

Comparative Market Analysis

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Researched and prepared by
Colin Smith

Prepared exclusively for
Jen Way

Prepared on
February 27, 2019

Subject Property
822 Badger Drive
Colorado Springs, CO
80916

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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: 1979

Total Sq Ft: 1,898

Upper Sq Ft: 0

Main Sq Ft: 1,073

Lower Sq Ft: 0

Basement Sq Ft: 825 -- 70% Finished

Beds: 3

Baths: 2

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 \$228,000 and \$250,000

Selling Price between \$231,500 and \$255,000

3 to 4 Bedrooms

2 to 3 Total Bathrooms

1,533 to 2,027 Square Feet

\$116.68 to \$149.34 per Square Foot

\$120.16 to \$152.33 per Sold Square Foot

Year Built between 1972 and 1986





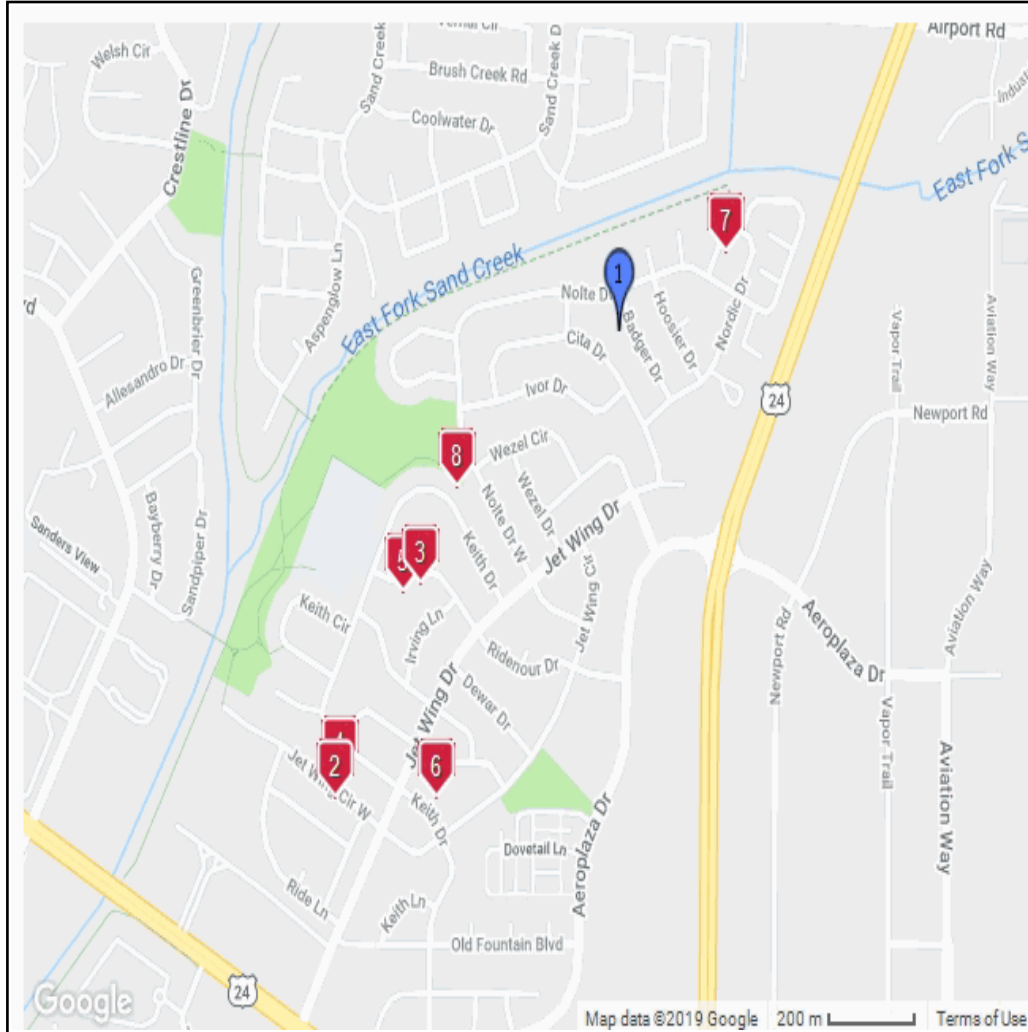
Comparative Market Analysis

822 Badger Drive
Colorado Springs, 80916

Wednesday, February 27, 2019

CMA Map Layout

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



- 1 822 Badger Drive
- 2 4755 W Jet Wing Cr
- 3 4821 Ridenour Dr
- 4 4750 Spacewalk Wy
- 5 4813 Ridenour Dr
- 6 1423 Keith Dr
- 7 722 Nordic Dr
- 8 1068 Keith Dr





Comparative Market Analysis

822 Badger Drive
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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
6439648	01/25/2019	4755 W Jet Wing CR	Single Family	1,533	4	2	\$231,500	143
4737531	10/09/2018	4821 Ridenour DR	Single Family	1,729	4	2	\$235,000	3
8048016	11/01/2018	4750 Spacewalk WY	Single Family	1,638	4	2	\$236,000	48
9740726	10/30/2018	4813 Ridenour DR	Single Family	1,836	3	2	\$238,500	2
3346333	11/12/2018	1423 Keith DR	Single Family	2,014	4	2	\$242,000	8
2234887	12/21/2018	722 Nordic DR	Single Family	2,027	3	2	\$250,000	16
1131943	12/14/2018	1068 Keith DR	Single Family	1,674	3	3	\$255,000	9
Averages:				1,779	4	2.14	\$241,143	33

Summary

