

Comparative Market Analysis

8095 Elna Drive Rye, CO 81069

Prepared For: Jen Way

Prepared By:

Colin Smith

4297 Austin Bluffs Parkway

Colorado Springs, CO 80918

Date Prepared: 7/15/2019

Suggest ARV List Price**

\$300,000 - \$310,000 **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: 1994 Total Sq Ft: 2,052 Beds: 3 Baths: 3 Comps were fair. +/-600 sq ft. No comp more than 10 years newer. Had to stretch the area to find comps. No comp sold more than 6 months ago.



Colin Smith
Solid Rock Realty

4297 Austin Bluffs Parkway Colorado Springs, CO 80918 Contact# (719) 232-6709 colinsmith@solidrockre.com

Copyright Pueblo Association of REALTORS

Colin Smith

Page: Comparative Market Analysis

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:
8095 Elna Drive
Rye, CO 81069

Subject Property Overview

Active Comparables

Active Properties Comparable Stats

Lowest List Price: \$305,000.00

Highest List Price: \$305,000.00

Average List Price: \$305,000.00

Lowest SqFt: 1485

Highest SqFt: 1485

Average SqFt: 1485

Lowest \$/SqFt: \$205.39

Highest \$/SqFt: \$205.39

Average \$/SqFt: \$205.39

Lowest DOM: 70

Highest DOM: 70

Average DOM: 70

Subject Property

| Address | City | Apx SqFt | | \$/SqFt |
|-----------------|------|----------|--------------|---------|
| 8095 Elna Drive | Rye | | \$317,475.00 | |

1 Active Comparables

| Address | City | Apx SqFt | List Price | Adjusted Price | \$/SqFt | DOM |
|--------------------|------|----------|--------------|----------------|----------|-----|
| 8124 McMichael Dr. | Rye | 1485 | \$305,000.00 | \$305,000.00 | \$205.39 | 70 |

Sold Comparable Stats

Sold Properties Comparable Stats

| | | |
|--|---|---|
| Lowest List Price: \$324,900.00 | Highest List Price: \$349,900.00 | Average List Price: \$333,233.33 |
| Lowest Sold Price: \$305,000.00 | Highest Sold Price: \$335,000.00 | Average Sold Price: \$321,633.33 |
| Lowest SqFt: 1296 | Highest SqFt: 2156 | Average SqFt: 1690.67 |
| Lowest \$/SqFt: \$155.38 | Highest \$/SqFt: \$250.69 | Average \$/SqFt: \$198.12 |
| Lowest DOM: 39 | Highest DOM: 101 | Average DOM: 71.67 |




Subject Property

| Address | City | Apx SqFt | \$/SqFt |
|-----------------|------|----------|--------------|
| 8095 Elna Drive | Rye | | \$317,475.00 |


3 Sold Comparables

| Address | City | Apx SqFt | List Price | Sold Price | Adjusted Price | \$/SqFt | SP/LP | DOM |
|-------------------|------|----------|--------------|--------------|----------------|----------|----------|-----|
| 10794 Decker Cir | Rye | 1620 | \$324,900.00 | \$305,000.00 | \$305,000.00 | \$188.27 | 93.88 % | 101 |
| 10538 Hunter Rd | Rye | 2156 | \$349,900.00 | \$335,000.00 | \$335,000.00 | \$155.38 | 95.74 % | 75 |
| 10119 Heller Lane | Rye | 1296 | \$324,900.00 | \$324,900.00 | \$324,900.00 | \$250.69 | 100.00 % | 39 |

