

# Comparative Market Analysis

1327 E 4th St Pueblo, CO 81001

**Prepared For:** Jen Way

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## Suggested ARV List Price\*\*

\$105,000 - \$115,000 \*\*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: 1903 Total Sq Ft: 880 Upper Sq Ft: 0 Main Sq Ft: 880 Lower Sq Ft: 0 Basement Sq Ft: 0 Beds: 3 Baths: 1 Garage: 0 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.



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This analysis has not been performed in accordance with uniform standards of professional practice which require valuers to act as an unbiased, disinterested third party 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.

# Subject Property

## Subject Property Details

**Subject Address:**  
1327 E 4th St  
Pueblo, CO 81001

## Subject Property Overview

# Active Comparables

## Active Properties Comparable Stats

**Lowest List Price:** \$104,900.00

**Highest List Price:** \$119,900.00

**Average List Price:** \$112,400.00

**Lowest SqFt:** 864

**Highest SqFt:** 864

**Average SqFt:** 864

**Lowest \$/SqFt:** \$121.41

**Highest \$/SqFt:** \$138.77

**Average \$/SqFt:** \$130.09

**Lowest DOM:** 71

**Highest DOM:** 91

**Average DOM:** 81

## Subject Property

Address	City	Apx SqFt	Suggested List Price	\$/SqFt
1327 E 4th St	Pueblo		\$109,325.00	

## 2 Active Comparables

Address	City	Apx SqFt	List Price	Adjusted Price	\$/SqFt	DOM
1228 6th St	Pueblo	864	\$104,900.00	\$104,900.00	\$121.41	91
920 6th St	Pueblo	864	\$119,900.00	\$119,900.00	\$138.77	71

# Active Comparable 1

## Active Comparable Property Details



**Comparable 1 Address:**  
1228 6th St  
Pueblo, CO 81001

**Property Type:** Single Family  
**Property Status:** Active

**List Price:** \$104,900.00

Comp 1 Chosen Criteria	Criteria Value
Listing Number	177578
Total Acres	0.151
Apx Year Built	1913
Bedrooms	3
Baths	1
Apx Total Gross SqFt	1144

### Public Remarks:

Nice 3 bedroom 1 bath home that has beautiful Mahogany wood Trim and Custom build ins. Hardwood floors and partial finished basement.

# Active Comparable 2

## Active Comparable Property Details



**Comparable 2 Address:**  
920 6th St  
Pueblo, CO 81001

**Property Type:** Single Family  
**Property Status:** Active

**List Price:** \$119,900.00

Comp 2 Chosen Criteria	Criteria Value
Listing Number	177914
Total Acres	0.121
Apx Year Built	1903
Bedrooms	3
Baths	2
Apx Total Gross SqFt	864

### Public Remarks:

ALL NEW INTERIOR! Come see this beauty with 3 bedrooms and 2 baths! This home was completely redone from the studs up! New plumbing, electrical, paint, flooring, kitchen, baths, furnace, A/C, windows -- everything!!! It is move-in ready, and waiting for you!

# Sold Comparable Stats

## Sold Properties Comparable Stats

<b>Lowest List Price:</b> \$99,000.00	<b>Highest List Price:</b> \$108,000.00	<b>Average List Price:</b> \$103,500.00
<b>Lowest Sold Price:</b> \$103,000.00	<b>Highest Sold Price:</b> \$109,500.00	<b>Average Sold Price:</b> \$106,250.00
<b>Lowest SqFt:</b> 0	<b>Highest SqFt:</b> 916	<b>Average SqFt:</b> 458
<b>Lowest \$/SqFt:</b> \$0.00	<b>Highest \$/SqFt:</b> \$112.45	<b>Average \$/SqFt:</b> \$56.22
<b>Lowest DOM:</b> 63	<b>Highest DOM:</b> 103	<b>Average DOM:</b> 83

