

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 26, 2018

Subject Property
854 Hayloft Lane
Fountain, CO
80817-4181

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Pricing Recommendation

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

\$290,000 - \$300,000**

****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: 1998

Total Sq Ft: 2,901

Upper Sq Ft: 1,061

Main Sq Ft: 929

Lower Sq Ft: 0

Basement Sq Ft: 911 -- 79% Finished

Beds: 5

Baths: 4

Garage: 3 -- Attached

Comps were good. +/-400 sq ft. No more than 10 years newer. Had to stretch the are slightly to find comps. 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 \$250,000 and \$315,000

Selling Price between \$251,000 and \$312,000

3 to 5 Bedrooms

2 to 4 Total Bathrooms

2,518 to 2,902 Square Feet

\$86.15 to \$119.14 per Square Foot

\$88.90 to \$118.00 per Sold Square Foot

Year Built between 1999 and 2007





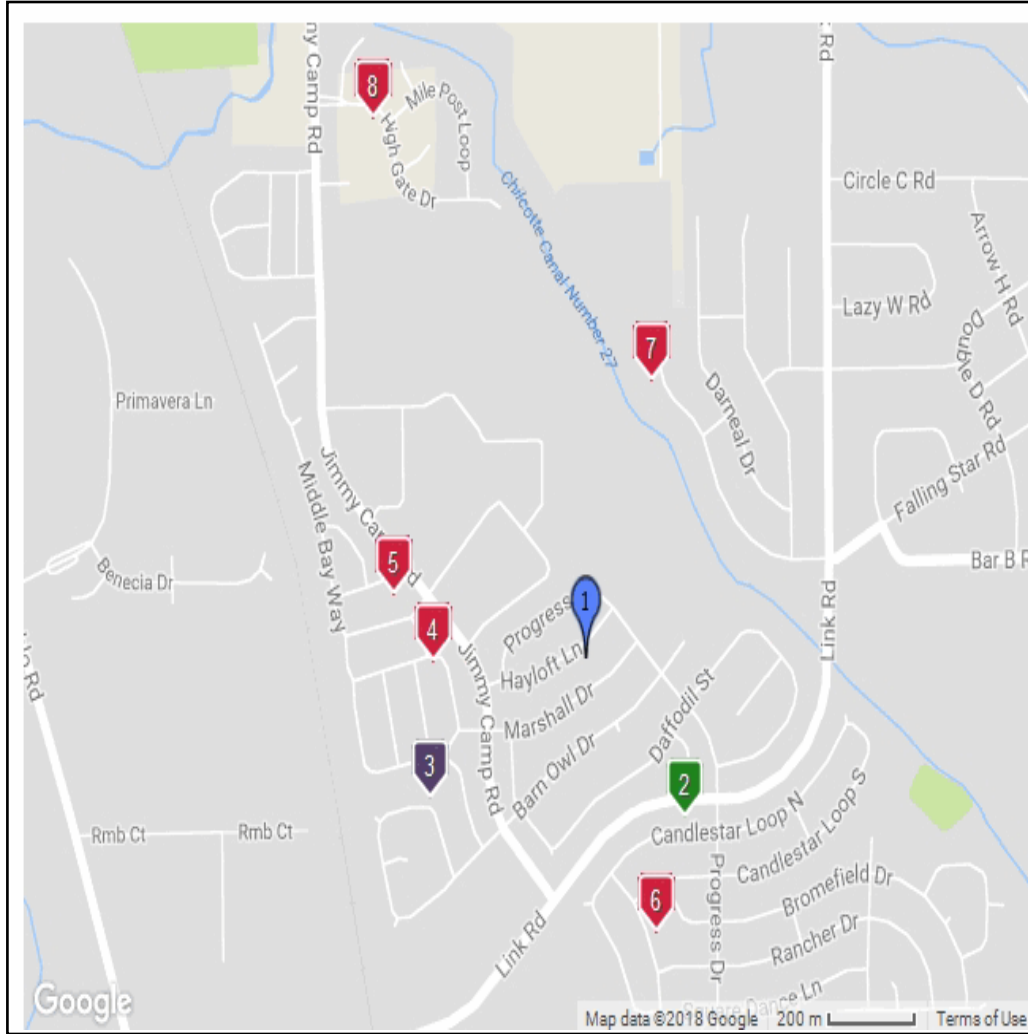
Comparative Market Analysis

854 Hayloft Lane
Fountain, 80817

Friday, January 26, 2018

CMA Map Layout

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



- 1 854 Hayloft Lane
- 2 885 N Candlestar Lp
- 3 7553 Barn Owl Dr
- 4 11055 Berry Farm Rd
- 5 7769 Del Ray Bay St
- 6 1067 Clogger Ln
- 7 11285 Falling Star Rd
- 8 7675 High Gate Dr





Comparative Market Analysis

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Brief Summary of Compared Listings

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

Status: Active

MLS#	Stat Date	Address	Prop Sub Type	Ttl Sqft	Bds	Bth	L/S Price	CDOM
1311924	01/25/2018	885 N Candlestar LP	Single Family	2,577	5	3	\$269,000	1
Averages:				2,577	5	3.00	\$269,000	1

Status: Pending

MLS#	Stat Date	Address	Prop Sub Type	Ttl Sqft	Bds	Bth	L/S Price	CDOM
2216039	01/09/2018	7553 Barn Owl DR	Single Family	2,790	3	2	\$254,000	4
Averages:				2,790	3	2.00	\$254,000	4

Status: Sold

MLS#	Stat Date	Address	Prop Sub Type	Ttl Sqft	Bds	Bth	L/S Price	CDOM
9109572	12/29/2017	11055 Berry Farm RD	Single Family	2,590	3	3	\$251,000	1
7501793	08/30/2017	7769 Del Ray Bay ST	Single Family	2,518	4	3	\$254,500	3
4485603	11/16/2017	1067 Clogger LN	Single Family	2,902	4	4	\$258,000	4
9850986	12/04/2017	11285 Falling Star RD	Single Family	2,756	3	3	\$289,000	2
1312240	08/25/2017	7675 High Gate DR	Single Family	2,644	4	3	\$312,000	9