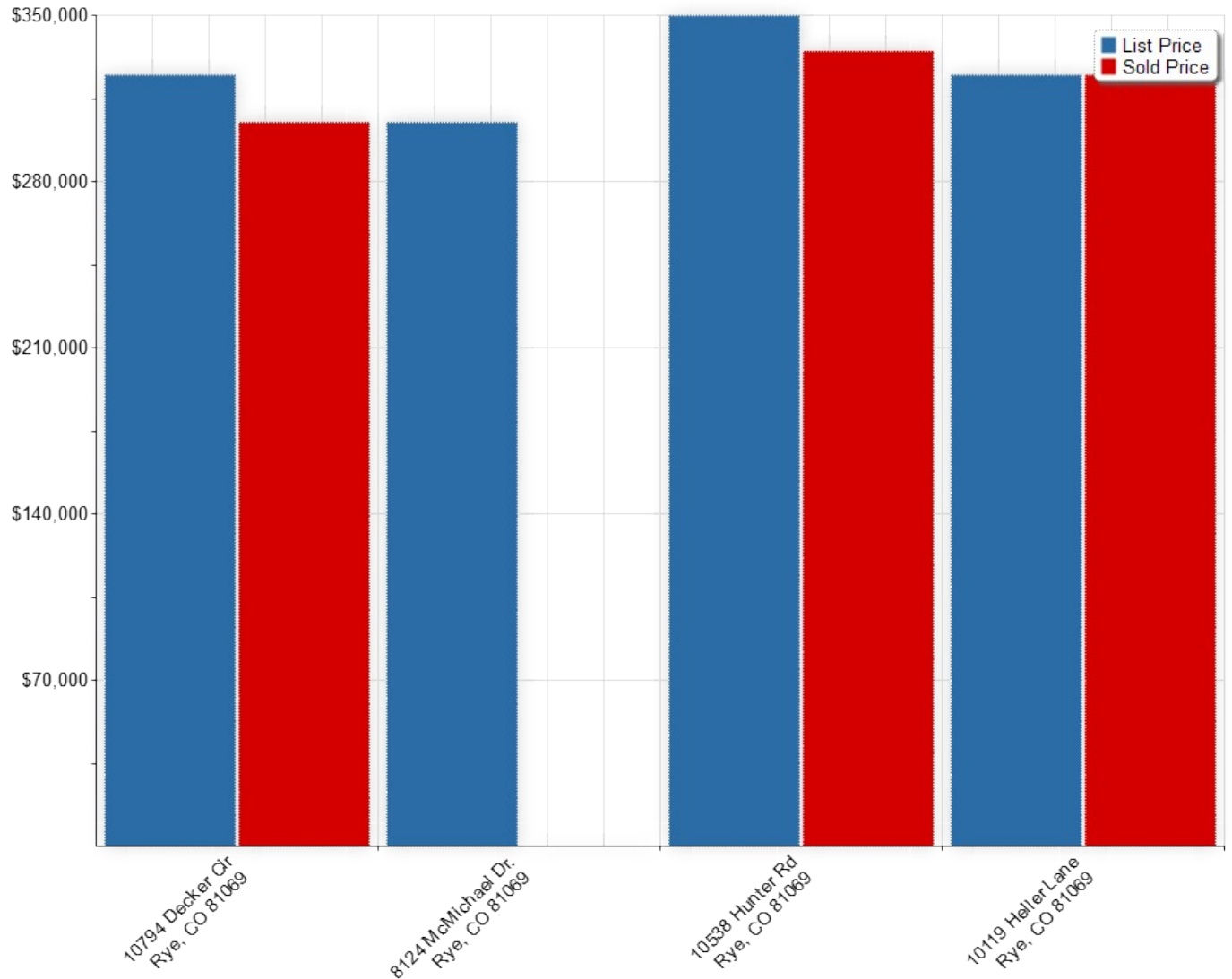
Side by Side Comparison

| |  Subject |  Comparable 1 |  Comparable 2 |
|-----------------------------|---|---|--|
| MLS Number | | R175409S | R179682A |
| Address | 8095 Elna Drive Rye, CO 81069 | 10794 Decker Cir Rye, CO 81069 | 8124 McMichael Dr. Rye, CO 81069 |
| Suggested List Price | \$317,475.00 | | |
| Adjusted Price | | \$305,000.00 (0%) | \$305,000.00 (0.00%) |
| List/Sell Price | | \$305,000.00 | \$305,000.00 |
| Sold Date | | 11/28/2018 | |
| Misc Adjustments | | | |
| Total Acres | | 5 | 2.41 |
| Bedrooms | | 2 | 4 |
| Baths | | 2 | 3 |
| Apx Total Gross SqFt | | 2670 | 2757 |
| Apx Year Built | | 2000 | 1978 |

Side by Side Comparison

| |  |  |  |
|-----------------------------|---|--|---|
| | Subject | Comparable 3 | Comparable 4 |
| MLS Number | | R178232S | R179663S |
| Address | 8095 Elna Drive Rye, CO 81069 | 10538 Hunter Rd Rye, CO 81069 | 10119 Heller Lane Rye, CO 81069 |
| Suggested List Price | \$317,475.00 | | |
| Adjusted Price | | \$335,000.00 (0%) | \$324,900.00 (0.00%) |
| List/Sell Price | | \$335,000.00 | \$324,900.00 |
| Sold Date | | 5/3/2019 | 6/14/2019 |
| Misc Adjustments | | | |
| Total Acres | | 4 | 1.313 |
| Bedrooms | | 3 | 4 |
| Baths | | 2 | 2 |
| Apx Total Gross SqFt | | 2156 | 2076 |
| Apx Year Built | | 1969 | 1960 |

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