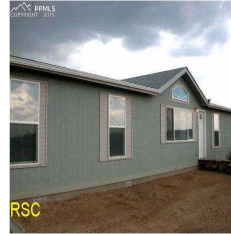


Comparative Market Analysis

"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
July 12, 2019

Subject Property
21405 LA PLANO Point
Pueblo, CO
81008

Colin Smith

Solid Rock Realty

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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.

\$270,000 - \$280,000**

****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: 1,848

Upper Sq Ft: 0

Main Sq Ft: 1,848

Lower Sq Ft: 0

Basement Sq Ft: 0

Beds: 3

Baths: 2

Garage: 0

Acres: 5.6

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 \$267,500 and \$269,900

Selling Price between \$247,000 and \$269,900

3 to 4 Bedrooms

2 to 3 Total Bathrooms

1,590 to 2,052 Square Feet

\$130.36 to \$169.75 per Square Foot

\$128.90 to \$169.75 per Sold Square Foot

Year Built between 1995 and 2002





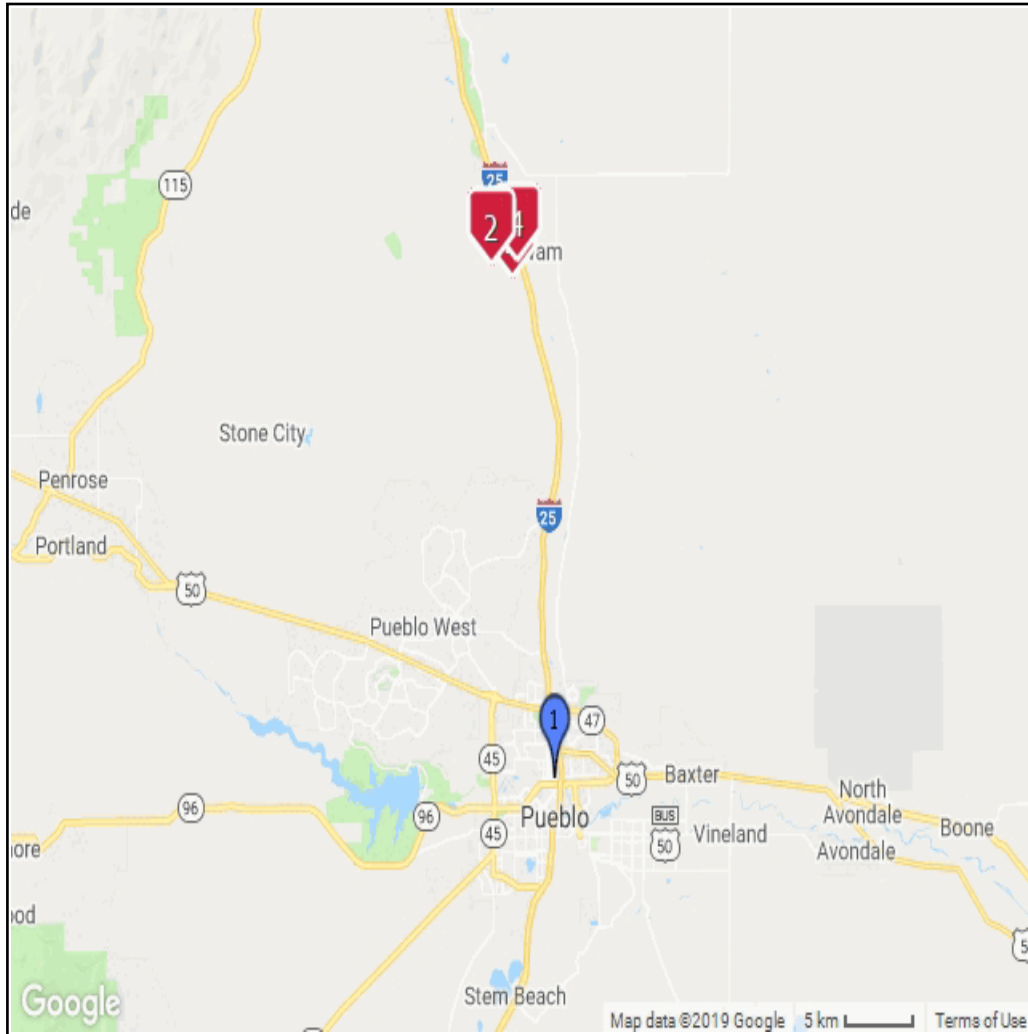
Comparative Market Analysis

21405 LA PLANO Point
Pueblo, 81008

Friday, July 12, 2019

CMA Map Layout

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



- 1 21405 LA PLANO Point
- 2 8892 Avenida Hermosa Vw
- 3 21435 La Piedra Pt
- 4 20545 El Nino Pt





