

Comparative Market Analysis

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Researched and prepared by
Colin Smith

Prepared exclusively for
Jen Way

Prepared on
March 18, 2023

Subject Property
2830 Zephyr Drive
Colorado Springs, CO
80920

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Comparative Market Analysis

2830 Zephyr Drive
Colorado Springs, 80920

Saturday, March 18, 2023

Pricing Recommendation

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

The suggested list price: \$385,000-\$395,000**

****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.**

Please note: The following information(*) was obtained from the El Paso County Assessor's Website on 3/16/23. Buyers are to verify all information for themselves:

*Year: 1982

*Total Sq Ft: 1352

*Main Sq Ft: 920

*Basement Sq Ft: 432

*Percent of Basement Finished: 100

*Beds: 3

*Baths: 2

*Garage: 2-Car, Attached

***NOTE: On 3/16/23 previous MLS Listings, including the most recent MLS listing #5626856, stated that the subject property is a trilevel and has square footage distributed as follows: 450 upper, 470 main, 432 lower. This information does differ from what the El County Assessor's Website stated on 3/16/23. This CMA was conducted considering the subject property to be a trilevel.

Comps were good. +/-400 sq ft. No comp more than 10 years newer. All in the same area. No comp sold more than 6 months ago.

Researched and prepared by **Colin Smith**

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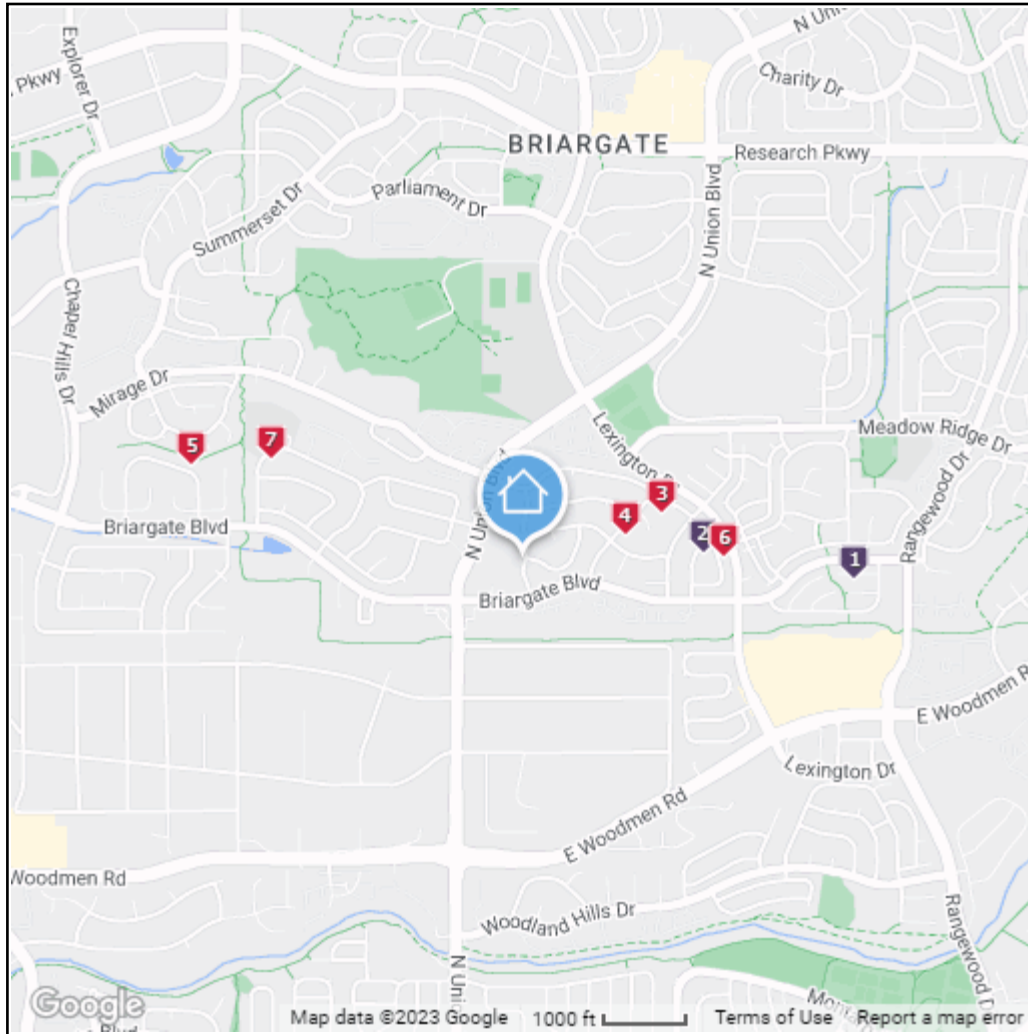
Comparative Market Analysis