Status	Total	Avg Price	Avg \$ Per SqFt	Median	Low	High	Avg CDOM
ACTIVE							
ACT 1ST RGT							
UC Short Sale							
Under Contract							
PENDING							
SOLD	7	\$241,143	\$136.68	\$238,500	\$231,500	\$255,000	33
LEASED							
EXPIRED							
WITHDRAWN							
CANCELLED							
Total	7	\$241,143	\$136.68	\$238,500	\$231,500	\$255,000	33





Comparative Market Analysis

822 Badger Drive
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CMA Pro Report

These pages give a general overview of the selected properties.

Sold Properties

4755 W Jet Wing CR



MLS #: 6439648	Status: Sold	Beds: 4	L Price: \$228,000
County: El Paso		Baths: 2	S Price: \$231,500
SubArea: Horizon Iii		Yr Blt: 1986	S Date: 1/25/2019
Style: Framed on Lot, Wood Frame		Grg #: 0	CDOM: 143
		Ttl Sqft: 1,533	Fin Sqft: 1,533

Rmks: Beautiful 2 story home, very well decorated and cared for, Newer Furnace and Hot Water Heater, New Flooring Throughout the House, Enclosed Garage has been Converted into a 4th Bedroom, would make a Great Playroom or a Large Office or Movie Room..New Paint Inside and Out, New Outside Privacy Fence, 16x10 Concrete Patio with Covered Gazebo with Furniture, some trees & small bushes, and a 4th Bedroom where the garage is and it is Heated and has a Closet and Window...

Direct: South on Powers, turn west on Fountain Blvd to Jet Wing, go north to Jet Wing Cir W to address..

4821 Ridenour DR



MLS #: 4737531	Status: Sold	Beds: 4	L Price: \$235,000
County: El Paso		Baths: 2	S Price: \$235,000
SubArea: Pikes Peak Panorama		Yr Blt: 1977	S Date: 10/9/2018
Style: Framed on Lot, Wood Frame		Grg #: 2	CDOM: 3
		Ttl Sqft: 1,729	Fin Sqft: 1,720

Rmks: Beautiful & well maintained 4-level in Pikes Peak Panorama. New roof, rear windows & paint in 2016! Very close to schools. Must see to fully appreciate.

Direct: Heading south on Powers Blvd, turn right (W) on Aeroplaza Dr, turn right (W) on Ridenour Dr. House will be on the left.

