

# Residential Comparative Market Analysis

Prepared for Turtle Creek

Subject Property												
ML#	Status	Address	SqFt	BR	FB	HB	GAR	Built	List Price	LP/ SF	DOM	Cumulative DOM
809914	act	2213 W Louisville Street	1621	3	2	0	2	1978	\$107,500	\$66	45	45
804501	act	2320 W Memphis Place	1916	3	2	0	2	1977	\$139,500	\$72	91	91
807055	act	2316 W Memphis Street	2111	3	2	0	2	1983	\$144,900	\$68	73	73
811267	act	1212 Aspen Court	2488	4	2	0	2	1978	\$147,000	\$59	32	32
811108	act	908 S Chestnut Avenue	1920	3	2	0	2	1977	\$159,900	\$83	35	35
814104	act	2305 W Nashville Court	2385	4	2	1	2	1978	\$160,000	\$67	11	11
<b>Average</b>			<b>2,073</b>	<b>3</b>	<b>2</b>	<b>1</b>	<b>2</b>	<b>1979</b>	<b>\$143,133</b>	<b>\$69</b>	<b>48</b>	<b>48</b>
<b>Number of Properties: 6</b>												

Subject Property												
ML#	Status	Address	SqFt	BR	FB	HB	GAR	Built	List Price	LP/ SF	DOM	Cumulative DOM
812362	pend	2309 W Memphis Street	2269	4	2	0	2	1980	\$144,900	\$63	10	10
<b>Average</b>			<b>2,269</b>	<b>4</b>	<b>2</b>	<b>0</b>	<b>2</b>	<b>1980</b>	<b>\$144,900</b>	<b>\$63</b>	<b>10</b>	<b>10</b>
<b>Number of Properties: 1</b>												

Subject Property														
ML#	Closed	Address	SqFt	BR	FB	HB	GAR	Built	List Price	LP/ SF	Sale Price	SP/ SF	DOM	Cumulative DOM
737362	2/22/2008	1205 S Aspen Court	2283	4	2	1	2	1977	\$126,900	\$55	\$126,900	\$56	36	66
735701	12/18/2007	2317 W Louisville Street	1935	4	2	0	2	1979	\$127,500	\$65	\$125,000	\$65	5	5
732072	11/20/2007	2229 W Louisville Street	1922	3	2	0	2	1978	\$139,900	\$72	\$143,300	\$75	8	8
804779	4/16/2008	2204 W Memphis Place	2139	4	2	0	2	1977	\$139,900	\$65	\$142,900	\$67	33	33
<b>Average</b>			<b>2,069</b>	<b>4</b>	<b>2</b>	<b>1</b>	<b>2</b>	<b>1978</b>	<b>\$133,550</b>	<b>\$64</b>	<b>\$134,525</b>	<b>\$66</b>	<b>21</b>	<b>28</b>
<b>Number of Properties: 4</b>														

Prepared by

Information is believed to be accurate but is not guaranteed.