

Comparable Market Analysis

Monday, October 6, 2008



For

www.AirForceHomeSeller.com

6621 S 57th AVE
Laveen, AZ 85339

By

Lori Klindera of Coldwell Banker Residential Br

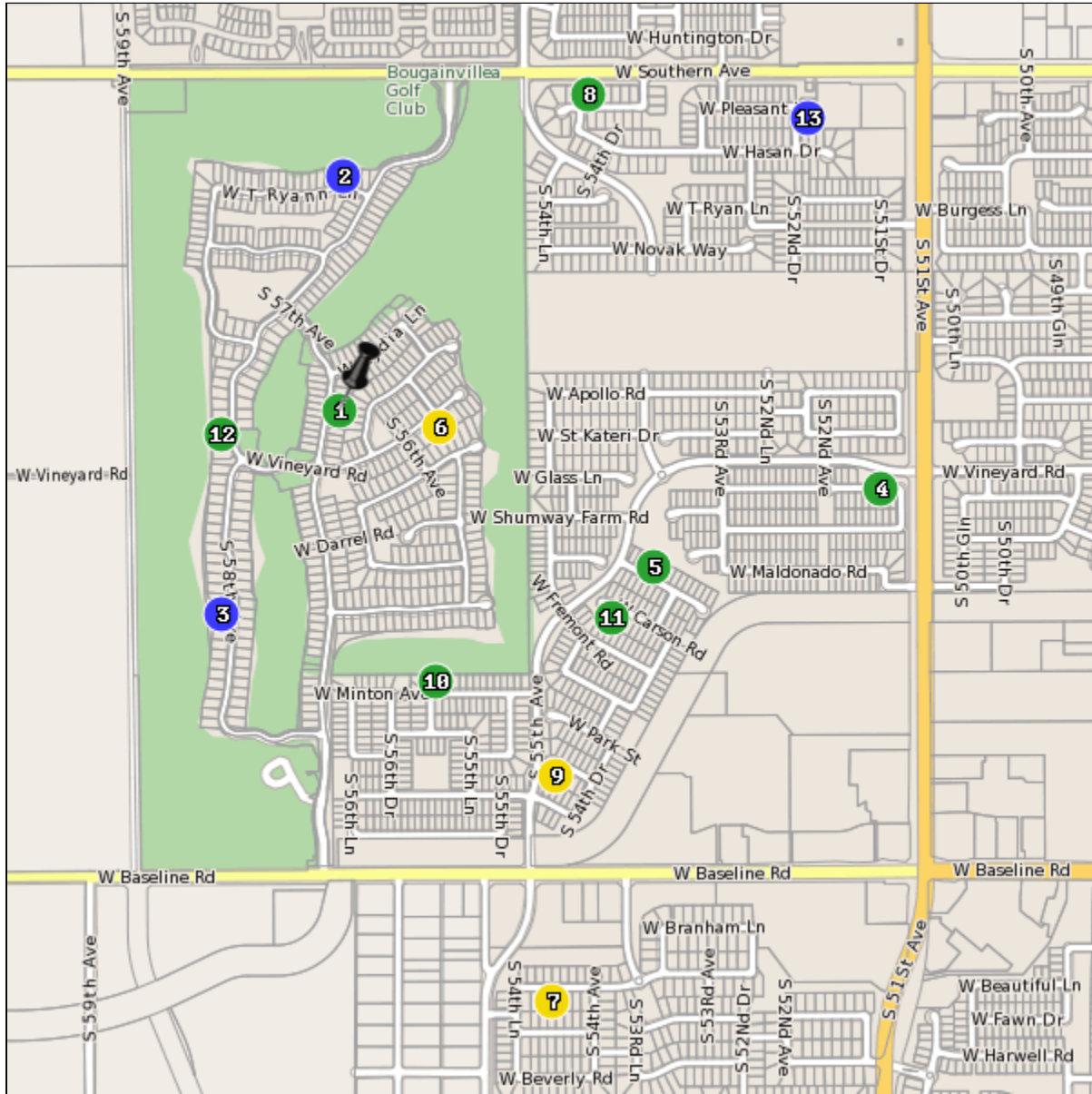
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This report is not an appraisal and is not intended to meet the requirements set out in the Uniform Standards of Appraisal Practice. If an appraisal is desired, the services of a licensed appraiser should be obtained.

