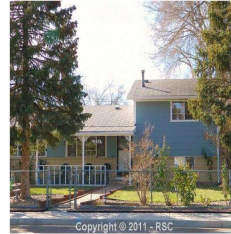


Comparative Market Analysis

"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
October 12, 2018

Subject Property
1226 Maxwell Street
Colorado Springs, CO
80906-5532

Colin Smith

Solid Rock Realty

4297 Austin Bluffs Parkway 200

Colorado Springs, CO 80918

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Pricing Recommendation

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

\$245,000 - \$255,000**

****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: 1964

Total Sq Ft: 1,992

Upper Sq Ft: 0

Main Sq Ft: 1,596

Lower Sq Ft: 0

Basement Sq Ft: 396 -- 100% Finished

Beds: 3

Baths: 1

Garage: 0

Comps were good. +/-500 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 \$200,000 and \$220,000

Selling Price between \$205,000 and \$224,900

4 Bedrooms

2 Total Bathrooms

1,530 to 1,716 Square Feet

\$120.05 to \$133.99 per Square Foot

\$128.21 to \$134.99 per Sold Square Foot

Year Built between 1965 and 1968





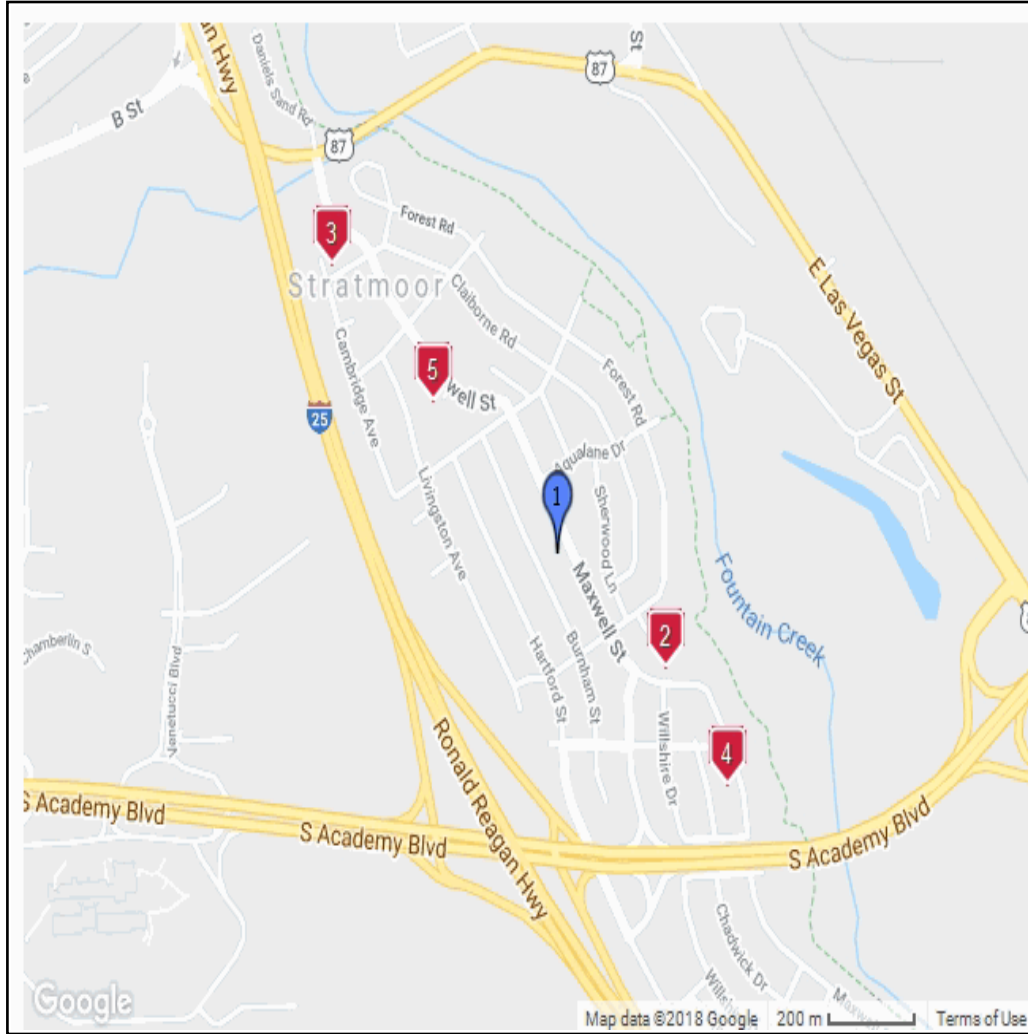
Comparative Market Analysis

1226 Maxwell Street
Colorado Springs, 80906

Friday, October 12, 2018

CMA Map Layout

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



- 1 1226 Maxwell Street
- 2 1313 Maxwell St
- 3 1049 Cambridge Av
- 4 1408 Maxwell St
- 5 1118 Maxwell St





