RESIDENTIAL BROKER PRICE OPINION



Loan # <u>5973378</u>						Date: 01	/ 22 / 2020
	- Exterior Only						
	Exterior Only	041 50 5		TIVE:			
	alleywood Ct		EPRESENTA	_			
Columb		CLIENT N		_	mherst		
FIRM NAME: Amhers		COMPLE	IED BY:	_ <u>A</u>	lyce Colem	ian-Turner	
_ ```	15-6040	FAX NO:		_			
I. GENERAL MARKET CONI							
Growth:	Rapid X Stab	le Slow					
Employment conditions:	Declining X	Stable Increasing					
Market price of this type property	Depressed	in past months					
has:	Increased	in past months					
	X Remained Stable						
Estimated percentages of owners There is a: X Normal Supply Approximate number of comparab No. of competing listings in neight II. SUBJECT MARKETABILI	vs. tenants in neighborhoo Oversupply Shi le units for sale in neighbo orhood that are REO or C	od: 47.00 % owner occup ortage of comparable listin rhood 10 .	igs in the ne	ighborhood			
Range of values in the neighborho	'						
Subject is an over improven	nent under improvem	ent X Appropriate imp	rovement for	the neighborhood			
Normal marketing time in the are	a is: 39 days						
Are all types of financing available	for the property?	Yes	No	If no, explain:			
Has the property been on the mar	ket for the past 12 months	s? X Yes	No	If yes, \$162,900			
		. <u> </u>		11 y 00, 4102,000			
To the best of your knowledge, w	ny did it not sell?						
<u>—</u>	Mobile Home La 4-plex M tition Fee? Yes X sts Fee: \$0 monthly nce Landscape one No: ss X No Enviro	Pool Tennis nmental Referral Reaso	Townho		_	Delinquent	
Does discoloration exceed 100	continguous square fe	et? Yes No					
III. COMPETITIVE CLOSED							
	SUBJECT	COMPARABLE NUME	BER 1	COMPARABLE NUME		COMPARABLE NUMB	
III. COMPETITIVE CLOSED ITEM Address	SUBJECT 1763 Valleywood Ct	2083 Tonda Lane		1379 Restwood Co		1475 Bonnie Ridge R	
III. COMPETITIVE CLOSED ITEM Address Zip	SUBJECT	2083 Tonda Land 43223		1379 Restwood Co 43223		1475 Bonnie Ridge R 43223	
III. COMPETITIVE CLOSED ITEM Address	SUBJECT 1763 Valleywood Ct	2083 Tonda Lane		1379 Restwood Co	ourt	1475 Bonnie Ridge R	Road
III. COMPETITIVE CLOSED ITEM Address Zip Proximity to Subject	SUBJECT 1763 Valleywood Ct 43223	2083 Tonda Land 43223 0.42		1379 Restwood Co 43223 0.63		1475 Bonnie Ridge R 43223 0.94	
III. COMPETITIVE CLOSED ITEM Address Zip Proximity to Subject Original List Price	SUBJECT 1763 Valleywood Ct	2083 Tonda Land 43223	REO/CORP	1379 Restwood Co 43223	Durt REO/CORP	1475 Bonnie Ridge R 43223	Road REO/CORP
III. COMPETITIVE CLOSED ITEM Address Zip Proximity to Subject Original List Price List/Sale Price	SUBJECT 1763 Valleywood Ct 43223 \$159,900	2083 Tonda Land 43223 0.42 \$164,900		1379 Restwood Co 43223 0.63 \$174,900	ourt	1475 Bonnie Ridge R 43223 0.94 \$194,900	Road