## Subject Property

Address	City	Apx SqFt	Suggested List Price	\$/SqFt
1327 E 4th St	Pueblo		\$109,325.00	

## 2 Sold Comparables

Address	City	Apx SqFt	List Price	Sold Price	Adjusted Price	\$/SqFt	SP/LP	DOM
1011 10th St	Pueblo	916	\$99,000.00	\$103,000.00	\$103,000.00	\$112.45	104.04 %	103
927 10th St	Pueblo	0	\$108,000.00	\$109,500.00	\$109,500.00		101.39 %	63

# Sold Comparable 1

## Sold Comparable Property Details



**Comparable 1 Address:**  
1011 10th St  
Pueblo, CO 81001

**Property Type:** Single Family  
**Property Status:** Sold

**Sold Price:** \$103,000.00

Comp 1 Chosen Criteria	Criteria Value
Listing Number	175242
Total Acres	0.138
Apx Year Built	1900
Bedrooms	2
Baths	1
Apx Total Gross SqFt	916
Sold Price Per SQFT	112.45

### Public Remarks:

This home is perfect for everyone including college students attending CSUP, first-time homebuyers, and seasoned vets looking to settle down for the last time. Imagine sitting on your enclosed front patio looking out onto your newly landscaped front yard. See yourself lounging in your freshly painted living room full of natural light from the giant windows. Visualize a home where laundry no longer becomes a hassle when your main-level laundry closet is just right around the corner from the bedrooms. This immaculately remodeled home boasts two massive bedrooms with lots of closet space, a fully renovated kitchen designed by an award-winning interior designer which includes brand new appliances and high-end soft-close cabinets, new flooring throughout, and a sizeable storage basement beneath the kitchen. Set up your showing today because this home will not last long!

# Sold Comparable 2

## Sold Comparable Property Details



**Comparable 2 Address:**  
927 10th St  
Pueblo, CO 81001

**Property Type:** Single Family  
**Property Status:** Sold

**Sold Price:** \$109,500.00

Comp 2 Chosen Criteria	Criteria Value
Listing Number	176988
Total Acres	0.12
Apx Year Built	1912
Bedrooms	2
Baths	2
Apx Total Gross SqFt	806

### Public Remarks:




Adorable single family home located in Historical District. Many upgrades have been made, without losing the charm of this beautiful home. Some of the upgrades include: New interior/exterior paint, new tile/carpet throughout, new electrical, new roof, new plumbing, new windows (dual pane), new kitchen/bathrooms with custom tile work, brand new stainless steel Fridge and Stove to be included with the sale. Large backyard with new fence for privacy/pets. 2 bedrooms plus an office (potential 3rd bedroom, no closet) and 1.5 baths. Full bathroom is a jack-and-jill (Hollywood style) with shower/tub combo. Unfinished basement with tons of extra storage. This home is move-in ready, it's just missing YOU!



