

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
March 05, 2018

Subject Property
1909 Cascade Lane
Colorado Springs, CO
80906

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Pricing Recommendation

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

\$315,000 - \$325,000**

****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: 1953

Total Sq Ft: 1,924

Upper Sq Ft: 0

Main Sq Ft: 962

Lower Sq Ft: 0

Basement Sq Ft: 962 -- 87% Finished

Beds: 3

Baths: 2

Garage: 2 -- Detached

Comps were much better! +/-300 sq ft. No more than 10 years newer. Stretched the area slightly to find three sold 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 \$525,000

Selling Price between \$260,000 and \$420,000

2 to 4 Bedrooms

2 Total Bathrooms

1,775 to 2,197 Square Feet

\$118.65 to \$238.96 per Square Foot

\$123.40 to \$218.18 per Sold Square Foot

Year Built between 1904 and 1962





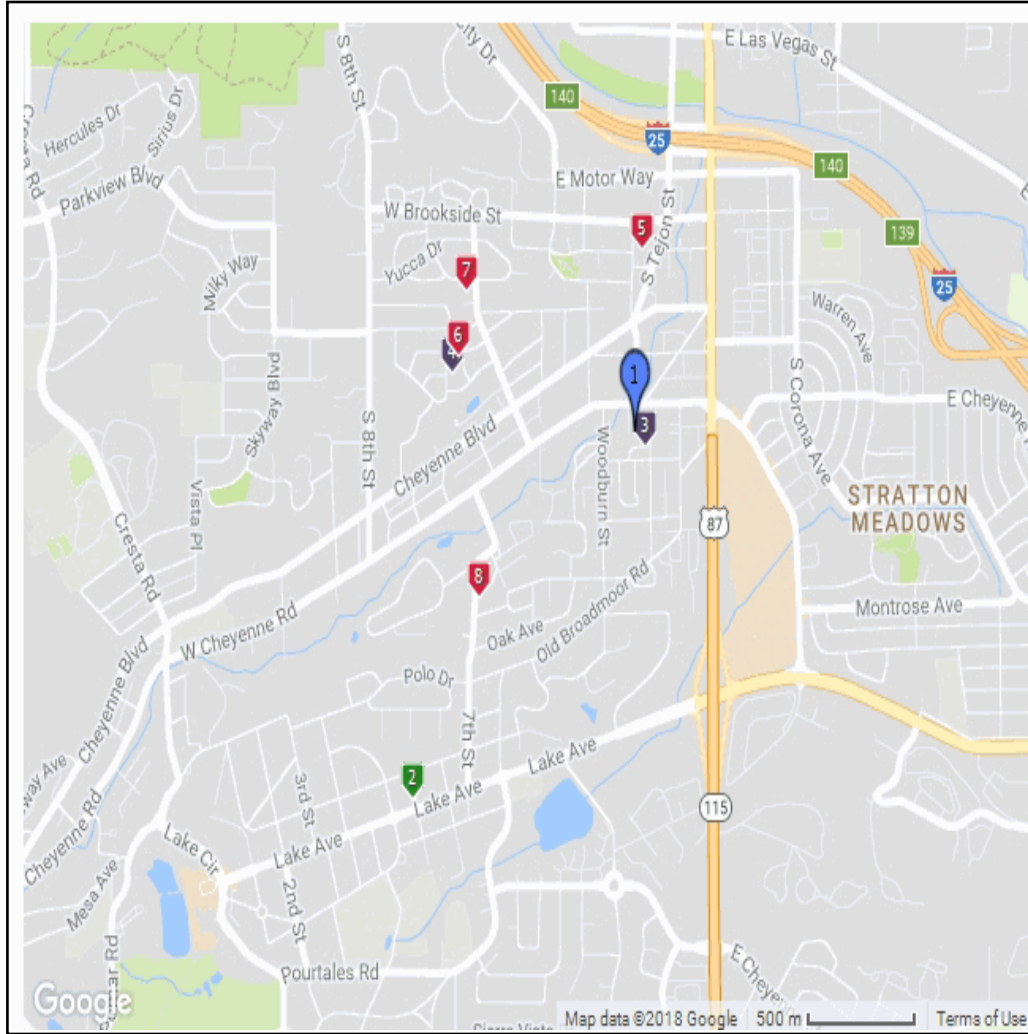
Comparative Market Analysis

1909 Cascade Lane
Colorado Springs, 80906

Monday, March 5, 2018

CMA Map Layout

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



- 1 1909 Cascade Lane
- 2 28 Lake Av
- 3 1940 Mount Washington Av
- 4 1651 Apache Tr
- 5 1521 S Cascade Av
- 6 1620 Marquita Av
- 7 505 Kinnikinnik Dr
- 8 205 Alsace Wy





Comparative Market Analysis

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Brief Summary of Compared Listings

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

Status: Under Contract - Showing

MLS#	Stat Date	Address	Prop Sub Type	Ttl Sqft	Bds	Bth	L/S Price	CDOM
3469853	02/26/2018	28 Lake AV	Single Family	2,197	2	2	\$525,000	22
Averages:				2,197	2	2.00	\$525,000	22

Status: Pending

MLS#	Stat Date	Address	Prop Sub Type	Ttl Sqft	Bds	Bth	L/S Price	CDOM
8693076	02/17/2018	1940 Mount Washington AV	Single Family	1,775	4	2	\$265,000	49
2428956	02/26/2018	1651 Apache TR	Single Family	1,779	4	2	\$275,000	3
Averages:				1,777	4	2.00	\$270,000	26

Status: Sold

MLS#	Stat Date	Address	Prop Sub Type	Ttl Sqft	Bds	Bth	L/S Price	CDOM
6257835	11/16/2017	1521 S Cascade AV	Single Family	2,107	4	2	\$260,000	3
1497000	02/13/2018	1620 Marquita AV	Single Family	2,074	4	2	\$305,000	100
