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Researched and prepared by  
Rick Devine

Subject Property  
Your street  
Charlotte, North Carolina

Prepared exclusively for  
Rick devine

28278

Prepared on  
April 30, 2015



**Rick Devine**

Keller Williams South Park  
5925 Carnegie Blvd Ste 250  
Charlotte, NC 28209  
704-618-7184  
rjdeviner@aol.com  
<http://www.rickdevine.com>



# Comparative Market Analysis

Your street  
Charlotte, 28278

Thursday, April 30, 2015

## Summary of Comparable Listings

This page summarizes the comparable listings contained in this market analysis.

### Active Listings

Address	Price	Beds	Bth F	Bth H	Ttl HLA	\$/SqFt	List Date
Your street		4	3	0	2194	51.96	
12419 Hunting Birds Lane	\$220,000	4	3	0	2,466	\$89.21	04/28/2015
10046 Glenburn Lane	\$229,900	4	2	1	2,482	\$92.63	02/27/2015
<b>Averages:</b>	<b>\$224,950</b>	<b>4.0</b>	<b>2.5</b>	<b>0.5</b>	<b>2,474</b>	<b>\$90.92</b>	

### Closed Listings

Address	Price	Beds	Bth F	Bth H	Ttl HLA	\$/SqFt	Contract Date
Your street		4	3	0	2194	51.96	
14011 Hatton Cross Drive	\$216,000	4	2	1	2,348	\$91.99	04/20/2015
10637 Bedlington Road	\$224,900	3	2	1	2,290	\$98.21	03/19/2015
<b>Averages:</b>	<b>\$220,450</b>	<b>3.5</b>	<b>2.0</b>	<b>1.0</b>	<b>2,319</b>	<b>\$95.10</b>	

	Low	Median	Average	High	Count
<b>Comparable Price</b>	\$216,000	\$222,450	\$222,700	\$229,900	4
<b>Adjusted Comparable Price</b>	\$213,280	\$219,617	\$219,778	\$226,600	4





# Comparative Market Analysis

Your street  
Charlotte, 28278

Thursday, April 30, 2015

## Brief Summary of Compared Listings

This report summarizes the comparable listings contained in this market analysis.

### Status: Active

MLS#	Stat Date	Address	Prop Sub Type	HLA	Bds	Bth	L/S Price	DOM
3081614	04/28/2015	12419 Hunting Birds LN	2 Story	2,466	4	3/0	\$220,000	2
3066289	02/27/2015	10046 Glenburn LN	2 Story	2,482	4	2/1	\$229,900	49
<b>Averages:</b>				<b>2,474</b>	<b>4</b>	<b>2/1</b>	<b>\$224,950</b>	<b>26</b>

### Status: Closed

MLS#	Stat Date	Address	Prop Sub Type	HLA	Bds	Bth	L/S Price	DOM
3062063	04/20/2015	14011 Hatton Cross DR	2 Story	2,348	4	2/1	\$216,000	32
3062383	03/19/2015	10637 Bedlington RD	2 Story	2,290	3	2/1	\$224,900	2
<b>Averages:</b>				<b>2,319</b>	<b>4</b>	<b>2/1</b>	<b>\$220,450</b>	<b>17</b>

## Summary

Status	Total	Avg Price	Avg \$ Per SqFt	Median	Low	High	Avg DOM
ACTIVE	2	\$224,950	\$90.92	\$224,950	\$220,000	\$229,900	26
Application Recv							
UC-Show							
UC-No Show							
CLOSED	2	\$220,450	\$95.10	\$220,450	\$216,000	\$224,900	17
EXPIRED							
TEMP OFF MRKT							
WITHDRAWN							
<b>Total</b>	<b>4</b>	<b>\$222,700</b>	<b>\$93.01</b>	<b>\$222,450</b>	<b>\$216,000</b>	<b>\$229,900</b>	<b>21</b>





# Comparative Market Analysis

Your street  
Charlotte, 28278

Thursday, April 30, 2015

## CMA Price Adjustments

This page outlines the subject property versus comparables properties.



