

Competitive Market Analysis

for

Terry Emmert



350 NE 151st AVE
Portland, or 97230 - 4810

- Near Light Rail & Golf Course
- Property Dividable
- Due Diligence with city to confirm information

Recommended Price: **\$410,000** (\$360,000 - \$415,000)



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This report is not intended to meet the requirements set out in the Uniform Standards of Appraisal Practice and is not intended as an appraisal. If an appraisal is desired, the services of a competent professional licensed appraiser should be obtained.

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Comparables to Your Home

46 NE 148TH AVE E **Portland** **97230** **LND ACT** **\$125,000**



MLS#: 17336776 **Status:** ACT **PTax/Yr:** \$930
Unit/Lot #: **# Lots:** **Acres:** 0.32
Zoning: R1 **Wtr Frnt:** N **Area:** 142
Lot Size: 10K-14,999SF **Map Coord:** // **Prop Type:**MULTI

Directions: From Burnside, N on 148th, E on Couch, property fronts Couch

Remarks: Flat lot, zoned R1, approx. 14,000 square foot lot, 70x200. 2 blocks to light rail. Buyer responsible for due diligence and verify availability of utilities and development potential.

51 NE 146TH AVE **Portland** **97230** **LND ACT** **\$299,900**



MLS#: 16194671 **Status:** ACT **PTax/Yr:** \$3,456
Unit/Lot #: **# Lots:** **Acres:** 0.25
Zoning: RH **Wtr Frnt:** N **Area:** 142
Lot Size: 10K-14,999SF **Map Coord:** // **Prop Type:**MULTI

Directions: Burnside North on 146th

Remarks: 16352677 for sale next door for development. Occupied, please do not disturb. RH zoning (High Density Residential) zone. Generally the density will range from 80 to 125 units per acre. Allowed housing is characterized by medium to high height & relatively high percentage of building coverage per City

46 NE 148TH AVE E **Portland** **97230** **LND CAN** **\$134,900**



MLS#: 16102777 **Status:** CAN **PTax/Yr:** \$905
Unit/Lot #: **# Lots:** **Acres:** 0.32
Zoning: R1 **Wtr Frnt:** N **Area:** 142
Lot Size: 10K-14,999SF **Map Coord:** // **Prop Type:**MULTI

Directions: From Burnside, N on 148th, E on Couch, property fronts Couch

Remarks: Flat lot, zoned R1, approx. 14,000 square foot lot, 70x200. 2 blocks to light rail. Buyer responsible for due diligence and verify availability of utilities and development potential.

413 SE 154TH AVE **Portland** **97233** **LND CAN** **\$209,950**



MLS#: 15313317 **Status:** CAN **PTax/Yr:** \$2,727
Unit/Lot #: **# Lots:** 1 **Acres:** 0.32
Zoning: R7 **Wtr Frnt:** **Area:** 143
Lot Size: 10K-14,999SF **Map Coord:** 598 / D / 6 **Prop Type:**MULTI

Directions: Between Burnside & Stark on SE 154th

Remarks: Builder/Investor property. Cash only. Sold "AS IS". Structures need major work, so the true value is in the land. Zoned R7. Property is located within the East Corridor Plan District with the possibility of being rezoned to R2.5. Buyer to do due diligence with city zoning. No RE sign on property. Please DO NOT disturb tenants or walk onto property!

15023 SE STARK ST	Portland	97233	LND CAN	\$995,000
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MLS#: 16687431	Status: CAN	PTax/Yr: \$4,770
Unit/Lot #:	# Lots:	Acres: 0.79
Zoning: RH	Wtr Frnt:	Area: 143
Lot Size: 20K-.99AC	Map Coord: //	Prop Type: RESID

Directions: Corner of SE Stark & SE 151st Ave

Remarks:

321 NE 162ND AVE	Portland	97230	LND EXP	\$250,000
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MLS#: 16223878	Status: EXP	PTax/Yr: \$2,273
Unit/Lot #:	# Lots: 2	Acres: 0.62
Zoning: SC	Wtr Frnt:	Area: 142
Lot Size: 20K-.99AC	Map Coord: 598 //	Prop Type: MULTI

Directions: 162nd between Burnside and Glisan. West side of street

Remarks: Great opportunity for builder/ investment. Includes tax ID R217898 lot. Located on MAX line, bus line, and within a high density housing area. Large lot is wooded. Buyer to do due diligence with the city of Gresham. Possible lot and land addition to the south.

