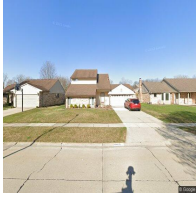

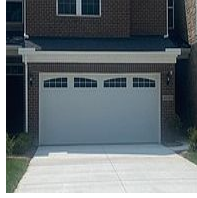





Comparable Property Side by Side

Image						
Address	16041 Swathmore Ln, Livonia, MI 48154	40051 Premier Dr, Plymouth, MI 48170	40063 Premier Dr, Plymouth, MI 48170	15755 Penn Dr, Livonia, MI 48154	15964 Swathmore Ln, Livonia, MI 48154	40151 Premier Dr, Plymouth, MI 48170
Type	Subject	Comparable	Comparable	Comparable	Comparable	Comparable
Bedrooms	3	3	3	4	3	3
Bathrooms	2.5	3.0	3.0	3.0	2.0	3.0
Living Area	1939	1960	1960	1966	1541	2060
Lot Size	8,407 sqft			0.27 Acres	8,407 sqft	
Property Tax	145700	N/A	N/A	N/A	N/A	N/A
Year Built	1985	N/A	N/A	N/A	N/A	N/A
Days on Market	N/A	72	88	287	65	65
Sold Price	N/A	479200	508500	497900	374700	569400
Adjusted Price	nan	475000.0	504300.0	492500.0	454300.0	545200.0
Garage	N/A	N/A	N/A	N/A	N/A	N/A
Drive	N/A	N/A	N/A	N/A	N/A	N/A
#Park Spaces	N/A	N/A	N/A	N/A	N/A	N/A
Heat Type	Forced air	Forced Air, Natural Gas	Forced Air, Natural Gas	Forced Air, Natural Gas	Forced air	Forced Air, Natural Gas
Pool	N/A	N/A	N/A	N/A	N/A	N/A
Waterfront	N/A	N/A	N/A	N/A	N/A	N/A
Exterior	Other			Barbecue	Stucco	



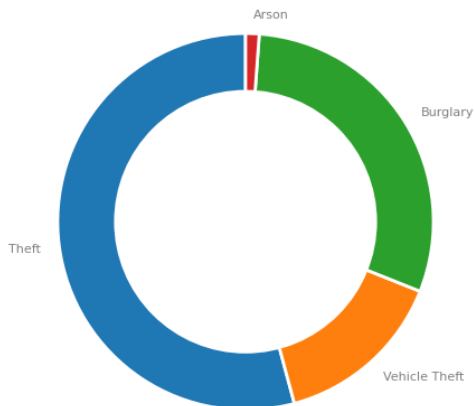
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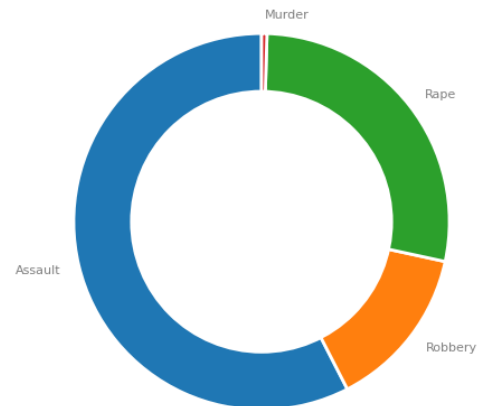
Overall Crime Metrics

Metric	Value
Overall Crime Grade	A-
Violent Crime Grade	B
Property Crime Grade	A
Other Crime Grade	B+
Fact	A crime occurs every 16 hours 55 minutes (on average) in 48154.
Risk	300%
Risk Detail	Your home is 300% more likely to be robbed with no home security system.