III. COMPETITIVE CLOSED ITEM Address Zip Proximity to Subject Original List Price List/Sale Price Data/Verification Sources	\$UBJECT 1763 Valleywood Ct 43223 \$159,900	2083 Tonda Land 43223 0.42 \$164,900	REO/CORP	1379 Restwood Co 43223 0.63 \$174,900	Durt REO/CORP	1475 Bonnie Ridge R 43223 0.94 \$194,900	Road REO/CORP
III. COMPETITIVE CLOSED ITEM Address Zip Proximity to Subject Original List Price List/Sale Price Data/Verification Sources Price/Gross Living Area	SUBJECT 1763 Valleywood Ct 43223 \$159,900	2083 Tonda Land 43223 0.42 \$164,900 MLS \$104	REO/CORP	1379 Restwood Co 43223 0.63 \$174,900 MLS \$94	REO/CORP	1475 Bonnie Ridge R 43223 0.94 \$194,900 MLS \$78	Road REO/CORP \$184,000
III. COMPETITIVE CLOSED ITEM Address Zip Proximity to Subject Original List Price List/Sale Price Data/Verification Sources Price/Gross Living Area Sale Date/Days on Mkt	\$UBJECT 1763 Valleywood Ct 43223 \$159,900	2083 Tonda Land 43223 0.42 \$164,900 MLS \$104 11/15/2019	REO/CORP \$163,000	1379 Restwood Co 43223 0.63 \$174,900 MLS \$94 12 / 19 / 2019	REO/CORP \$171,900	1475 Bonnie Ridge R 43223 0.94 \$194,900 MLS \$78 10 / 15 / 2019	Road REO/CORP \$184,000
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III. COMPETITIVE CLOSED ITEM Address Zip Proximity to Subject Original List Price List/Sale Price Data/Verification Sources Price/Gross Living Area Sale Date/Days on Mkt Sale Date/Days on Mkt Sale Date/ComulativeDOM VALUE ADJUSTMENTS Sales or Financing Concessions Location Leasehold/Fee Simple Site/Lot Size View Design and Appeal Quality of Construction Age Condition Above Grade Room Count Gross Living Area Basement and Finished Rooms Below	SUBJECT 1763 Valleywood Ct 43223 \$159,900 NA \$92 DESCRIPTION 0.00 0.23 Neighborhood Colonial Q4 - Meet or exceed building codes, some refinements, standard, tract development, stock materials, some upgrades. 52 Average Total Bdrms Baths 7 4 2.5	2083 Tonda Land 43223 0.42 \$164,900 MLS \$104 11/15/2019 11/15/2019 DESCRIPTION \$0 Equal NA 0.21 Neighborhood Colonial Q4 - Meet or exceed building codes, some refinements, standard, tract development, stock materials, some upgrades. 25 Average Total Bdrms Baths 7 3 1.5	REO/CORP \$163,000 16 0 +(-) ADJ 0.00 0.00 0.00	1379 Restwood Co 43223 0.63 \$174,900 MLS \$94 12 / 19 / 2019 DESCRIPTION \$0 Equal NA 0.17 Neighborhood Colonial Q4 - Meet or exceed building codes, some refinements, standard, tract development, stock materials, some upgrades. 