

# Comparable Market Analysis

Thursday, March 17, 2011



## For

Sam Seller  
8881 Brookshire COURT  
JACKSONVILLE, FL 32257

## By

**KAREEM TANNOUS of ST JOHNS REALTY GROUP, INC.**

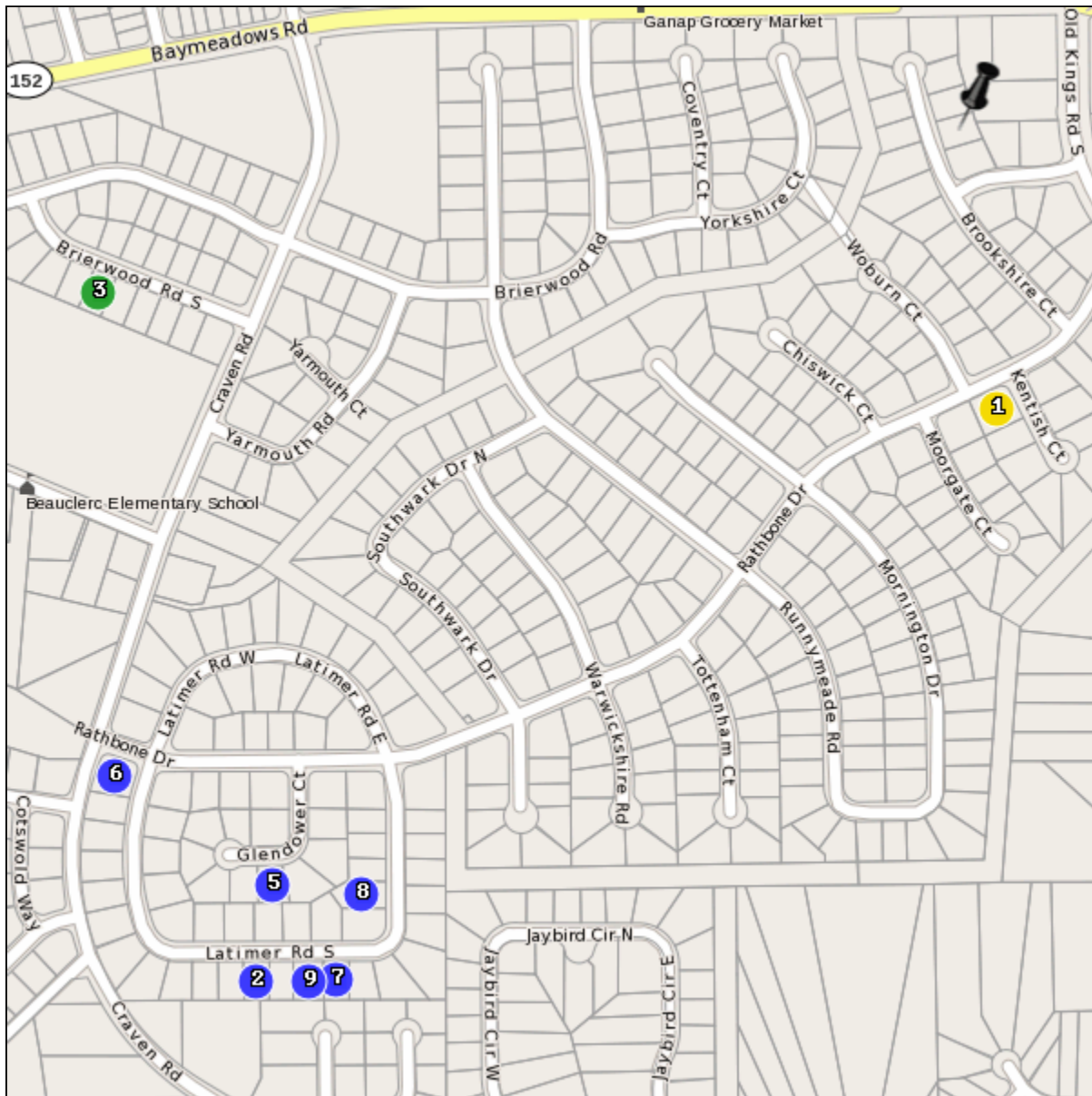
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## Comments

SEARCH CRITERIA: 1 MILE RADIUS SEARCH WITHIN LAST 12 MONTHS +/- 20% HEATED SQUARE FOOTAGE  
SEARCH RESULTS: 6 SOLD, 1 PENDING, 1 ACTIVE, 1 EXPIRED  
USED ALL AVAILABLE DATA COMPARABLE TO SUBJECT

This report is not an appraisal and is not intended to meet the requirements set out in the Uniform Standards of Appraisal Practice. If an appraisal is desired, the services of a licensed appraiser should be obtained.

