

# 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  
July 19, 2018

Subject Property  
4263 College View Drive  
Colorado Springs, CO  
80906-5437

## **Colin Smith**

Solid Rock Realty

4297 Austin Bluffs Parkway 200

Colorado Springs, CO 80918

(719)232-6709

ColinSmith@SolidRockRe.com





## Pricing Recommendation

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

**\$250,000 - \$260,000\*\***

**\*\*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: 1984

Total Sq Ft: 1,728

Upper Sq Ft: 0

Main Sq Ft: 864

Lower Sq Ft: 864

Basement Sq Ft: 0

Beds: 3

Baths: 2

Garage: 1 -- Attached

Comps were great! +/-300 sq ft. No comp 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 \$205,000 and \$245,000

Selling Price between \$205,000 and \$240,000

4 Bedrooms

2 Total Bathrooms

1,461 to 1,654 Square Feet

\$136.03 to \$164.20 per Square Foot

\$136.39 to \$164.27 per Sold Square Foot

Year Built between 1973 and 1984





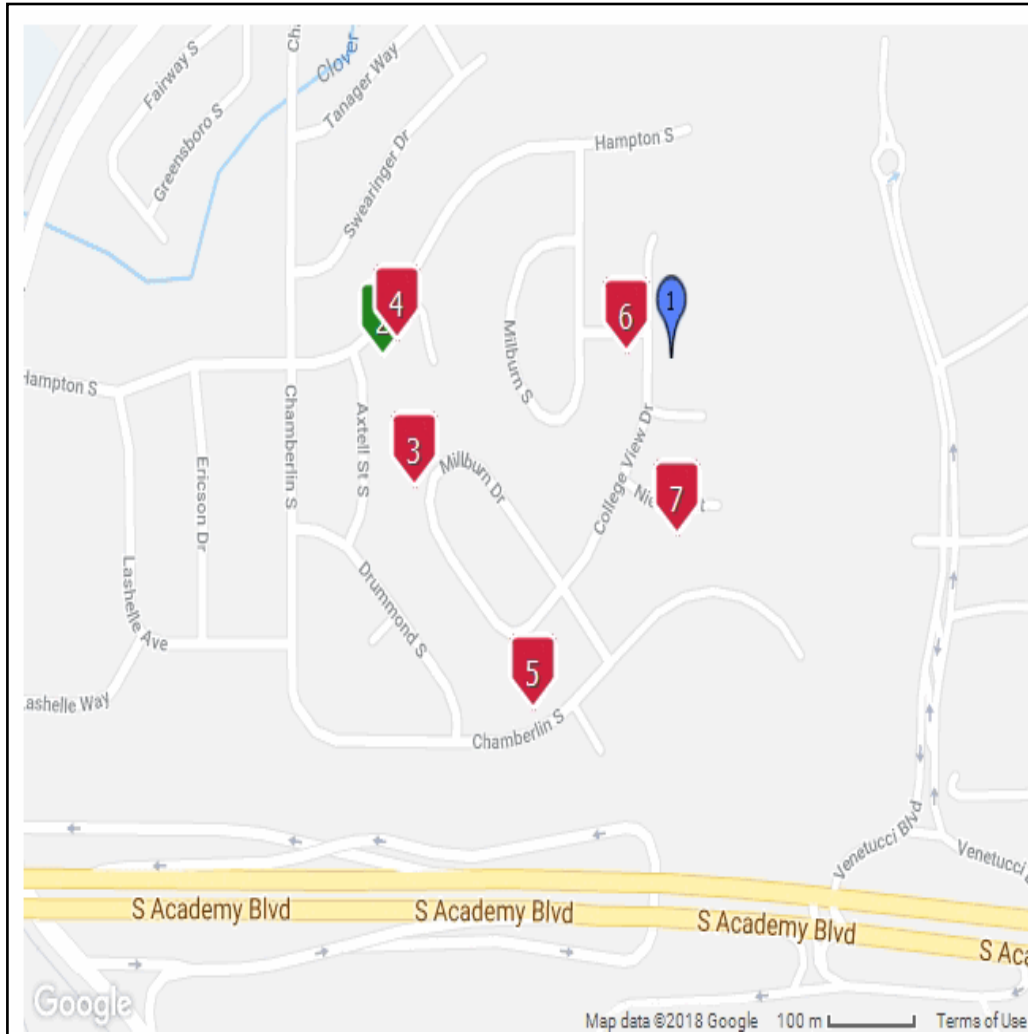
# Comparative Market Analysis

4263 College View Drive  
Colorado Springs, 80906

Thursday, July 19, 2018

## CMA Map Layout

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



- 1 4263 College View Drive
- 2 1905 S Hampton St
- 3 4425 Millburn Dr
- 4 1925 Hampton St
- 5 1875 S Chamberlin St
- 6 4262 College View Dr
- 7 2035 Nielsen Ct





