

# Competitive Market Analysis

for  
**Terry Emmert**



**8012 SE Overland ST  
Milwaukie, or 97222**

- Cell Tower need Schedule E to see revenue and or copy of LEASE
- HDR Zone - Need to find complementary business to COOP with Cell Tower
- Maybe ideal with location for STORAGE Facility and or UPS/SHIPPING Drop Off

Lots of Options here but all guesses - One needs to find a Co-Inhabiting Business to fit with cell tower SELL It and Go price of \$279,000 with OK Cell Tower Lease - REQUIRES YOU BE CREATIVE

Recommended Price: **\$399,000** (\$279,000 - \$399,000)



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SCHOOL AVAILABILITY SUBJECT TO CHANGE.

## Comparables to Your Home

**7602 SE OVERLAND ST** **Milwaukie 97222 MUL SLD \$203,500**



**MLS#:** 16103424      **Status:** SLD      **PTax/Yr:** \$1,358  
**Area:** 145      **# Units:** 2      **#Stories:** 1  
**Yr Built:** 1942 / REMOD      **Apr Bldg SQFT:** 1050      **Roof:** METAL  
**Map Coord:** 657 / E / 1      **Waterfront:**      **Lot Size:** 5K-6,999SF  
**Parking:** 6 / OPEN      **Lot Desc:** LEVEL      **Sold Date:** 10/13/2016

**Directions:** 82nd Ave, West on Overland

**Remarks:** Please do not disturb tenants. This charming duplex has been lovingly updated and maintained. Located near transportation & and shopping. Both units have fenced private yards, decks, storage shed, custom cabinets, updated carpets, floors & counter-tops, vinyl windows, refrigerators, washer-dryers. Metal roof & lots of parking. Interior pictures are the 1 bedroom unit. 2 bdrm unit same quality. Positive cash flow can be yours if you hurry!