4750 Spacewalk WY



MLS #: 8048016	Status: Sold	Beds: 4	L Price: \$239,900
County: El Paso		Baths: 2	S Price: \$236,000
SubArea: Horizon Iii		Yr Blt: 1985	S Date: 11/1/2018
Style: Wood Frame		Grg #: 1	CDOM: 48
		Ttl Sqft: 1,638	Fin Sqft: 1,621

Rmks: Home Sweet Home! Enter this 4 bedroom, 2 bathroom ranch style home that boasts the gourmet kitchen with stainless steel appliances, vaulted ceilings and attached 1 car garage. Master bedroom and 2 additional bedroom on the main floor. Finished basement offers additional living space, oversized bedroom, bathroom and laundry room with tons of storage.

Direct: Fountain Blvd East to Jetwing, left to Jet Wing Circle, left to Challenger , right to Spacewalk, right to Property. Home will be on the North side of the street.





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Sold Properties

4813 Ridenour DR



MLS #:	9740726	Status:	Sold	Beds:	3	L Price:	\$235,000
County:	El Paso	Baths:	2	S Price:	\$238,500	S Date:	10/30/2018
SubArea:	Pikes Peak Panorama	Yr Blt:	1977	S Date:	10/30/2018	CDOM:	2
Style:	Wood Frame	Grg #:	2	CDOM:	2	Ttl Sqft:	1,836
		Fin Sqft:					1,248

Rmks: This home is Beautiful. It has upgrades through out , including new interior and exterior paint, new carper, new tile , new appliances, updated bathrooms and more. Truly a must see in this price range. The home centrally located and is close to shopping, entertainment, parks and schools. The elementary school is just down the street and can be seen from the front yard. Pride of ownership at its best, come take a look

Direct: From Powers Blvd Turn West on Aeroplaza to Ridenour Dr home will be on the left.

1423 Keith DR



MLS #:	3346333	Status:	Sold	Beds:	4	L Price:	\$235,000
County:	El Paso	Baths:	2	S Price:	\$242,000	S Date:	11/12/2018
SubArea:	Pikes Peak Panorama	Yr Blt:	1972	S Date:	11/12/2018	CDOM:	8
Style:	Wood Frame	Grg #:	1	CDOM:	8	Ttl Sqft:	2,014
		Fin Sqft:					2,014

Rmks: This absolutely wonderful home is a truly rare opportunity to enjoy everything our wonderful part of the world has to offer, combining location, upgrades, and overall pride of ownership that results in outstanding value! Notable features include an updated kitchen complete with granite counter tops complimented by a matching kitchen table, newer stainless steel and slate appliances, newer hardwood floors, newer brushed nickel hardware and light fixtures.

Direct: Fountain west from Powers to Jet Wing. Go north to Keith Dr. Go SE on Keith. House is 4 houses up on the left.





CMA Pro Report

These pages give a general overview of the selected properties.

Sold Properties

722 Nordic DR



MLS #: 2234887	Status: Sold	Beds: 3	L Price: \$250,000
County: El Paso		Baths: 2	S Price: \$250,000
SubArea: Pikes Peak Panorama		Yr Blt: 1979	S Date: 12/21/2018
Style: Concrete, Wood Frame		Grg #: 2	CDOM: 16
		Ttl Sqft: 2,027	Fin Sqft: 2,007

Rmks: Beautiful Pikes Peak & Mountain Views! This is truly a wonderful, well kept home and ready for you to move in. As you walk into the home, you will be greeted with a light a bright open floor plan. Recent remodel less than 2 years ago. 3 beds, 2 baths, walk out basement with fireplace and oversized 2 car garage. Stunning tall kitchen cabinets with glass tile back splash & Newer stainless steel appliances. New flooring throughout. 6 panel doors, both bathrooms are remodeled and front yard is landscaped.

Direct: From Powers Blvd go west on Aeroplaza Drive, right on Wernimont Circle, right on Jet Wing, left on Cita Dr, right on Nordic.