### Map of Subject And Comparable Properties







| Legend  |   |
|---|---|
| <span style="color: green;">●</span> Active                                   | <span style="color: blue;">●</span> Sold          |
| <span style="color: yellow;">●</span> Pending                                 | <span style="color: orange;">●</span> Withdrawn   |
| <span style="color: purple;">●</span> Cancelled                               | <span style="color: red;">●</span> Expired        |
| <p> <b>Subject: 8881 Brookshire COURT undefined JACKSONVILLE FL 32257</b></p> |   |
| 1. 9046 KENTISH CT , JACKSONVILLE FL 32257-5209                               | 2. 4838 Latimer RD S , JACKSONVILLE FL 32257      |
| 3. 4748 S BRIERWOOD , JACKSONVILLE FL 32257-8029                              | 4. 9149 Glendower CT , JACKSONVILLE FL 32257      |
| 5. 9149 GLENDOWER CT , JACKSONVILLE FL 32257-5213                             | 6. 9122 LATIMER RD W , JACKSONVILLE FL 32257-5239 |
| 7. 4862 LATIMER RD S , JACKSONVILLE FL 32257-5225                             | 8. 9158 LATIMER RD E , JACKSONVILLE FL 32257-5260 |
| 9. 4854 Latimer RD S , JACKSONVILLE FL 32257                                  |   |

## Subject Property Description




|                             |   |
|-----------------------------|---|
| <b>Address</b>              | 8881 Brookshire COURT<br>JACKSONVILLE, FL 32257   |
| <b>Legal Name of Subdiv</b> | BRIERWOOD   |
| <b>Approx. Heated SqFt</b>  | 1729.00   |
| <b>Bedrooms</b>             | 3   |
| <b>Full Baths</b>           | 2   |
| <b>Year Built</b>           | 1982  |
| <b>Dining</b>               | Separate Dining Room; Eating Space-Kitchen  |
| <b>Misc Exterior</b>        | Porch - Front; Porch - Open; Porch - Screen; Lanai; Lanai - Screened; Sprinkler System; Outside Lighting; HO Assoc. Name: N/a; HO Assoc. Phone: 000 |
| <b>Interior Amenities</b>   | Walk-in-Closet(s); Vaulted/Cath. Ceil.; Skylight(s); Wall-to-Wall Carpet; Vinyl Floors; Ceramic Tile; Unfurnished                                   |
| <b>Fireplace</b>            | 1 Fireplace; Brick Fireplace; Mantle; Frplc-Fam Rm/Den/Gr; Wood Burning Frplc   |
| <b>Parking Facilities</b>   | Attached Garage; 2 Car Garage; Garage Door Opener; Concrete   |
| <b>Additional Rooms</b>     | Entry Hall / Foyer; Separate Living Room; Family Room; Lndry/Util. (inside)   |
| <b>Pool/Hot Tub</b>         | No Pool   |
| <b>Appx. Lot Dimensions</b> | 90 x 120  |
| <b>Lot Description</b>      | Regular Lot; Curb & Gutter; Sidewalks; Easement; High & Dry   |
| <b>Exterior Wall</b>        | Brick   |

