

GOOD WEST
WEST

MONDAY

WEST

WEST



4 STAGES TO CONSIDER

1. WHOLESALE - ✓

2. RENTALS & FLIP. ✓

3. RENTALS & HOLD -

- CONTACT 4 SEED.

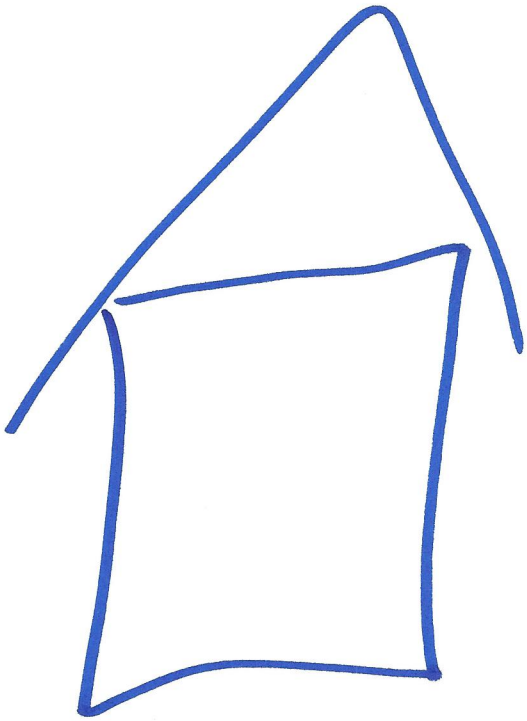
- SELLER FINANCE. NOTE - PAPER

- LEASE WITH OPTION TO BUY.

4. BUY - MINIMALLY FLIP,

RENT

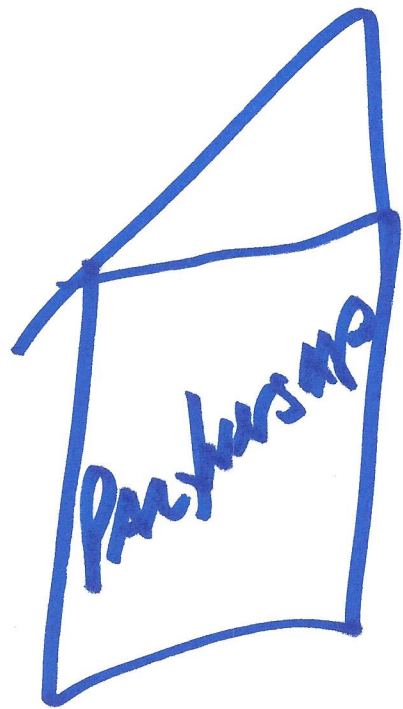




100,000 - YES - 2000
 50,000 - YES - 2000

250,000

4000



100,000 - YES - 2000
 50,000 - YES - 2000

50/50 Profit
 150,000 > Pantura

250,000
 150,000

100,000

50,000

4,000

54,000

(3)

\$ 81,250

35,000

\$ 46,250

\$ 81,250

- 50,000

\$ 31,250 - 2W

\$ 65,845.65

- 35,000

\$ 30,845.65

(3) (4)

#25 - Report + CALL 6060

AVG - 125K
 350
 650

65,845.65
 68,730
 81,250.00
 - 12,500

Collateral Drive Property Scan

- Dashboard
- Subject Info
- Map
- Comparable Info
- Listings
- Market Area

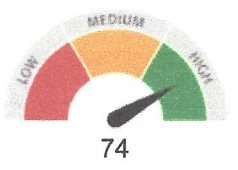
Property Dashboard

Flip Possibility NO

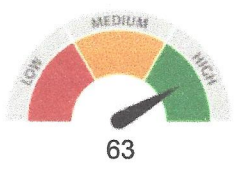


Subject Info	Est. Value: \$101,301	Bed/Bath: 3 / 2	GLA: 852	Lot Size: 5450 sqft/ 0.13 acres
Subject Sales History	Currently Listed: NO	Listed w/in 12 Mo: NO	Sales Transactions: 6	
Comparable Info	Sales Found: 30	Avg. Distance: 0.308	Avg. Sale Price: \$81,859	Avg. \$/SF: \$76
Recent Area Sales	High Sale Price: \$142,500	Low Sale Price: \$25,000	High \$/SF: \$128	Low \$/SF: \$25
Listings	Avg. List Price: \$101,990	Avg DOM: 106	Open Listings: 30	Closed Listings: 30
Zip Code	Median Price: \$95,850	Price Trend: 2.8%	Foreclosure Count: 19	

