

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
December 04, 2018

Subject Property

1407 N Murray Blvd
Colorado Springs, CO
80915

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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: 1,850

Upper Sq Ft: 0

Main Sq Ft: 925

Lower Sq Ft: 0

Basement Sq Ft: 925 -- 86% Finished

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 \$235,000 and \$250,000

Selling Price between \$224,000 and \$255,500

3 to 5 Bedrooms

2 to 3 Total Bathrooms

1,580 to 2,019 Square Feet

\$118.82 to \$148.73 per Square Foot

\$121.35 to \$144.07 per Sold Square Foot

Year Built between 1964 and 1968





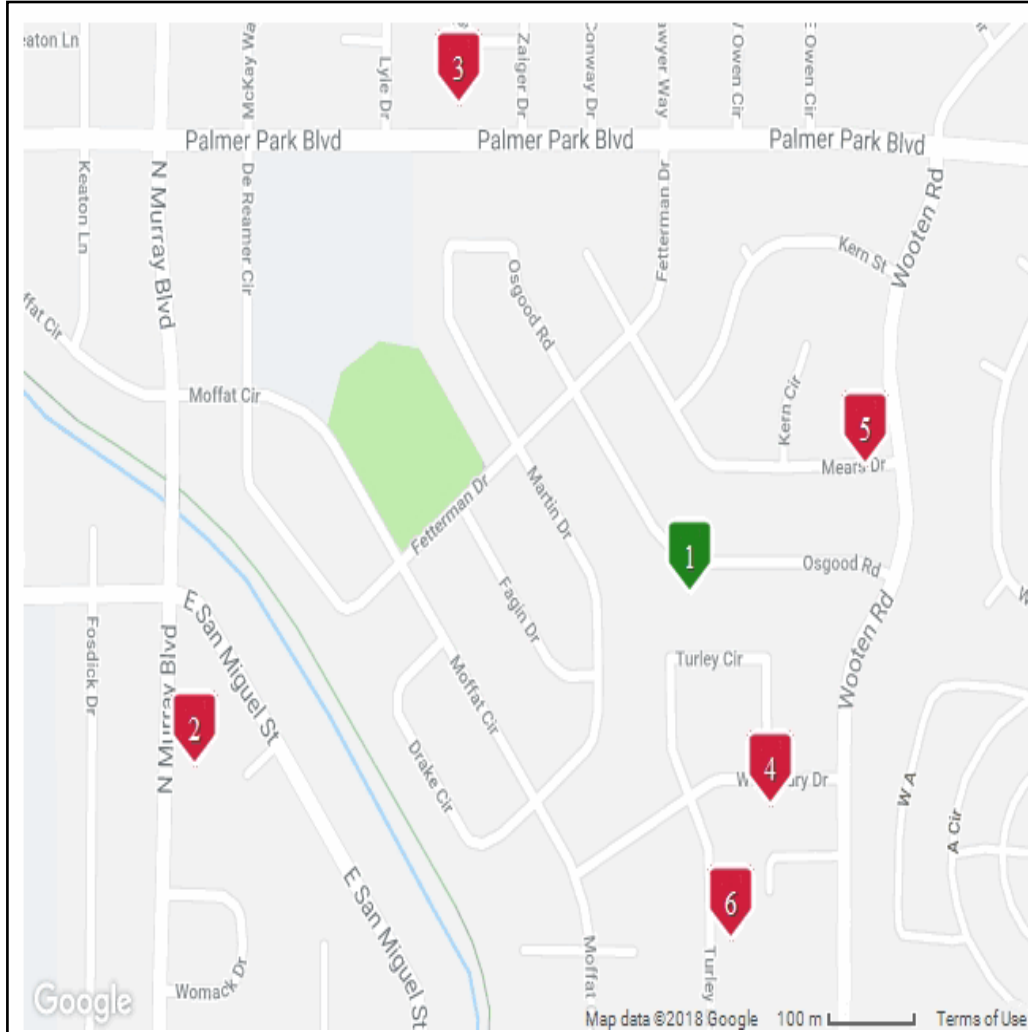
Comparative Market Analysis

1407 N Murray Blvd
Colorado Springs, 80915

Tuesday, December 4, 2018

CMA Map Layout

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



- 1407 N Murray Blvd
- 1 1240 Osgood Rd
- 2 1119 N Murray Bl
- 3 4510 Palmer Park Bl
- 4 4715 Woodbury Dr
- 5 1314 Mears Dr
- 6 1015 Turley Dr