|                           |  |   |  |  |
|---------------------------|--|---|--|--|
|                           |    |         |   |  |
|                           | 8881 Brookshire COURT<br>JACKSONVILLE FL 32257   | 9046 KENTISH CT<br>JACKSONVILLE FL  | 4838 Latimer RD S<br>JACKSONVILLE FL   | 4748 S BRIERWOOD<br>JACKSONVILLE FL  |
| List Price                |  | \$140,000   | \$219,900  | \$120,000  |
| Original List Price       |  | \$169,900   | \$219,900  | \$129,900  |
| Sold Price                |  |   | \$210,000  |  |
| Status                    |  | Pending   | Sold   | Active   |
| Status Date               |  | 11/28/2010  | 08/27/2010   | 02/01/2011   |
| Days on Market            |  | 185   | 48   | 427  |
| Cumulative Days on Market |  | 185   | 48   | 427  |
| <b>Adjustment</b>         |  |   |  |  |
| Legal Name of Subdiv      | BRIERWOOD  | BRIERWOOD   | BRIERWOOD  | BRIERWOOD  |
| Approx. Heated SqFt       | 1729.00  | 1,567   | 2,000  | 1,785  |
| Bedrooms                  | 3  | 3   | 3  | 3  |
| Full Baths                | 2  | 2   | 2  | 3  |
| Year Built                | 1982   | 1983  | 1984   | 1985   |
| Dining                    | Separate Dining Room;<br>Eating Space-Kitchen  | Separate Dining<br>Room   | Separate Dining<br>Room  |  |
| Misc Exterior             | Porch - Front; Porch - Open;<br>Porch - Screen; Lanai; Lanai -<br>Screened; Sprinkler System;<br>Outside Lighting; HO Assoc.<br>Name: N/a; HO Assoc. Phone:<br>000 | Porch - Front   | Patio - Open;<br>Outside Lighting  |  |
| Interior Amenities        | Walk-in-Closet(s); Vaulted/<br>Cath. Ceil.; Skylight(s); Wall-<br>to-Wall Carpet; Vinyl Floors;<br>Ceramic Tile; Unfurnished                                       | Walk-in-<br>Closet(s); Sliding<br>Glass Dr(s); Wall-<br>to-Wall Carpet;<br>Ceramic Tile | Walk-in-<br>Closet(s); Built-<br>in-Bookshelves;<br>Vaulted/Cath.<br>Ceil.; Bay/Bow<br>Window(s);<br>Thermal<br>Window(s);<br>Window<br>Treatment(s);<br>French Door(s);<br>Wall-to-Wall<br>Carpet; Tile<br>Floors |  |
| Fireplace                 | 1 Fireplace; Brick Fireplace;<br>Mantle; Frplc-Fam Rm/Den/<br>Gr; Wood Burning Frplc   | 1 Fireplace;<br>Frplc-Fam Rm/<br>Den/Gr; Wood<br>Burning Frplc                          | 1 Fireplace;<br>Stone Fireplace;<br>Frplc-Fam Rm/<br>Den/Gr; Wood<br>Burning Frplc   |  |
| Parking Facilities        | Attached Garage; 2 Car<br>Garage; Garage Door<br>Opener; Concrete  | Attached<br>Garage; 2 Car<br>Garage   | Attached<br>Garage; 2 Car<br>Garage  | 2 Car Garage   |
| Additional Rooms          | Entry Hall / Foyer; Separate<br>Living Room; Family Room;<br>Lndry/Util. (inside)  | Entry Hall /<br>Foyer; Separate<br>Living Room;<br>Florida Room                         | Entry Hall /<br>Foyer; Family<br>Room; Lndry/Util.<br>(inside)   |  |
| Pool/Hot Tub              | No Pool  | No Pool   | Pool - In<br>Ground;<br>Automatic<br>Cleaner; Heated<br>Pool-Solar   | No Pool  |
| Appx. Lot Dimensions      | 90 x 120   | 115 X 128   | 81 X 120   |  |
| Lot Description           | Regular Lot; Curb & Gutter;<br>Sidewalks; Easement; High &<br>Dry  | Regular Lot   | Regular Lot  | Regular Lot  |
| Exterior Wall             | Brick  | Brick   | Brick  |  |

|                       |           |           |           |           |
|-----------------------|-----------|-----------|-----------|-----------|
| <b>Adjusted Price</b> | \$161,520 | \$148,100 | \$196,450 | \$117,200 |
|-----------------------|-----------|-----------|-----------|-----------|