# Comparative Market Analysis

4263 College View Drive  
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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
7695498	05/23/2018	1905 S Hampton ST	Single Family	1,502	4	2	\$245,000	57
<b>Averages:</b>				<b>1,502</b>	<b>4</b>	<b>2.00</b>	<b>\$245,000</b>	<b>57</b>

### Status: Sold

MLS#	Stat Date	Address	Prop Sub Type	Ttl Sqft	Bds	Bth	L/S Price	CDOM
1669187	02/27/2018	4425 Millburn DR	Single Family	1,503	4	2	\$205,000	3
6929811	03/13/2018	1925 Hampton ST	Single Family	1,503	4	2	\$220,000	6
5573136	02/27/2018	1875 S Chamberlin ST	Single Family	1,654	4	2	\$229,500	1
1821245	03/29/2018	4262 College View DR	Single Family	1,461	4	2	\$235,000	3
2096751	06/11/2018	2035 Nielsen CT	Single Family	1,461	4	2	\$240,000	13
<b>Averages:</b>				<b>1,516</b>	<b>4</b>	<b>2.00</b>	<b>\$225,900</b>	<b>5</b>

## Summary

Status	Total	Avg Price	Avg \$ Per SqFt	Median	Low	High	Avg CDOM
ACTIVE	1	\$245,000	\$163.12	\$245,000	\$245,000	\$245,000	57
ACT 1ST RGT							
UC Short Sale							
Under Contract							
PENDING							
SOLD	5	\$225,900	\$149.33	\$229,500	\$205,000	\$240,000	5
LEASED							
EXPIRED							
WITHDRAWN							
CANCELLED							
<b>Total</b>	<b>6</b>	<b>\$229,083</b>	<b>\$151.63</b>	<b>\$232,250</b>	<b>\$205,000</b>	<b>\$245,000</b>	<b>14</b>





# Comparative Market Analysis

4263 College View Drive  
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## CMA Pro Report

These pages give a general overview of the selected properties.

### Active Properties

#### 1905 S Hampton ST



<b>MLS #:</b> 7695498	<b>Status:</b> Active	<b>Beds:</b> 4	<b>L Price:</b> \$245,000
<b>County:</b> El Paso		<b>Baths:</b> 2	
<b>SubArea:</b> Stratmoor		<b>Yr Blt:</b> 1975	
<b>Style:</b> Wood Frame		<b>Grg #:</b> 2	<b>CDOM:</b> 57
		<b>Ttl Sqft:</b> 1,502	<b>Fin Sqft:</b> 1,502

**Rmks:** This lovely 4 bedroom home has been renovated, corner lot with mountain views, close to Ft Carson. Move in ready

**Direct:** Go to B Street, Go west to Chamberlain, turn left on Chamberlain to Hampton. House on corner of Hampton and Axtell

### Sold Properties

#### 4425 Millburn DR



<b>MLS #:</b> 1669187	<b>Status:</b> Sold	<b>Beds:</b> 4	<b>L Price:</b> \$205,000
<b>County:</b> El Paso		<b>Baths:</b> 2	<b>S Price:</b> \$205,000
<b>SubArea:</b> Stratmoor Valley		<b>Yr Blt:</b> 1980	<b>S Date:</b> 2/27/2018
<b>Style:</b> Wood Frame		<b>Grg #:</b> 1	<b>CDOM:</b> 3
		<b>Ttl Sqft:</b> 1,503	<b>Fin Sqft:</b> 1,502

**Rmks:** Great four bedroom home on quiet street. Wonderful mountain view from home and deck and backyard. Fenced front yard and brand new fencing in backyard with room for dog run or garden. Great tri-level with open kitchen and dining room. Three bedrooms upstairs and one downstairs, and a bath on the lower level and also the upper level. Central Air. Newer carpet and ready to move in. See this home today! Quick closing possible! Buyer to verify schools, square footage and zoning. Tax records say District 2 schools.

**Direct:** At S Academy Blvd/CO-83 and I-25, go west, then take the B Street ramp which is past the new Sam's club. Turn R onto B St. Take the 1st R onto Lashelle Way. Turn R onto Lashelle Ave. Turn R onto Chamberlin S. Take 2nd L onto Millburn Dr.