9482502	09/15/2017	505 Kinnikinnik DR	Single Family	1,876	4	2	\$340,000	14
3214335	11/29/2017	205 Alsace WY	Single Family	1,925	2	2	\$420,000	25
Averages:				1,996	4	2.00	\$331,250	36

Summary

Status	Total	Avg Price	Avg \$ Per SqFt	Median	Low	High	Avg CDOM
ACTIVE							
ACT 1ST RGT							
UC Short Sale							
Under Contract	1	\$525,000	\$238.96	\$525,000	\$525,000	\$525,000	22
PENDING	2	\$270,000	\$151.94	\$270,000	\$265,000	\$275,000	26
SOLD	4	\$331,250	\$167.47	\$322,500	\$260,000	\$420,000	36
LEASED							
EXPIRED							
WITHDRAWN							
CANCELLED							
Total	7	\$341,429	\$173.25	\$305,000	\$260,000	\$525,000	31





Comparative Market Analysis

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CMA Pro Report

These pages give a general overview of the selected properties.

Pending Properties

1940 Mount Washington AV



MLS #: 8693076	Status: Pending	Beds: 4	L Price: \$265,000
County: El Paso		Baths: 2	
SubArea: Sommerlyn Hills		Yr Blt: 1949	
Style: Wood Frame		Grg #: 0	CDOM: 49
		Ttl Sqft: 1,775	Fin Sqft: 1,774

Rmks: Sun-bathed raised rancher in Sommerlyn Hills. Outstanding location only a three minute walk from Ivywild School, three minutes from I-25, five minutes from downtown, and a short bike ride away from all of the outdoor life that the Cheyenne Mountain area has to offer. Only two blocks away from the massive renewal that is reshaping the Nevada corridor south of Dorchester park. The huge, well developed lot, includes a tidy play yard, patio, large Tuff Shed, plenty of parking space and still enough room to use your imagination

Direct: Nevada south to Cheyenne Rd. Go west on Cheyenne Rd. and turn left on Mt. Washington

1651 Apache TR



MLS #: 2428956	Status: Pending	Beds: 4	L Price: \$275,000
County: El Paso		Baths: 2	
SubArea: Crestridge Estates		Yr Blt: 1962	
Style: Wood Frame		Grg #: 1	CDOM: 3
		Ttl Sqft: 1,779	Fin Sqft: 1,779

Rmks: Nestled in Southwest Colorado Springs, this spacious tri-level with walkout lower level sits in school district 12 and is ready for new ownership. This lovely 4 bed 2 bath home features a one-car garage, wood floors, and new windows. The kitchen and bathrooms have both been updated with new tile and granite countertops , fixtures and paint.

