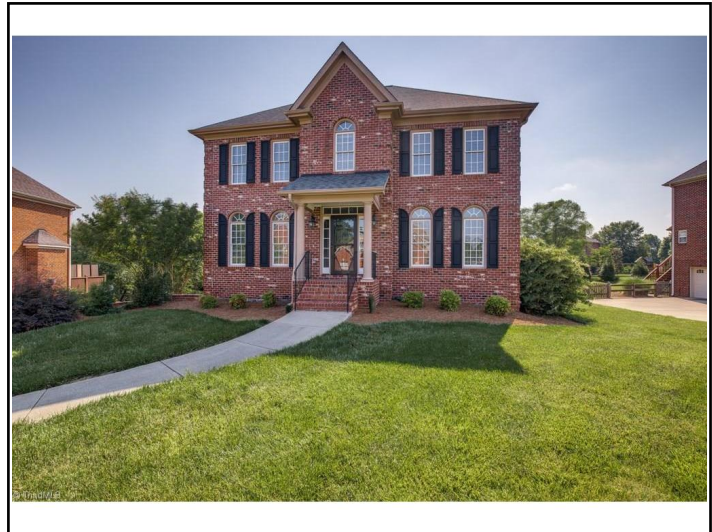


"THIS ANALYSIS HAS NOT BEEN PERFORMED IN ACCORDANCE WITH THE UNIFORM STANDARDS OF PROFESSIONAL APPRAISAL PRACTICE WHICH REQUIRE VALUERS TO ACT AS UNBIASED, DISINTERESTED THIRD PARTIES WITH IMPARTIALITY, OBJECTIVITY AND INDEPENDENCE AND WITHOUT ACCOMMODATION OF PERSONAL INTEREST. IT IS NOT TO BE CONSTRUED AS AN APPRAISAL AND MAY NOT BE USED AS SUCH FOR ANY PURPOSE."



Researched and prepared by

S. Derek May

Subject Property

547 N Hiddenbrooke Drive

Advance, NC

Prepared exclusively for

Tim Moore

27006-7322

Prepared on
August 05, 2020



S. Derek May

Capstone Realty Consultants, Inc

4622 Country Club Road

Winston Salem, 27104

derek@capstonetriad.com

Comparative Market Analysis

"THIS ANALYSIS HAS NOT BEEN PERFORMED IN ACCORDANCE WITH THE UNIFORM STANDARDS OF PROFESSIONAL APPRAISAL PRACTICE WHICH REQUIRE VALUERS TO ACT AS UNBIASED, DISINTERESTED THIRD PARTIES WITH IMPARTIALITY, OBJECTIVITY AND INDEPENDENCE AND WITHOUT ACCOMMODATION OF PERSONAL INTEREST. IT IS NOT TO BE CONSTRUED AS AN APPRAISAL AND MAY NOT BE USED AS SUCH FOR ANY PURPOSE."



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Advance, NC

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Comparative Market Analysis

547 N Hiddenbrooke Drive
Advance, 27006

Wednesday, August 5, 2020

Market Analysis Explanation

This is an explanation and overview of this market analysis.

Thank you for the opportunity to provide this Comparative Market Analysis. Prepared exclusively for you, this analysis contains a summary of the most recent real estate transactions that are most similar in age, square footage, number of bedrooms and baths, as well as location. While none of the properties included in this analysis is exactly like your property, these comparable properties do provide a good basis by which to compare with the competition as well as determine the estimated value.

Your property may have special features or improvements that could substantially affect the listing price. We will discuss pricing in more detail after you have had a chance to review the enclosed information.

Thank you again for the opportunity to give you my opinion of value. The aim of this market is to achieve the maximum selling price for your property, while being able to sell within a relatively short period of time.

Researched and prepared by **S. Derek May**

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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 \$1,695 and \$2,500