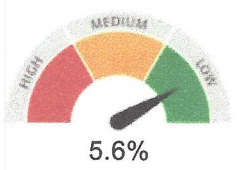
Homogeneity Score



Conformity Score



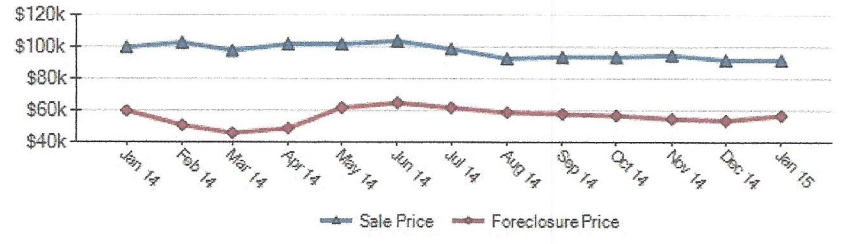
Foreclosure Impact



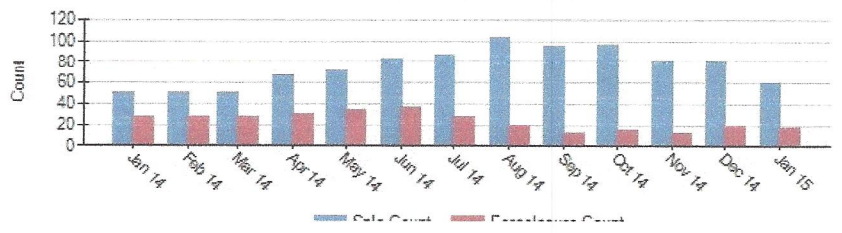
Inventory Trend



Trailing 3 Month Median Price - Zip



Trailing 3 Month Count - Zip



OWNERSHIP AND ASSESSMENTS

Owner: WEI IDE	Public Record Last Updated: 8/23/2014
Owner: JOHN IDE	Assessor Roll Year: 2015
Second Owner:	Property Tax Amount: \$1,351
Seller: KEITH PRESTON	Homeowner Exemption Requested: YES
Estimated Value: \$101,301	Distressed Estimated Value: \$69,521

ASSESSMENT VALUES

Assessment Values	Land	Improvements	Total
Assessed	\$20,000	\$73,900	\$93,900
Market	\$20,000	\$73,900	\$93,900
Appraised			

* Information derived from the local public record for this property. Not all public record offices provide all values or compute the values in a similar manner.

PROPERTY DESCRIPTION

Year Built: 1910	Stories: 1	Total Rooms: 6	Age of Appraisal (yrs):
Year Built Effective: 1910	NCD GLA (sqft): 852	Bedrooms: 3	Source: Assessor
Land Use: Single Family Residence	Assessor GLA (sqft): 852	Total Bathrooms: 2	Construction Quality: ??
Manufactured House: False	Fuel: ??	Baths Full/Half: 1 / 1	Improvement Condition: ??
Attached/Detached:	Fireplace: 0	Roof: Comp/Asphalt Shingle	Parking Covered/Off-Street: 1 / 0
Pool/Spa: ??	Style: Ranch	Cooling: None	Basement (sqft): 852
Other Improvements:		Heating: Forced Air	Basement % Finished: 60

Comments:

SITE

Lot Size: 5450 sqft/ 0.13 acres	Property Rights: ??	Flood Zone: X	Zoning:
Lot Dimensions: 50X109	No of Units in Proj: 0	Flood Map: 53063C0535D	
Site Influence: ??	Unit Floor: 0	Flood Map Date: 9/9/9999	
Utilities:		Flood Hazard Area:	

Common Amenities: ??

PRIOR SALE INFORMATION

Date	Price	Sale Type	Doc #	Deed Type	Description
6/6/2013		Actual			
12/2/2004	\$73,000	Closed	5152941	Deed	REFINANCE
First Mort. Amt: \$58,400		Loan Type: C			Lender: WASHINGTON TR BK

