

Comparative Market Analysis

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Researched and prepared by
Colin Smith

Prepared exclusively for
Jen Way

Prepared on
March 19, 2018

Subject Property

585 Calle Entrada NA
Fountain, CO

80817-1607

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Pricing Recommendation

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

\$235,000 - \$245,000**

****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: 1972

Total Sq Ft: 1,666

Upper Sq Ft: 0

Main Sq Ft: 833

Lower Sq Ft: 833

Basement Sq Ft: 0

Beds: 4

Baths: 2

Garage: 1 -- Attached

Comps were good! +/-300 sq ft. No more than 10 years newer. Stretched the area slightly to find 3 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 \$210,000 and \$220,000

Selling Price between \$215,000 and \$233,000

3 to 4 Bedrooms

2 Total Bathrooms

1,584 to 1,720 Square Feet

\$127.91 to \$135.73 per Square Foot

\$135.31 to \$138.89 per Sold Square Foot

Year Built is 1973





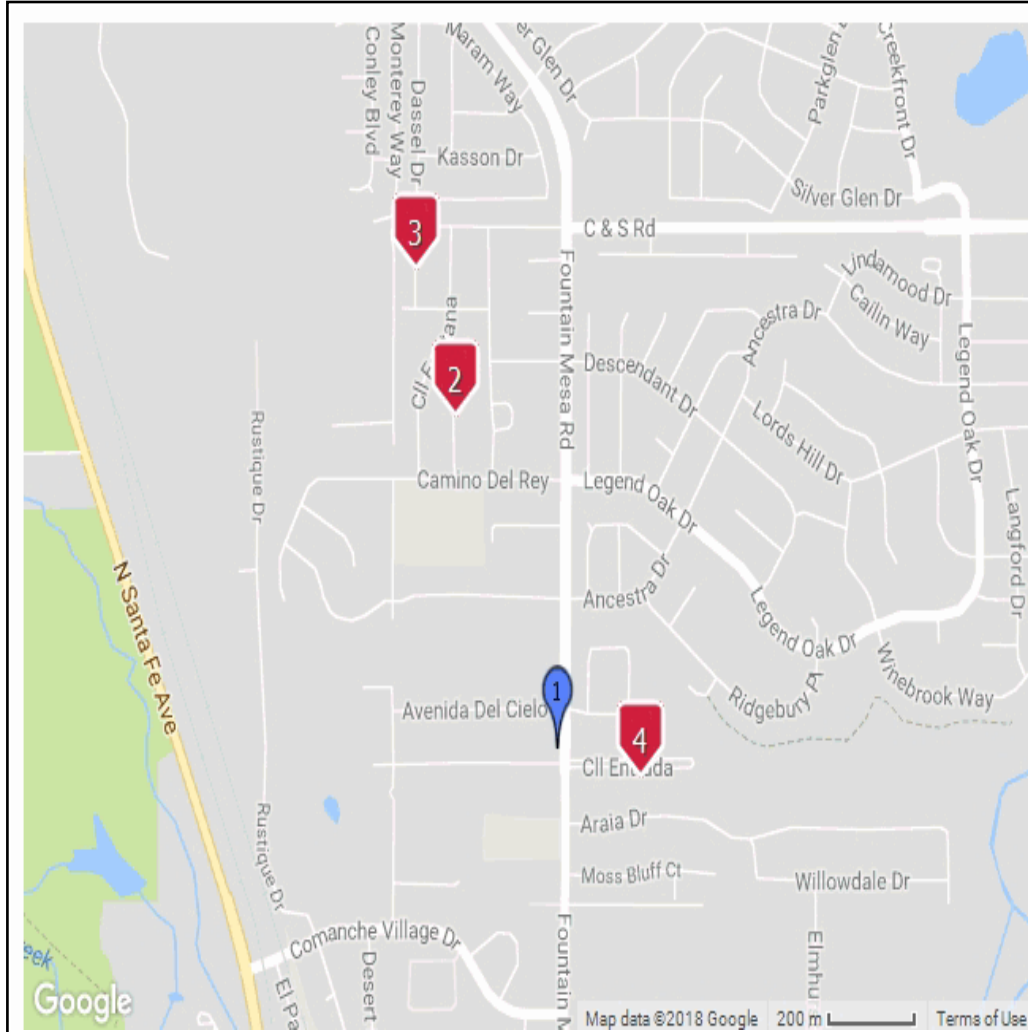
Comparative Market Analysis

585 Calle Entrada NA
Fountain, 80817

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CMA Map Layout

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



- 1 585 Calle Entrada NA
- 2 2023 Calle Corona Na
- 3 2159 El Vereda Dr
- 4 690 Calle Entrada Na





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585 Calle Entrada NA
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Monday, March 19, 2018

