

Market Analysis Summary

Recently Sold

Comparables

MLS #	Stat	Address	List Price	Sold Pr	Clsd Dt	# Rms	Beds	Baths	LMT	MT
07258627	CLSD	512 PARKER AVE	\$103,000	\$100,000	09/22/2009	5	2	1	54	54
07100855	CLSD	421 BANGS ST	\$118,900	\$115,000	10/19/2009	5	2	2	221	221
07317186	CLSD	183 N LOUCKS ST	\$123,900	\$120,000	11/18/2009	5	2	2	42	692

Statistics

Total Properties: 3

	List Price	Sold Pr	Approx SF	Beds	Baths	LMT	MT
Minimum	\$103,000	\$100,000	911	2	1	42	54
Maximum	\$123,900	\$120,000	911	2	2	221	692
Average	\$115,267	\$111,667	911	2	2	106	322
Sold properties closed averaging 96.88% of their Final List Price (FLP). This reflects a 3.12% difference between property sale prices and their FLP's.							

Market Analysis Summary (continued)

Currently for Sale

Comparables

MLS #	Stat	Address	List Price	# Rms	Beds	Baths	LMT	MT
07067642	ACTV	802 Claim ST	\$109,900	5	2	1	384	632
07248671	ACTV	620 Second AVE	\$117,500	4	2	1	159	159

Statistics

Total Properties: 2

	List Price	Approx SF	Beds	Baths	LMT	MT
Minimum	\$109,900	953	2	1	159	159
Maximum	\$117,500	953	2	1	384	632
Average	\$113,700	953	2	1	272	396

Detached Single
MLS #:07258627

Status: **CLSD**
List Price: \$103,000
Sold Price: \$100,000

Address: 512 Parker Ave
City: Aurora
Subdivision:
Bdrms:2
Baths: 1
Rms: 5
Fplcs:
Type: 1 Story
Lot Dimensions: 88X81

Zip: 60505
Area: 507
Year Built: 1927
Taxes: \$2,727
Approx SF:911
Master Bath: No
Basement: Yes



Coordinates: N: 0 S: 9 E: 0 W: 35

Directions: Douglas to Parker, east to home.

Remarks: Charming bungalow offers 2 bedrooms, 1 bath, 2 car garage and a full basement. Plumbing and wiring are updated and a new roof in 2008. Home has both a large living/dining room and a family room. Bedrooms have great built-in storage. A wooden deck is off the family room. Check it out, this may be the one for you.

Detached Single
MLS #:07067642

Status: **ACTV**
List Price: \$109,900
Sold Price:

Address: 802 Claim St
City: Aurora
Subdivision:
Bdrms:2
Baths: 1
Rms: 5
Fplcs: 0
Type: 1 Story
Lot Dimensions: 50X113.2

Zip: 60505
Area: 507
Year Built: 1900
Taxes: \$1,845.56
Approx SF:953
Master Bath: No
Basement: Yes



Coordinates: N: 0 S: 8 E: 0 W: 34

Directions: Lincoln 2 Claim east 2 house, Corner of Claim and Beach

Remarks: Great starter home, super clean and ready for new owners. Nicely updated eat-in kitchen & bath. Roomy living room, 2 bedrooms, 2.5 car attached garage with workshop. Add 1 car attached garage could be converted to 3rd bedroom or den. Fenced yard and conveniently located. Take a look; pride of ownership really shows.

Detached Single
MLS #:07100855

Status: **CLSD**
List Price: \$118,900
Sold Price: \$115,000

Address: 421 Bangs St
City: Aurora
Subdivision:
Bdrms:2
Baths: 2
Rms: 5
Fplcs:
Type: 1 Story
Lot Dimensions: 50X125

Zip: 60505
Area: 507
Year Built: UNK
Taxes: \$2,425
Approx SF:
Master Bath: No
Basement: Yes



Coordinates: N: 0 S: 8 E: 0 W: 35

Directions: NEW YORK ST. TO SPRNCER W TO 4TH SOUTH TO BANGS W TO HOM

Remarks: MUST SEE, BEAUTIFULLY REMODELED WITH MODERN TASTE IN MIND, FINISHED FAMILY RM, WITH FULL BATH. OPEN LIVING RM AND KITCHEN. NICE QUIET STREET. FHA FINANCING. PERGO FLRS. KITCHEN AND LIVING ROOM. MUST SEE TO APPRECIATE. THIRD BD ON LOWER LEVEL.

Prepared By: Daniel Shafron Robert Anthony Real Estate Ent

Detached Single
MLS #:07248671

Status: **ACTV**
List Price: \$117,500
Sold Price:



Address: 620 Second Ave
City: Aurora
Subdivision:
Bdrms:2
Baths: 1
Rms: 4
Fplcs:
Type: 1 Story
Lot Dimensions: 44 X 136

Zip: 60505
Area: 507
Year Built: UNK
Taxes: \$2,342.03
Approx SF:
Master Bath: No
Basement: No

Coordinates: N: 0 S: 8 E: 0 W: 35
Directions: 3 Blks S of E. Galena Blvd & 1/2 Blk E of S. Spencer St.
Remarks: Spacious, newly renovated with new appliances. This is a must see!!!!

