

COLDWELL BANKER RESIDENTIAL BROKERAGE

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Comparative Market Analysis



Prepared Especially for:

John Smith

76 Main Ave

Boston, MA 02125

For marketing the property located at:

o Washington Street

Prepared by:

Michael O'Dea

Sales Associate

Coldwell Banker Residential Brokerage

713 Centre St

Jamaica Plain, MA 02130



Office: 617 522 4600

Email: michael.odea@nemoves.com

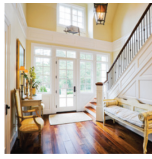
Fax: 617 522 4601

Cell: 857 719 6989



Date: August 9, 2017





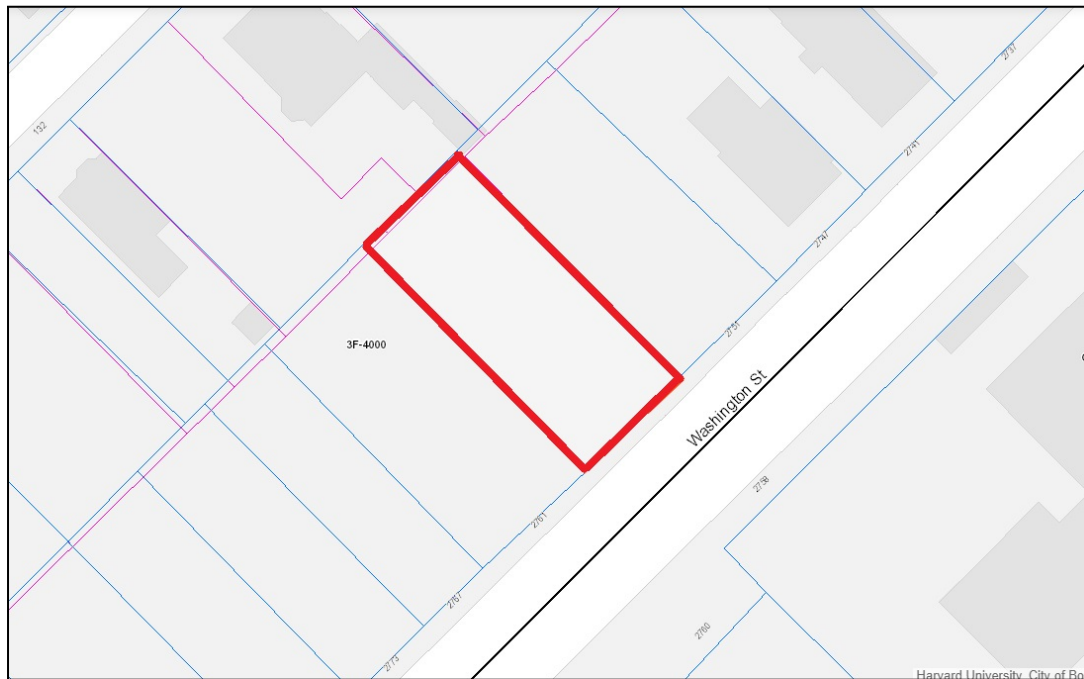
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For Marketing the Property Located at:
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Brokerage

713 Centre St
Jamaica Plain, MA 02130

Date: August 9, 2017





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August 9, 2017

John Smith
76 Main Ave
Boston, MA 02125

Dear John Smith:

This report is a follow up to our recent phone conversation regarding your lot at 76 Main Ave in Dorchester. The purpose of this report is to give you a reasonable estimate of the current value of the land based on area sales and the properties potential 'highest and best use'.

According to the Boston Planning and Development Agency map your property is in an area zoned as 2F - 6000. This means that the owner of a conforming lot with an area of at least 6000 sq ft could potentially construct a 3 Family home (3 condos). This area of Dorchester is currently growing in demand with developers due to its proximity to downtown coupled with the development of the Indigo / Fairmont Commuter Rail Line(See attached)

The general rule of thumb is that the value of the lot is about 25% of the sale price of the permitted property. A newly constructed 2-family in this area (highest and best use) could reasonably be expected to sell for around \$900,000, therefore I would estimate the value of this lot with permitting to be \$230,000 in today's market, from within a range of \$210,000 - \$240,000

I would like to note that whoever might develop the lot would have the opportunity to add significant value through gaining the rights to the abutting city owned lot, I would recommend that you consult with the city regarding this possibility. Please feel free to contact me with any questions you may have regarding this report or if you need any additional information.