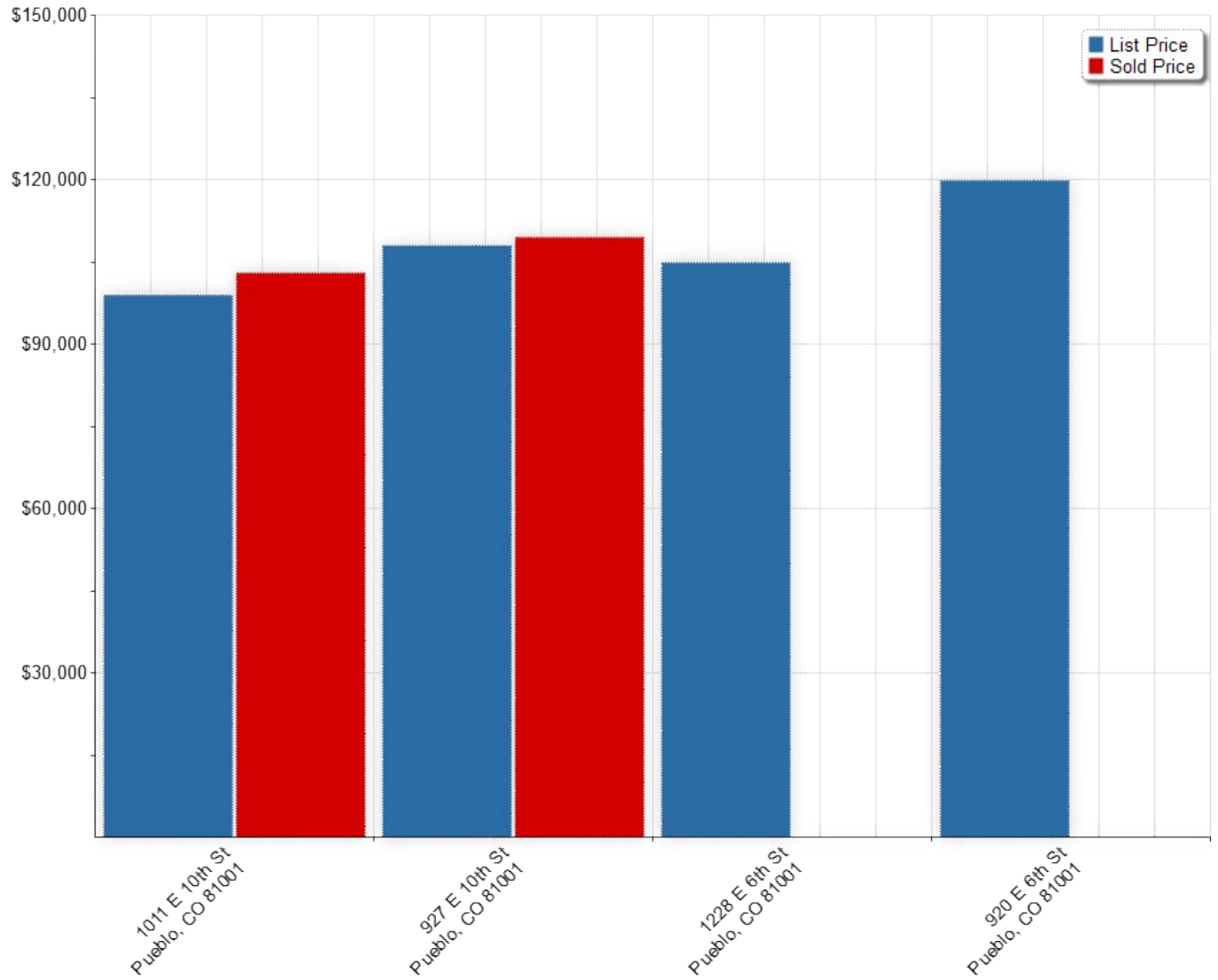
# Side by Side Comparison

			
	<b>Subject</b>	<b>Comparable 1</b>	<b>Comparable 2</b>
<b>MLS Number</b>		R175242S	R176988S
<b>Address</b>	1327 E 4th St Pueblo, CO 81001	1011 E 10th St Pueblo, CO 81001	927 E 10th St Pueblo, CO 81001
<b>Suggested List Price</b>	\$109,325.00		
<b>Adjusted Price</b>		\$103,000.00 (0.00%)	\$109,500.00 (0.00%)
<b>List/Sell Price</b>		\$103,000.00	\$109,500.00
<b>Sold Date</b>		11/20/2018	1/22/2019
<b>Misc Adjustments</b>			
<b>Total Acres</b>		0.138	0.12
<b>Apx Year Built</b>		1900	1912
<b>Bedrooms</b>		2	2
<b>Baths</b>		1	2
<b>Apx Total Gross SqFt</b>		916	806
<b>Sold Price Per SQFT</b>		112.45	

