

Competitive Market Analysis

for

Terry Emmert



7028 SE 48th AVE
Portland, OR 97206

- Zoned R5 5610sf Corner Lot (adds 10k)
- 813sf Home Built 1922
- Encourage Builder or Flipper with 25% Down OWC Terms

Current Zoning R5 Check on all Rezone as this is a Builder/Flipper/Developer Property Calling Developers in area will let me see their interest Property could sell as SFR-DIY for \$239,000

Recommended Price: **\$279,000** (\$250,000 - \$289,000)



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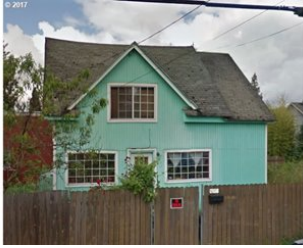
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Table of Contents

Comparables to Your Home	3
Map of Comparables to Your Home	4
Summary of Comparable Listings	5
Pricing Your Home	6
Company Information	7

Comparables to Your Home

7135 SE 52ND AVE **Portland** **97206** **RES PEN** **\$249,900**



MLS#: 17565668 **Status:** PEN **PTax/Yr:** \$2,630
Beds/Baths: 2 / 1.1 **SQFT:** 1196 **Lot Size:** 5K-6,999SF
Map Coord: // **YrBuilt:** 1932 **Area:** 143
Fireplaces: **Garage:** 0 **Style:** 2STORY
Elem: Lewis **High:** Cleveland **Acres:** 0.12

Directions: Woodstock to 52nd to property

Remarks: Possibly dividable Lot, buyer to verify with the County. Home features 2 bedrooms 1.1 bath home with a partial basement. Forced air gas heat and lots more!

5219 SE KNAPP ST **Portland** **97206** **RES PEN** **\$199,995**



MLS#: 17383113 **Status:** PEN **PTax/Yr:** \$2,296
Beds/Baths: 2 / 1.0 **SQFT:** 572 **Lot Size:** 5K-6,999SF
Map Coord: 627 / C / 6 **YrBuilt:** 1929 **Area:** 143
Fireplaces: 0 **Garage:** 1 **Style:** COTTAGE
Elem: Lewis **High:** Cleveland **Acres:** 0.14

Directions: S on I-205 S, exit 16 R on SE Johnson Creek Blvd, R on SE Flavel Dr, R on SE 52nd Ave, R on SE Knapp

Remarks: Great opportunity for a flip or sweet equity. The remodel has begun and it is ready for you to take over and do what you will with it! Come take a look before it's gone!

4442 SE BYBEE BLVD **Portland** **97206** **RES PEN** **\$360,000**



MLS#: 17023588 **Status:** PEN **PTax/Yr:** \$3,063
Beds/Baths: 2 / 1.0 **SQFT:** 816 **Lot Size:** 5K-6,999SF
Map Coord: // **YrBuilt:** 1964 **Area:** 143
Fireplaces: 0 **Garage:** 1 **Style:** BUNGALO
Elem: Lewis **High:** Cleveland **Acres:** 0.11

Directions: 45th or Cesar Chavez to Bybee Blvd

Remarks: Adorable cottage just minutes from Woodstock's Village Center. Move-in & make yourself at home! Beautiful refinished hardwood floors & new interior paint. Spacious kitchen with good cabinet space. Take comfort in knowing there are vinyl windows and a new roof. Enjoy the awesome backyard & entertainer's deck. Large tool shed. Convenient to Woodstock, Sellwood and downtown. 71 walk score & 84 bike score. Live in & enjoy this popular area!

