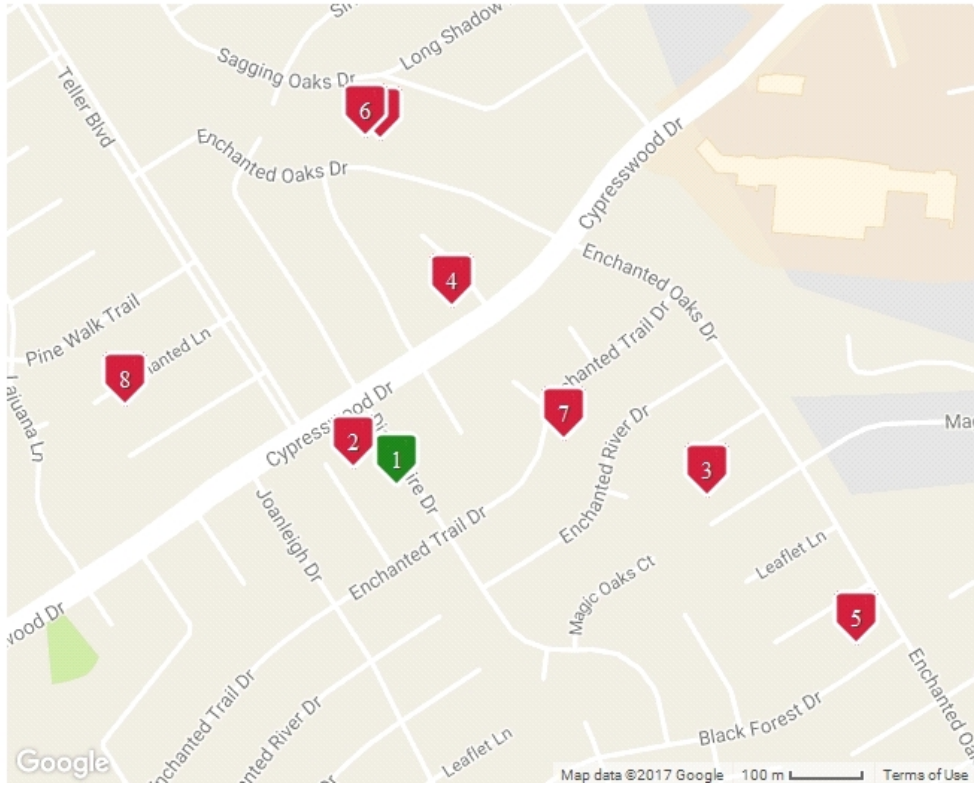


# MLS RENTAL Comparative Market Analysis

Printable Map



#	MLS#	Street Address	Status	Orig Price	List Price	Prc \$/SqFt	Hse SqFt	Lot SqFt	Adj \$/SqFt	Bds/Bths	Yr Bilt	DOM
1	639972	19415 Dianeshire Drive	ACT	\$1,750	\$1,750	\$0.86	2,036	8,160	\$0.86	3/2	1978	10
2	58119847	19422 Craigchester Lane	CLOSD	\$1,495	\$1,495	\$0.76	1,972	9,520	\$0.76	4/2	1970	35
3	57238644	222 Magic Oaks Drive	CLOSD	\$1,600	\$1,495	\$0.74	2,011	9,600	\$0.74	4/2	1968	69
4	66443042	334 Cypresswood Drive	CLOSD	\$1,625	\$1,575	\$0.84	1,796	8,064	\$0.84	4/2	1982	74
5	88152784	210 Blackforest Drive	CLOSD	\$1,650	\$1,550	\$0.67	2,308		\$0.67	4/2	1968	26
6	53971031	19618 Enchanted Oaks Drive	CLOSD	\$1,650	\$1,550	\$0.71	2,178	13,650	\$0.71	4/2	1978	48
7	61646945	323 Enchanted Trail Drive	CLOSD	\$1,575	\$1,575	\$0.70	2,235	10,010	\$0.70	4/2	1975	17
8	82698297	535 Enchanted Lane	CLOSD	\$1,599	\$1,599	\$0.72	2,231	7,800	\$0.72	3/2	1982	26
9	83837625	19614 Enchanted Oaks Drive	CLOSD	\$1,695	\$1,650	\$0.83	1,917	13,400	\$0.83	4/2	1978	37

## Comparative Market Analysis

Property Type is 'Rental' Status is one of 'Active', 'Option Pending', 'Pend Cont to Show', 'Pending' Status is 'Sold' Status Contractual Search Date is 12/12/2017 to 12/27/2016 Subdivision is like 'enchanted oaks\*\*'

