

Comparative Market Summary

| # | Style/Prk/Bsmnt | Zone | TBd | Bth | SqM | Age | DOM | List\$ | Sold\$ | SD |
|---------------------------|--|-------|-----|-----|-------|------|-----|------------|------------|----------|
| # 2204 433 11 C3535945 | AV SE Single Level Apartment/Double | C/008 | 1 | 1 | 75.0 | 2008 | 75 | \$ 390,000 | \$ 378,000 | 10/29/12 |
| # 1205 433 11 C3542040 | AV SE Single Level Apartment/Heated/None | C/008 | 2 | 2 | 100.0 | 2007 | 13 | \$ 514,900 | \$ 510,000 | 10/16/12 |
| # 606 433 11 C3540301 | AV SE Single Level Apartment/Heated/None | C/008 | 2 | 2 | 115.0 | 2007 | 25 | \$ 518,500 | \$ 509,000 | 10/14/12 |
| # 3304 433 11 C3520063 | AV SE Single Level Apartment/Double | C/008 | 2 | 2 | 151.0 | 2008 | 146 | \$ 799,900 | \$ 732,500 | 09/24/12 |
| # 1601 433 11 C3523007 | AV SE Single Level Apartment/Underground/None | C/008 | 2 | 2 | 131.0 | 2008 | 127 | \$ 579,900 | \$ 560,000 | 09/20/12 |
| # 1403 433 11 C3515655 | AV SE Single Level Apartment/Underground/None | C/008 | 2 | 2 | 119.0 | 2008 | 119 | \$ 569,900 | \$ 552,500 | 07/27/12 |
| # 2805 433 11 C3526950 | AV SE Single Level Apartment/Single | C/008 | 2 | 2 | 100.0 | 2008 | 18 | \$ 529,900 | \$ 515,000 | 06/22/12 |
| # 401 433 11 C3510789 | AV SE Single Level Apartment/Double | C/008 | 2 | 2 | 130.0 | 2008 | 52 | \$ 599,900 | \$ 575,500 | 04/23/12 |

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INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED

RES Comp Summary

| | Style/Prk/Bsmnt | Zone | TBd | Bth | SqM | Age | DOM | List\$ | Sold\$ | SD |
|---------------------------------|--|-------|-----|-----|-------|------|-----|------------|------------|----------|
| # 3204 433 11 AV SE C3509107 | | C/008 | 2 | 2 | 151.0 | 2007 | 54 | \$ 999,000 | \$ 850,000 | 04/12/12 |
| | Single Level Apartment/Underground/None | | | | | | | | | |
| # 3404 433 11 AV SE C3503338 | | C/008 | 2 | 2/1 | 143.4 | 2008 | 29 | \$ 775,000 | \$ 737,500 | 02/03/12 |
| | Single Level Apartment/Double Indoor/See Remarks | | | | | | | | | |
| # 1901 433 11 AV SE C3480294 | | C/008 | 2 | 2 | 131.0 | 2008 | 223 | \$ 569,900 | \$ 557,000 | 01/25/12 |
| | Single Level Apartment/Double Indoor/None | | | | | | | | | |

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INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED

RES Comp Summary

| Total Listings: | Square Footage | List Price | Sale Price | DOM |
|-----------------|----------------|------------|------------|-----|
| 0 | | | | |
| Average: | 1,317.51 | \$ 622,436 | \$ 588,818 | 80 |
| Minimum: | 807.30 | \$ 390,000 | \$ 378,000 | 13 |
| Maximum: | 1,625.36 | \$ 999,000 | \$ 850,000 | 223 |
| Median: | 1,399.32 | \$ 569,900 | \$ 557,000 | 54 |

These properties are your competition. A potential purchaser will compare your home to homes similar to these when trying to decide which home to buy. Take a look at these homes, if only on paper. Try to be objective and ask yourself, "Which home is the best value?" Is it yours? If not, these other homes may sell before yours. But don't forget the "List Prices" of these homes represent what the sellers WANT for their home, not necessarily what they are going to get when they sell their home. So when setting the price of your home, don't simply look at the LIST PRICE of the other comparable homes, look at the SALE PRICE of the homes comparable to yours which actually SOLD!