

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
February 12, 2019

Subject Property
7435 Chelsey Way
Peyton, CO
80831-6044

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Pricing Recommendation

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

\$365,000 - \$375,000**

****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: 2000

Total Sq Ft: 3,808

Upper Sq Ft: 0

Main Sq Ft: 1,904

Lower Sq Ft: 0

Basement Sq Ft: 1,904

Beds: 4

Baths: 2

Garage: 3 -- Detached

Comps were good! +/-600 sq ft. No comp more than 10 years newer. Had to stretch the 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 \$359,900 and \$400,000

Selling Price between \$350,000 and \$385,000

3 to 5 Bedrooms

2 to 4 Total Bathrooms

3,328 to 4,119 Square Feet

\$97.11 to \$109.68 per Square Foot

\$93.47 to \$105.17 per Sold Square Foot

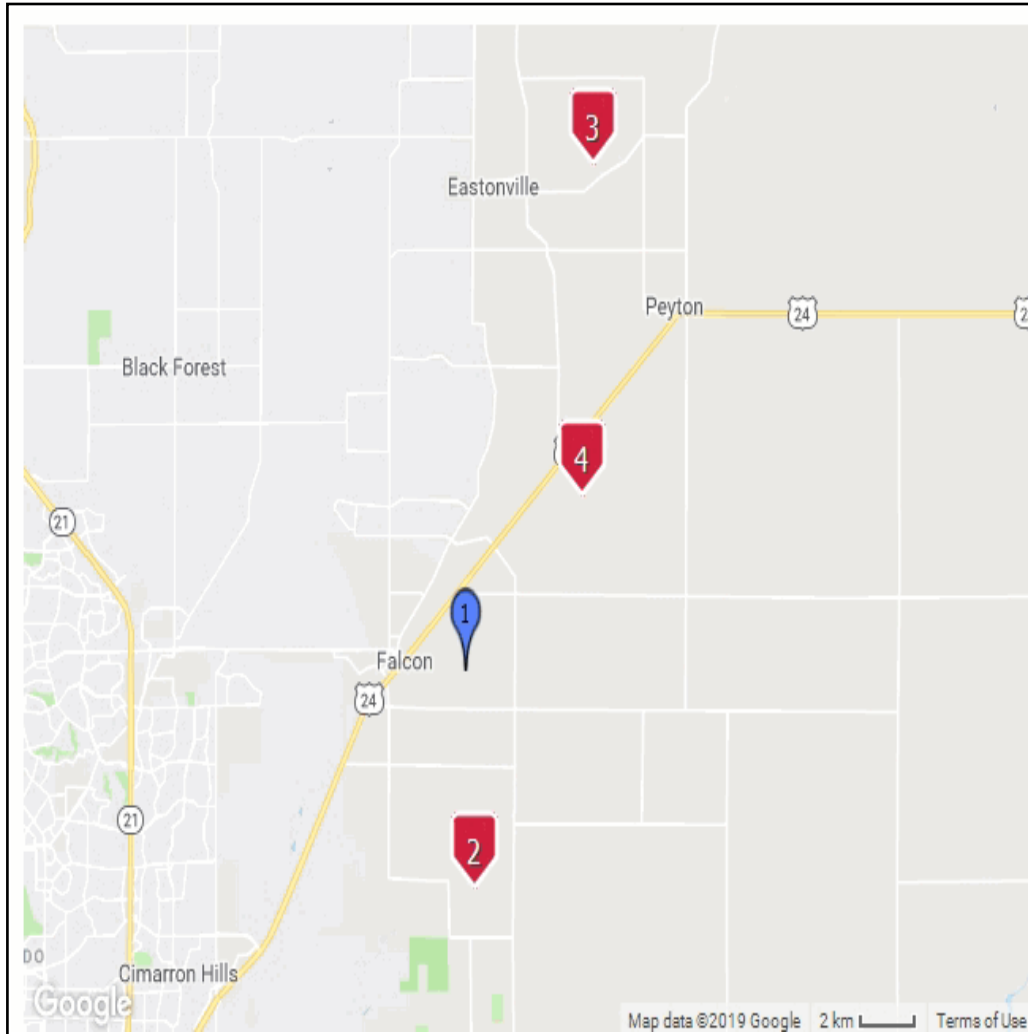
Year Built between 1990 and 1999





CMA Map Layout

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



- 1 7435 Chelsey Way
- 2 13850 Canter Rd
- 3 16670 Fannin Cr
- 4 10210 S Heritage Park Tr





Comparative Market Analysis

7435 Chelsey Way
Peyton, 80831

Tuesday, February 12, 2019

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
6571198	12/14/2018	13850 Canter RD	Single Family	3,328	3	3	\$350,000	63
7733115	10/30/2018	16670 Fannin CR	Single Family	3,696	3	2	\$355,000	105
2307655	09/25/2018	10210 S Heritage Park TR	Single Family	4,119	5	4	\$385,000	12
Averages:				3,714	4	3.00	\$363,333	60

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	\$363,333	\$98.23	\$355,000	\$350,000	\$385,000	60
LEASED							
EXPIRED							
WITHDRAWN							
CANCELLED							
Total	3	\$363,333	\$98.23	\$355,000	\$350,000	\$385,000	60





CMA Pro Report

These pages give a general overview of the selected properties.