Comparative Market Analysis

21405 LA PLANO Point
Pueblo, 81008

Friday, July 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 |
|------------------|------------|-------------------------|---------------|--------------|----------|-------------|------------------|-----------|
| 6643404 | 01/25/2019 | 8892 Avenida Hermosa VW | Single Family | 1,624 | 3 | 2 | \$247,000 | 14 |
| 6980919 | 06/28/2019 | 21435 La Piedra PT | Single Family | 2,052 | 4 | 3 | \$264,500 | 11 |
| 7026460 | 06/05/2019 | 20545 El Nino PT | Single Family | 1,590 | 4 | 2 | \$269,900 | 5 |
| Averages: | | | | 1,755 | 4 | 2.33 | \$260,467 | 10 |

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 | \$260,467 | \$150.25 | \$264,500 | \$247,000 | \$269,900 | 10 |
| LEASED | | | | | | | |
| EXPIRED | | | | | | | |
| WITHDRAWN | | | | | | | |
| CANCELLED | | | | | | | |
| Total | 3 | \$260,467 | \$150.25 | \$264,500 | \$247,000 | \$269,900 | 10 |





Comparative Market Analysis

21405 LA PLANO Point
Pueblo, 81008

Friday, July 12, 2019

CMA Pro Report

These pages give a general overview of the selected properties.

Sold Properties

8892 Avenida Hermosa VW



| | | | |
|----------------------------------|---------------------|------------------------|---------------------------|
| MLS #: 6643404 | Status: Sold | Beds: 3 | L Price: \$269,900 |
| County: El Paso | | Baths: 2 | S Price: \$247,000 |
| SubArea: Valerosa Village | | Yr Blt: 1995 | S Date: 1/25/2019 |
| Style: HUD Standard Manu | | Grg #: 0 | CDOM: 14 |
| | | Ttl Sqft: 1,624 | Fin Sqft: 1,624 |

Rmks: Amazing Property, Newly renovated. Everything New with High Upgrades. Huge Flat Lot with acreage! Amazing views from every window! Newly Permitted 2 car oversized garage with cement floors. New Roof, New Septic, New Furnace, New exterior Paint. Amazing Wide Open Floor plan. Gourmet Kitchen, Granite, Stainless Appliances, High end Plank LVT Floors. Lots of Counter Space and Cabinets. Upgraded Fixtures Throughout. New Carpet, New paint, Newly remodeled Bathrooms. Spacious Master Bedroom with Elegant 5 Piece Bath. French Doors.

Direct: I-25 take exit 119 and turn right, take first left onto Bobcat Raton Heights, turn right onto Avenida Hermosa View, house is on right

21435 La Piedra PT



| | | | |
|---------------------------------|---------------------|------------------------|---------------------------|
| MLS #: 6980919 | Status: Sold | Beds: 4 | L Price: \$267,500 |
| County: El Paso | | Baths: 3 | S Price: \$264,500 |
| SubArea: Villa Casitas | | Yr Blt: 2002 | S Date: 6/28/2019 |
| Style: HUD Standard Manu | | Grg #: 0 | CDOM: 11 |
| | | Ttl Sqft: 2,052 | Fin Sqft: 2,052 |

Rmks: 5 Acres, Views, Space, Privacy, Peace and Quiet and a short commute. Just South of PPIR in a growing developing area.... Community water and Septic Sys, lots of updates including New Flooring, Stainless Steel Appliances, Gas Stove/Range Oven, Brand New Roof. Shed/Workshop has upper floor and Electrical.