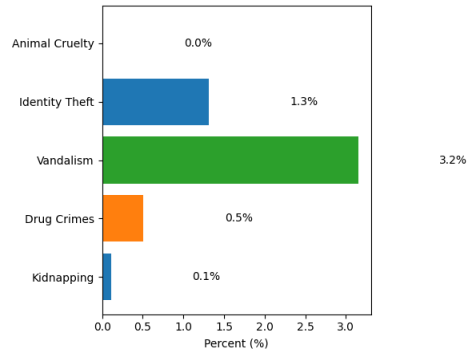
Property Crime Doughnut



Violent Crime Doughnut



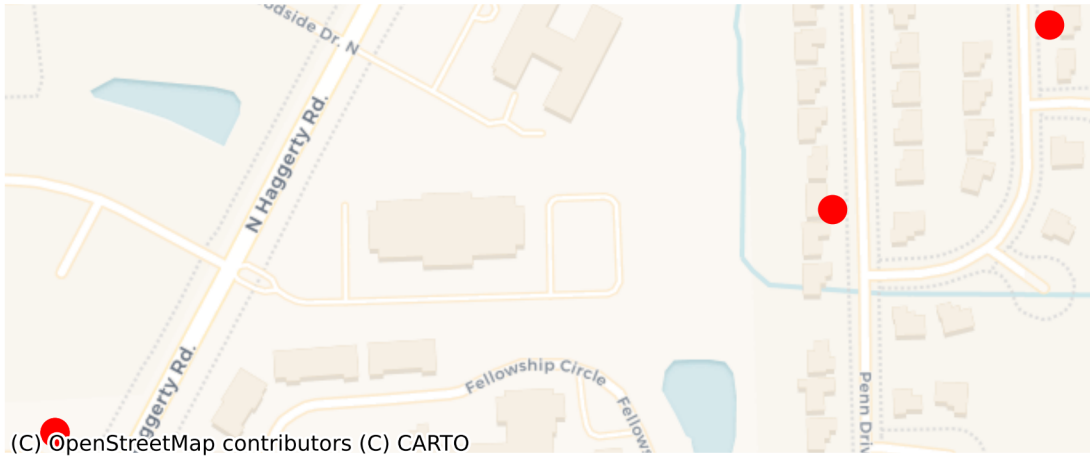
Other Level Bar



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Comparable Property List



Type	Address	Bedrooms	Bathrooms	Living Area	Lot Size	Sold Price	Days on Market	homeType
Sold	40051 Premier Dr, Plymouth, MI 48170	3	3	1960	nan	479200	72	TOWNHOUSE
Sold	40063 Premier Dr, Plymouth, MI 48170	3	3	1960	nan	508500	88	TOWNHOUSE
Sold	15755 Penn Dr, Livonia, MI 48154	4	3	1966	0.27	497900	287	SINGLE_FAMILY
Sold	15964 Swathmore Ln, Livonia, MI 48154	3	2	1541	8407.0	374700	65	SINGLE_FAMILY
Sold	40151 Premier Dr, Plymouth, MI 48170	3	3	2060	nan	569400	65	TOWNHOUSE



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Comparable Properties Statistics

Statistic	Value
Low Price	\$454,300.0
Mean Price	\$494,260.00
High Price	\$545,200.0
Median Price	\$492,500.0