Direct: 8th Street, east on Ramona, south on Apache





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Sold Properties

1521 S Cascade AV



MLS #: 6257835	Status: Sold	Beds: 4	L Price: \$250,000
County: El Paso		Baths: 2	S Price: \$260,000
SubArea: Ivywild		Yr Blt: 1904	S Date: 11/16/2017
Style: Wood Frame		Grg #: 0	CDOM: 3
		Ttl Sqft: 2,107	Fin Sqft: 1,937

Rmks: A turn of the century Victorian home located in the revitalized Ivywild Community! Main level offers a large living room with a period style tile-front wood burning fire place, original trim work and hardwood flooring that carry through out the dining room and 2 main level bedrooms. A large kitchen with glass front cabinets and stainless steel appliances.

Direct: From S. Tejon head West on Brookside and turn Left on S. Cascade. House will be on the East side of S. Cascade Ave.

1620 Marquita AV



MLS #: 1497000	Status: Sold	Beds: 4	L Price: \$320,000
County: El Paso		Baths: 2	S Price: \$305,000
SubArea: Bruning		Yr Blt: 1955	S Date: 2/13/2018
Style: Wood Frame		Grg #: 1	CDOM: 100
		Ttl Sqft: 2,074	Fin Sqft: 1,879

Rmks: Newly Renovated Ivywild Home in D12. Main Level, 4 Bedroom, 2 Bath Home. Renovations Include: SS Appliances, Tier 3 Granite Kitchen Counters & Coffee Bar, Hardwood Kitchen Floor, Carpet, Refinished Hardwood w/Inset Registers, LED Lighting, Vanities, Toilets, Low E Glass Windows, Interior Mission Panel Doors & Hardware, Garage Door Opener, Fresh Paint, Hot Water Heater. Fully Landscaped Yard w/Sprinklers. Fenced Back Yard. Chill on the Covered Rear Patio. Easy Access to Parks, Downtown, Restaurants, and More...

Direct: 8th St to Ramona. East on Ramona to Marquita





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These pages give a general overview of the selected properties.

Sold Properties

505 Kinnikinnik DR



MLS #: 9482502	Status: Sold	Beds: 4	L Price: \$330,000
County: El Paso		Baths: 2	S Price: \$340,000
SubArea: Foothill		Yr Blt: 1955	S Date: 9/15/2017
Style: Wood Frame		Grg #: 2	CDOM: 14
		Ttl Sqft: 1,876	Fin Sqft: 1,829

Rmks: Mid Century Modern in Idyllic Ivywild - Renovated in 2009, Flowing Ranch Floor Plan with a Lower Level Walk-Out, Vaulted Ceilings, an Open Concept Design with a Great Room, Kitchen Island & Breakfast Bar, Fireplace & a Wall Of Windows Facing Cheyenne Mountain. Improvements Since 2009 Include a Garage Addition with an Oversized One Car Garage and an Additional Attached 3-Sided Carport Attached with Loads of Storage, Fresh Exterior Paint, a Walk-In Shower in the Lower Bath, Widened Window Egress for Lower Bedrooms,

Direct: Cheyenne BLVD west to Lorraine, go north to Kinnikinnik, go west. Home will be on the left.

205 Alsace WY



MLS #: 3214335	Status: Sold	Beds: 2	L Price: \$419,900
County: El Paso		Baths: 2	S Price: \$420,000
SubArea: Frantzhurst		Yr Blt: 1949	S Date: 11/29/2017
Style: Concrete Block, Wood Frame		Grg #: 2	CDOM: 25
		Ttl Sqft: 1,925	Fin Sqft: 1,924

Rmks: Outstanding quality remodel on this cool 1940's home in an excellent D12 neighborhood close to the Broadmoor. Refinished to create a sophisticated yet easy lifestyle. Quality features of this home include new kitchen with quartz countertops and Bosch appliances, energy saving LED lighting throughout, Nest thermostat, new vinyl windows and beautifully refinished hardwood floors. Other features include new stucco exterior, new bathrooms, 2 fireplaces, and large private corner lot with lots of space for gardening, etc.