Averages:				2,682	4	3.20	\$272,900	4

Summary

Status	Total	Avg Price	Avg \$ Per SqFt	Median	Low	High	Avg CDOM
ACTIVE	1	\$269,000	\$104.38	\$269,000	\$269,000	\$269,000	1
ACT 1ST RGT							
UC Short Sale							
Under Contract							
PENDING	1	\$254,000	\$91.04	\$254,000	\$254,000	\$254,000	4
SOLD	5	\$272,900	\$101.95	\$258,000	\$251,000	\$312,000	4
LEASED							
EXPIRED							
WITHDRAWN							
CANCELLED							
Total	7	\$269,643	\$100.74	\$258,000	\$251,000	\$312,000	3





Comparative Market Analysis

854 Hayloft Lane
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CMA Pro Report

These pages give a general overview of the selected properties.

Active Properties

885 N Candlestar LP



MLS #: 1311924	Status: Active	Beds: 5	L Price: \$269,000
County: El Paso		Baths: 3	
SubArea: Countryside		Yr Blt: 1999	
Style: Wood Frame		Grg #: 2	CDOM: 1
		Ttl Sqft: 2,577	Fin Sqft: 2,384

Rmks: Prepare to feel right at home with pristine rancher in Fountain* Close to numerous including parks, schools, and quick commute to Fort Carson* Out front of the home you have a quaint covered patio to relax on* Once you step inside though you are greeted by Gorgeous wood floors flowing throughout the entry, living room, and kitchen* Eat in Kitchen has plenty of pantry space, cabinets, and a counter bar looking into the Living room* The Living room has a cozy fireplace to nestle around, vaulted ceilings and walkout*

Direct: From Fountain Mesa Rd, east on C&S rd, south on Link Rd, south on Progress, west on Candlestar

Pending Properties

7553 Barn Owl DR



MLS #: 2216039	Status: Pending	Beds: 3	L Price: \$254,000
County: El Paso		Baths: 2	
SubArea: Countryside West		Yr Blt: 2002	
Style: Wood Frame		Grg #: 2	CDOM: 4
		Ttl Sqft: 2,790	Fin Sqft: 1,423

Rmks: Open floorpan with eat-in kitchen with walk-out. This home features a formal dining room with decorative arched entryways. The great room boasts vaulted ceilings, gas fireplace and surrounding built-ins. Big master bedroom with adjoining 5 piece bath and roomy closets. Two additional bedrooms with full unfinished basement! Carpet cleaned and stretched 1/4/2018. One level living in this family-ready rancher near Fort Carson! Full, unfinished basement ready for a creative mind to finish to their liking!

