

Property Comparison Analysis

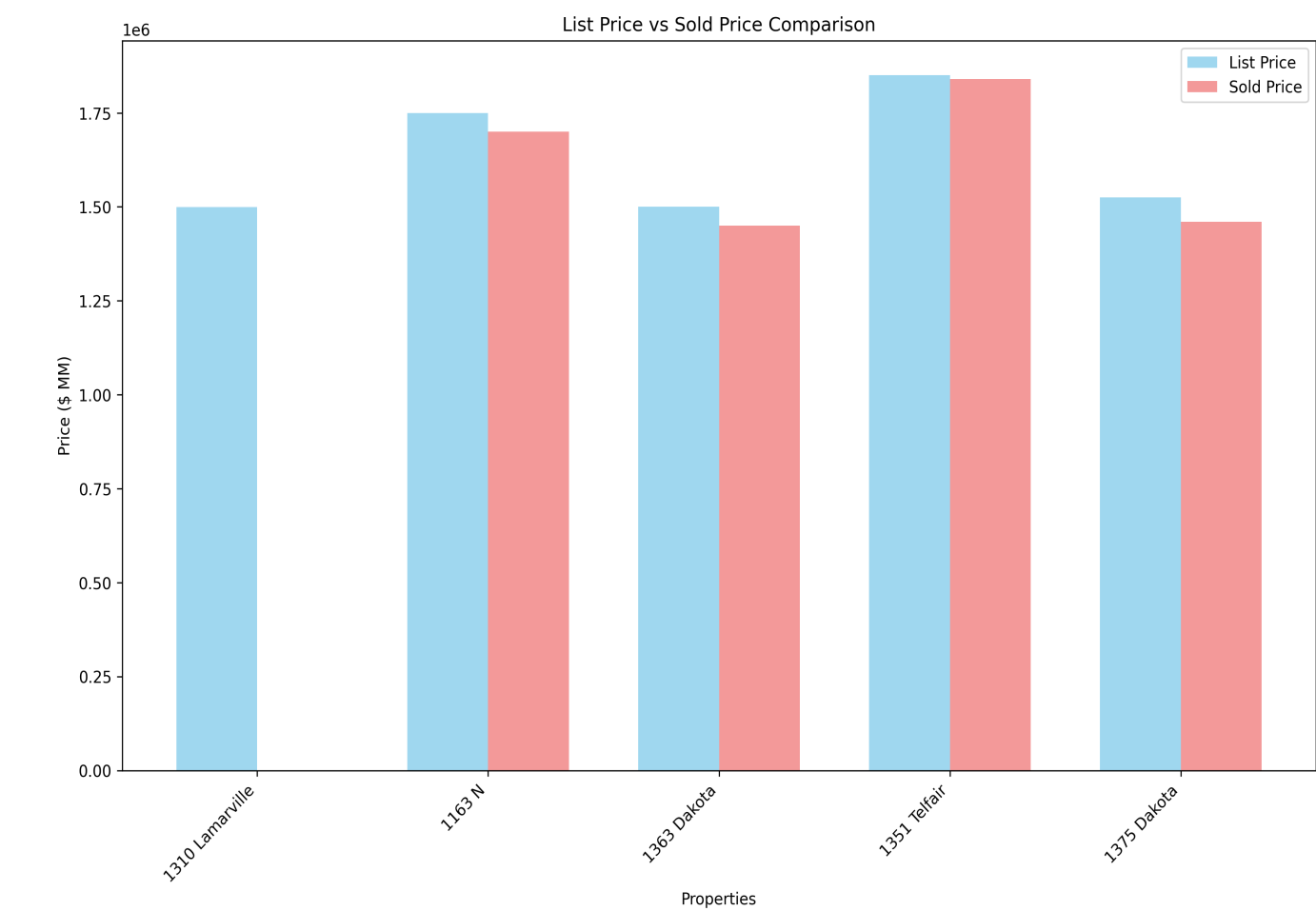
Property Features Comparison

Feature	1310 Lamarville Dr	1163 N Prescott Dr	1363 Dakota Dr	1351 Telfair Dr	1375 Dakota Dr
Status	Active	Closed	Closed	Closed	Closed
Subdivision	Windsor Park at Abacoa	Windsor Park	WINDSOR PARK AT ABACOA	WINDSOR PARK AT ABACOA PL	WINDSOR PARK
Year Built	2012	2015	2016	2014	2014
Living Sq Ft	2,543	3,453	2,500	3,999	2,620
Total Sq Ft	3,564	4,819	3,694	5,775	3,726
Bedrooms	4	5	4	6	4
Bathrooms (Full)	3	4	3	5	3.1
Stories	2	2	2	2	2
Garage Spaces	2	2	2	2	2
Private Pool	Yes	Yes	Yes	Yes	Yes

