

Subject Property



MLS #: 06282455

Street Number: 1840

Compass Point: N

Street Name: MARYWOOD AVE

City: Aurora

State: Illinois

Zip Code: 60505

Total # Of Rooms: 7

Bedrooms: 3

Bathrooms: 2

Subdivision: MARYWOOD

Lot Size: .25-.49 Acre

Type of House: 1 Story

Living Room Size: 19X19

Master Bedroom Size: 13X11

Basement: Crawl

Garage Type: None

Parking: Off Street

Age: 26-50 Years

Exterior Building Type: Aluminum/Vinyl/Steel Siding

Elementary Sch Dist: 131

High Sch Dist: 131

Market Analysis Summary

Recently Sold

Comparables

| MLS # | Stat | Address | List Price | Sold Pr | Clsd Dt | # Rms | Beds | Baths | LMT | MT |
|----------|------|-----------------|------------|-----------|------------|-------|------|-------|-----|-----|
| 07185817 | CLSD | 1451 Austin AVE | \$165,000 | \$158,000 | 06/26/2009 | 7 | 3 | 2 | 23 | 219 |
| 07250654 | CLSD | 1705 LILY ST | \$169,900 | \$170,000 | 11/20/2009 | 9 | 4 | 3 | 126 | 512 |

Statistics

Total Properties: 2

| | List Price | Sold Pr | Approx SF | Beds | Baths | LMT | MT |
|---|------------|-----------|-----------|------|-------|-----|-----|
| Minimum | \$165,000 | \$158,000 | 1560 | 3 | 2 | 23 | 219 |
| Maximum | \$169,900 | \$170,000 | 1560 | 4 | 3 | 126 | 512 |
| Average | \$167,450 | \$164,000 | 1560 | 4 | 3 | 75 | 366 |
| <p>Sold properties closed averaging 97.94% of their Final List Price (FLP). This reflects a 2.06% difference between property sale prices and their FLP's.</p> | | | | | | | |

Market Analysis Summary (continued)

Currently for Sale

Comparables

| MLS # | Stat | Address | List Price | # Rms | Beds | Baths | LMT | MT |
|----------|------|-----------------------|------------|-------|------|-------|-----|-----|
| 07176396 | ACTV | 1175 Constellation DR | \$179,900 | 13 | 4 | 2 | 237 | 237 |
| 07350472 | ACTV | 1401 Austin AVE | \$179,900 | 6 | 3 | 2 | 49 | 354 |
| 07333743 | ACTV | 685 SCHOMER RD | \$189,000 | 8 | 3 | 2 | 60 | 121 |

Statistics

Total Properties: 3

| | List Price | Approx SF | Beds | Baths | LMT | MT |
|---------|------------|-----------|------|-------|-----|-----|
| Minimum | \$179,900 | 1392 | 3 | 2 | 49 | 121 |
| Maximum | \$189,000 | 1586 | 4 | 2 | 237 | 354 |
| Average | \$182,933 | 1513 | 3 | 2 | 115 | 237 |

Market Analysis Summary (continued)

Pending Sale

Comparables

| MLS # | Stat | Address | List Price | # Rms | Beds | Baths | LMT | MT |
|----------|------|-----------------|------------|-------|------|-------|-----|-----|
| 07376404 | CTG | 1400 AUSTIN AVE | \$189,900 | 7 | 3 | 2.1 | 15 | 446 |

Statistics

Total Properties: 1

| | List Price | Approx SF | Beds | Baths | LMT | MT |
|---------|------------|-----------|------|-------|-----|-----|
| Minimum | \$189,900 | 0 | 3 | 2.1 | 15 | 446 |
| Maximum | \$189,900 | 0 | 3 | 2.1 | 15 | 446 |
| Average | \$189,900 | 0 | 3 | 2 | 15 | 446 |

Detached Single
MLS #:07185817

Status: **CLSD**
List Price: \$165,000
Sold Price: \$158,000

Address: 1451 Austin Ave
City: Aurora
Subdivision:
Bdrms:3
Baths: 2
Rms: 7
Fplcs:
Type: 1 Story
Lot Dimensions: 114.54X127.36X40X141.39

Zip: 60505
Area: 507
Year Built: 1966
Taxes: \$4,395
Approx SF: 1560
Master Bath: Yes
Basement: No



Coordinates: N: 0 S: 5 E: 0 W: 34

Directions: Church Rd to Reckinger to Austin, North on Austin

Remarks: Don't miss this CHARMING 3 Bedroom ranch with 2 full baths. Family room overlooking nicely landscaped fenced in yard. Living room, Dining room and eat in Kitchen. One car attached garage. Close to School, Shopping and I-88.

