



#	MLS#	Street Address	Status	Orig Price	Price	Prc \$/SqFt	Hse SqFt	Lot SqFt	Adj \$/SqFt	Bds/Bths	Yr Bilt	DOM
1	27804995	5515 Shamrock Street	CLOSED	\$895	\$895	\$1.11	803	6,195	\$1.11	2/1	1952	5
2	94012314	5424 Nightingale Drive	CLOSED	\$1,100	\$1,100	\$0.95	1,160	6,600	\$0.95	2/1	1940	6
3	89406544	5551 Allendale Road	CLOSED	\$1,350	\$1,350	\$1.45	934	6,612	\$1.45	3/2	1950	52

Search Criteria

Property Type is 'Rental'
 Status is one of 'Active', 'Option Pending', 'Pend Cont to Show', 'Pending'
 Status is 'Sold'
 Status Contractual Search Date is 09/04/2018 to 05/23/2015
 Subdivision is like 'Forest oak*'
 Selected 3 of 11 results.

Comparative Market Analysis

Prepared By: Richard Wall

Listings as of 09/04/18 at 9:42 am

Property Type is 'Rental' Status is one of 'Active', 'Option Pending', 'Pend Cont to Show', 'Pending' Status is 'Sold' Status Contractual Search Date is 09/04/2018 to 05/23/2015 Subdivision is like 'Forest oak*'

Rental

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%			
27804995	5515 Shamrock Street	Forest Oaks R/P	No	2	1	0	0	803	1952	6,195	\$895	\$1.11	5	05/25/17	\$895	\$1.11	100.00			
94012314	5424 Nightingale Drive	Forest Oaks	No	2	1	0	1	1,160	1940	6,600	\$1,100	\$0.95	6	04/22/17	\$1,100	\$0.95	100.00			
89406544	5551 Allendale Road	Forest Oaks	No	3	2	0	0	934	1950	6,612	\$1,350	\$1.45	52	08/16/18	\$1,350	\$1.45	100.00			
# LISTINGS:				3	Medians:			2	1	0	0	934	1950	6,600	\$1,100	\$1.11	6	\$1,100	\$1.11	100.00
				Minimums:			2	1	0	0	803	1940	6,195	\$895	\$0.95	5	\$895	\$0.95	100.00	
				Maximums:			3	2	0	1	1,160	1952	6,612	\$1,350	\$1.45	52	\$1,350	\$1.45	100.00	
				Averages:			2	1	0	0	966	1947	6,469	\$1,115	\$1.17	21	\$1,115	\$1.17	100.00	

Quick Statistics (3 Listings Total)				
	Min	Max	Average	Median
List Price	\$895	\$1,350	\$1,115	\$1,100
Sold Price	\$895	\$1,350	\$1,115	\$1,100
LP/SF	\$0.95	\$1.45	\$1.17	\$1.11
SP/SF	\$0.95	\$1.45	\$1.17	\$1.11

This represents an estimated sale price for this property. It is not the same as the opinion of value in an appraisal developed by a licensed appraiser under the Uniform Standards of Professional Appraisal Practice.

3-Up Comparison

Prepared By: Richard Wall

Listings as of 09/04/18 at 9:42 am



	<u>Details</u>	<u>Details</u>	<u>Details</u>
	5515 Shamrock Street	5424 Nightingale Drive	5551 Allendale Road
MLS #	27804995	94012314	89406544
DOM	5	6	52
CDOM	5	6	52
List Price	\$895	\$1,100	\$1,350
List Date	05/19/2017	03/30/2017	06/25/2018
Status	Sold	Sold	Sold
Prop Type	Rental	Rental	Rental
Sub Type	Single Family Detached	Single Family Detached	Single Family Detached
Subdivision	Forest Oaks R/P	Forest Oaks	Forest Oaks
Building SqFt	803	1,160	934
Lot Size	6,195	6,600	6,612
Beds	2	2	3
Baths - Full	1	1	2
Baths - Half	0	0	0
# of Stories	1	1	1
Year Built	1,952	1,940	1,950
Gar # of Spcs	0	1	0
Parking Desc			
Pool - Private	No	No	No
SP/LP %	1%	1%	1%
Utilities			
Pets	Case By Case Basis	Case By Case Basis	Not Allowed
Smoking	No	No	No
Rental Terms	One Year	One Year	One Year
Sold Price	\$895	\$1,100	\$1,350
Sold Date	05/25/2017	04/22/2017	08/16/2018

<p>Remarks</p> <p>Recently updated and ready to lease today. Application requirements: We verify rental history, work history, criminal background and require proof of income of 3X the rent amount per month. Don't Wait Until Is Too Late! NO Refrigerator Included. NO Section 8 Accepted. Deposit payment is equal amount to rent.</p>	<p>Beautifully remodeled 2 bedroom home, refinished hardwood floors, new windows, light fixtures, granite in kitchen with tile backsplash, new paint interior/exterior, large bedrooms with updated bathroom, neutral colors throughout, home features two covered patios, plus a detached apartment with kitchen and full bath. A must see!</p>	<p>Newly remodeled 3/2/2. Home is very nice with all fresh paint inside and out, wood floors in family room, nice updated kitchen, all new 2 inch mini-blinds, wood laminate in guest bedrooms and tile throughout kitchen, master bedroom and bathrooms. Driveway with gate and extended driveway. Huge backyard with nice new privacy fence all the way around. This will not last long.</p>
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