Yours Sincerely



Michael O'Dea
SALES ASSOCIATE

Office: 617 522 4600
Email: michael.odea@nemooves.com
Fax: 617 522 4601 • Cell: 857 719 6989

Michael O'Dea
Sales Associate, REALTOR®



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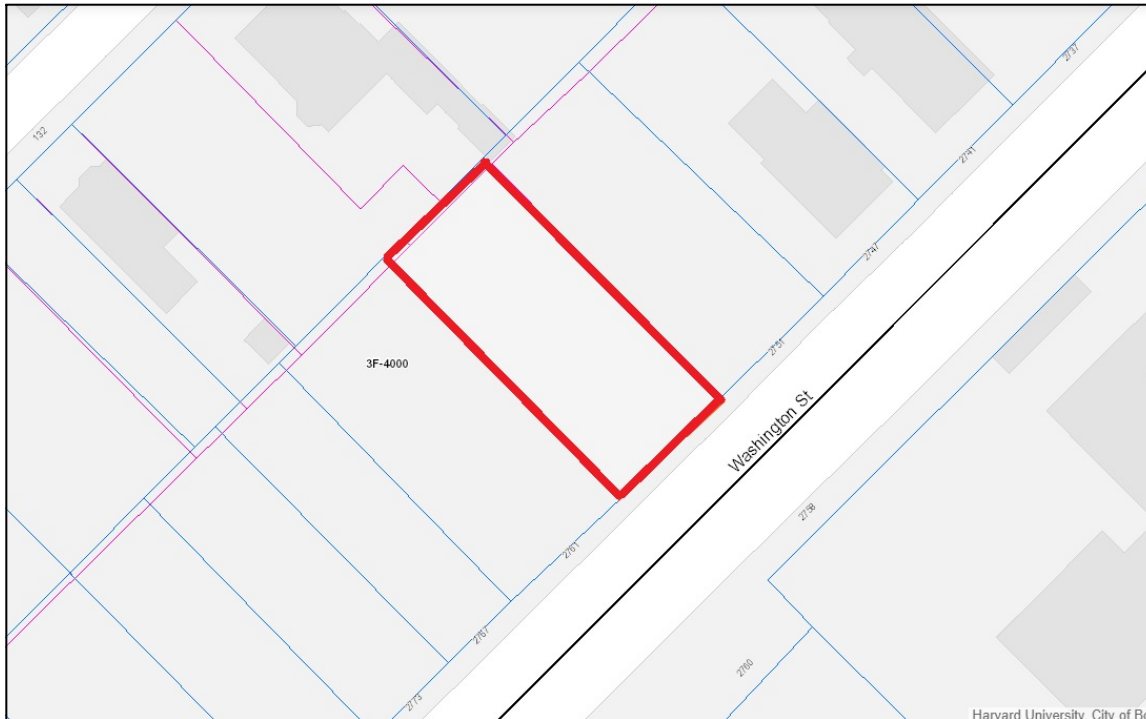
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Subject Property Profile for o Washington Street



The following features have been identified to aid in the search for properties that are comparable to yours. This will help in determining proper pricing for your home.

City: Boston	Area:	Assessment: \$137,400
Est Taxes: \$727	Tax Yr: 2017	Apprx Acres: 0.12 (5,375 sq feet)
Zoning: 3F 4000	Land Desc:	Land Desc:
Electric:	Gas: On Street	Cable Avail:
Water: City	Sewer: City	Road Type:
Road Type:	Amenity:	Amenity:
Amenity:	Amenity:	Improvements:
Improvements:	Beachfront:	



Michael O'Dea
SALES ASSOCIATE

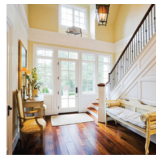
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Comparative Market Analysis Summary

