

— PROJECT REPORT —

# Lake Hills



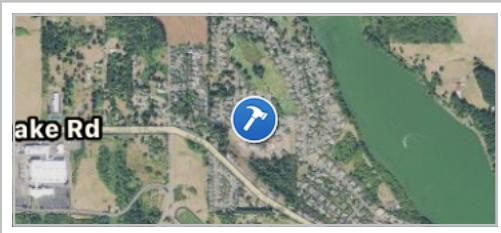
Built by Pahlisch Homes

## ACTIVE PROJECT

### Camas, WA 98607

45.621819 N -122.44208 W

Website: <https://goo.gl/fMaQZt>  
Phone: (360) 609-0111



Project Type: Detached

Typical Lot Size: 8,000 sq ft

Open Date: Aug. 22, 2015

## UNITS & AVG. SALES

Sep. 05, 2017

Planned	Sold
53	47
Remaining	Overall
6	1.90

## Project Overview

### PLAN LIST

Sep. 05, 2017

NO.	BED/BATH	FLOORS/GARAGE	SQ FT	PRICE	PRICE/SQ FT
1	4/4	2/3	3,038	\$779,950	\$256
2	3/3	1/3	3,069	\$749,950	\$244
3	4/3.5	2/3	3,314	\$745,950	\$225
Average:				3,140	\$758,616
					\$241

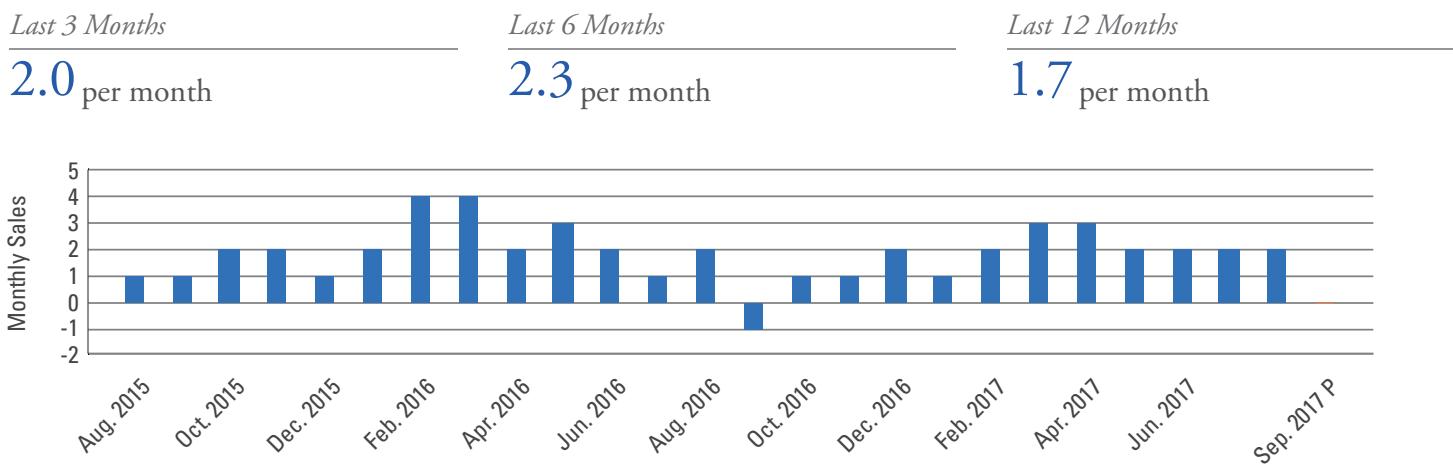
## HOME BUYER PROFILE & FEES

<i>Affordability</i>	<i>Qualifying Income</i>	<i>Monthly Payment</i>
<b>12.18 %</b>	<b>\$159,114</b>	<b>\$2,820</b>
<i>HOA</i>		
<b>\$0</b>		

