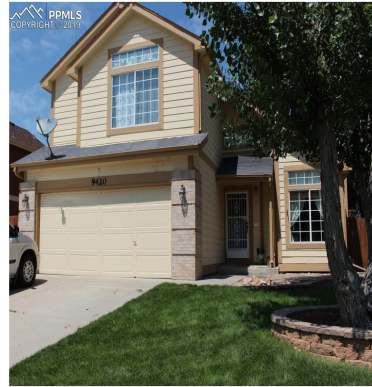


Comparative Market Analysis

"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
October 22, 2019

Subject Property

9420 Tranquil Morning Terrace
Colorado Springs, CO

80925

Colin Smith

Solid Rock Realty

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Colorado Springs, CO 80918

(719) 232-6709

ColinSmith@SolidRockRe.com





Pricing Recommendation

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

\$275,000 - \$285,000**

****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: 1993

Total Sq Ft: 2,183

Upper Sq Ft: 767

Main Sq Ft: 717

Lower Sq Ft: 0

Basement Sq Ft: 699 -- 80% Finished

Beds: 4

Baths: 3

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 \$260,000 and \$290,000

Selling Price between \$270,000 and \$292,000

3 to 5 Bedrooms

2 to 4 Total Bathrooms

2,014 to 2,473 Square Feet

\$109.18 to \$143.99 per Square Foot

\$119.43 to \$134.62 per Sold Square Foot

Year Built between 1986 and 1999





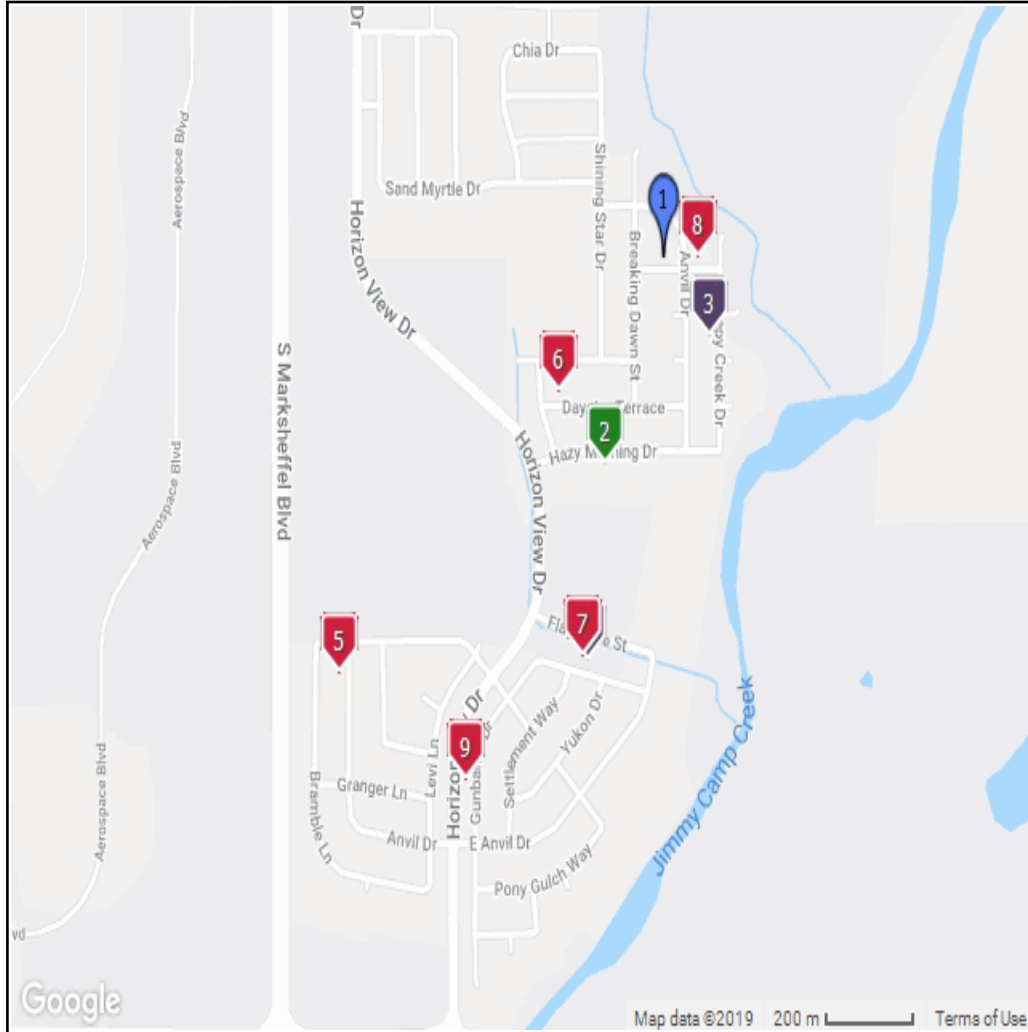
Comparative Market Analysis

9420 Tranquil Morning Terrace
Colorado Springs, 80925

Tuesday, October 22, 2019

CMA Map Layout

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



- 1 9420 Tranquil Morning Terrace
- 2 9343 Hazy Morning Dr
- 3 4028 Sleepy Creek Dr
- 4 4556 Gunbarrel Dr
- 5 4312 Anvil Dr
- 6 9312 Daystar Te
- 7 4552 Gunbarrel Dr
- 8 3935 Anvil Dr
- 9 4362 Gunbarrel Dr





Comparative Market Analysis

9420 Tranquil Morning Terrace
Colorado Springs, 80925

Tuesday, October 22, 2019

Brief Summary of Compared Listings

This report summarizes the comparable listings contained in this market analysis.

Status: Under Contract - Showing

MLS#	Stat Date	Address	Prop Sub Type	Ttl Sqft	Bds	Bth	L/S Price	CDOM
9796676	10/14/2019	9343 Hazy Morning DR	Single Family	2,014	5	3	\$290,000	5
Averages:				2,014	5	3.00	\$290,000	5

Status: Pending

MLS#	Stat Date	Address	Prop Sub Type	Ttl Sqft	Bds	Bth	L/S Price	CDOM
