

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
August 20, 2018

Subject Property

7473 Prythania Park Drive
Colorado Springs, CO

80923

Colin Smith

Solid Rock Realty

4297 Austin Bluffs Parkway 200

Colorado Springs, CO 80918

(719)232-6709

ColinSmith@SolidRockRe.com





Comparative Market Analysis

7473 Prythania Park Drive
Colorado Springs, 80923

Monday, August 20, 2018

Pricing Recommendation

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

\$295,000 - \$305,000**

****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: 2005

Total Sq Ft: 2,5620

Upper Sq Ft: 0

Main Sq Ft: 1,316

Lower Sq Ft: 0

Basement Sq Ft: 1,304 -- 90% Finished

Beds: 4

Baths: 3

Garage: 2 -- 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 \$284,900 and \$348,900

Selling Price between \$288,100 and \$350,000

4 to 5 Bedrooms

3 to 4 Total Bathrooms

2,620 to 2,786 Square Feet

\$102.26 to \$125.55 per Square Foot

\$103.41 to \$125.94 per Sold Square Foot

Year Built between 2002 and 2007





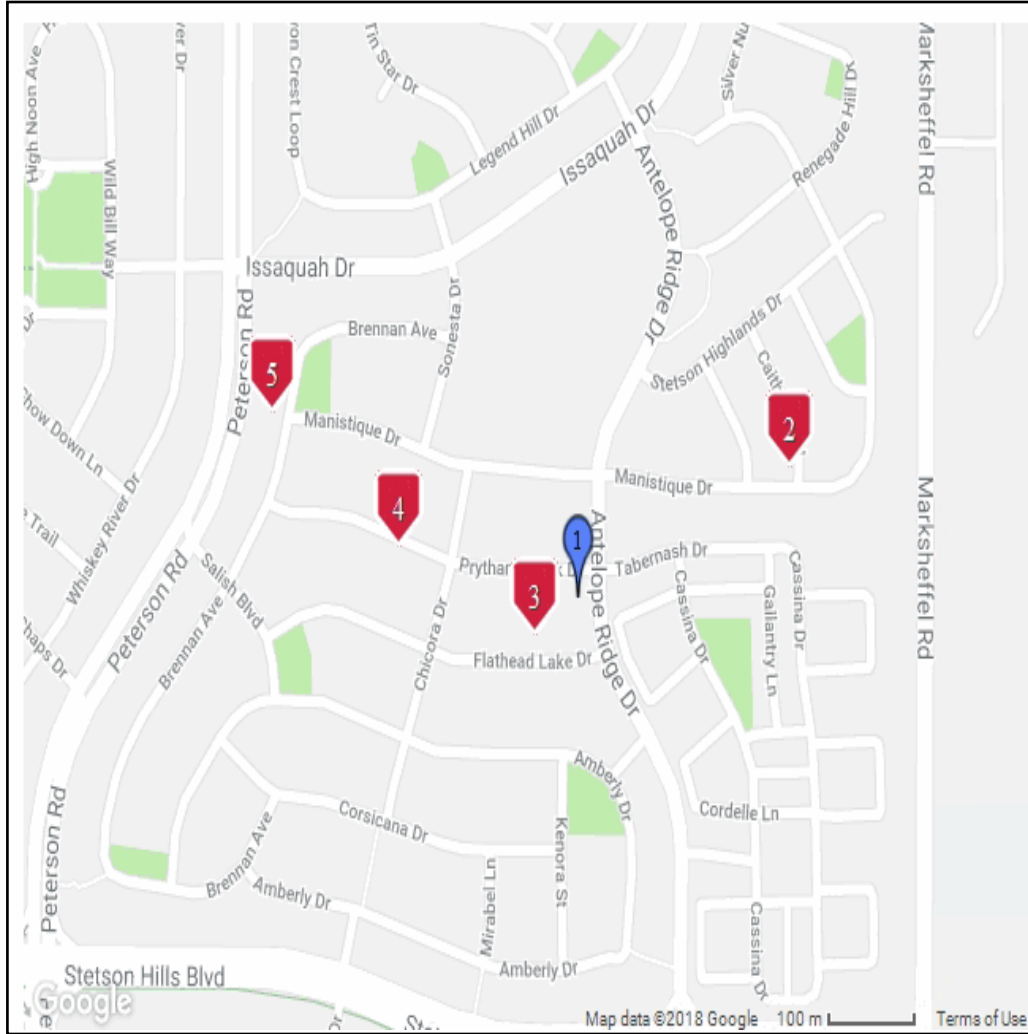
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Colorado Springs, 80923