2830 Zephyr Drive
Colorado Springs, 80920

Saturday, March 18, 2023

CMA Map Layout

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



- 2830 Zephyr Drive
- 1 3633 Ian Point Te
- 2 7665 Vallhalla Dr
- 3 3135 Mirage Dr
- 4 7725 Rickshaw Dr
- 5 2120 Rusty Hinge Dr
- 6 3330 Mirage Dr
- 7 2245 Vintage Dr





Comparative Market Analysis

2830 Zephyr Drive
Colorado Springs, 80920

Saturday, March 18, 2023

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 \$385,000 and \$440,000

Selling Price between \$399,900 and \$440,000

3 to 4 Bedrooms

2 to 3 Total Bathrooms

1,281 to 1,752 Square Feet

\$239.81 to \$307.69 per Square Foot

\$239.81 to \$295.58 per Sold Square Foot

Year Built between 1979 and 1983





Comparative Market Analysis

2830 Zephyr Drive
Colorado Springs, 80920

Saturday, March 18, 2023

Brief Summary of Compared Listings

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

Status: Pending

MLS#	Stat Date	Address	Prop Sub Type	Ttl Sqft	Bds	Bth	L/S Price	CDOM
9186293	03/11/2023	3633 Ian Point TE	Single Family	1,281	3	3	\$385,000	1
4295240	03/05/2023	7665 Vallhalla DR	Single Family	1,408	3	2	\$395,000	2
Averages:				1,345	3	2.50	\$390,000	2

Status: Sold

MLS#	Stat Date	Address	Prop Sub Type	Ttl Sqft	Bds	Bth	L/S Price	CDOM
1424018	12/16/2022	3135 Mirage DR	Single Family	1,436	3	2	\$399,900	21
9148559	10/07/2022	7725 Rickshaw DR	Single Family	1,420	3	2	\$400,000	13
7936846	11/22/2022	2120 Rusty Hinge DR	Single Family	1,404	3	3	\$415,000	72
1710835	12/15/2022	3330 Mirage DR	Single Family	1,751	3	3	\$419,900	35
1717906	10/04/2022	2245 Vintage DR	Single Family	1,752	4	2	\$440,000	8
Averages:				1,553	3	2.40	\$414,960	30

Summary

Status	Total	Avg Price	Avg \$ Per SqFt	Median	Low	High	Avg CDOM
ACTIVE							
ACT 1ST RGT							
UC Short Sale							
Under Contract							
PENDING	2	\$390,000	\$290.55	\$390,000	\$385,000	\$395,000	2
SOLD	5	\$414,960	\$269.34	\$415,000	\$399,900	\$440,000	30
LEASED							
EXPIRED							
WITHDRAWN							
CANCELLED							
Total	7	\$407,829	\$275.40	\$400,000	\$385,000	\$440,000	22

Researched and prepared by **Colin Smith**

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CMA Pro Report

These pages give a general overview of the selected properties.