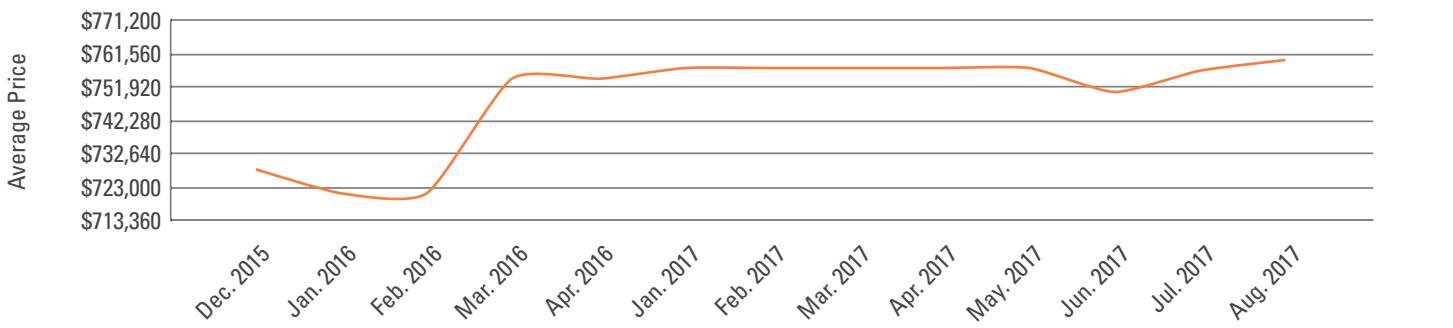
## ASSESSMENTS DETAIL

No Additional Assessments

## SALES HISTORY



## PRICE HISTORY



## SCHOOL SCORES

Tested in 2016

### HELEN BALLER ELEMENTARY SCHOOL

1954 Ne Garfield St, Camas, WA 98607

*Great School Rating***9/10**

Community Rating: 5 stars

Type: Public

Principal: Aaron Parman

Phone: (360) 833-5720

*Camas School District*

GRADE	ENGLISH	MATH	SCIENCE
3	-	77	-
4	-	81	-
5	-	68	85

### LIBERTY MIDDLE SCHOOL

1612 Ne Garfield St, Camas, WA 98607

*Great School Rating***9/10**

Community Rating: 4 stars

Type: Public

Principal: Marilyn Boerke

Phone: (360) 833-5850

*Camas School District*

GRADE	ENGLISH	MATH	SCIENCE
6	-	63	-
7	-	71	-
8	-	-	-

### CAMAS HIGH SCHOOL

26900 Se 15th St, Camas, WA 98607

*Great School Rating***10/10**

Community Rating: 4 stars

Type: Public

Principal: Steven Marshall

Phone: (360) 833-5750

*Camas School District*

GRADE	ENGLISH	MATH	SCIENCE
9	-	-	-

10	-	-	92
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## ABOUT

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Meyers Research, a Kennedy Wilson Company, combines experienced real estate and technology advisors with leading data to provide our clients with a clear perspective and a strategic path forward. Based in Beverly Hills, we are home to 80 experts in 10 offices across the country.

### DEFINITIONS AND METHODOLOGY

All information presented involved the assembly of data sources that we consider to be reliable, including Nielsen Claritas, Great Schools, U.S. Bureau of the Census, Meyers Research and Zonda. We do not guarantee any data accuracy as all information is subject to human errors, omissions, and/or changes.

#### Estimated Sold Out Date

This date is estimated based on the number of units remaining and calculates the absorption of units based on the overall average sales rate.

#### Overall Sales Rate

A calculated average monthly sales rate when comparing total sales from its open date to the last survey date (or the last sold out date, if the project is sold out).

#### 3 Month Sales Rate

A calculated average monthly sales rate for the last three completed months. Sales from the most recently surveyed month represent a partial count and are excluded from this calculation.

#### Affordability & Qualifying Income

Both indicators are based on an estimated monthly payment that assumes the current average price of the project, 20% down payment, and current 30-year fixed mortgage. To estimate the qualifying income, Meyers Research assumes 30% of the buyer's household income is used toward housing. The affordability ratio represents the percentage of households in the geographic area that earns at or above the qualifying income.

#### School Scores

School scores represent standardized test scores from each state's Department of Education. Scores for English, Math and Science represent broad categories and may not reflect the specific name of the actual subject tested. More detailed information can be provided upon request.

#### Definitions

P - Partial

#### KENNEDY WILSON

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