Rental

### Active Properties

MLS #	Address	Subdivision	Pool	BR	FB	HB	# Gar	Bld SqFt	Yr Blt	Lot SF	List Price	LP/SqFt	CDOM				
639972	19415 Dianeshire Drive	Enchanted Oaks Sec 04 R/P	No	3	2	0	2	2,036	1978	8,160	\$1,750	\$0.86	10				
<b># LISTINGS:</b>				<b>1</b>	<b>Medians:</b>			3	2	0	2	2,036	1978	8,160	\$1,750	\$0.86	10
				<b>Minimums:</b>			3	2	0	2	2,036	1978	8,160	\$1,750	\$0.86	10	
				<b>Maximums:</b>			3	2	0	2	2,036	1978	8,160	\$1,750	\$0.86	10	
				<b>Averages:</b>			3	2	0	2	2,036	1978	8,160	\$1,750	\$0.86	10	

### Sold Properties

MLS #	Address	Subdivision	Pool	BR	FB	HB	# Gar	Bld SqFt	Yr Blt	Lot SF	List Price	LP/SqFt	CDOM	Cls Date	Lease Price	LsP/SqFt	Ls/LP%			
57238644	222 Magic Oaks Drive	Enchanted Oaks Sec 01	No	4	2	0	0	2,011	1968	9,600	\$1,495	\$0.74	69	03/01/17	\$1,495	\$0.74	100.00			
58119847	19422 Craigchester Lane	Enchanted Oaks Sec 03	No	4	2	0	2	1,972	1970	9,520	\$1,495	\$0.76	35	09/22/17	\$1,495	\$0.76	100.00			
66443042	334 Cypresswood Drive	Enchanted Oaks Sec 04 R/P	Yes	4	2	1	2	1,796	1982	8,064	\$1,575	\$0.88	74	02/24/17	\$1,500	\$0.84	95.24			
53971031	19618 Enchanted Oaks Drive	Enchanted Oaks Sec 04 R/P	No	4	2	1	2	2,178	1978	13,650	\$1,550	\$0.71	48	03/02/17	\$1,550	\$0.71	100.00			
88152784	210 Blackforest Drive	Enchanted Oaks	No	4	2	0	2	2,308	1968		\$1,550	\$0.67	26	08/14/17	\$1,550	\$0.67	100.00			
61646945	323 Enchanted Trail Drive	Enchanted Oaks Sec 04 R/P	No	4	2	0	2	2,235	1975	10,010	\$1,575	\$0.70	*31	06/15/17	\$1,575	\$0.70	100.00			
82698297	535 Enchanted Lane	Enchanted Oaks	No	3	2	1	2	2,231	1982	7,800	\$1,599	\$0.72	26	04/19/17	\$1,599	\$0.72	100.00			
83837625	19614 Enchanted Oaks Drive	Enchanted Oaks Sec 04 R/P	No	4	2	1	2	1,917	1978	13,400	\$1,650	\$0.86	37	09/07/17	\$1,600	\$0.83	96.97			
<b># LISTINGS:</b>				<b>8</b>	<b>Medians:</b>			4	2	1	2	2,095	1977	9,600	\$1,563	\$0.73	36	\$1,550	\$0.73	100.00
				<b>Minimums:</b>			3	2	0	0	1,796	1968	7,800	\$1,495	\$0.67	26	\$1,495	\$0.67	95.24	
				<b>Maximums:</b>			4	2	1	2	2,308	1982	13,650	\$1,650	\$0.88	74	\$1,600	\$0.84	100.00	
				<b>Averages:</b>			4	2	1	2	2,081	1975	10,292	\$1,561	\$0.76	43	\$1,546	\$0.75	99.03	

THIS IS A BROKER PRICE OPINION OR COMPARATIVE MARKET ANALYSIS AND SHOULD NOT BE CONSIDERED AN APPRAISAL OR OPINION OF VALUE. In making any decision that relies upon my work, you should know that I have not followed the guidelines for development of an appraisal or analysis contained in the Uniform Standards of Professional Appraisal

Practice of the Appraisal Foundation.

