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Comparative Market Analysis

Prepared: Thursday, October 08, 2015



Prepared for: David Cook

Suggested Sale Price

59,000**Presented By:****John E Lopez****McColly Real Estate**

October 2015

Primary: 219-934-6300 x354

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Email: JLP465@AOL.COM

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2000 - 45th Street

Highland, IN 46322

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See our listings online:<http://www.mccolly.com>

This opinion or analysis is not an appraisal. It is intended only for the benefit of the addressee for the purpose of assisting buyers or sellers or prospective buyers or sellers in deciding the listing, offering, or sale price of the real property and not for any other purpose, including, but not limited to, lending purposes. All information herein has not been verified and is not guaranteed.

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U.S. Patent 6,910,045

10/08/15

David Cook
3804 Parrish Ave

Dear David Cook

Attached is the Comparative Market Analysis for the property at 3804 Parrish Ave in East Chicago. This analysis is based on the average selling price of similar properties, and it also shows active properties still on the market. It should be noted that this property has changed hands 4 times in the last years with the last owner paying \$750 for it. The average sales price for 4 similar properties \$50,320. Depending on the condition, and how quickly you want to sell it, I would recommend listing it for \$59,000. If you have any questions, please let me know.

Thank you for contacting myself and McColly Real Estate.

Sincerely,

John



JOHN E LOPEZ
MCCOLLY REAL ESTATE
2000 - 45TH STREET
HIGHLAND, IN 46322
PHONE: 219-934-6300 X354
FAX: 219-934-6316

Subject Property Comparison



Feature	Subject Property	Listing# 359028	Adjust	Listing# 366371	Adjust	Listing# 366562	Adjust
Address	3804 Parrish ave	3939 Butternut St		4004 Alder St East		4843 Olcott Ave East	
Area Desc	103	East Chicago,		Chicago, IN 4		Chicago, IN	
Bathrooms	4.5	103-E. Chicago		103-E. Chicago		103-E. Chicago	
Bedrooms	6	2.75		2		2	
DOM		4		5		6	
Property Subtype	Income Property	380		227		223	
Desc		Income Property		Income Property		Income Property	
Style Desc							
Listing Date		09/23/14		02/23/15		02/27/15	
Listing Price	\$0	\$52,000		\$53,900		\$55,000	
Lot Size - Acres		0.0839		0.0850		0.0980	
Lot Size - Sq Ft	3075	3653		3703		4269	
Map Coordinates							
Original Listing Price	\$0	\$52,000		\$53,900		\$59,900	
Pending Date							
Price Per Sq Ft	\$0	\$0		\$0		\$0	
Property Type	Multi Unit/Income	Multi Unit/Income		Multi Unit/Income		Multi Unit/Income	
Desc							
Selling Date							
Selling Price	\$0	\$0		\$0		\$0	
Square Footage	5700	3862		2040		2137	
Status Desc		Active		Active		Active	
Subdivision Name	Ind. Harbor	Indiana Harbor		Indiana Harbor Add		None	
Year Built	1929	1920		05 1921		1893	
Average Adj. Total: \$53,633		Adj. Total: \$52,000		Adj. Total: \$53,900		Adj. Total: \$55,000	