Recently Sold

<u>Address</u>	<u>City</u>	<u>Apx Acres</u>	<u>Zoning</u>	<u>Land Desc</u>	<u>Sold Price</u>	<u>List Price</u>	<u>Tax Y</u>	<u>Assessed</u>
15 Bullard St	Boston	0.12	Multi-Family	Level	\$110,000	\$120,000	2016	\$114,100
47 Sargent St	Boston	0.15	Other - See Rem	Other - See Rem	\$130,000	\$150,000	2016	\$59,400
90 Robey St	Boston	0.15	Other - See Rem	Addl Land Avail	\$168,750	\$159,900	2014	\$157,200

Average of 3 Properties: \$136,250

Min: \$110,000

Max: \$168,750

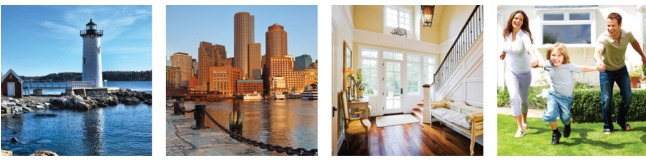
Median: \$130,000



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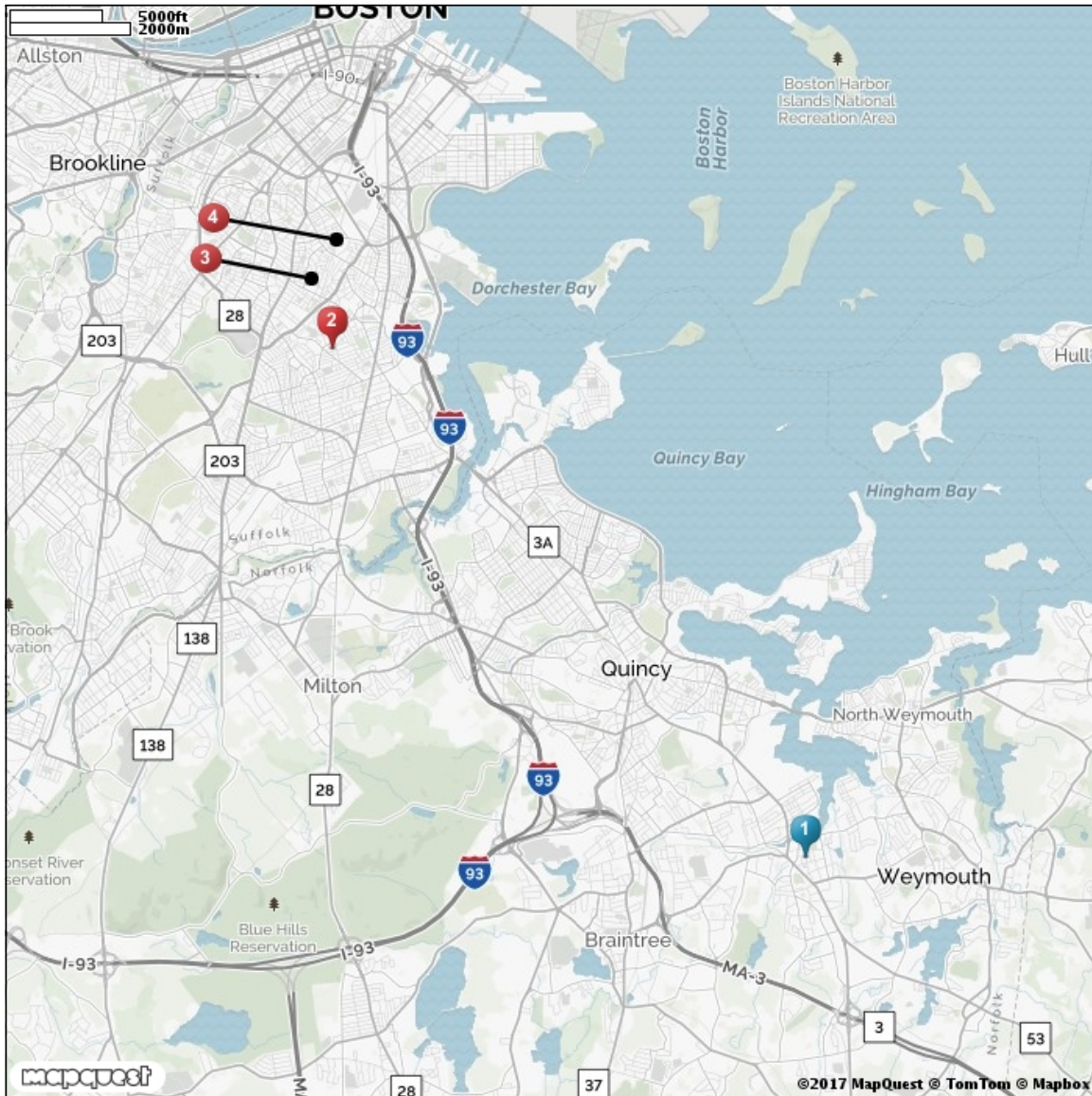