Comparative Market Analysis

1226 Maxwell Street
Colorado Springs, 80906

Friday, October 12, 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
1539579	09/27/2018	1313 Maxwell ST	Single Family	1,530	4	2	\$205,000	9
8016863	08/08/2018	1049 Cambridge AV	Single Family	1,666	4	2	\$216,500	4
7772876	09/28/2018	1408 Maxwell ST	Single Family	1,716	4	2	\$220,000	30
8729286	06/01/2018	1118 Maxwell ST	Single Family	1,666	4	2	\$224,900	4
Averages:				1,645	4	2.00	\$216,600	12

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	\$216,600	\$131.79	\$218,250	\$205,000	\$224,900	12
LEASED							
EXPIRED							
WITHDRAWN							
CANCELLED							
Total	4	\$216,600	\$131.79	\$218,250	\$205,000	\$224,900	12





Comparative Market Analysis

1226 Maxwell Street
Colorado Springs, 80906

Friday, October 12, 2018

CMA Pro Report

These pages give a general overview of the selected properties.

Sold Properties

1313 Maxwell ST



MLS #:	1539579	Status:	Sold	Beds:	4	L Price:	\$205,000
County:	El Paso	Baths:	2	S Price:	\$205,000	S Date:	9/27/2018
SubArea:	Stratmoor Valley	Yr Blt:	1965	S Date:	9/27/2018	CDOM:	9
Style:	Wood Frame	Grg #:	1	CDOM:	9	Ttl Sqft:	1,530
		Fin Sqft:					1,491

Rmks: Great updated home has awesome floor plan with stucco exterior, vinyl windows, and a beautiful breezeway-sunroom which adds to it's appeal and efficiency. Bathrooms have been refreshed with newer vanities and tile. The home also has newer vinyl flooring in the living room and kitchen, as well as a brand new roof (June 2018). The front driveways has extra parking for two additional vehicles or an RV. And don't forget about the large backyard and back deck which is the perfect space for entertaining and relaxing.

Direct: From I-25 , take exit 135 for CO-83/S.Academy Blvd going east. Exit on Hartford St. exit and turn right onto Hartford St. Turn right on Welton and take third left onto Willshire Dr. Home will be directly in front on Maxwell at the T with Willshire.

1049 Cambridge AV



MLS #:	8016863	Status:	Sold	Beds:	4	L Price:	\$200,000
County:	El Paso	Baths:	2	S Price:	\$216,500	S Date:	8/8/2018
SubArea:	Stratmoor Valley	Yr Blt:	1968	S Date:	8/8/2018	CDOM:	4
Style:	Wood Frame	Grg #:	1	CDOM:	4	Ttl Sqft:	1,666
		Fin Sqft:					1,666

Rmks: MAIN LEVEL LIVING ON A SPACIOUS CORNER LOT!!! THIS 4 BED, 2 BATH, 1 CAR RAISED RANCH HOME CONSIST OF MASTER, KITCHEN, DINING AREA AND LIVING ROOM ON THE MAIN LEVEL. KITCHEN INCLUDES TILE FLOORING, UPGRADED KITCHEN CABINETS, AND PLENTY OF COUNTER SPACE. LOWER LEVEL FEATURES A WALKOUT TO THE BACKYARD FROM THE FAMILY ROOM, A 2ND BATH, AND THE LAUNDRY AREA. IN-GROUND SPRINKLER SYSTEM INSTALLED AND GARDEN BEDS AVAILABLE AND READY FOR PLANTING.

Direct: SOUTH ON I-25, TAKE EXIT 138 FOR LAKE AVE TOWARD CIRCLE, TURN RIGHT ON LAKE AVE, TURN LEFT ON US-85S/US-87 S/VENETUCCI BLVD, TURN RIGHT ON MAXWELL ST., TURN RIGHT ON CLAIBORNE RD, TURN RIGHT ON CAMBRIDGE AVE., HOUSE ON THE RIGHT.