Monday, August 20, 2018

CMA Map Layout

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



- 1 7473 Prythania Park Drive
- 2 5706 Caithness Pl
- 3 7446 Flathead Lake Dr
- 4 7360 Prythania Park Dr
- 5 5836 Brennan Av





Comparative Market Analysis

7473 Prythania Park Drive
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Monday, August 20, 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 |
|------------------|------------|------------------------|---------------|--------------|----------|-------------|------------------|----------|
| 5524068 | 04/30/2018 | 5706 Caithness PL | Single Family | 2,786 | 4 | 4 | \$288,100 | 6 |
| 6819898 | 06/07/2018 | 7446 Flathead Lake DR | Single Family | 2,717 | 4 | 3 | \$295,000 | 4 |
| 6941316 | 02/27/2018 | 7360 Prythania Park DR | Single Family | 2,620 | 5 | 3 | \$300,000 | 15 |
| 1450290 | 07/17/2018 | 5836 Brennan AV | Single Family | 2,779 | 4 | 4 | \$350,000 | 11 |
| Averages: | | | | 2,726 | 4 | 3.50 | \$308,275 | 9 |

Summary

| Status | Total | Avg Price | Avg \$ Per SqFt | Median | Low | High | Avg CDOM |
|----------------|----------|------------------|-----------------|------------------|------------------|------------------|----------|
| ACTIVE | | | | | | | |
| ACT 1ST RGT | | | | | | | |
| UC Short Sale | | | | | | | |
| Under Contract | | | | | | | |
| PENDING | | | | | | | |
| SOLD | 4 | \$308,275 | \$113.11 | \$297,500 | \$288,100 | \$350,000 | 9 |
| LEASED | | | | | | | |
| EXPIRED | | | | | | | |
| WITHDRAWN | | | | | | | |
| CANCELLED | | | | | | | |
| Total | 4 | \$308,275 | \$113.11 | \$297,500 | \$288,100 | \$350,000 | 9 |





CMA Pro Report

These pages give a general overview of the selected properties.

Sold Properties

5706 Caithness PL



| | | | |
|---|---------------------|------------------------|---------------------------|
| MLS #: 5524068 | Status: Sold | Beds: 4 | L Price: \$284,900 |
| County: El Paso | | Baths: 4 | S Price: \$288,100 |
| SubArea: Stetson Ridge Highlands | | Yr Blt: 2007 | S Date: 4/30/2018 |
| Style: Framed on Lot, Wood Frame | | Grg #: 2 | CDOM: 6 |
| | | Ttl Sqft: 2,786 | Fin Sqft: 2,706 |

Rmks: Enjoy the Beautiful Mountain Views from this 4 Bed/4 Bath 2-Story Home in a Low Maintenance Community in Highly Sought Powers Corridor. Featuring an Open Floorplan -- This Home Provides lots of Natural Light and a Bright Open Feel w/ Fireplace, Formal Dining, and Open Kitchen. Head to the Upper Level Featuring a Loft that can be used as a Home Study/Office or Play Area for the Kids ~ Large Master Bedroom w/ Attached Bath and Walk-in Closet. Two Additional Bedrooms ~ Laundry Rm and Full Bath also Located on the Upper Level.

Direct: From Stetson Hills Blvd, N. on Antelope Ridge, E. on Manistique, N. Caithness--House is on the corner.

7446 Flathead Lake DR



| | | | |
|---|---------------------|------------------------|---------------------------|
| MLS #: 6819898 | Status: Sold | Beds: 4 | L Price: \$300,000 |
| County: El Paso | | Baths: 3 | S Price: \$295,000 |
| SubArea: Stetson Hills | | Yr Blt: 2005 | S Date: 6/7/2018 |
| Style: Framed on Lot, Wood Frame | | Grg #: 2 | CDOM: 4 |
| | | Ttl Sqft: 2,717 | Fin Sqft: 2,647 |

Rmks: Very Nice 4 bedroom rancher in the desirable Indigo Ranch. You enter this home and see the open, easy floor plan. The kitchen is an eat in style with the eating area having bay windows. This home also has a formal dining room. The living room opens out to the backyard. Large master has a great 5 piece bathroom and walk in closet. You will also find the 2nd bedroom and a full bath on the main level. The basement is finished with 2 more bedrooms, the 3rd bathroom and a large family room.

Direct: From Powers head east on Stetson Hills Blvd. Left on Antelope Ridge Dr. Left on Flathead Lake Dr. Home is on the right.





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CMA Pro Report

These pages give a general overview of the selected properties.