# Side by Side Comparison

			
	<b>Subject</b>	<b>Comparable 3</b>	<b>Comparable 4</b>
<b>MLS Number</b>		R177578A	R177914A
<b>Address</b>	1327 E 4th St Pueblo, CO 81001	1228 E 6th St Pueblo, CO 81001	920 E 6th St Pueblo, CO 81001
<b>Suggested List Price</b>	\$109,325.00		
<b>Adjusted Price</b>		\$104,900.00 (0%)	\$119,900.00 (0%)
<b>List/Sell Price</b>		\$104,900.00	\$119,900.00
<b>Sold Date</b>			
<b>Misc Adjustments</b>			
<b>Total Acres</b>		0.151	0.121
<b>Apx Year Built</b>		1913	1903
<b>Bedrooms</b>		3	3
<b>Baths</b>		1	2
<b>Apx Total Gross SqFt</b>		1144	864
<b>Sold Price Per SQFT</b>			

# Comparable Bar Chart



# Helpful Tips

## Increasing Your Home's Value

When selling your home, remember the importance of first impressions. Most homebuyers in today's market are comparative shoppers. With a little time and effort, you can increase the perceived value of your home. Preparing your home for sale can include simple things, such as ensuring that your home is clean, airy, uncluttered, light, fragrant, and quiet. Below are some quick and easy things you can do to make your home more appealing to potential buyers.

### Curb Appeal

It is estimated that more than 50% of homes are sold before the buyers even get out of their cars. Stand across the street from your house & review the curb appeal.

- Mow & water lawns
- Seed bare spots in lawn
- Sweep walkways
- Remove toys & pick up any litter
- Prune shrubs, weed flower beds, & rake leaves
- Repair any broken fences, planters, trellises, or walls
- Plant shrubs or install fencing to block unpleasant views

### Exterior Maintenance

Again, remember the importance of curb appeal. A well maintained home on the outside gives the buyer the initial impression that the home is well maintained on the inside as well.

- Paint or varnish doors; polish door hardware
- Paint or replace street numbers on house
- Clean/wash siding, windows & screens, AC unit, & pool
- Repair or paint siding, trim, gutters, shutters, glazing, & window frames
- Clean oil stains from driveway & garage
- Make sure all lighting is working
- Repair leaky faucets; deodorize septic tank
- Straighten woodpile; clean around trash cans

### Garages, Carports, & Sheds

- Keep areas clean & uncluttered
- Replace burned out lights
- Clear away cobwebs
- Remove oil stains from floors
- Lubricate, adjust, or repair garage door
- Organize & put away tools

### Interior Maintenance

On the inside, remove as much clutter as possible. Hire professionals to do a deep cleaning. Cleanliness is a sign to buyers that the home has been well cared for.

- Clean & vacuum carpets
- Replace worn carpet; use area rugs where needed
- Apply a fresh coat of paint
- Wash curtains & draperies
- Lubricate window slides; make sure doors close smoothly
- Clean ceiling fans & light fixtures
- Clean & organize closets & cabinets
- Check for cobwebs in all corners

### Kitchens & Bathrooms

Overall, kitchens & bathrooms should be spotless. These two rooms alone can sell a home. Cabinets should be neat and organized. Neutralize odors & clean all mold & mildew.

- Clean all appliances inside and out
- Replace all light bulbs
- Clean floors & light fixtures
- Deodorize disposal, dishwasher, & refrigerator; repair leaky faucets
- Test all electrical outlets
- Unclutter kitchen counters & cabinets
- Clean shower door or replace curtain
- Put out fresh towels on towel racks
- Remove soap residue & lime deposits from sink, shower, & bathtub
- Make sure toilet flushes properly

### Create Atmosphere

- Turn on all lights; open drapes
- Light candles & put out fresh flowers
- Play quiet background music
- Be absent during showings & keep pets outside
- Turn on air conditioner or heater