4 Bedrooms

2 to 3 Full Bathrooms

1 Half Bathroom

0 to 3,494 Square Feet

\$0.00 to \$0.89 per Square Foot

\$0.00 to \$0.89 per Sold Square Foot

Year Built between 1997 and 2005





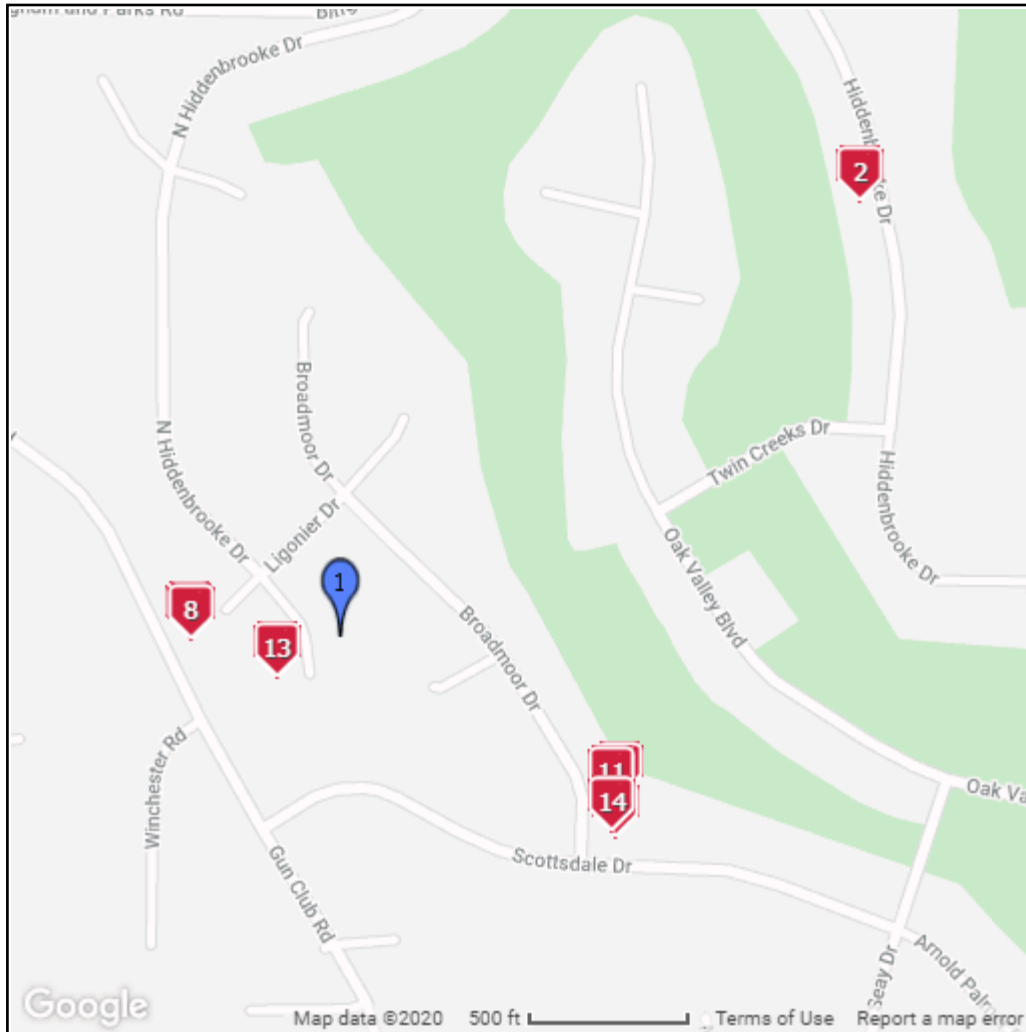
Comparative Market Analysis

547 N Hiddenbrooke Drive
Advance, 27006

Wednesday, August 5, 2020

CMA Map Layout

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



- 1 547 N Hiddenbrooke Drive
- 2 155 N Hiddenbrooke Drive
- 3 146 Ligonier Drive
- 4 116 Broadmoor Drive #116
- 5 106 Broadmoor Drive
- 6 146 Ligonier Drive
- 7 146 Ligonier Drive
- 8 146 Ligonier Drive
- 9 556 N Hiddenbrooke Drive
- 10 116 Broadmoor
- 11 116 Broadmoor
- 12 556 Hiddenbrooke
- 13 556 Hiddenbrooke
- 14 106 Broadmoor

Researched and prepared by S. Derek May

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Comparative Market Analysis

547 N Hiddenbrooke Drive
Advance, 27006

Wednesday, August 5, 2020

Summary of Comparable Listings

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

Rented Listings

Address	Price	Beds	Full B	Bth	Ha	HtdSF	\$/SqFt	DOM
547 N Hiddenbrooke Drive		4	2	2		3159	109.18	85
146 Ligonier Drive	\$1,675	4	2	1		0 - 0		34
106 Broadmoor	\$1,695	4	3	1			\$0.53	16
146 Ligonier Drive	\$1,800	4	2	1		0 - 0		14
556 N Hiddenbrooke Drive	\$1,800	4	2	1		0 - 0		57
556 Hiddenbrooke	\$1,800	4	2	1		2600 - 3100	\$0.62	11
556 Hiddenbrooke	\$1,800	4	2	1				30
146 Ligonier Drive	\$1,895	4	2	1		0 - 0		19
146 Ligonier Drive	\$1,995	4	2	1		2200 - 2600	\$0.81	38
106 Broadmoor Drive	\$2,000	4	3	1		2700 - 3300	\$0.65	62
116 Broadmoor Drive #116	\$2,100	4	2	1		2200 - 2600	\$0.85	60
116 Broadmoor	\$2,200	4	2	1		2200 - 2600	\$0.89	70
116 Broadmoor	\$2,400	4	2	1		2400 - 2900	\$0.89	33
155 N Hiddenbrooke Drive	\$2,500	4	3	1		3100 - 3700	\$0.72	117
Averages:	\$1,974	4	2	1			\$0.75	

	Low	Median	Average	High
Comparable Price	\$1,675	\$1,895	\$1,974	\$2,500
Adjusted Comparable Price	\$1,675	\$1,895	\$1,974	\$2,500





MLS #: 834888

146 Ligonier Drive Advance 27006



MLS #: 811756

116 Broadmoor Drive #116 Advance 27006



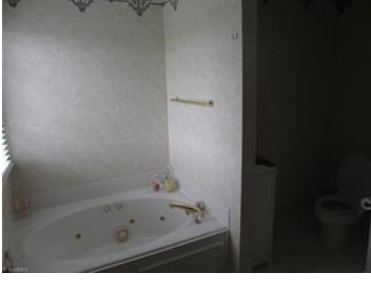
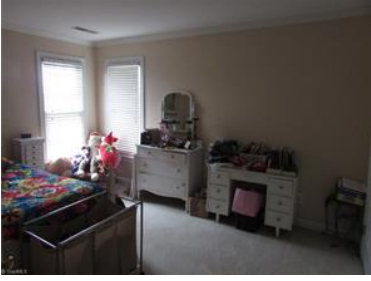
MLS #: 811756