1068 Keith DR



MLS #: 1131943	Status: Sold	Beds: 3	L Price: \$250,000
County: El Paso		Baths: 3	S Price: \$255,000
SubArea: Pikes Peak Panorama		Yr Blt: 1978	S Date: 12/14/2018
Style: Wood Frame		Grg #: 2	CDOM: 9
		Ttl Sqft: 1,674	Fin Sqft: 1,593

Rmks: Come see this completely updated two-story located on a quiet street with a park nearby! So much new! New wood laminate throughout the main floor, new kitchen cabinets and countertop, new brushed nickel light fixtures and hardware throughout. All kitchen stainless steel appliances are included. New bathroom vanities and ceramic tile. All new carpet--in bedrooms and basement. Freshly painted inside. Exterior paint, vinyl windows, insulated garage door, and roof new in 2016. Brand new wifi-enabled garage door opener.

Direct: South on Powers to Aeroplaza Drive. West (right) on Aeroplaza. Right on Wernimont Circle. Left on Jet Wing Drive. Right on Keith Drive. House will be on the right.



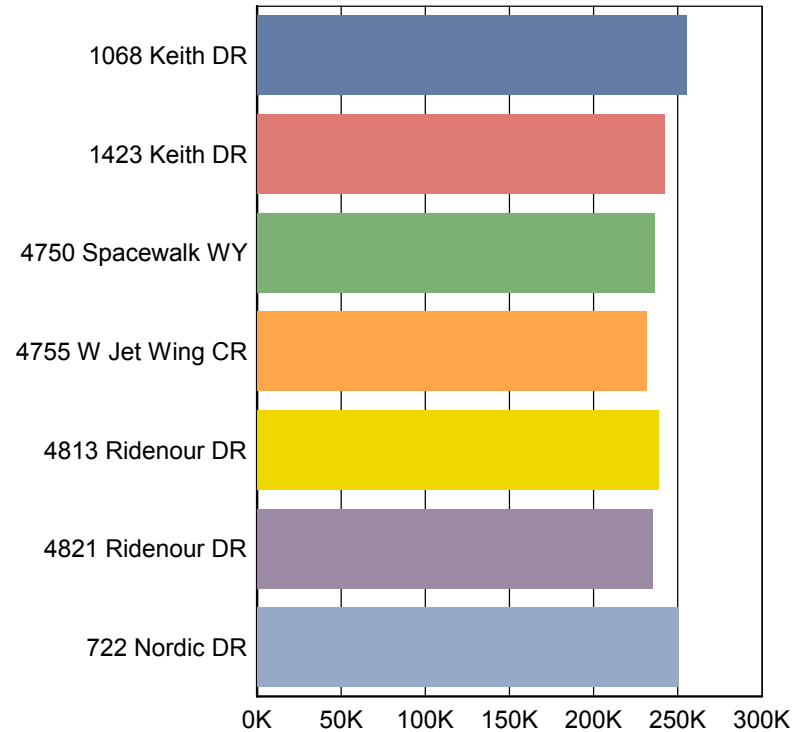


CMA Pro Report

These pages give a general overview of the selected properties.

Sold Properties

Total # of Listings	7
Lowest Price	\$231,500
Highest Price	\$255,000
Average Price	\$241,143
Avg. Price/SqFt	\$136.68
Avg CDOM	33