**CM-A: Subject and Comparable Properties**

**prepared for Sam Selzer**

|                           | <b>Subject</b>   | <b>540792</b>   | <b>503238</b>  | <b>519128</b>  |
|---------------------------|--|---|--|--|
|                           |   |  |  |           |
|                           | 8881 Brookshire COURT<br>JACKSONVILLE FL 32257   | 9149 Glendower CT<br>JACKSONVILLE FL  | 9149 GLENDOWER CT<br>JACKSONVILLE FL   | 9122 LATIMER RD W<br>JACKSONVILLE FL   |
| List Price                |  | \$169,900   | \$117,900  | \$209,000  |
| Original List Price       |  | \$169,900   | \$155,900  | \$224,900  |
| Sold Price                |  |   | \$112,000  | \$196,500  |
| Status                    |  | Expired   | Sold   | Sold   |
| Status Date               |  | 12/20/2010  | 04/15/2010   | 05/28/2010   |
| Days on Market            |  | 180   | 173  | 77   |
| Cumulative Days on Market |  | 179   | 172  | 76   |
| <b>Adjustment</b>         |  |   | <b>/-</b>  | <b>/-</b>  |
| Legal Name of Subdiv      | BRIERWOOD  | BRIERWOOD   | BRIERWOOD  | BRIERWOOD  |
| Approx. Heated SqFt       | 1729.00  | 1,588   | 7050   | 1,588  |
| Bedrooms                  | 3  | 3   | 3  | 3  |
| Full Baths                | 2  | 2   | 2  | 2  |
| Year Built                | 1982   | 1983  | 1983   | 1984   |
| Dining                    | Separate Dining Room;<br>Eating Space-Kitchen  | Separate Dining<br>Room   | Separate Dining<br>Room  | Separate Dining<br>Room; Eating<br>Space-Kitchen   |
| Misc Exterior             | Porch - Front; Porch - Open;<br>Porch - Screen; Lanai; Lanai -<br>Screened; Sprinkler System;<br>Outside Lighting; HO Assoc.<br>Name: N/a; HO Assoc. Phone:<br>000 | Patio - Covered   | Patio - Covered  | Porch - Open;<br>Lanai - Screened  |
| Interior Amenities        | Walk-in-Closet(s); Vaulted/<br>Cath. Ceil.; Skylight(s); Wall-<br>to-Wall Carpet; Vinyl Floors;<br>Ceramic Tile; Unfurnished                                       |   | Sliding Glass<br>Dr(s); Wall-to-<br>Wall Carpet                                    | Walk-in-<br>Closet(s); French<br>Door(s); Tile<br>Floors; Ceramic<br>Tile                    |
| Fireplace                 | 1 Fireplace; Brick Fireplace;<br>Mantle; Frplc-Fam Rm/Den/<br>Gr; Wood Burning Frplc   |   | 1 Fireplace;<br>Brick Fireplace  | 1 Fireplace;<br>Brick Fireplace;<br>Mantle;<br>Fireplace-Living<br>Rm; Wood<br>Burning Frplc |
| Parking Facilities        | Attached Garage; 2 Car<br>Garage; Garage Door<br>Opener; Concrete  | Attached<br>Garage; 2 Car<br>Garage   | Attached<br>Garage; 2 Car<br>Garage  | Attached<br>Garage; 2 Car<br>Garage  |
| Additional Rooms          | Entry Hall / Foyer; Separate<br>Living Room; Family Room;<br>Lndry/Util. (inside)  |   | Separate Living<br>Room; Family<br>Room  | Lndry/Util.<br>(inside)  |
| Pool/Hot Tub              | No Pool  | No Pool   | No Pool  | Pool - In Ground   |
| Appx. Lot Dimensions      | 90 x 120   | 75'x120'  | 85 X 120   |  |
| Lot Description           | Regular Lot; Curb & Gutter;<br>Sidewalks; Easement; High &<br>Dry  | Irregular Lot;<br>Sidewalks   | Regular Lot  | Regular Lot  |
| Exterior Wall             | Brick  | Brick   | Brick  | Brick  |
| <b>Adjusted Price</b>     | <b>\$161,520</b>   | <b>\$176,950</b>  | <b>\$119,050</b>   | <b>\$200,150</b>   |

