

# Comparative Market Analysis

Property At:

*Prepared For:*  
Dan Arguello

*Prepared By:*  
Ralph Vargas  
Exit Strategy Realty



Office Phone: (312) 554-5478  
Direct Line: (708) 717-7170  
Personal Fax Number:  
Email: ralphvargas1@gmail.com

# Ralph Vargas Realtor Bio



**Ralph Vargas**

**EXIT Realty Redefined**  
**1223 Butterfield Rd Wheaton, IL**

**Cell Phone: 708-717-7170**  
**Home Phone: (708) 857-7103**  
**Email: reralph@yahoo.com**

- ▶ **20 years experience in real estate**
- ▶ **Realtor--Investor-- Builder**
- ▶ **17 years small business experience**
- ▶ **Find me on Facebook**

# Subject Property



- ▶ Total rehab needed.
- ▶ 3 bdrm 1 bath main level.
- ▶ Unfinished attic
- ▶ Auburn Gresham part of Englewood
- ▶ 25041080210000

**MLS #:** never on

**Street Number:** 8824

**Compass Point:** South

**Street Name:** Emerald

**Street Suffix:** Avenue

**City:** CHICAGO

**State:** Illinois

**Zip Code:** 60620

**Bedrooms:** 3

**# Full Baths:** 1

**Lot Size:** Less Than .25 Acre

**Approx Sq Ft:** 1128

**Type Detached:** 1 Story

**Basement Description:** Partially Finished

**Parking Details:** Off Alley

**Elementary Sch Dist:** 299

**High Sch Dist:** 299

# Market Analysis Summary

## Currently for Sale

### Comparables

MLS #	Stat	Address	List Price	# Rms	Beds	Baths	LMT	MT
09251098	ACTV	7707 S May ST	\$39,000	7	3	1.1	12	61
09254412	ACTV	8635 S Ada ST	\$65,000	8	4	2	10	10
09199371	ACTV	8119 S Carpenter ST	\$69,900	8	4	3	62	62

### Statistics

Total Properties: 3

	List Price	ASF	Beds	Baths	LMT	MT
Minimum	\$39,000	1183	3	1.1	10	10
Maximum	\$69,900	1300	4	3	62	62
Average	\$57,967	1244	4	2	28	44

## Market Analysis Summary (continued)

### Recently Sold

#### Comparables

MLS #	Stat	Address	List Price	Sold Pr	Clsd Dt	# Rms	Beds	Baths	LMT	MT
09145869	CLSD	8904 S Winchester AVE	\$44,900	\$45,000 (F)	03/28/2016	6	3	1	9	9
08963871	CLSD	8239 S Morgan ST	\$60,000	\$50,000	01/15/2016	7	3	2.1	66	341
09150773	CLSD	8119 S Carpenter ST	\$39,900	\$52,000 (F)	04/15/2016	8	4	3	14	14
09173344	CLSD	7828 S Throop ST	\$46,000	\$53,000 (F)	06/15/2016	9	4	2	56	56





#### Statistics

Total Properties: 4



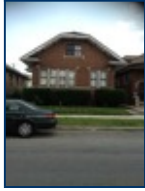

	List Price	Sold Pr	ASF	Beds	Baths	LMT	MT
<b>Minimum</b>	\$39,900	\$45,000	960	3	1	9	9
<b>Maximum</b>	\$60,000	\$53,000	1400	4	3	66	341
<b>Average</b>	\$47,700	\$50,000	1207	4	2	36	105

Sold properties closed averaging 104.82% of their Final List Price (FLP).  
This reflects a 4.82% difference between property sale prices and their FLP's.