Subject Property Comparison



Feature	Subject Property	Listing# 379589	Adjust	Listing# 368271	Adjust	Listing# 360481	Adjust
Address	3804 Parrish ave	1905 E Columbus Dr		4242 Olcott Ave East		3915 Euclid Ave East	
Area Desc	103	East Chicago,		Chicago, IN		Chicago, IN	
Bathrooms	4.5	103-E. Chicago		103-E. Chicago		103-E. Chicago	
Bedrooms	6	4		2		4	
DOM		6		4		6	
Property Subtype	Income Property	24		3		62	
Desc		Income Property		Income Property		Income Property	
Style Desc							
Listing Date		09/01/15		03/21/15		10/17/14	
Listing Price	\$0	\$42,900		\$62,613		\$59,000	
Lot Size - Acres		0.1047		0.0790		0.1330	
Lot Size - Sq Ft	3075	4560		3441		5793	
Map Coordinates							
Original Listing Price	\$0	\$42,900		\$62,613		\$59,000	
Pending Date				03/24/15		12/18/14	
Price Per Sq Ft	\$0	\$0		\$0		\$0	
Property Type	Multi Unit/Income	Multi Unit/Income		Multi Unit/Income		Multi Unit/Income	
Desc							
Selling Date				06/10/15		01/13/15	
Selling Price	\$0	\$0		\$37,782		\$50,500	
Square Footage	5700	4371		2000		3744	
Status Desc		Contingent - SI		Sold		Sold	
Subdivision Name	Ind. Harbor	Park Add		East Chicago		none	
Year Built	1929	1938		1950		1956	
Average Adj. Total:		Adj. Total: \$42,900		Adj. Total: \$37,782		Adj. Total: \$50,500	

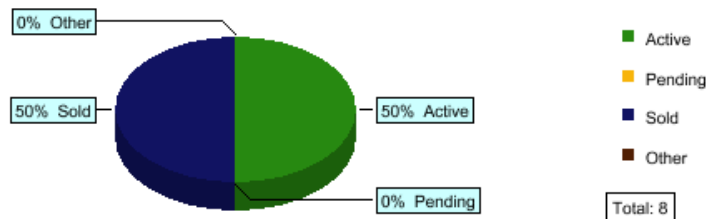
Subject Property Comparison



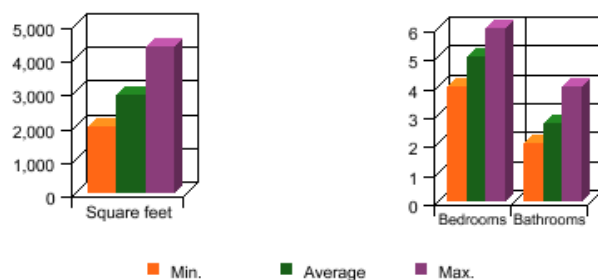
Feature	Subject Property	Listing# 366320	Adjust	Listing# 352733	Adjust
Address	3804 Parrish ave	4310 Ivy St East Chicago, IN 463		3725 Parrish East Chicago, IN 46	
Area Desc	103	103-E. Chicago		103-E. Chicago	
Bathrooms	4.5	2		3	
Bedrooms	6	4		6	
DOM		98		294	
Property Subtype	Income Property	Income Property		Income Property	
Desc					
Style Desc					
Listing Date		02/23/15		06/20/14	
Listing Price	\$0	\$59,900		\$59,000	
Lot Size - Acres		0.1130		0.1671	
Lot Size - Sq Ft	3075	4922		7278	
Map Coordinates					
Original Listing Price	\$0	\$64,500		\$64,500	
Pending Date		06/01/15		04/10/15	
Price Per Sq Ft	\$0	\$0		\$0	
Property Type	Multi Unit/Income	Multi Unit/Income		Multi Unit/Income	
Desc					
Selling Date		07/21/15		04/24/15	
Selling Price	\$0	\$54,000		\$59,000	
Square Footage	5700	2200		3201	
Status Desc		Sold		Sold	
Subdivision Name	Ind. Harbor	Park Add/Indiana Harbor		Harbor	
Year Built	1929	1951		1910	
Average Adj. Total:		Adj. Total: \$54,000		Adj. Total: \$59,000	
\$56,500					

