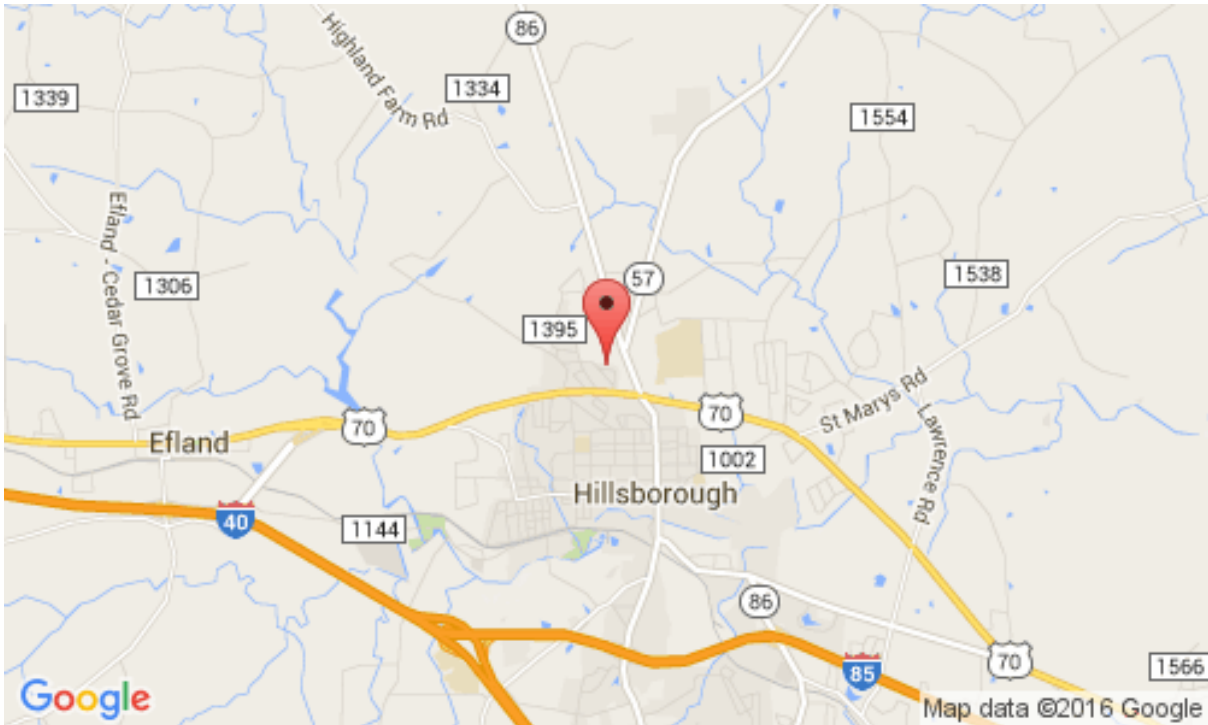


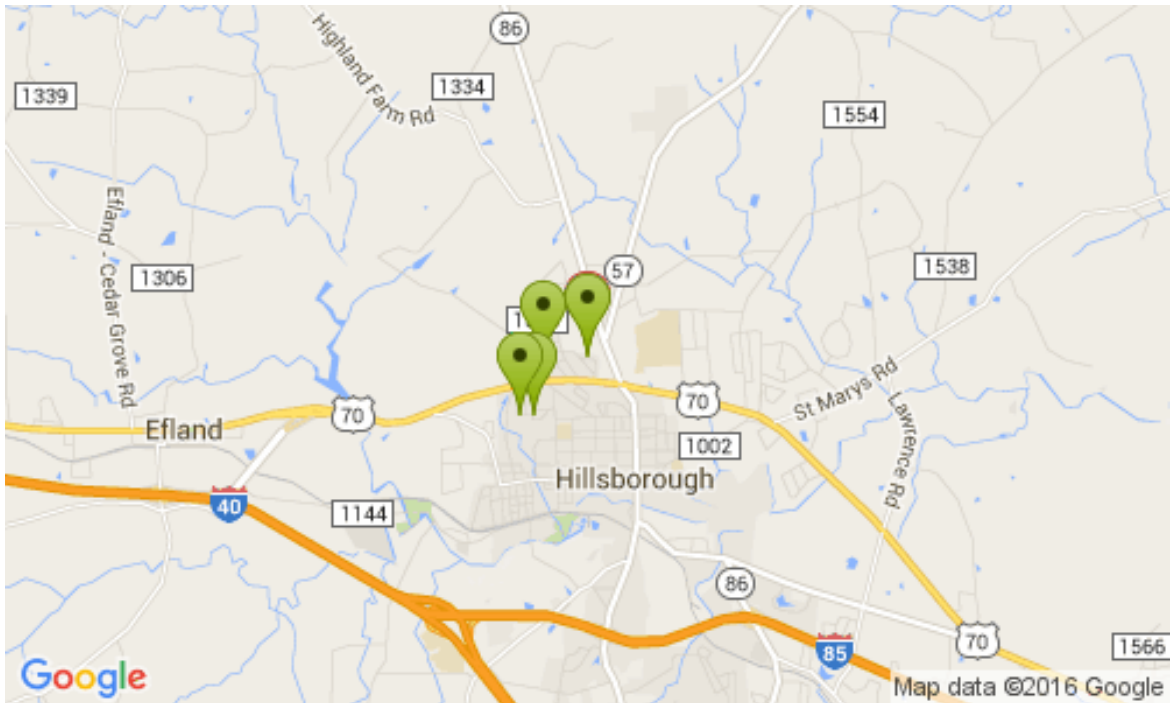
SOLD PROPERTY COMPARATIVE MARKET ANALYSIS