# Comparables

	Subject Property	Comp #1 Adjustment	Comp #2 Adjustment	Comp #3 Adjustment
				
<b>Address:</b>	8824 S Emerald AVE CHICAGO, Illinois 60620	7707 S May ST Chicago, Illinois 60620	8635 S Ada ST Chicago, Illinois 60620	8119 S Carpenter ST Chicago, Illinois 60620
<b>MLS #:</b>	never on	09251098	09254412	09199371
<b>Status:</b>		<b>ACTV</b>	<b>ACTV</b>	<b>ACTV</b>
<b>List Price:</b>		\$39, 000	\$65, 000	\$69, 900
<b>Sold Price:</b>				
<b>Closed Date:</b>				
<b>Market Time:</b>		61	10	62
<b># Rooms:</b>		7	8	8
<b>Bedrooms:</b>	3	3	4	4
<b># Full Baths:</b>	1	1	2	3
<b># Half Baths:</b>		1	0	0
<b>Subdivision:</b>				
<b>Lot Size:</b>	Less Than .25 Acre	Less Than .25 Acre	Less Than .25 Acre	Less Than .25 Acre
<b>Approx Sq Ft:</b>	1128	1248	1183	1300
<b>Type Detached:</b>	1 Story	1.5 Story	1.5 Story	1.5 Story
<b>Dining Room:</b>			Separate	Separate
<b>Living Room Size:</b>		14X14	15X13	18X15
<b>Master Bedroom Size:</b>		11X15	14X9	10X16
<b>Model:</b>				
<b>Basement Description:</b>	Partially Finished	Partially Finished	Unfinished	Partially Finished, Exterior Access
<b>Garage Details:</b>				
<b>Parking Details:</b>	Off Alley			
<b>Age:</b>		100+ Years	91-100 Years	91-100 Years
<b>Exterior Building Type:</b>		Brick	Brick	Brick
<b>Elementary Sch Dist:</b>	299	299	299	299
<b>High Sch Dist:</b>	299	299	299	299
<b>Short Sale/Foreclosed/Court Approved:</b>				
<b>Total Adjustments:</b>		\$0	\$0	\$0
<b>Adjusted Price:</b>		\$39000	\$65000	\$69900

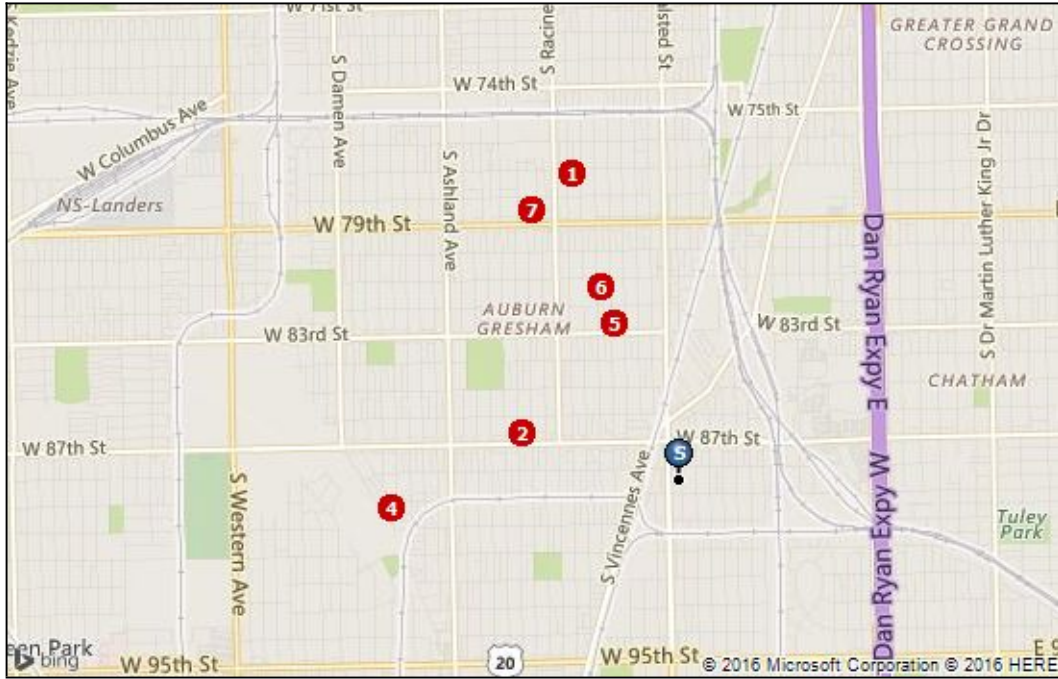
## Comparables (continued)