200 NE 160TH AVE	Portland	97230	LND SLD	\$290,000
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MLS#: 16644755	Status: SLD	PTax/Yr: \$3,477
Unit/Lot #:	# Lots:	Acres: 0.86
Zoning: R 2.5	Wtr Frnt:	Area: 142
Lot Size: 20K-.99AC	Map Coord: //	Prop Type: RESID

Directions: 160th Between Burnside & Glisan

Remarks: Nice Level Building site zoned R 2.5. Utilities available, house of no value, buyer to own due diligence with city of Portland.

14708 NE GLISAN ST	Portland	97230	LND SLD	\$450,000
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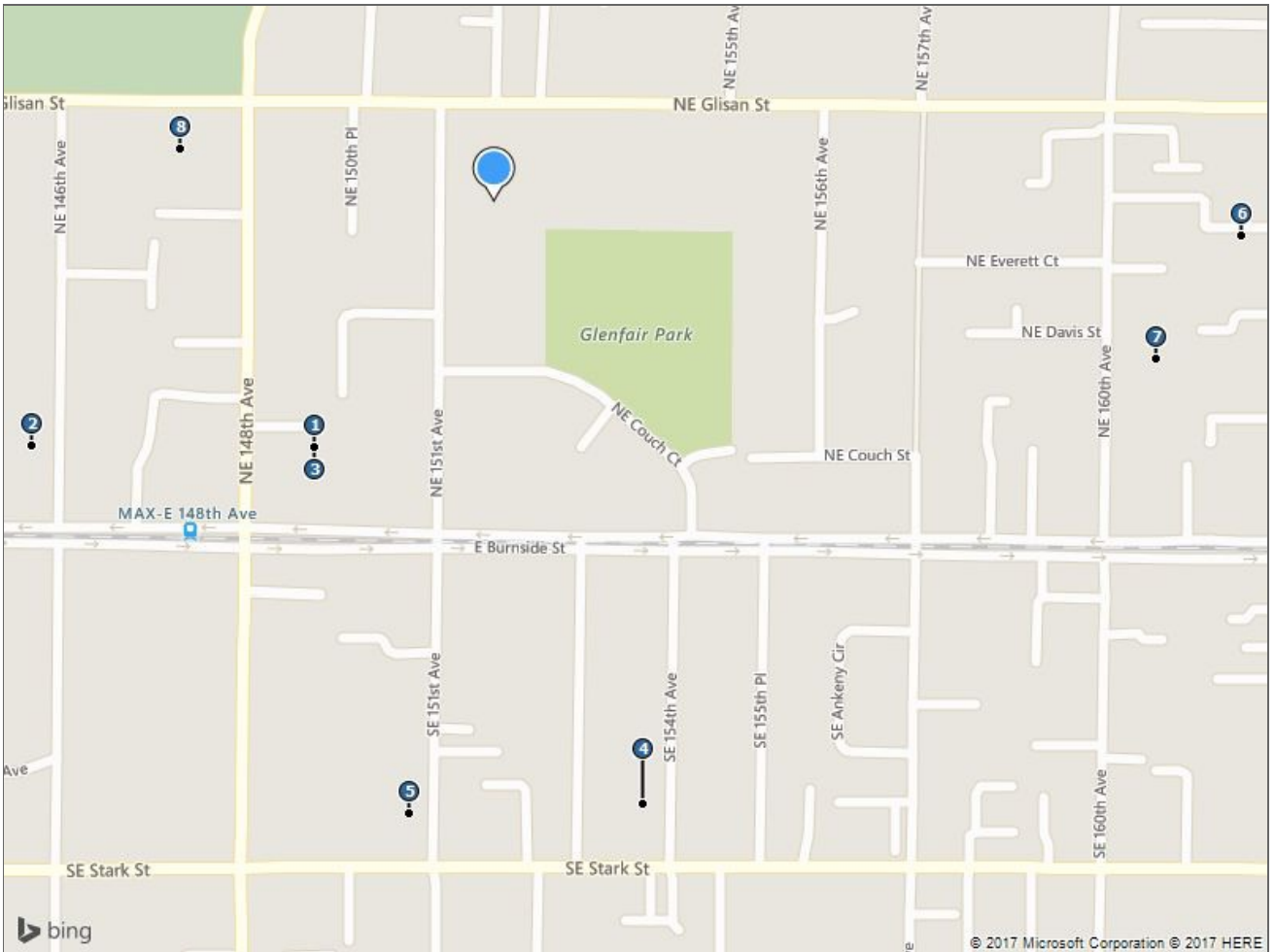