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Map of Comparable Properties



<u>Ref #</u>	<u>Status</u>	<u>Address</u>
1	Subject Property	0 Washington Street
2	Recently Sold	15 Bullard St
3	Recently Sold	47 Sargent St
4	Recently Sold	90 Robey St



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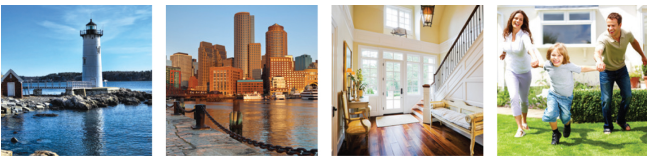
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Comparable Properties



Recently Sold 15 Bullard St

List Price: \$120,000
Apprx Acres: 0.12
Zoning: Multi-Family
Gas: Nearby
Electric: Other (See Remar
Cable:
Water: Public
Sewer: Other - See Rem

Sold Price: \$110,000
City: Boston
Area: Dorchester
Beachfrnt: No
Land: Level
Land: Fenced/Enclosed
Imprvmnt: Sidewalks
Imprvmnt: Fence

DOM: 28
Orig Price: \$120,000
Assessmnt: \$114,100
Est Taxes: \$1,255
Tax Yr: 2016
Amen: Public Trans
Amen: Shopping
Road: Public

Remarks: This property is ready for you to buy.. According to the Boston Redevelopment Authority 3F-5000 zone.. But, please check with Inspection Service Department and the Boston Redevelopment Authority for what you can do with the property....



Recently Sold 47 Sargent St

List Price: \$150,000
Apprx Acres: 0.15
Zoning: Other - See Rem
Gas: Other (See Remar
Electric: Other (See Remar
Cable:
Water: Other - See Rem
Sewer: Other - See Rem

Sold Price: \$130,000
City: Boston
Area: Dorchester
Beachfrnt: No
Land: Other - See Rem
Land:
Imprvmnt:
Imprvmnt:

DOM: 23
Orig Price: \$150,000
Assessmnt: \$59,400
Est Taxes: \$653
Tax Yr: 2016
Amen: Public Trans
Amen:
Road: Public

Remarks: Attention Developers and Builders! 6,663 Sq Ft of land. Buyers or Buyer Agents need to do all due diligence. Buyers need to do their own research and investigation on zoning, buildability, etc. Sold in AS-IS condition! Seller and Seller's Agent makes no representation or warranty as to the suitability of the land for any purpose.



Recently Sold 90 Robey St

List Price: \$159,900
Apprx Acres: 0.15
Zoning: Other - See Rem
Gas: Other (See Remar
Electric: Other (See Remar
Cable:
Water: Other - See Rem
Sewer: Other - See Rem

Sold Price: \$168,750
City: Boston
Area: Dorchester
Beachfrnt: No
Land: Addl Land Avail
Land:
Imprvmnt:
Imprvmnt:

DOM: 36
Orig Price: \$159,900
Assessmnt: \$157,200
Est Taxes: \$1,977
Tax Yr: 2014
Amen: Public Trans
Amen: Shopping
Road: Public

Remarks: Estate sale. No information available. Buyer to do own due diligence.