Map of Subject And Comparable Properties



Legend	
● Active	● Sold
● Pending	● Temporary Off Market
● Cancelled	● Expired
<p> Subject: 6621 S 57th AVE Laveen AZ 85339</p>	
1. 6621 S 57th , Laveen AZ 85339	2. 5714 W T RYAN , Laveen AZ 85339
3. 7020 S 58 th , Laveen AZ 85339	4. 5128 W GLASS , Laveen AZ 85339
5. 5350 W MALDONADO , Laveen AZ 85339	6. 5601 W Vineyard , Laveen AZ 85339
7. 5421 W BEAUTIFUL , Laveen AZ 85339	8. 5414 W Pleasant , Laveen AZ 85339
9. 5427 W POLLACK , Laveen AZ 85339	10. 5556 W Minton , Laveen AZ 85339
11. 5419 W Carson , Laveen AZ 85339	12. 6642 S COTTONFIELDS , Laveen AZ 85339
13. 6111 S 52nd , Laveen AZ 85339	

CMA: Subject Property

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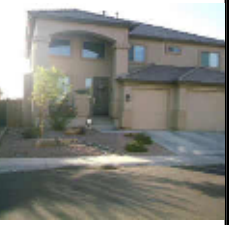
Subject Property Description



Address	6621 S 57th AVE Laveen, AZ 85339
# Bedrooms	4
# Bathrooms	3.00
Approx SQFT	2503.00
Dwelling Type	SF
Level	Two Levels
Subdivision	COTTONFIELDS COMMUNITY REPLAT

CMA: Subject and Comparable Properties

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	Subject	3025481	2956250	2914871
				
	6621 S 57th AVE Laveen AZ 85339	6621 S 57th AVE Laveen AZ	5714 W T RYAN LN Laveen AZ	7020 S 58 th AVE Laveen AZ
List Price		\$250,000	\$195,000	\$289,900
Original List Price		\$250,000	\$195,000	\$349,900
Sold Price			\$190,000	\$275,000
Status		Active	Sold	Sold
Status Date		07/10/2008	03/19/2008	08/30/2008
Agent Days on Market		88	0	200
Cumulative Days on Market		88	0	200
Adjustment			+/-	+/-
# Bedrooms	4	4	4	4
# Bathrooms	3.00	3.00	3.00	2.75
Approx SQFT	2503.00	2,503	2,651	2,552
Dwelling Type	SF	SF	SF	SF
Level	Two Levels	Two Levels	Two Levels	3 or More Levels
Subdivision	COTTONFIELDS COMMUNITY REPLAT	COTTONFIEL COMMUNITY REPLAT	COTTONFIEL	Cottonfields Community
Adjusted Price	\$229,832	\$250,000	\$190,000	\$275,000
Price Per # Bedrooms	57,458.00	\$62,500.00	\$47,500.00	\$68,750.00
Price Per # Bathrooms	76,610.67	\$83,333.33	\$63,333.33	\$100,000.00
Price Per Approx SQFT	91.82	\$99.88	\$71.67	\$107.76




CMA: Subject and Comparable Properties

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	Subject	4004009	4002581	4031995
				