Detached Single
MLS #:07250654

Status: **CLSD**
List Price: \$169,900
Sold Price: \$170,000

Address: 1705 Lily St
City: Aurora
Subdivision:
Bdrms:4
Baths: 3
Rms: 9
Fplcs:
Type: 1 Story
Lot Dimensions: 90X125

Zip: 60505
Area: 507
Year Built: 1963
Taxes: \$5,405.48
Approx SF:
Master Bath: Yes
Basement: Yes



Coordinates: N: S: E: W:

Directions: North on Farnsworth - E on Molitor - S on Lily to address on left

Remarks: Beautiful Brick Ranch. Every room in this house is big. Plenty of room for everyone. All four bedrooms have hardwood flooring & big closets. Master bedroom has its own separate bath. The yard is fenced in with a three season room off the living room ready for outdoor fun. This home has an eat in kitchen w/new counter tops and you can entertain family & friends in the formal dining room. To much to list come see it.

Detached Single
MLS #:07176396

Status: **ACTV**
List Price: \$179,900
Sold Price:

Address: 1175 Constellation Dr
City: Aurora
Subdivision:
Bdrms:4
Baths: 2
Rms: 13
Fplcs: 1
Type: 1 Story
Lot Dimensions: 70 X 123 X 66 X 136

Zip: 60505
Area: 507
Year Built: 1967
Taxes: \$5,030
Approx SF: 1586
Master Bath: No
Basement: Yes





Coordinates: N: 0 S: 5 E: 0 W: 34

Directions: Church Rd. or Farnsworth to Reckinger to Star, North to Constellation

Remarks: This Immaculate house has LOADS of Space & Amenities. Oak Woodwork & Cabinets. Large Eat-in Kitchen, Living Room, Heat Recovery Fireplace, Family Room, Full Basement w/ Spare room, Range, Bath, Rec Room, Ample Shop/Storage Space, Laundry Room, Central Air & More! Large Trees, Concrete Drive & Front Porch, Patio. Shed. Qualifies for \$8,000 Fed Tax Credit in '08 & 20% Interest Tax Credit! Save big \$\$ Call for Details

Prepared By: Daniel Shafron Robert Anthony Real Estate Ent

Detached Single
MLS #:07350472

Status: **ACTV**
List Price: \$179,900
Sold Price:

Address: 1401 Austin Ave
City: Aurora
Subdivision:
Bdrms:3
Baths: 2
Rms: 6
Fplcs:
Type: 1 Story
Lot Dimensions: 70X125

Zip: 60505
Area: 507
Year Built: 1966
Taxes: \$4,248
Approx SF: 1560
Master Bath: Yes
Basement: No



Coordinates: N: 0 S: 5 E: 0 W: 34

Directions: Church Rd to Reckinger to Austin, North on Austin

Remarks: ALL BRICK RANCH STYLE HOME FULL FINISHED BASEMENT, ALL HARWOOD FLOORS READY FOR THE NEW OWNER, ALL APPLS STAY.

Detached Single
MLS #:07333743

Status: **ACTV**
List Price: \$189,000
Sold Price:

Address: 685 Schomer Rd
City: Aurora
Subdivision: Konen
Bdrms:3
Baths: 2
Rms: 8
Fplcs: 1
Type: 1 Story
Lot Dimensions: 100 X 207

Zip: 60505
Area: 507
Year Built: 1960
Taxes: \$3,500
Approx SF: 1392
Master Bath: No
Basement: Yes



Coordinates: N: 0 S: 5 E: 0 W: 34

Directions: Butterfield (S) Mitchell Rd. (E) on Schomer to house

Remarks: Great location for this well cared for ranch home in Marywood. Spacious bedrooms, finished basement, open concept floor plan. Newer roof & water heater. Large mature lot and low township taxes. Conveniently located near I88, outlet mall, and schools.

Detached Single
MLS #:07376404

Status: **CTG**
List Price: \$189,900
Sold Price:

Address: 1400 Austin Ave
City: Aurora
Subdivision:
Bdrms:3
Baths: 2.1
Rms: 7
Fplcs: 0
Type: 1 Story
Lot Dimensions: 106X137

Zip: 60505
Area: 507
Year Built: 1973
Taxes: \$4,598.84
Approx SF:
Master Bath: Yes
Basement: Yes



Coordinates: N: 0 S: 5 E: 0 W: 34

Directions: FARNSWORTH(S OF I-88) TO RECKINGER (W) TO AUSTIN (N)


Remarks: SIMPLY BEAUTIFUL! VERY SPACIOUS HOME WITH NEW IMPROVEMENTS! NEW REAR PATIO, NEW FRONT & SIDE WALKWAYS. THIS RANCH HOME ON A LARGE LOT HAS 3 BEDROOMS+2 EXTRA BEDROOMS IN THE BEAUTIFULLY FINISHED BASEMENT. CERAMIC TILE IN KITCHEN & BATHROOMS. HWD FLRS IN 1ST FLR BRS. MBR HAS HW UNDER CARPET & 1/2BATH & 2CLOSETS. INSULATED GARAGE & MUCH MORE. NOTHING TO DO BUT MOVE-IN! SELLER WILLING TO ASSIST WITH CLOSING COSTS.