25 Average Total Bdrms Baths 7 4 2.5	Purt REO/CORP \$171,900 \$171,900 \$171,900 \$170,000 \$1.0	1475 Bonnie Ridge R 43223 0.94 \$194,900 MLS \$78 10 / 15 / 2019 DESCRIPTION \$0 Equal NA 0.28 Neighborhood Colonial Q4 - Meet or exceed building codes, some refinements, standard, tract development, stock materials, some upgrades. 55 Average Total Bdrms Baths 8 4 2.5	\$184,000 41 0 +(-) ADJ 0.00 0.00
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III. COMPETITIVE CLOSED ITEM Address Zip Proximity to Subject Original List Price List/Sale Price Data/Verification Sources Price/Gross Living Area Sale Date/Days on Mkt Sale Date/Days on Mkt Sales or Financing Concessions Location Leasehold/Fee Simple Site/Lot Size View Design and Appeal Quality of Construction Age Condition Above Grade Room Count Gross Living Area Basement and Finished Rooms Below Grade Functional Utility Heating/Cooling Energy Efficient Items Garage/Carport Spa, Fireplace(s), Porches, Patio, Deck	SUBJECT 1763 Valleywood Ct 43223 \$159,900 NA \$92 DESCRIPTION 0.00 0.23 Neighborhood Colonial Q4 - Meet or exceed building codes, some refinements, standard, tract development, stock materials, some upgrades. 52 Average Total Bdrms Baths 7 4 2.5 1,656 sq.ft. 0 NA Both none Attached 2 Car Garage No , None , None , None ,	2083 Tonda Land 43223 0.42 \$164,900 MLS \$104 11 / 15 / 2019 11 / 15 / 2019 DESCRIPTION \$0 Equal NA 0.21 Neighborhood Colonial Q4 - Meet or exceed building codes, some refinements, standard, tract development, stock materials, some upgrades. 25 Average Total Bdrms Baths 7 3 1.5 1,569 sq.ft. 0 NA Both none Attached 2 Car Garage No , None , None , None , Back	REO/CORP \$163,000 16 0 +(-) ADJ 0.00 0.00 0.00 0.00	1379 Restwood Co 43223 0.63 \$174,900 MLS \$94 12 / 19 / 2019 12 / 19 / 2019 DESCRIPTION \$0 Equal NA 0.17 Neighborhood Colonial Q4 - Meet or exceed building codes, some refinements, standard, tract development, stock materials, some upgrades. 25 Average Total Bdrms Baths 7 4 2.5 1,824 sq.ft. 0 NA Both none Attached 2 Car Garage No , None , None , None ,	Pourt REO/CORP \$171,900 \$171,900 \$0.	1475 Bonnie Ridge R 43223 0.94 \$194,900 MLS \$78 10 / 15 / 2019 10 / 15 / 2019 DESCRIPTION \$0 Equal NA 0.28 Neighborhood Colonial Q4 - Meet or exceed building codes, some refinements, standard, tract development, stock materials, some upgrades. 55 Average Total Bdrms Baths 8 4 2.5 2,370 sq.ft. 0 NA Both none Attached 2 Car Garage No , Indoor , None , Back , Back	\$184,000 \$184,000 41 0 +(-) ADJ 0.00 0.00 0.00
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\$163,000