<u>Subject Property</u>		<u>Details</u>	<u>Adjust</u>	<u>Details</u>	<u>Adjust</u>
Your street		12419 Hunting Birds LN		10046 Glenburn LN	
MLS#		3081614		3066289	
List Price	\$114,900	\$220,000		\$229,900	
List Date	08/27/2010	04/28/2015		02/27/2015	
Status		Active		Active	
DOM	117	2		49	
CDOM	285	2		49	
County	Mecklenburg	Mecklenburg		Mecklenburg	
Subdiv/Cmplx	Yours	Falcon Ridge		Berewick	
City	Charlotte	Charlotte		Charlotte	
Sub Type	2 Story	2 Story		2 Story	
Year Built	2004	2013	-1,300	2005	
HOA Fee		\$440		\$200	
Total HLA	2194	2,466	-8,420	2,482	-8,544
Beds	4	4		4	
Full Bath	3	3		2	4,000
Half Bath	0	0		1	-2,000
New Construct	No	No		No	
Equip	None,Grilltop	Ceiling Fan(s),Dishwasher,Elec		Cable Prewire,Ceiling Fan(s),D	
Interior Feat	Hardwood Floors, granite	GardenTub	3,000	Attic Stairs Pulldown,GardenTu	3,000
Exterior Const	Vinyl,Brick	Stone,Vinyl		Brick Veneer Partial,Vinyl	
Exterior Feat		Patio,Porch		In-Ground Irrigation,Patio	-500
HVAC	Central Air,Gas Hot Air	Central Air,Gas Hot Air		Central Air,Gas Hot Air,Multizone A/C,MultiZone	
Fireplace	Yes	Yes		Yes	
Parking Feat	Garage - 2 Car	Attached Garage,Garage - 2 C;		Attached Garage,Driveway,Gar	
Approx Acres	0.23	0.140		0.220	
Lot Desc					
Commun Feat		Pool		Club House,Fitness Center,Pla	
Seller Contrib	0				
Close Price					
Close Date					

Price	\$220,000	\$229,900
Total Adjustments	\$-6,720	\$-4,044
Adjusted Price	\$213,280	\$225,856

Researched and prepared by Rick Devine  
Keller Williams South Park

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# Comparative Market Analysis

Your street  
Charlotte, 28278

Thursday, April 30, 2015

## CMA Price Adjustments

This page outlines the subject property versus comparables properties.



<u>Subject Property</u>	<u>Details</u>	<u>Adjust</u>	<u>Details</u>	<u>Adjust</u>
Your street	14011 Hatton Cross DR		10637 Bedlington RD	
MLS#	3062063		3062383	
List Price	\$114,900		\$224,900	
List Date	08/27/2010		02/09/2015	
Status	Closed		Closed	
DOM	117		2	
CDOM	285		2	
County	Mecklenburg		Mecklenburg	
Subdiv/Cmplx	Yours		Berewick	
City	Charlotte		Charlotte	
Sub Type	2 Story		2 Story	
Year Built	2004	1,100	2007	
HOA Fee			\$200	
Total HLA	2194	-4,723	2,290	-3,300
Beds	4		3	
Full Bath	3	4,000	2	4,000
Half Bath	0	-2,000	1	-2,000
New Construct	No		No	
Equip	None, Grilltop		Cable Prewire, Ceiling Fan(s), C	
Interior Feat	Hardwood Floors, granite	3,000	Attic Stairs Pulldown, Garden Tu	3,000
Exterior Const	Vinyl, Brick		Stone, Vinyl	
Exterior Feat			Patio	
HVAC	Central Air, Gas Hot Air		Central Air, Gas Hot Air	
Fireplace	Yes		Yes	
Parking Feat	Garage - 2 Car		Attached Garage, Garage - 2 C:	
Approx Acres	0.23		0.180	
Lot Desc				
Commun Feat				
Seller Contrib	0	-4,000	0	
Close Price	\$216,000		\$224,900	
Close Date	04/20/2015		03/19/2015	

Price	\$216,000	\$224,900
Total Adjustments	-\$2,623	\$1,700
Adjusted Price	\$213,377	\$226,600

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## Minimums and Maximums

This page summarizes key fields of the listings in this analysis.

