

MLS Listing Close Price

MLS Listing Expiration Date

MLS Listing Cancellation Date

LAST MARKET SALE & SALES HISTORY

Recording Date	08/05/2019	Cash Down	
Settle Date	07/12/2019	Multi/Split Sale	
Sale Price	\$450,000	Deed Book & Page	60368-277
Price Per Square Feet	\$236.59	Deed Type	Limited Warranty Deed

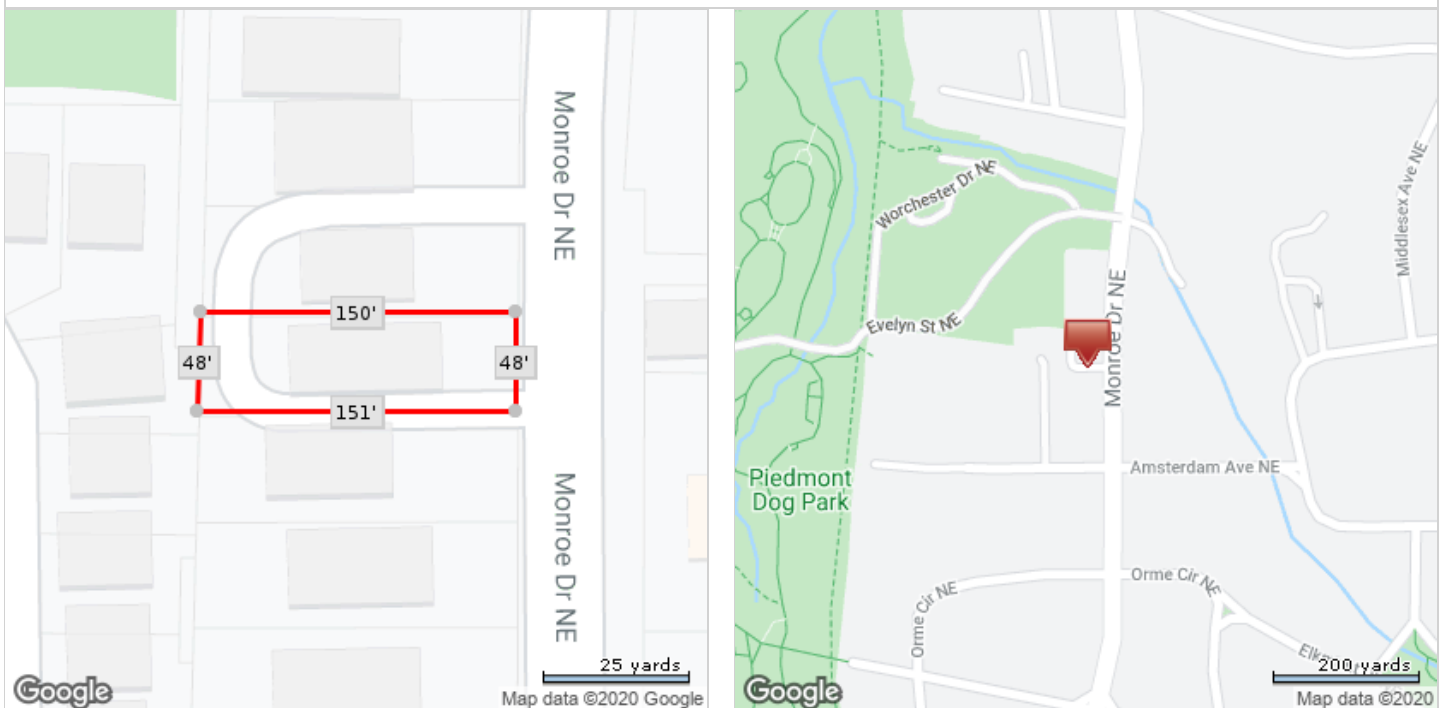
Recording Date	10/08/2019	08/05/2019	08/05/2019		
Sale/Settlement Date	09/09/2019	07/12/2019	07/12/2019	07/30/1997	03/31/1987
Sale Price		\$450,000	\$450,000	\$5,000	\$89,000
Nominal	Y				
Deed Book & Page	60616-237	60368-277	60368-276	23059-69	10719-194
Document Type	Quit Claim Deed	Limited Warranty Deed	Limited Warranty Deed	Deed (Reg)	Deed (Reg)
Buyer Name	1266 Monroe Dr Ne LLC	Free Group Capital LLC	Chae Genice	Clark Dorothy G	Weiler Brett L
Seller Name	Free Group Capital LLC	Chae Johnathan & Genice	Weiler Rentals LLC	Weiler B J	Littlefield Charles L

Recording Date			
Sale/Settlement Date		10/16/1986	10/15/1986
Sale Price		\$70,000	\$70,000
Nominal			
Deed Book & Page		10719-194	10390-244
Document Type		Deed (Reg)	Deed (Reg)
Buyer Name		Clark Dorothy G	Littlefield Charles R
Seller Name			Sikes Moyce H