#### 1925 Hampton ST



<b>MLS #:</b> 6929811	<b>Status:</b> Sold	<b>Beds:</b> 4	<b>L Price:</b> \$220,000
<b>County:</b> El Paso		<b>Baths:</b> 2	<b>S Price:</b> \$220,000
<b>SubArea:</b> Stratmoor South		<b>Yr Blt:</b> 1976	<b>S Date:</b> 3/13/2018
<b>Style:</b> Wood Frame		<b>Grg #:</b> 1	<b>CDOM:</b> 6
		<b>Ttl Sqft:</b> 1,503	<b>Fin Sqft:</b> 1,502

**Rmks:** Move-in ready, clean, newly updated cozy and comfortable home. The floor plan is great for entertaining or a quiet "me" time in front of a beautiful fireplace. Plenty of bedrooms for you family and/or friends. Huge back yard, immaculate garage, and A/C. Conveniently located in an established neighborhood with mature trees, close to mountains, shopping, Fort Carson Gate 3, etc.

**Direct:** From I-25 Exit 135, West onto B Street, East on Hampton.





# Comparative Market Analysis

4263 College View Drive  
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## CMA Pro Report

These pages give a general overview of the selected properties.

### Sold Properties

#### 1875 S Chamberlin ST



<b>MLS #:</b> 5573136	<b>Status:</b> Sold	<b>Beds:</b> 4	<b>L Price:</b> \$225,000
<b>County:</b> El Paso		<b>Baths:</b> 2	<b>S Price:</b> \$229,500
<b>SubArea:</b> Stratmoor South		<b>Yr Blt:</b> 1973	<b>S Date:</b> 2/27/2018
<b>Style:</b> Framed on Lot		<b>Grg #:</b> 2	<b>CDOM:</b> 1
		<b>Ttl Sqft:</b> 1,654	<b>Fin Sqft:</b> 1,654

**Rmks:** Beautifully updated rancher with newer stucco exterior and year wood deck. The main level of the home features easy to care for engineered wood flooring throughout. The 3 bedrooms on the main level are all nicely carpeted. An open and inviting living space offers a dining room/kitchen combo that connects to the living room and walk out deck. Gorgeous stainless steel appliances stay with the home and look outstanding along with the newer cabinets and counters in the kitchen. Overall, with the recent renovation,

**Direct:** From B St, head S on Chamberlin S. Head down pass the stop sign. As the road curves home will be on the right at the top of the hill.

#### 4262 College View DR



<b>MLS #:</b> 1821245	<b>Status:</b> Sold	<b>Beds:</b> 4	<b>L Price:</b> \$229,900
<b>County:</b> El Paso		<b>Baths:</b> 2	<b>S Price:</b> \$235,000
<b>SubArea:</b> College View Estates		<b>Yr Blt:</b> 1983	<b>S Date:</b> 3/29/2018
<b>Style:</b> Wood Frame		<b>Grg #:</b> 1	<b>CDOM:</b> 3
		<b>Ttl Sqft:</b> 1,461	<b>Fin Sqft:</b> 1,461

**Rmks:** This gorgeous completely remodeled Tri-level home is ready for it's new owner! Home welcomes you with a freshly custom painted exterior. Step inside the roomy & bright living room. Beautiful wood laminate flooring flows throughout the main level. A separate walkout dining are sits convenient to kitchen and living room. Kitchen boasts beautiful custom tiled subway glass back-splash, brand new counter tops, abundant storage space with the new shaker style cabinets & brand new stainless appliances. (See Sup Remarks)

**Direct:** From S. Academy Blvd. North On B St. East On Hampton S. South On Chamberlin S. North On Millburn Dr. East On College View Dr.





## CMA Pro Report

These pages give a general overview of the selected properties.

### Sold Properties

#### 2035 Nielsen CT



<b>MLS #:</b>	2096751	<b>Status:</b>	Sold	<b>Beds:</b>	4	<b>L Price:</b>	\$239,900
<b>County:</b>	El Paso	<b>Baths:</b>	2	<b>S Price:</b>	\$240,000	<b>S Date:</b>	6/11/2018
<b>SubArea:</b>	College View Estates	<b>Yr Blt:</b>	1984	<b>Grg #:</b>	1	<b>CDOM:</b>	13
<b>Style:</b>	Wood Frame	<b>Ttl Sqft:</b>	1,461	<b>Fin Sqft:</b>	1,445		

**Rmks:** Fantastic home with so many upgrades. Beautiful new kitchen with full slab granite countertops. New stainless steel appliances and new cabinets as well. All new paint and carpet. Both bathrooms completely redone. House has new stucco and new vinyl windows. Super bright and light. New garage door and opener. Lower level is super bright with the windows above grade. Bring your creative touch to the big fenced backyard. Easy access to Fort Carson, I-25 and Academy Blvd. This is one you do not want to miss.