116 Broadmoor Drive #116 Advance 27006



MLS #: 801165

106 Broadmoor Drive Advance 27006





MLS #: 768602

146 Ligonier Drive Advance 27006

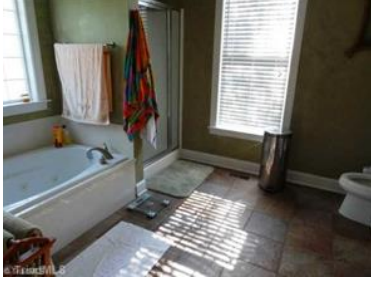




MLS #: 759143

116 Broadmoor Advance 27006





MLS #: 694127

556 Hiddenbrooke Advance 27006



MLS #: 605067

106 Broadmoor Advance 27006





Comparative Market Analysis

547 N Hiddenbrooke Drive
Davie, 27006

Wednesday, August 5, 2020

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>
547 N Hiddenbrooke Drive , Advance		146 Ligonier Drive , Advance		106 Broadmoor , Advance	
NC					
MLS#		768602		605067	
List Price		\$1,975		\$1,695	
Status		Rented		Rented	
Sub Type		Single		Single	
Subdivision		Oak Valley		Oak Valley	
Neighborhood					
Total HtdSF	3159	0 - 0	0.00		0.00
Bedrooms	4	4	0.00	4	0.00
Full Baths	2	2	0.00	3	0.00
Half Baths	2	1	0.00	1	0.00
Story #	2	1.5	0.00	2	0.00
Style	Traditional		0.00	Traditional	0.00
GarageCP #	2		0.00	3	0.00
Gar Desc	Basement Garage, Side Lc		0.00	Basement Garage	0.00
Year Built	2001	2005	0.00	1997	0.00
Acres	0.51		0.00		0.00
Ext Finish	Brick		0.00	Brick	0.00
Heat	Forced Warm Air, Heat Pur		0.00	Multi-Zone	0.00
AC	Central		0.00	Central	0.00
Fireplace #	1		0.00	2	0.00
Porch			0.00		0.00
Fenced			0.00	No	0.00
Close Price		\$1,675	0.00	\$1,695	0.00
Close Date		09/21/2015	0.00	03/08/2011	0.00
DOM	85	34	0.00	16	0.00
Sell Conc			0.00		0.00
			0		0
			0		0
			0		0
			0		0

Price
Total Adjustments
Adjusted Price

\$1,675
\$0
\$1,675

\$1,695
\$0
\$1,695





Comparative Market Analysis

547 N Hiddenbrooke Drive
Davie, 27006

Wednesday, August 5, 2020

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>
547 N Hiddenbrooke Drive , Advance		146 Ligonier Drive , Advance		556 N Hiddenbrooke Drive , Advance	
NC					
MLS#		778403		762898	
List Price		\$1,700		\$1,800	
Status		Rented		Rented	
Sub Type		Single		Single	
Subdivision		Oak Valley		Oak Valley - Broadmoor	
Neighborhood					
Total HtdSF	3159	0 - 0	0.00	0 - 0	0.00
Bedrooms	4	4	0.00	4	0.00
Full Baths	2	2	0.00	2	0.00
Half Baths	2	1	0.00	1	0.00
Story #	2	1.5	0.00	2	0.00
Style	Traditional	Traditional	0.00	Traditional	0.00
GarageCP #	2		0.00	2	0.00
Gar Desc	Basement Garage, Side Lc		0.00	Attached Garage	0.00
Year Built	2001	2005	0.00	2004	0.00
Acres	0.51		0.00		0.00
Ext Finish	Brick	Brick, Vinyl	0.00	Brick, Vinyl	0.00
Heat	Forced Warm Air, Heat Pur	Forced Warm Air	0.00	Forced Warm Air	0.00
AC	Central	Central	0.00	Central	0.00
Fireplace #	1		0.00	1	0.00
Porch		No	0.00		0.00
Fenced		No	0.00	Yes	0.00
Close Price		\$1,800	0.00	\$1,800	0.00
Close Date		12/09/2015	0.00	08/21/2015	0.00
DOM	85	14	0.00	57	0.00
Sell Conc			0.00		0.00
			0		0
			0		0
			0		0
			0		0

Price
Total Adjustments
Adjusted Price

\$1,800
\$0
\$1,800

\$1,800
\$0
\$1,800





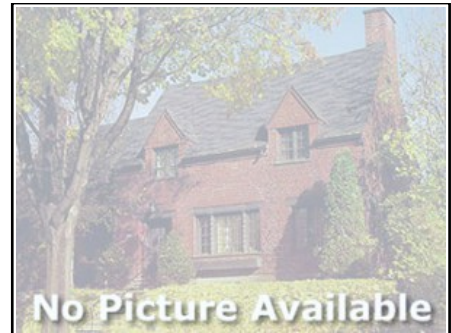
Comparative Market Analysis

547 N Hiddenbrooke Drive
Davie, 27006

Wednesday, August 5, 2020

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>
547 N Hiddenbrooke Drive , Advance		556 Hiddenbrooke , Advance		556 Hiddenbrooke , Advance	
NC					
MLS#		694127		677369	
List Price		\$1,800		\$1,800	
Status		Rented		Rented	
Sub Type		Single		Single	
Subdivision		Oak Vly Broadmoor Sec 11		Oak Vly Broadmoor Sec 11	
Neighborhood					
Total HtdSF	3159	2600 - 3100	0.00		0.00
Bedrooms	4	4	0.00	4	0.00
Full Baths	2	2	0.00	2	0.00
Half Baths	2	1	0.00	1	0.00
Story #	2		0.00	1.5	0.00
Style	Traditional		0.00		0.00
GarageCP #	2	2	0.00	2	0.00
Gar Desc	Basement Garage, Side Lc	Attached Garage	0.00	Attached Garage	0.00
Year Built	2001	2004	0.00	2004	0.00
Acres	0.51		0.00		0.00
Ext Finish	Brick		0.00	Brick	0.00
Heat	Forced Warm Air, Heat Pur	Forced Warm Air	0.00	Forced Warm Air	0.00
AC	Central	Central	0.00	Central	0.00
Fireplace #	1	1	0.00	1	0.00
Porch			0.00		0.00
Fenced			0.00	No	0.00
Close Price		\$1,800	0.00	\$1,800	0.00
Close Date		01/20/2014	0.00	07/25/2013	0.00
DOM	85	11	0.00	30	0.00
Sell Conc			0.00		0.00
			0		0
			0		0
			0		0
			0		0