### The listings in this analysis can be summarized as follows:

Listing Price between \$220,000 and \$229,900

3 to 4 Bedrooms

2 to 3 Full Bathrooms

0 to 1 Half Bathroom

2,290 to 2,482 Square Feet

\$89.21 to \$98.21 per Square Foot

\$91.99 to \$98.21 per Sold Square Foot

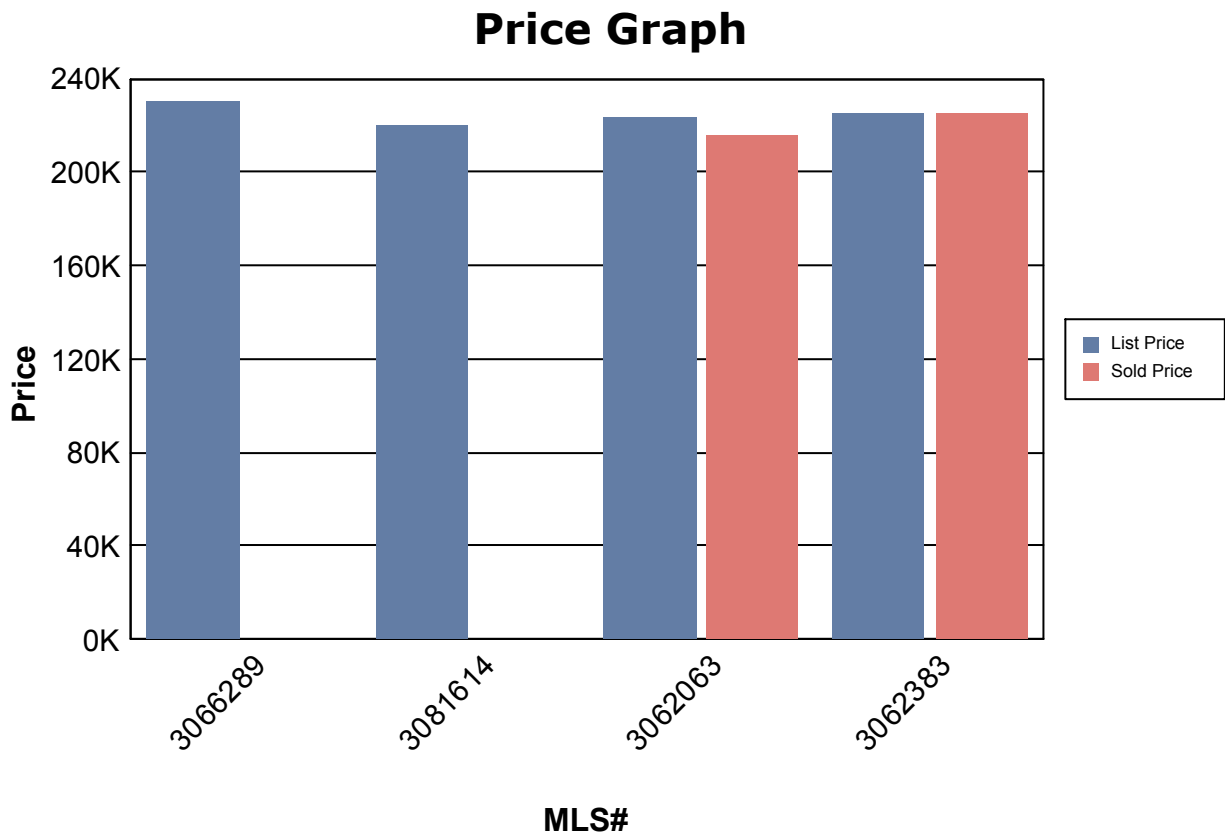
Year Built between 1998 and 2013





## List Price and Sale Price

This graph illustrates the list price, along with sale price in Sold listings.





## CMA Pro Report

These pages give a general overview of the selected properties.

### Active Properties

#### 12419 Hunting Birds LN



CarolinaMLS 2015

<b>MLS #:</b> 3081614	<b>Status:</b> Active	<b>Beds:</b> 4	<b>L Price:</b> \$220,000
<b>County:</b> Mecklenburg		<b>Baths:</b> 3/0	
<b>Subdiv:</b> Falcon Ridge		<b>Yr Blt:</b> 2013	
<b>Type:</b> 2 Story		<b>HLA:</b> 2,466	<b>DOM:</b> 2
<b>Parking:</b> Attached Garage, Garage - 2 Car			<b>Acres:</b> 0.140

**Rmks:** Why pay high new construction prices when you can get this 2 year young beauty for less? Gorgeous hardwood floors lead you through large open spaces accented with extensive trim work and an upscale kitchen. Tastefully decorated with uncluttered spaces, clean lines and neutral colors. Enjoy your tea on the back patio overlooking the woods. Close to Rivergate, the airport and uptown Charlotte.