Sold Properties

7360 Prythania Park DR



| | | | |
|---|---------------------|------------------------|---------------------------|
| MLS #: 6941316 | Status: Sold | Beds: 5 | L Price: \$304,900 |
| County: El Paso | | Baths: 3 | S Price: \$300,000 |
| SubArea: Indigo Ranch at Stetson Ridge | | Yr Blt: 2002 | S Date: 2/27/2018 |
| Style: Wood Frame | | Grg #: 2 | CDOM: 15 |
| | | Ttl Sqft: 2,620 | Fin Sqft: 2,593 |

Rmks: IMMACULATE 5 BR / 3 BATH FAMILY FRIENDLY RANCHER located in the Popular Indigo Ranch Subdivision - Awesome Location ,Parks just two blocks away - Features include: Vaulted Ceilings, SkyLights, Newer Beautiful Ceramic Tile in Master Bath, Bay Window in Dining, Spacious Kitchen with Pantry, Recent New Roof, Some newer High Efficiency Windows, Ceiling Fan, Large Laundry Room, 3 Bedrooms on the Main Level. Wonderful Functional Floor plan and Many Designer and Decorator Touches. This is the one you've been waiting for.

Direct: From Powers Blvd. - Go East on Stetson Hills - Go North on Antelope Ridge - Go West on Prythania Park Ave

5836 Brennan AV



| | | | |
|---|---------------------|------------------------|---------------------------|
| MLS #: 1450290 | Status: Sold | Beds: 4 | L Price: \$348,900 |
| County: El Paso | | Baths: 4 | S Price: \$350,000 |
| SubArea: Indigo Ranch at Stetson Ridge | | Yr Blt: 2004 | S Date: 7/17/2018 |
| Style: Framed on Lot | | Grg #: 2 | CDOM: 11 |
| | | Ttl Sqft: 2,779 | Fin Sqft: 2,759 |

Rmks: Don't miss getting in to visit this wonderfully maintained home in Indigo Ranch with mountain views! This gorgeous home has many updates that you will enjoy! Outside you can enjoy the tranquil front porch and yard and the backyard too! In the back you can sit on the deck and enjoy the mountain views or enjoy the plush back yard with lower patio from the walk out basement! Inside you will find gorgeous hard wood floors on the main level and stairs up! Air conditioning and close to schools, parks, food, fun and shopping!

Direct: From Stetson Hills and Peterson go North on Peterson. Right on Salish. Left on Brennan.





Comparative Market Analysis

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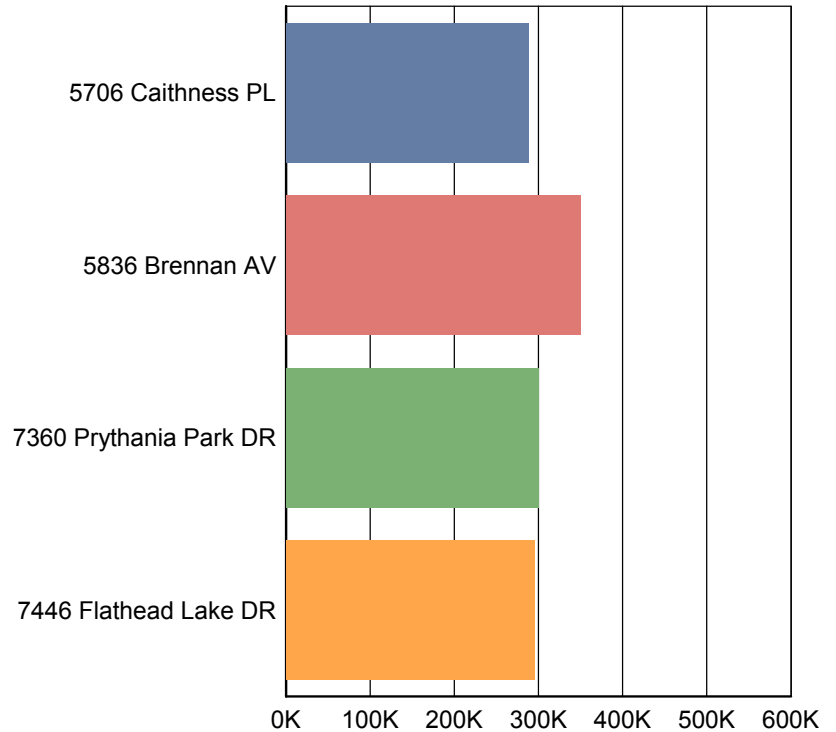
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CMA Pro Report

These pages give a general overview of the selected properties.