MLS#: 16674232	Status: SLD	PTax/Yr: \$3,674
Unit/Lot #:	# Lots:	Acres: 0.90
Zoning: R2	Wtr Frnt:	Area: 142
Lot Size: 20K-.99AC	Map Coord: //	Prop Type: RESID

Directions: NE Glisan St & NE 148th Ave

Remarks: This sale includes lots R109774, R109775, and R109776 for a total 43,276 SQ FT.

Map of Comparables to Your Home



#	MLS#	Address	#	MLS#	Address	#	MLS#	Address
1	17336776	46 NE 148TH AVE	2	16194671	51 NE 146TH AVE	3	16102777	46 NE 148TH AVE E
4	15313317	413 SE 154TH AVE	5	16687431	15023 SE STARK ST	6	16223878	321 NE 162ND AVE
7	16644755	200 NE 160TH AVE	8	16674232	14708 NE GLISAN ST			

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

Adjustments to Comparables

				
Property Category:	LND	LND	LND	LND
Address:	350 NE 151st AVE	46 NE 148TH AVE E	51 NE 146TH AVE	46 NE 148TH AVE E
City, State:	Portland, or	Portland, OR	Portland, OR	Portland, OR
Zip:	97230	97230	97230	97230
County:	Multnomah	Multnomah	Multnomah	Multnomah
MLS#:		17336776	16194671	16102777
Status:		ACT	ACT	CAN
List Price:	\$410,000	\$125,000	\$299,900	\$134,900
Sale Price:				
Sale Date:				
%SP/LP:		0%	0%	0%
%SP/OLP:		0%	0%	0%
Sold Terms:				
DOM / CDOM:		/	/	228 / 228
		\$ Adj	\$ Adj	\$ Adj
Acres, Number of		0.32	0.25	0.32
Lot Size	20K-.99AC	10K-14, 999SF	10K-14, 999SF	10K-14, 999SF
Manufactured House Okay Y/N				
Road Frontage	Y		Y	
Road Surface	PAVEDRD	PAVEDRD		PAVEDRD
Waterfront Y/N		N	N	N
Zoning	R7	R1	RH	R1
Total Adjustments:				
Adjusted Price:		\$125,000	\$299,900	\$134,900

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Property Category:	LND	LND	LND	LND
Address:	350 NE 151st AVE	413 SE 154TH AVE	15023 SE STARK ST	321 NE 162ND AVE
City, State:	Portland, or	Portland, OR	Portland, OR	Portland, OR
Zip:	97230	97233	97233	97230
County:	Multnomah	Multnomah	Multnomah	Multnomah
MLS#:		15313317	16687431	16223878
Status:		CAN	CAN	EXP
List Price:	\$410,000	\$209,950	\$995,000	\$250,000
Sale Price:				
Sale Date:				
%SP/LP:		0%	0%	0%
%SP/OLP:		0%	0%	0%
Sold Terms:				
DOM / CDOM:		635 / 991	195 / 195	150 / 150
	\$ Adj	\$ Adj	\$ Adj	\$ Adj
Acres, Number of		0.32	0.79	0.62
Lot Size	20K-.99AC	10K-14, 999SF	20K-.99AC	20K-.99AC
Manufactured House Okay Y/N		N		
Road Frontage	Y	Y		
Road Surface	PAVEDRD	GRAVLRD		
Waterfront Y/N				
Zoning	R7	R7	RH	SC
Total Adjustments:				
Adjusted Price:		\$209,950	\$995,000	\$250,000