	6621 S 57th AVE Laveen AZ 85339	5128 W GLASS LN Laveen AZ	5350 W MALDONADO RD Laveen AZ	5601 W Vineyard RD Laveen AZ
List Price		\$157,000	\$145,000	\$209,900
Original List Price		\$159,900	\$175,875	\$209,900
Sold Price				
Status		Active	Active	Pending
Status Date		08/02/2008	07/31/2008	10/02/2008
Agent Days on Market		66	67	37
Cumulative Days on Market		65	67	16
Adjustment			+/-	+/-
# Bedrooms	4	4	4	4
# Bathrooms	3.00	2.50	3.00	3.00
Approx SQFT	2503.00	2,211	2,361	2,678
Dwelling Type	SF	SF	SF	SF
Level	Two Levels	Two Levels	Two Levels	Two Levels
Subdivision	COTTONFIELDS COMMUNITY REPLAT	Laveen Crossing	Laveen Crossing	COTTONFIEL COMMUNITY
Adjusted Price	\$229,832	\$157,000	\$145,000	\$209,900
Price Per # Bedrooms	57,458.00	\$39,250.00	\$36,250.00	\$52,475.00
Price Per # Bathrooms	76,610.67	\$62,800.00	\$48,333.33	\$69,966.67
Price Per Approx SQFT	91.82	\$71.01	\$61.41	\$78.38

CMA: Subject and Comparable Properties

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	Subject	4012764	2893157	4007684
				
	6621 S 57th AVE Laveen AZ 85339	5421 W BEAUTIFUL LN Laveen AZ	5414 W Pleasant LN Laveen AZ	5427 W POLLACK ST Laveen AZ
List Price		\$223,990	\$248,900	\$166,500
Original List Price		\$243,990	\$248,900	\$166,500
Sold Price				
Status		Pending	Active	Pending
Status Date		09/16/2008	11/27/2007	10/03/2008
Agent Days on Market		31	314	55
Cumulative Days on Market		30	307	55
Adjustment			+/-	+/-
# Bedrooms	4	4	4	4
# Bathrooms	3.00	2.50	2.75	3.00
Approx SQFT	2503.00	2,658	2,672	2,361
Dwelling Type	SF	SF	SF	SF
Level	Two Levels	Two Levels	Two Levels	Two Levels
Subdivision	COTTONFIELDS COMMUNITY REPLAT	Estrella Mountain Village	Sierra Colina	Laveen Crossing
Adjusted Price	\$229,832	\$223,990	\$248,900	\$166,500
Price Per # Bedrooms	57,458.00	\$55,997.50	\$62,225.00	\$41,625.00
Price Per # Bathrooms	76,610.67	\$89,596.00	\$90,509.09	\$55,500.00
Price Per Approx SQFT	91.82	\$84.27	\$93.15	\$70.52



CMA: Subject and Comparable Properties

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	Subject	3026089	3032832	2985164
				
	6621 S 57th AVE Laveen AZ 85339	5556 W Minton AVE Laveen AZ	5419 W Carson RD Laveen AZ	6642 S COTTONFIELDS LN Laveen AZ
List Price		\$159,000	\$256,000	\$255,000
Original List Price		\$159,000	\$256,000	\$269,000
Sold Price				
Status		Active	Active	Active
Status Date		07/11/2008	06/11/2008	08/27/2008
Agent Days on Market		87	77	154
Cumulative Days on Market		87	76	154
Adjustment			+/-	+/-
# Bedrooms	4	4	4	4
# Bathrooms	3.00	2.50	2.50	3.00
Approx SQFT	2503.00	2,165	2,209	2,534
Dwelling Type	SF	SF	SF	SF
Level	Two Levels	Two Levels	Two Levels	Two Levels
Subdivision	COTTONFIELDS COMMUNITY REPLAT	COTTONFIEL RANCH	LAVEEN CROSSING	COTTONFIEL COMMUNITY
Adjusted Price	\$229,832	\$159,000	\$256,000	\$255,000
Price Per # Bedrooms	57,458.00	\$39,750.00	\$64,000.00	\$63,750.00
Price Per # Bathrooms	76,610.67	\$63,600.00	\$102,400.00	\$85,000.00
Price Per Approx SQFT	91.82	\$73.44	\$115.89	\$100.63