	Subject Property	Comp #4 Adjustment	Comp #5 Adjustment	Comp #6 Adjustment
				
<b>Address:</b>	8824 S Emerald AVE CHICAGO, Illinois 60620	8904 S Winchester AVE Chicago, Illinois 60620	8239 S Morgan ST Chicago, Illinois 60620	8119 S Carpenter ST Chicago, Illinois 60620
<b>MLS #:</b>	never on	09145869	08963871	09150773
<b>Status:</b>		<b>CLSD</b>	<b>CLSD</b>	<b>CLSD</b>
<b>List Price:</b>		\$44, 900	\$60, 000	\$39, 900
<b>Sold Price:</b>		\$45, 000 (F)	\$50, 000	\$52, 000 (F)
<b>Closed Date:</b>		03/28/2016	01/15/2016	04/15/2016
<b>Market Time:</b>		9	341	14
<b># Rooms:</b>		6	7	8
<b>Bedrooms:</b>	3	3	3	4
<b># Full Baths:</b>	1	1	2	3
<b># Half Baths:</b>		0	1	0
<b>Subdivision:</b>				
<b>Lot Size:</b>	Less Than .25 Acre	Less Than .25 Acre	Standard Chicago Lot	Less Than .25 Acre
<b>Approx Sq Ft:</b>	1128	960	1400	1299
<b>Type Detached:</b>	1 Story	1 Story	1.5 Story	1.5 Story
<b>Dining Room:</b>			Separate	Separate
<b>Living Room Size:</b>		12X12	14X16	18X15
<b>Master Bedroom Size:</b>		12X10	15X13	10X16
<b>Model:</b>				
<b>Basement Description:</b>	Partially Finished	Unfinished	Finished	Partially Finished, Exterior Access
<b>Garage Details:</b>				
<b>Parking Details:</b>	Off Alley			
<b>Age:</b>		91-100 Years	91-100 Years	91-100 Years
<b>Exterior Building Type:</b>		Brick	Brick	Brick
<b>Elementary Sch Dist:</b>	299	299	299	299
<b>High Sch Dist:</b>	299	299	299	299
<b>Short Sale/Foreclosed/Court Approved:</b>		F	N/A	F
<b>Total Adjustments:</b>		\$0	\$0	\$0
<b>Adjusted Price:</b>		\$45000	\$50000	\$52000

## Comparables (continued)

	Subject Property	Comp #7	Adjustment
			
<b>Address:</b>	8824 S Emerald AVE CHICAGO, Illinois 60620	7828 S Throop ST Chicago, Illinois 60620	
<b>MLS #:</b>	never on	09173344	
<b>Status:</b>		<b>CLSD</b>	
<b>List Price:</b>		\$46,000	
<b>Sold Price:</b>		\$53,000 (F)	
<b>Closed Date:</b>		06/15/2016	
<b>Market Time:</b>		56	
<b># Rooms:</b>		9	
<b>Bedrooms:</b>	3	4	
<b># Full Baths:</b>	1	2	
<b># Half Baths:</b>		0	
<b>Subdivision:</b>			
<b>Lot Size:</b>	Less Than .25 Acre	Less Than .25 Acre	
<b>Approx Sq Ft:</b>	1128	1167	
<b>Type Detached:</b>	1 Story	1.5 Story	
<b>Dining Room:</b>			
<b>Living Room Size:</b>		14X16	
<b>Master Bedroom Size:</b>		11X13	
<b>Model:</b>			
<b>Basement Description:</b>	Partially Finished	Unfinished	
<b>Garage Details:</b>			
<b>Parking Details:</b>	Off Alley		
<b>Age:</b>		100+ Years	
<b>Exterior Building Type:</b>		Brick	
<b>Elementary Sch Dist:</b>	299	299	
<b>High Sch Dist:</b>	299	299	
<b>Short Sale/Foreclosed/Court Approved:</b>		F	
	<b>Total Adjustments:</b>		<b>\$0</b>
	<b>Adjusted Price:</b>		<b>\$53000</b>





Key	MLS #	Status	Address	Beds	# Full Baths	# Half Baths	Price
1)	09251098	<b>ACTV</b>	7707 S May ST	3	1	1	\$39,000
2)	09254412	<b>ACTV</b>	8635 S Ada ST	4	2	0	\$65,000
3)	09199371	<b>ACTV</b>	8119 S Carpenter ST	4	3	0	\$69,900
4)	09145869	<b>CLSD</b>	8904 S Winchester AVE	3	1	0	\$45,000
5)	08963871	<b>CLSD</b>	8239 S Morgan ST	3	2	1	\$50,000
6)	09150773	<b>CLSD</b>	8119 S Carpenter ST	4	3	0	\$52,000
7)	09173344	<b>CLSD</b>	7828 S Throop ST	4	2	0	\$53,000

# **Seller's Statement**

**Property At:**

***Prepared For: Dan Arguello***

***After Repair Value \$125,000***  
***Suggested Market Range: \$50,000 to \$55,000***