Comparative Market Analysis

1407 N Murray Blvd
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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
8575731	11/13/2018	1240 Osgood RD	Single Family	1,612	4	2	\$235,000	4
Averages:				1,612	4	2.00	\$235,000	4

Status: Sold

MLS#	Stat Date	Address	Prop Sub Type	Ttl Sqft	Bds	Bth	L/S Price	CDOM
2928869	10/31/2018	1119 N Murray BL	Single Family	1,580	4	3	\$224,000	86
4007374	08/15/2018	4510 Palmer Park BL	Single Family	2,019	4	2	\$245,000	3
2059355	08/17/2018	4715 Woodbury DR	Single Family	1,800	3	2	\$250,000	15
7007846	08/31/2018	1314 Mears DR	Single Family	1,770	5	2	\$255,000	4
2245999	10/10/2018	1015 Turley DR	Single Family	1,990	5	3	\$255,500	27
Averages:				1,832	4	2.40	\$245,900	27

Summary

Status	Total	Avg Price	Avg \$ Per SqFt	Median	Low	High	Avg CDOM
ACTIVE							
ACT 1ST RGT							
UC Short Sale							
Under Contract	1	\$235,000	\$145.78	\$235,000	\$235,000	\$235,000	4
PENDING							
SOLD	5	\$245,900	\$134.89	\$250,000	\$224,000	\$255,500	27
LEASED							
EXPIRED							
WITHDRAWN							
CANCELLED							
Total	6	\$244,083	\$136.71	\$247,500	\$224,000	\$255,500	23





CMA Pro Report

These pages give a general overview of the selected properties.

Sold Properties

1119 N Murray BL



MLS #: 2928869	Status: Sold	Beds: 4	L Price: \$235,000
County: El Paso		Baths: 3	S Price: \$224,000
SubArea: Austin Estates		Yr Blt: 1964	S Date: 10/31/2018
Style: Framed on Lot		Grg #: 2	CDOM: 86
		Ttl Sqft: 1,580	Fin Sqft: 1,532

Rmks: Sold as is as the seller is out of state and not able to deal with repair items at this time. The Seller will escrow a set amount for initial repairs. (See showing remarks.) This spacious home is well-maintained and freshly painted in lovely neutral colors. Large west-facing living room, w/bay window lets in wonderful natural light. The beautiful, newer French doors open to a very large covered deck over a spacious, fenced backyard, which includes mature trees and storage shed.

Direct: From S Academy, east on Constitution, south on N Murray

4510 Palmer Park BL



MLS #: 4007374	Status: Sold	Beds: 4	L Price: \$239,900
County: El Paso		Baths: 2	S Price: \$245,000
SubArea: Northglen Park		Yr Blt: 1967	S Date: 8/15/2018
Style: Wood Frame		Grg #: 1	CDOM: 3
		Ttl Sqft: 2,019	Fin Sqft: 1,921

Rmks: Updated ranch home, walking distance to elementary school and quick drive to both the Powers and Academy corridors, which offer tons of shopping, dining and entertainment options! The large wood deck in the back has been re-finished and offers great entertaining space! In the basement there is a floor-to-ceiling brick fireplace, making a great focal point for the space. Oversized garage provides space for vehicle plus storage and/or workshop. A/C to cool the home on those hot, summer days!

Direct: From Powers - West on Palmer Park. House is on the right.
From Academy - East on Palmer Park. House is on the left.