CMA: Subject and Comparable Properties

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	Subject	2869556		
				
	6621 S 57th AVE Laveen AZ 85339	6111 S 52nd DR Laveen AZ		
List Price		\$244,174		
Original List Price		\$244,174		
Sold Price		\$224,496		
Status		Sold		
Status Date		12/04/2007		
Agent Days on Market		42		
Cumulative Days on Market		42		
Adjustment			+/-	+/-
# Bedrooms	4	4		
# Bathrooms	3.00	2.50		
Approx SQFT	2503.00	2,509		
Dwelling Type	SF	SF		
Level	Two Levels	Two Levels		
Subdivision	COTTONFIELDS COMMUNITY REPLAT	Sierra Colina		
Adjusted Price	\$229,832	\$224,496		
Price Per # Bedrooms	57,458.00	\$56,124.00		
Price Per # Bathrooms	76,610.67	\$89,798.40		
Price Per Approx SQFT	91.82	\$89.48		

CMA: Statistical Summary

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Price Analysis

Summary of Closed Listings											
List #	Address	List Price	ADOM	CDOM	Encoded Features	Approx SQFT	Price per Approx SQFT	Sold Date	Sold Price	Total Adjusts	Adjusted Price
2956250	5714 W T RYAN LN, Laveen AZ	\$195,000	0	0	43FRDPO3G	2,651	\$71.67	07/30/2008	\$190,000	-	\$190,000
2914871	7020 S 58 th AVE, Laveen AZ	\$289,900	200	200	42.75FRDXPO3G	2,552	\$107.76	08/29/2008	\$275,000	-	\$275,000
2869556	6111 S 52nd DR, Laveen AZ	\$244,174	42	42	42.5FRDNO2G	2,509	\$89.48	05/20/2008	\$224,496	-	\$224,496

Summary of Pending Listings											
List #	Address	Orig. List Price	ADOM	CDOM	Encoded Features	Approx SQFT	Price per Approx SQFT	List Price	Total Adjusts	Adjusted Price	
4031995	5601 W Vineyard RD, Laveen AZ	\$209,900	37	16	43FRPSO2G	2,678	\$78.38	\$209,900	-	\$209,900	
4012764	5421 W BEAUTIFUL LN, Laveen AZ	\$243,990	31	30	42.5FRD3G	2,658	\$84.27	\$223,990	-	\$223,990	
4007684	5427 W POLLACK ST, Laveen AZ	\$166,500	55	55	43R2G	2,361	\$70.52	\$166,500	-	\$166,500	

Summary of Active Listings											
List #	Address	Orig. List Price	ADOM	CDOM	Encoded Features	Approx SQFT	Price per Approx SQFT	List Price	Total Adjusts	Adjusted Price	
3025481	6621 S 57th AVE, Laveen AZ	\$250,000	88	88	43FRDO2G	2,503	\$99.88	\$250,000	-	\$250,000	
4004009	5128 W GLASS LN, Laveen AZ	\$159,900	66	65	42.5RDPO2G	2,211	\$71.01	\$157,000	-	\$157,000	
4002581	5350 W MALDONADO RD, Laveen AZ	\$175,875	67	67	43FRDO2G	2,361	\$61.41	\$145,000	-	\$145,000	
2893157	5414 W Pleasant LN, Laveen AZ	\$248,900	314	307	42.75RDNO3G	2,672	\$93.15	\$248,900	-	\$248,900	
3026089	5556 W Minton AVE, Laveen AZ	\$159,000	87	87	42.5FRDO2G	2,165	\$73.44	\$159,000	-	\$159,000	
3032832	5419 W Carson RD, Laveen AZ	\$256,000	77	76	42.5FRD2G	2,209	\$115.89	\$256,000	-	\$256,000	
2985164	6642 S COTTONFIELDS LN, Laveen AZ	\$269,000	154	154	43RDXP03G	2,534	\$100.63	\$255,000	-	\$255,000	