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Information is believed to be accurate but is not guaranteed

## Comparative Market Analysis

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<b>Quick Statistics ( 9 Listings Total )</b>				
	<b>Min</b>	<b>Max</b>	<b>Average</b>	<b>Median</b>
<b>List Price</b>	\$1,495	\$1,750	\$1,582	\$1,575
<b>Sold Price</b>	\$1,495	\$1,600	\$1,546	\$1,550
<b>LP/SF</b>	\$0.67	\$0.88	\$0.77	\$0.74
<b>SP/SF</b>	\$0.67	\$0.84	\$0.75	\$0.73

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### 3-Up Comparison



	<u>Details</u>	<u>Details</u>	<u>Details</u>
	19415 Dianeshire Drive	19422 Craigchester Lane	222 Magic Oaks Drive
<b>MLS #</b>	639972	58119847	57238644
<b>DOM</b>	10	35	69
<b>CDOM</b>	10	35	69
<b>List Price</b>	\$1,750	\$1,495	\$1,495
<b>List Date</b>	12/01/2017	08/15/2017	12/08/2016
<b>Status</b>	Active	Sold	Sold
<b>Prop Type</b>	Rental	Rental	Rental
<b>Sub Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Subdivision</b>	Enchanted Oaks Sec 04 R/P	Enchanted Oaks Sec 03	Enchanted Oaks Sec 01
<b>Building SqFt</b>	2,036	1,972	2,011
<b>Lot Size</b>	8,160	9,520	9,600
<b>Beds</b>	3	4	4
<b>Baths - Full</b>	2	2	2
<b>Baths - Half</b>	0	0	0
<b># of Stories</b>	1	1	1
<b>Year Built</b>	1,978	1,970	1,968
<b>Gar # of Spcs</b>	2	2	0
<b>Parking Desc</b>			
<b>Pool - Private</b>	No	No	No
<b>SP/LP %</b>		1%	1%
<b>Utilities</b>			
<b>Pets</b>	Case By Case Basis	Case By Case Basis	Yes Allowed
<b>Smoking</b>	No	No	No
<b>Rental Terms</b>	Long Term, One Year	One Year	One Year
<b>Sold Price</b>		\$1,495	\$1,495
<b>Sold Date</b>		09/22/2017	03/01/2017

<b>Remarks</b>			
	Wonderful 3 bedroom home in Enchanted oaks! Home offers granite countertops, large living room with wet bar connected to kitchen with view to living room. Living area is bright and spacious with its vaulted ceilings. Home has a large breakfast area and formal dining. Kitchen offers many updates and incredible cabinet space. No carpet in main high-traffic areas. Laundry room is located in home off the breakfast area. 2 bedrooms have very trendy built-ins to offer both bedroom use and office use. Master bedroom is well-lit and	1 STORY, FIREPLACE, FORMAL LIVING, FORMAL DINING, 4 BEDROOMS, 2 BATHS, FENCED YARD, PATIO. REFRIGERATOR INCLUDED.	Great home on a cul-de-sac lot in the desired Enchanted Oaks subdivision. Highly ranked Klein ISD, incredible detached guest house with full bath, kitchen and central HVAC. Over sized 2 car carport, storage shed, recently installed back wood deck. Formal living and formal dining, lots of interior tile floors, recent carpet in the master, spacious kitchen and breakfast room with ample cabinet space, breakfast bar. Den with high ceilings and brick fireplace, built ins.

### 3-Up Comparison



	<b>Details</b>	<b>Details</b>	<b>Details</b>
	210 Blackforest Drive	19618 Enchanted Oaks Drive	334 Cypresswood Drive
<b>MLS #</b>	88152784	53971031	66443042
<b>DOM</b>	26	48	74
<b>CDOM</b>	26	48	74
<b>List Price</b>	\$1,550	\$1,550	\$1,575
<b>List Date</b>	07/17/2017	01/12/2017	12/08/2016
<b>Status</b>	Sold	Sold	Sold
<b>Prop Type</b>	Rental	Rental	Rental
<b>Sub Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Subdivision</b>	Enchanted Oaks	Enchanted Oaks Sec 04 R/P	Enchanted Oaks Sec 04 R/P
<b>Building SqFt</b>	2,308	2,178	1,796
<b>Lot Size</b>		13,650	8,064
<b>Beds</b>	4	4	4
<b>Baths - Full</b>	2	2	2
<b>Baths - Half</b>	0	1	1
<b># of Stories</b>	1	2	2
<b>Year Built</b>	1,968	1,978	1,982
<b>Gar # of Spcs</b>	2	2	2
<b>Parking Desc</b>			
<b>Pool - Private</b>	No	No	Yes
<b>SP/LP %</b>	1%	1%	1%
<b>Utilities</b>			
<b>Pets</b>	Case By Case Basis	Case By Case Basis	Yes Allowed
<b>Smoking</b>	No	No	No
<b>Rental Terms</b>	One Year	One Year	Long Term
<b>Sold Price</b>	\$1,550	\$1,550	\$1,500
<b>Sold Date</b>	08/14/2017	03/02/2017	02/24/2017