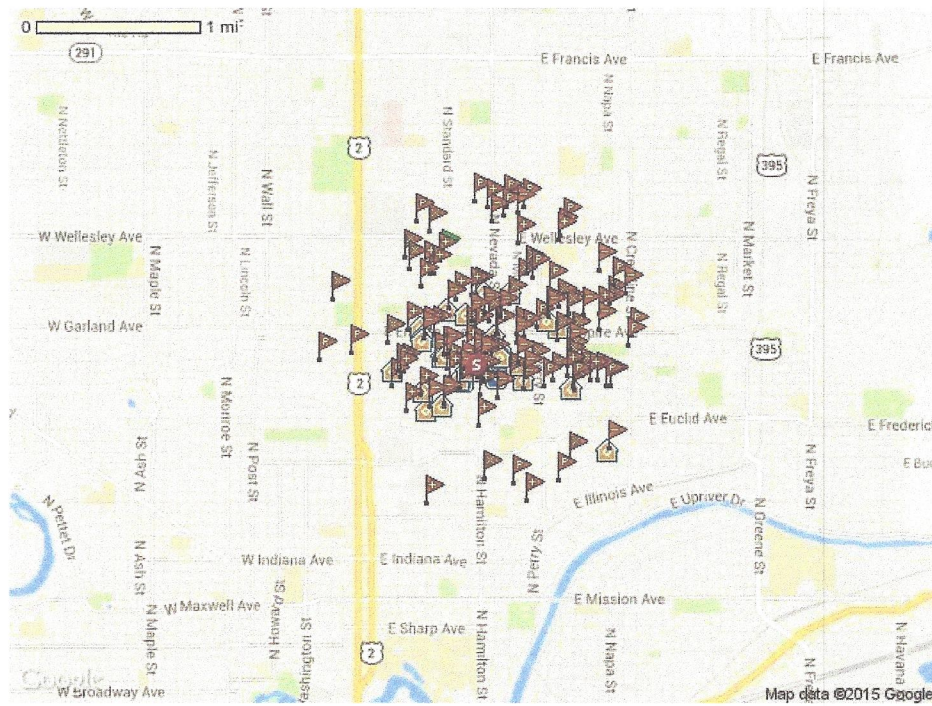
Subject Sales History

#	Recording Date	Recording Price	Owner	Seller	Recording Doc No.	Deed Type	Description	Flip Possibility
1	7/31/2013	\$0	JOHN IDE		6234504	Trust Deed/Mortgage	REFINANCE	NO
2	5/9/2013	\$0	WEI IDE	JOHN IDE	6206330	Quit Claim	NOMINAL(FAM)	NO
3	8/24/2006	\$0	JOHN IDE		5425117	Trust Deed/Mortgage	REFINANCE	NO
4	11/17/2005	\$0	JOHN IDE		5306782	Trust Deed/Mortgage	REFINANCE	NO
5	12/2/2004	\$73,000	JOHN IDE	KEITH PRESTON	5152941	Deed	RESALE	NO
6	4/5/1985	\$24,000	KEITH PRESTON		5482	Deed	RESALE	NO

SCHOOL INFORMATION

Miles	Name	Type	Grade	Enrollment	District	Student/Teacher Ratio
1.34	FAITH BAPTIST ACADEMY	Other/Mixed Grades	KG-12	90	Private	11:1
1.37	ON TRACK ACADEMY	High School	09-12	264	SPOKANE SCHOOL DISTRICT	
1.37	SPOKANE AREA PROFESSIONAL-TECHNICAL SKILLS CENTER	High School	09-12	0	SPOKANE SCHOOL DISTRICT	
1.42	GARRY MIDDLE SCHOOL	Middle	07-08	627	SPOKANE SCHOOL DISTRICT	17:1
1.57	ST PATRICK CATHOLIC SCHOOL	Elementary	PK-08	115	Private	16:1
1.88	BANCROFT SCHOOL	Primary, Middle, High School	03-12	60	SPOKANE SCHOOL DISTRICT	5:1
2.5	TECH AT BRYANT	Primary, Middle, High School	PK-12	452	SPOKANE SCHOOL DISTRICT	36:1
2.74	LIBBY CENTER	Primary, Middle	05-08	230	SPOKANE SCHOOL DISTRICT	19:1

Property Location Map (Subject & Area Sales*)



Sales Activity

AREA SALES REPORT

No. Area Sales found: 30	Average Age: 87	Low Sale Price: \$25,000	High Price Per SqFt: \$128
Average Distance: 0.308 Miles	Average Sale Price: \$81,859	Average Gross Living Area: 1,104	Low Price Per SqFt: \$25
Maximum Distance: 0.950 Miles	Median Sale Price: \$84,450	Average Price Per SqFt: \$76	
Average Lot Size: 5,607	High Sale Price: \$142,500	Median Price Per SqFt: \$80	

RECENT AREA SALES 30

#	Miles	Address	City/Zip	Sale Date	Sale Price	Built	SqFt	\$/SF	Lot Size	Bed	Bath	DOM	Listed	Listing Comments	Flg
	0.00	817 E GLASS AVE	SPOKANE, 99207	12/2/2004	\$73,000	1910	852	\$86	5,450	3	1 / 1				
1		0.02	827 E GLASS AVE	SPOKANE, 99207	11/21/2014	\$52,000	1916	976	\$53	5,450	4	1 / 0			
2		0.03	804 E GORDON AVE	SPOKANE, 99207	12/23/2014	\$106,300	1947	1,280	\$83	7,630	3	2 / 0			
3		0.05	908 E GLASS AVE	SPOKANE, 99207	4/14/2014	\$125,375	1939	978	\$128	5,227	3	2 / 0			