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Sold Properties

4715 Woodbury DR



MLS #: 2059355	Status: Sold	Beds: 3	L Price: \$250,000
County: El Paso		Baths: 2	S Price: \$250,000
SubArea: Austin Estates		Yr Blt: 1967	S Date: 8/17/2018
Style: Wood Frame		Grg #: 1	CDOM: 15
		Ttl Sqft: 1,800	Fin Sqft: 1,800

Rmks: Wonderful home in a well maintained neighborhood. The home boasts a/c, RV parking, double entry gate to a nice large yard, a 16X16 storage shed, newer water heater, newer upstairs windows, newer roof and gutters, and a washer and dryer! The home features two large living areas and two main level bedrooms. The kitchen has beautiful cabinets and stainless steel appliances. Do not miss your chances to own this perfect ranch floor plan!

Direct: From North Gate Blvd, Right SR-83 South/State Highway 83, Bear Left then turn Left SR-21 South/N Powers Blvd, Right Palmer Park Blvd, Left Wooten Rd, Right Woodbury Dr.

1314 Mears DR



MLS #: 7007846	Status: Sold	Beds: 5	L Price: \$242,000
County: El Paso		Baths: 2	S Price: \$255,000
SubArea: Austin Estates		Yr Blt: 1968	S Date: 8/31/2018
Style: Wood Frame		Grg #: 1	CDOM: 4
		Ttl Sqft: 1,770	Fin Sqft: 1,653

Rmks: Grab the marshmallows and prepare to relax in this sweet beautifully landscaped rancher! Front yard is very low-maintenance and fenced backyard has green areas, a covered patio and a fire-pit! The bright eat-in kitchen has newer counter-tops, cabinets and sink. Main bath is newly renovated. Main bedroom has TWO closets including one walk-in; and there is a bright, good-sized living room. The carpeted basement is very open and there are two extra bonus rooms. Very large laundry room.

Direct: From Academy go east on Palmer Park, right on Wooten and right on Mears. House is on the left.





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Sold Properties

1015 Turley DR



MLS #: 2245999	Status: Sold	Beds: 5	L Price: \$249,900
County: El Paso		Baths: 3	S Price: \$255,500
SubArea: Austin Bluffs		Yr Blt: 1966	S Date: 10/10/2018
Style: Wood Frame		Grg #: 3	CDOM: 27
		Ttl Sqft: 1,990	Fin Sqft: 1,990

Rmks: Wonderful home! Hardwood floors on main level, 2 panel Santa-Fe doors, plush high grade carpet, porcelain and travertine tile, walk in closet, huge basement with tons of natural light. New water heater (2017), roof replaced (2012), furnace replaced (2011), gas pressure test (2011), electrical service upgrade (2011), 2-car detached garage with 1/2 bath (2002) - too much to list! Attached 1 car garage, RV parking, plus an additional huge detached 2 car garage that even has a 1/2 bath! Whole-house fan. New sod in front.

Direct: From Powers & Galley head West, North on Turley home will be on your right.

Under Contract - Showing Properties

1240 Osgood RD



MLS #: 8575731	Status: Under Cntrct	Beds: 4	L Price: \$235,000
County: El Paso		Baths: 2	
SubArea: Austin Estates		Yr Blt: 1967	
Style: Framed on Lot		Grg #: 0	CDOM: 4
		Ttl Sqft: 1,612	Fin Sqft: 1,612

Rmks: Meticulously maintained and cared for home with an incredibly functional floor plan. Enjoy a lovely kitchen with newer appliances open to a huge dining and living area together with a second living space on the main floor. Beautiful wood floors throughout the main and upper level with cork floors in the basement. Updated bathrooms and expansive low-maintenance landscaped front and rear yards. Don't miss the lovely home tucked away on a quiet tree-lined street within walking distance of an award-winning charter school.