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Property Category:	LND	LND	LND	
Address:	350 NE 151st AVE	200 NE 160TH AVE	14708 NE GLISAN ST	
City, State:	Portland, or	Portland, OR	Portland, OR	
Zip:	97230	97230	97230	
County:	Multnomah	Multnomah	Multnomah	
MLS#:		16644755	16674232	
Status:		SLD	SLD	
List Price:	\$410,000	\$324,950	\$450,000	
Sale Price:		\$290,000	\$450,000	
Sale Date:		07/08/2016	07/12/2016	
%SP/LP:		89%	100%	
%SP/OLP:		83%	100%	
Sold Terms:		OTHER	CASH	
DOM / CDOM:		120 / 120	0 / 0	
		\$ Adj	\$ Adj	\$ Adj
Acres, Number of		0.86	0.90	\$ Adj
Lot Size	20K-.99AC	20K-.99AC	20K-.99AC	
Manufactured House Okay Y/N				
Road Frontage	Y			
Road Surface	PAVEDRD			
Waterfront Y/N				
Zoning	R7	R 2.5	R2	
Total Adjustments:				
Adjusted Price:		\$290,000	\$450,000	

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Summary of Comparable Listings

Active Listings

Cat	MLS#	Area	Type	Address	City	Acres	Price
LND				350 NE 151st AVE , Portland, or 97230 - 4810	Portland		\$410,000
LND	17336776	142	MULTI	46 NE 148TH AVE E	Portland	0.32	\$125,000
LND	16194671	142	MULTI	51 NE 146TH AVE	Portland	0.25	\$299,900

Canceled Listings

Cat	MLS#	Area	Type	Address	City	Acres	Price
LND				350 NE 151st AVE , Portland, or 97230 - 4810	Portland		\$410,000
LND	16102777	142	MULTI	46 NE 148TH AVE E	Portland	0.32	\$134,900
LND	15313317	143	MULTI	413 SE 154TH AVE	Portland	0.32	\$209,950
LND	16687431	143	RESID	15023 SE STARK ST	Portland	0.79	\$995,000

Expired Listings

Cat	MLS#	Area	Type	Address	City	Acres	Price
LND				350 NE 151st AVE , Portland, or 97230 - 4810	Portland		\$410,000
LND	16223878	142	MULTI	321 NE 162ND AVE	Portland	0.62	\$250,000

Sold Listings

Cat	MLS#	Area	Type	Address	City	Acres	Price
LND				350 NE 151st AVE , Portland, or 97230 - 4810	Portland		\$410,000
LND	16644755	142	RESID	200 NE 160TH AVE	Portland	0.86	\$290,000
LND	16674232	142	RESID	14708 NE GLISAN ST	Portland	0.90	\$450,000