**Direct:** B street to Lashelle Way to right on Lashelle Ave to a right on Chamberlin S. Stay on Chamberlin to Millburn and go left. First right off on Millburn to College View to a right on Nielsen Court. House will be on the right.







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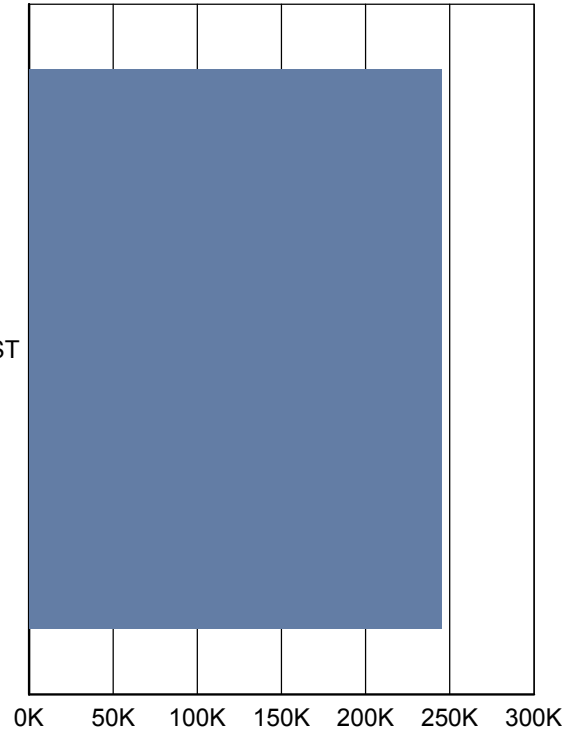
## CMA Pro Report

These pages give a general overview of the selected properties.

### Active Properties

Total # of Listings	<b>1</b>
Lowest Price	<b>\$245,000</b>
Highest Price	<b>\$245,000</b>
Average Price	<b>\$245,000</b>
Avg. Price/SqFt	<b>\$163.12</b>
Avg CDOM	<b>57</b>

1905 S Hampton ST



### Sold Properties

Total # of Listings	<b>5</b>
Lowest Price	<b>\$205,000</b>
Highest Price	<b>\$240,000</b>
Average Price	<b>\$225,900</b>
Avg. Price/SqFt	<b>\$149.33</b>
Avg CDOM	<b>5</b>

