

Property Comparison Analysis

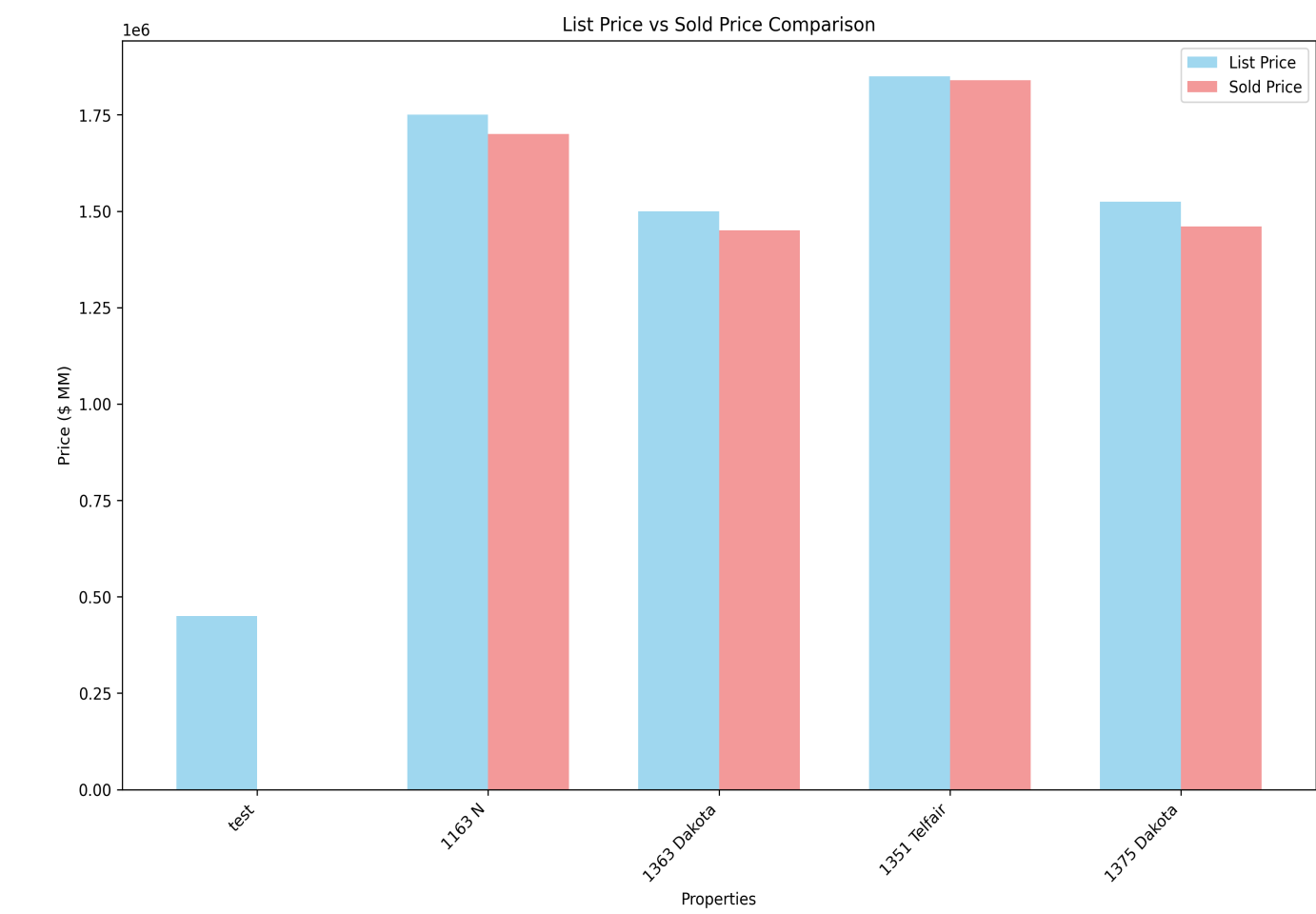
Property Features Comparison

Feature	test	1163 N Prescott Dr	1363 Dakota Dr	1351 Telfair Dr	1375 Dakota Dr
Status	Active	Closed	Closed	Closed	Closed
Subdivision	test	Windsor Park	WINDSOR PARK AT ABACOA	WINDSOR PARK AT ABACOA PL	WINDSOR PARK
Year Built	1015	2015	2016	2014	2014
Living Sq Ft	2,500	3,453	2,500	3,999	2,620
Total Sq Ft	3,200	4,819	3,694	5,775	3,726
Bedrooms	4	5	4	6	4
Bathrooms (Full)	4	4	3	5	3.1
Stories	2	2	2	2	2
Garage Spaces	2	2	2	2	2
Private Pool	No	Yes	Yes	Yes	Yes