RECENT AREA SALES 30

#	Miles	Address	City/Zip	Sale Date	Sale Price	Built	SqFt	\$/SF	Lot Size	Bed	Bath	DOM	Listed	Listing Comments	Fl
11	0.30	1304 E COURTLAND AVE	SPOKANE, 99207	12/11/2014	\$39,800	1908	922	\$43	5,100	2	1 / 0				
12	0.32	717 E WALTON AVE	SPOKANE, 99207	12/4/2014	\$75,000	1955	948	\$79	5,100	3	1 / 1				
13	0.33	538 E DALTON AVE	SPOKANE, 99207	12/31/2014	\$89,900	1925	720	\$125	5,500	2	1 / 0				
14	0.36	417 E LIBERTY AVE	SPOKANE, 99207	2/23/2015	\$40,500	1915	1,378	\$29	7,680	4	1 / 0				
15	0.38	407 E PROVIDENCE AVE	SPOKANE, 99207	12/18/2014	\$142,500	1907	1,386	\$103	5,113	2	2 / 0				
16	0.38	414 E EMPIRE AVE	SPOKANE, 99207	1/2/2015	\$110,000	1955	1,372	\$80	6,120	3	1 / 0				
17	0.39	554 E LACROSSE AVE	SPOKANE, 99207	2/4/2015	\$25,000	1904	992	\$25	5,093	3	1 / 0				
18	0.41	427 E EUCLID AVE	SPOKANE, 99207	2/17/2015	\$67,500	1908	1,434	\$47	5,450	3	2 / 0				
19	0.42	404 E GARLAND AVE	SPOKANE, 99207	12/19/2014	\$105,000	1950	878	\$120	5,100	2	1 / 0				
20	0.44	908 E RICH AVE	SPOKANE, 99207	2/12/2015	\$132,000	1986	1,632	\$81	5,200	4	2 / 0				
21	0.49	1128 E RICH AVE	SPOKANE, 99207	2/23/2015	\$75,000	1949	986	\$76	5,100	2	1 / 0				
22	0.51	1511 E WALTON AVE	SPOKANE, 99207	2/3/2015	\$90,000	1970	960	\$94	5,662	3	1 / 0				
23	0.52	114 E GLASS AVE	SPOKANE, 99207	12/16/2014	\$132,500	1925	1,491	\$89	5,227	3	1 / 1				
24	0.55	1615 E GARLAND AVE	SPOKANE, 99207	2/5/2015	\$31,100	1909	1,224	\$25	8,161	3	1 / 0				
25	0.59	1708 E BRIDGEPORT AVE	SPOKANE, 99207	2/17/2015	\$82,000	1951	1,143	\$72	6,000	3	2 / 0				
26	0.95	2708 N MARTIN ST	SPOKANE, 99207	2/13/2015	\$118,000	1914	928	\$127	7,000	3	2 / 0				
27	0.13	711 E BRIDGEPORT AVE	SPOKANE, 99207	7/15/2014	\$97,000	1906	946	\$103	5,100	3	1 / 0				
28	0.15	1028 E GORDON AVE	SPOKANE, 99207	3/20/2014	\$89,900	1924	720	\$125	4,590	2	1 / 0				YES
29	0.15	1014 E COURTLAND AVE	SPOKANE, 99207	7/11/2014	\$46,500	1900	1,014	\$46	5,227	3	3 / 0				
30	0.16	1027 E GORDON AVE	SPOKANE, 99207	8/7/2014	\$56,500	1909	1,180	\$48	5,227	3	1 / 0				

RECENT SALES

Has the subject property sold within 18 months? 12/2/2004, \$73,000

NO

Have any of the homes in the neighborhood sold twice within 18 months?

YES

#	Address	City/Zip	Sale Date	Sale Price	Built	SqFt	\$/SF	Lot Size	Bed	Bath
3	908 E GLASS AVE	SPOKANE, 99207	4/14/2014	\$125,375	1939	978	\$128	5,227	3	2 / 0
7	547 E GORDON AVE	SPOKANE, 99207	10/2/2014	\$40,000	1907	936	\$43	5,113	2	1 / 0
9	537 E GORDON AVE	SPOKANE, 99207	12/12/2014	\$92,500	1907	804	\$115	5,100	2	1 / 0
28	1028 E GORDON AVE	SPOKANE, 99207	3/20/2014	\$89,900	1924	720	\$125	4,590	2	1 / 0

Listing Information

MLS OPEN 30

#	Miles	Address	City/Zip	Date	Price	Built	SqFt	\$/SF	Lot Size	Bed	Bath	MLS#	DOM	Listing Comments
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MLS OPEN 30