Price
Total Adjustments
Adjusted Price

\$1,800
\$0
\$1,800

\$1,800
\$0
\$1,800





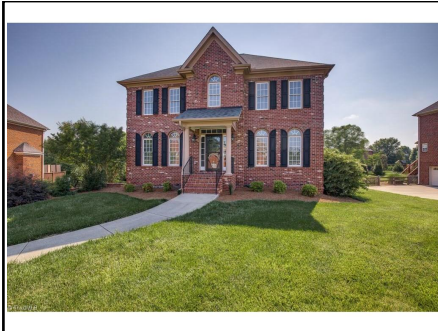
Comparative Market Analysis

547 N Hiddenbrooke Drive
Davie, 27006

Wednesday, August 5, 2020

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>
547 N Hiddenbrooke Drive , Advance		146 Ligonier Drive , Advance		146 Ligonier Drive , Advance	
NC					
MLS#		782450		834888	
List Price		\$1,995		\$1,995	
Status		Rented		Rented	
Sub Type		Single		Stick/Site Built	
Subdivision		Oak Valley		Oak Valley	
Neighborhood					
Total HtdSF	3159	0 - 0	0.00	2200 - 2600	0.00
Bedrooms	4	4	0.00	4	0.00
Full Baths	2	2	0.00	2	0.00
Half Baths	2	1	0.00	1	0.00
Story #	2	1.5	0.00	2	0.00
Style	Traditional	Traditional	0.00		0.00
GarageCP #	2	2	0.00	2	0.00
Gar Desc	Basement Garage, Side Lc	Attached Garage	0.00	Attached Garage	0.00
Year Built	2001	2005	0.00	2005	0.00
Acres	0.51		0.00	0.32	0.00
Ext Finish	Brick		0.00	Brick, Vinyl	0.00
Heat	Forced Warm Air, Heat Pur	Forced Warm Air	0.00	Forced Warm Air	0.00
AC	Central	Central	0.00	Central	0.00
Fireplace #	1		0.00	1	0.00
Porch			0.00	No	0.00
Fenced			0.00		0.00
Close Price		\$1,895	0.00	\$1,995	0.00
Close Date		02/13/2016	0.00	06/16/2017	0.00
DOM	85	19	0.00	38	0.00
Sell Conc			0.00		0.00
			0		0
			0		0
			0		0
			0		0

Price
Total Adjustments
Adjusted Price

\$1,895
\$0
\$1,895

\$1,995
\$0
\$1,995





Comparative Market Analysis

547 N Hiddenbrooke Drive
Davie, 27006

Wednesday, August 5, 2020

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>
547 N Hiddenbrooke Drive , Advance		106 Broadmoor Drive , Advance		116 Broadmoor Drive #116, Advance	
NC					
MLS#		801165		811756	
List Price		\$2,000		\$2,200	
Status		Rented		Rented	
Sub Type		Stick/Site Built		Stick/Site Built	
Subdivision				Oak Valley	
Neighborhood					
Total HtdSF	3159	2700 - 3300	0.00	2200 - 2600	0.00
Bedrooms	4	4	0.00	4	0.00
Full Baths	2	3	0.00	2	0.00
Half Baths	2	1	0.00	1	0.00
Story #	2	2	0.00	1.5	0.00
Style	Traditional	Traditional	0.00	Transitional	0.00
GarageCP #	2		0.00	2	0.00
Gar Desc	Basement Garage, Side Lc	Attached Garage, Basemer	0.00	Attached Garage	0.00
Year Built	2001	1997	0.00	1999	0.00
Acres	0.51	0.43	0.00	0.54	0.00
Ext Finish	Brick	Brick	0.00	Brick	0.00
Heat	Forced Warm Air, Heat Pur	Fireplace, Forced Warm Air	0.00	Forced Warm Air, Heat Pun	0.00
AC	Central	Heat Pump	0.00	Heat Pump	0.00
Fireplace #	1	2	0.00	1	0.00
Porch			0.00	Yes	0.00
Fenced			0.00		0.00
Close Price		\$2,000	0.00	\$2,100	0.00
Close Date		09/12/2016	0.00	12/15/2016	0.00
DOM	85	62	0.00	60	0.00
Sell Conc			0.00		0.00
				0	0
				0	0
				0	0
				0	0