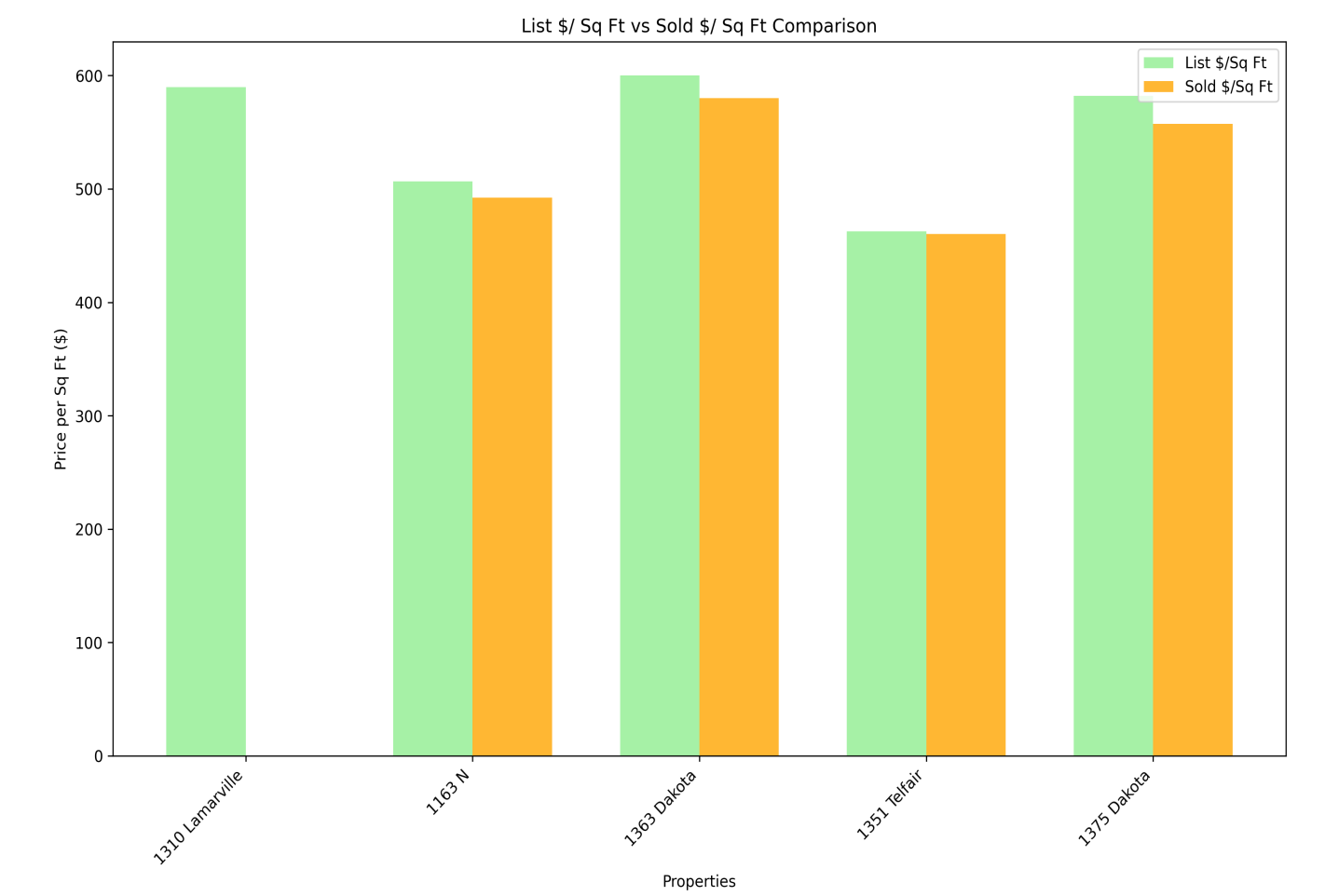
Price & Market Analysis

Metric	1310 Lamarville Dr	1163 N Prescott Dr	1363 Dakota Dr	1351 Telfair Dr	1375 Dakota Dr
List Price	\$1,499,900	\$1,750,000	\$1,500,000	\$1,850,000	\$1,525,000
List \$/Sq Ft (Living)	589.82	506.8	600	462.61	582.06
Sold Price		\$1,700,000	\$1,450,000	\$1,840,000	\$1,460,000
Sold \$/Sq Ft (Living)		\$492.33	\$580	\$460.12	\$557.25
DOM	109	38	14	0	9

List Price vs Sold Price



List \$/Sq Ft vs Sold \$/Sq Ft



Appraisal Report

From a comparative market analysis viewpoint:

- Using the 4 comparable properties, the average sold \$/sq ft = \$522.42.
- Applying this to 1310 Lamarville Dr's 2543 sq ft yields an estimated value of ~ \$1328526.77.
- 1310 Lamarville Dr ask of \$1,499,900 is 1.13 times the estimated value.