#	Miles	Address	City/Zip	Date	Price	Built	SqFt	\$/SF	Lot Size	Bed	Bath	MLS#	DOM	Listing Comments
9	0.47	204 E COURTLAND	Spokane, WA 99207	02/18/2015	\$122,500	1906				3	1	201512470	14	YES
10	0.47	3901 N Lidgerwood	Spokane, WA 99207	02/04/2015	\$99,000	1926	1,654	\$59.85		2	1	201511684	28	YES
11	0.51	220 E Euclid Ave	Spokane, WA 99207	02/10/2015	\$92,427	1923	1,014	\$91.15		2	1	201512044	22	YES
12	0.57	1628 E Courtland	Spokane, WA 99207	02/12/2015	\$74,000	1910	918	\$80.61	0.13 acres	2	1	201512058	20	YES
13	0.60	327 E RICH Ave	Spokane, WA 99920	02/18/2015	\$94,000	1955	2,328	\$40.38		4	2	201512360	14	YES
14	0.62	504 E HEROY	Spokane, WA 99207	02/04/2015	\$49,900	1918	1,367	\$36.50		3	2	201511702	28	YES
15	0.66	413 E Heroy	Spokane, WA 99207	02/13/2015	\$92,900	1947	1,140	\$81.49		2	1	201512101	19	YES
16	0.67	523 E PRINCETON	Spokane, WA 99207	02/09/2015	\$118,500	1948				2	1	201511931	23	YES
17	0.71	1811 E BRIDGEPORT	Spokane, WA 99207	02/19/2015	\$119,900	1908	1,100	\$109.00	0.14 acres	3	1	201512479	13	YES
18	0.75	1907 E BRIDGEPORT	Spokane, WA 99207	02/17/2015	\$144,900	1905	804	\$180.22		3	2	201512289	15	YES
19	0.77	1207 E Wellesley	Spokane, WA 99207	02/09/2015	\$82,950	1909	1,560	\$53.17		3	1	201511904	23	YES
20	0.81	4014 N Napa St	Spokane, WA 99207	02/18/2015	\$89,500	1924				2	2	201512300	14	YES
21	0.89	1306 E Montgomery	Spokane, WA 99207	02/18/2015	\$115,000	1909	2,364	\$48.65		4	2	201512345	14	YES
22	0.89	1608 E BROAD	Spokane, WA 99207	02/18/2015	\$84,900	1909	1,600	\$53.06	0.11 acres	4	1	201512357	14	YES
23	0.91	416 E Montgomery Ave	Spokane, WA 99207	02/14/2015	\$112,000	1905	1,344	\$83.33	0.13 acres	3	2	201512144	18	YES
24	0.94	1611 E Broad St	Spokane, WA 99207	02/11/2015	\$77,500	1943				0	1	201512051	21	YES
25	0.96	911 E QUEEN	Spokane, WA 99207	02/13/2015	\$65,000	1936	1,794	\$36.23	0.15 acres	3	1	201512128	19	YES
26	0.05	907 E GLASS AVE	Spokane, WA 99207	01/09/2015	\$124,900	1908	2,086	\$59.88	0.12 acres	3	1	201510744	54	YES
27	0.12	718 E KIERNAN	Other, WA 99207	02/02/2015	\$129,900	1949	1,120	\$115.98	0.11 acres	3	2	201511552	30	YES
28	0.19	824 E Liberty Ave	Spokane, WA 99207	12/03/2014	\$125,000	1947	2,303	\$54.28		3	2	201427510	91	YES
29	0.19	548 E GLASS	Spokane, WA 99207	09/11/2014	\$109,900	1939	782	\$140.54		3	1	201424270	174	YES
30	0.21	1008 E Empire	Spokane, WA 99207	01/29/2015	\$79,950	1923	1,109	\$72.09	0.11 acres	3	1	201511499	34	YES

MLS PENDING 28

#	Miles	Address	City/Zip	Date	Price	Built	SqFt	\$/SF	Lot Size	Bed	Bath	MLS#	DOM	Listing Comments
1	0.21	623 E Liberty Ave	Spokane, WA 99207	02/12/2015	\$129,900	1942	1,932	\$67.24		4	1	201426319	106	YES
2	0.35	537 E EUCLID Ave	Spokane, WA 99207	02/11/2015	\$59,900	1950	744	\$80.51		2	1	201426245	127	YES
3	0.51	123 E Courtland	Spokane, WA 99207	02/03/2015	\$89,900	1940	1,664	\$54.03		3	2	201510332	28	YES
4	0.62	1518 E RICH	Spokane, WA 99207	02/13/2015	\$59,900	1943	1,400	\$42.79		3	2	201510604	35	YES
5	0.64	4421 N ADDISON	Spokane, WA 99207	02/05/2015	\$155,000	1953				4	2	201426281	100	YES

MLS PENDING 28

#	Miles	Address	City/Zip	Date	Price	Built	SqFt	\$/SF	Lot Size	Bed	Bath	MLS#	DOM	Listing Comments
14	0.32	1227 E Providence Ave	Spokane, WA 99207	12/16/2014	\$64,000	1939	1,144	\$55.94		2	1	201427634	14	YES
15	0.44	1407 E Garland	Spokane, WA 99207	12/22/2014	\$129,900	2015	1,253	\$103.67		3	2	201427629	16	YES
16	0.58	1708 E BRIDGEPORT	Spokane, WA 99207	01/29/2015	\$84,900	1951	2,286	\$37.14	0.13 acres	4	2	201422401	177	YES
17	0.75	1121 E Carlisle Ave	Spokane, WA 99207	01/17/2015	\$70,000	1949	1,536	\$45.57		1	1	201413476	318	YES
18	0.81	2002 E Bridgeport Ave	Spokane, WA 99207	01/01/2015	\$79,900	1908	2,366	\$33.77		4	2	201427968	15	YES
19	0.81	2016 E Bridgeport Ave	Spokane, WA 99207	12/26/2014	\$149,900	1920				3	2	201427173	53	YES
20	0.95	2214 E Empire Ave	Spokane, WA 99207	01/27/2015	\$59,000	1909	989	\$59.66		3	1	201322663	532	YES
21	0.97	2023 E RICH	Spokane, WA 99207	01/17/2015	\$70,000	1943	1,440	\$48.61	0.15 acres	3	1	201417369	256	
22	0.99	1106 E Crown	Spokane, WA 99207	01/07/2015	\$99,900	1957	2,406	\$41.52	0.13 acres	4	2	201427811	26	YES
23	1.00	1223 E Queen Ave	Spokane, WA 99207	01/27/2015	\$189,900	1947	2,544	\$74.65		4	2	201425422	113	YES
24	0.44	3325 N HOGAN	Spokane, WA 99207	05/06/2014	\$129,960	1955	1,103	\$117.82	0.13 acres	4	1	201412807	63	YES
25	0.57	104 E BRIDGEPORT	Spokane, WA 99207	04/07/2014	\$47,500	1908	2,582	\$18.40	0.12 acres	5	2	201412596	38	YES
26	0.62	1323 E Longfellow	Spokane, WA 99207	08/20/2014	\$57,500	1949				2	1	201414117	143	YES
27	0.85	2431 N Madelia St	Spokane, WA 99207	03/05/2014	\$99,000	1907	1,975	\$50.13		3	1	201411095	44	YES
28	0.97	1109 E QUEEN AVE	Spokane, WA 99207	08/24/2014	\$158,000	2009	1,700	\$92.94	0.11 acres	3	3	201421133	40	YES

