

Mandeville Canyon Rd. Project, Brentwood (90049)

Advertised Land Price	\$ 549,000.00
Purchase price	<u>\$ 480,000.00</u>

Property Details 2,608 s.f. Single Family Residence

Computerized Projected Sales Price \$ 2,169,516.96 \$831.87 Current area (90049) average sales price
Based on current area per S.F. comparable sales.

Note Computerized Comparative Market
Analysis of current Listed, Sold & Pending
comps determined a price range of
\$1,836,600 to \$1,934,800

Projected Breakdown

Conservative Sales Price used \$ 1,900,000.00

\$ (480,000.00)	Land/Plans/Permits
\$ (704,160.00)	Construction @\$270 PER S.F.
\$ (60,000.00)	Management and Supervision
\$ (70,416.00)	Construction Loan & Interest
\$ (69,001.680)	Sales/Commissions/closing costs
<u>\$ (1,383,577.68)</u>	Total costs

Sales Price \$ 1,900,000.00
Costs \$ (1,383,577.68)

\$ 516,422.32 Net Projected Profit

Potential Breakdown

Sales Price based on current per \$ 2,169,516.96
S.F. sales

\$ (480,000.00)	Land/Plans/Permits
\$ (704,160.00)	Construction @\$2250 PER S.F.
\$ (60,000.00)	Management and Supervision
\$ (70,416.00)	Construction Loan & Interest
\$ (69,001.680)	Sales/Commissions/closing costs
<u>\$ (1,383,577.68)</u>	Total costs

Sales Price \$ 2,169,516.96
Costs \$ (1,383,577.68)

\$ 785,939.28 Net Projected Potential Profit

October 2, 2010

The following Report is a computer generated Comparative Market Analysis study of the current Market Value of:

**3182 Mandelville Dr.
Brentwood, Ca. 90049**

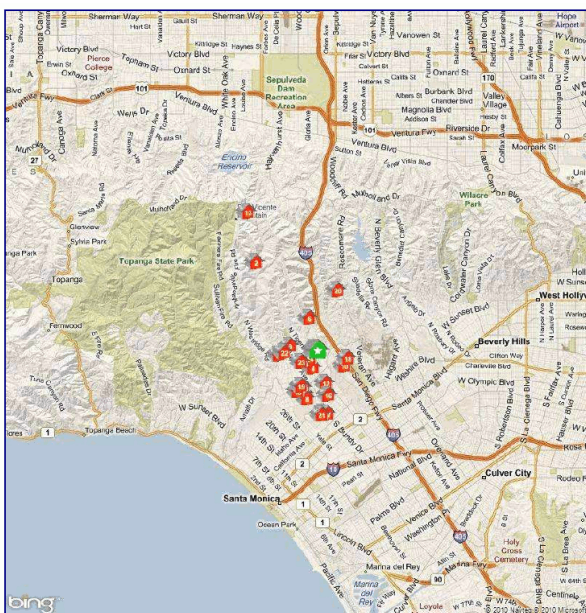
The computer uses comparable homes in the immediate vicinity area of your home. These homes are a combination of current Active Listings, Pending (in Escrow) Homes and homes Sold within the past 6 months. This is the same criteria a home appraiser would use to determine your home's Appraised Value.

The computer averages the comparable homes and determines what a Market Price Range for your home, which should bring the best results for selling your home.

The computer is limited in the homes selected by the REALTOR and cannot include additional factors only an experienced REALTOR can see. It is always recommended to review the results with Curt or Lori and include their opinion and observations as to whether your home's Market Price fits within the computer generated results.

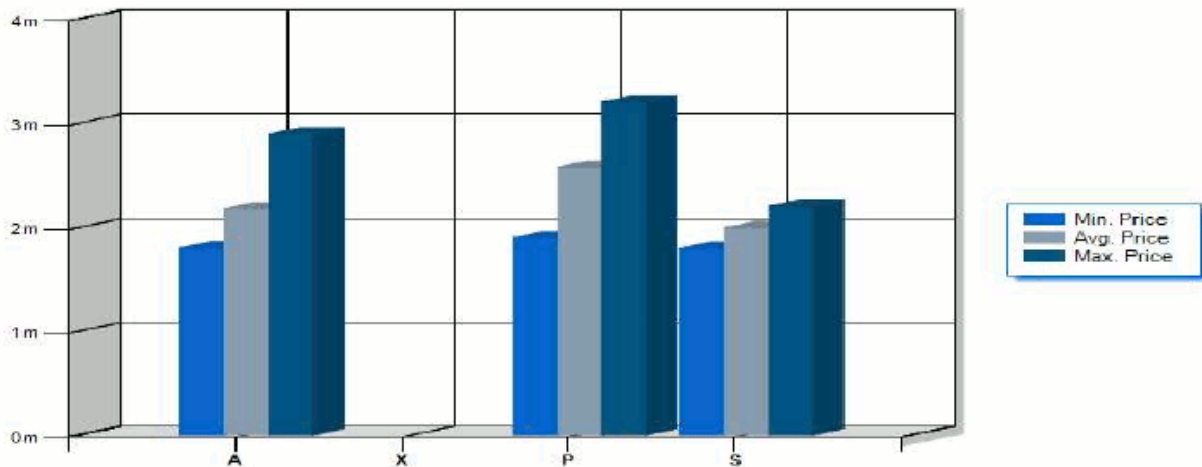
**Analysis of the comparable properties
suggests a list price range of:**