**Direct:** F/CLT I-77 South, Exit #88 Gold Hill Rd toward Tega Cay, Right on Gold Hill, Right on Hwy 160, Left in to Falcon Ridge on Hunting Birds Lane. Home on left.

#### 10046 Glenburn LN



CarolinaMLS 2015

<b>MLS #:</b> 3066289	<b>Status:</b> Active	<b>Beds:</b> 4	<b>L Price:</b> \$229,900
<b>County:</b> Mecklenburg		<b>Baths:</b> 2/1	
<b>Subdiv:</b> Berewick		<b>Yr Blt:</b> 2005	
<b>Type:</b> 2 Story		<b>HLA:</b> 2,482	<b>DOM:</b> 49
<b>Parking:</b> Attached Garage, Driveway, Garage Door Opener, Garage - 2 Car			<b>Acres:</b> 0.220

**Rmks:** Beautiful 4 Bedroom, 2.5 Bath, Two-Story home located in desirable Berewick community. Home was previous model home for builder and features hardwoods downstairs, upgraded lighting, custom paint, a large, flat backyard with irrigation system. Open kitchen with corian counters and great room leads to large sunroom overlooking backyard. Community features include large clubhouse with fitness center, kid and adult pools, playground, volleyball courts, and walking trails.

**Direct:** Take I-485 to Highway 160 (Exit 4). Turn Left onto Steele Creek Road. Then Right onto Shopton Road. At round about take first Right onto Berewick Commons Parkway. Turn Left onto Glenburn Lane. Go past community area and home will be on the right.







# Comparative Market Analysis

Your street  
Charlotte, 28278

Thursday, April 30, 2015

## CMA Pro Report

These pages give a general overview of the selected properties.

### Closed Properties

#### 14011 Hatton Cross DR



<b>MLS #:</b> 3062063	<b>Status:</b> Closed	<b>Beds:</b> 4	<b>L Price:</b> \$223,000
<b>County:</b> Mecklenburg		<b>Baths:</b> 2/1	<b>Cls Price:</b> \$216,000
<b>Subdiv:</b> Wiltshire Manor		<b>Yr Blt:</b> 1998	<b>Close Dt:</b> 4/20/2015
<b>Type:</b> 2 Story		<b>HLA:</b> 2,348	<b>DOM:</b> 32
<b>Parking:</b> Attached Garage, Driveway, Garage Door Opener, Garage - 2 Car, Pa			<b>Acres:</b> 0.220

**Rmks:** 2 Story home with a 2 car garage in an established neighborhood. Freshly painted, neutral carpet, Granite and SS appliances in kitchen, gas log fireplace and large picture window w/special tint to reduce heat/glare in great room, master bedroom has tray ceiling and 2 walk in closets, 2 story entrance, HVAC new in 2012 w/10 year labor and parts warranty, new architectural roof in 2012 with 30 year warranty, new 50 gallon gas water heater, lots of natural light.

**Direct:** I 485 to 77S take exit 90 (Carowinds Blvd) R) off exit L) on State Rd 22, R) Altura Rd turns into Hamilton Rd, R) onto Hatton Cross Drive, house down on left.

#### 10637 Bedlington RD



<b>MLS #:</b> 3062383	<b>Status:</b> Closed	<b>Beds:</b> 3	<b>L Price:</b> \$224,900
<b>County:</b> Mecklenburg		<b>Baths:</b> 2/1	<b>Cls Price:</b> \$224,900
<b>Subdiv:</b> Berewick		<b>Yr Blt:</b> 2007	<b>Close Dt:</b> 3/19/2015
<b>Type:</b> 2 Story		<b>HLA:</b> 2,290	<b>DOM:</b> 2
<b>Parking:</b> Attached Garage, Garage - 2 Car			<b>Acres:</b> 0.180

**Rmks:** Open floor plan loaded w/upgrades including Plantation shutters, Kitchen has 42" cabinets, Corian counters, center island, double oven & custom drawer pull-outs. Family room w/Built-in cabinets w/bookshelves on both sides of gas log fireplace. Wrought iron staircase balusters add a touch of elegance to this home. Oversize Master Bedroom w/tray ceiling. Master bathroom has jetted tub & frameless shower both w/tile surround. Dual vanity w/custom pull-outs. Professionally installed closet system.