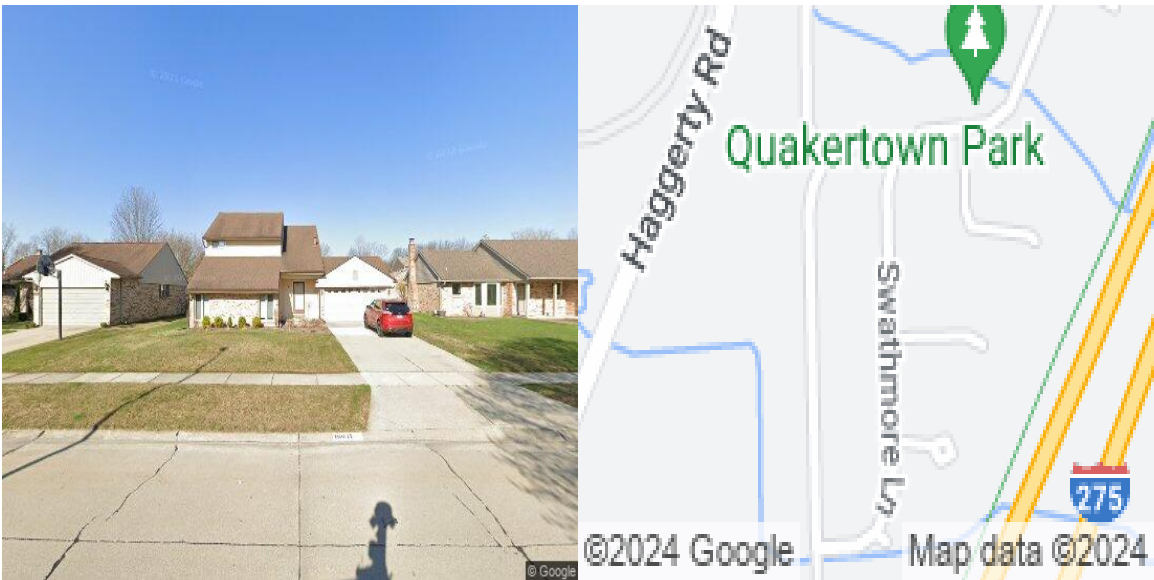


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Subject - 16041 Swathmore Ln, Livonia, MI 48154

Property Details		
Bedrooms	3	
Bathrooms	2.5	
Living Area	1939	
Lot Size	8,407 sqft	
Sold Price	N/A	Adjustment Notes



Description:

This 1939 square foot single family home has 3 bedrooms and 2.5 bathrooms. This home is located at 16041 Swathmore Ln, Livonia, MI 48154.

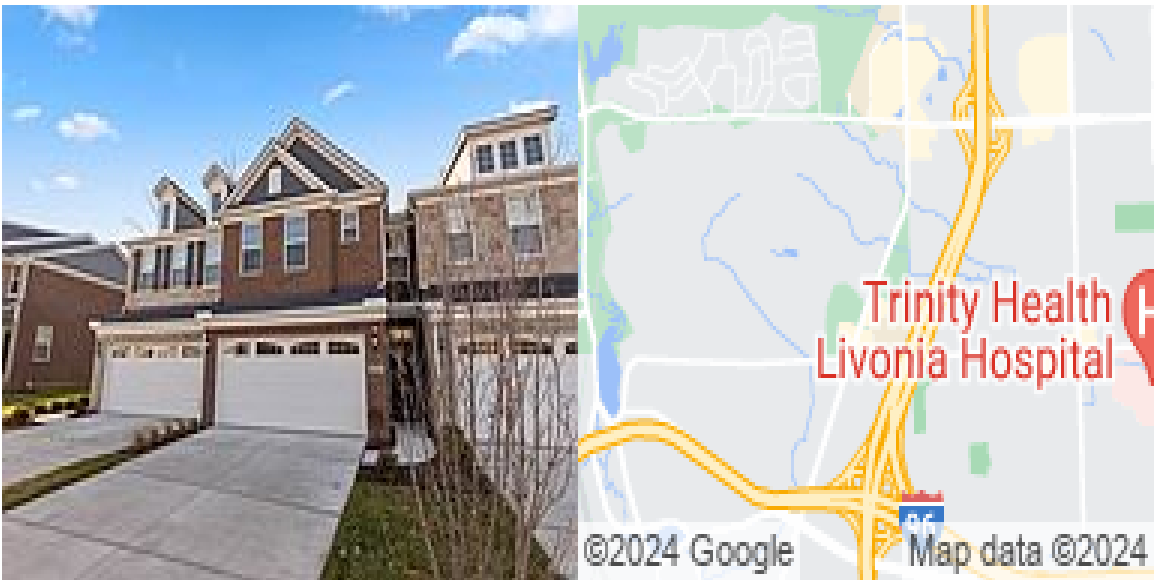


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Comparable - 40051 Premier Dr, Plymouth, MI 48170