2223649	10/21/2019	4028 Sleepy Creek DR	Single Family	2,473	3	3	\$270,000	2
5892925	09/21/2019	4556 Gunbarrel DR	Single Family	2,164	4	4	\$289,999	9
Averages:				2,319	4	3.50	\$280,000	6

Status: Sold

MLS#	Stat Date	Address	Prop Sub Type	Ttl Sqft	Bds	Bth	L/S Price	CDOM
7218014	07/22/2019	4312 Anvil DR	Single Family	2,021	3	2	\$270,000	4
4702090	06/14/2019	9312 Daystar TE	Single Family	2,277	4	3	\$279,000	1
7616381	07/29/2019	4552 Gunbarrel DR	Single Family	2,164	3	4	\$285,000	4
8063438	07/26/2019	3935 Anvil DR	Single Family	2,132	3	4	\$287,000	5
1387993	09/03/2019	4362 Gunbarrel DR	Single Family	2,445	4	4	\$292,000	3
Averages:				2,208	3	3.40	\$282,600	3

Summary

Status	Total	Avg Price	Avg \$ Per SqFt	Median	Low	High	Avg CDOM
ACTIVE							
ACT 1ST RGT							
UC Short Sale							
Under Contract	1	\$290,000	\$143.99	\$290,000	\$290,000	\$290,000	5
PENDING	2	\$280,000	\$121.60	\$280,000	\$270,000	\$289,999	6
SOLD	5	\$282,600	\$128.38	\$285,000	\$270,000	\$292,000	3
LEASED							
EXPIRED							
WITHDRAWN							
CANCELLED							
Total	8	\$282,875	\$128.63	\$286,000	\$270,000	\$292,000	4





Comparative Market Analysis

9420 Tranquil Morning Terrace
Colorado Springs, 80925

Tuesday, October 22, 2019

CMA Pro Report

These pages give a general overview of the selected properties.

Pending Properties

4028 Sleepy Creek DR



MLS #: 2223649	Status: Pending	Beds: 3	L Price: \$270,000
County: El Paso		Baths: 3	
SubArea: Morning Sun		Yr Blt: 1994	
Style: Wood Frame		Grg #: 2	CDOM: 2
		Ttl Sqft: 2,473	Fin Sqft: 2,293

Rmks: Conveniently located close to Powers corridor and military bases. Beautiful, light and bright open floor plan with vaulted ceilings and natural light. Cozy fireplace in family room. New laminate flooring on main level! Main floor laundry and you keep the washer and dryer. Master features vaulted ceilings and great windows. Nice 5-piece master bath with walk in closet. Also, check out the finished basement that may serve as a rec room or 4th bedroom. Plenty of storage space in mechanical room.