Pending Properties

3633 Ian Point TE



MLS #:	9186293	Status:	Pending	Beds:	3	L Price:	\$385,000
County:	El Paso	Baths:	3	Yr Blt:	1982		
SubArea:	Briargate Station	Grg #:	2	CDOM:	1		
Style:	Wood Frame	Ttl Sqft:	1,281	Fin Sqft:	1,281		

Rmks: MOVE IN READY! Beautiful tri-level home located in the desirable neighborhood of Briargate Station. This lovely, updated home boasts 3 Bedrooms, 2.5 Bathrooms, and a 2-car attached garage with new door opener. It sits on a nicely landscaped lot with annual flowering bulbs and a fenced backyard featuring a private enclosed gazebo, patio, and BBQ area. As you step into the home, you are greeted by a tiled entryway with a pendant light and new powder bathroom off the entry. The main level features an open floor plan with hardwood floors throughout the living room and kitchen, and new base trim throughout the house. The vaulted living room has a window that brings in natural light and overlooks the kitchen, making it perfect for entertaining guests. The spacious kitchen has white cabinets with tile countertops and backsplash, and new GE appliances including a dishwasher, built-in microwave oven, 6-burner gas range oven with broiler, and French door refrigerator. There is a laundry closet with a built-in shelf off the kitchen and a door out to the private gazebo. Upstairs you will find 3 Bedrooms and 2 Bathrooms. The primary bedroom has wood floors, a lighted ceiling fan, closet, and adjoining bathroom with new tile floor, a vanity, and tiled tub shower. There are 2 more Bedrooms with new carpet on the upper level that share a new shower bathroom with a tile floor, vanity, mirror, and enclosed tiled shower. The lower level of the home features a Family Room with neutral carpet, a wood-burning fireplace, and garage access. The house has hardwired fire alarms, and new central air, a humidifier, water heater, and newer furnace for comfortable living. The interior and exterior have been recently painted, and the house has blinds throughout. Top D20 schools. Conveniently located close to schools, parks, hospitals, shopping, and entertainment. It is an easy commute to Peterson Air Force Base and the United States Air Force Academy. Great value and a prime location!

Direct: Go East on Woodmen, turn Left on Union Blvd., turn Right on Briargate Blvd, turn Right on 2nd Brisbane, and go Right on Ian Point Terrace





CMA Pro Report

These pages give a general overview of the selected properties.

Pending Properties

7665 Vallhalla DR



MLS #:	4295240	Status:	Pending	Beds:	3	L Price:	\$395,000
County:	El Paso	Baths:	2	Yr Blt:	1983		
SubArea:	Briargate	Grg #:	2	CDOM:	2		
Style:	Wood Frame	Ttl Sqft:	1,408	Fin Sqft:	1,408		

Rmks: Welcome to your new, beautifully updated bi-level home located in the Briargate (D20) neighborhood of Colorado Springs. This lovely home boasts 3 bedrooms, 2 bathrooms, and an oversized 2-car garage. As you enter the home, you will take note of the open floor plan of the upper level. The kitchen features stainless steel appliances, granite countertops, and a convenient walkout to the back deck. The kitchen flows seamlessly into the dining area and living room, featuring vaulted ceilings and ample natural light. Retreat to your spacious primary bedroom, complete with a walk-in closet and plenty of space for relaxation. The two additional bedrooms offer plenty of space for guests or a home office. Brand new carpet installed in the bedrooms, chestnut wood flooring through the main living areas and decorative tile flooring in the kitchen and bathrooms. The lower level of the home features a cozy family room, complete with a wood burning fireplace for those chilly Colorado evenings. The oversized 2-car garage provides ample space for storage, vehicles, or a workbench. Outside, enjoy your private backyard and relax on the back deck or lower level patio. Don't miss the opportunity to call this charming home your own!

Direct: From N Union Blvd and Research Pkwy, take N Union Blvd South to Lexington Dr. Left on Lexington Dr, Right onto Bordeaux Dr, Left onto Mirage Dr, Right onto Vallhalla Dr. Home will be on the left.





CMA Pro Report

These pages give a general overview of the selected properties.