Direct: From Lake Ave, head north on 7th St, which turns into Alsace. Home is on the right.





CMA Pro Report

These pages give a general overview of the selected properties.

Under Contract - Showing Properties

28 Lake AV



MLS #: 3469853	Status: Under Cntrct	Beds: 2	L Price: \$525,000
County: El Paso		Baths: 2	
SubArea: Broadmoor		Yr Blt: 1950	
Style: Wood Frame		Grg #: 2	CDOM: 22
		Ttl Sqft: 2,197	Fin Sqft: 2,197

Rmks: Charming 1 level living in the heart of Old Broadmoor! Walk through the double entry doors into the large sun-filled living room, with lots of windows for a grand open feeling. Then venture into the separate formal dining room. It features a gas fireplace, unique hardwood flooring pattern and lots of room for a large dining room table. Next is the sunroom with a brick flooring, skylights and walls of windows! A sliding door walk out to the walled patio area provides an excellent outdoor living area and CONTINUED . . .

Direct: Lake Ave west to 5th Street, turn north onto 5th Street, house is on the west side (left)



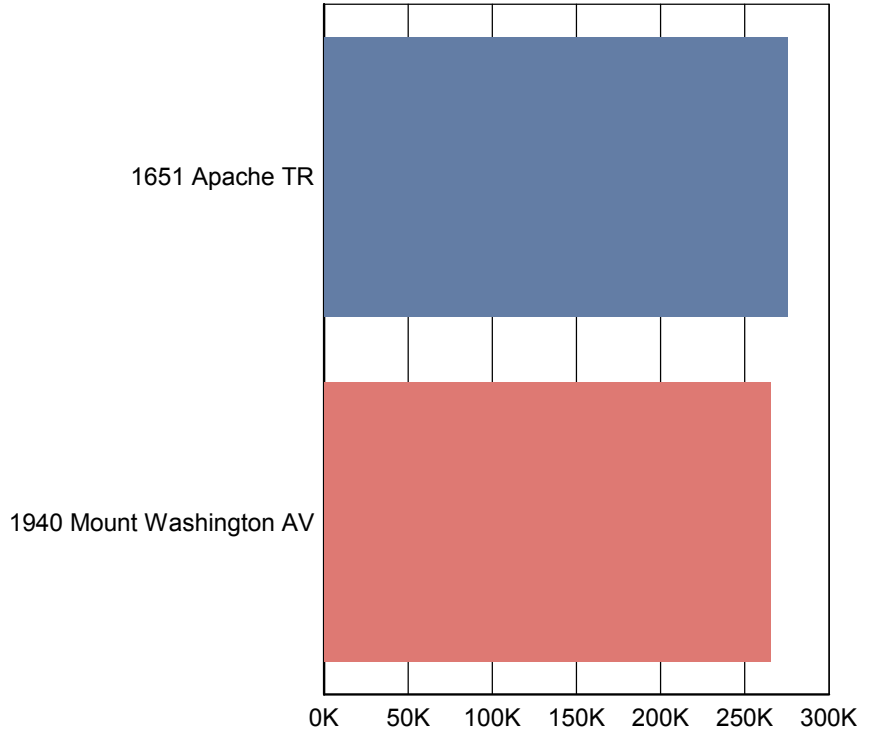


CMA Pro Report

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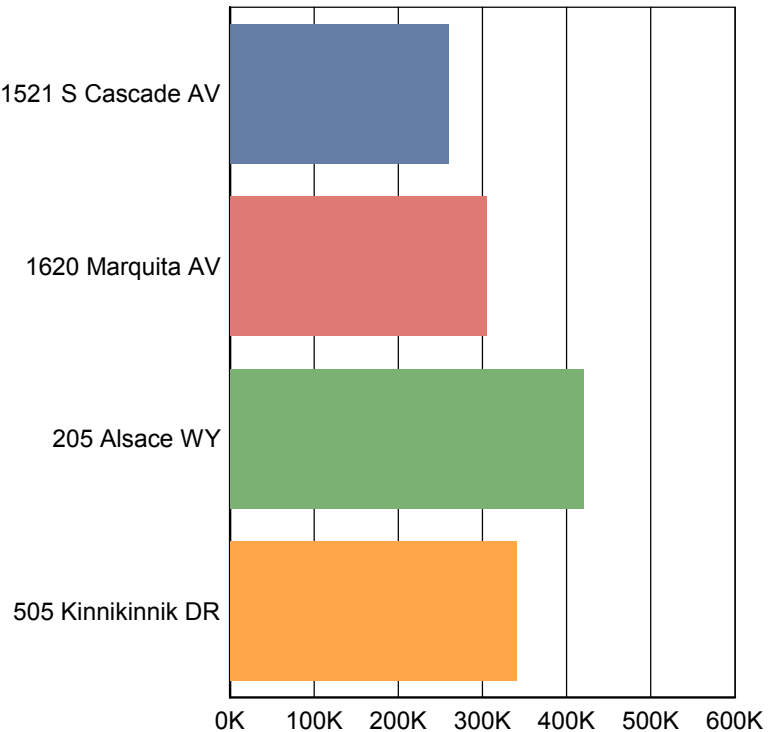
Pending Properties

Total # of Listings	2
Lowest Price	\$265,000
Highest Price	\$275,000
Average Price	\$270,000
Avg. Price/SqFt	\$151.94
Avg CDOM	26



Sold Properties

Total # of Listings	4
Lowest Price	\$260,000
Highest Price	\$420,000
Average Price	\$331,250
Avg. Price/SqFt	\$167.47
Avg CDOM	36





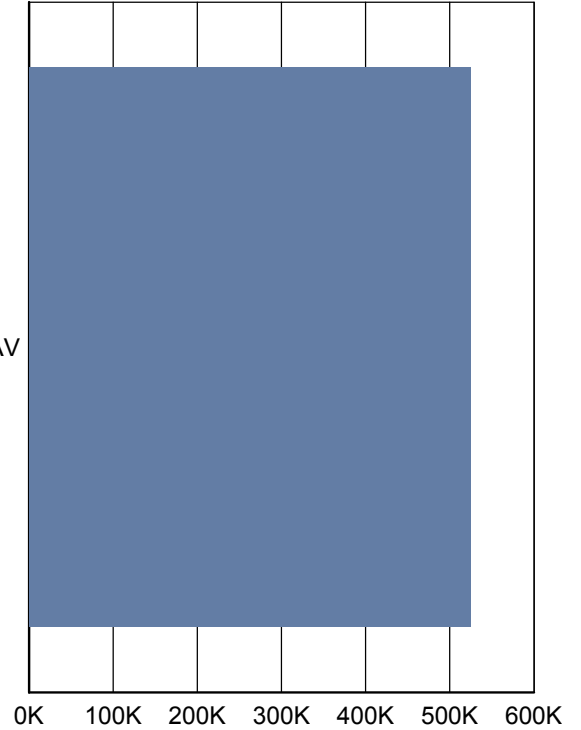
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Under Contract - Showing Properties

Total # of Listings	1
Lowest Price	\$525,000
Highest Price	\$525,000
Average Price	\$525,000
Avg. Price/SqFt	\$238.96
Avg CDOM	22

