

Comparative Market Analysis

"THIS ANALYSIS HAS NOT BEEN PERFORMED IN ACCORDANCE WITH THE UNIFORM STANDARDS OF PROFESSIONAL APPRAISAL PRACTICE WHICH REQUIRE VALUERS TO ACT AS UNBIASED, DISINTERESTED THIRD PARTIES WITH IMPARTIALITY, OBJECTIVITY AND INDEPENDENCE AND WITHOUT ACCOMMODATION OF PERSONAL INTEREST. IT IS NOT TO BE CONSTRUED AS AN APPRAISAL AND MAY NOT BE USED AS SUCH FOR ANY PURPOSE."



Researched and prepared by
Colin Smith

Prepared exclusively for
Jen Way

Prepared on
January 11, 2018

Subject Property
152 Esther Drive
Colorado Springs, CO
80911

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Pricing Recommendation

This page suggests a recommended selling price based on a thorough analysis of your property.

\$170,000 - \$180,000**

****Suggested list price is for a property that has been completely and properly flipped. Investors are to do their own due diligence to determine their ARV.**

Year: 1956

Total Sq Ft: 1,055

Upper Sq Ft: 0

Main Sq Ft: 1,055

Lower Sq Ft: 0

Basement Sq Ft: 0

Beds: 2

Baths: 1

Garage: 1 -- Attached

Comps were great! +/-300 sq ft. No more than 10 years newer. All in the same area. No comp sold more than 6 months ago.





Minimums and Maximums

This page summarizes key fields of the listings in this analysis.

The listings in this analysis can be summarized as follows:

Listing Price between \$170,000 and \$195,000

Selling Price between \$170,000 and \$190,000

3 Bedrooms

1 Total Bathroom

924 to 1,138 Square Feet

\$158.58 to \$209.96 per Square Foot

\$158.58 to \$177.24 per Sold Square Foot

Year Built between 1956 and 1957





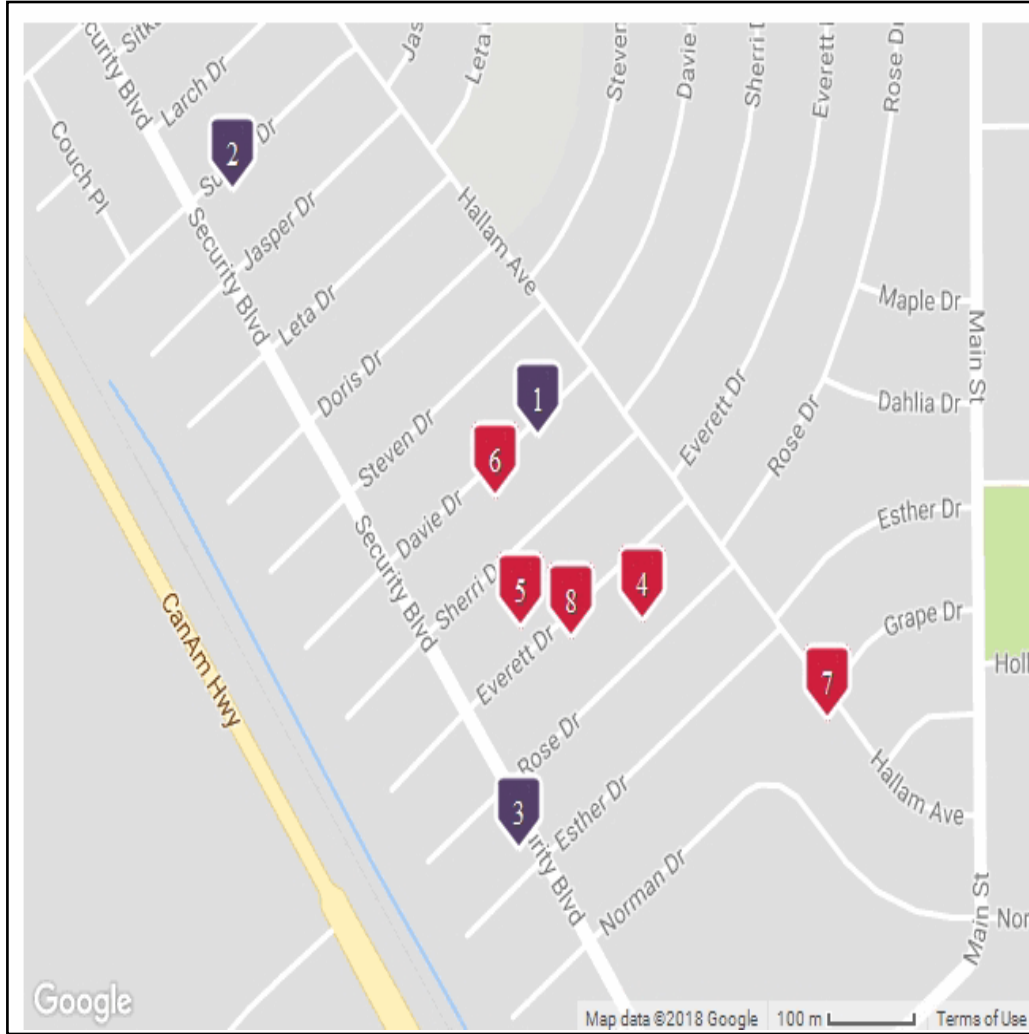
Comparative Market Analysis

152 Esther Drive
Colorado Springs, 80911

Thursday, January 11, 2018

CMA Map Layout

This page displays the Map for the CMA Subject and your comparables.



- 152 Esther Drive
- 1 141 Davie Dr
- 2 105 Sumac Dr
- 3 96 Esther Dr
- 4 140 Rose Dr
- 5 108 Sherri Dr
- 6 125 Davie Dr
- 7 736 Hallam Av
- 8 125 Everett Dr





Comparative Market Analysis

152 Esther Drive
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Brief Summary of Compared Listings

This report summarizes the comparable listings contained in this market analysis.

Status: Pending

MLS#	Stat Date	Address	Prop Sub Type	Ttl Sqft	Bds	Bth	L/S Price	CDOM
1861385	12/06/2017	141 Davie DR	Single Family	1,068	3	1	\$180,000	138
3791044	12/08/2017	105 Sumac DR	Single Family	924	3	1	\$194,000	21
1114985	12/22/2017	96 Esther DR	Single Family	966	3	1	\$195,000	1
Averages:				986	3	1.00	\$189,667	53

Status: Sold

MLS#	Stat Date	Address	Prop Sub Type	Ttl Sqft	Bds	Bth	L/S Price	CDOM
1020048	09/18/2017	140 Rose DR	Single Family	1,072	3	1	\$170,000	5
2139885	12/28/2017	108 Sherri DR	Single Family	1,072	3	1	\$179,900	2
6545996	08/25/2017	125 Davie DR	Single Family	1,068	3	1	\$183,500	7
6540045	07/25/2017	736 Hallam AV	Single Family	1,138	3	1	\$184,900	5
8397130	07/27/2017	125 Everett DR	Single Family	1,072	3	1	\$190,000	5
Averages:				1,084	3	1.00	\$181,660	5

Summary

Status	Total	Avg Price	Avg \$ Per SqFt	Median	Low	High	Avg CDOM
ACTIVE							
ACT 1ST RGT							
UC Short Sale							
Under Contract							
PENDING	3	\$189,667	\$193.45	\$194,000	\$180,000	\$195,000	53
SOLD	5	\$181,660	\$167.59	\$183,500	\$170,000	\$190,000	5
LEASED							
EXPIRED							
WITHDRAWN							
CANCELLED							
Total	8	\$184,663	\$177.29	\$184,200	\$170,000	\$195,000	23





Comparative Market Analysis

152 Esther Drive
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CMA Pro Report

These pages give a general overview of the selected properties.