Statistical Charts

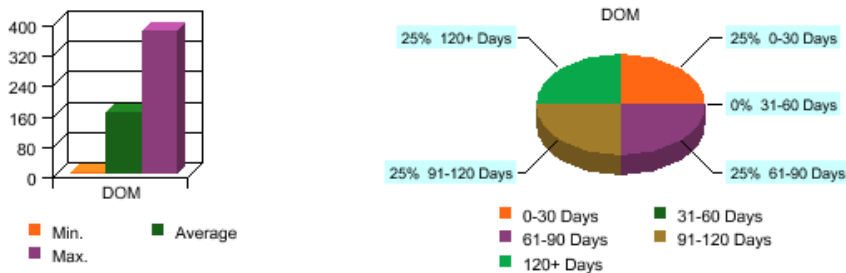
Listings per Status



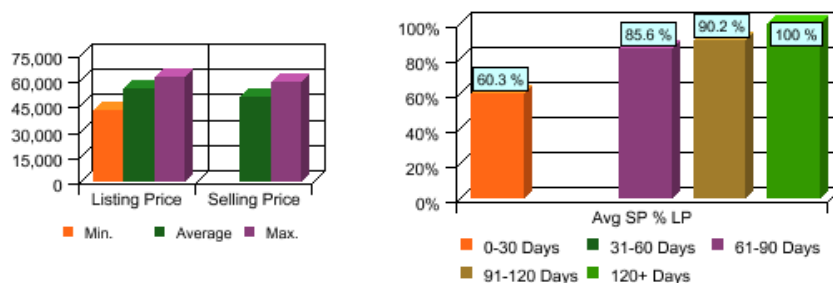
Minimum, Average, Maximum



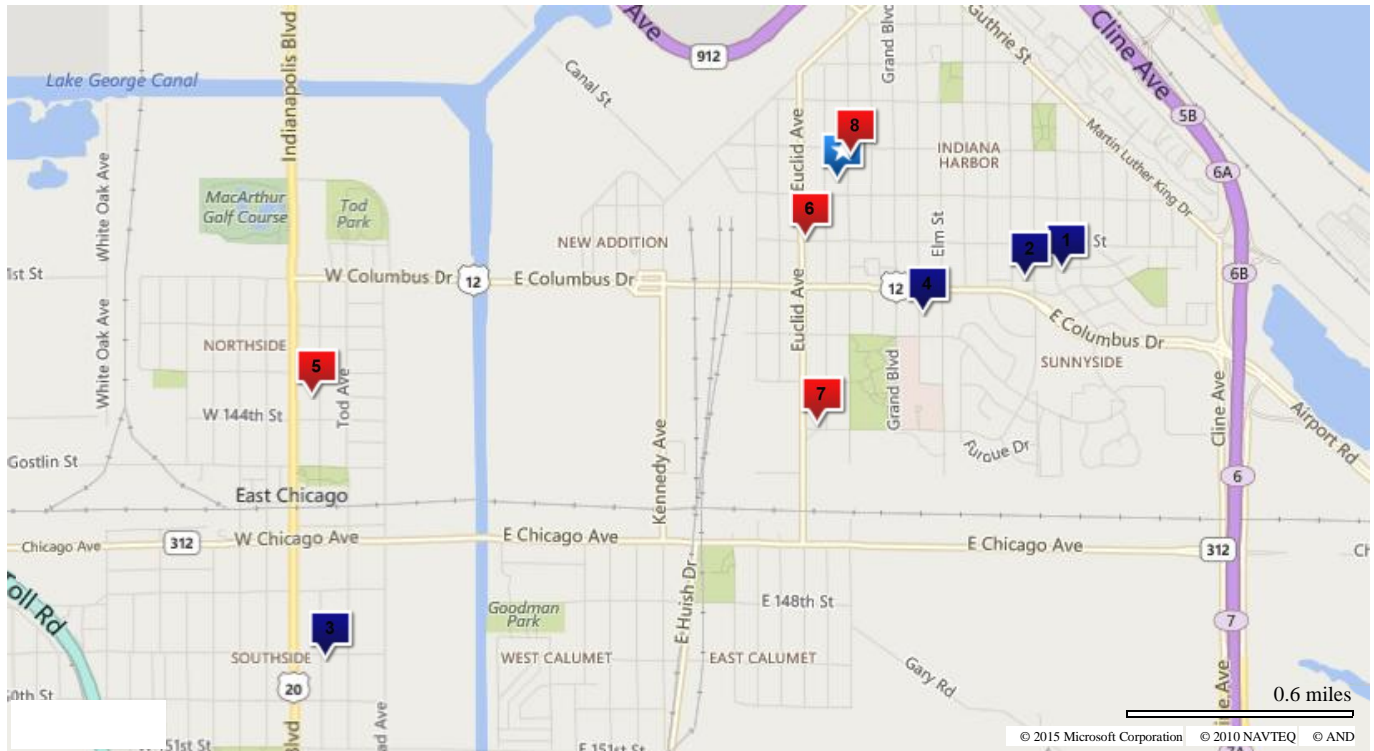
Days On Market Analysis




Listing Price/Selling Price



Map Report Prepared for: David Cook



	Listing #	Status	Street Address	City, State, Zip	Price
	Subject Property		3804 Parrish Ave	East Chicago 46312	\$59,000
Comparable Properties					
(1)	359028	Active	3939 Butternut St	East Chicago, IN 46312	\$52,000
(2)	366371	Active	4004 Alder St	East Chicago, IN 46312-2856	\$53,900
(3)	366562	Active	4843 Olcott Ave	East Chicago, IN 46312-3403	\$55,000
(4)	379589	Contingent - SI	1905 E Columbus Dr	East Chicago, IN 46312	\$42,900
(5)	368271	Sold	4242 Olcott Ave	East Chicago, IN 46312-2591	\$37,782
(6)	360481	Sold	3915 Euclid Ave	East Chicago, IN 46312	\$50,500
(7)	366320	Sold	4310 Ivy St	East Chicago, IN 46312-3027	\$54,000
(8)	352733	Sold	3725 Parrish	East Chicago, IN 46312	\$59,000

* Denotes a listing that could not be mapped

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Seller's Net Sheet

Prepared: 10/08/2015

3804 Parrish Ave, East Chicago 46312

Prepared for:

David Cook

Selling Price: \$59,000.00

Est. Closing Date: November 30, 2015

The actual costs with respect to each transaction will vary depending on the circumstances.

Settlement Services

Listing Broker Fee	\$2,065.00	Document Preparation Fee	\$45.00