28 Lake AV





Comparative Market Analysis

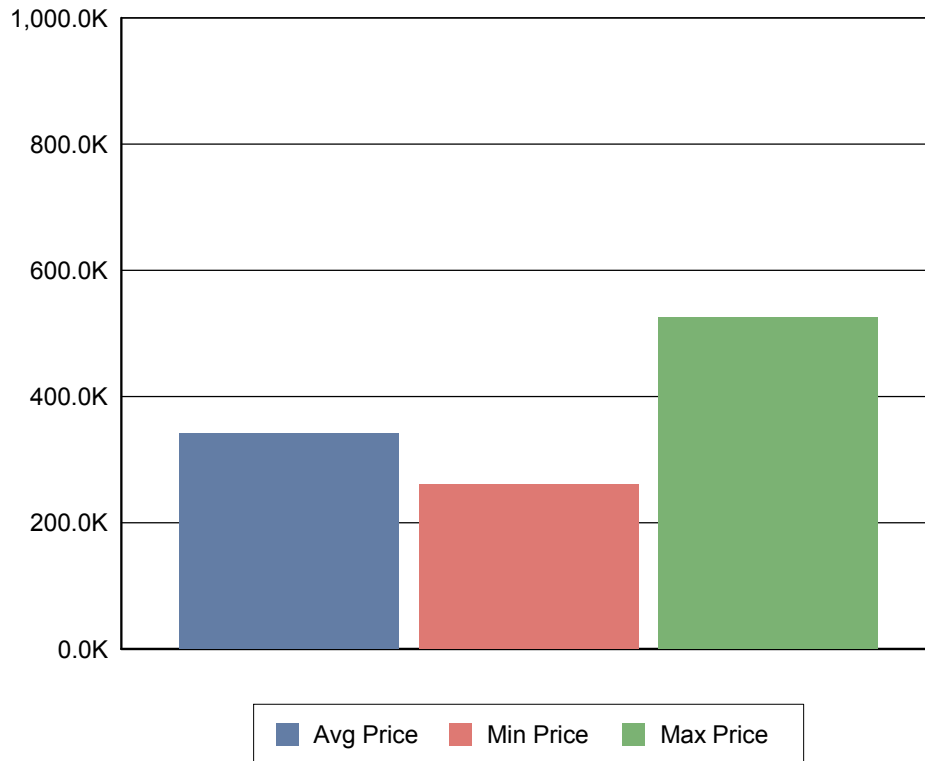
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Summary Graph/Analysis



Cumulative Analysis

Listing Category	Lowest Price	Highest Price	Average Price	Avg \$ Per SF
Pending	\$265,000	\$275,000	\$270,000	\$151.94
Sold	\$260,000	\$420,000	\$331,250	\$167.47
Under Contract - Showing	\$525,000	\$525,000	\$525,000	\$238.96
Totals / Averages	\$260,000	\$525,000	\$341,429	\$173.25

Sold Property Analysis

Address	List Price	Sold Price	CDOM	%SP/LP	SP/Sqft
1521 S Cascade AV	\$250,000	\$260,000	3	%104.00	\$123.40
1620 Marquita AV	\$320,000	\$305,000	100	%95.31	\$147.06
505 Kinnikinnik DR	\$330,000	\$340,000	14	%103.03	\$181.24
205 Alsace WY	\$419,900	\$420,000	25	%95.67	\$218.18
Total Averages	\$329,975	\$331,250	36	%99.50	\$167.47

Property Summary

S	Street Address	Bds	Bth	Sqft	L Price	S Price	Sold Date	CDOM
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Researched and prepared by **Colin Smith**
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S	Street Address	Bds	Bth	Sqft	L Price	S Price	Sold Date	CDOM
Pending								
PEND	1940 Mount Washington AV	4	2 (0,2,0,0)	1,775	\$265,000			49
PEND	1651 Apache TR	4	2 (0,2,0,0)	1,779	\$275,000			3
Sold								
CLS	1521 S Cascade AV	4	2 (0,2,0,0)	2,107	\$250,000	\$260,000	11/16/2017	3
CLS	1620 Marquita AV	4	2 (0,1,1,0)	2,074	\$320,000	\$305,000	02/13/2018	100
CLS	505 Kinnikinnik DR	4	2 (0,1,1,0)	1,876	\$330,000	\$340,000	09/15/2017	14
CLS	205 Alsace WY	2	2 (0,1,1,0)	1,925	\$419,900	\$420,000	11/29/2017	25
Under Contract - Showing								
UND	28 Lake AV	2	2 (0,0,2,0)	2,197	\$525,000			22