Direct: From Marksheffel East on Drennan, Right on Horizonview, Left on Hazy Morning to Sleepy Creek

4556 Gunbarrel DR



MLS #: 5892925	Status: Pending	Beds: 4	L Price: \$289,999
County: El Paso		Baths: 4	
SubArea: Colorado Centre		Yr Blt: 1999	
Style: Wood Frame		Grg #: 2	CDOM: 9
		Ttl Sqft: 2,164	Fin Sqft: 2,164

Rmks: Bring us a offer on this MUST see home! Upgrades throughout the house. The home offers a great open floor plan that sits on a lot with open space behind it. All entryways are grand. 4 bedrooms on upper level. All the bathrooms have been updated with beautiful tile work. The deck in the back yard is perfect for entertaining and BBQs. This home is in walking distance to community parks and has very easy access to Ft Carson, Peterson AFB and Schiever AFB.

Direct: Powers , East on Bradley Rd, Left on Horizonview Dr, Right on Chieftan, Left on Gunbarrel





Comparative Market Analysis

9420 Tranquil Morning Terrace
Colorado Springs, 80925

Tuesday, October 22, 2019

CMA Pro Report

These pages give a general overview of the selected properties.

Sold Properties

4312 Anvil DR



MLS #: 7218014	Status: Sold	Beds: 3	L Price: \$260,000
County: El Paso		Baths: 2	S Price: \$270,000
SubArea: Colorado Centre		Yr Blt: 1986	S Date: 7/22/2019
Style: Framed on Lot, Wood Frame		Grg #: 2	CDOM: 4
		Ttl Sqft: 2,021	Fin Sqft: 1,691

Rmks: Lots of space in this wonderful 2-story home with full basement. Updated kitchen, newer water heater, huge deck, large fenced back yard. Upstairs the master suite has an attached bath along with 2 additional bedrooms and a 2nd full bath. Downstairs is a large family room with access to laundry. There is plenty of room in the basement for the buyer to add another bed and bath. Friendly neighborhood and convenient to military bases.....great location! Must see!

Direct: Head south from Fountain Blvd and Powers Blvd. Left on Bradley Rd. Left on Horizonview Dr. Left on Chieftan Dr. Left on Anvil Dr.

9312 Daystar TE



MLS #: 4702090	Status: Sold	Beds: 4	L Price: \$279,000
County: El Paso		Baths: 3	S Price: \$279,000
SubArea: Morning Sun		Yr Blt: 1993	S Date: 6/14/2019
Style: Wood Frame		Grg #: 2	CDOM: 1
		Ttl Sqft: 2,277	Fin Sqft: 2,240

Rmks: Fantastic Colorado Centre home with 4 bedrooms and 4 baths! Large kitchen with stainless steel appliances and large pantry for storage. Open floorpan on main level with living room with vaulted ceilings and gas fireplace with brick surround and new wood look tile flooring. Spacious master bedroom with private bath and dual vanities. Central air-conditioning, alarm system and water softener. Finished basement with bedroom and bathroom for guests or teens.

Direct: Marksheffel South, Brennan East, Horizonview South, Left onto Hazy Morning, Left onto Harvest Moon, Right onto Daystar Terrace





Comparative Market Analysis

9420 Tranquil Morning Terrace
Colorado Springs, 80925

Tuesday, October 22, 2019

CMA Pro Report

These pages give a general overview of the selected properties.

Sold Properties

4552 Gunbarrel DR



MLS #: 7616381	Status: Sold	Beds: 3	L Price: \$275,000
County: El Paso		Baths: 4	S Price: \$285,000
SubArea: Colorado Centre		Yr Blt: 1999	S Date: 7/29/2019
Style: Wood Frame		Grg #: 2	CDOM: 4
		Ttl Sqft: 2,164	Fin Sqft: 2,164

Rmks: Beautiful, well maintained 2 Story in quiet Colorado Centre. Open main floor connects kitchen to family room & access to backyard, deck and Sunroom. Formal Living flexes as a Child Multi Purpose Rm. Bedrooms are privately located upstairs including open Loft. Large Master bedroom includes 5 Piece Master Bath. Finished Basement boasts a Full Bathroom and 2nd Family Room or 4th Bedroom. Open Space behind home, awesome sunsets & views of Pikes Peak! Close to Fort Carson, Peterson AFB, Schriever AFB & I-25 are we home yet!

Direct: South Powers, East on Bradley. North on Horizon View. East on Anvil. North on Gunbarrel Dr.