Direct: Palmer Park south on Wooten, west on Osgood





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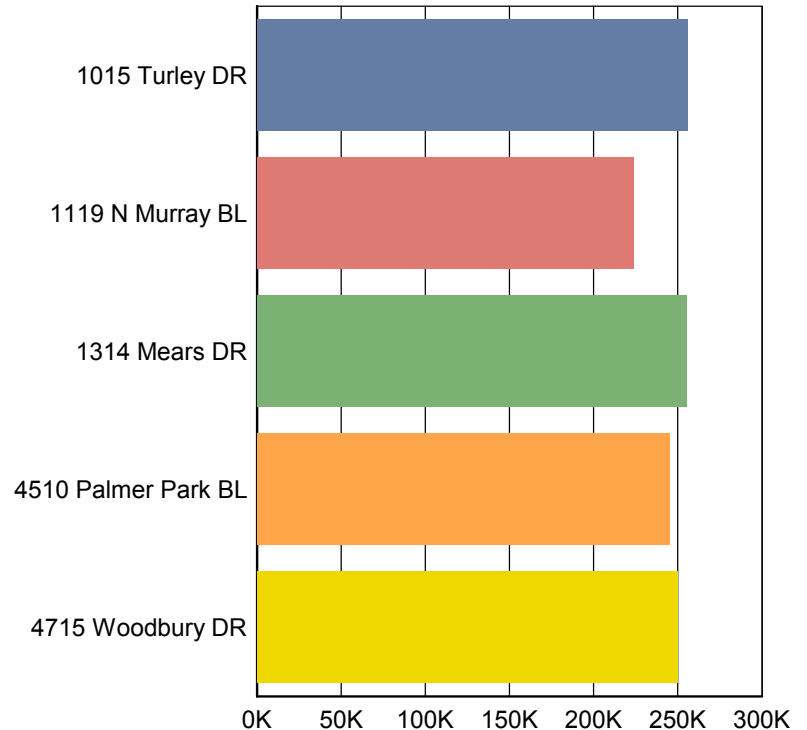
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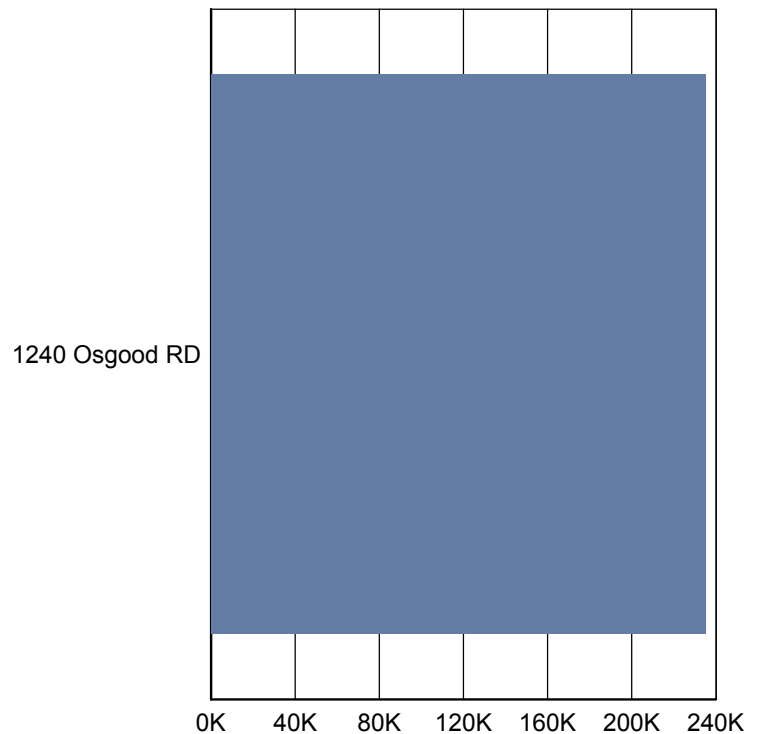
Sold Properties

Total # of Listings	5
Lowest Price	\$224,000
Highest Price	\$255,500
Average Price	\$245,900
Avg. Price/SqFt	\$134.89
Avg CDOM	27



Under Contract - Showing Properties

Total # of Listings	1
Lowest Price	\$235,000
Highest Price	\$235,000
Average Price	\$235,000
Avg. Price/SqFt	\$145.78
Avg CDOM	4