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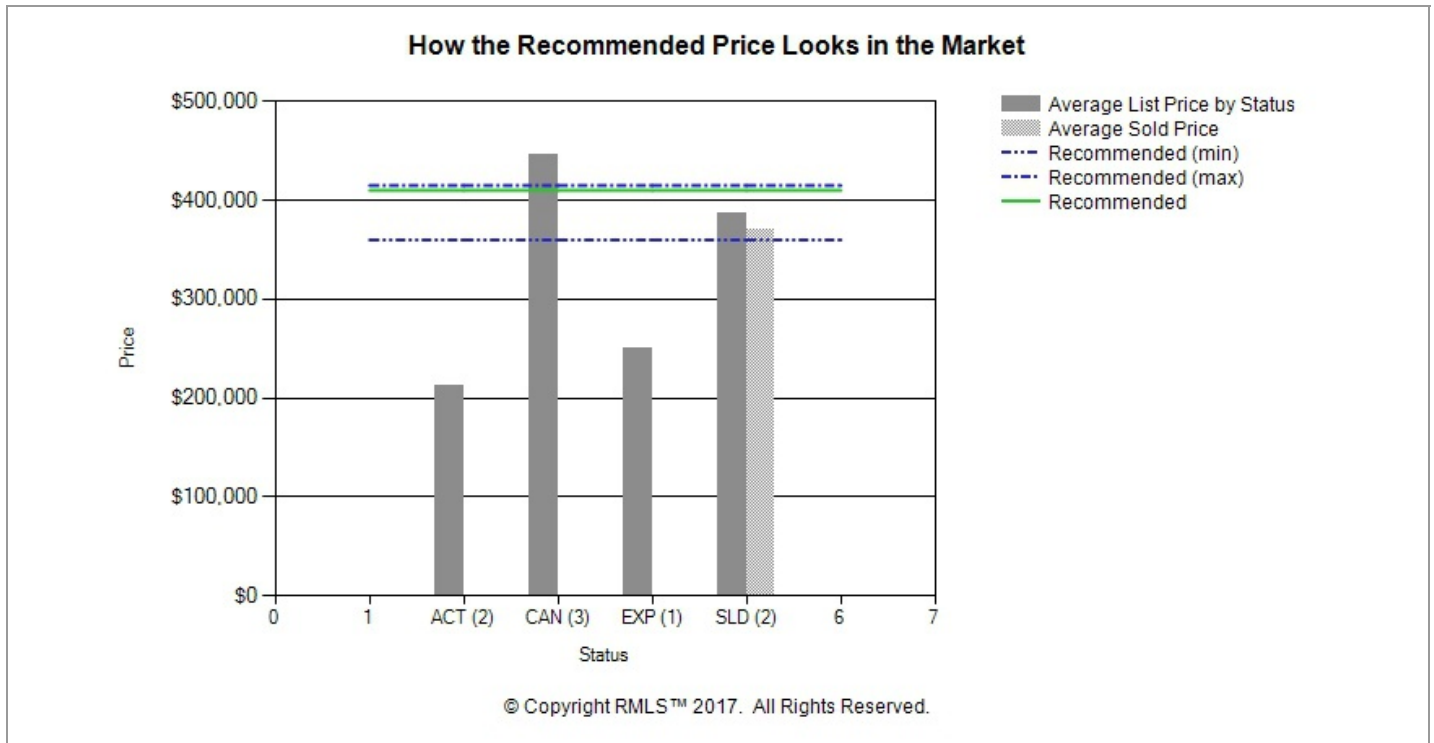
Pricing Your Home

Status	#	Price				Sqft		\$/Sqft	CDOM	
		Minimum	Average	Median	Maximum	Average	Median	Average	Average	Median
ACT	2	\$125,000	\$212,450	\$212,450	\$299,900	0	0	N/A	N/A	N/A
CAN	3	\$134,900	\$446,617	\$209,950	\$995,000	0	0	N/A	471	228
EXP	1	\$250,000	\$250,000	\$250,000	\$250,000	0	0	N/A	150	150
SLD	2	\$290,000	\$370,000	\$370,000	\$450,000	0	0	N/A	60	60
Total Listings:	8	Sold Properties closed averaging 95.49% of their Final List Price. This reflects a 4.51% 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
Min. List Price:	\$125,000	N/A
Avg. List Price:	\$348,712	N/A
Max. List Price:	\$995,000	N/A
Average Sale Price:	\$370,000	N/A
Recommended List Price		
Min:	<u>\$360,000</u>	<u>\$0</u>
Max:	<u>\$415,000</u>	<u>\$0</u>
Recommended:	<u>\$410,000</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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