**CM-A: Subject and Comparable Properties**

**prepared for Sam Selzer**

|                           | Subject  | 508975   | 484294   | 530728   |
|---------------------------|--|--|--|--|
|                           |    |    |   |  |
|                           | 8881 Brookshire COURT<br>JACKSONVILLE FL 32257   | 4862 LATIMER RD S<br>JACKSONVILLE FL   | 9158 LATIMER RD E<br>JACKSONVILLE FL   | 4854 Latimer RD S<br>JACKSONVILLE FL   |
| List Price                |  | \$174,900  | \$172,900  | \$164,000  |
| Original List Price       |  | \$189,900  | \$205,900  | \$179,500  |
| Sold Price                |  | \$160,000  | \$166,000  | \$153,000  |
| Status                    |  | Sold   | Sold   | Sold   |
| Status Date               |  | 06/02/2010   | 06/25/2010   | 07/15/2010   |
| Days on Market            |  | 175  | 389  | 89   |
| Cumulative Days on Market |  | 175  | 389  | 88   |
| <b>Adjustment</b>         |  |  |  |  |
| Legal Name of Subdiv      | BRIERWOOD  | BRIERWOOD  | BRIERWOOD  | BRIERWOOD  |
| Approx. Heated SqFt       | 1729.00  | 1,678  | 1,569  | 1,752  |
| Bedrooms                  | 3  | 3  | 3  | 3  |
| Full Baths                | 2  | 2  | 2  | 2  |
| Year Built                | 1982   | 1984   | 1985   | 1985   |
| Dining                    | Separate Dining Room;<br>Eating Space-Kitchen  | Separate Dining<br>Room; Breakfast<br>Room   | Separate Dining<br>Room; Eating<br>Space-Kitchen   | Separate Dining<br>Room  |
| Misc Exterior             | Porch - Front; Porch - Open;<br>Porch - Screen; Lanai; Lanai -<br>Screened; Sprinkler System;<br>Outside Lighting; HO Assoc.<br>Name: N/a; HO Assoc. Phone:<br>000 | Patio - Open;<br>Covenants/<br>Restrictns  | Patio - Open   | Porch - Front;<br>Porch - Screen;<br>Patio - Covered;<br>Sprinkler System          |
| Interior Amenities        | Walk-in-Closet(s); Vaulted/<br>Cath. Ceil.; Skylight(s); Wall-<br>to-Wall Carpet; Vinyl Floors;<br>Ceramic Tile; Unfurnished                                       | Walk-in-<br>Closet(s); Bay/<br>Bow Window(s);<br>Window<br>Treatment(s);<br>Sliding Glass<br>Dr(s); Wall-to-<br>Wall Carpet;<br>Vinyl Floors | Walk-in-<br>Closet(s);<br>Thermal<br>Window(s);<br>Window<br>Treatment(s);<br>Sliding Glass<br>Dr(s); Wall-to-<br>Wall Carpet;<br>Ceramic Tile | Walk-in-<br>Closet(s);<br>Vaulted/Cath.<br>Ceil.; Tile Floors                      |
| Fireplace                 | 1 Fireplace; Brick Fireplace;<br>Mantle; Frplc-Fam Rm/Den/<br>Gr; Wood Burning Frplc   | 1 Fireplace;<br>Brick Fireplace;<br>Mantle; Frplc-<br>Fam Rm/Den/Gr;<br>Wood Burning<br>Frplc  | 1 Fireplace;<br>Brick Fireplace;<br>Mantle; Frplc-<br>Fam Rm/Den/Gr;<br>Wood Burning<br>Frplc  | 1 Fireplace  |
| Parking Facilities        | Attached Garage; 2 Car<br>Garage; Garage Door<br>Opener; Concrete  | Attached<br>Garage; 2 Car<br>Garage;<br>Courtyard Entry<br>Gar; Garage<br>Door Opener  | Attached<br>Garage; 2 Car<br>Garage; Garage<br>Door Opener;<br>Keypad Entry;<br>Lndry-Garage/<br>Carpport                                      | Attached<br>Garage; 2 Car<br>Garage; Garage<br>Door Opener                         |
| Additional Rooms          | Entry Hall / Foyer; Separate<br>Living Room; Family Room;<br>Lndry/Util. (inside)  | Entry Hall /<br>Foyer; Great<br>Room; Lndry/Util.<br>(inside)  | Entry Hall /<br>Foyer; Separate<br>Living Room;<br>Family Room   | Entry Hall /<br>Foyer; Florida<br>Room; Great<br>Room                              |
| Pool/Hot Tub              | No Pool  | No Pool  | No Pool  | No Pool; Hot<br>Tub / Spa  |
| Appx. Lot Dimensions      | 90 x 120   | 77x120   | 80x130   |  |
| Lot Description           | Regular Lot; Curb & Gutter;<br>Sidewalks; Easement; High &<br>Dry  | Regular Lot;<br>Curb & Gutter;<br>Sidewalks  | Regular Lot;<br>Wooded; Curb &<br>Gutter;<br>Sidewalks   | Regular Lot  |

|                       |           |              |              |           |
|-----------------------|-----------|--------------|--------------|-----------|
| Exterior Wall         | Brick     | Brick Veneer | Brick Veneer | Brick     |
| <b>Adjusted Price</b> | \$161,520 | \$162,550    | \$174,000    | \$151,850 |

## Price Analysis

| Summary of Closed Listings |                                    |            |     |      |            |            |                   |                |  |
|----------------------------|------------------------------------|------------|-----|------|------------|------------|-------------------|----------------|--|
| MLS #                      | Address                            | List Price | DOM | CDOM | Sold Date  | Sold Price | Total Adjustments | Adjusted Price |  |
| 535789                     | 4838 Latimer RD S, JACKSONVILLE FL | \$219,900  | 48  | 48   | 08/27/2010 | \$210,000  | -\$13,550         | \$196,450      |  |
| 503238                     | 9149 GLENDOWER CT, JACKSONVILLE FL | \$117,900  | 173 | 172  | 04/09/2010 | \$112,000  | \$7,050           | \$119,050      |  |
| 519128                     | 9122 LATIMER RD W, JACKSONVILLE FL | \$209,000  | 77  | 76   | 05/28/2010 | \$196,500  | \$3,650           | \$200,150      |  |
| 508975                     | 4862 LATIMER RD S, JACKSONVILLE FL | \$174,900  | 175 | 175  | 06/01/2010 | \$160,000  | \$2,550           | \$162,550      |  |
| 484294                     | 9158 LATIMER RD E, JACKSONVILLE FL | \$172,900  | 389 | 389  | 06/25/2010 | \$166,000  | \$8,000           | \$174,000      |  |
| 530728                     | 4854 Latimer RD S, JACKSONVILLE FL | \$164,000  | 89  | 88   | 07/15/2010 | \$153,000  | -\$1,150          | \$151,850      |  |

| Summary of Pending Listings |                                  |                  |     |      |            |                   |                |  |  |
|-----------------------------|----------------------------------|------------------|-----|------|------------|-------------------|----------------|--|--|
| MLS #                       | Address                          | Orig. List Price | DOM | CDOM | List Price | Total Adjustments | Adjusted Price |  |  |
| 536774                      | 9046 KENTISH CT, JACKSONVILLE FL | \$169,900        | 185 | 185  | \$140,000  | \$8,100           | \$148,100      |  |  |