Sold Properties

3135 Mirage DR



MLS #:	1424018	Status:	Sold	Beds:	3	L Price:	\$399,900
County:	El Paso			Baths:	2	S Price:	\$399,900
SubArea:	Briargate			Yr Blt:	1982	S Date:	12/16/2022
Style:	Wood Frame			Grg #:	2	CDOM:	21
				Ttl Sqft:	1,436	Fin Sqft:	1,436

Rmks: Beautifully updated home situated on one of the largest lots in the neighborhood and in a quiet cul-de-sac! No HOA. Plenty of room for your toys, vehicles, or RV. Attractive front door with lead glass insert and storm door. The stairs have iron rails to the upper and lower levels of the house. 9FT ceilings. Gorgeous Pergo floors through the upper level. All curtains and rods stay. Open floor plan with spacious living spaces great for entertaining. Evaporative cooling. The vaulted Living Room has a lighted ceiling fan, a large window, and a pass-thru to the Kitchen. The Dining Area includes a lighted ceiling fan and a slider to the backyard deck. The Updated Kitchen features track and pendant lighting, a garden window, and white cabinets w/butcher block countertops and attractive stone backsplash. Stainless steel appl incl a smooth top range oven, dishwasher, built-in microwave, and side by side refrigerator. There are 2 BRs and an updated Shower Bathroom on the upper level. The Primary Bedroom has cellular shades and a walk-in closet. BR #2 has cool paint tones and is currently used as a gym. The updated Shower Bathroom offers a vanity, framed mirror, modern lights, and a tiled shower w/deco strip. The lower level features under stair storage and a Family Room w/neutral carpet and wood-burning fireplace w/tile surround. The Laundry Area has a washer and dryer that stays, a non conforming BR (no closet) w/wood panel accent wall, and a Shower Bathroom w/tile floor, vanity, framed mirror, and tiled shower. Oversized, 2-car attached garage w/door opener. The fenced backyard features a large wood deck w/covered pergola for out door relaxation and fun. There is a hot tub (as is) and a storage shed for tools and toys. This home is close to highly rated D20 schools, John Venezia Community Park, The Shops at Briargate, Powers Corridor, and Memorial North Hospital. Minutes to I-25 and an easy commute to the USAF Academy and Peterson Air Force Base (Space Command).

Direct: From Briargate Blvd & Union Blvd go North on Union Blvd. to Mirage Drive. Turn Right go past Rickshaw and home in on Right in cul-de-sac





CMA Pro Report

These pages give a general overview of the selected properties.

Sold Properties

7725 Rickshaw DR



MLS #:	9148559	Status:	Sold	Beds:	3	L Price:	\$400,000
County:	El Paso	Baths:	2	S Price:	\$400,000		
SubArea:	Briargate	Yr Blt:	1982	S Date:	10/7/2022		
Style:	Wood Frame	Grg #:	2	CDOM:	13		
		Ttl Sqft:	1,420	Fin Sqft:	1,402		

Rmks: Fantastic three story home located in the desirable school district 20. Upon entry you are greeted with vaulted ceilings throughout the living room, a eat in kitchen with a breakfast bar, granite counters, stainless steal appliances and plenty of cabinet space. The lower level consists of a large family room with a walkout to the backyard, a 1/2 bath and a wood burning fireplace with built-ins. The upstairs offers three bedrooms to include the master that has an adjoining bathroom and a walk in closet. This home includes a two car garage and a backyard that offers an ample amount of space. Located within in close proximity is the shops at Briargate, the powers corridor and access to I-25. Don't miss this opportunity to move into a turnkey home with plenty of updates.

Direct: Briargate to Rickshaw

2120 Rusty Hinge DR



MLS #:	7936846	Status:	Sold	Beds:	3	L Price:	\$432,000
County:	El Paso	Baths:	3	S Price:	\$415,000		
SubArea:	Briargate	Yr Blt:	1979	S Date:	11/22/2022		
Style:	Wood Frame	Grg #:	2	CDOM:	72		
		Ttl Sqft:	1,404	Fin Sqft:	1,404		

Rmks: Welcome to this gorgeous neighborhood! Terrific 3 bedroom and 2 bath home with a 2 car garage. The kitchen boasts generous counter space and a breakfast bar, making cooking and entertaining a delight. Discover a bright interior with neutral laminate floors and plush carpet in all the right places. The main bedroom boasts a private ensuite with a walk-in closet. Other bedrooms offer plush carpet, ceiling fans, and sizable closets. Relax with your favorite drink in the fenced in backyard with a patio, lush grass, and great opportunity for adding personal touches. Don't miss this incredible opportunity.