\$171,900

\$184,000

Adjusted Sales Price of Comparable

IV. MARKETING STRATEGY Current market condition: X As-ls V. REPAIRS	Minimal Ledger Requirem	ents Repaired Most Likely Buyer: Owner Od	ccupant X Investor
	•	condition to average marketable condition for the neig	hborhood. Check those repairs
you recommend that we perform for mos	st successful marketing of the	e property:	
Exterior Painting	\$0	Exterior Foundation	\$0
Exterior Landscaping	\$0	Exterior Roof	\$0
Exterior Windows	\$0	Exterior Other	\$0
Exterior Pool	\$0	Exterior Cleaning/Trash Removal	\$0
Exterior Repair Bid	\$0	Interior Painting	\$0
Interior Structural	\$0	Interior Appliances	\$0
Interior Utilities	\$0	Interior Carpet/Floors	<u>*************************************</u>
Interior Bathroom	\$0	Interior Kitchen	\$0
Interior Other	\$0	Interior Cleaning/Trash Removal	\$0
Interior Repair Bid	\$0		

GRAND TOTAL FOR ALL REPAIRS: \$0

VI. COMPETITIVE LISTINGS

IIEM		SUBJECT			COMPARABL			COMPARABLE NUMBER 2			COMPARABLE NUMBER 3				
Address	1	763 Valleywoo	d Ct	2833 Oak Forest Drive			3551 Quickwater Road			3030 Riat Run Road		I			
Zip		43223			432	223			43	223		43223			
Proximity to Subject					0.41		REO/CORP		0.83		REO/CORP		0.55		REO/CORP
Original List Price		\$159,900			\$142	2,500			\$17	9,000		\$174,900			
List Price							\$142,500				\$167,500				\$174,900
Data/Verification Sources		NA			M	LS			N	1LS			ı	VILS	
Price/Gross Living Area		\$92			\$104				\$137				\$140		
Sale							0				0				0
Date/CumulativeDOM															
VALUE ADJUSTMENTS		DESCRIPTION	1		DESCRIPTION	ı	+(-) ADJ		DESCRIPTIO	N	+(-) ADJ		DESCRIPTION	ON	+(-) ADJ
Sales or Financing Concessions															
Location					Equal				Equal				Equal		
Leasehold/Fee Simple				NA				NA				NA			
Site/Lot Size		0.23			0.14		0.00		0.19		0.00	0.33		0.00	
View		Neighborhoo	d		Neighborhood		0.00	Neighborhood		0.00	Neighborhood		0.00		
Design and Appeal		Colonial			Colonial		0.00	Colonial		0.00	Colonial		0.00		
Quality of Construction	some re	et or exceed bui efinements, star nent, stock mat upgrades.	ndard, tract	Q4 - Meet or exceed building codes, some refinements, standard, tract development, stock materials, some upgrades.			Q4 - Meet or exceed building codes, some refinements, standard, tract development, stock materials, some upgrades.			Q4 - Meet or exceed building codes, some refinements, standard, tract development, stock materials, some upgrades.					
Age		52			19			17			22				
Condition		Average			Average		0.00		Average		0.00		Average		0.00
Above Grade Room	Total	Bdrms	Baths	Total	Bdrms	Baths		Total	Bdrms	Baths		Total	Bdrms	Baths	
Count	7	4	2.5	5	3	2.5	1	7	3	2.5		6	3	2.5	1
Gross Living Area		1,656 sq.ft.			1,372 sq.ft.				1,220 sq.ft				1,248 sq.f	t.	
Basement and Finished Rooms Below Grade		0			0				0				0		
Functional Utility		NA			NA				NA				NA		
Heating/Cooling		Both			Both		0.00		Both		0.00		Both		0.00
Energy Efficient Items		none			none				none				none		
Garage/Carport	Att	ached 2 Car G	arage	Att	tached 2 Car G	arage		Atta	ached 2 Car C	Sarage		Atta	ched 2 Car	Garage	
Spa, Fireplace(s), Porches, Patio, Deck	No , No	one , None , No	ne , None	No , Inc	door , None , No	one , None		No , No	one , None , Ba	ack , None		No , Nor	ne , None , N	lone , Back	
Pool, Fence		No , Yes			No , No				No , No				No , Yes		
Other															
Net Adj. (total)							\$0				\$0				\$0
Adjusted Sales Price							\$142,500				\$167,500				\$174,900

VII. THE MARKET VALUE

(The value must fall within the indicated value of the Competitive Closed Sales)

	Market Value	Suggested List Price
AS IS:	\$164,000	\$175,000
REPAIRED:	\$164,000	\$175,000
30 AS-IS Value:	\$143,000	\$150,000
Land Value	¢20.000	

COMMENTS (Include specific positives / negatives, special concerns, encroachments, easements, water rights, environmental concerns, flood zones, etc.) search criteria single family house within 1 mile of subject, 4 bedroom, 3 bathrooms, active, in contract and closed within 90 days 2889 Briggs Road, is 2019 sq ft and is recently rehab and updated it is superior to the subject

Comments

Subject Property Address: 1763 Valleywood Ct , Columbus , OH 43223

Loan No: 5973378 BPO ID: 5726518

Comments

Competitive Closed Sales

Comparable Number 2

Comparable Number

Nicely updated Southfield Village two story that is move in ready!! Beautiful kitchen with granite counters, breakfast bar, appliances, pantry and large eating space. Relax on the rear deck and enjoy the oversized (.21 of an acre) back yard that features some mature trees (one being a Buckeye Tree), fire ring & shed! Full basement with finished rec rm and office (or 4th bedroom). Owners suite with cathedral ceilings and 2 walk in closets!! Some new faucets, new storm door and freshly sealed driveway! Convenient first floor laundry room, large living room with surround sound, 2 car garage and much, much more!!! Conveniently located only minutes to parks, restaurants, freeway and shopping!