Low, Average, Median, and High Comparisons				
	Closed	Pending	Active	Overall
Low	\$190,000	\$166,500	\$145,000	\$145,000
Average	\$229,832	\$200,130	\$210,129	\$212,368
Median	\$224,496	\$209,900	\$248,900	\$223,990
High	\$275,000	\$223,990	\$256,000	\$275,000

Overall Market Analysis (Unadjusted)				

Status	#	List Vol.	Avg. List Price	Sold Vol.	Avg. Sold Price	Sale/List Price	Avg. Approx SQFT	Avg. List \$/Approx SQFT	Avg. Sold \$/Approx SQFT	Avg. ADOM	Avg. CDOM
Closed	3	729,074	243,025	689,496	229,832	0.95	2,571	94.82	89.64	81	81
Pending	3	600,390	200,130	0	0	0.00	2,566	77.72	0.00	41	34
Active	7	1,470,900	210,129	0	0	0.00	2,379	87.92	0.00	122	121
Overall	13	2,800,364	215,413	689,496	229,832	0.95	2,466	87.16	89.64	94	91

Selection Criteria for Comparable Properties

Specified listings from the following search: Property types Residential, Residential Rental, Land and Lots, Comm/Industry Sale, Comm/Industry Lease, Multiple Dwellings, Business Opportunity;

CMA: Comparison Based on Important Values

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Comparison Based on Important Values					
List #	Address	Adjusted Price	Price Per # Bedrooms	Price Per # Bathrooms	Price Per Approx SQFT
3025481	6621 S 57th AVE , Laveen AZ	\$250,000	\$62,500.00	\$83,333.33	\$99.88
2956250	5714 W T RYAN LN , Laveen AZ	\$190,000	\$47,500.00	\$63,333.33	\$71.67
2914871	7020 S 58 th AVE , Laveen AZ	\$275,000	\$68,750.00	\$100,000.00	\$107.76
4004009	5128 W GLASS LN , Laveen AZ	\$157,000	\$39,250.00	\$62,800.00	\$71.01
4002581	5350 W MALDONADO RD , Laveen AZ	\$145,000	\$36,250.00	\$48,333.33	\$61.41
4031995	5601 W Vineyard RD , Laveen AZ	\$209,900	\$52,475.00	\$69,966.67	\$78.38
4012764	5421 W BEAUTIFUL LN , Laveen AZ	\$223,990	\$55,997.50	\$89,596.00	\$84.27
2893157	5414 W Pleasant LN , Laveen AZ	\$248,900	\$62,225.00	\$90,509.09	\$93.15
4007684	5427 W POLLACK ST , Laveen AZ	\$166,500	\$41,625.00	\$55,500.00	\$70.52
3026089	5556 W Minton AVE , Laveen AZ	\$159,000	\$39,750.00	\$63,600.00	\$73.44
3032832	5419 W Carson RD , Laveen AZ	\$256,000	\$64,000.00	\$102,400.00	\$115.89
2985164	6642 S COTTONFIELDS LN , Laveen AZ	\$255,000	\$63,750.00	\$85,000.00	\$100.63
2869556	6111 S 52nd DR , Laveen AZ	\$224,496	\$56,124.00	\$89,798.40	\$89.48
Average		\$212,368	\$53,092.04	\$77,243.86	\$85.96
Subject Has Indicated Price			4 \$212,368.15	3.00 \$231,731.57	2503.00 \$215,160.40
Average					\$219,753.38

CMA: Listing Price Recommendation

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Listing Price Recommendation



Low	\$190,000
High	\$275,000
Recommended	\$229,832

Calculation Method: Recommended Price is generated using the average price of the comparables. High/Low Prices are generated using the High/Low Price of the comparables