Sold Properties

13850 Canter RD



MLS #: 6571198	Status: Sold	Beds: 3	L Price: \$365,000
County: El Paso		Baths: 3	S Price: \$350,000
SubArea: Corral Ranches		Yr Blt: 1999	S Date: 12/14/2018
Style: UBC/IBC/IRC Standard Modular		Grg #: 6	CDOM: 63
		Ttl Sqft: 3,328	Fin Sqft: 1,664

Rmks: Beautiful property with views! Updated ranch style home on permanent foundation and walk out basement! Updated kitchen, stainless steel appliances, double oven, updated cabinets, counter bar, and eat in dining area! Large master retreat with large soaking tub and updated counters! Pellet stove splits both the large living room and dining room!! Large, oversized two car garage!! Awesome 60x30 Quanset hut/workshop could be used as detached garage or RV storage.

Direct: HWY 24 TO GARRETT RD TO BLANEY RT TO END, LEFT TO HOOFBEAT RD TO CANTER RD. LEFT HOME ON LEFT SIDE NEAR THE END

16670 Fannin CR



MLS #: 7733115	Status: Sold	Beds: 3	L Price: \$359,900
County: El Paso		Baths: 2	S Price: \$355,000
SubArea: Reata		Yr Blt: 1999	S Date: 10/30/2018
Style: HUD Standard Manu		Grg #: 4	CDOM: 105
		Ttl Sqft: 3,696	Fin Sqft: 1,848

Rmks: VIEWS! VIEWS! VIEWS! This beautifully cared for home is in one of the best locations of the desirable Homestead Park area. Sitting above all of the other homes on the road, allows for 360 degree views. First time this home has been on the market and available. The meticulously cared for 5+ acres. Septic system was completely replaced and redone with in the last two years! Newer windows/siding. Kitchen was recently updated with gorgeous cabinets and counter tops. Easy access to Elbert HWY, HWY 24 and schools.

Direct: HWY 24 East. Left (North) on Elbert HWY. Right (East) on Sweet Rd. Left (North) on Fannin Circle. House will be on the left about a 1/2 mile down.





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Sold Properties

10210 S Heritage Park TR



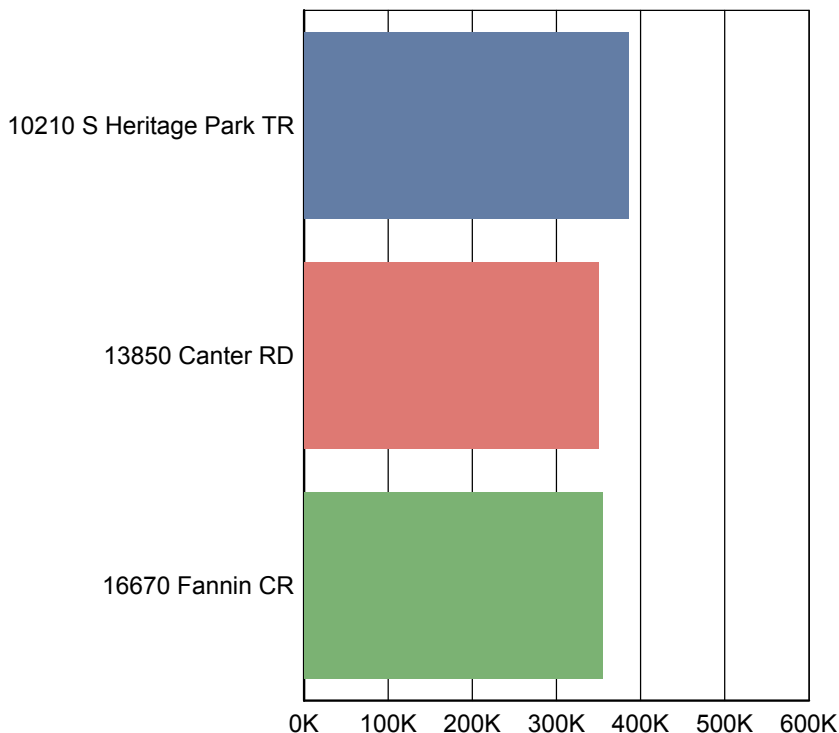
MLS #: 2307655	Status: Sold	Beds: 5	L Price: \$400,000
County: El Paso		Baths: 4	S Price: \$385,000
SubArea: Heritage Ranch Estates		Yr Blt: 1990	S Date: 9/25/2018
Style: UBC/IBC/IRC Standard Modular		Grg #: 0	CDOM: 12
		Ttl Sqft: 4,119	Fin Sqft: 3,811

Rmks: Don't miss the opportunity for this amazing house only mins from Falcon. Located on 5 acres less than a mile from Hwy 24, you'll find a massive 6 bed 4 bath with finished basement & office. Perfect for Entertaining! Kitchen boasts tile floor w/ stainless steal appliances, gas range, custom cabinets with dovetail drawers and granite countertops. Breakfast bar is perfect for grabbing some food before heading out for the day! Master bedroom complete with custom barn door and private 5 piece bath and plenty of natural light.