Price
Total Adjustments
Adjusted Price

\$2,000
\$0
\$2,000

\$2,100
\$0
\$2,100





Comparative Market Analysis

547 N Hiddenbrooke Drive
Davie, 27006

Wednesday, August 5, 2020

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>
547 N Hiddenbrooke Drive , Advance		116 Broadmoor , Advance		116 Broadmoor , Advance	
NC					
MLS#		759143		708879	
List Price		\$2,200		\$2,350	
Status		Rented		Rented	
Sub Type		Single		Single	
Subdivision		Oak Valley - Broadmoor		Oak Vly Sec 11b Braodmoc	
Neighborhood					
Total HtdSF	3159	2200 - 2600	0.00	2400 - 2900	0.00
Bedrooms	4	4	0.00	4	0.00
Full Baths	2	2	0.00	2	0.00
Half Baths	2	1	0.00	1	0.00
Story #	2	1.5	0.00	1.5	0.00
Style	Traditional	Transitional	0.00	Transitional	0.00
GarageCP #	2	2	0.00	2	0.00
Gar Desc	Basement Garage, Side Lc	Attached Garage	0.00	Attached Garage	0.00
Year Built	2001	1999	0.00	1999	0.00
Acres	0.51	0.54	0.00	0.54	0.00
Ext Finish	Brick	Brick	0.00	Brick	0.00
Heat	Forced Warm Air, Heat Pur	Forced Warm Air	0.00	Forced Warm Air	0.00
AC	Central	Heat Pump	0.00	Central	0.00
Fireplace #	1	1	0.00	1	0.00
Porch		Yes	0.00	Yes	0.00
Fenced			0.00	No	0.00
Close Price		\$2,200	0.00	\$2,400	0.00
Close Date		08/13/2015	0.00	07/15/2014	0.00
DOM	85	70	0.00	33	0.00
Sell Conc			0.00		0.00
			0		0
			0		0
			0		0
			0		0

Price	\$2,200	\$2,400
Total Adjustments	\$0	\$0
Adjusted Price	\$2,200	\$2,400





Comparative Market Analysis

547 N Hiddenbrooke Drive

Davie, 27006

Wednesday, August 5, 2020

CMA Price Adjustments

This page outlines the subject property versus comparables properties.



Subject Property

547 N Hiddenbrooke Drive , Advance

NC

MLS#

List Price

Status

Sub Type

Subdivision

Neighborhood

Total HtdSF 3159

Bedrooms 4

Full Baths 2

Half Baths 2

Story # 2

Style Traditional

GarageCP # 2

Gar Desc Basement Garage, Side Lc

Year Built 2001

Acres 0.51

Ext Finish Brick

Heat Forced Warm Air, Heat Pur

AC Central

Fireplace # 1

Porch

Fenced

Close Price

Close Date

DOM 85

Sell Conc

Details

155 N Hiddenbrooke Drive , Advance

859202

\$2,500

Rented

Stick/Site Built

Oak Valley

3100 - 3700

4

3

1

2

2

2

Attached Garage

2004

0.39

Brick

Forced Warm Air

Central

1

Yes

\$2,500

04/02/2018

117

Adjust

0.00

0.00

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0

0

0

0

Price
Total Adjustments
Adjusted Price

\$2,500

\$0

\$2,500

Researched and prepared by S. Derek May





CMA Pro Report

These pages give a general overview of the selected properties.

Rented Properties

146 Ligonier Drive



MLS #: 768602 **Status:** Rented **Beds:** 4 **Price:** \$1,675
SubType: Single **Baths:** 2/1
Garage/CP: **Yr Blt:** 2005
HtSqFt: 0 - 0
Acres:

Remarks: Open floorplan with numerous upgrades: hardwood on main, formal dining & eat-in break

Direct: 40 West to Hwy 801 South in Advance; Right into Oak Valley; Left Seay;
Right Scottsdale; Right Broadmoor; Left Ligonier Drive

106 Broadmoor



MLS #: 605067 **Status:** Rented **Beds:** 4 **Price:** \$1,695
SubType: Single **Baths:** 3/1
Garage/CP: Basement Garage **Yr Blt:** 1997
HtSqFt:
Acres:

Remarks: Sunroom and deck overlook 12th fairway. Hardwoods in foyer, dining and living room on

Direct: I40W Exit 180A. South on 801. R on Oak Valley Blvd. L on Seay. Right on
Scottsdale. Right on Broadmoor.

146 Ligonier Drive



MLS #: 778403 **Status:** Rented **Beds:** 4 **Price:** \$1,800
SubType: Single **Baths:** 2/1
Garage/CP: **Yr Blt:** 2005
HtSqFt: 0 - 0
Acres:

Remarks: Open floorpan with upgrades, hardwood on main, formal dining room and eat in breakfas

Direct: 40 West to Hwy 801 South in Advance; Right into Oak Valley; Left Seay;
Right Scottsdale; Right Broadmoor; Left Ligonier Drive

556 N Hiddenbrooke Drive



MLS #: 762898 **Status:** Rented **Beds:** 4 **Price:** \$1,800
SubType: Single **Baths:** 2/1
Garage/CP: Attached Garage **Yr Blt:** 2004
HtSqFt: 0 - 0
Acres:

Remarks: Gorgeous 2 story brick home in popular Oak Valley Subdivision. Access to community poc

Direct: I-40 west to exit 180. Left over bridge. Follow to r on Oak Valley blvd., left
on Seay, R on Scottsdale, R on Broadmoor, L on Ligonier, L on N
Hiddenbrooke.



CMA Pro Report

These pages give a general overview of the selected properties.

Rented Properties

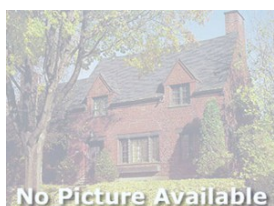
556 Hiddenbrooke



MLS #: 694127 **Status:** Rented **Beds:** 4 **Price:** \$1,800
SubType: Single **Baths:** 2/1
Garage/CP: Attached Garage **Yr Blt:** 2004
HtSqFt: 2600 - 3100
Acres:

Remarks: Located in cul-de-sac in Oak Valley . Open floor Plan, gourmet kitchen, and main level Ma
Direct: I40 to exit 180-Hwy 801. Left over bridge. Right into Oak Valley, Left, Rt on Scottsdale, Rt on Brawdmoore, Left on Ligonier, Left on Hiddenbrooke.