Comparative Market Analysis

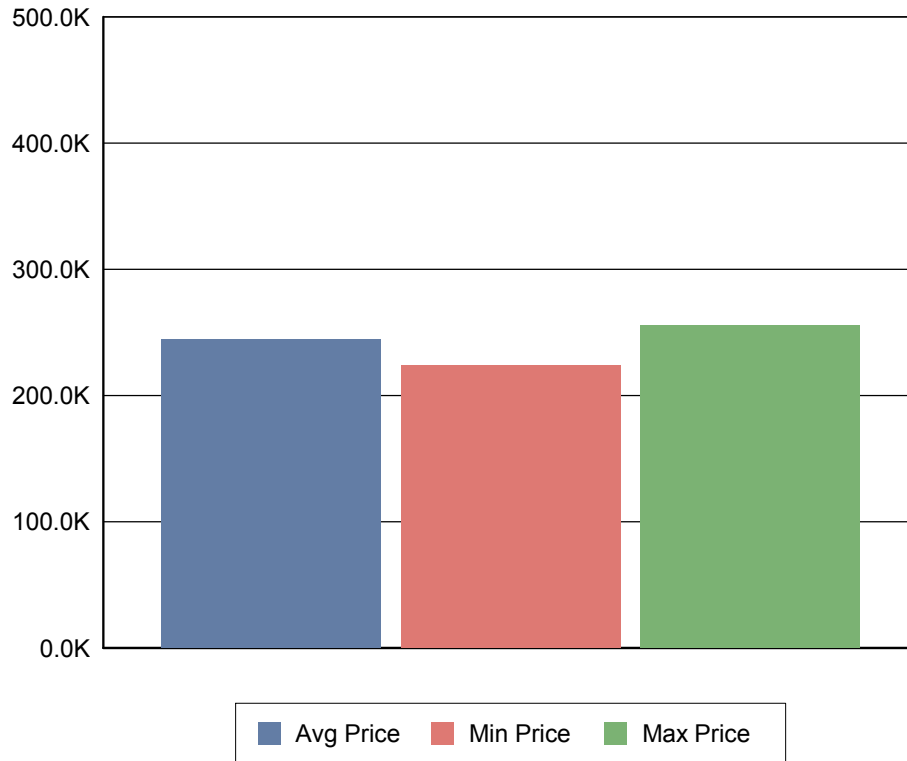
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CMA Pro Report

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
Sold	\$224,000	\$255,500	\$245,900	\$134.89
Under Contract - Showing	\$235,000	\$235,000	\$235,000	\$145.78
Totals / Averages	\$224,000	\$255,500	\$244,083	\$136.71

Sold Property Analysis

Address	List Price	Sold Price	CDOM	%SP/LP	SP/Sqft
1119 N Murray BL	\$235,000	\$224,000	86	%89.60	\$141.77
4510 Palmer Park BL	\$239,900	\$245,000	3	%102.13	\$121.35
4715 Woodbury DR	\$250,000	\$250,000	15	%100.00	\$138.89
1314 Mears DR	\$242,000	\$255,000	4	%105.37	\$144.07
1015 Turley DR	\$249,900	\$255,500	27	%82.45	\$128.39
Total Averages	\$243,360	\$245,900	27	%95.91	\$134.89

Property Summary

Researched and prepared by **Colin Smith**
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S	Street Address	Bds	Bth	Sqft	L Price	S Price	Sold Date	CDOM
Sold								
CLS	1119 N Murray BL	4	3 (0,1,2,0)	1,580	\$235,000	\$224,000	10/31/2018	86
CLS	4510 Palmer Park BL	4	2 (0,1,1,0)	2,019	\$239,900	\$245,000	08/15/2018	3
CLS	4715 Woodbury DR	3	2 (0,2,0,0)	1,800	\$250,000	\$250,000	08/17/2018	15
CLS	1314 Mears DR	5	2 (0,1,1,0)	1,770	\$242,000	\$255,000	08/31/2018	4
CLS	1015 Turley DR	5	3 (0,1,1,1)	1,990	\$249,900	\$255,500	10/10/2018	27
Under Contract - Showing								
UND	1240 Osgood RD	4	2 (0,1,1,0)	1,612	\$235,000			4