Direct: I-25 to Exit 119 Rancho Colorado go West, Left on Boca Raton Heights, first left on Indian Village Heights, turns into Via Feliz Point, right at the 'T' La Piedra Pt to home ahead on the left





Comparative Market Analysis

21405 LA PLANO Point
Pueblo, 81008

Friday, July 12, 2019

CMA Pro Report

These pages give a general overview of the selected properties.

Sold Properties

20545 El Nino PT



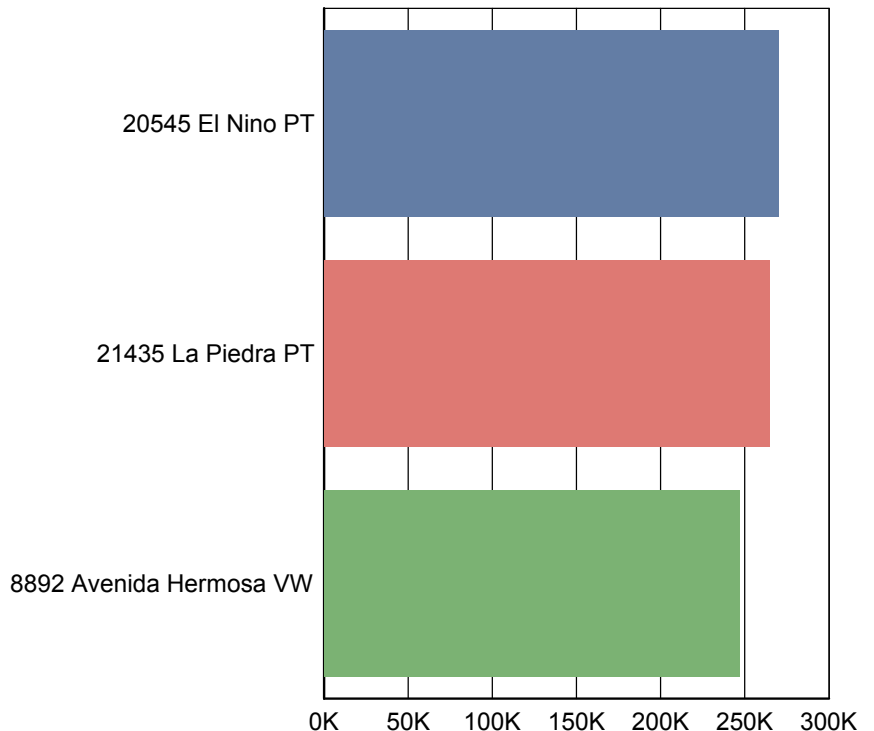
| | | | |
|--|---------------------|------------------------|---------------------------|
| MLS #: 7026460 | Status: Sold | Beds: 4 | L Price: \$269,900 |
| County: El Paso | | Baths: 2 | S Price: \$269,900 |
| SubArea: Villa Casitas | | Yr Blt: 1999 | S Date: 6/5/2019 |
| Style: Double Wide, HUD Standard Manu | | Grg #: 0 | CDOM: 5 |
| | | Ttl Sqft: 1,590 | Fin Sqft: 1,590 |

Rmks: Quiet, secluded home on over 5 acres that includes shop, storage shed, horse corral, & 53 ft. trailer for maximum storage. Enter the enclosed entry to the front door. Open floor plan w/ new laminate flooring throughout. New gas stainless steel stove (to be installed 4/6/19) in kitchen plus tons of cabinets & walk in pantry, that is a baker's dream, separate dining space or eat at the breakfast bar. Large master w/ walk in closet & private 5 pc. bathroom suite. 3 additional rooms plus full guest bathroom.

Direct: I-25 S/Pueblo, Take exit 119 toward Rancho Colorado Blvd, turn right to Rancho Colorado Blvd, Left on Boca Raton Heights, Left on Indian Villiage Heights, Left onto Calle Pacifico Pt/Indian Village Heights, Right on El Nino Pt., property is on the left.