Property Details		Adjustment Notes	
Bedrooms	3	Original Price	\$479
Bathrooms	3.0	Approx Square Footage	1960 21 Sq Ft Lesser
Living Area	1960	Adjustment Amount	\$4
Lot Size		Total Adjustment	\$-4
Sold Price	479200	Adjusted Price	\$475

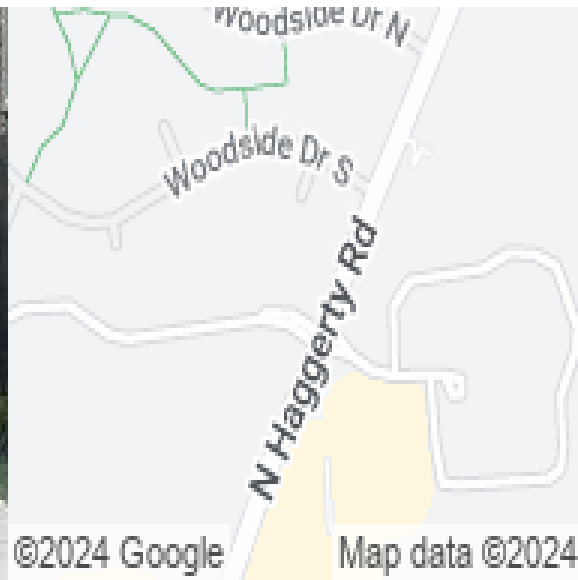


Description:

Welcome to your MOVE-IN READY sanctuary—a brand-new construction townhome designed for contemporary living! Revel in the convenience of an all-inclusive package with appliances ready for your immediate enjoyment. This open-concept marvel boasts a sprawling kitchen equipped with an expansive island and many desirable upgraded finishes and options. The main living level is adorned with sleek engineered hardwood, complemented by exquisite quartz countertops, a tasteful tile backsplash, upgraded lighting, a cutting-edge smart home system, and refined doors and hardware—elevating every moment spent in this space. Step into the inviting sunroom that amplifies the living area, offering versatility for a home office, a cozy retreat, or an entertainment hub—making every occasion a delight. Ascend to the second level and find solace in the spacious primary suite adorned with large windows that flood the space with natural light. The en suite bathroom is a haven of indulgence, showcasing a fully tiled shower, a frameless glass shower door, a dual sink vanity, a private toilet closet, and an ample walk-in closet. Convenience meets luxury with a second-floor laundry room and additional storage options thoughtfully incorporated into the design. Located in close proximity to Canton's Italian Market, Bushwood Golf Club, Flemings, Hopcat, and an array of entertainment options, this home offers the perfect balance of convenience and leisure. Plus, with quick access to I-75, seamless connectivity to various destinations becomes effortless.

Comparable - 40063 Premier Dr, Plymouth, MI 48170

Property Details		Adjustment Notes	
Bedrooms	3	Original Price	\$508
Bathrooms	3.0	Approx Square Footage	1960 21 Sq Ft Lesser
Living Area	1960	Adjustment Amount	\$4
Lot Size		Total Adjustment	\$-4
Sold Price	508500	Adjusted Price	\$504



Description:

Immediate move in. Brand new construction complete and ready for your personal touch. Modern and thoughtful design make the Bowman floorplan a favorite. Open concept main level provides a large kitchen with an oversized island, featuring Freedom Calacatta quartz countertops, and a gorgeous Hexagon backsplash. Hardwood floors sprawl throughout the main level. Unique sunroom add-on off the kitchen cafe provides more living space suitable as a home office, sitting room, or added area perfect for entertaining. Plenty of storage provided in the kitchen plus a designated pantry. Second floor owner's suite features large windows and en suite bathroom with fully tiled frameless shower and dual sink vanity. Convenient second floor laundry room. Walk-In closets in every bedroom and an added storage space complete the second floor. Enjoy living life more in this low-maintenance community located conveniently near all shopping and I75. Included 10 year home warranty.