Selling Broker Fee	\$2,065.00	Deed Tax	\$0.00
Appraiser Fee	\$0.00	Escrow / Closing Fee	\$190.00
Attorney Fee	\$0.00	Buyer's Discount Points	\$0.00
Recording Fee	\$0.00	Seller Paid Buyer Costs	\$0.00
Settlement Services Total			\$4,365.00

Other Costs

Present 1st Mortgage Balance	\$0.00	Home Inspection	\$0.00
Interest Due on 1st Mortgage (0.000 int rate)	\$0.00	Pest Inspection	\$0.00
Prepayment Penalty 1st Mortgage	\$0.00	Final Inspection	\$0.00
Present 2nd Mortgage Balance	\$0.00	Excise Tax (State Transfer Tax)	\$0.00
Interest Due on 2nd Mortgage (0.000 int rate)	\$0.00	Annual Taxes	\$3,403.00
Prepayment Penalty 2nd Mortgage	\$0.00	Tax Proration	\$3,119.00
Additional Payoff Amount	\$0.00	153 Tax Days Paid by Seller for Current Period	
Lender Requirements	\$0.00	Home Owner Association Fee	\$0.00
Special Assessments	\$0.00	Conservation Fee	\$0.00
Special Assessments Search	\$0.00		
Home Warranty Policy	\$0.00		
Title Policy	\$702.00		
Extra Costs			
Delinquent Taxes	\$12,432.00		\$0.00
	\$0.00		\$0.00
Other Costs Total			\$16,253.00

Totals

Selling Price	\$59,000.00
Less Estimated Seller Costs	\$20,618.00
Estimated Net Proceeds	\$38,382.00

Remarks:

Note: Prorations are calculated using a 360-day year commonly called the banking year. Accrued periods are calculated using the actual number of days.

Seller Signature _____ Date _____

Seller Signature _____ Date _____

Presented By:

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U.S. Patent 6,910,045