Brief Summary of Compared Listings

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

Status: Sold

MLS#	Stat Date	Address	Prop Sub Type	Ttl Sqft	Bds	Bth	L/S Price	CDOM
7647309	10/30/2017	2023 Calle Corona NA	Single Family	1,589	3	2	\$215,000	3
3085888	12/15/2017	2159 El Vereda DR	Single Family	1,584	4	2	\$220,000	3
4587183	03/09/2018	690 Calle Entrada NA	Single Family	1,720	4	2	\$233,000	0
Averages:				1,631	4	2.00	\$222,667	2

Summary

Status	Total	Avg Price	Avg \$ Per SqFt	Median	Low	High	Avg CDOM
ACTIVE							
ACT 1ST RGT							
UC Short Sale							
Under Contract							
PENDING							
SOLD	3	\$222,667	\$136.56	\$220,000	\$215,000	\$233,000	2
LEASED							
EXPIRED							
WITHDRAWN							
CANCELLED							
Total	3	\$222,667	\$136.56	\$220,000	\$215,000	\$233,000	2





CMA Pro Report

These pages give a general overview of the selected properties.

Sold Properties

2023 Calle Corona NA



MLS #: 7647309	Status: Sold	Beds: 3	L Price: \$210,000
County: El Paso		Baths: 2	S Price: \$215,000
SubArea: La Mesa Fontana		Yr Blt: 1973	S Date: 10/30/2017
Style: See Prop Desc Remarks		Grg #: 2	CDOM: 3
		Ttl Sqft: 1,589	Fin Sqft: 1,536

Rmks: Beautiful Stucco home is waiting for you. As you enter this home, walk into a open living room, Eat in Kitchen, 3 nice size bedrooms on upper level with a full bath. The lower level has a huge family room with wood burning Fireplace, lower laundry, 3/4 bathroom, and additional bonus room that could be a office. Walk out to a wood deck and fenced yard. New Central Air Unit and Brand New Furnace as of August. Easy commute to military base, walking distance to school, Powers, Shopping and I25.

Direct: Right on Fountain Mesa, Right on Camino Del Ray, Second Right Calle Corona, home on the left.

2159 El Vereda DR



MLS #: 3085888	Status: Sold	Beds: 4	L Price: \$215,000
County: El Paso		Baths: 2	S Price: \$220,000
SubArea: La Mesa Fontana		Yr Blt: 1973	S Date: 12/15/2017
Style: Wood Frame		Grg #: 1	CDOM: 3
		Ttl Sqft: 1,584	Fin Sqft: 1,584

Rmks: Nice 4 bed 2 bath home w/garage!Remarkable views of pikes peak from the awesome covered back deck.Huge fenced yard that includes a functional shed,dog run,garden & RV parking w/access from back and front gate.Stainless steel appliances,air conditioning are included & ceiling fans through out home.Great spacious floor plan that allows for a large dining & family room.Remolded bathroom w/ 2 sinks & tile shower.This home is conveniently close to parks, school,shopping & all military bases.Make this your home for the Holidays!

Direct: Right on C & S to El Vereda





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Sold Properties

690 Calle Entrada NA



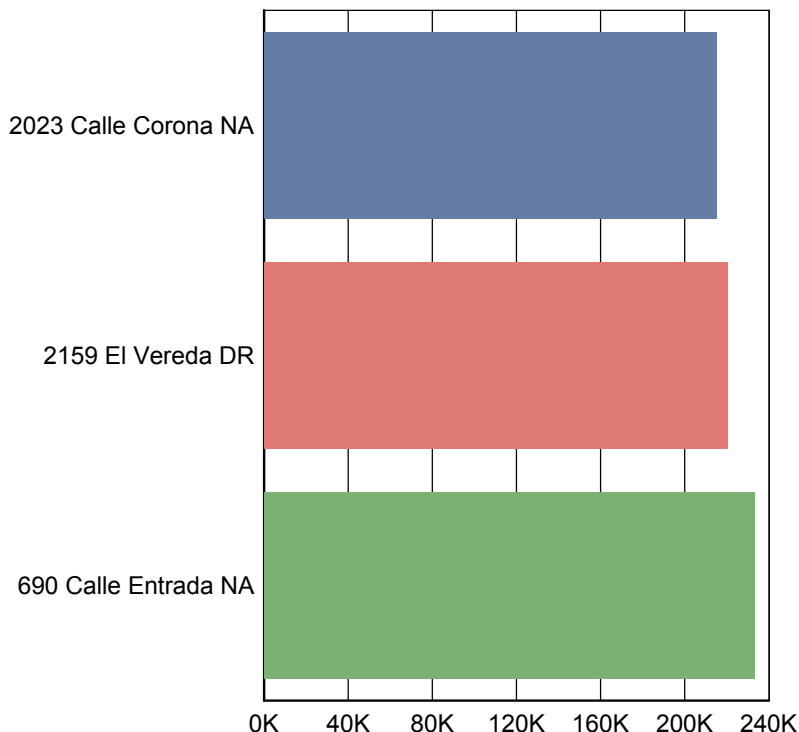
MLS #: 4587183	Status: Sold	Beds: 4	L Price: \$220,000
County: El Paso		Baths: 2	S Price: \$233,000
SubArea: LA Mesa Fontana East		Yr Blt: 1973	S Date: 3/9/2018
Style: Framed on Lot		Grg #: 1	CDOM: 0
		Ttl Sqft: 1,720	Fin Sqft: 1,720