Direct: Off Hwy 85-87, go east on Illinois to Main (same as Old Pueblo Rd.) Turn right (or south), follow to Link Rd. Turn left (or east) onto Jimmy Camp Rd. Left onto Barn Owl. Look for the awesome green and white Muldoon sign on the left!





CMA Pro Report

These pages give a general overview of the selected properties.

Sold Properties

11055 Berry Farm RD



MLS #: 9109572	Status: Sold	Beds: 3	L Price: \$257,000
County: El Paso		Baths: 3	S Price: \$251,000
SubArea: Countryside West		Yr Blt: 2001	S Date: 12/29/2017
Style: Framed on Lot		Grg #: 3	CDOM: 1
		Ttl Sqft: 2,590	Fin Sqft: 1,683

Rmks: Beautiful, well cared for home with new stainless steel kitchen appliances, including refrigerator stove/oven, microwave, and dishwasher. This home has wood laminate flooring throughout. Large Master bedroom with 5 piece bathroom adjoining along with a walk in closet. Over 2500 sq. ft., a three car garage and plenty of space to expand with a full unfinished basement. Also, new interior paint as well as new exterior paint. This house is ready for a quick move in.

Direct: North on Jimmy Camp road at Link road. Left on Marshall right on Berry Farm road.

7769 Del Ray Bay ST



MLS #: 7501793	Status: Sold	Beds: 4	L Price: \$254,500
County: El Paso		Baths: 3	S Price: \$254,500
SubArea: Countryside West		Yr Blt: 2002	S Date: 8/30/2017
Style: Wood Frame		Grg #: 3	CDOM: 3
		Ttl Sqft: 2,518	Fin Sqft: 1,810

Rmks: Beautiful home with vaulted ceiling, open and bright. Large kitchen with all appliances and storage, opens to family room with gas fireplace. Upstairs master is a true get away, gas fireplace, sitting room, walk-in closet and 5 piece bath with jetted tub. 4th bedroom in basement. Unfinished portion is great for storage, does have roughed in bath. Large lot on cul-de-sac. 1 block to HS & sports complex. Move in ready, pride of ownership

Direct: US 85 turn East onto Ohio Ave, turn South onto Jimmy Camp Rd, turn West onto Como Bay, turn South onto Middle Bay way, East onto Del Ray Bay. House is located in cul de sac





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Sold Properties

1067 Clogger LN



MLS #: 4485603	Status: Sold	Beds: 4	L Price: \$250,000
County: El Paso		Baths: 4	S Price: \$258,000
SubArea: Countryside		Yr Blt: 1999	S Date: 11/16/2017
Style: Wood Frame		Grg #: 2	CDOM: 4
		Ttl Sqft: 2,902	Fin Sqft: 2,628

Rmks: Take the time to see this 2,900 sq ft 2 story home, 3 EXTRA-LARGE Bedrooms, Master Bed with 5 piece bath & walk-in-closet on the upper level. Main level LARGE eat-in kitchen, formal living & dining room, family room with fireplace, half bath & laundry room. There is an additional Family Room in the basement, with full bath & storage. This home BOASTS MANY EXTRAS - In-ground sprinklers, central A/C, ceiling fans, shed, kitchen appliances, newer furnace, plus NEW interior paint. GREAT VALUE & LOCATION, this is a MUST SEE!

Direct: From I25, East on S. Santa Fe Ave., Right on W. Illinois Ave., Right on S. Main St., which turns into Old Pueblo Rd., Left on Link Rd. to Wilson Rd., Left on Progress Rd., Left on Rancher Dr., Right on Clogger Ln., House is on your Right.