Direct: Head north on I-25 N
Take exit 150
Merge onto N Academy Blvd
Use the left 2 lanes to turn left onto Briargate Blvd
Turn left onto Rusty Hinge Dr





CMA Pro Report

These pages give a general overview of the selected properties.

Sold Properties

3330 Mirage DR



MLS #:	1710835	Status:	Sold	Beds:	3	L Price:	\$419,900
County:	El Paso			Baths:	3	S Price:	\$419,900
SubArea:	Briargate			Yr Blt:	1983	S Date:	12/15/2022
Style:	Wood Frame			Grg #:	2	CDOM:	35
				Ttl Sqft:	1,751	Fin Sqft:	1,740

Rmks: Enjoy the sun rising and the sun setting in this spectacular Briargate Bi Level home with Pikes Peak Mountain Views. This amazing 3 bedroom, 3 bath Bi Level is in the highly sought after D20 school district and also close to I-25 access. Upgrades throughout including new stainless steel appliances. There is a 2 car garage Walk into this home with high vaulted ceilings and magnificent views of Pikes Peak and the front range from the window in the living room. The open concept design includes a stone fireplace in the living room and dining room. Enjoy those hot summer evenings with air-conditioning. The kitchen has newer appliances, white cabinets, and an eat-in area. The master bedroom suite is on the main level with a private bathroom with new custom tiled shower. Two large additional bedrooms and a remodeled full bathroom finish the main level. The basement is completely finished with a family room a second stone fireplace, 3/4 bathroom, and a laundry room. The backyard is large with privacy fencing, extended deck patio with sliding doors off the kitchen and master bedroom. Close to the best dining, entertainment, shopping, and local parks.

Direct: From N Union Blvd and Research Pkwy
Head south on N Union Blvd toward Commodore Dr
Turn left onto Lexington Dr
Turn right onto Bordeaux Dr
Turn left at the 1st cross street onto Mirage D





CMA Pro Report

These pages give a general overview of the selected properties.

Sold Properties

2245 Vintage DR



MLS #:	1717906	Status:	Sold	Beds:	4	L Price:	\$440,000
County:	El Paso			Baths:	2	S Price:	\$440,000
SubArea:	Briargate			Yr Blt:	1980	S Date:	10/4/2022
Style:	Wood Frame			Grg #:	2	CDOM:	8
				Ttl Sqft:	1,752	Fin Sqft:	1,752

Rmks: Get ready to come home, relax, make memories and entertain all in this dazzling home in the desirable Briargate community! This is truly the entertainers dream home with an amazing 1/3 acre corner lot. The beautiful landscaping blends lush grass, trees and an incredible patio perfect for BBQing and enjoying the amazing views of Pikes Peak! The updated kitchen features gorgeous cabinets and countertops with hardwood flooring. This kitchen is not only aesthetically pleasing but ideal for preparing foods for your guests or a quiet meal for your family. Unique features such as the built in bookcase, beautiful wainscot paneling, and custom vanity really make the spaces pop.

The oversized garage has an extra bay suitable for projects, bikes and storage. Use the fenced gravel parking space on the side of the house for your trailer or camper. The storage shed in the back yard provides plenty of space for yard equipment and additional storage. If you need one more reason to fall in love with this home, you've got AIR CONDITIONING, a rare treat in this neighborhood!

This home is conveniently located within Academy School District 20 boundaries with access to the best schools in Colorado Springs. Enjoy the ease of being minutes to shopping, restaurants, and easy access to I25 for all of your commuting needs.

***Update: New roof in the works, it will be completed prior to closing!

Direct: Take exit 150 for N Academy Boulevard and head East. Use any lane to turn East onto N Academy Blvd/S Gate Blvd. Use the left 2 lanes to turn North onto Briargate Blvd. Turn West onto Vintage Dr. 224 Vintage Dr will be on the North.



