

Date: [Insert Date]

To:

[Client Name/Institution Name]

[Address]

[City, State, Zip Code]

RE: Broker Price Opinion (BPO) Evaluation

Property Address: [Insert Full Property Address]

Asset/Loan Number: [Insert Number]

Dear [Recipient Name],

Pursuant to your request, I have performed a Broker Price Opinion (BPO) for the property located at the address referenced above. The purpose of this evaluation is to provide an estimate of the probable selling price based on current market conditions and a comparative analysis of similar properties.

Property Characteristics:

The subject property is a [Property Type, e.g., Single Family Residence] consisting of [Number] bedrooms and [Number] bathrooms, with approximately [Square Footage] square feet of living space. The overall condition of the property is rated as [Excellent/Good/Fair/Poor].

Market Analysis:

In determining the value, I have analyzed [Number] active listings and [Number] recently sold comparable properties within the immediate vicinity. Considerations were made for location, lot size, age, and property condition.

Valuation:

Based on the market data and physical inspection of the exterior/interior, the estimated values are as follows:

- **Suggested List Price:** \$[Amount]
- **Estimated Market Value (As-Is):** \$[Amount]
- **Estimated Market Value (Repaired):** \$[Amount]
- **Estimated Marketing Time:** [Number] days

Comments and Observations:

[Insert specific notes regarding repairs needed, neighborhood trends, or external factors affecting value].

This opinion is based on current market data and is not a formal appraisal. If you have any questions regarding this evaluation, please contact me directly.

Sincerely,

[Your Name]

[Your Title/License Number]

[Brokerage Firm Name]

[Phone Number]

[Email Address]