11285 Falling Star RD



MLS #: 9850986	Status: Sold	Beds: 3	L Price: \$289,000
County: El Paso		Baths: 3	S Price: \$289,000
SubArea: Countryside North		Yr Blt: 2007	S Date: 12/4/2017
Style: Concrete, Wood Frame		Grg #: 2	CDOM: 2
		Ttl Sqft: 2,756	Fin Sqft: 2,036

Rmks: Large, light, and lovely two story in desirable neighborhood, minutes from Powers corridor and military bases * Soaring ceilings & lots of windows that let in the sunshine * Great flow from an impressive foyer into the inviting living room to the spacious dining room, kitchen & family room with wood deck * Master has a private 5 piece bath & a huge walk-in closet * Laundry on main * Family room on main * Two additional bedrooms upstairs with another full bath for them to share * Huge basement offers room to grow*Look Today

Direct: Fountain Mesa (South) Left on Ohio, Right on Jimmy Camp, Left on Link, and Left on Falling Star, Home is at 11285.





CMA Pro Report

These pages give a general overview of the selected properties.

Sold Properties

7675 High Gate DR



MLS #: 1312240	Status: Sold	Beds: 4	L Price: \$315,000
County: El Paso		Baths: 3	S Price: \$312,000
SubArea: High Gate Farms		Yr Blt: 2005	S Date: 8/25/2017
Style: Wood Frame		Grg #: 3	CDOM: 9
		Ttl Sqft: 2,644	Fin Sqft: 2,536

Rmks: Beautiful ranch style home with a welcoming curb appeal & a warm, inviting interior. Lots of privacy, located on .30 acres backing to open space with more open space on the left side of the home. Main level living at it's finest with an open & spacious great room, lots of natural light & vaulted ceilings. The kitchen features all new stainless steel appliances w/ 1 yr warranty & breakfast bar. New interior & exterior paint plus new carpet throughout! Great outdoor spaces w/ a covered front porch & an expanded back patio!

Direct: I25 South, Take Exit 128 towards Fountain, Left onto S. Sante Fe Ave, Right onto W. Ohio Ave, Right onto Jimmy Camp Rd, Left onto High Gate Dr, and the house will be on the right.





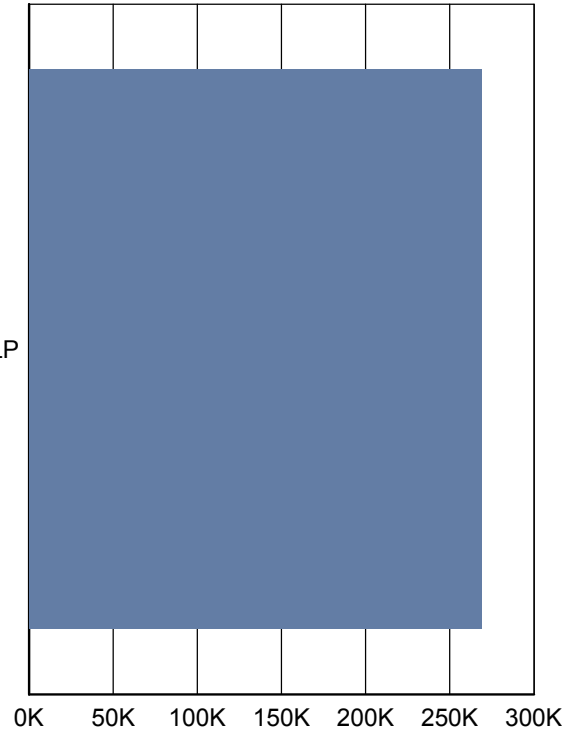
CMA Pro Report

These pages give a general overview of the selected properties.