Sold Properties

| | |
|---------------------|------------------|
| Total # of Listings | 4 |
| Lowest Price | \$288,100 |
| Highest Price | \$350,000 |
| Average Price | \$308,275 |
| Avg. Price/SqFt | \$113.11 |
| Avg CDOM | 9 |





Comparative Market Analysis

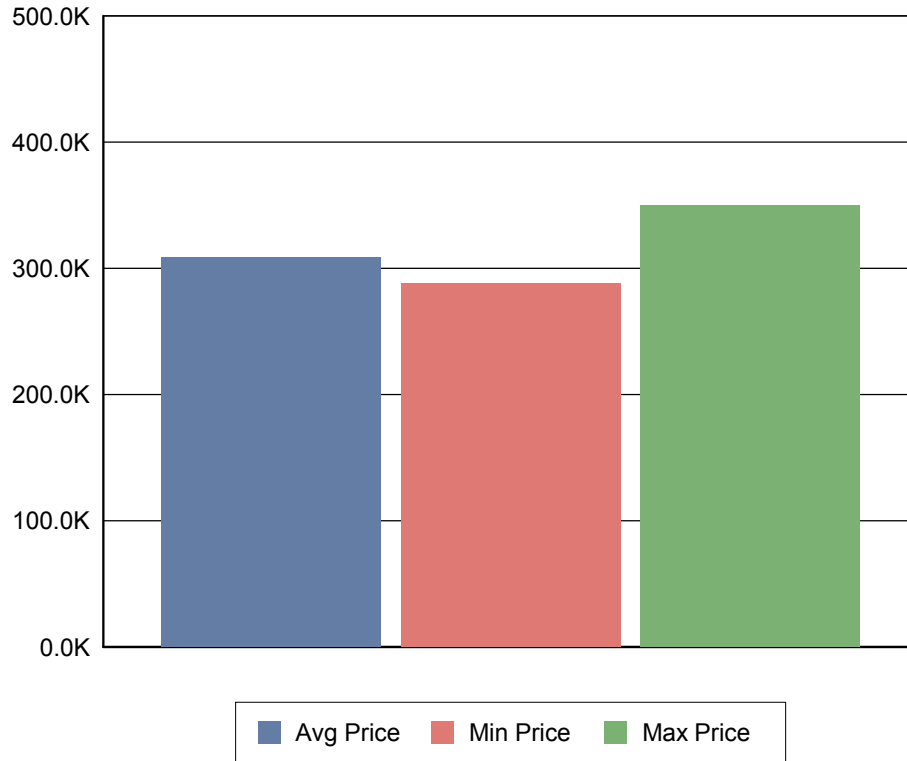
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These pages give a general overview of the selected properties.

Summary Graph/Analysis



Cumulative Analysis

| Listing Category | Lowest Price | Highest Price | Average Price | Avg \$ Per SF |
|--------------------------|------------------|------------------|------------------|-----------------|
| Sold | \$288,100 | \$350,000 | \$308,275 | \$113.11 |
| Totals / Averages | \$288,100 | \$350,000 | \$308,275 | \$113.11 |

Sold Property Analysis

| Address | List Price | Sold Price | CDOM | %SP/LP | SP/Sqft |
|------------------------|------------------|------------------|----------|---------------|-----------------|
| 5706 Caithness PL | \$284,900 | \$288,100 | 6 | %101.12 | \$103.41 |
| 7446 Flathead Lake DR | \$300,000 | \$295,000 | 4 | %98.33 | \$108.58 |
| 7360 Prythania Park DR | \$304,900 | \$300,000 | 15 | %96.81 | \$114.50 |
| 5836 Brennan AV | \$348,900 | \$350,000 | 11 | %100.03 | \$125.94 |
| Total Averages | \$309,675 | \$308,275 | 9 | %99.07 | \$113.11 |

Property Summary

| S | Street Address | Bds | Bth | Sqft | L Price | S Price | Sold Date | CDOM |
|-------------|-------------------|-----|-------------|-------|-----------|-----------|------------|------|
| Sold | | | | | | | | |
| CLS | 5706 Caithness PL | 4 | 4 (1,1,1,1) | 2,786 | \$284,900 | \$288,100 | 04/30/2018 | 6 |

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

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| S | Street Address | Bds | Bth | Sqft | L Price | S Price | Sold Date | CDOM |
|-----|------------------------|-----|-------------|-------|-----------|-----------|------------|------|
| CLS | 7446 Flathead Lake DR | 4 | 3 (0,3,0,0) | 2,717 | \$300,000 | \$295,000 | 06/07/2018 | 4 |
| CLS | 7360 Prythania Park DR | 5 | 3 (0,3,0,0) | 2,620 | \$304,900 | \$300,000 | 02/27/2018 | 15 |
| CLS | 5836 Brennan AV | 4 | 4 (0,3,0,1) | 2,779 | \$348,900 | \$350,000 | 07/17/2018 | 11 |

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