| Summary of Active Listings |                                   |                  |     |      |            |                   |                |  |  |
|----------------------------|-----------------------------------|------------------|-----|------|------------|-------------------|----------------|--|--|
| MLS #                      | Address                           | Orig. List Price | DOM | CDOM | List Price | Total Adjustments | Adjusted Price |  |  |
| 516778                     | 4748 S BRIERWOOD, JACKSONVILLE FL | \$129,900        | 427 | 427  | \$120,000  | -\$2,800          | \$117,200      |  |  |

| Summary of Expired Listings |                                    |                  |     |      |            |                   |                |  |  |
|-----------------------------|------------------------------------|------------------|-----|------|------------|-------------------|----------------|--|--|
| MLS #                       | Address                            | Orig. List Price | DOM | CDOM | List Price | Total Adjustments | Adjusted Price |  |  |
| 540792                      | 9149 Glendower CT, JACKSONVILLE FL | \$169,900        | 180 | 179  | \$169,900  | \$7,050           | \$176,950      |  |  |

| Low, Average, Median, and High Comparisons |           |           |           |           |           |
|--|-----------|-----------|-----------|-----------|-----------|
|  | Closed    | Pending   | Active    | Expired   | Overall   |
| <b>Low</b>                                 | \$119,050 | \$148,100 | \$117,200 | \$176,950 | \$117,200 |
| <b>Average</b>                             | \$167,342 | \$148,100 | \$117,200 | \$176,950 | \$160,700 |
| <b>Median</b>                              | \$168,275 | \$148,100 | \$117,200 | \$176,950 | \$162,550 |
| <b>High</b>                                | \$200,150 | \$148,100 | \$117,200 | \$176,950 | \$200,150 |

| Overall Market Analysis (Unadjusted) |        |           |                 |           |                 |                 |                          |                                  |                                  |          |           |
|--------------------------------------|--------|-----------|-----------------|-----------|-----------------|-----------------|--------------------------|----------------------------------|----------------------------------|----------|-----------|
| Status                               | # List | Vol.      | Avg. List Price | Sold Vol. | Avg. Sold Price | Sale/List Price | Avg. Approx. Heated SqFt | Avg. List \$/Approx. Heated SqFt | Avg. Sold \$/Approx. Heated SqFt | Avg. Dom | Avg. CDOM |
| Closed                               | 6      | 1,058,600 | 176,433         | 997,500   | 166,250         | 0.94            | 1,707                    | 103.07                           | 97.11                            | 158      | 158       |
| Pending                              | 1      | 140,000   | 140,000         | 0         | 0               | 0.00            | 1,567                    | 89.34                            | 0.00                             | 185      | 185       |
| Active                               | 1      | 120,000   | 120,000         | 0         | 0               | 0.00            | 1,785                    | 67.23                            | 0.00                             | 427      | 427       |
| Expired                              | 1      | 169,900   | 169,900         | 0         | 0               | 0.00            | 1,588                    | 106.99                           | 0.00                             | 180      | 179       |
| Overall                              | 9      | 1,488,500 | 165,389         | 997,500   | 166,250         | 0.94            | 1,687                    | 98.00                            | 97.11                            | 194      | 193       |

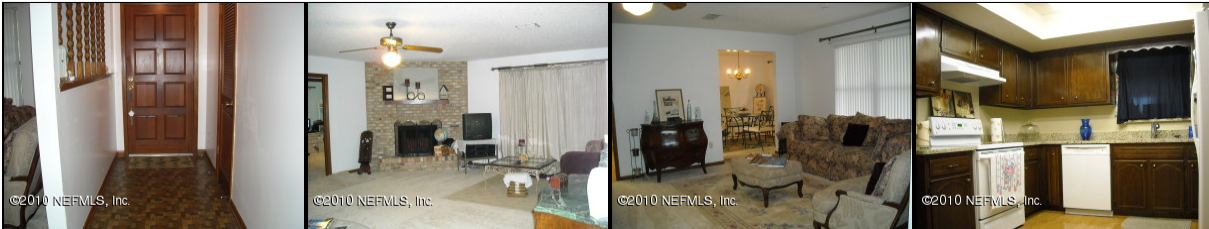
## Selection Criteria for Comparable Properties

**Specified listings from the following search:** Property types Residential, Condominiums, Vacant Land, Rentals, Invstmnt Inc/Apmnt, Commercial for Sale, Commercial for Lease, Unused, Unused, Unused;

## Listing Price Recommendation



|                    |                  |
|--------------------|------------------|
| <b>Low</b>         | \$119,050        |
| <b>High</b>        | \$200,150        |
| <b>Recommended</b> | <b>\$161,520</b> |



- **Bedrooms: 3**
- **Bathrooms: 2**
- **SqFt: 1,567**
- **Style:**

**\$140,000**

**MLS #536774**

Full brick home sitting on .35 acre corner lot on cul-de-sac street. Kitchen has Granite counters, laminate flooring; fresh neutral carpet elsewhere besides baths. Spacious living room with wood burning fireplace leading out to delightful 24 X 14 Florida Room. Separate dining ; roomy bedrooms. Needs some updating and TLC but with a little work would be a beauty! Short Sale; sold in 'as is' condition.