Active Properties

Total # of Listings	1
Lowest Price	\$269,000
Highest Price	\$269,000
Average Price	\$269,000
Avg. Price/SqFt	\$104.38
Avg CDOM	1

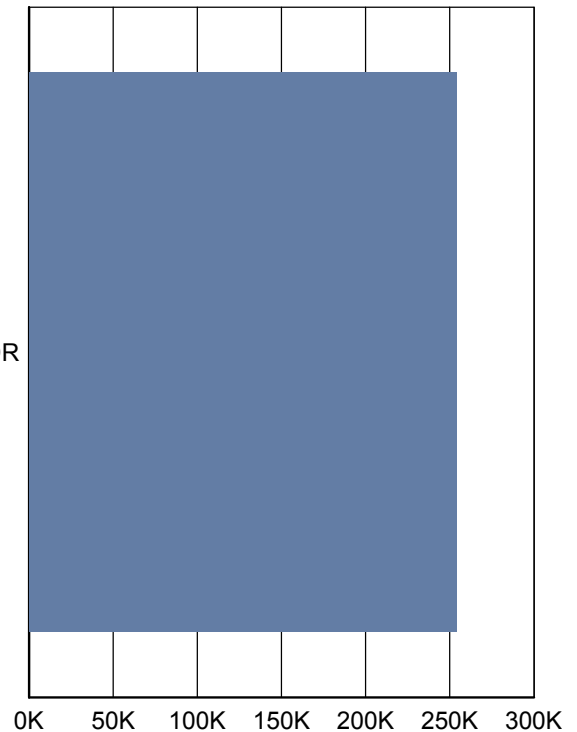
885 N Candlestar LP



Pending Properties

Total # of Listings	1
Lowest Price	\$254,000
Highest Price	\$254,000
Average Price	\$254,000
Avg. Price/SqFt	\$91.04
Avg CDOM	4

7553 Barn Owl DR





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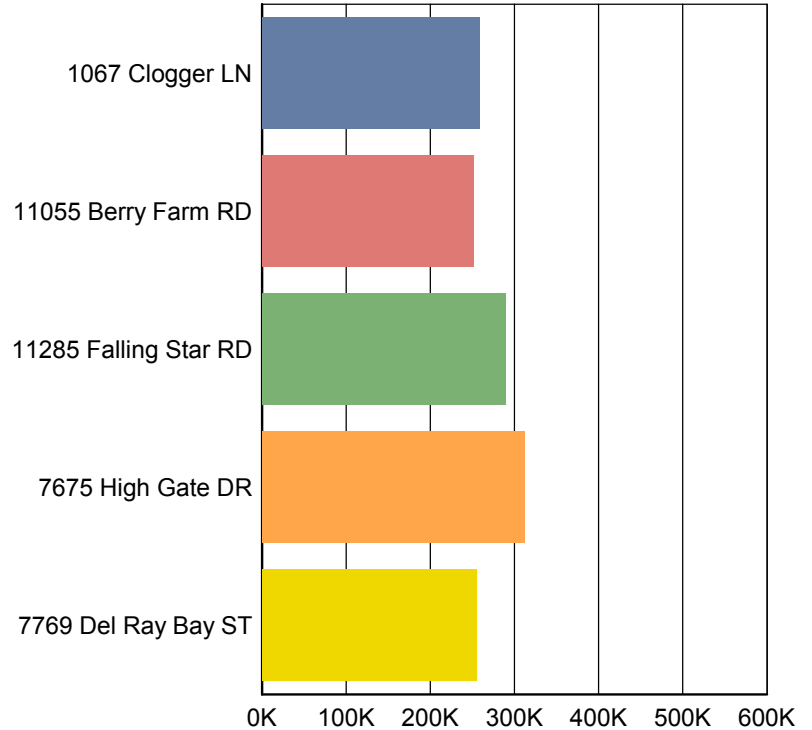
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CMA Pro Report

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Sold Properties

Total # of Listings	5
Lowest Price	\$251,000
Highest Price	\$312,000
Average Price	\$272,900
Avg. Price/SqFt	\$101.95
Avg CDOM	4





