

Date: [Insert Date]

To: [Recipient Name/Company Name]

Asset Management Department

Address: [Insert Address]

RE: Broker Price Opinion (BPO)

Property Address: [Insert Property Address]

Legal Description: [Insert APN or Legal Description]

Lot Size: [Insert Acreage/Square Footage]

Dear [Contact Person Name],

Enclosed please find the Broker Price Opinion (BPO) for the vacant land referenced above. I have conducted a thorough evaluation of the property and analyzed current market trends to determine the most accurate valuation.

This valuation is based on the following factors:

- Comparison of three (3) recently sold land parcels of similar size and zoning.
- Review of three (3) active listings representing current competition.
- Assessment of land topography, utility availability, and road access.
- Local zoning regulations and highest and best use analysis.

Valuation Summary:

- **As-Is Market Value:** \$[Insert Amount]
- **Suggested List Price:** \$[Insert Amount]
- **Estimated Marketing Time:** [Insert Days/Months]

The current market for vacant land in this area is [Stable/Increasing/Decreasing]. Key factors impacting this specific parcel include [Mention any specific details like "lack of sewer connection" or "high demand for residential development"].

Please contact me at [Insert Phone Number] or [Insert Email Address] if you have any questions regarding this report or if you require further assistance with this asset.

Sincerely,

[Your Name]

[Your Title/Brokerage Name]

[License Number]