Comparative Market Analysis

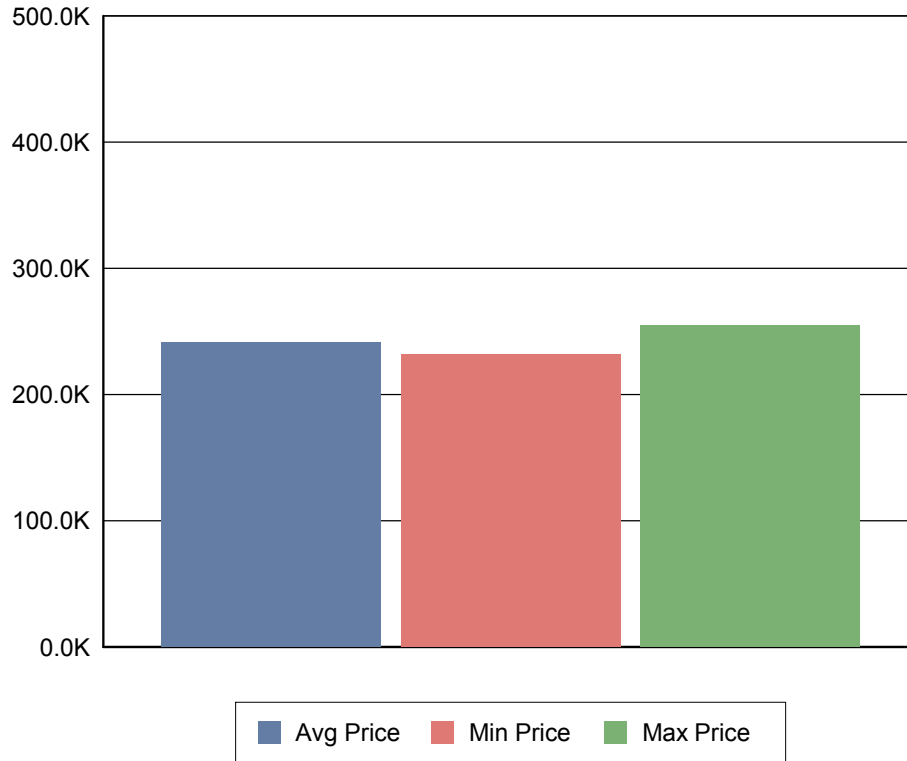
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CMA Pro Report

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Summary Graph/Analysis



Cumulative Analysis

Listing Category	Lowest Price	Highest Price	Average Price	Avg \$ Per SF
Sold	\$231,500	\$255,000	\$241,143	\$136.68
Totals / Averages	\$231,500	\$255,000	\$241,143	\$136.68

Sold Property Analysis

Address	List Price	Sold Price	CDOM	%SP/LP	SP/Sqft
4755 W Jet Wing CR	\$228,000	\$231,500	143	%92.60	\$151.01
4821 Ridenour DR	\$235,000	\$235,000	3	%100.00	\$135.92
4750 Spacewalk WY	\$239,900	\$236,000	48	%96.37	\$144.08
4813 Ridenour DR	\$235,000	\$238,500	2	%101.49	\$129.90
1423 Keith DR	\$235,000	\$242,000	8	%102.98	\$120.16
722 Nordic DR	\$250,000	\$250,000	16	%94.34	\$123.33
1068 Keith DR	\$250,000	\$255,000	9	%102.00	\$152.33
Total Averages	\$238,986	\$241,143	33	%98.54	\$136.68

Property Summary

Researched and prepared by **Colin Smith**
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These pages give a general overview of the selected properties.

S	Street Address	Bds	Bth	Sqft	L Price	S Price	Sold Date	CDOM
Sold								
CLS	4755 W Jet Wing CR	4	2 (0,1,1,0)	1,533	\$228,000	\$231,500	01/25/2019	143
CLS	4821 Ridenour DR	4	2 (0,1,1,0)	1,729	\$235,000	\$235,000	10/09/2018	3
CLS	4750 Spacewalk WY	4	2 (0,1,1,0)	1,638	\$239,900	\$236,000	11/01/2018	48
CLS	4813 Ridenour DR	3	2 (0,1,0,1)	1,836	\$235,000	\$238,500	10/30/2018	2
CLS	1423 Keith DR	4	2 (0,2,0,0)	2,014	\$235,000	\$242,000	11/12/2018	8
CLS	722 Nordic DR	3	2 (0,2,0,0)	2,027	\$250,000	\$250,000	12/21/2018	16
CLS	1068 Keith DR	3	3 (0,1,1,1)	1,674	\$250,000	\$255,000	12/14/2018	9

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