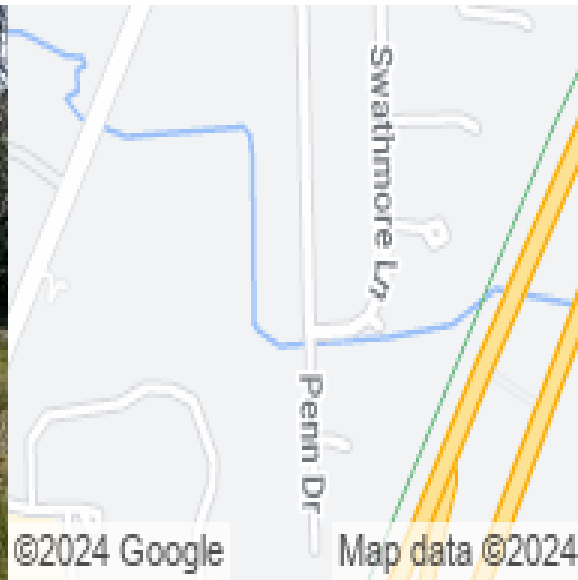


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Comparable - 15755 Penn Dr, Livonia, MI 48154

Property Details		Adjustment Notes	
Bedrooms	4	Original Price	\$497
Bathrooms	3.0	Approx Square Footage	1966 27 Sq Ft Lesser
Living Area	1966	Adjustment Amount	\$5
Lot Size	0.27 Acres	Total Adjustment	\$-5
Sold Price	497900	Adjusted Price	\$492



Description:

***MULTIPLE OFFERS - HIGHEST & BEST DUE MONDAY JUNE 12, 2023 BY NOON Absolutely wonderful find in the Quakertown Sub! This home demonstrates true pride of ownership, boasting an updated kitchen, bathrooms, Anderson windows and door wall (with built in shades). Living room features Brazilian cherry wood floors which continues up the stairway and upstairs hallway, while the comfortable family room features a beautiful brick fireplace. Spacious rooms throughout and a gorgeous yard w/brick paver patio and grilling area add to the appeal. Subdivision offers a neighborhood playground. Close to everything Livonia/Northville/Plymouth has to offer and easy access to freeways, make this home the perfect choice.