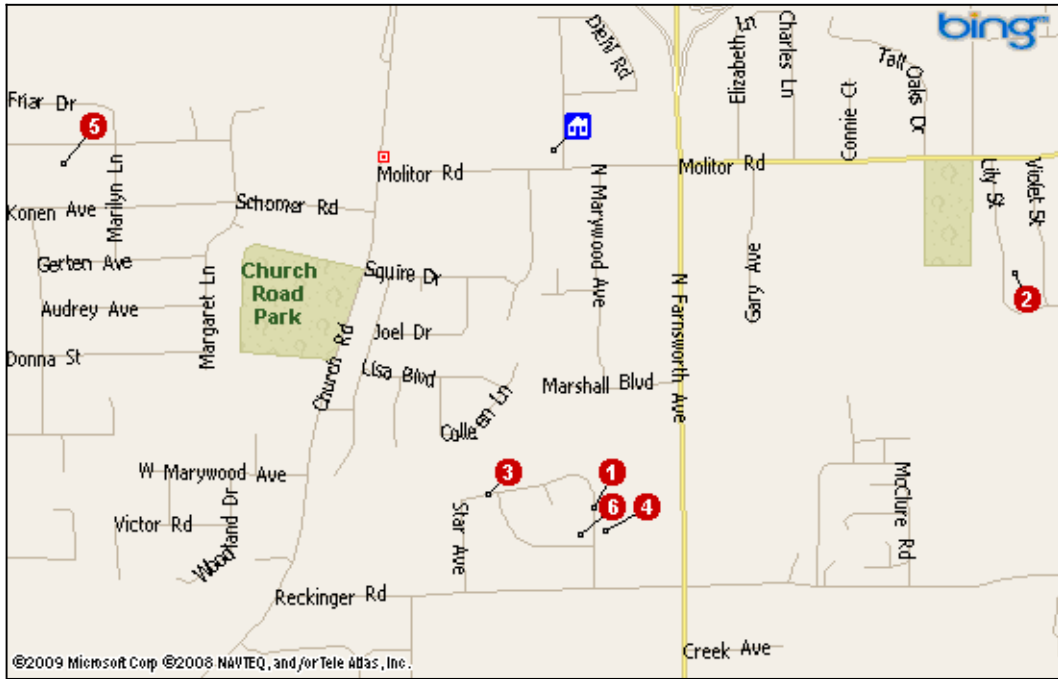
Prepared By: Daniel Shafron Robert Anthony Real Estate Ent

Comparables

| | Subject Property | Comp #1 | Adjustment | Comp #2 | Adjustment | Comp #3 | Adjustment |
|--|---|---|-----------------|--|-----------------|---|-----------------|
| |  |  | |  | |  | |
| Address: | 1840 N MARYWOOD AVE Aurora, Illinois 60505 | 1451 Austin AVE Aurora, Illinois 60505 | | 1705 LILY ST Aurora, Illinois 60505 | | 1175 Constellation DR Aurora, Illinois 60505 | |
| MLS #: | 06282455 | 07185817 | | 07250654 | | 07176396 | |
| Status: | | CLSD | | CLSD | | ACTV | |
| List Price: | | \$165, 000 | | \$169, 900 | | \$179, 900 | |
| Sold Price: | | \$158, 000 | | \$170, 000 | | | |
| Closed Date: | | 06/26/2009 | | 11/20/2009 | | | |
| Market Time: | | 219 | | 512 | | 237 | |
| Total # Of Rooms: | 7 | 7 | | 9 | | 13 | |
| Bedrooms: | 3 | 3 | | 4 | | 4 | |
| Total Full/Half Baths: | 2 | 2 | | 3 | | 2 | |
| Subdivision: | MARYWOOD | | | | | | |
| Lot Size: | .25-.49 Acre | .25-.49 Acre | | Less Than .25 Acre | | Less Than .25 Acre | |
| Approx Sq Ft: | | 1560 | | | | 1586 | |
| Type of House: | 1 Story | 1 Story | | 1 Story | | 1 Story | |
| Dining Room: | | Combined w/ LivRm | | Combined w/ LivRm | | Separate | |
| Living Room Size: | 19X19 | 16X16 | | 23X14 | | 18X14 | |
| Master Bedroom Size: | 13X11 | 12X15 | | 12X14 | | 13X13 | |
| Model: | | | | | | | |
| Basement: | Crawl | None | | Full, Finished | | Full, Finished | |
| Garage Type: | None | Attached, 1 Car Garage | | Attached, 2.5 Car Garage, Garage Door Opener(s) (Auto), Transmitter(s), Heated | | Attached, 1 Car Garage, Garage Door Opener(s) (Auto), Transmitter(s) | |
| Parking: | Off Street | Off Street | | On-Site | | Off Street | |
| Age: | 26-50 Years | 26-50 Years | | 26-50 Years | | 26-50 Years | |
| Exterior Building Type: | Aluminum/Vinyl/Steel Siding | Aluminum/Vinyl/Steel Siding | | Brick | | Aluminum/Vinyl/Steel Siding | |
| Elementary Sch Dist: | 131 | 131 | | 131 | | 131 | |
| High Sch Dist: | 131 | 131 | | 131 | | 131 | |
| Short Sale/Foreclosed/Court Approved: | | N/A | | N/A | | | |
| | Total Adjustments: | | \$0 | | \$0 | | \$0 |
| | Adjusted Price: | | \$158000 | | \$170000 | | \$179900 |