Comparative Market Analysis

1226 Maxwell Street
Colorado Springs, 80906

Friday, October 12, 2018

CMA Pro Report

These pages give a general overview of the selected properties.

Sold Properties

1408 Maxwell ST



MLS #: 7772876	Status: Sold	Beds: 4	L Price: \$220,000
County: El Paso		Baths: 2	S Price: \$220,000
SubArea: Stratmoor Valley		Yr Blt: 1966	S Date: 9/28/2018
Style: Wood Frame		Grg #: 1	CDOM: 30
		Ttl Sqft: 1,716	Fin Sqft: 1,716

Rmks: Updated ranch style home, close to Ft. Carson, shopping and I-25

Direct: Take I-25. Take Exit 135 onto Academy Blvd. Take a slight right turn onto Hartford (just after overpass). Turn right onto Welton Dr. Turn right on Maxwell St. The destination is on your right. 1408 Maxwell Street.

1118 Maxwell ST



MLS #: 8729286	Status: Sold	Beds: 4	L Price: \$214,900
County: El Paso		Baths: 2	S Price: \$224,900
SubArea: Stratmoor Valley		Yr Blt: 1966	S Date: 6/1/2018
Style: Wood Frame		Grg #: 2	CDOM: 4
		Ttl Sqft: 1,666	Fin Sqft: 1,626

Rmks: Immaculate, Updated Rancher With An Attached 2 Car Garage Located On A Quiet Cul-De-Sac w/Mountain Views...As You Enter This Nicely Updated Ranch Home You Will Love The Extensive Hardwood Flooring From The Living Room Through The Main Level Bedrooms Including The Master...Lots Of Cabinets/Counters In The Updated, Eat In Kitchen w/ Mountain Views And Walk Out To The Large, Private Back Yard...The Updated Main Level Bath Is Gorgeous w/Custom Tile Bath, Flooring, And New Fixtures & Vanity...Downstairs, The Finished Basement

Direct: From I-25 & S. Academy: East on S. Academy, Exit Hartford St, Rt At End Of Ramp Onto Hartford, Rt on Glenwood, L on Maxwell To Cul-De-Sac on Left.



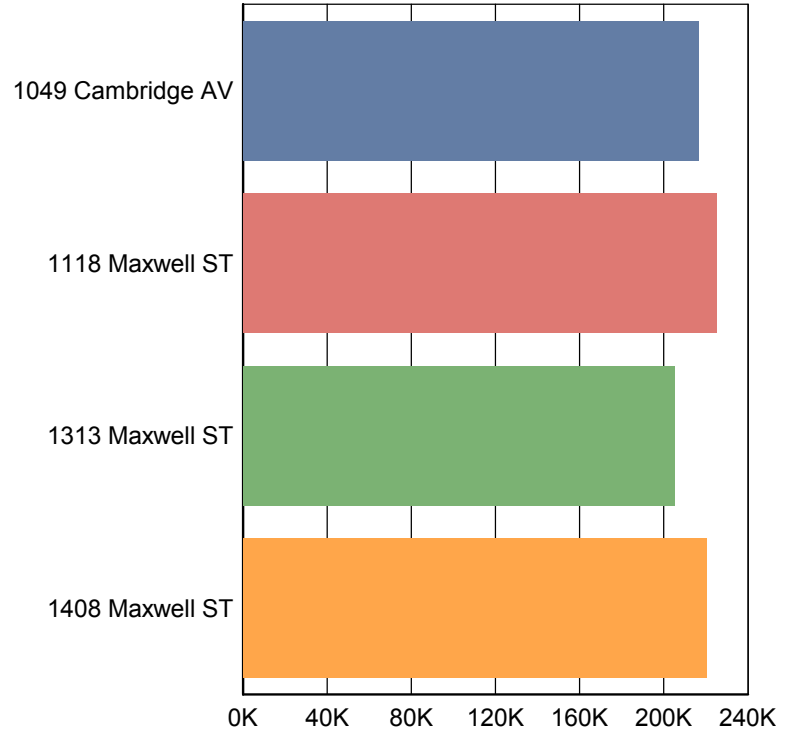


CMA Pro Report

These pages give a general overview of the selected properties.