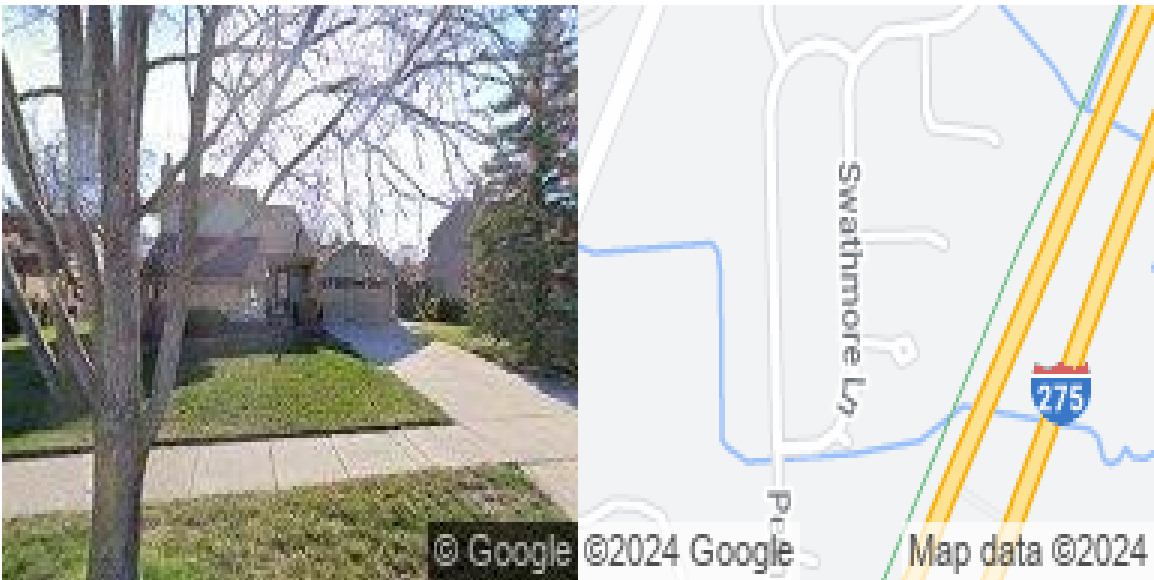


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Comparable - 15964 Swathmore Ln, Livonia, MI 48154

Property Details		Adjustment Notes	
Bedrooms	3	Original Price	\$374
Bathrooms	2.0	Approx Square Footage	1541 398 Sq Ft Greater
Living Area	1541	Adjustment Amount	\$79
Lot Size	8,407 sqft	Total Adjustment	\$79
Sold Price	374700	Adjusted Price	\$454



Description:

15964 Swathmore Ln, Livonia, MI 48154 is a single family home that contains 1,541 sq ft and was built in 1986. It contains 3 bedrooms and 2 bathrooms. This home last sold for \$365,000 in February 2024. The Zestimate for this house is \$374,700. The Rent Zestimate for this home is \$2,445/mo.

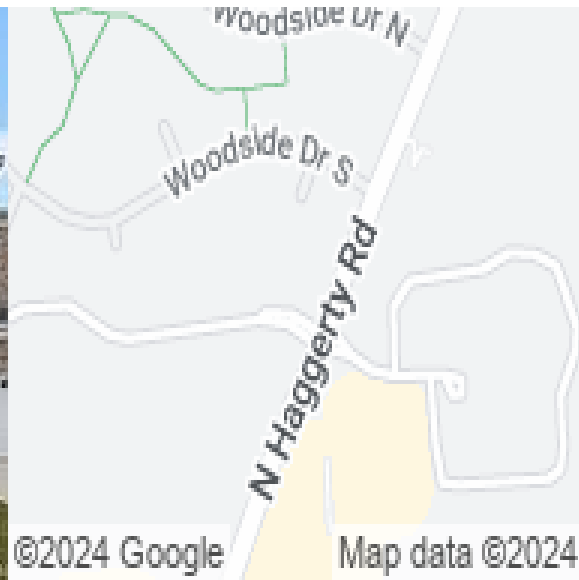


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Comparable - 40151 Premier Dr, Plymouth, MI 48170

Property Details		Adjustment Notes	
Bedrooms	3	Original Price	\$569
Bathrooms	3.0	Approx Square Footage	2060 121 Sq Ft Lesser
Living Area	2060	Adjustment Amount	\$24
Lot Size		Total Adjustment	\$-24
Sold Price	569400	Adjusted Price	\$545



Description:

Brand new construction. Modern and thoughtful design make the Bowman floorplan with Daylight basement a favorite. Open concept main level provides a large kitchen with an enormous island. Enjoy a relaxing next to your cozy fireplace. Unique sunroom add-on off the kitchen cafe provides more living space suitable as a home office, sitting room, or added area perfect for entertaining. Plenty of storage provided in the kitchen plus a designated pantry. Second floor owner's suite features large windows and en suite bathroom with fully tiled shower and dual sink vanity as well a Massive Master Walk-In closet. Enjoy living life more in this low-maintenance community located conveniently near all shopping and I75. Included 10 year home warranty. Immediate possession.



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