Michael O'Dea
SALES ASSOCIATE

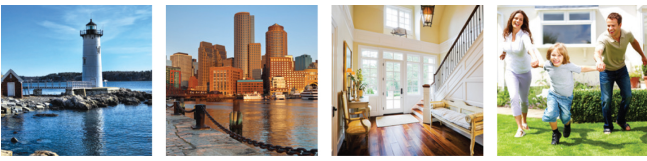
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Recently Sold

15 Bullard St

List Price: \$120,000 Sold Price: \$110,000 DOM: 28

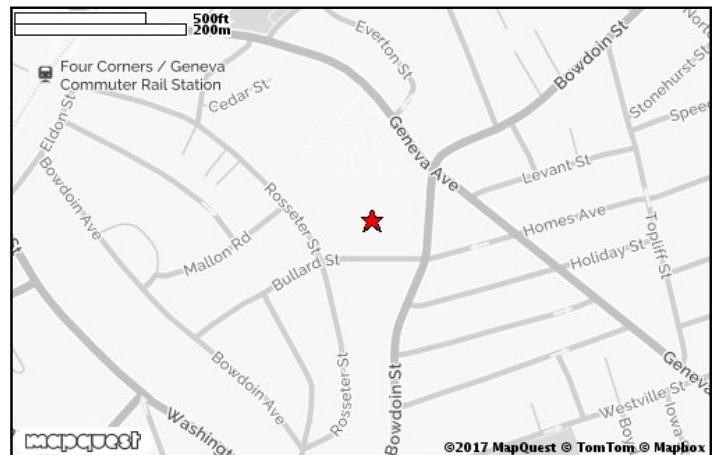
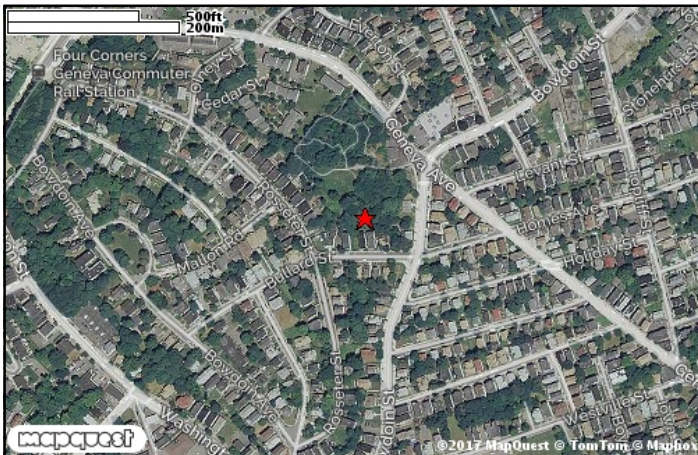


Property Details

City: Boston
 Area: Dorchester
 Assessment: \$114,100
 Est Taxes: \$1,255
 Tax Yr: 2016
 Apprx Acres: 0.12
 Zoning: Multi-Family
 Land Desc: Level
 Land Desc: Fenced/Enclosed
 Electric: Other (See Remar
 Gas: Nearby
 Cable Avail:
 Water: Public
 Sewer: Other - See Rem
 Road Type: Public
 Road Type: Paved
 Amenity: Public Trans
 Amenity: Shopping
 Amenity: Tennis Court
 Amenity: Park
 Improvements: Sidewalks

Description

This property is ready for you to buy.. According to the Boston Redevelopment Authority 3F-5000 zone.. But, please check with Inspection Service Department and the Boston Redevelopment Authority for what you can do with the property....



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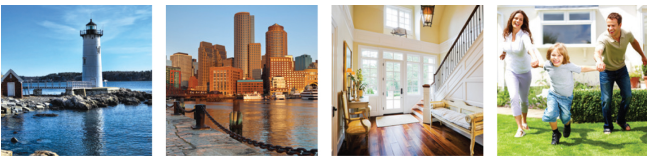
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Recently Sold