Outstanding home located on a quiet Cul-de-sac with a fenced back yard. This home has hardwood floors in the foyer/kitchen and eating area. The kitchen has lots of cabinets and plenty of counter space. There is a formal dining room, family room, half bath and a great room that extends to the sunroom. Upstairs are 4BR and 2 and a half baths. The master suite is large with two closets and a master bath with double vanities. The basement is finished. Wont Last Long! More Pictures to come!

Exceptional four bedroom home is a beauty inside and out! Updates include new a/c in 2018, replacement windows, garage door opener (2017), Jenweld front door and concrete driveway new in 2013. Brand new pool liner and safety cover in 2019, all pool area concrete was leveled as well. Exposed hardwood floors are found throughout the home. Open floor plan is great for entertaining and each room is generously sized. Kitchen opens to huge dining area. Owners bedroom has private full bath. Lower level has family rm with additional area for workout/craft or play room. A huge wood deck overlooks the fully fenced pool area. This quarter acre lot offers backyard privacy. Low traffic area convenient to shopping, freeways and just minutes from downtown Columbus!

Competitive Listings

Great opportunity to buy this colonial style home built in 2001, located in Forest Creek subdivision near Grove City, OH and sitting on a .14 acre lot (50x125). The interior has 1372 sq. ft. with 3 bedrooms and 2.5 bathrooms plus a basement and attached 2 car garage.

BRAND NEW LISTING IN ALKIRE LAKES! GREAT GROVE CITY LOCATION WITH COLUMBUS TAXES!! This wonderful corner lot property is a definite value as it offers over 1,200 sq ft AND a full basement. Large open great room and generous sized kitchen. Towering vaulted ceilings in private master bedroom suite. Complete with owners powder room and walk-in closet. Fenced backyard with deck, and welcoming covered front porch. Selling "As-Is", so complete a few repairs/upgrades for instant equity!

Welcome the new year in your new home! Have it all here! 3 Bedroom 2.5 baths, finished lower level, fenced in yard on a great lot, shed for out door tools and deck! Updates include A/C in 2016, Windows 2017, Roof in 2012, carpet 2019. Don't miss out on this one!

Reviewer's Comments

THE THE THE TENTE OF THE THE TENTE OF THE TE									
Reviewer's Recommended Sale Price									
As-IS \$164,000 Repaired \$164,000									
Reviewer's Recommended List Price									
As-IS	As-IS \$175,000 Repaired \$175,000								
	Comment								

The subject is a SFD property built in 1968 with 1656 SF on a 0.23 acre lot. The comparables provided are considered to be good indicators to help in determining a reasonable marketing price for the subject property. The comparables support the subject's immediate market, location and subject features. The secondary search utilizing the AVE also supports the current value. Property sold October 15, 2019 for \$152,500. 4/20... 2 of 3 suggested comps sold after report was completed. 1245 BRONWYN AVE & 2880 Rivercliff Rd were not suggested to the agent for review. 4/21... The agent considered the other suggested comp and has decided to not use it in this report providing comment. The agent is firm on their price.

Broker / Agent Signature

		Prepared By	Alyce Coleman-Turner	
Signature	Ays & Calgain	Signature Date	01 / 22 / 2020	
	11 -			
Broker/License Number	Sal 2013004698	Broker/License State	ОН	
Company	Fathom Realty	Company Address	2403 Daleton PI, Columbus, OH 43232	

Photos

1763 Valleywood Ct , Columbus , OH 5973378 5726518 43223

Subject Property Address: Loan No: BPO ID:



Sold Comp 1



Sold Comp 2



Sold Comp 3



Listing Comp 1



Listing Comp 2



Listing Comp 3

Photos

1763 Valleywood Ct , Columbus , OH 43223

Subject Property Address: Loan No: BPO ID: 5973378 5726518





Subject Front Side 1 Subject Front





Subject Front Side 2 Subject Street Scene 1





Subject Street Scene 2

Subject Address verification

Photos

1763 Valleywood Ct , Columbus , OH 5973378 5726518 43223

Subject Property Address: Loan No: BPO ID:



Leased Comp 1



Leased Comp 2



Active Comp 1



Active Comp 2

Proximity MapSubject Property Address: Loan No:

ubject Property Address: 1763 Valleywood Ct, Columbus, OH 43223

Loan No: 5973378 **BPO ID:** 5726518

Valleyview NORTH FRANKLINTO HILLTOP 4 (40) FRANKLINTON ip 40 me 315 LEASE HILLTOP 2 HILLTOP Green Lawn Cemetery SOUTHWEST GEORGIAN HEIGHTS Y CREEK BROOKSHIRE Franklin Township SOUTHWEST WEST Jkire Rd 11 HOLT-ALKIRE WILLOW CREEK t WINDWARD FARMS Urbancrest Beulah Park bing

	Property	Property Address						
	Subject	1763 Valleywood Ct , Columbus, OH 43223	0 mi.					
SOLD	Sold Comp # 1	2083 Tonda Lane , Columbus, OH 43223	0.42 mi.					
SOLD 2	Sold Comp # 2	Sold Comp # 2 1379 Restwood Court , Columbus, OH 43223						
SOLD	Sold Comp # 3	1475 Bonnie Ridge Road , Columbus, OH 43223	0.94 mi.					
UST	Listed Comp # 1	2833 Oak Forest Drive , Columbus, OH 43223	0.41 mi.					
LIST 2	Listed Comp # 2	3551 Quickwater Road , Columbus, OH 43223	0.83 mi.					
LIST	Listed Comp # 3	3030 Riat Run Road , Columbus, OH 43223	0.55 mi.					

ADDENDUM



Date: 01 / 02 / 2020 Loan # 5973378

PROPERTY ADDRESS: CLIENT NAME: 1763 Valleywood Ct Amherst

COMPLETED BY: Alyce Coleman-Turner Columbus, OH, 43223

FIRM NAME: FAX NO:

PHONE NO: (888) 845-6040 I. GENERAL MARKET CONDITIONS

Rent Price of this type of		Depressed		_in past _	 months
property has:		Increased	ir	n past	 months
	v	Demained St	ahla		

X Remained Stable

 $Estimated\ percentages\ of\ owners\ vs.\ tenants\ in\ neighborhood:\ 47.00\%\ owner\ occupant\ 53.00\%\ tenant$

There is a: $\boxed{\mathbf{X}}$ Normal Supply $\boxed{}$ Oversupply $\boxed{}$ Shortage of comparable listings in the neighborhood

No. of Rentals in the neighborhood 15 .

What is the pricing difference between single family vs multi family with the same bed bath counts: 150.00.

What would sway renter from choosing a Single Family Rental?

yard work

II. Leased Rental Comparables

ПЕМ		SUBJECT		COMPARABLE NUMBER 1				COMPARABLE NUMBER 2			
Address	17	1763 Valleywood Ct			556 Wrexham Avenue				1853 Saint Lawrence Drive		
City		Columbus			C	olumbus		Columbus			
State		ОН				OH		ОН			
Zip		43223				43223				43223	
MLS#		219031832	2		21	9030431			21	9031029	
Proximity to Subject						2.33				1.65	
Current Monthly Rent					1	100.00			1	495.00	
Total Monthly Rent					1	100.00			1	495.00	
Lease Period				1 yr				1 yr			
Data and/or Verification Sources			MLS				MLS				
VALUE ADJUSTMENTS		DESCRIPTIC	N	DESCRIPTION +(-) ADJ			DESCRIPTION			+(-) ADJ	
Year Build		1968		1929			0.00	1999		0.00	
Site/Lot Size		0.23			0.11 0.00			0.24			0.00
Gross Living Area		1656			1406		0.00		1758		0.00
	Total	Bdrms	Baths	Total	Bdrms	Baths	0.00	Total	Bdrms	Baths	0.00
				l .							
Above Grade Room Count	8	4	3.00	6	3	2.00		8	4	3.00	
Above Grade Room Count Utilitity Included	8	4 NA	3.00	6	3 No	2.00	0.00	8	4 No	3.00	0.00
	8		3.00	6		2.00	0.00	8		3.00	0.00
Utilitity Included	8	NA	3.00	6	No	2.00		8	No	3.00	
Utilitity Included Amenities	8	NA 0	3.00	6	No 0	2.00	0.00	8	No 0	3.00	0.00