Sold Properties

| | |
|---------------------|------------------|
| Total # of Listings | 3 |
| Lowest Price | \$247,000 |
| Highest Price | \$269,900 |
| Average Price | \$260,467 |
| Avg. Price/SqFt | \$150.25 |
| Avg CDOM | 10 |





Comparative Market Analysis

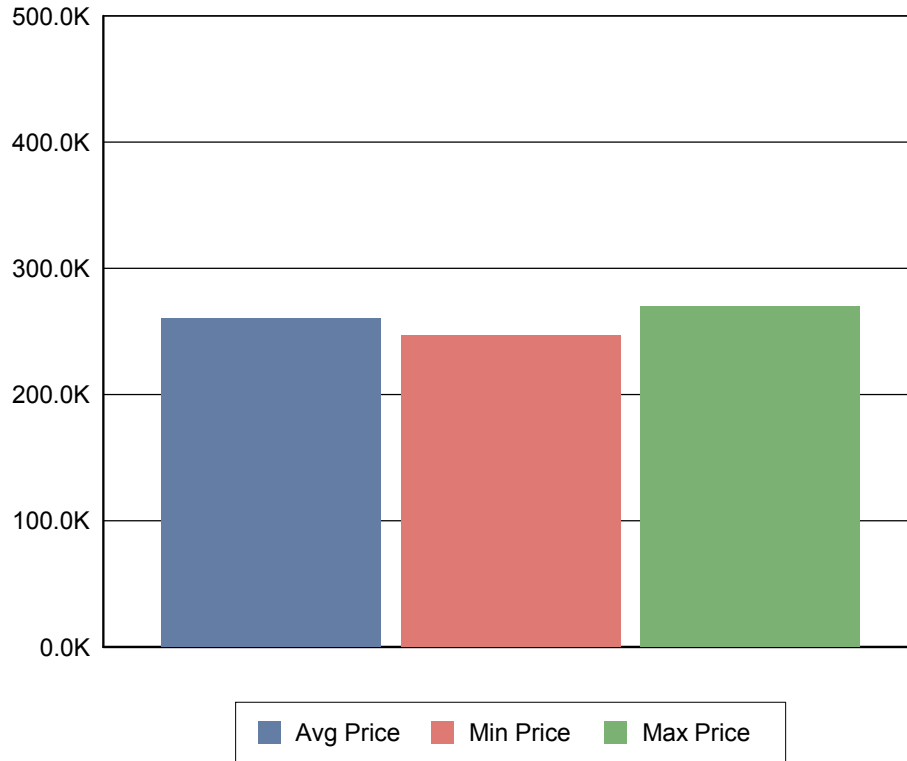
21405 LA PLANO Point
Pueblo, 81008

Friday, July 12, 2019

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 | \$247,000 | \$269,900 | \$260,467 | \$150.25 |
| Totals / Averages | \$247,000 | \$269,900 | \$260,467 | \$150.25 |

Sold Property Analysis

| Address | List Price | Sold Price | CDOM | %SP/LP | SP/Sqft |
|-------------------------|------------------|------------------|-----------|---------------|-----------------|
| 8892 Avenida Hermosa VW | \$269,900 | \$247,000 | 14 | %91.52 | \$152.09 |
| 21435 La Piedra PT | \$267,500 | \$264,500 | 11 | %98.88 | \$128.90 |
| 20545 El Nino PT | \$269,900 | \$269,900 | 5 | %100.00 | \$169.75 |
| Total Averages | \$269,100 | \$260,467 | 10 | %96.80 | \$150.25 |

Property Summary

| S | Street Address | Bds | Bth | Sqft | L Price | S Price | Sold Date | CDOM |
|-------------|-------------------------|-----|-------------|-------|-----------|-----------|------------|------|
| Sold | | | | | | | | |
| CLS | 8892 Avenida Hermosa VW | 3 | 2 (1,1,0,0) | 1,624 | \$269,900 | \$247,000 | 01/25/2019 | 14 |

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

21405 LA PLANO Point
Pueblo, 81008

Friday, July 12, 2019

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 | 21435 La Piedra PT | 4 | 3 (1,1,0,1) | 2,052 | \$267,500 | \$264,500 | 06/28/2019 | 11 |
| CLS | 20545 El Nino PT | 4 | 2 (1,1,0,0) | 1,590 | \$269,900 | \$269,900 | 06/05/2019 | 5 |

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