**7940 SE CLACKAMAS ST** **Milwaukie 97222 MUL SLD \$395,000**

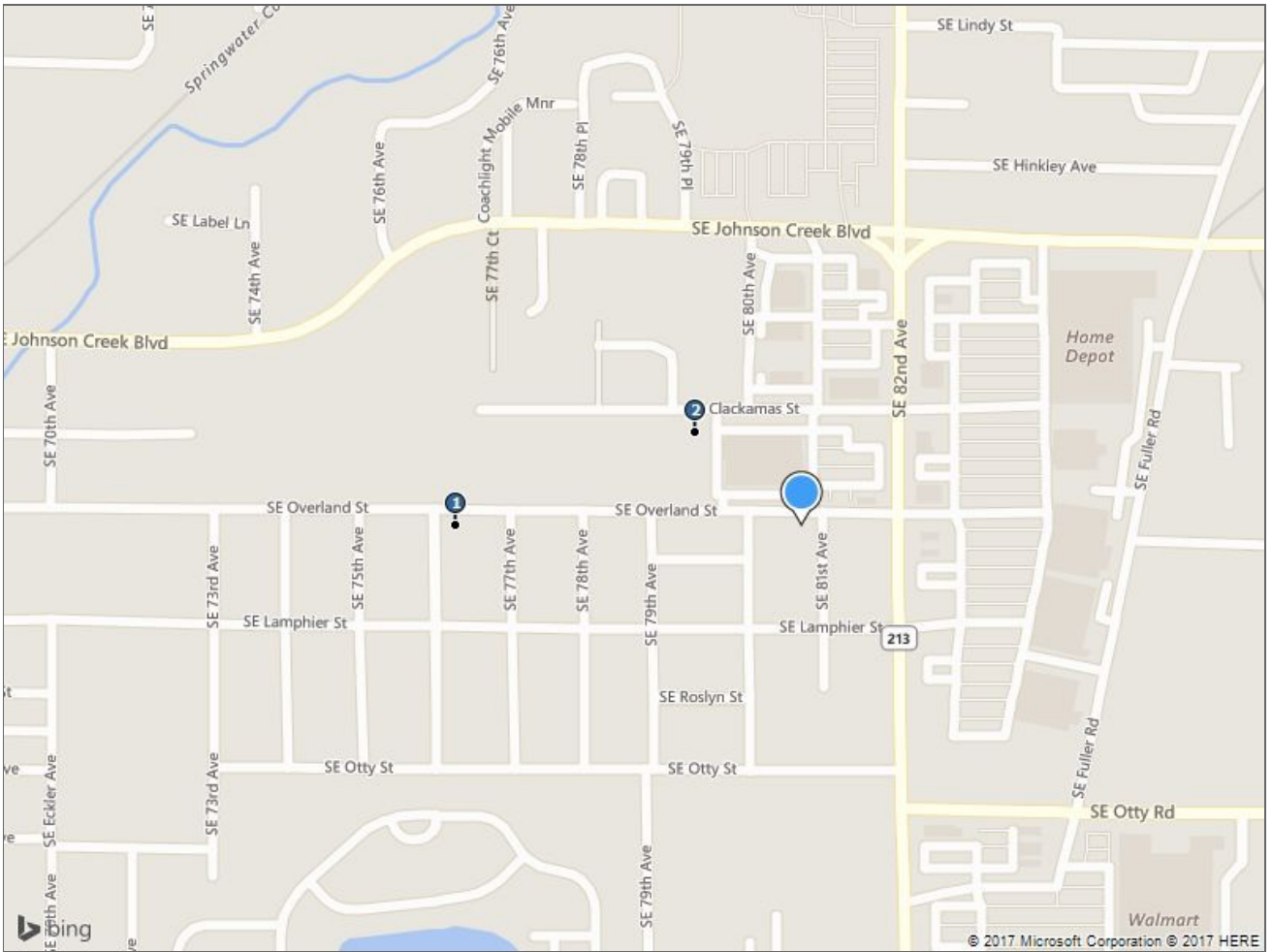


**MLS#:** 17031378      **Status:** SLD      **PTax/Yr:** \$3,034  
**Area:** 145      **# Units:** 3      **#Stories:**      **Roof:**      **Lot Size:**      **Sold Date:** 04/21/2017  
**Yr Built:** 1986 /      **Apr Bldg SQFT:**      **Waterfront:**      **Lot Desc:**      **Sold Date:** 04/21/2017  
**Map Coord:** //      **Waterfront:**      **Lot Size:**      **Sold Date:** 04/21/2017  
**Parking:** /      **Lot Desc:**      **Sold Date:** 04/21/2017

**Directions:** South of 82nd Ave on Clackamas ST

**Remarks:** All very clean units, large front yard and private patios. Lots of parking. All 2 bedrooms and 1 bath. Long term tenants

### Map of Comparables to Your Home



#	MLS#	Address	#	MLS#	Address	#	MLS#	Address
1	16103424	7602 SE OVERLAND ST	2	17031378	7940 SE CLACKAMAS ST			

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**Summary of Comparable Listings****Sold Listings**

Cat	MLS#	Area	# Units	Address	City	Yr Built	Stories	# Parking	Price
MUL		145		8012 SE Overland ST , Milwaukie, or 97222	Milwaukie				\$399,000
MUL	16103424	145	2	7602 SE OVERLAND ST	Milwaukie	1942	1	6	\$203,500
MUL	17031378	145	3	7940 SE CLACKAMAS ST	Milwaukie	1986			\$395,000

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## Pricing Your Home

Status	#	Price				Sqft		\$/Sqft	CDOM	
		Minimum	Average	Median	Maximum	Average	Median	Average	Average	Median
<b>SLD</b>	2	\$203,500	\$299,250	\$299,250	\$395,000	1,050	525	\$194	19	19
<b>Total Listings:</b>	2	Sold Properties closed averaging <b>89.34%</b> of their Final List Price. This reflects a <b>10.66%</b> difference between Sale Price and List Price. If SNL status or Sold Auction listings are included, the Sold Price to List Price ratio will be affected because the ratio is always 100% for SNL and Sold Auction listings.								

	Amount	\$/Sqft
<b>Min. List Price:</b>	\$250,000	\$239
<b>Avg. List Price:</b>	\$334,975	\$239
<b>Max. List Price:</b>	\$419,950	N/A
<b>Average Sale Price:</b>	\$299,250	\$194
<b>Recommended List Price</b>		
<b>Min:</b>	\$279,000	\$0
<b>Max:</b>	\$399,000	\$0
<b>Recommended:</b>	\$399,000	\$0

\*\*Note: Comparable listings with SQFT=0 are excluded from all Price/SQFT calculations

## How the Recommended Price Looks in the Market



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## Company Information

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***Knowledge, Expertise & Resources with Your Best Interest 1st***