Pending Properties

141 Davie DR



MLS #: 1861385	Status: Pending	Beds: 3	L Price: \$180,000
County: El Paso		Baths: 1	
SubArea: Security		Yr Blt: 1956	
Style: Wood Frame		Grg #: 1	CDOM: 138
		Ttl Sqft: 1,068	Fin Sqft: 1,068

Rmks: Great property with smart updates and new furnace. Close to Fort Carson, Peterson Air Force Base, parks, shopping. Features one level living with new floors, updated bathroom and stainless in the kitchen.

Direct: From S. Academy head south on Hwy. 85. Turn left on Main St. and your next right on to Security Blvd. Go 6 blocks and turn right on to Davie Dr. House is on the right.

105 Sumac DR



MLS #: 3791044	Status: Pending	Beds: 3	L Price: \$194,000
County: El Paso		Baths: 1	
SubArea: Security		Yr Blt: 1956	
Style: Wood Frame		Grg #: 1	CDOM: 21
		Ttl Sqft: 924	Fin Sqft: 924

Rmks: Beautifully remodeled home. The exterior of the home has new paint on stucco siding and new vinyl windows and the interior has new paint and carpet throughout. Upon entering you will see there is a bright living room that leads to the beautiful kitchen that features new tile floors, new cabinets with new granite counter tops and there will be new stainless-steel appliances installed before closing.

Direct: Head southeast on I-25 S
Take exit 135 for CO-83/Academy Blvd
Turn left onto S Academy Blvd
Take the US-85 exit toward Fountain
Turn right onto US-85 S/US-87 S
Turn left onto Main St
Turn left onto Security Blvd
Turn right onto Sumac Dr





CMA Pro Report

These pages give a general overview of the selected properties.

Pending Properties

96 Esther DR



MLS #: 1114985	Status: Pending	Beds: 3	L Price: \$195,000
County: El Paso		Baths: 1	
SubArea: Security		Yr Blt: 1957	
Style: Wood Frame		Grg #: 1	CDOM: 1
		Ttl Sqft: 966	Fin Sqft: 966

Rmks: Beautifully remodeled home. The exterior has all new paint and vinyl windows and the interior has new carpet and paint throughout. Upon entering you will see there is a bright living room that leads into the beautiful kitchen and dining room that features new tile floors, new cabinets with new granite countertops, and there will be stainless steel appliances installed before closing. Down the hall way there is a gorgeous bathroom with new custom tile, a new vanity and a new toilet, and there are three bedrooms.

Direct: Head south on S Academy Blvd
 Take the US 85 exit toward Fountain
 Turn right onto US-85 S/US-87 S (signs for Fountain/Security/Widefield)
 Turn left onto Main St
 Turn left onto Security Blvd
 Turn left onto Esther Dr





CMA Pro Report

These pages give a general overview of the selected properties.

Sold Properties

140 Rose DR



MLS #: 1020048	Status: Sold	Beds: 3	L Price: \$170,000
County: El Paso		Baths: 1	S Price: \$170,000
SubArea: Security		Yr Blt: 1956	S Date: 9/18/2017
Style: Wood Frame		Grg #: 1	CDOM: 5
		Ttl Sqft: 1,072	Fin Sqft: 1,072

Rmks: Absolutely stunning & move in ready! Gorgeous hard wood in sunny living room & all bedrooms! Stucco, wood burning fireplace & chair rail molding add unique charm! Spacious eat in kitchen updated w/ stainless steel appliances, gas stove & attractive tile back splash! Updates continue throughout including fixtures, doors and bathroom vanity! Incredible mud/laundry room attaches one car garage and walks out to fenced in rear, adding tons of extra cabinetry & extra counter space! Plus large storage shed in back! Won't last!

Direct: From I 25 take Exit 135 for S Academy Blvd and head east. Exit onto US Hwy 85/87 south. Turn left onto Main street, left onto Security Blvd and right onto Rose Drive to property.

108 Sherri DR



MLS #: 2139885	Status: Sold	Beds: 3	L Price: \$179,900
County: El Paso		Baths: 1	S Price: \$179,900
SubArea: Security		Yr Blt: 1956	S Date: 12/28/2017
Style: Wood Frame		Grg #: 1	CDOM: 2
		Ttl Sqft: 1,072	Fin Sqft: 1,072

Rmks: Newly remodeled Santa Fe Style rancher with beautiful oak hardwood floors. Kitchen has stainless steel appliances, tile back splash and custom built maple cabinets. Extended one car garage, provides extra space for storage. Fully fenced front and back yard with double entry storage shed and covered. Must see the details and upgrades to appreciate!