5616 SE HENDERSON ST **Portland** **97206** **RES PEN** **\$340,000**



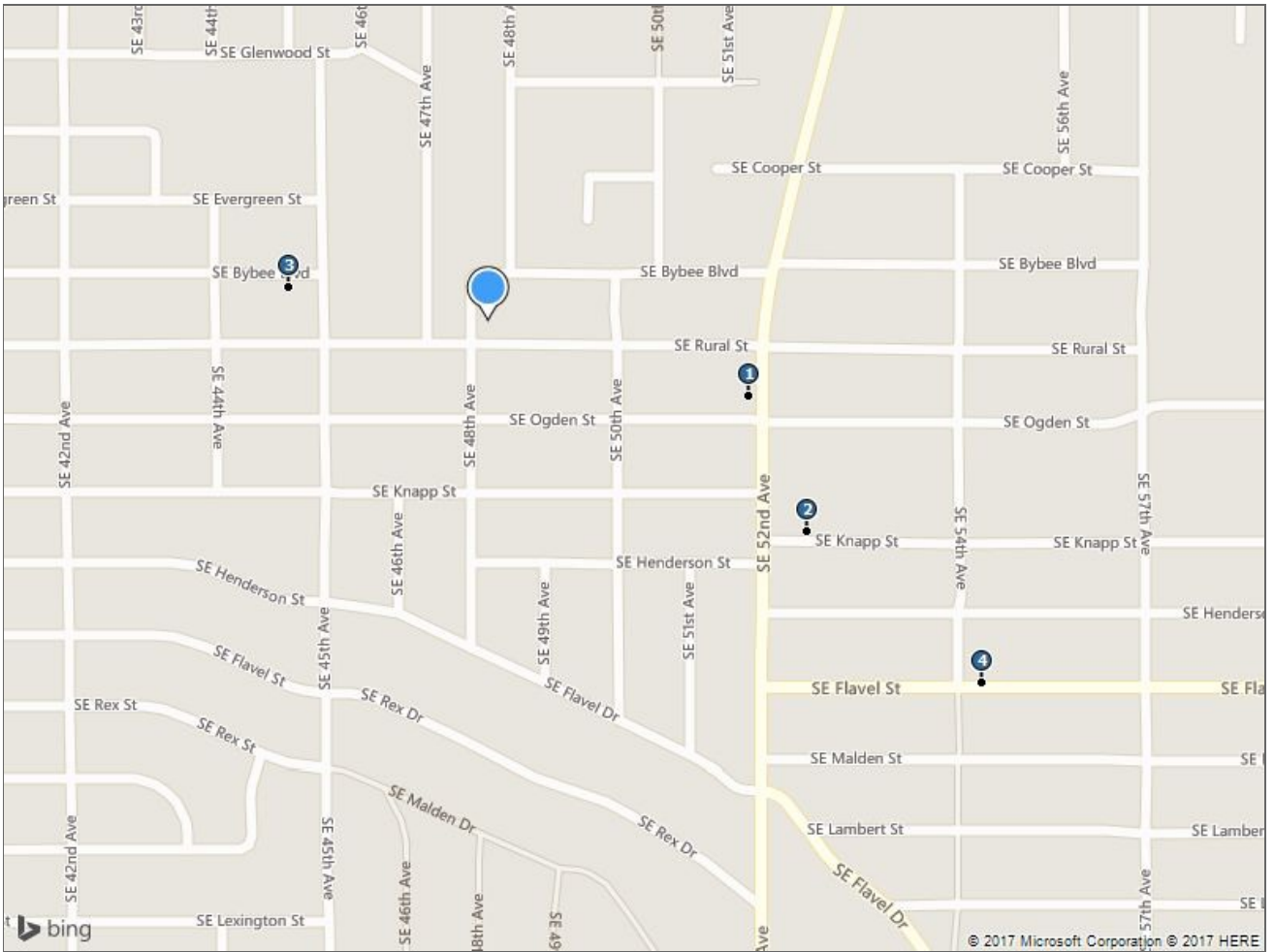
MLS#: 17111103 **Status:** PEN **PTax/Yr:** \$2,913
Beds/Baths: 3 / 1.0 **SQFT:** 1584 **Lot Size:** 5K-6,999SF
Map Coord: // **YrBuilt:** 1926 **Area:** 143
Fireplaces: **Garage:** 1 **Style:** BUNGALO,COTTAGE
Elem: Lewis **High:** Cleveland **Acres:** 0.12

Directions: South of Woodstock, East of 52nd

Remarks: Original charm + all the right updates in all the right places! Chic, sun-filled living space w/rare formal dining + country kit. w/new appliances. Two bedrms & bath on main. Finished basement - familyroom, 3rd bedroom (has full egress) could Master & EZ to add bath. Interior utility-washer/dryer & new H2O heater, included. Newer roof. Private yard, detached garage. The TOTAL package, even a white picket fence. Blocks to Woodstock!

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 SQUARE FOOTAGE IS APPROXIMATE & MAY INCLUDE BOTH FINISHED & UNFINISHED AREAS - CONSULT BROKER FOR INFO.
 SCHOOL AVAILABILITY SUBJECT TO CHANGE.

Map of Comparables to Your Home



#	MLS#	Address	#	MLS#	Address	#	MLS#	Address
1	17565668	7135 SE 52ND AVE	2	17383113	5219 SE KNAPP ST	3	17023588	4442 SE BYBEE BLVD
4	17111103	5616 SE HENDERSON ST						

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Summary of Comparable Listings

Pending Listings

Cat	MLS#	Area	Type	Address	City	Yr Built	Bdrms	Baths	SQFT	Price
RES		143		7028 SE 48th AVE , Portland, OR 97206	Portland					\$279,000
RES	17565668	143	DETACHD	7135 SE 52ND AVE	Portland	1932	2	1.1	1196	\$249,900
RES	17383113	143	DETACHD	5219 SE KNAPP ST	Portland	1929	2	1.0	572	\$199,995
RES	17023588	143	DETACHD	4442 SE BYBEE BLVD	Portland	1964	2	1.0	816	\$360,000
RES	17111103	143	DETACHD	5616 SE HENDERSON ST	Portland	1926	3	1.0	1584	\$340,000

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Pricing Your Home

Status	#	Price				Sqft		\$/Sqft	CDOM	
		Minimum	Average	Median	Maximum	Average	Median	Average	Average	Median
PEN	4	\$199,995	\$287,474	\$294,950	\$360,000	1,042	1,006	\$276	38	18
Total Listings:	4									

	Amount	\$/Sqft
Min. List Price:	\$199,995	\$350
Avg. List Price:	\$287,474	\$276
Max. List Price:	\$360,000	\$442
Average Sale Price:	N/A	N/A
Recommended List Price		
Min:	<u>\$250,000</u>	<u>\$0</u>
Max:	<u>\$289,000</u>	<u>\$0</u>
Recommended:	<u>\$279,000</u>	<u>\$0</u>

**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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Broker / Consultant - Keller Williams

Knowledge, Expertise & Resources with Your Best Interest 1st