<b>Remarks</b>			
	4 Bedroom Rental in prestigious Klein ISD. Walking distance to the park. This home has a great big backyard. Kitchen has two bars, breakfast room, new cooktop, & includes refrigerator. Washer/Dryer included. Formal Dining room & 2 living rooms. All large bedrooms & closets. Master has double sinks, large closet, & ceiling fan. Great rental house w/fireplace. Walking distance to Elem. School, trails, & parks.	Home is nestled in established Klein ISD community with a park and lakes within walking distance. Kitchen has been updated to include a granite coffee and wine bar, wine cooler, stainless steel appliances, and a walk in pantry. The master suite has double cultured marble vanities, tub/shower, and his and her closets in the bath. Second bath also includes double sinks. Half bath down. Private spacious backyard with patio. Electronic gate. A must see!	Quaint, two story on a spacious lot with a pool in the backyard and plenty of space to entertain! Fresh paint and newly installed carpet in bedrooms, hardwood floors in entryway and formal dining. Den with high ceilings, gas fireplace with stone hearth. Den adjacent to the kitchen and has quick access to the back yard. Spacious kitchen with ample cabinet and counter space, SS appliances - refrigerator included. Upstairs features a large game room (21x17) with built ins - move in ready!



### 3-Up Comparison



	<u>Details</u>	<u>Details</u>	<u>Details</u>
	323 Enchanted Trail Drive	535 Enchanted Lane	19614 Enchanted Oaks Drive
<b>MLS #</b>	61646945	82698297	83837625
<b>DOM</b>	17	26	37
<b>CDOM</b>	31	26	37
<b>List Price</b>	\$1,575	\$1,599	\$1,650
<b>List Date</b>	05/17/2017	03/15/2017	08/01/2017
<b>Status</b>	Sold	Sold	Sold
<b>Prop Type</b>	Rental	Rental	Rental
<b>Sub Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Subdivision</b>	Enchanted Oaks Sec 04 R/P	Enchanted Oaks	Enchanted Oaks Sec 04 R/P
<b>Building SqFt</b>	2,235	2,231	1,917
<b>Lot Size</b>	10,010	7,800	13,400
<b>Beds</b>	4	3	4
<b>Baths - Full</b>	2	2	2
<b>Baths - Half</b>	0	1	1
<b># of Stories</b>	2	2	2
<b>Year Built</b>	1,975	1,982	1,978
<b>Gar # of Spcs</b>	2	2	2
<b>Parking Desc</b>	Auto Garage Door Opener		
<b>Pool - Private</b>	No	No	No
<b>SP/LP %</b>	1%	1%	1%
<b>Utilities</b>		None Provided	
<b>Pets</b>	Case By Case Basis	Case By Case Basis	Case By Case Basis
<b>Smoking</b>	No	No	No
<b>Rental Terms</b>	One Year	One Year	Long Term
<b>Sold Price</b>	\$1,575	\$1,599	\$1,600
<b>Sold Date</b>	06/15/2017	04/19/2017	09/07/2017

<b>Remarks</b>			
<p>Looking for a great home with easy access to I-45 and in a great school district? *Situated in a quiet neighborhood*highly acclaimed KLEIN ISD.*Over 10,000 lot sq footage &amp; spacious frontage*The home has tons to offer*High/beam ceilings/skylights*brick fireplace*dbl sinks in both bathrooms*recent updates-carpets/water heater/dishwasher/exhaust fans-too many to list. Ready to move in*</p>	<p>Look no further! Check out this amazing home recently updated and priced to lease. Updates to include updated roof,HVAC, stove, and dishwasher.Gorgeous updated kitchen with high end granite counter tops and island, freshly painted inside and out,updated kitchen and bathrooms with recently installed flooring and much more. This gorgeous home features a nice and spacious floor plan, high ceilings, fireplace in living room, incredible master suite and located in a great school district. Apply</p>	<p>A Pleasure to see this one/Fresh paint, Tile Floors, Granite, Tile Back Splash and carpets Neutral Colors thru out Master Down. A must SEEKitchen with Granite Counter Tops Tile Back Splash, Stainless Double Sink, New Faucet, Smooth surface electric range, Built In's in Living Area,Living, Dining, and Breakfast Areas, Master Down Double sinks in Master Bath, Lovely Back Yard, Ready for Move In. Two Car Detached Garage, New 4 Ton 16 Seer AC This House DID NOT FLOOD</p>	