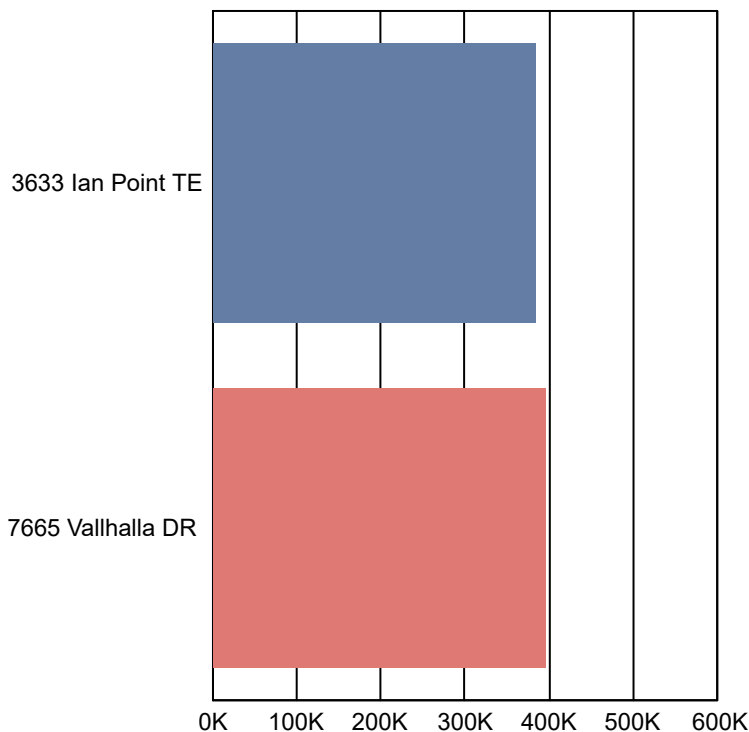


CMA Pro Report

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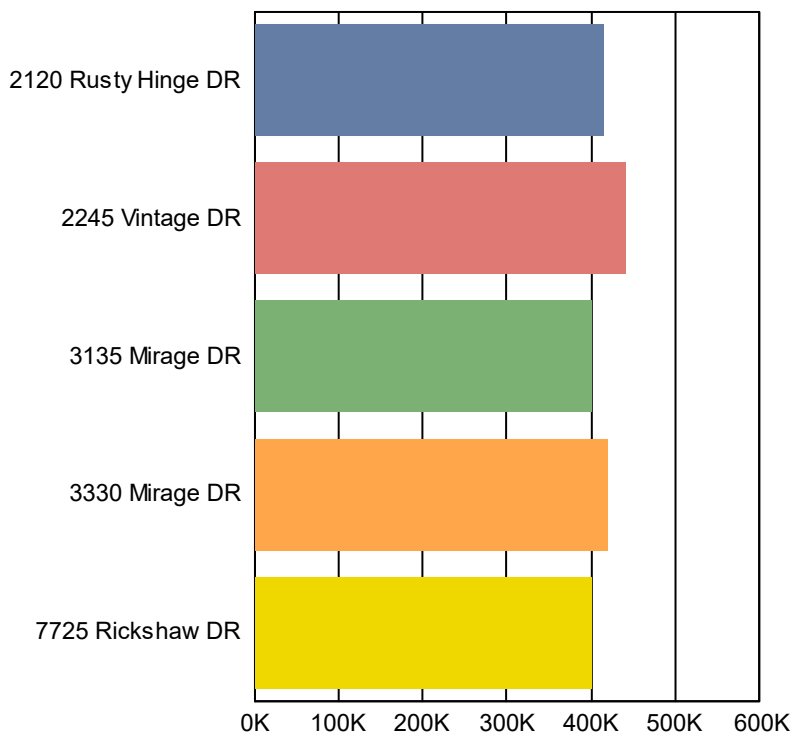
Pending Properties

Total # of Listings	2
Lowest Price	\$385,000
Highest Price	\$395,000
Average Price	\$390,000
Avg. Price/SqFt	\$290.55
Avg CDOM	2



Sold Properties

Total # of Listings	5
Lowest Price	\$399,900
Highest Price	\$440,000
Average Price	\$414,960
Avg. Price/SqFt	\$269.34
Avg CDOM	30