Direct: I-25 to Woodmen Rd. Head east. Turn left onto E US Highway 24. Turn right onto Judge Orr Rd. Turn left onto Elbert Rd. Turn right onto Spencer Rd. Turn right onto Heritage Park Trail.

Sold Properties

Total # of Listings	3
Lowest Price	\$350,000
Highest Price	\$385,000
Average Price	\$363,333
Avg. Price/SqFt	\$98.23
Avg CDOM	60





Comparative Market Analysis

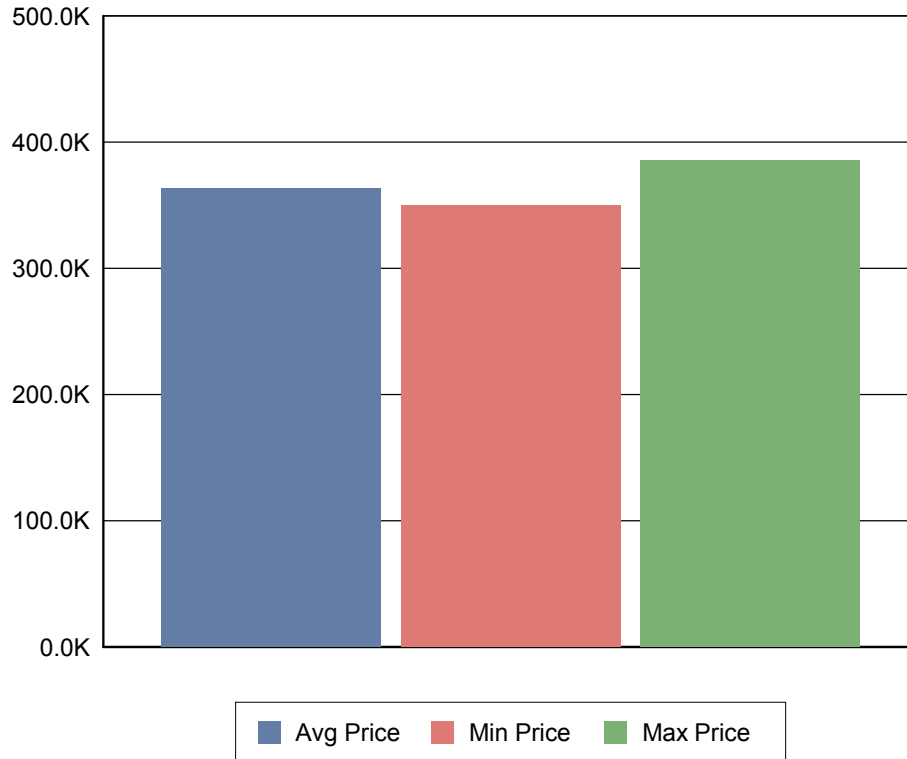
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Summary Graph/Analysis



Cumulative Analysis

Listing Category	Lowest Price	Highest Price	Average Price	Avg \$ Per SF
Sold	\$350,000	\$385,000	\$363,333	\$98.23
Totals / Averages	\$350,000	\$385,000	\$363,333	\$98.23

Sold Property Analysis

Address	List Price	Sold Price	CDOM	%SP/LP	SP/Sqft
13850 Canter RD	\$365,000	\$350,000	63	%93.33	\$105.17
16670 Fannin CR	\$359,900	\$355,000	105	%94.69	\$96.05
10210 S Heritage Park TR	\$400,000	\$385,000	12	%96.25	\$93.47
Total Averages	\$374,967	\$363,333	60	%94.76	\$98.23

Property Summary

S	Street Address	Bds	Bth	Sqft	L Price	S Price	Sold Date	CDOM
Sold								
CLS	13850 Canter RD	3	3 (0,2,1,0)	3,328	\$365,000	\$350,000	12/14/2018	63

Researched and prepared by **Colin Smith**
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S	Street Address	Bds	Bth	Sqft	L Price	S Price	Sold Date	CDOM
CLS	16670 Fannin CR	3	2 (1,1,0,0)	3,696	\$359,900	\$355,000	10/30/2018	105
CLS	10210 S Heritage Park TR	5	4 (1,3,0,0)	4,119	\$400,000	\$385,000	09/25/2018	12

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