Comparables (continued)

| | Subject Property | Comp #4 | Adjustment | Comp #5 | Adjustment | Comp #6 | Adjustment |
|--|---|---|------------|--|------------|---|------------|
| |  |  | |  | |  | |
| Address: | 1840 N MARYWOOD AVE Aurora, Illinois 60505 | 1401 Austin AVE Aurora, Illinois 60505 | | 685 SCHOMER RD Aurora, Illinois 60505 | | 1400 AUSTIN AVE Aurora, Illinois 60505 | |
| MLS #: | 06282455 | 07350472 | | 07333743 | | 07376404 | |
| Status: | | ACTV | | ACTV | | CTG | |
| List Price: | | \$179,900 | | \$189,000 | | \$189,900 | |
| Sold Price: | | | | | | | |
| Closed Date: | | | | | | | |
| Market Time: | | 354 | | 121 | | 446 | |
| Total # Of Rooms: | 7 | 6 | | 8 | | 7 | |
| Bedrooms: | 3 | 3 | | 3 | | 3 | |
| Total Full/Half Baths: | 2 | 2 | | 2 | | 2.1 | |
| Subdivision: | MARYWOOD | | | Konen | | | |
| Lot Size: | .25-.49 Acre | .50-.99 Acre | | .25-.49 Acre | | .25-.49 Acre | |
| Approx Sq Ft: | | 1560 | | 1392 | | | |
| Type of House: | 1 Story | 1 Story | | 1 Story | | 1 Story | |
| Dining Room: | | Separate | | Combined w/ LivRm | | Separate | |
| Living Room Size: | 19X19 | 14X12 | | 19X12 | | 18X14 | |
| Master Bedroom Size: | 13X11 | 14X13 | | 23X12 | | 15X12 | |
| Model: | | | | | | | |
| Basement: | Crawl | None | | Full, Finished | | Full, Finished | |
| Garage Type: | None | Attached, 1 Car Garage | | Detached, 2 Car Garage | | Attached, 2 Car Garage, Transmitter(s) | |
| Parking: | Off Street | On-Site | | Off Street | | None/Not Applicable | |
| Age: | 26-50 Years | 26-50 Years | | 26-50 Years | | 26-50 Years | |
| Exterior Building Type: | Aluminum/Vinyl/Steel Siding | Aluminum/Vinyl/Steel Siding | | Aluminum/Vinyl/Steel Siding | | Cedar | |
| Elementary Sch Dist: | 131 | 131 | | 131 | | 131 | |
| High Sch Dist: | 131 | 131 | | 131 | | 131 | |
| Short Sale/Foreclosed/Court Approved: | | | | | | | |
| Total Adjustments: | | | \$0 | | \$0 | | \$0 |
| Adjusted Price: | | | \$179900 | | \$189000 | | \$189900 |



| Key | MLS # | Status | Address | Price | Bedrooms | Total Full/Half Baths |
|-----|----------|--------|-----------------------|-----------|----------|-----------------------|
| 1) | 07185817 | CLSD | 1451 Austin AVE | \$158,000 | 3 | 2 |
| 2) | 07250654 | CLSD | 1705 LILY ST | \$170,000 | 4 | 3 |
| 3) | 07176396 | ACTV | 1175 Constellation DR | \$179,900 | 4 | 2 |
| 4) | 07350472 | ACTV | 1401 Austin AVE | \$179,900 | 3 | 2 |
| 5) | 07333743 | ACTV | 685 SCHOMER RD | \$189,000 | 3 | 2 |
| 6) | 07376404 | CTG | 1400 AUSTIN AVE | \$189,900 | 3 | 2.1 |