

COMPS:														
Type	List Price	Sold Price	#	Street Name	City	Units	Baths	SF	# 1-Bed	# 2-Bed	Gross Rent	\$/Unit	\$/SF	Rent X
Duplex, Triplex	\$250,000	\$243,000	508	18TH	Farmington	3	3	1,780	3	0	\$1,800	\$81,000	\$137	135
Duplex, Triplex	\$210,000	\$210,000	609	ANIMAS	Farmington	2	2	1,305	2	0	\$1,900	\$105,000	\$161	110.5
Duplex, Triplex	\$225,000	\$225,000	4 & 4A	ROAD 6427	Kirtland	2	2	2,060	0	2	\$1,950	\$112,500	\$109	115.4
Duplex, Triplex	\$247,500	\$240,560	508	LINCOLN	Farmington	3	3	1,649	3	0	\$2,500	\$80,187	\$146	96.2
Four Plex	\$275,000	\$263,815	1005	WALNUT	Farmington	4	4	1,920	4	0	\$2,500	\$65,954	\$137	105.5
Four Plex	\$430,000	\$395,000	2502	LEE	Farmington	4	6	3,840	0	4	\$2,800	\$98,750	\$103	141.1
Four Plex	\$450,000	\$420,000	1415	JUNEAU	Farmington	4	4	3,136	0	4	\$3,400	\$105,000	\$134	123.5
Four Plex	\$410,000	\$394,500	2803	PARQUE DEL N	Farmington	4	6	4,440	0	4	\$3,425	\$98,625	\$89	115.2
Four Plex	\$410,000	\$387,000	2801	PARQUE DEL N	Farmington	4	6	4,440	0	4	\$3,485	\$96,750	\$87	111
Apartment Builc	\$825,000	\$745,000	510	WALL	Farmington	12	12	6,784	12	0	\$9,690	\$62,083	\$110	76.9
Duplex, Triplex	\$1,200,000	\$1,200,000	913	OAK	Bloomfield	12	12	10,752	0	12	\$11,400	\$100,000	\$112	105.3
MEDIAN:	\$410,000	\$387,000				4	4	3,136	0	2	\$2,800	\$98,625	\$112	111
AVERAGE:	\$448,409	\$429,443				5	5	3,828	2	3	\$4,077	\$91,441	\$120	112.3

SUBJECT:														
Type			#	Street Name	City	Units	Baths	SF	# 1-Bed	# 2-Bed	Gross Rent			
Four Plex			436-500	3rd	Bloomfield	16	16	8740	12	4	\$12,425			
Based on \$/Unit:											\$1,520,528			
Based on \$/SF:											\$1,013,840			
Based on RentX:											\$1,387,251			
MEDIAN REC LIST:											\$1,387,251			
AVERAGE REC LIST:											\$1,307,206			
FINAL REC LIST:											\$1,347,229			

Unit	Lease	Rent	Market	Deposit	Notes
1	MM	\$725	\$800	\$775	
2	MM	\$800	\$800	\$575	
3	Vacant	\$0	\$800	\$0	
4	MM	\$775	\$800	\$1,550	Dep/LastMo
5	MM	\$700	\$800	\$700	
6	MM	\$775	\$800	\$775	
7	MM	\$775	\$800	\$775	
8	MM	\$775	\$800	\$1,400	Dep/LastMo
9	MM	\$850	\$1,000	\$675	
10	MM	\$850	\$1,000	\$650	
11	MM	\$850	\$1,000	\$600	
12	MM	\$875	\$1,000	\$875	
13	MM	\$775	\$800	\$775	
14	MM	\$750	\$800	\$525	
15	MM	\$650	\$800	\$500	
16	MM	\$750	\$800	\$650	
TOTALS:		\$11,675	\$13,600	\$11,800	