\$1,830,600 to \$1,943,800



Comparable Properties Map

Summary Analysis



Cumulative Analysis

Listing Category	Lowest Price	Highest Price	Average Price	Average Price/Sq.Ft.
Active Listings	\$1,799,000	\$2,895,000	\$2,177,111	\$808.23
Pending Listings	\$1,895,000	\$3,200,000	\$2,573,333	\$943.65
Expired Listings	\$0	\$0	\$0	\$0.00
Sold Listings	\$1,795,000	\$2,199,000	\$1,991,545	\$743.74
CUMULATIVE AVERAGES:	\$1,829,666.67	\$2,764,666.67	\$2,247,329.67	\$831.87

Sold Property Analysis

Address	List Price	Sold Price	DOM	% Change	Sold Price/Sq.Ft.
1892 KIMBERLY Lane	\$1,875,000.00	\$1,722,770.00		-8.12 %	\$595.91
342 North BOWLING GREEN	\$1,799,000.00	\$1,700,000.00		-5.50 %	\$680.00
12240 DOROTHY Street	\$1,795,000.00	\$1,700,000.00		-5.29 %	\$778.03
1262 North NORMAN Place	\$1,795,000.00	\$1,775,000.00		-1.11 %	\$537.88
129 South MEDIO Drive	\$2,195,000.00	\$2,126,000.00		-3.14 %	\$787.41
835 LEONARD Road	\$2,125,000.00	\$1,950,000.00		-8.24 %	\$522.23
431 BELOIT Avenue	\$1,935,000.00	\$1,850,000.00		-4.39 %	\$863.28
12319 DOROTHY Street	\$2,199,000.00	\$2,075,000.00		-5.64 %	\$648.44
270 South WESTGATE Avenue	\$2,199,000.00	\$2,110,000.00		-4.05 %	\$1,088.75
170 South CANYON VIEW	\$1,995,000.00	\$1,900,000.00		-4.76 %	\$931.40
481 North ROBINWOOD Drive	\$1,995,000.00	\$1,850,000.00		-7.27 %	\$631.83
SOLD AVERAGES:	\$1,991,545.45	\$1,887,160.91		-5.23 %	\$737.83

Summary of Comparable Properties

Active Properties

Address	BD	BA	Sold Date	DOM	Square Feet	List Price	Sold Price
239 South MEDIO Drive	4	3.5			2756	\$2,895,000	
3379 MANDEVILLE CANYON	5	4.0			4130	\$1,995,000	
3985 MANDEVILLE CANYON	3	2.5			2555	\$1,799,000	
701 South WESTGATE Avenue	4	3.0			2386	\$2,235,000	
972 South GRETNA GREEN	4	3.5				\$2,200,000	
384 DALKEITH Avenue	3	2.5			2286	\$1,850,000	
103 North ANITA Avenue	3	2.0			2455	\$2,500,000	
1330 LINDA FLORA Drive	3	3.5			2634	\$1,895,000	
662 ELKINS Road	2	4.0			2319	\$2,225,000	
					2391	\$1,932,667	

Pending Properties

Address	BD	BA	Sold Date	DOM	Square Feet	List Price	Sold Price
332 South MEDIO Drive	4	3.0			2392	\$3,200,000	
491 North TIGERTAIL Road	4	3.0			3162	\$2,625,000	
12306 DOROTHY Street	3	2.75			2627	\$1,895,000	
				NaN	2727	\$2,573,333	

Sold Properties

Address	BD	BA	Sold Date	DOM	Square Feet	List Price	Sold Price
1892 KIMBERLY Lane	4	3.0	2010-06-12		2891	\$1,875,000	\$1,722,770
342 North BOWLING GREEN	3	2.5	2010-05-21		2500	\$1,799,000	\$1,700,000
12240 DOROTHY Street	3	3.0	2010-06-16		2185	\$1,795,000	\$1,700,000
1262 North NORMAN Place	3	2.5	2010-05-14		3300	\$1,795,000	\$1,775,000
129 South MEDIO Drive	3	3.0	2010-06-04		2700	\$2,195,000	\$2,126,000
835 LEONARD Road	4	3.5	2010-09-10		3734	\$2,125,000	\$1,950,000
431 BELOIT Avenue	4	3.0	2010-08-11		2143	\$1,935,000	\$1,850,000
12319 DOROTHY Street	4	4.5	2010-07-15		3200	\$2,199,000	\$2,075,000
270 South WESTGATE Avenue	3	2.75	2010-09-21		1938	\$2,199,000	\$2,110,000
170 South CANYON VIEW	2	1.0	2010-08-31		1936	\$1,995,000	\$1,900,000
481 North ROBINWOOD Drive	4	5.0	2010-04-29		2928	\$1,995,000	\$1,850,000
					2677	\$1,991,545	\$1,887,161

Construction Plans