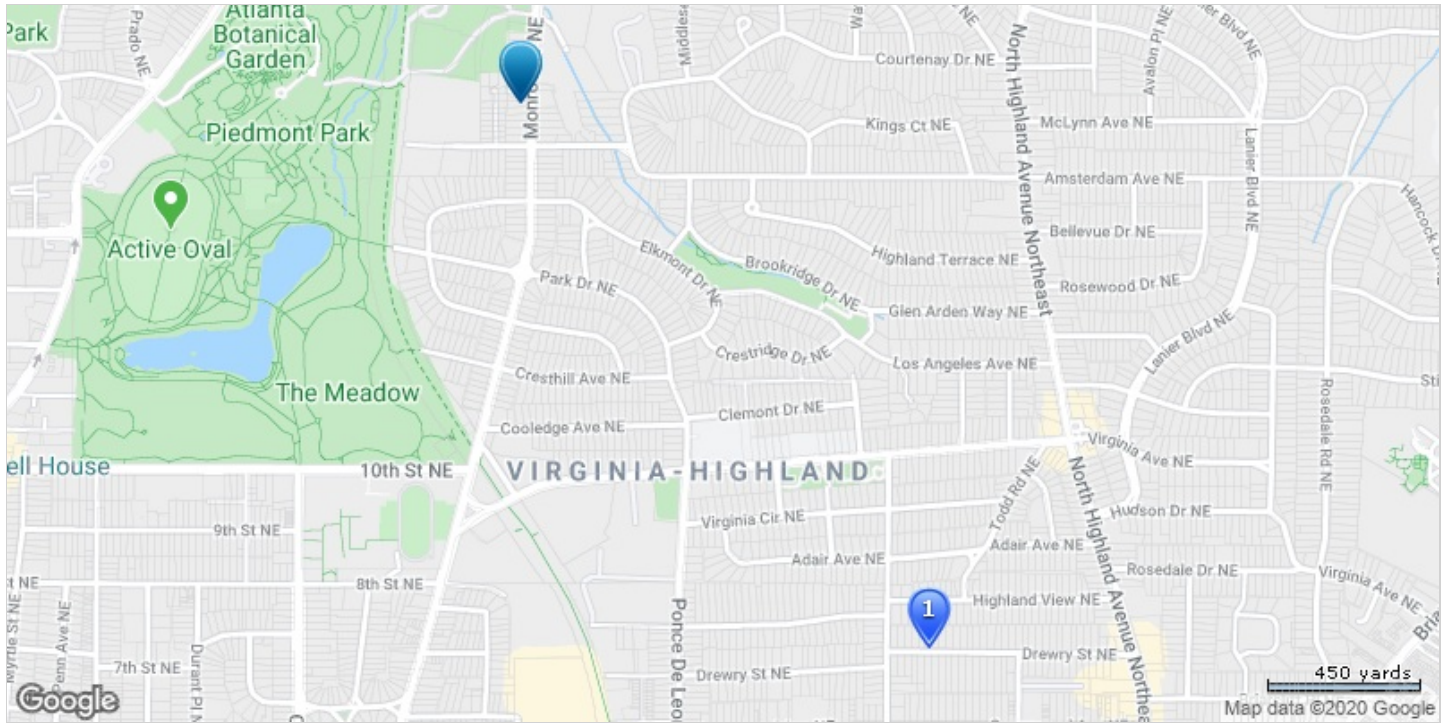
MORTGAGE HISTORY

Mortgage Date	08/05/2019	03/04/2004	
Mortgage Amount	\$357,000	\$175,000	\$76,800
Mortgage Lender	SI Lndg Fund II LLC	Wachovia Bk Na	Gulf States Mtg Co Inc
Mortgage Code		Conventional	Fha
Mortgage Type	Construction	Refi	Resale

PROPERTY MAP



*Lot Dimensions are Estimated



SEARCH CRITERIA			
Number of Comparables	1	Distressed Sales	
Sort Method	Distance From Subject (Closest)	Geographic Boundary	
Pool	No Preference	Site Influence	No Preference
Distance from Subject	1 miles	Date Type	
Sale Price		Search Period	09/22/2019 - 06/22/2020
Year Built		Living/Building Area	1,617 - 2,187 Sq Ft
Bedrooms		Lot Area	6,375 - 8,625 Sq Ft
Bathrooms		Style	
Stories		Land Use	Same As Subject

SUMMARY STATISTICS					
	Subject Property	High	Low	Median	Average
Sale Price	\$450,000	\$1,240,000	\$1,240,000	\$1,240,000	\$1,240,000
Price Per Sq Ft	\$236.59	\$618.15	\$618.15	\$618.15	\$618.15
Building Sq Ft	1,902	2,006	2,006	2,006	2,006
MLS D.O.M		51	51	51	51
Bedrooms	3	4	4	4	4
Total Baths	2	2	2	2	2
Stories	1	1	1	1	1
Year Built	1930	1920	1920	1920	1920
Lot Sq Ft	7,500	8,300	8,300	8,300	8,300
Distance (miles)		0.94	0.94	0.94	0.94
Assessed Value- Total	\$537,700	\$625,000	\$625,000	\$625,000	\$625,000
Assessed Value Ratio					
RealAVM™(1)					
Value Projected by Assessment	\$1,066,797				
Value Projected by Sq Ft	\$1,175,721				

(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.