3935 Anvil DR



MLS #: 8063438	Status: Sold	Beds: 3	L Price: \$275,000
County: El Paso		Baths: 4	S Price: \$287,000
SubArea: Morning Sun		Yr Blt: 1994	S Date: 7/26/2019
Style: Framed on Lot		Grg #: 2	CDOM: 5
		Ttl Sqft: 2,132	Fin Sqft: 2,094

Rmks: Located on a corner lot, this well kept home is spacious and bright with it's vaulted ceilings and many window. As you walk into the home, the staircase leading upstairs makes a grand statement as well as the open floor plan into the family, living and dining area. The kitchen has real wood cabinets, granite counter tops, wood laminate flooring and all stainless steel appliances, including a newer refrigerator. There is also space in the kitchen for a small breakfast table.

Direct: Driving South on Marksheffel Blvd, Left on Drennan Rd, Right on Horizon View Dr, Left on Hazy Morning Dr, Left on Anvil Drive and the home will be on the right.





Comparative Market Analysis

9420 Tranquil Morning Terrace
Colorado Springs, 80925

Tuesday, October 22, 2019

CMA Pro Report

These pages give a general overview of the selected properties.

Sold Properties

4362 Gunbarrel DR



MLS #: 1387993	Status: Sold	Beds: 4	L Price: \$285,000
County: El Paso		Baths: 4	S Price: \$292,000
SubArea: Colorado Centre		Yr Blt: 1997	S Date: 9/3/2019
Style: Wood Frame		Grg #: 2	CDOM: 3
		Ttl Sqft: 2,445	Fin Sqft: 2,445

Rmks: Conveniently located to Powers corridor and military bases. Formal Living room with vaulted ceilings. Open kitchen with center island, some newer appliances including double oven and hardwood floors walks out to back deck. Main level family room with gas log fireplace. Main level laundry. Large master suite with separate sitting area is perfect for exercise room, office or nursery. Master bath has soaking tub, separate shower and double vanities. Finished basement with "theater" area!

Direct: Powers to E on Bradley past Marksheffel, Left/N on Horizon View. Right/E on Anvil. Left on Gunbarrell.

Under Contract - Showing Properties

9343 Hazy Morning DR



MLS #: 9796676	Status: Under Cntrct	Beds: 5	L Price: \$290,000
County: El Paso		Baths: 3	
SubArea: Morning Sun		Yr Blt: 1986	
Style: Wood Frame		Grg #: 2	CDOM: 5
		Ttl Sqft: 2,014	Fin Sqft: 1,994

Rmks: Beautifully remodeled ranch style home that backs to open space! With new fence, new interior & exterior paint, new carpet, new kitchen & new garage door, this house is stunning! Main level includes 3 bedrooms and 2 bathrooms along with a dining room that walks out to the backyard, gorgeous living room with wood floors, brick fireplace & vaulted ceilings. Kitchen has new cabinets, new countertops & newer stainless steel refrigerator. Basement contains 2 bedrooms, updated full bathrooms, laundry room & large family room.

Direct: I-25 to Woodmen Rd. Head east. Slight right onto Powers Blvd. Take the Platte Ave exit toward US 24 E. Stay on US-24 E. Right onto CO-94 E. Right onto Marksheffel Rd. Left onto Drennan Rd. Right onto Horizon View Dr. Left onto Hazy Morning Dr.





Comparative Market Analysis

9420 Tranquil Morning Terrace
Colorado Springs, 80925

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CMA Pro Report

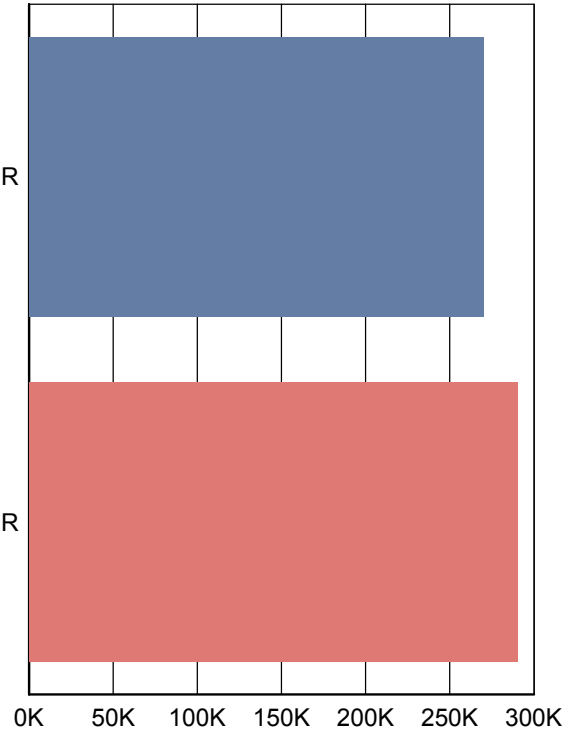
These pages give a general overview of the selected properties.