**KAREEM TANNOUS, JaxRealtor4U,  
ST JOHNS REALTY GROUP, INC.**

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Prepared by KAREEM TANNOUS, , JaxRealtor4U on Thursday, March 17, 2011 6:26 PM

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| <b>Adjustments for Comparable #536774</b> |              |                  |
|---|--------------|------------------|
| <b>Description</b>                        | <b>Value</b> | <b>\$140,000</b> |
| Approx. Heated SqFt                       | 8100         | \$148,100        |

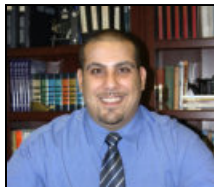


- **Bedrooms: 3**
- **Bathrooms: 2**
- **SqFt: 2,000**
- **Style: 000025**

**\$219,900**

**MLS #535789**

FULL BRICK UPDATED POOL HOME! HEATED AND COOLED FLORIDA ROOM W/ 18" TILE OVERLOOKING BACK YARD OASIS! SALT WATER POOL WITH WATERFALL & SOLAR HEATING. UPDATED KITCHEN W/ 42" MAPLE CABINETS, NEWER APPLIANCES, GRANITE COUNTERS, 18" TILE, LG LAUNDRY/MUD ROOM, LG FAMILY ROOM WITH STONE FP, BUILT-INS, VAULTED CEILING. '06 NEW TRANE 13 SEER A/C, REPLUMBED, ROOF, APPROX 8 YEARS NEW, NEW WINDOWS THRU-OUT!



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| <b>Adjustments for Comparable #535789</b> |              |                  |
|---|--------------|------------------|
| <b>Description</b>                        | <b>Value</b> | <b>\$210,000</b> |
| Approx. Heated SqFt                       | -13550       | \$196,450        |

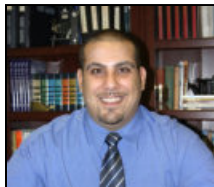


- **Bedrooms: 3**
- **Bathrooms: 3**
- **SqFt: 1,785**
- **Style:**

**\$120,000**

**MLS #516778**

BUYER TO VERIFY SQ FT & BEDROOMS. IT'S A GOOD OPPORTUNITY TO OWN A BRICK HOME IN MANDARIN. BRING YOUR OFFER. THIS WILL NOT LAST LONG!!!



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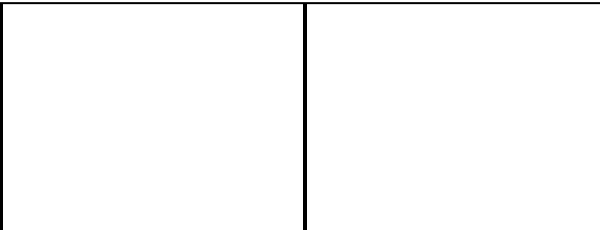
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| <b>Adjustments for Comparable #516778</b> |              |           |
|---|--------------|-----------|
| <b>Description</b>                        | <b>Value</b> |           |
|   |              | \$120,000 |
| Approx. Heated SqFt                       | -2800        | \$117,200 |

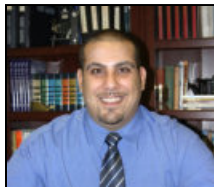


- **Bedrooms: 3**
- **Bathrooms: 2**
- **SqFt: 1,588**
- **Style: 24**

**\$169,900**

**MLS #540792**

great home in very good location. huge back yard. New roof, windows, dishwasher. stone countertops in kitchen, updated throughout



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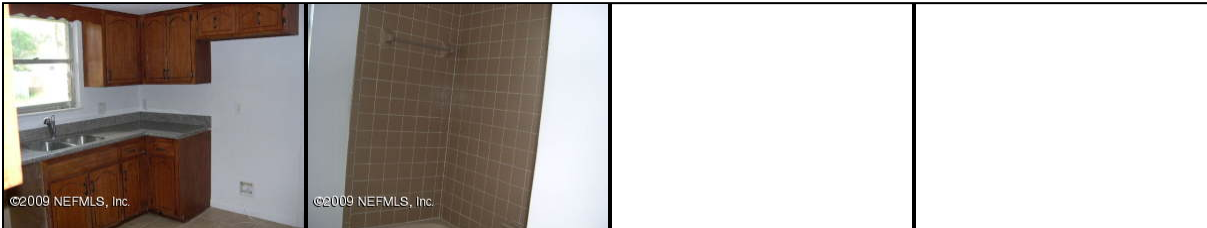
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| <b>Adjustments for Comparable #540792</b> |              |                  |
|---|--------------|------------------|
| <b>Description</b>                        | <b>Value</b> | <b>\$169,900</b> |
| Approx. Heated SqFt                       | 7050         | \$176,950        |