Rmks: This beautifully updated 4-bedroom, 2 bath home sits on a wide, quiet street in Fountain just minutes from schools and shopping. The bi-level layout features two bedrooms and a fully remodeled bathroom on the upper level along with a spacious living room with large windows allowing for plenty of natural light. The kitchen offers all new appliances, freshly painted cabinets and a tasteful new counter and tile backsplash for an updated, modern look. A brand new deck off the kitchen is perfect for a gas grill and enjoying the

Direct: I-25 to Mesa Ridge Parkway exit. Go east and turn right onto Fountain Mesa. Left onto Calle Estrada. Home will be on the right.

Sold Properties

Total # of Listings	3
Lowest Price	\$215,000
Highest Price	\$233,000
Average Price	\$222,667
Avg. Price/SqFt	\$136.56
Avg CDOM	2





Comparative Market Analysis

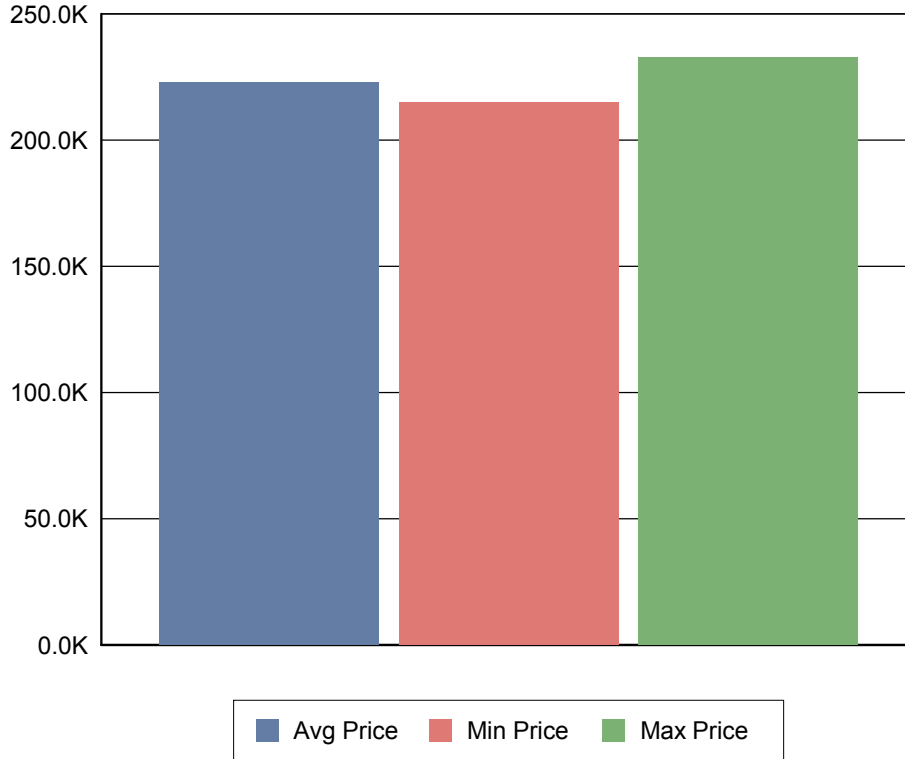
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Summary Graph/Analysis



Cumulative Analysis

Listing Category	Lowest Price	Highest Price	Average Price	Avg \$ Per SF
Sold	\$215,000	\$233,000	\$222,667	\$136.56
Totals / Averages	\$215,000	\$233,000	\$222,667	\$136.56

Sold Property Analysis

Address	List Price	Sold Price	CDOM	%SP/LP	SP/Sqft
2023 Calle Corona NA	\$210,000	\$215,000	3	%102.38	\$135.31
2159 El Vereda DR	\$215,000	\$220,000	3	%102.33	\$138.89
690 Calle Entrada NA	\$220,000	\$233,000	0	%105.91	\$135.47
Total Averages	\$215,000	\$222,667	2	%103.54	\$136.55

Property Summary

S	Street Address	Bds	Bth	Sqft	L Price	S Price	Sold Date	CDOM
Sold								
CLS	2023 Calle Corona NA	3	2 (0,1,1,0)	1,589	\$210,000	\$215,000	10/30/2017	3

Researched and prepared by **Colin Smith**
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S	Street Address	Bds	Bth	Sqft	L Price	S Price	Sold Date	CDOM
CLS	2159 El Vereda DR	4	2 (0,1,1,0)	1,584	\$215,000	\$220,000	12/15/2017	3
CLS	690 Calle Entrada NA	4	2 (0,1,1,0)	1,720	\$220,000	\$233,000	03/09/2018	0