Comparative Market Analysis

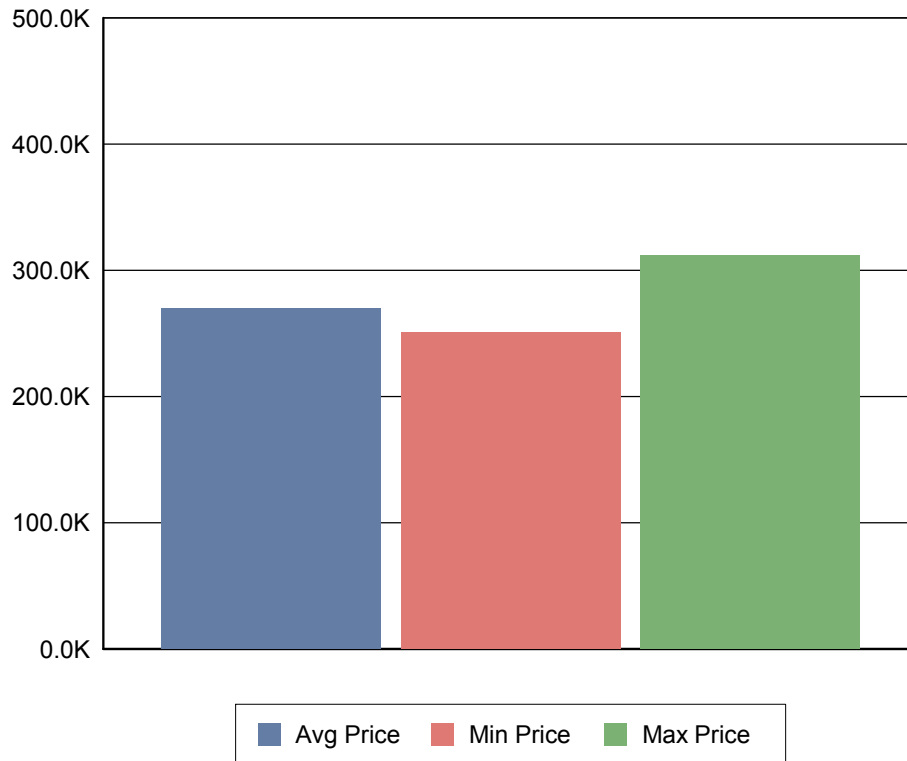
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Summary Graph/Analysis



Cumulative Analysis

Listing Category	Lowest Price	Highest Price	Average Price	Avg \$ Per SF
Active	\$269,000	\$269,000	\$269,000	\$104.38
Pending	\$254,000	\$254,000	\$254,000	\$91.04
Sold	\$251,000	\$312,000	\$272,900	\$101.95
Totals / Averages	\$251,000	\$312,000	\$269,643	\$100.74

Sold Property Analysis

Address	List Price	Sold Price	CDOM	%SP/LP	SP/Sqft
11055 Berry Farm RD	\$257,000	\$251,000	1	%97.67	\$96.91
7769 Del Ray Bay ST	\$254,500	\$254,500	3	%100.00	\$101.07
1067 Clogger LN	\$250,000	\$258,000	4	%103.20	\$88.90
11285 Falling Star RD	\$289,000	\$289,000	2	%100.00	\$104.86
7675 High Gate DR	\$315,000	\$312,000	9	%99.05	\$118.00
Total Averages	\$273,100	\$272,900	4	%99.98	\$101.95

Property Summary

Researched and prepared by **Colin Smith**
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These pages give a general overview of the selected properties.

S	Street Address	Bds	Bth	Sqft	L Price	S Price	Sold Date	CDOM
Active								
ACT	885 N Candlestar LP	5	3 (0,3,0,0)	2,577	\$269,000			1
Pending								
PEND	7553 Barn Owl DR	3	2 (0,2,0,0)	2,790	\$254,000			4
Sold								
CLS	11055 Berry Farm RD	3	3 (1,1,0,1)	2,590	\$257,000	\$251,000	12/29/2017	1
CLS	7769 Del Ray Bay ST	4	3 (1,1,0,1)	2,518	\$254,500	\$254,500	08/30/2017	3
CLS	1067 Clogger LN	4	4 (1,2,0,1)	2,902	\$250,000	\$258,000	11/16/2017	4
CLS	11285 Falling Star RD	3	3 (1,1,0,1)	2,756	\$289,000	\$289,000	12/04/2017	2
CLS	7675 High Gate DR	4	3 (1,1,1,0)	2,644	\$315,000	\$312,000	08/25/2017	9