- **Bedrooms: 3**
- **Bathrooms: 2**
- **SqFt: 1,588**
- **Style: 24**

**\$117,900**

**MLS #503238**

PARTIALLY REMODELLED BRICK ON LARGE LOT. SOLD 'AS IS',SELLER PROVIDING NO SURVEY,REPAIRS,REPRESENTATIONS OR WARRANTIES.PROPERTY ACQUIRED BY FORECLOSURE;SELLER AND AGENT ARE UNAWARE OF ANY DEFECTS,HAZARDS, OR LEAD BASED PAINT.ALL INFO TO BE VERIFIED BY BUYER. SUBMIT'PROOF OF FUNDS'OR BANK OF AMERICA'PRE APPROVAL' LETTER WITH ALL CONTRACTUAL OFFERS.



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| <b>Adjustments for Comparable #503238</b> |              |                  |
|---|--------------|------------------|
| <b>Description</b>                        | <b>Value</b> | <b>\$112,000</b> |
| Approx. Heated SqFt                       | 7050         | \$119,050        |



- **Bedrooms: 3**
- **Bathrooms: 2**
- **SqFt: 1,656**
- **Style: 25**

**\$209,000**

**MLS #519128**

Just REDUCED! Seller states make an offer!! Gorgeous all brick pool home in a great location of Mandarin! This home features 3BR/2BA, frml din, huge fam.rm.w/brick FP, eat-in kit w/new appl, tile flrs, crown molding & more! The in-ground pool has a salt water filter & only 3 yrs.old, has newer A/C and roof is only 4 yrs young!! Also a huge yard & on the corner lot. NOT A SHORT SALE!!!



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| <b>Adjustments for Comparable #519128</b> |              |                  |
|---|--------------|------------------|
| <b>Description</b>                        | <b>Value</b> | <b>\$196,500</b> |
| Approx. Heated SqFt                       | 3650         | \$200,150        |



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- **Bedrooms: 3**
- **Bathrooms: 2**
- **SqFt: 1,678**
- **Style: 25**

**\$174,900**

**MLS #508975**

Wonderful open floor plan, entrance foyer, formal large dining rm to the right, lg great room with fireplace, sliding door to patio and fenced backyard. Split master bedroom plan. Very nice kitchen with separate breakfast area w/bay window, including washer and dryer area. Lots of counter space, Maytag dishwasher, glass top range, double stainless sink. Just reduced 3/19 \$15,000 total. Great buy



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| Adjustments for Comparable #508975 |       |           |
|------------------------------------|-------|-----------|
| Description                        | Value |           |
|                                    |       | \$160,000 |
| Approx. Heated SqFt                | 2550  | \$162,550 |



- **Bedrooms: 3**
- **Bathrooms: 2**
- **SqFt: 1,569**
- **Style: 24**

**\$172,900**

**MLS #484294**

Very nice all brick veneer home in Brierwood. Entrance foyer, eat in kitchen and both baths have ceramic tile flooring. Separate liv rm, dining rm, family rm w/brick fireplace & mantle, vaulted ceiling w/beam, sliding glass door to large backyard. Kitchen has lots of countertop, double stainless sink, wood cabinets, range, dw, disp, side by side refrigerator. All bedrooms have carpeting (beige).



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| <b>Adjustments for Comparable #484294</b> |              |                  |
|---|--------------|------------------|
| <b>Description</b>                        | <b>Value</b> | <b>\$166,000</b> |
| Approx. Heated SqFt                       | 8000         | \$174,000        |



- **Bedrooms: 3**
- **Bathrooms: 2**
- **SqFt: 1,752**
- **Style: 25**

**\$164,000**

**MLS #530728**

This home has it all! Pella windows, tile floors (carpet in bedrooms), vaulted ceilings, fenced backyard, and a 600 sq. ft. tiled screened porch with windows. NOT A SHORT SALE just priced like one...close quickly! This is an exceptional home, especially for the age and neighborhood not to mention the price~



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| <b>Adjustments for Comparable #530728</b> |              |                  |
|---|--------------|------------------|
| <b>Description</b>                        | <b>Value</b> | <b>\$153,000</b> |
| Approx. Heated SqFt                       | -1150        | \$151,850        |