Direct: From Main Street go North on Security Blvd, turn Right (East) onto Sherri Dr





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Sold Properties

125 Davie DR



MLS #: 6545996	Status: Sold	Beds: 3	L Price: \$179,900
County: El Paso		Baths: 1	S Price: \$183,500
SubArea: Security		Yr Blt: 1956	S Date: 8/25/2017
Style: Wood Frame		Grg #: 1	CDOM: 7
		Ttl Sqft: 1,068	Fin Sqft: 1,068

Rmks: Welcome home to your beautifully remodeled ranch in Security! This 3 bedroom 1 bath beauty has been completely updated and lovingly maintained! The spacious kitchen offer tons of counters and cabinet space with beautiful tile backsplash and 12x24 ceramic tile! Kitchen appliances are stainless steel and are included! Your kitchen walks out to the fully fenced backyard and your covered deck for your summertime enjoyment! The living room is large and leads to your nicely sized 3 bedrooms and linen closet!

Direct: Security Blvd To Davie Drive

736 Hallam AV



MLS #: 6540045	Status: Sold	Beds: 3	L Price: \$184,900
County: El Paso		Baths: 1	S Price: \$184,900
SubArea: Security		Yr Blt: 1956	S Date: 7/25/2017
Style: Wood Frame		Grg #: 1	CDOM: 5
		Ttl Sqft: 1,138	Fin Sqft: 1,138

Rmks: ~~CLEAN-UPDATED RANCH STYLE HOME IN FOUNTAIN VALLEY AREA~~WALK UP TO LANDSCAPED FRONT YARD AREA~~ON TO COVERED FRONT PORCH~~IN TO LARGE LIVING AREA W/ ORIGINAL HARDWOOD FLOOR REFINISHED~~DOWN THE HALL TO UPDATED FULL HALL BATH~~MASTER AREA W/ ORIGINAL HARDWOOD FLOOR REFINISHED~~TWO MORE BEDROOMS W/ ORIGINAL HARDWOOD FLOOR REFINISHED~~HALL LINEN CLOSET~~OFF LIVING AREA~~UPDATED KITCHEN W/ NEWER CABINETS AND FORTY TWO INCH UPPER CABINETS, GRANITE COUNTER TOP AND NEWER STAINLESS APPLIANCES~~SEPARATE LAUNDRY AREA W/ STORAGE~~

Direct: ~~FROM 85/87 AND MAIN STREET~~E MAIN STREET~~L HALLAM AVENUE~~HOME ON LEFT~~FROM BRADLEY ROAD AND MAIN STREET~~R HALLAM AVENUE~~HOME ON LEFT~~





CMA Pro Report

These pages give a general overview of the selected properties.

Sold Properties

125 Everett DR



MLS #:	8397130	Status:	Sold	Beds:	3	L Price:	\$190,000
County:	El Paso	Baths:	1	S Price:	\$190,000	S Date:	7/27/2017
SubArea:	Security	Yr Blt:	1956	Grg #:	1	CDOM:	5
Style:	Wood Frame	Ttl Sqft:	1,072	Fin Sqft:	1,072		

Rmks:

Direct: Head south on S Academy Blvd toward Jet Wing Dr
Continue onto S Academy Blvd
Take the US 85 exit toward Fountain
Turn right onto US-85 S/US-87 S
Turn left onto Main St
Turn left onto Security Blvd
Turn right onto Everett Dr