PREPARED FOR

171 Lawndale Avenue,
Hillsborough, NC 27278

June 29, 2016



MLS Number	Status	Address	SalePrice
Subject	Active	171 Lawndale Avenue	\$ 85,000
1981431	SOLD	175 Lawndale Avenue	\$ 75,000
2018529	SOLD	144 Faucette Mill Road	\$ 84,900
2057712	SOLD	405 Terrell Road	\$ 107,000
2027569	SOLD	626 FREELAND Drive	\$ 114,000

COMPARABLE PROPERTIES

SUMMARY

Active Listings

Miles	MLS #	Address	Sub Division	School District	Bed / Bath	Year	SqFt	Sale Price	Price / sqft	Sold Date
0	2076225	171 Lawndale Avenue	Fairview	Orange	3 / 1.0	1959	930	\$ 85,000	\$ 91.40	
Average							930	\$ 85,000	\$ 91.40	

SOLD Listings

Miles	MLS #	Address	Sub Division	School District	Bed / Bath	Year	SqFt	Sale Price	Price / sqft	Sold Date
0.03	1981431	175 Lawndale Avenue	Homemont	Orange	3 / 1.0	1956	936	\$ 75,000	\$ 80.13	2015-07-10
0.38	2018529	144 Faucette Mill Road	Fairview	Orange	3 / 1.0	1936	832	\$ 84,900	\$ 102.04	2015-08-26
0.67	2057712	405 Terrell Road		Orange	3 / 1.0	1959	1,007	\$ 107,000	\$ 106.26	2016-06-29
0.76	2027569	626 FREELAND Drive		Orange	3 / 1.0	1951	962	\$ 114,000	\$ 118.50	2015-10-28
Average							934	\$ 95,225	\$ 101.73	

PROPERTY DETAILS

MLS #2076225

A 171 Lawndale Avenue, Hillsborough

\$ 85,000

Listing Information

MLS 2076225	Bed 3	Sqft 930	Sold Date: NA
Status Active	Baths 1.0	Year 1959	DOM: 0

Features

Source: tmls, Type: Residential, School District: Orange, Basement: No,
Basement Description: No Basement, Main Sqft: 930, Total Sqft: 930, Garage: 0,
Lotsize: 0.31

Remarks

Come to this recently renovated home with newer kitchen and appliances as well as newer carpet and vinyl. The home features 3 bedrooms and 1 bath and a delightful eat-in kitchen. The lot is long and narrow and has a storage shed that conveys. Part of the back yard features mature hardwood trees and part of it gets lots of sun and could have a nice garden. Convenient to downtown Hillsborough and Hwy 70 for commutes. Welcome home.

PROPERTY DETAILS

MLS #1981431

S 175 Lawndale Avenue, Hillsborough

\$ 75,000

Listing Information

MLS 1981431	Bed 3	Sqft 936	Sold Date: 2015-07-13
Status SOLD	Baths 1.0	Year 1956	DOM: 51

Features

Source: tmls, Type: Residential, School District: Orange, Basement: No,
Basement Description: , Main Sqft: 936, Total Sqft: 936, Garage: 0, Lotsize: 0.83

Remarks

One level living on extra large fenced lot with wheelchair accessibility. Extra large kitchen and hardwood floors. Convenient location just off of HWy 70, minutes to downtown Hillsborough.



PROPERTY DETAILS

MLS #2018529

S 144 Faucette Mill Road, Hillsborough

\$ 84,900

Listing Information

MLS 2018529	Bed 3	Sqft 832	Sold Date: 2015-08-27
Status SOLD	Baths 1.0	Year 1936	DOM: 20

Features

Source: tmls,	Type: Residential,	School District: Orange,	Basement: No,
Basement Description: ,	Main Sqft: 832,	Total Sqft: 832,	Garage: 0, Lotsize: 1.17

Remarks

Cute home mins from downtown Hillsborough. Updated and move in ready, includes all appliances. Great investor home! Quaint home with large spacious grassy backyard and additional storage in shed. City water and sewer. Come see this cute home!