MLS EXPIRED 30

#	Miles	Address	City/Zip	Date	Price	Built	SqFt	\$/SF	Lot Size	Bed	Bath	MLS#	DOM	Listing Comments
1	0.30	1204 E Empire Ave	Spokane, WA 99207	02/12/2015	\$69,900	1915	1,800	\$38.83	0.11 acres	3	1	201511153	22	YES
2	0.20	718 E EMPIRE	Spokane, WA 99207	09/07/2014	\$124,500	1911	1,706	\$72.98	0.12 acres	3	2	201419064	89	YES
3	0.27	917 E Garland	Spokane, WA 99207	12/31/2014	\$130,000	1906	2,550	\$50.98		3	2	201423067	138	YES
4	0.47	211 E COURTLAND	Spokane, WA 99207	11/03/2014	\$124,900	1954				2	1	201421914	98	YES
5	0.48	1517 E Bridgeport Ave	Spokane, WA 99207	12/03/2014	\$79,900	1903	1,110	\$71.98	0.13 acres	3	1	201421828	131	YES
6	0.49	1603 E Providence Ave	Spokane, WA 99207	01/31/2015	\$99,900	1941	1,920	\$52.03		3	1	201423252	163	YES
7	0.56	1634 E GLASS AVE.	Spokane, WA 99207	09/20/2014	\$136,000	1954	2,100	\$64.76		3	2	201415391	157	YES
8	0.56	1643 E Glass Ave	Spokane, WA 99207	01/31/2015	\$118,000	1956				3	1	201427895	46	YES
9	0.58	1608 E LACROSSE	Spokane, WA 99207	11/12/2014	\$129,900	1946	1,044	\$124.43	0.11 acres	3	1	201423954	69	YES
10	0.59	1633 E Walton Ave	Spokane, WA 99207	10/10/2014	\$98,800	1911				2	2	201419262	120	YES
11	0.62	1308 E HEROY	Spokane, WA 99207	09/26/2014	\$99,900	1949	752	\$132.85	0.12 acres	2	1	201422277	56	YES
12	0.63	1715 E Liberty	Spokane, WA 99207	12/31/2014	\$79,950	1949				3	2	201423973	117	YES

MLS EXPIRED 30

#	Miles	Address	City/Zip	Date	Price	Built	SqFt	\$/SF	Lot Size	Bed	Bath	MLS#	DOM	Listing Comment
21	0.41	1117 E Lacrosse	Spokane, WA 99207	07/17/2014	\$126,000	1947	1,726	\$73.00	0.11 acres	3	2	201411170	178	YES
22	0.42	807 E rockwell	Spokane, WA 99205	05/01/2014	\$119,500	1908	1,100	\$108.64		3	1	201326815	168	YES
23	0.53	1213 E Rich	Spokane, WA 99207	05/13/2014	\$149,900	1949	3,376	\$44.40		3	3	201323712	250	YES
24	0.57	50 E PROVIDENCE	Spokane, WA 99207	03/21/2014	\$104,000	1938	1,400	\$74.29		4	2	201410079	79	YES
25	0.58	1653 E Providence	Spokane, WA 99207	08/06/2014	\$109,900	1964				2	2	201416770	91	YES
26	0.61	1738 E Courtland	Spokane, WA 99207	07/25/2014	\$134,900	1900	2,135	\$63.19		5	2	201411567	175	YES
27	0.64	1642 E OSTRANDER ST	Spokane, WA 99207	08/22/2014	\$60,000	1912	720	\$83.33	0.09 acres	3	1	201421463	32	YES
28	0.70	2424 N Hamilton St	Spokane, WA 99207	06/23/2014	\$108,500	1951	1,440	\$75.35	0.15 acres	4	2	201325173	263	YES
29	0.80	212 E Hoffman Ave	Spokane, WA 99207	07/15/2014	\$119,900	1949	1,692	\$70.86		3	2	201415110	92	YES
30	0.81	2607 N Pittsburg	Spokane, WA 99207	05/01/2014	\$65,000	1923	844	\$77.01		1	1	201318137	336	YES