**Direct:** 485 to Exit 4 At New Outlet Mall. Turn right at top of ramp onto Hwy 160 , Go Past outlet mall entrance on your right, stay in your right lane, turn right on Shopton Rd. Stay on Shopton through the traffic circle, turn right on Rock Island, Right on Glenburn, Left on Evanton Loch, Left on Bedlington, Last house on the left





## CMA Pro Report

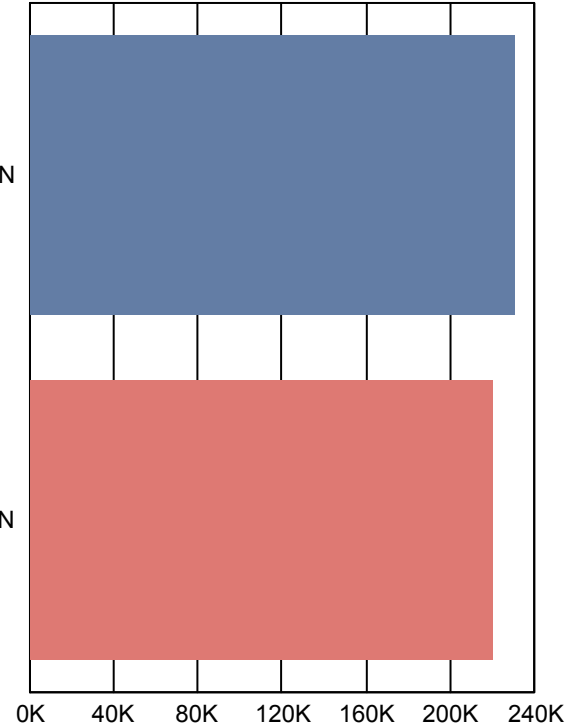
These pages give a general overview of the selected properties.

### Active Properties

Total # of Listings	<b>2</b>
Lowest Price	<b>\$220,000</b>
Highest Price	<b>\$229,900</b>
Average Price	<b>\$224,950</b>
Avg. Price/SqFt	<b>\$90.92</b>
Avg DOM	<b>26</b>

10046 Glenburn LN

12419 Hunting Birds LN

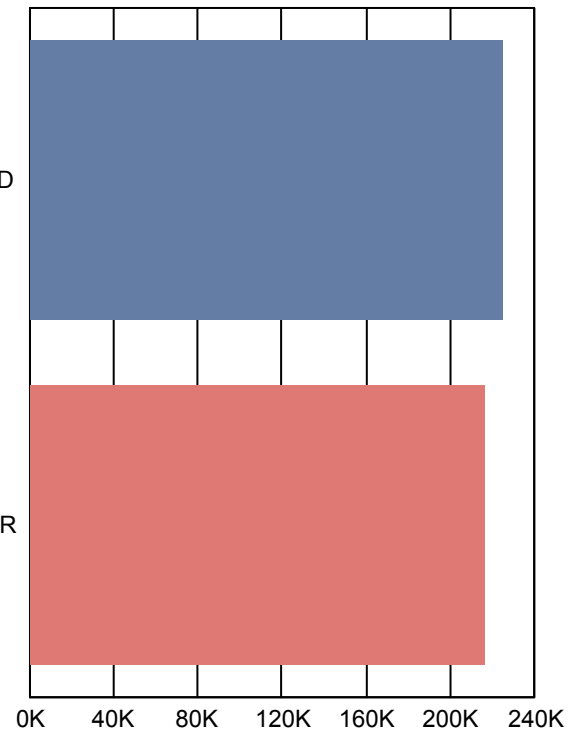


### Closed Properties

Total # of Listings	<b>2</b>
Lowest Price	<b>\$216,000</b>
Highest Price	<b>\$224,900</b>
Average Price	<b>\$220,450</b>
Avg. Price/SqFt	<b>\$95.10</b>
Avg DOM	<b>17</b>