' '										1		
III. Active Rental Comparables												
п≘м		SUBJECT		COMPARABLE NUMBER 1				COMPARABLE NUMBER 2				
Address	17	63 Valleywo	od Ct	3215 Valleywood Drive				3562 Rocky Road				
City		Columbus			С	olumbus		Columbus				
State		ОН				ОН				OH		
Zip		43223				43223				43223		
MLS#		21903183	2		21	2039412			22	20000415		
Proximity to Subject						0.04				0.64		
Current Monthly Rent					1	249.00				1350.00		
Total Monthly Rent					1249.00				1350.00			
Lease Period					1 yr				1 yr			
Data and/or Verification Sources						MLS		MLS				
VALUE ADJUSTMENTS		DESCRIPTIO	ON	DESCRIPTION +(-) ADJ		DESCRIPTION			+(-) ADJ			
Year Build		1968			1968		0.00	1993		0.00		
Site/Lot Size		0.23			0.19		0.00	0.14			0.00	
Gross Living Area		1656			1254		0.00		1412		0.00	
	Total	Bdrms	Baths	Total	Bdrms	Baths	0.00	Total	Bdrms	Baths	0.00	
Above Grade Room Count	8	4	3.00	8	4	2.00]	6	3	2.00		
Utilitity Included		NA			No		0.00		No		0.00	
Amenities		0			0		0.00		0		0.00	
Other		0			0		0.00	0			0.00	
Net Adj. (total)				0.00						0.00		
Adjusted Sales Price of Comparable							1249.00				1350.00	

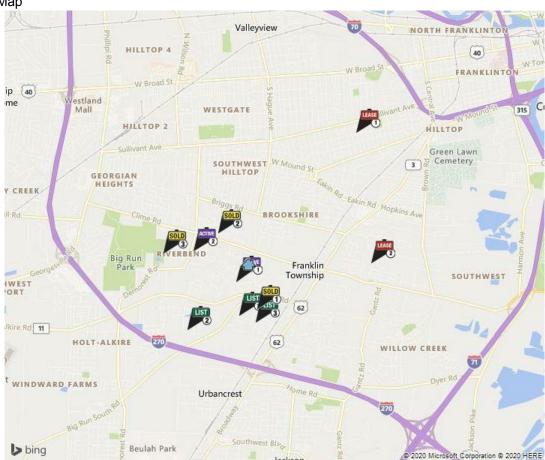
IV. Comments and Value

Suggested Rental Price: \$1,000

Other Comments:

The median rent price in 43223 is \$900, which is lower than the Columbus median of \$1,270.

Proximity Map



	Property	Distance to Subject		
	Subject	1763 Valleywood Ct	0 mi.	
LEASE	Leased Comp#1	556 Wrexham Avenue	2.33 mi.	
LEASE 2	Leased Comp#2	1853 Saint Lawrence Drive	1.65 ml.	
ACTIVE	Active Comp # 1	3215 Valleywood Drive	0.04 mi.	
ACTIVE 2	Active Comp # 2	3562 Rocky Road	0.64 mi.	

Broker / Agent Signature

		Prepared By	Alyce Coleman-Turner
Signature	Agent Signature	Signature Date	01 / 22 / 2020
	11 -		
Broker/License Number	Sal 2013004698	Broker/License State	ОН
Company	Fathom Realty	Company Address	2403 Daleton PI, Columbus, OH 43232