556 Hiddenbrooke



MLS #: 677369 **Status:** Rented **Beds:** 4 **Price:** \$1,800
SubType: Single **Baths:** 2/1
Garage/CP: Attached Garage **Yr Blt:** 2004
HtSqFt:
Acres:

Remarks: This home is located in Oak Valley Subdivision. It includes 4 BR, 2 1/2 BA with bonus roc

146 Ligonier Drive



MLS #: 782450 **Status:** Rented **Beds:** 4 **Price:** \$1,895
SubType: Single **Baths:** 2/1
Garage/CP: Attached Garage **Yr Blt:** 2005
HtSqFt: 0 - 0
Acres:

Remarks: Four bedroom two and a half bath, main level master, granite countertops, two car garag
Direct: 40 West to Hwy 801 South in Advance; Right into Oak Valley; Left Seay; Right Scottsdale; Right Broadmoor; Left Ligonier Drive

146 Ligonier Drive



MLS #: 834888 **Status:** Rented **Beds:** 4 **Price:** \$1,995
SubType: Stick/Site Built **Baths:** 2/1
Garage/CP: Attached Garage **Yr Blt:** 2005
HtSqFt: 2200 - 2600
Acres: 0.32

Remarks:
Direct: 40 West to Hwy 801 South in Advance; Right into Oak Valley; Left Seay; Right Scottsdale; Right Broadmoor; Left Ligonier Drive



Comparative Market Analysis

Wednesday, August 5, 2020

CMA Pro Report

These pages give a general overview of the selected properties.

Rented Properties

106 Broadmoor Drive



MLS #:	801165	Status:	Rented	Beds:	4	Price:	\$2,000
SubType:	Stick/Site Built	Baths:	3/1	Yr Blt:	1997		
Garage/CP:	Attached Garage, Basement Garage	HtSqFt:	2700 - 3300	Acres:	0.43		

Remarks: Fabulous home near golf course in Oak Valley. Four bedrooms upstairs plus a large finished

Direct: Hwy 158 to Gun Club Road. Left on Scottsdale. First house on right as you turn onto Broadmoor.

116 Broadmoor Drive #116



MLS #:	811756	Status:	Rented	Beds:	4	Price:	\$2,100
SubType:	Stick/Site Built	Baths:	2/1	Yr Blt:	1999		
Garage/CP:	Attached Garage	HtSqFt:	2200 - 2600	Acres:	0.54		

Remarks: MAIN LEVEL MASTER SUITE! Gracious 4 BR home on OAK VALLEY 12th GREEN! Formal I

Direct: I-40 W to Advance. S HWY 801. Right Oak Valley Blvd. Left Saey Dr. Right Scottsdale. Right Broadmoor. Second home on the right.

116 Broadmoor



MLS #:	759143	Status:	Rented	Beds:	4	Price:	\$2,200
SubType:	Single	Baths:	2/1	Yr Blt:	1999		
Garage/CP:	Attached Garage	HtSqFt:	2200 - 2600	Acres:	0.54		

Remarks: A RARE FIND! Lovely 4 bedroom, 2.5 bath home for rent in Oak Valley community! Vault

Direct: I-40 W to Advance. S HWY 801. Right Oak Valley Blvd. Left Saey Dr. Right Scottsdale. Right Broadmoor. Second home on the right.

116 Broadmoor



MLS #:	708879	Status:	Rented	Beds:	4	Price:	\$2,400
SubType:	Single	Baths:	2/1	Yr Blt:	1999		
Garage/CP:	Attached Garage	HtSqFt:	2400 - 2900	Acres:	0.54		

Remarks: Gorgeous home on OAK VALLEY GOLF COURSE! MASTER SUITE ON MAIN LEVEL, 3 bedr

Direct: I-40 west to Hwy. 801 in Advance. South on 801, Rt. on Hwy 158. Left on Gun Club Rd., Left on Scottsdale, Left on Broadmoor Dr. Home is on Right.

Researched and prepared by

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CMA Pro Report

These pages give a general overview of the selected properties.

Rented Properties

155 N Hiddenbrooke Drive



MLS #: 859202 **Status:** Rented
SubType: Stick/Site Built
Garage/CP: Attached Garage

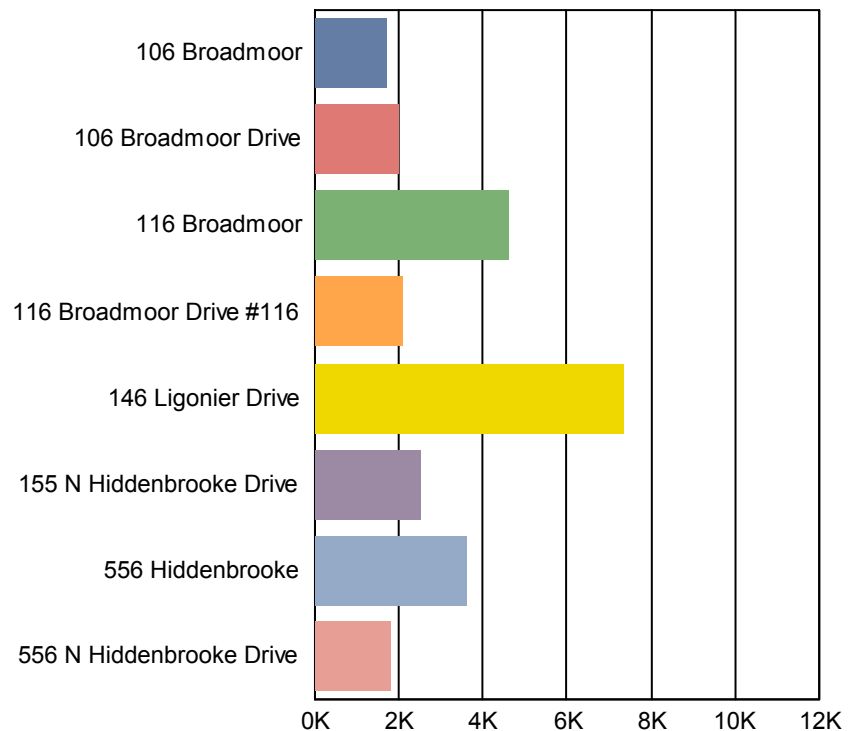
Beds: 4 **Price:** \$2,500
Baths: 3/1
Yr Blt: 2004
HtSqFt: 3100 - 3700
Acres: 0.39