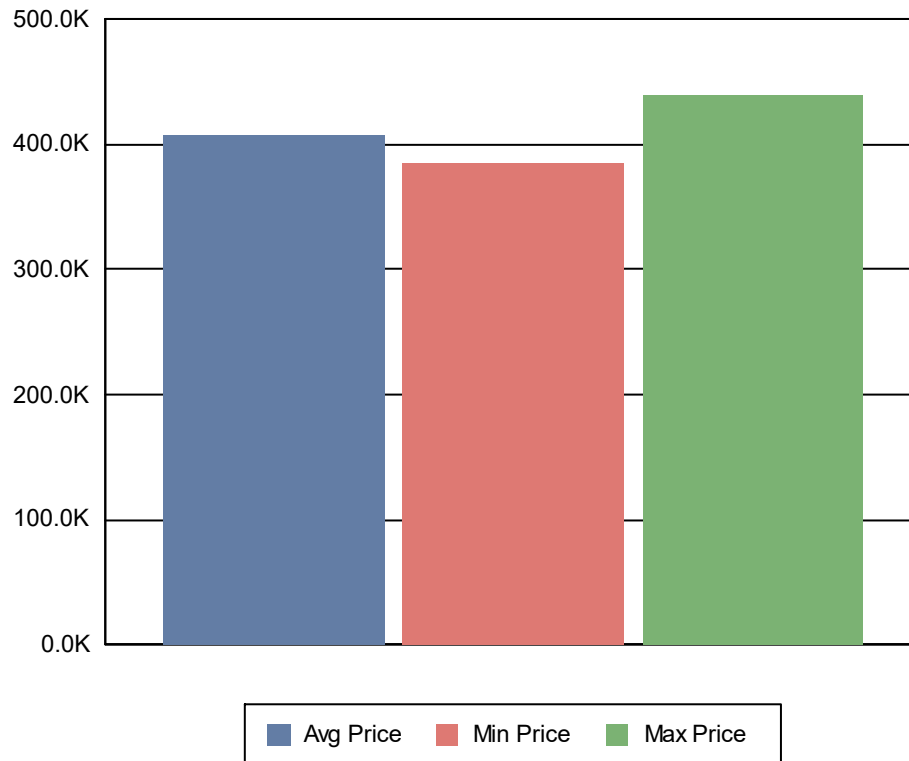
Comparative Market Analysis

Saturday, March 18, 2023

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	\$385,000	\$395,000	\$390,000	\$290.55
Sold	\$399,900	\$440,000	\$414,960	\$269.34
Totals / Averages	\$385,000	\$440,000	\$407,829	\$275.40

Sold Property Analysis

Address	List Price	Sold Price	CDOM	%SP/LP	SP/Sqft
3135 Mirage DR	\$399,900	\$399,900	21	%91.93	\$278.48
7725 Rickshaw DR	\$400,000	\$400,000	13	%94.12	\$281.69
2120 Rusty Hinge DR	\$432,000	\$415,000	72	%93.89	\$295.58
3330 Mirage DR	\$419,900	\$419,900	35	%95.43	\$239.81
2245 Vintage DR	\$440,000	\$440,000	8	%96.70	\$251.14
Total Averages	\$418,360	\$414,960	30	%94.42	\$269.34

Property Summary

Researched and prepared by

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Comparative Market Analysis

Saturday, March 18, 2023

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	3633 Ian Point TE	3	3 (0,1,1,1)	1,281	\$385,000			1
PEND	7665 Vallhalla DR	3	2 (0,1,1,0)	1,408	\$395,000			2
Sold								
CLS	3135 Mirage DR	3	2 (0,0,2,0)	1,436	\$399,900	\$399,900	12/16/2022	21
CLS	7725 Rickshaw DR	3	2 (0,1,0,1)	1,420	\$400,000	\$400,000	10/07/2022	13
CLS	2120 Rusty Hinge DR	3	3 (0,3,0,0)	1,404	\$432,000	\$415,000	11/22/2022	72
CLS	3330 Mirage DR	3	3 (0,1,2,0)	1,751	\$419,900	\$419,900	12/15/2022	35
CLS	2245 Vintage DR	4	2 (0,1,1,0)	1,752	\$440,000	\$440,000	10/04/2022	8

Researched and prepared by

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