10637 Bedlington RD

14011 Hatton Cross DR





# Comparative Market Analysis

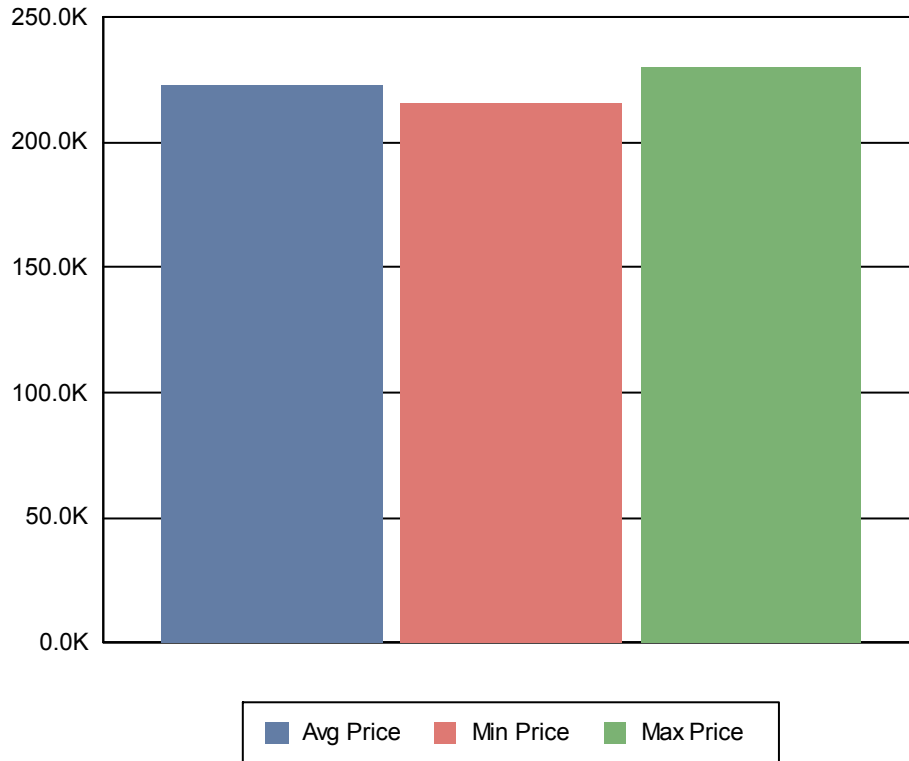
Your street  
Charlotte, 28278

Thursday, April 30, 2015

## CMA Pro Report

These pages give a general overview of the selected properties.

### Summary Graph/Analysis



### Cumulative Analysis

Listing Category	Lowest Price	Highest Price	Average Price	Avg \$ Per SF
Active	\$220,000	\$229,900	\$224,950	\$90.92
Closed	\$216,000	\$224,900	\$220,450	\$95.10
<b>Totals / Averages</b>	<b>\$216,000</b>	<b>\$229,900</b>	<b>\$222,700</b>	<b>\$93.01</b>

### Sold Property Analysis

Address	List Price	Closed Price	DOM	%SP/LP	SP/Sqft
14011 Hatton Cross DR	\$223,000	\$216,000	32	%96.86	\$91.99
10637 Bedlington RD	\$224,900	\$224,900	2	%100.00	\$98.21
<b>Total Averages</b>	<b>\$223,950</b>	<b>\$220,450</b>	<b>17</b>	<b>%98.43</b>	<b>\$95.10</b>

### Property Summary

S	Street Address	Bds	Bth	Sqft	L Price	S Price	Close Date	DOM
<b>Active</b>								
ACT	12419 Hunting Birds LN	4	3/0	2,466	\$220,000			2

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# Comparative Market Analysis

Your street  
Charlotte, 28278

Thursday, April 30, 2015

## CMA Pro Report

These pages give a general overview of the selected properties.

S	Street Address	Bds	Bth	Sqft	L Price	S Price	Close Date	DOM
ACT	10046 Glenburn LN	4	2/1	2,482	\$229,900			49
<b>Closed</b>								
CLS	14011 Hatton Cross DR	4	2/1	2,348	\$223,000	\$216,000	04/20/2015	32
CLS	10637 Bedlington RD	3	2/1	2,290	\$224,900	\$224,900	03/19/2015	2

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# Comparative Market Analysis

Your street  
Charlotte, 28278

Thursday, April 30, 2015

## Pricing Recommendation

This page suggests a recommended selling price based on a thorough analysis of your property.