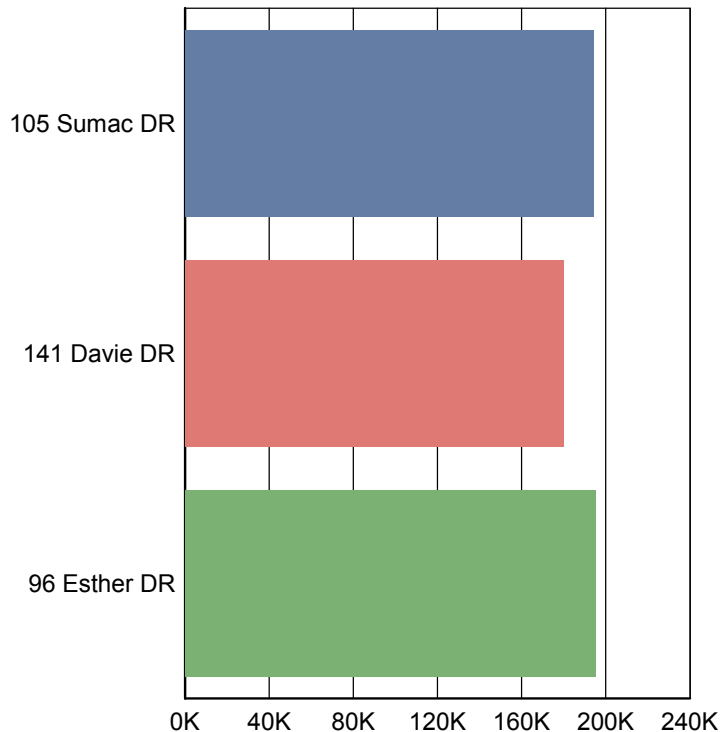


CMA Pro Report

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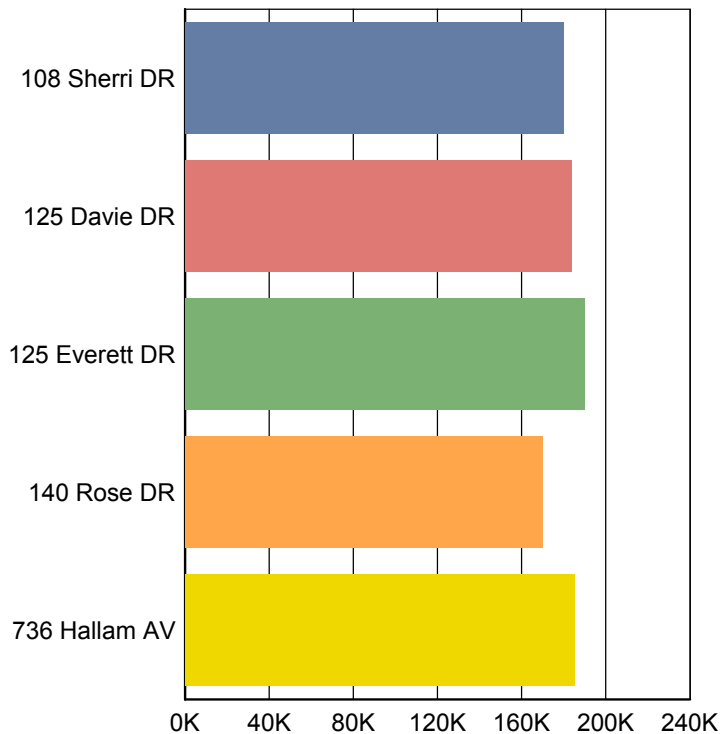
Pending Properties

Total # of Listings	3
Lowest Price	\$180,000
Highest Price	\$195,000
Average Price	\$189,667
Avg. Price/SqFt	\$193.45
Avg CDOM	53



Sold Properties

Total # of Listings	5
Lowest Price	\$170,000
Highest Price	\$190,000
Average Price	\$181,660
Avg. Price/SqFt	\$167.59
Avg CDOM	5





