few minutes away!	Welcome to your spacious oasis in this desirable Fort Lauderdale neighborhood! This 3 bedroom 3 bathroom 2025 SF home is situated on an impressive oversized corner lot spanning 26,961 square feet. Expansive lot, perfect for those with vehicles, boats, or RVs. NOA HOA, and a gated entrance. Enjoy the South Florida sunshine in your own backyard, complete with a refreshing swimming pool, perfect for relaxation and entertaining. Located in close proximity to the city's amenities, entertainment, and beautiful beaches. Enjoy the best of both worlds â the serenity of a spacious lot and the excitement of urban living. Detached garage, fully gated! Call and schedule your showing today!	3 bedroom 2 bathroom pool home in the desirable Avon Isles community of Dania Beach. No hoa! Impact windows and doors!REMODEL kitchen, Newer stainless steel appliances. Large bedrooms, easy access to main road. Minutes from the airport and the Hard Rock Casino and a short drive to the beach. Nice sized lot with pool. garage with separate mini-split a/c.

Comparable Location Map

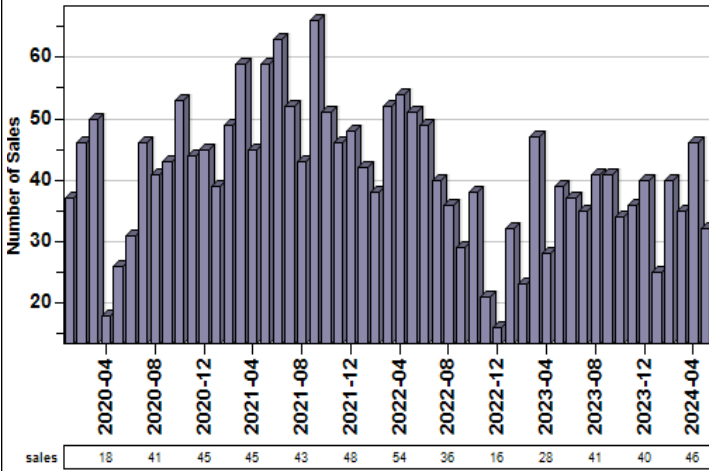


Comparable Location Satellite Map

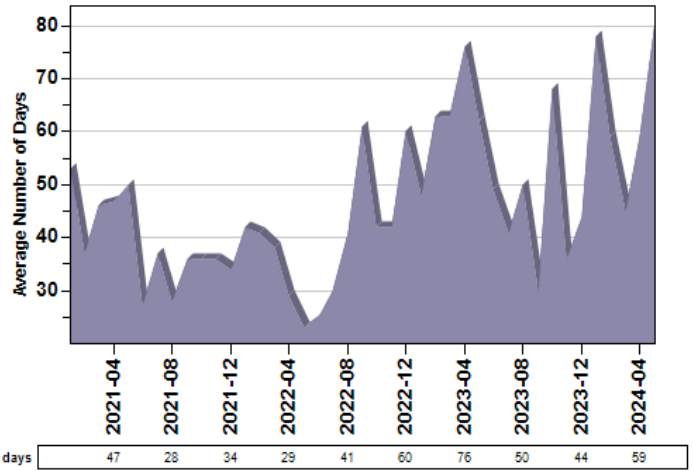


Charts

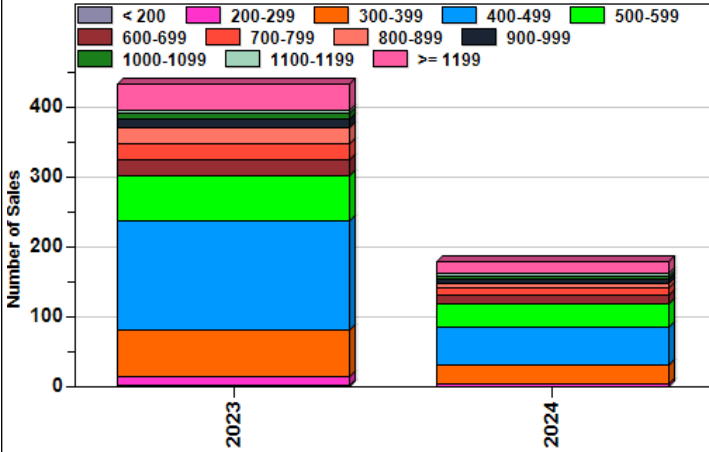
Overall Number of Sales
Single Family



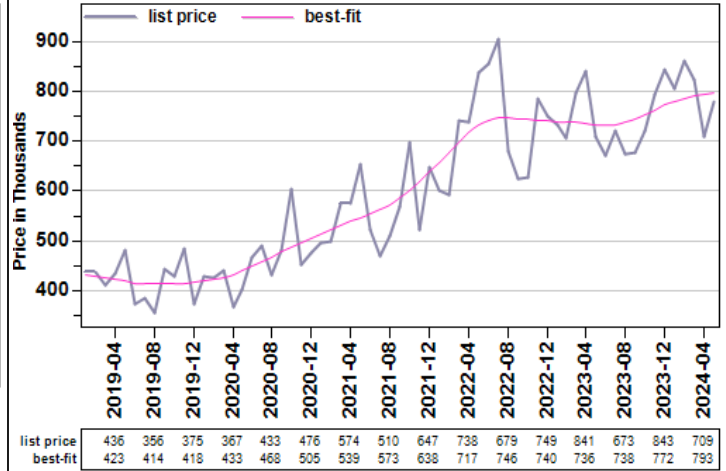
Overall Average Sold Market Time
Single Family



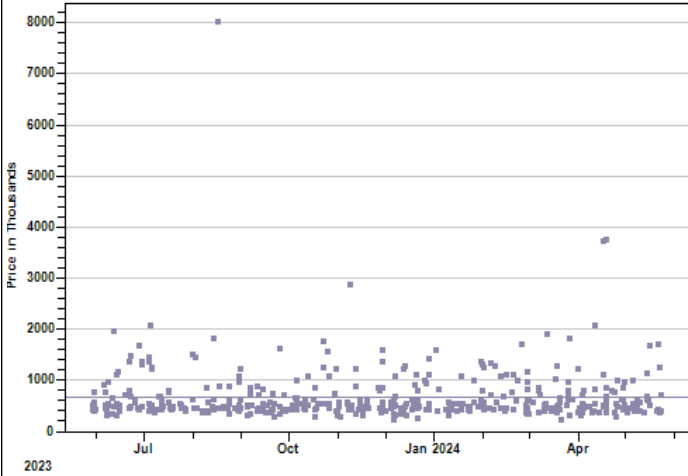
Overall Number of Sales by Price (in Thousands) Range
Single Family



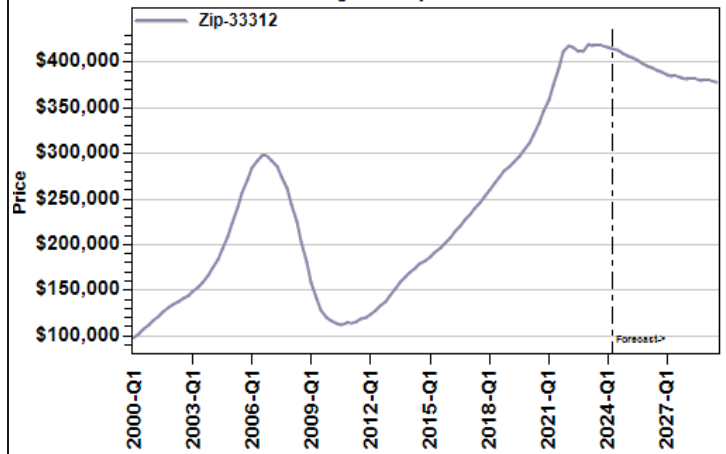
Average New Listing Price
Single Family



Sale Price vs Time
Single Family



CBSA-ZIP Forecast
Single Family



Collateral Analytics House Price Index
FL 33312