Pending Properties

Total # of Listings	2
Lowest Price	\$270,000
Highest Price	\$289,999
Average Price	\$280,000
Avg. Price/SqFt	\$121.60
Avg CDOM	6

4028 Sleepy Creek DR

4556 Gunbarrel DR



Sold Properties

Total # of Listings	5
Lowest Price	\$270,000
Highest Price	\$292,000
Average Price	\$282,600
Avg. Price/SqFt	\$128.38
Avg CDOM	3

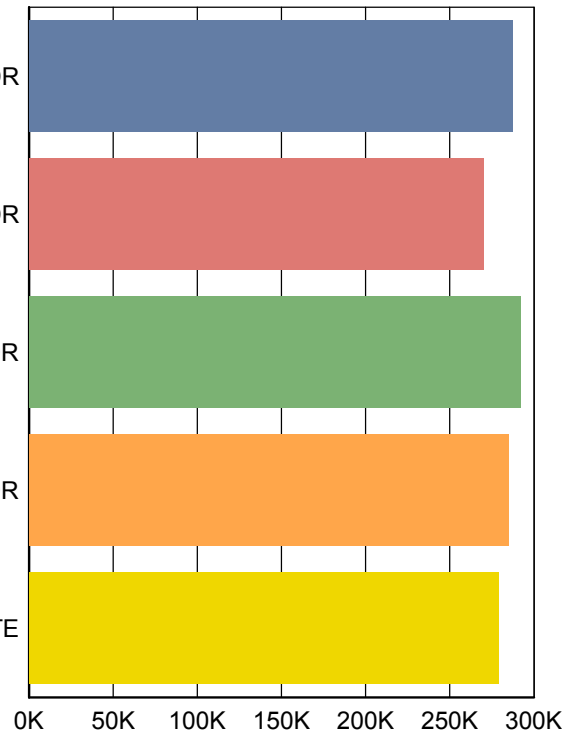
3935 Anvil DR

4312 Anvil DR

4362 Gunbarrel DR

4552 Gunbarrel DR

9312 Daystar TE





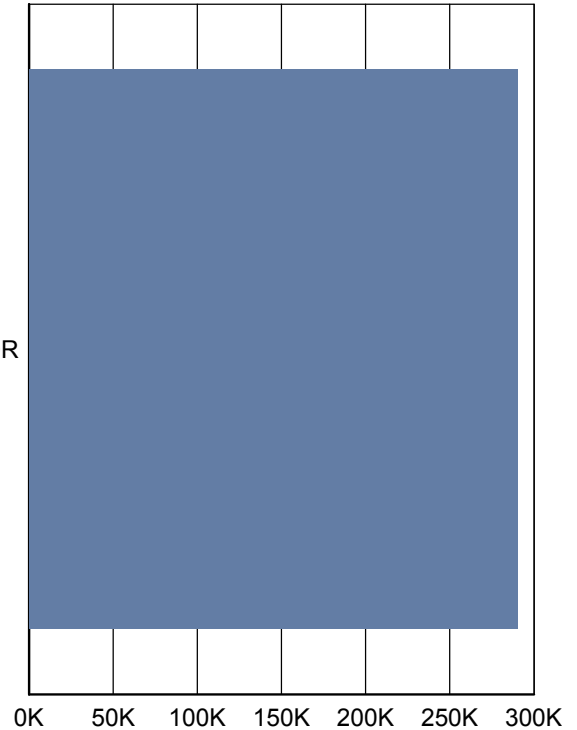
CMA Pro Report

These pages give a general overview of the selected properties.