Comparative Market Analysis

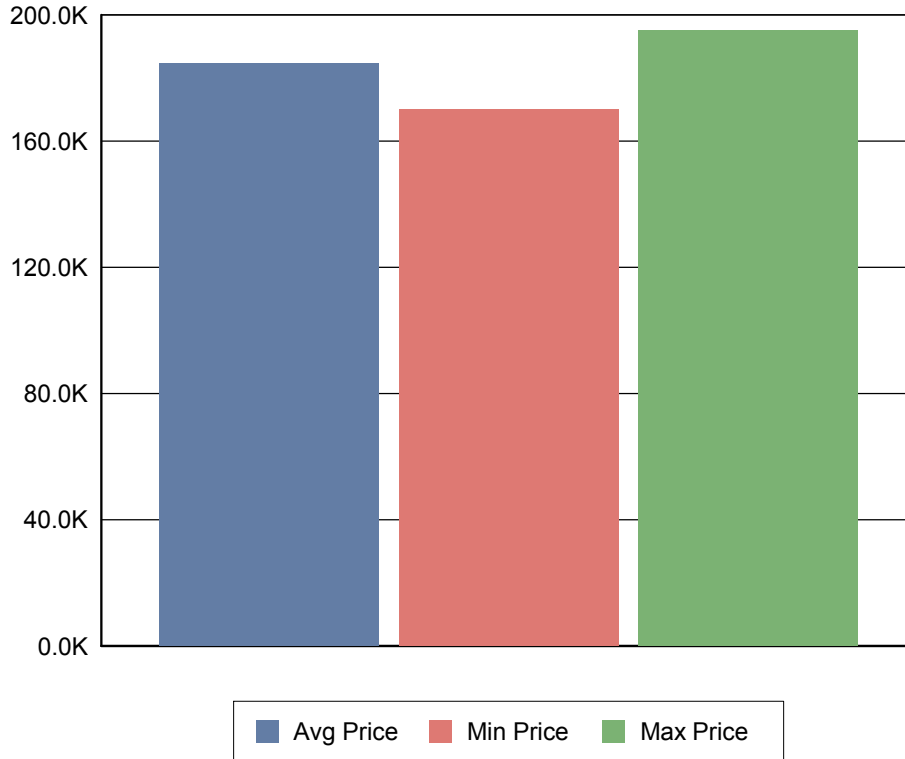
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CMA Pro Report

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Summary Graph/Analysis



Cumulative Analysis

Listing Category	Lowest Price	Highest Price	Average Price	Avg \$ Per SF
Pending	\$180,000	\$195,000	\$189,667	\$193.45
Sold	\$170,000	\$190,000	\$181,660	\$167.59
Totals / Averages	\$170,000	\$195,000	\$184,663	\$177.29

Sold Property Analysis

Address	List Price	Sold Price	CDOM	%SP/LP	SP/Sqft
140 Rose DR	\$170,000	\$170,000	5	%97.14	\$158.58
108 Sherri DR	\$179,900	\$179,900	2	%100.00	\$167.82
125 Davie DR	\$179,900	\$183,500	7	%102.00	\$171.82
736 Hallam AV	\$184,900	\$184,900	5	%100.00	\$162.48
125 Everett DR	\$190,000	\$190,000	5	%100.00	\$177.24
Total Averages	\$180,940	\$181,660	5	%99.83	\$167.59

Property Summary

Researched and prepared by **Colin Smith**
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152 Esther Drive
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CMA Pro Report

These pages give a general overview of the selected properties.

S	Street Address	Bds	Bth	Sqft	L Price	S Price	Sold Date	CDOM
Pending								
PEND	141 Davie DR	3	1 (0,1,0,0)	1,068	\$180,000			138
PEND	105 Sumac DR	3	1 (0,1,0,0)	924	\$194,000			21
PEND	96 Esther DR	3	1 (0,1,0,0)	966	\$195,000			1
Sold								
CLS	140 Rose DR	3	1 (0,1,0,0)	1,072	\$170,000	\$170,000	09/18/2017	5
CLS	108 Sherri DR	3	1 (0,1,0,0)	1,072	\$179,900	\$179,900	12/28/2017	2
CLS	125 Davie DR	3	1 (0,1,0,0)	1,068	\$179,900	\$183,500	08/25/2017	7
CLS	736 Hallam AV	3	1 (0,1,0,0)	1,138	\$184,900	\$184,900	07/25/2017	5
CLS	125 Everett DR	3	1 (0,1,0,0)	1,072	\$190,000	\$190,000	07/27/2017	5