**Suggested list price from the adjustments, the price will be anywhere from 212,000-226,000. This is a range of what your home can sale for, age of hvac , roof, in addition to other factors is not yet considered.**

\*\*This is an example of a full valuation given to you by The Rick Devine Team . Please keep in mind that all values, descriptions, and placement was created to give you, the seller, a visual of what to expect when receiving a full valuation of your home. To have your house fully valuated such as this example , please contact The Rick Devine Team at 704-618-7184 or email me at rickdevine@kw.com\*\*

Researched and prepared by **Rick Devine**  
Keller Williams South Park

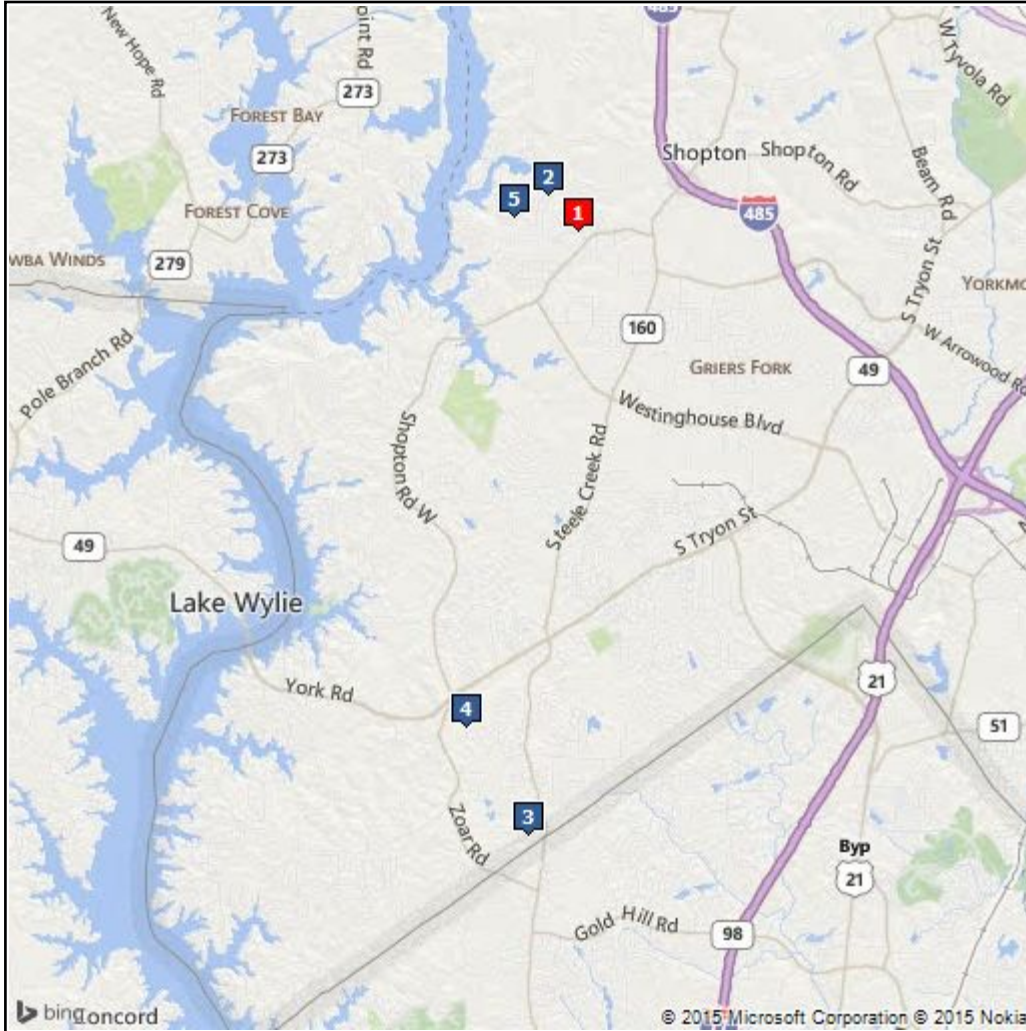
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## CMA Map Layout

This page displays the Map for the CMA Subject and your comparables.



- 1 Your street
- 2 10046 Glenburn LN
- 3 12419 Hunting Birds LN
- 4 14011 Hatton Cross DR
- 5 10637 Bedlington RD