PROPERTY DETAILS

MLS #2057712

S 405 Terrell Road, Hillsborough

\$ 107,000

Listing Information

MLS 2057712	Bed 3	Sqft 1,007	Sold Date: 2016-06-29
Status SOLD	Baths 1.0	Year 1959	DOM: 31

Features

Source: tmls, Type: Residential, School District: Orange, Basement: No,
Basement Description: No Basement, Main Sqft: 1007, Total Sqft: 1007, Garage: 0,
Lotsize: 0.31

Remarks

Affordable & Adorable in Hillsborough! This 3 bedroom/1 bath charmer is conveniently located to all things Hillsborough has to offer. The 1000 sq.ft. home features wood floors, eat-in kitchen with open cabinets, newer vinyl windows, fenced-in yard, and large storage shed. Perfect for buyers looking for that starter home in town. Come visit today!



PROPERTY DETAILS

MLS #2027569

S 626 FREELAND Drive, Hillsborough

\$ 114,000

Listing Information

MLS 2027569	Bed 3	Sqft 962	Sold Date: 2015-10-30
Status SOLD	Baths 1.0	Year 1951	DOM: 11

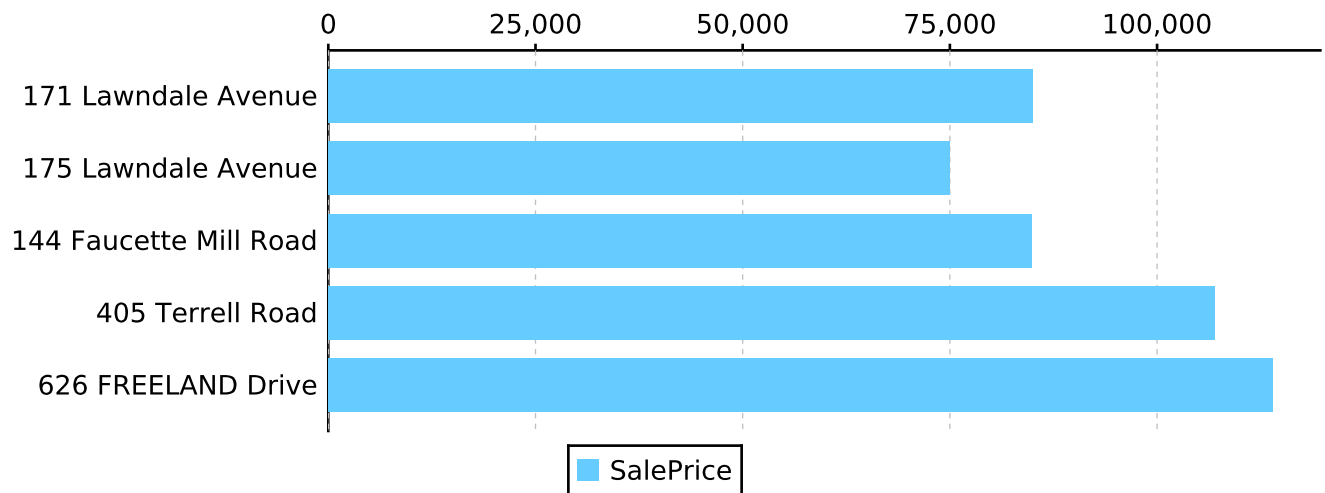
Features

Source: tmls, Type: Residential, School District: Orange, Basement: No,
Basement Description: No Basement, Main Sqft: 962, Total Sqft: 962, Garage: 0,
Lotsize: 0.24

Remarks

Adorable Home in Central Hillsborough - Spacious Corner Lot Close to Downtown, Convenient to Hwy 70. Great Starter Home! New HVAC, New Paint. 10x12 Storage Building. Spacious Living Room has Cathedral Ceiling with Hardwoods - This Home is Move-In Ready!





Active listings

Number of listings	1
Lowest price	\$ 85,000
Average price	\$ 85,000
Highest price	\$ 85,000
Average Price Per Sqft	\$ 91.40
Average DOM	0

SOLD listings

Number of listings	4
Lowest price	\$ 75,000
Average price	\$ 95,225
Highest price	\$ 114,000
Average Price Per Sqft	\$ 101.73
Average DOM	28



Address	Sale Price	DOM	Sale Per Sqft
175 Lawndale Avenue	\$ 75,000	51	\$ 80.13
144 Faucette Mill Road	\$ 84,900	20	\$ 102.04
405 Terrell Road	\$ 107,000	31	\$ 106.26
626 FREELAND Drive	\$ 114,000	11	\$ 118.50
Sold Average	\$ 95,225	28	\$ 101.73