MLS CLOSED 30

#	Miles	Address	City/Zip	Date	Price	Built	SqFt	\$/SF	Lot Size	Bed	Bath	MLS#	DOM	Listing Comments
1	0.12	628 E Courtland Ave	Spokane, WA 99207	02/09/2015	\$135,000	1953	2,316	\$58.29	0.14 acres	4	2	201420117	228	YES
2	0.38	554 E Lacrosse	Spokane, WA 99207	02/05/2015	\$25,000	1904	992	\$25.20		3	1	201426177	104	YES
3	0.42	427 E EUCLID	Spokane, WA 99207	02/17/2015	\$67,500	1908	1,452	\$46.49	0.12 acres	3	2	201326770	461	YES
4	0.51	1511 E Walton Ave	Spokane, WA 99207	02/03/2015	\$90,000	1970	1,560	\$57.69		3	1	201425178	125	YES
5	0.52	1504 E OSTRANDER Ave	Spokane, WA 99207	02/10/2015	\$119,000	1998	1,874	\$63.50		3	2	201428104	43	YES
6	0.57	1643 E Gordon	Spokane, WA 99207	02/09/2015	\$24,442	1912	678	\$36.05	0.13 acres	1	1	201424312	150	YES
7	0.72	4007 N Magnolia St	Spokane, WA 99207	02/17/2015	\$50,000	1908				2	1	201511473	18	YES
8	0.78	1913 E Empire Ave	Spokane, WA 99207	02/19/2015	\$118,500	1907	1,300	\$91.15		3	2	201511093	34	YES
9	0.87	928 E Olympic Ave	Spokane, WA 99207	02/10/2015	\$108,000	1946	1,636	\$66.01		4	1	201427024	85	YES
10	0.94	1904 E Heroy Ave	Spokane, WA 99207	02/17/2015	\$124,800	1930	2,040	\$61.18	0.30 acres	2	2	201423557	173	YES
11	0.95	2708 N Martin	Spokane, WA 99207	02/13/2015	\$118,000	1914	2,506	\$47.09	0.16 acres	3	2	201510068	43	YES
12	0.96	1208 E QUEEN	Spokane, WA 99207	02/13/2015	\$46,000	1963	5,950	\$7.73	0.13 acres	3	1	201511178	23	YES
13	0.98	2121 E ROCKWELL	Spokane, WA 99207	02/03/2015	\$85,500	1949	800	\$106.88	0.14 acres	2	1	201426351	96	YES
14		827 E Glass	Spokane, WA 99207	11/21/2014	\$52,000	1916	1,814	\$28.67		3	1	201420791	141	YES
15	0.05	804 E Gordon ave	Spokane, WA 99207	12/23/2014	\$106,300	1947				4	2	201422863	131	YES
16	0.10	704 E GLASS	Spokane, WA 99205	01/09/2015	\$71,500	1926	846	\$84.52		3	1	201425390	97	YES
17	0.19	547 E Gordon	Spokane, WA 99202	09/12/2014	\$40,000	1910	1,016	\$39.37		3	1	201423256	22	YES
18	0.23	1009 F Dalton Ave	Spokane, WA 99207	09/08/2014	\$85,000	1952				2	1	201215281	868	YES

MLS CLOSED 30

#	Miles	Address	City/Zip	Date	Price	Built	SqFt	\$/SF	Lot Size	Bed	Bath	MLS#	DOM	Listing Comment
26	0.32	1018 E WALTON	Spokane, WA 99207	09/19/2014	\$99,999	1902	960	\$104.17	0.11 acres	2	1	201417312	128	YES
27	0.32	1227 E LIBERTY	Spokane, WA 99207	11/05/2014	\$65,000	1939			0.10 acres	3	3	201424783	43	YES
28	0.33	538 E Dalton Ave	Spokane, WA 99207	12/31/2014	\$89,900	1925	1,440	\$62.43	0.12 acres	3	2	201427643	23	YES
29	0.36	407 E PROVIDENCE	Spokane, WA 99207	12/24/2014	\$142,500	1907	900	\$158.33	0.11 acres	3	1	201425387	89	YES
30	0.37	414 E EMPIRE	Spokane, WA 99207	01/05/2015	\$110,000	1955	2,372	\$46.37	0.14 acres	4	2	201420209	192	YES

ONLINE 2

#	Miles	Address	Listing Date	Listing Price	Sale Date	Sale Price	Built	SqFt	Lot	Rooms	Bed	Bath	Assessed	\$/SF
	0.00	817 E GLASS AVE SPOKANE, WA 99207			12/2/2004	\$73,000	1910	852	5,450	6	3	1 / 1	\$93,900	\$86
1	0.21	1008 E EMPIRE AVE SPOKANE, WA 99207	2/16/2015	\$69,950	1/12/2015	\$40,000	1923	1,109	5,100	5	3	1 / 0	\$77,500	\$36
2	0.69	534 E HOFFMAN AVE SPOKANE, WA 99207	2/21/2015	\$119,900	6/27/2014	\$60,750	1945	1,320	4,791	8	3	2 / 0	\$100,600	\$46

Market Area Information

HOMOGENEITY AND CONFORMITY SCORE REPORT

74 Homogeneity Score

How homogeneous is the neighborhood area?