47 Sargent St

List Price: \$150,000 Sold Price: \$130,000 DOM: 23

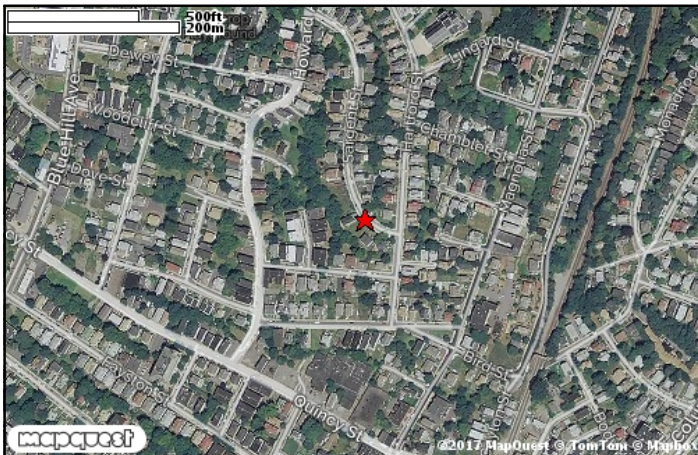


Property Details

City: Boston
 Area: Dorchester
 Assessment: \$59,400
 Est Taxes: \$653
 Tax Yr: 2016
 Apprx Acres: 0.15
 Zoning: Other - See Rem
 Land Desc: Other - See Rem
 Land Desc:
 Electric: Other (See Remar
 Gas: Other (See Remar
 Cable Avail:
 Water: Other - See Rem
 Sewer: Other - See Rem
 Road Type: Public
 Road Type:
 Amenity: Public Trans
 Amenity:
 Amenity:
 Amenity:
 Improvements:

Description

Attention Developers and Builders! 6,663 Sq Ft of land. Buyers or Buyer Agents need to do all due diligence. Buyers need to do their own research and investigation on zoning, buildability, etc. Sold in AS-IS condition! Seller and Seller's Agent makes no representation or warranty as to the suitability of the land for any purpose.



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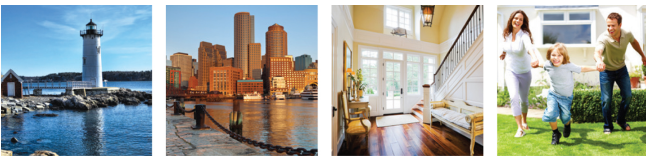
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Recently Sold

90 Robey St

List Price: \$159,900 Sold Price: \$168,750 DOM: 36

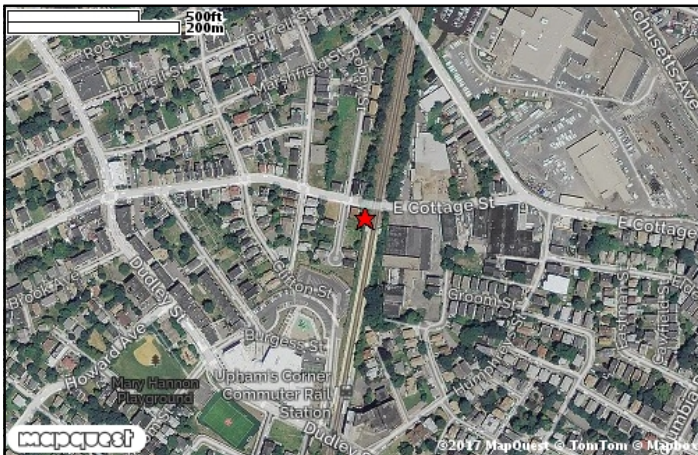


Property Details

City: Boston
 Area: Dorchester
 Assessment: \$157,200
 Est Taxes: \$1,977
 Tax Yr: 2014
 Apprx Acres: 0.15
 Zoning: Other - See Rem
 Land Desc: Addl Land Avail
 Land Desc:
 Electric: Other (See Remar
 Gas: Other (See Remar
 Cable Avail:
 Water: Other - See Rem
 Sewer: Other - See Rem
 Road Type: Public
 Road Type: Publicly Maint.
 Amenity: Public Trans
 Amenity: Shopping
 Amenity:
 Improvements:

Description

Estate sale. No information available. Buyer to do own due diligence.