Remarks: Lease to Sell/Rental Opportunity!!! Golf Course Home! Enjoy the view from this lovely Oa

Direct: Take US 158W, L onto 801, R onto Oak Valley Blvd, R onto Twin Creeks, L onto N Hiddenbrooke Dr, House on L

Rented Properties

Total # of Listings	13
Lowest Price	\$1,675
Highest Price	\$2,500
Average Price	\$1,974
Avg. Price/SqFt	\$0.75
Avg DOM	43

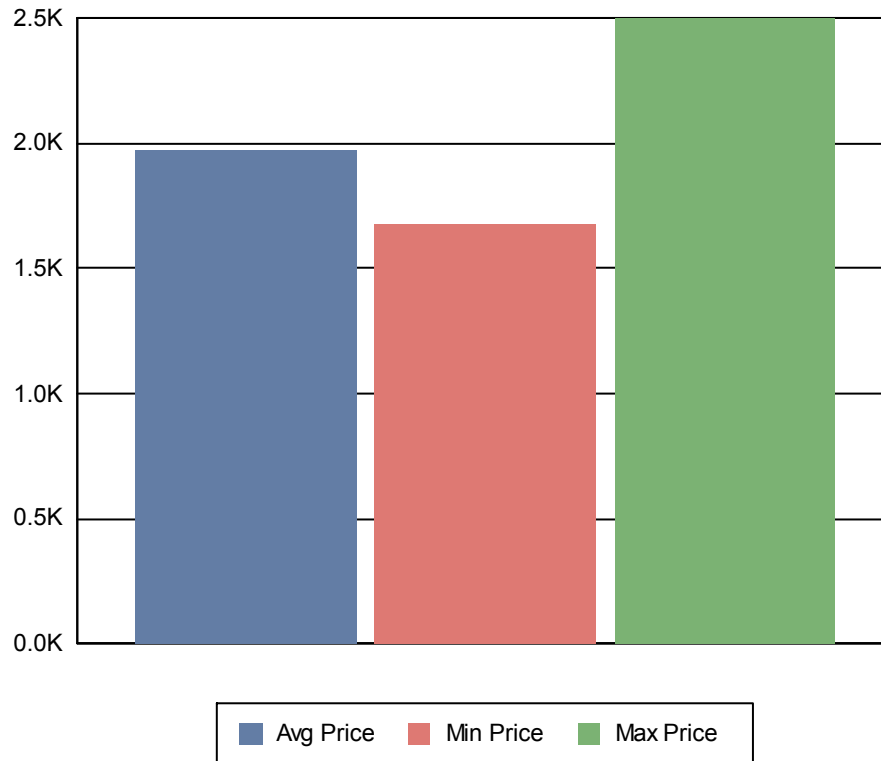




CMA Pro Report

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
Rented	\$1,675	\$2,500	\$1,974	\$0.75
Totals / Averages	\$1,675	\$2,500	\$1,974	\$0.75

Sold Property Analysis

Address	List Price	Closed Price	DOM	%SP/LP	SP/Sqft
146 Ligonier DR	\$1,975	\$1,675	34	%84.81	\$0.00
106 Broadmoor	\$1,695	\$1,695	16	%100.00	\$0.53
146 Ligonier DR	\$1,700	\$1,800	14	%94.74	\$0.00
556 N Hiddenbrooke DR	\$1,800	\$1,800	57	%100.00	\$0.00
556 Hiddenbrooke	\$1,800	\$1,800	11	%100.00	\$0.62
556 Hiddenbrooke	\$1,800	\$1,800	30	%100.00	
146 Ligonier DR	\$1,995	\$1,895	19	%94.99	\$0.00
146 Ligonier DR	\$1,995	\$1,995	38	%100.00	\$0.81
106 Broadmoor DR	\$2,000	\$2,000	62	%90.91	\$0.65
116 Broadmoor DR #116	\$2,200	\$2,100	60	%95.45	\$0.85
116 Broadmoor	\$2,200	\$2,200	70	%91.67	\$0.89





Comparative Market Analysis

Wednesday, August 5, 2020

CMA Pro Report

These pages give a general overview of the selected properties.

116 Broadmoor	\$2,350	\$2,400	33	%102.13	\$0.89
155 N Hiddenbrooke DR	\$2,500	\$2,500	117	%100.00	\$0.72
Total Averages	\$2,001	\$1,974	43.15	%96.51	\$0.50

Researched and prepared by





CMA Pro Report

These pages give a general overview of the selected properties.