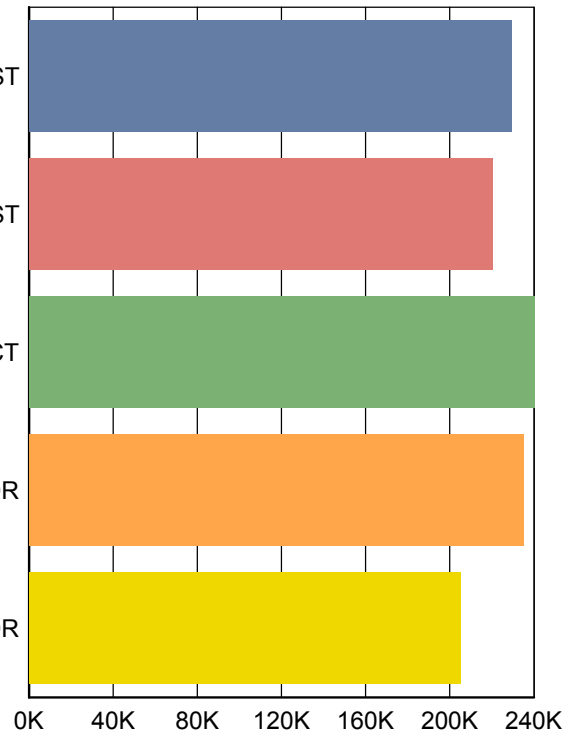
1875 S Chamberlin ST

1925 Hampton ST

2035 Nielsen CT

4262 College View DR

4425 Millburn DR





# Comparative Market Analysis

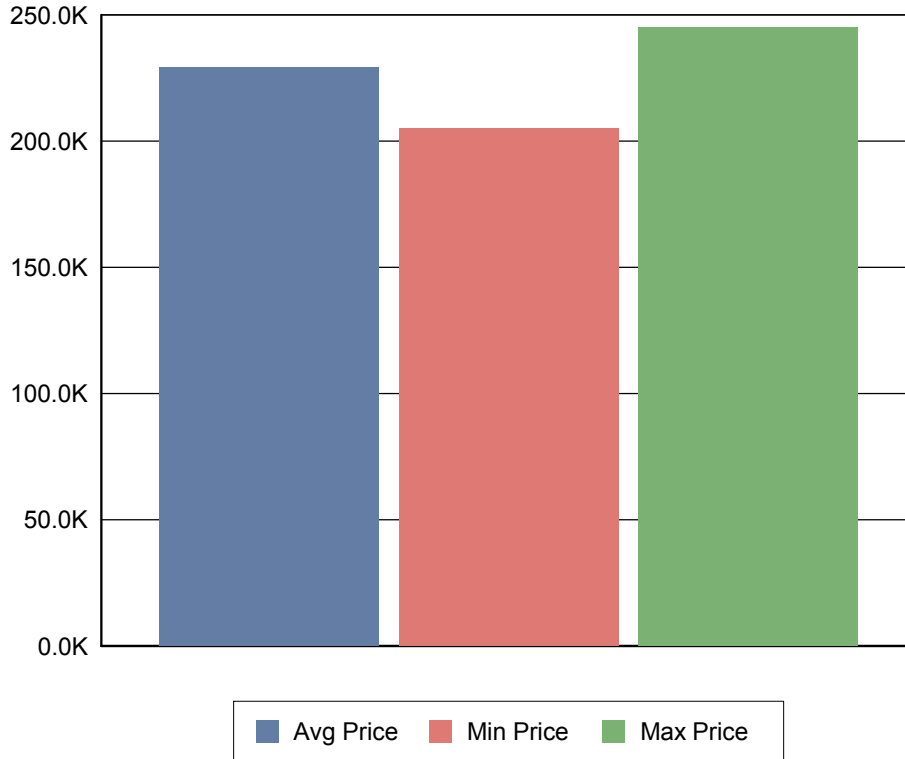
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## CMA Pro Report

These pages give a general overview of the selected properties.

### Summary Graph/Analysis



### Cumulative Analysis

Listing Category	Lowest Price	Highest Price	Average Price	Avg \$ Per SF
Active	\$245,000	\$245,000	\$245,000	\$163.12
Sold	\$205,000	\$240,000	\$225,900	\$149.33
<b>Totals / Averages</b>	<b>\$205,000</b>	<b>\$245,000</b>	<b>\$229,083</b>	<b>\$151.63</b>

### Sold Property Analysis

Address	List Price	Sold Price	CDOM	%SP/LP	SP/Sqft
4425 Millburn DR	\$205,000	\$205,000	3	%100.00	\$136.39
1925 Hampton ST	\$220,000	\$220,000	6	%103.77	\$146.37
1875 S Chamberlin ST	\$225,000	\$229,500	1	%102.00	\$138.75
4262 College View DR	\$229,900	\$235,000	3	%104.44	\$160.85
2035 Nielsen CT	\$239,900	\$240,000	13	%100.04	\$164.27
<b>Total Averages</b>	<b>\$223,960</b>	<b>\$225,900</b>	<b>5</b>	<b>%102.05</b>	<b>\$149.33</b>

## Property Summary

Researched and prepared by **Colin Smith**  
00005062-Solid Rock Realty

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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
<b>Active</b>								
ACT	1905 S Hampton ST	4	2 (0,1,1,0)	1,502	\$245,000			57
<b>Sold</b>								
CLS	4425 Millburn DR	4	2 (0,1,1,0)	1,503	\$205,000	\$205,000	02/27/2018	3
CLS	1925 Hampton ST	4	2 (0,1,1,0)	1,503	\$220,000	\$220,000	03/13/2018	6
CLS	1875 S Chamberlin ST	4	2 (0,2,0,0)	1,654	\$225,000	\$229,500	02/27/2018	1
CLS	4262 College View DR	4	2 (0,2,0,0)	1,461	\$229,900	\$235,000	03/29/2018	3
CLS	2035 Nielsen CT	4	2 (0,2,0,0)	1,461	\$239,900	\$240,000	06/11/2018	13