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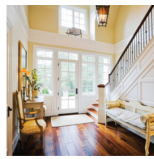
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Comparative Market Analysis

	15 Bullard St	47 Sargent St	90 Robey St		
					
Status	S	S	S		
List Price	\$120,000	\$150,000	\$159,900		
Sold Price	\$110,000	\$130,000	\$168,750		
Sold Date	04/05/17	02/02/17	10/28/16		
DOM	28	23	36		
City	Boston	Boston	Boston		
Area	Dorchester	Dorchester	Dorchester		
Orig Price	\$120,000	\$150,000	\$159,900		
Assessment	\$114,100	\$59,400	\$157,200		
Est Taxes	\$1,255	\$653	\$1,977		
Tax Yr	2016	2016	2014		
Apprx Acres	0.12	0.15	0.15		
Zoning	Multi-Family	Other - See Rem	Other - See Rem		
Land Desc	Level	Other - See Rem	Addl Land Avail		
Land Desc	Fenced/Enclosed				
Electric	Other (See Remar	Other (See Remar	Other (See Remar		
Gas	Nearby	Other (See Remar	Other (See Remar		
Cable Avail					
Water	Public	Other - See Rem	Other - See Rem		
Sewer	Other - See Rem	Other - See Rem	Other - See Rem		
Road Type	Public	Public	Public		
Road Type	Paved		Publicly Maint.		
Amenity	Public Trans	Public Trans	Public Trans		
Amenity	Shopping		Shopping		
Amenity	Tennis Court				
Amenity					
Improvements	Park				
Improvements	Sidewalks				
Improvements	Fence	No	No		
Beachfront	No				



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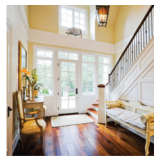
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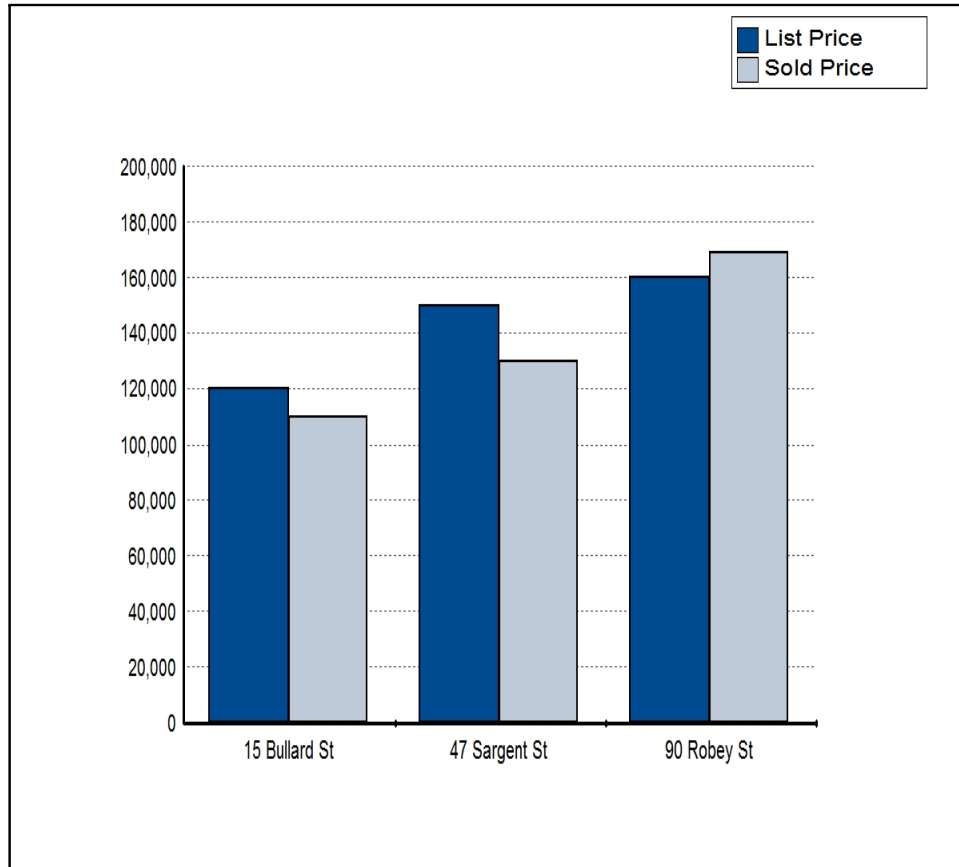