Property Summary

S	Street Address	Bds	Bth	Sqft	L Price	S Price	Close Date	DOM
Rented								
RENT	146 Ligonier DR	4	2/1	0	\$1,975			34
RENT	106 Broadmoor	4	3/1	3,192	\$1,695			16
RENT	146 Ligonier DR	4	2/1	0	\$1,700			14
RENT	556 N Hiddenbrooke DR	4	2/1	0	\$1,800			57
RENT	556 Hiddenbrooke	4	2/1	2,900	\$1,800			11
RENT	556 Hiddenbrooke	4	2/1		\$1,800			30
RENT	146 Ligonier DR	4	2/1	0	\$1,995			19
RENT	146 Ligonier DR	4	2/1	2,453	\$1,995			38
RENT	106 Broadmoor DR	4	3/1	3,086	\$2,000			62
RENT	116 Broadmoor DR #116	4	2/1	2,467	\$2,200			60
RENT	116 Broadmoor	4	2/1	2,467	\$2,200			70
RENT	116 Broadmoor	4	2/1	2,691	\$2,350			33
RENT	155 N Hiddenbrooke DR	4	3/1	3,494	\$2,500			117





Comparative Market Analysis

547 N Hiddenbrooke Drive
Advance, 27006

Wednesday, August 5, 2020

Brief Summary of Compared Listings

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

Status: Rented

MLS#	Address	Story #	Bds	Bth	L/S Price	DOM
768602	146 Ligonier Drive	1.5	4	2/1	\$1,675	34
605067	106 Broadmoor	2	4	3/1	\$1,695	16
778403	146 Ligonier Drive	1.5	4	2/1	\$1,800	14
762898	556 N Hiddenbrooke Drive	2	4	2/1	\$1,800	57
694127	556 Hiddenbrooke		4	2/1	\$1,800	11
677369	556 Hiddenbrooke	1.5	4	2/1	\$1,800	30
782450	146 Ligonier Drive	1.5	4	2/1	\$1,895	19
834888	146 Ligonier Drive	2	4	2/1	\$1,995	38
801165	106 Broadmoor Drive	2	4	3/1	\$2,000	62
811756	116 Broadmoor Drive #116	1.5	4	2/1	\$2,100	60
759143	116 Broadmoor	1.5	4	2/1	\$2,200	70
708879	116 Broadmoor	1.5	4	2/1	\$2,400	33
859202	155 N Hiddenbrooke Drive	2	4	3/1	\$2,500	117
Averages:			4	2/1	\$1,974	43

Summary

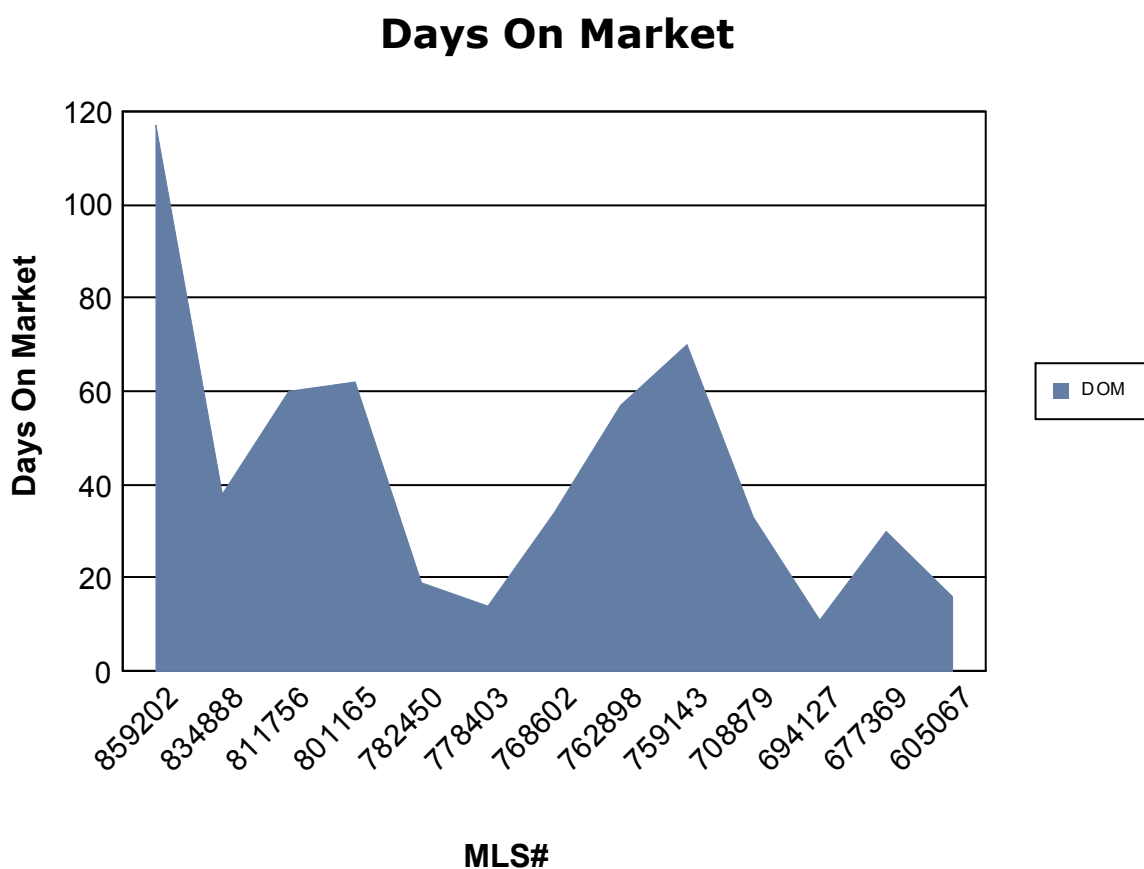
Status	Total	Avg Price	Avg \$ Per SqFt	Median	Low	High	Avg CDOM
Rented	13	\$1,974	\$0.75	\$1,895	\$1,675	\$2,500	36
Total	13	\$1,974	\$0.75	\$1,895	\$1,675	\$2,500	36





Number of Days On Market

This graph illustrates the number of days on market for the listings in this analysis.





Comparative Market Analysis

547 N Hiddenbrooke Drive
Advance, 27006

Wednesday, August 5, 2020

Pricing Recommendation

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

Based on market trends contained in this analysis, we suggest an initial rental rate of \$2,395 per month.

Researched and prepared by **S. Derek May**

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