Detached Single
MLS #:07317186

Status: **CLSD**
List Price: \$123,900
Sold Price: \$120,000



Address: 183 N Loucks St
City: Aurora
Subdivision:
Bdrms:2
Baths: 2
Rms: 5
Fplcs:
Type: 1 Story
Lot Dimensions: 50 X 130

Zip: 60505
Area: 507
Year Built: 1927
Taxes: \$2,035.44
Approx SF:
Master Bath: No
Basement: Yes



Coordinates: N: 0 S: 7 E: 0 W: 34
Directions: NEW YORK TO LOUCKS, N TO HOME (E / OHIO, W /FARNSWORTH
Remarks: NOT A SHORT SALE OR FORCLOSURE JUST A GREAT DEAL! THIS HOME IS IN MINT CONDITION!SPACIOUS LIVING RM, SEPRATE DINING RM.GORGEOUS KIT WITH AN APPLIANCE PACKAGE INCLUDED & A FULL FINISHED BASEMENT, EXCELLENT 4 ENTERTAINING WITH FAMILY RM & 2 BONUS ROOMS PLUS A FULL BATH. NEW CARPET & A FRESH COAT OF PAINT. HUGE FENCED YARD FOR SUMMER FUN! MUST MOVE QUICKLY THE \$8,000 CREDIT EXPIRES SOON!THIS HOME IS READY 2 CLOSE NOW.

Comparables

	Subject Property	Comp #1	Adjustment	Comp #2	Adjustment	Comp #3	Adjustment
	No Photo Available						
Address:		512 PARKER AVE Aurora, Illinois 60505		421 BANGS ST Aurora, Illinois 60505		183 N LOUCKS ST Aurora, Illinois 60505	
MLS #:		07258627		07100855		07317186	
Status:		CLSD		CLSD		CLSD	
List Price:		\$103, 000		\$118, 900		\$123, 900	
Sold Price:		\$100, 000		\$115, 000		\$120, 000	
Closed Date:		09/22/2009		10/19/2009		11/18/2009	
Market Time:		54		221		692	
Total # Of Rooms:		5		5		5	
Bedrooms:		2		2		2	
Total Full/Half Baths:		1		2		2	
Subdivision:							
Lot Size:		Less Than .25 Acre		Less Than .25 Acre		Less Than .25 Acre	
Approx Sq Ft:		911					
Type of House:		1 Story		1 Story		1 Story	
Dining Room:		Combined w/ LivRm				Separate	
Living Room Size:		12X25		13X19		15X16	
Master Bedroom Size:		11X10		10X14		12X13	
Model:							
Basement:		Full, Unfinished		Full		Full	
Garage Type:		Detached, 2 Car Garage		Detached		None	
Parking:		None/Not Applicable		Off Street		Off Alley	
Age:		51-100 Years		51-100 Years		51-100 Years	
Exterior Building Type:		Aluminum/Vinyl/Steel Siding		Aluminum/Vinyl/Steel Siding		Aluminum/Vinyl/Steel Siding	
Elementary Sch Dist:		131		131		131	
High Sch Dist:		131		131		131	
Short Sale/Foreclosed/Court Approved:		N/A		N/A		N/A	
	Total Adjustments:		\$0		\$0		\$0
	Adjusted Price:		\$100000		\$115000		\$120000

Comparables (continued)

	Subject Property	Comp #4	Adjustment	Comp #5	Adjustment
	No Photo Available				
Address:		802 Claim ST Aurora, Illinois 60505		620 Second AVE Aurora, Illinois 60505	
MLS #:		07067642		07248671	
Status:		ACTV		ACTV	
List Price:		\$109, 900		\$117, 500	
Sold Price:					
Closed Date:					
Market Time:		632		159	
Total # Of Rooms:		5		4	
Bedrooms:		2		2	
Total Full/Half Baths:		1		1	
Subdivision:					
Lot Size:		Less Than .25 Acre		Less Than .25 Acre	
Approx Sq Ft:		953			
Type of House:		1 Story		1 Story	
Dining Room:					
Living Room Size:		14X13		20X12	
Master Bedroom Size:		13X08		10X9	
Model:					
Basement:		Full			
Garage Type:		Attached, Detached, 1 Car Garage, 2.5 Car Garage		Detached	
Parking:		Off Street		Off Street	
Age:		100+ Years		51-100 Years	
Exterior Building Type:		Aluminum/Vinyl/Steel Siding		Frame	
Elementary Sch Dist:		131		131	
High Sch Dist:		131		131	
Short Sale/Foreclosed/Court Approved:					
	Total Adjustments:		\$0		\$0
	Adjusted Price:		\$109900		\$117500



Key	MLS #	Status	Address	Price	Bedrooms	Total Full/Half Baths
1)	07258627	CLSD	512 PARKER AVE	\$100,000	2	1
2)	07100855	CLSD	421 BANGS ST	\$115,000	2	2
3)	07317186	CLSD	183 N LOUCKS ST	\$120,000	2	2
4)	07067642	ACTV	802 Claim St	\$109,900	2	1
5)	07248671	ACTV	620 Second AVE	\$117,500	2	1