74 69 78 83

63 Conformity Score

How well does the subject property conform to the neighborhood area?

58 54 66 100

Score Range is 0-100; lower scores indicate little or no similarity, higher scores indicate more similarity, homogeneity, and conformity. Blank or missing values indicate data required to compute a score is not available.

CONFORMITY ANALYSIS DETAILS FOR: GROSS LIVING AREA SQFT

Gross Living Area Sqft	# of Properties	% of Distribution	Subject Information
580-911	58	48.3%	<< Subj GLA Sqft: 852
912-1243	47	39.2%	--
1244-1575	11	9.2%	--
1576-1907	4	3.3%	--

0.8% of properties observed have a 'Gross Living Area' same-as (=) the subject.
 64.2% of properties observed have a 'Gross Living Area' greater-than (>) the subject.
 35.0% of properties observed have a 'Gross Living Area' less-than (<) the subject.

CONFORMITY ANALYSIS DETAILS FOR: BEDROOM

Bedroom	# of Properties	% of Distribution	Subject Information
1-1	4	3.3%	--
2-2	52	43.3%	--
3-3	48	40.0%	<< Subj Bedrooms: 3
4-4	13	10.8%	--
5-5	2	1.7%	--

CONFORMITY ANALYSIS DETAILS FOR: AGE

Age	# of Properties	% of Distribution	Subject Information
76-225	76	63.3%	<< Subj Age: 105

0.8% of properties observed have an 'Age' same-as (=) the subject.
 22.5% of properties observed have an 'Age' greater-than (>) the subject.
 76.7% of properties observed have an 'Age' less-than (<) the subject.

CONFORMITY ANALYSIS DETAILS FOR: LOT ACREAGE

Lot Acreage	# of Properties	% of Distribution	Subject Information
0-0.29	120	100.0%	<< Subj Lot/Acreage: 0.13
0.3-0.59	0	0.0%	--
0.6-1.09	0	0.0%	--
1.1-3.59	0	0.0%	--
3.6-6.09	0	0.0%	--
6.1-350.09	0	0.0%	--

26.7% of properties observed have a 'Lot Size' same-as (=) the subject.
 10.8% of properties observed have a 'Lot Size' greater-than (>) the subject.
 62.5% of properties observed have a 'Lot Size' less-than (<) the subject.

AREA LAND USE, PRICE AND AGE REPORT

The subject property land use category is: One Unit / Single Family Residence
 461 properties with a valid land use type detected within the area of the subject property.
 14 or 3.0% of these properties are "Commercial" land use.
 3 or 0.7% of these properties are "Other" land use.

Price (\$)		Age (yrs)
\$46,500	Low	14
\$46,500	10th-Percentile	62
\$97,000	50th-Percentile	86
\$134,900	90th-Percentile	109
\$135,000	High	125
\$94,010	Average	84

Sales Price statistics based on 13 observed cases within the last 12 months.
 Age statistics based on 403 observed cases with age/year built information.

Price (\$)		Age (yrs)
--	Low	23
--	10th-Percentile	34
--	50th-Percentile	47
--	90th-Percentile	108
--	High	121
--	Average	60

Sales Price statistics not available.
 Age statistics based on 40 observed cases with age/year built information.

Price (\$)		Age (yrs)
--	Low	--
--	10th-Percentile	--
--	50th-Percentile	--
--	90th-Percentile	--
--	High	--
--	Average	--

Sales Price statistics not available.
 Age statistics not available.

Filters applied: Subject and Comparable Sales Data As Of: 03/04/2015, Maximum Comp Search Radius: 5.0 Miles, Maximum Number of Sales Comps Displayed: 30, Minimum Number of Sales Comps Displayed: 3, Recording Date Range: 12 Months, Sales Type: All

Report Date: 3/4/2015 5:29:32 PM

Version 2.0

Subject and Comparable Sales Data As Of: (Current) 3/4/2015

Property Characteristics contain most recent data available

Foreclosure Impact is measured by the percentage of foreclosure sales in a local market's total home sales during the most recent month. If the percentage of foreclosure sales is less than 15%, **LOW** value is assigned; if between 15-40%, **MEDIUM** value assigned; if more than 40%, then **HIGH** value is assigned. Homogeneity measures the variation of property characteristics in the area around the subject property location. Conformity measures the degree to which a subject property's given characteristic conforms to those of the nearby housing stock. Flip Possibility identifies if a property has sold twice within 18 months.

Inventory Trend indicates the direction of change in the number of sales in the area.