Under Contract - Showing Properties

Total # of Listings	1
Lowest Price	\$290,000
Highest Price	\$290,000
Average Price	\$290,000
Avg. Price/SqFt	\$143.99
Avg CDOM	5

9343 Hazy Morning DR



0K 50K 100K 150K 200K 250K 300K





Comparative Market Analysis

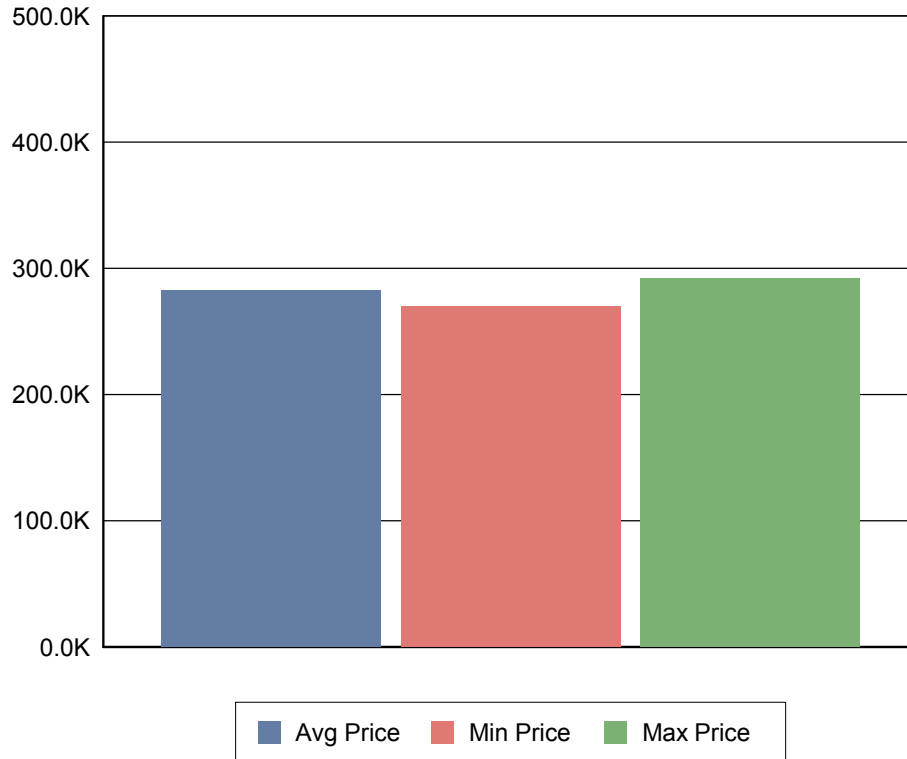
9420 Tranquil Morning Terrace
Colorado Springs, 80925

Tuesday, October 22, 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
Pending	\$270,000	\$289,999	\$280,000	\$121.60
Sold	\$270,000	\$292,000	\$282,600	\$128.38
Under Contract - Showing	\$290,000	\$290,000	\$290,000	\$143.99
Totals / Averages	\$270,000	\$292,000	\$282,875	\$128.63

Sold Property Analysis

Address	List Price	Sold Price	CDOM	%SP/LP	SP/Sqft
4312 Anvil DR	\$260,000	\$270,000	4	%103.85	\$133.60
9312 Daystar TE	\$279,000	\$279,000	1	%100.00	\$122.53
4552 Gunbarrel DR	\$275,000	\$285,000	4	%103.64	\$131.70
3935 Anvil DR	\$275,000	\$287,000	5	%104.36	\$134.62
4362 Gunbarrel DR	\$285,000	\$292,000	3	%102.46	\$119.43
Total Averages	\$274,800	\$282,600	3	%102.86	\$128.37

Property Summary

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

9420 Tranquil Morning Terrace
Colorado Springs, 80925

Tuesday, October 22, 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
Pending								
PEND	4028 Sleepy Creek DR	3	3 (1,1,0,1)	2,473	\$270,000			2
PEND	4556 Gunbarrel DR	4	4 (1,1,0,2)	2,164	\$289,999			9
Sold								
CLS	4312 Anvil DR	3	2 (0,1,1,0)	2,021	\$260,000	\$270,000	07/22/2019	4
CLS	9312 Daystar TE	4	3 (0,2,1,0)	2,277	\$279,000	\$279,000	06/14/2019	1
CLS	4552 Gunbarrel DR	3	4 (1,2,0,1)	2,164	\$275,000	\$285,000	07/29/2019	4
CLS	3935 Anvil DR	3	4 (0,2,1,1)	2,132	\$275,000	\$287,000	07/26/2019	5
CLS	4362 Gunbarrel DR	4	4 (1,2,0,1)	2,445	\$285,000	\$292,000	09/03/2019	3
Under Contract - Showing								
UND	9343 Hazy Morning DR	5	3 (0,2,1,0)	2,014	\$290,000			5