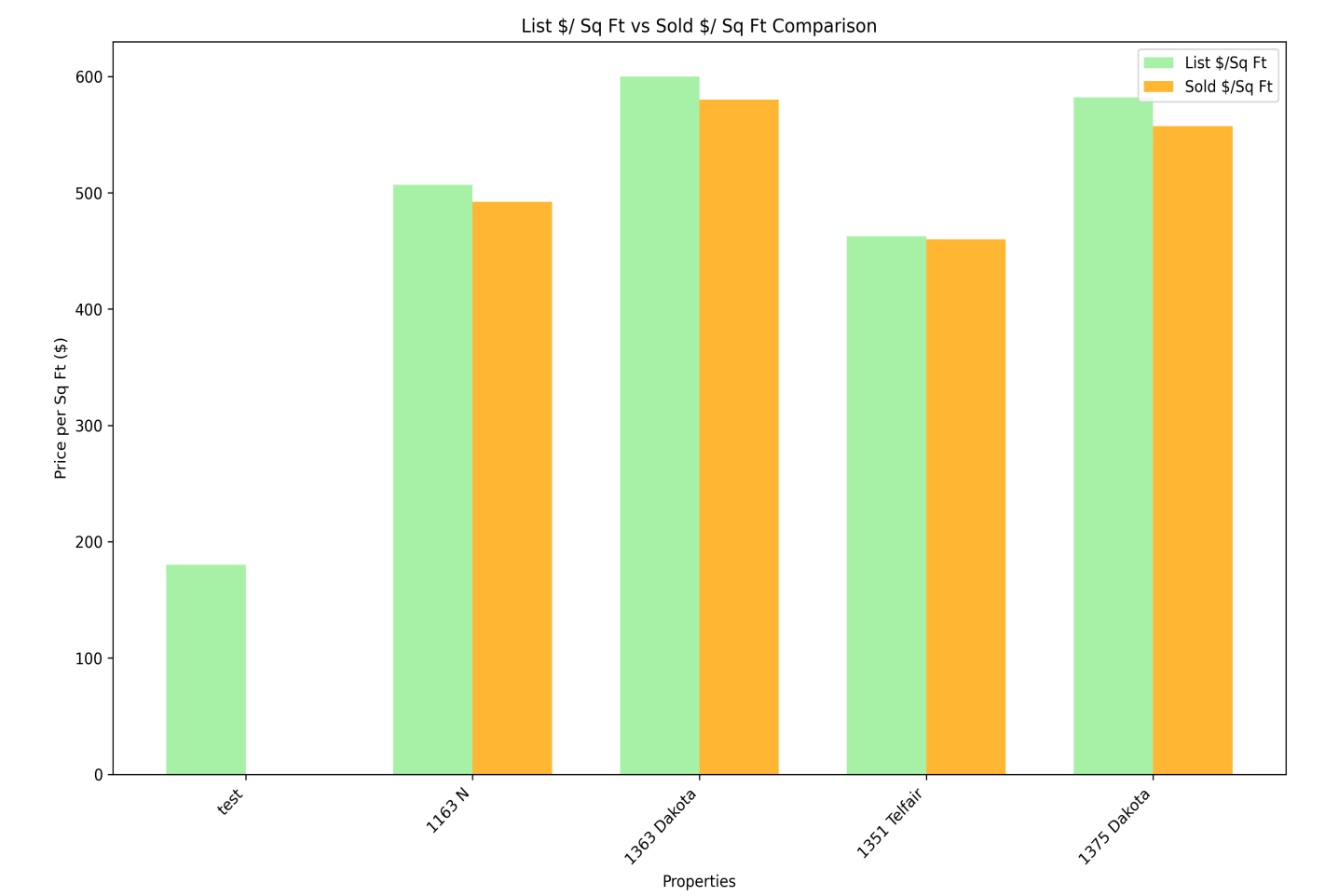
Price & Market Analysis

Metric	test	1163 N Prescott Dr	1363 Dakota Dr	1351 Telfair Dr	1375 Dakota Dr
List Price	450000	\$1,750,000	\$1,500,000	\$1,850,000	\$1,525,000
List \$/Sq Ft (Living)	\$180.00	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	30	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 test's 2500 sq ft yields an estimated value of ~ \$1306062.50.
- test ask of \$450,000 is 0.34 times the estimated value.