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Comparative Market Analysis Statistics

Graphic Analysis of Recently Sold Properties



Summary Statistics of 3 Properties:

Average Price: \$136,250

High Price: \$168,750

Low Price: \$110,000

Median Price: \$130,000

Average Sale Price % List Price: 95.08

Average Days On Market: 29



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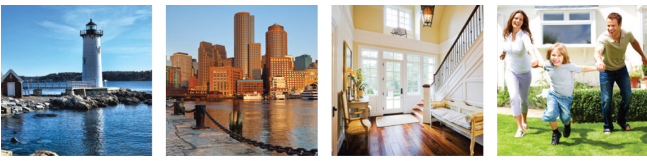
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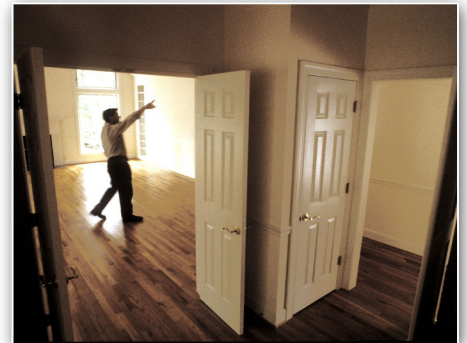
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In Conclusion

**When you choose Michael O'Dea
you will receive:**

- | Excellent service and support.
- | A market analysis of your home.
- | A winning marketing plan.
- | Every effort to sell your home promptly.
- | The resources of Coldwell Banker Residential Brokerage.

***List Your Home Now
with Michael O'Dea!***



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ABOUT MICHAEL O'DEA

As a social person with a passion for excellent customer service, I am proud to be a real estate agent with Boston's premier brokerage company, Coldwell Banker.

My work is an expression of who I am and my greatest professional satisfaction comes from providing the highest level of service to my clients based on trust, communication, and effort.

I am a fully Licensed Massachusetts Real Estate Agent and I work with residential buyers and sellers in addition to out of state owners and investors.

Services you will receive

- *A detailed market analysis to establish an optimal listing price*
- *Professional photography*
- *Rich, high quality printed marketing materials*
- *Extensive marketing*
- *Accompanied showings of your property*
- *A solid negotiator*
- *Management of all aspects of sale*
- *An attentive ear*

Professional Affiliations

Awarded membership to the International Sterling Association

Member of the National Association of Realtors (NAR)

MA license #: 009528206

I Serve (but are not limited to) : Jamaica Plain, Roslindale, West Roxbury, Newton, Dorchester, Dedham, Quincy

If you have any real estate related questions, please don't hesitate to call me **(857) 719-6989** or via email at michael.odea@nemoves.com.

Check out my website: **www.michaelinboston.com**



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SALES ASSOCIATE

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Testimonials

I don't think we could have found a better agent! He is very good with reading people and helped my wife and I understand our differences in house hunting and helped us narrow the searches to our common ground. Also, as a long-time resident in the area, he seems to know everybody in the area and has a real understanding of local trends (which helped since we are not from Massachusetts).

Doug and Adrienne Cali - Quincy

Stellar agent, best I have ever worked with in over 16 years of real estate (selling, buying). Persistent, compulsive, yet personable and affable. Sold my condo in record time in a very, very tough market. My agent of choice should we ever move back to Boston!

Sam Galvagno MD - Baltimore

Thank you Mr. O'Dea. My family most appreciated your professional manner. You obtained and relayed the information necessary to keep the sale process on track and saw it through to its successful end. Your report was thorough and provided a realistic perspective of the market at the time. You listened, understood, and respected the manner in which the family wanted to dispose of the property, no back and forth, or game playing.

Ms S Ramey - Dorchester

After a cross-country move, Michael helped us find a rental unit and then a condo to purchase. He is friendly, optimistic and persistent. He has a broad knowledge of the real estate market in this area, along with the many contacts needed to get things done. He was quite perceptive of our needs in helping us find the right location and place to settle in the Boston area. Michael is a pleasure to work with!"

Paul Quackenbush - Jamaica Plain