Sold Properties

Total # of Listings	4
Lowest Price	\$205,000
Highest Price	\$224,900
Average Price	\$216,600
Avg. Price/SqFt	\$131.79
Avg CDOM	12





Comparative Market Analysis

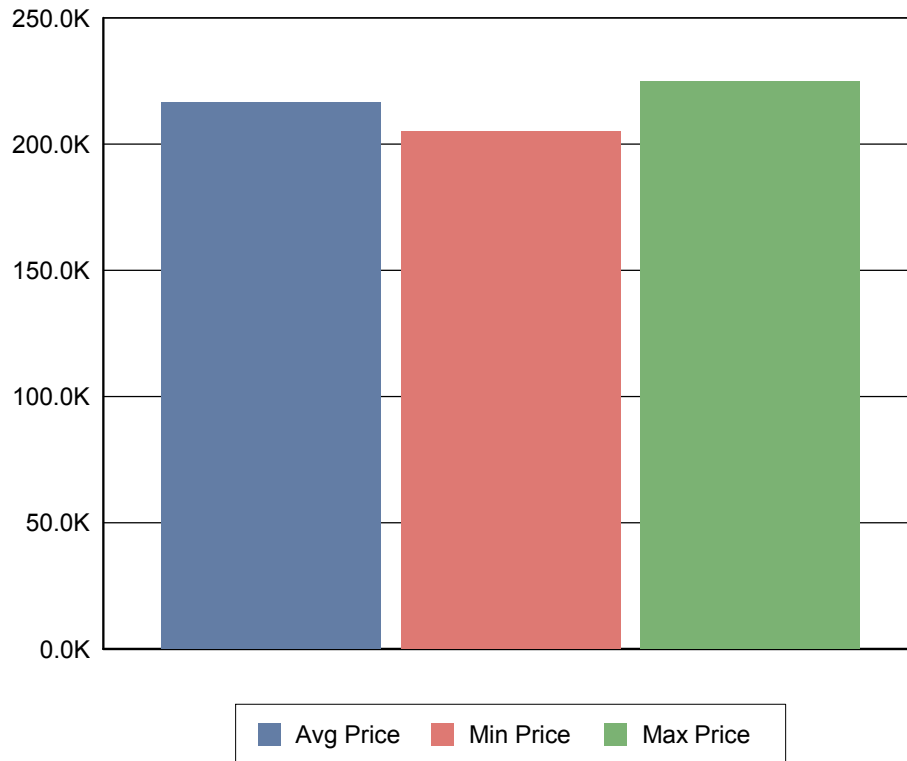
1226 Maxwell Street
Colorado Springs, 80906

Friday, October 12, 2018

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
Sold	\$205,000	\$224,900	\$216,600	\$131.79
Totals / Averages	\$205,000	\$224,900	\$216,600	\$131.79

Sold Property Analysis

Address	List Price	Sold Price	CDOM	%SP/LP	SP/Sqft
1313 Maxwell ST	\$205,000	\$205,000	9	%100.00	\$133.99
1049 Cambridge AV	\$200,000	\$216,500	4	%108.25	\$129.95
1408 Maxwell ST	\$220,000	\$220,000	30	%100.00	\$128.21
1118 Maxwell ST	\$214,900	\$224,900	4	%102.27	\$134.99
Total Averages	\$209,975	\$216,600	12	%102.63	\$131.78

Property Summary

S	Street Address	Bds	Bth	Sqft	L Price	S Price	Sold Date	CDOM
Sold								
CLS	1313 Maxwell ST	4	2 (0,1,1,0)	1,530	\$205,000	\$205,000	09/27/2018	9

Researched and prepared by **Colin Smith**
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Comparative Market Analysis

1226 Maxwell Street
Colorado Springs, 80906

Friday, October 12, 2018

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
CLS	1049 Cambridge AV	4	2 (0,2,0,0)	1,666	\$200,000	\$216,500	08/08/2018	4
CLS	1408 Maxwell ST	4	2 (0,1,1,0)	1,716	\$220,000	\$220,000	09/28/2018	30
CLS	1118 Maxwell ST	4	2 (0,1,1,0)	1,666	\$214,900	\$224,900	06/01/2018	4

Researched and prepared by **Colin Smith**
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