



Comparative Market Analysis

Your initial search criteria were: ((LISTSTATUS IN ('PND','SLD') AND STATUSCHANGEDATE>=CONVERT(DATETIME,'7/1/2012')) OR (LISTSTATUS IN ('ACT','CON','OPT','KO')) AND (AREA IN ('36')) AND PROPSUBTYPE IN ('R','LF') AND (ACRES>=5 AND ACRES<=25) AND (ACRESPRICE<=8000) AND (SCHOOLDISTRICT LIKE 'EDGEWOOD%' OR SCHOOLDISTRICT LIKE 'FRUITVALE%' OR SCHOOLDISTRICT LIKE 'WILLS POINT%' OR SCHOOLDISTRICT LIKE 'CANTON%'))

Subject Property

Property Type: Lots & Acreage Status: Active

Address	City	Acres	List \$/Acre	Land SF	\$/SqFt	CDOM	Orig Price	List Price	LP %OP
000 FM 1653	Canton	7.300	3200.00	0.000	0.00	405	27,500	23,360	85%
290 Private Road 7416	Wills Poin	5.220	4789.27	0.000	0.00	20	25,000	25,000	100%
00 VZCR 3820	Wills Poin	7.570	4346.10	0.000	0.00	33	32,900	32,900	100%
Lot 5 FM 1651	Canton	5.901	5998.98	257047.000	0.00	793	39,900	35,400	89%
0 VZCR 3809	Wills Poin	13.000	3000.00	0.000	0.00	25	39,000	39,000	100%
553 Vz County Road 1906 #2	Fruitvale	15.000	2666.67	653400.000	0.00	622	45,000	40,000	89%
1120 VZCR 3815	Wills Poin	10.790	3799.81	0.000	0.00	91	41,000	41,000	100%
000 VZ County Road 3814	Wills Poin	11.676	3639.95	0.000	0.00	323	48,000	42,500	89%
873 VZ County Road 1217	Canton	6.820	6598.24	0.000	0.00	78	45,000	45,000	100%
10619 state highway 19	Edgewood	13.620	3634.36	0.000	0.00	134	59,500	49,500	83%
0 FM 751	Wills Poin	10.000	5000.00	0.000	0.00	25	50,000	50,000	100%
0000 FM 751	Wills Poin	11.740	4484.67	0.000	0.00	190	70,000	52,650	75%
00 VZ County Road 2146	Wills Poin	20.000	2750.00	0.000	0.00	543	110,000	55,000	50%
0000 VZ County Road 3414	Wills Poin	14.500	3800.00	0.000	0.00	113	55,100	55,100	100%
32300 INTERSTATE 20	Canton	10.000	6000.00	0.000	0.00	87	50,000	60,000	120%
551 Vz County Road 1909	Edgewood	13.928	4500.00	0.000	0.00	67	62,676	62,676	100%
196 VZ CR 3416	Wills Poin	16.000	4250.00	0.000	0.00	431	68,000	68,000	100%
270 Vz County Road 2503	Canton	10.000	6950.00	0.000	0.00	7	69,500	69,500	100%
0 VZCR 1919	Fruitvale	24.000	3000.00	0.000	0.00	308	72,000	72,000	100%
0000 VZ CR 4106	Canton	17.370	4200.00	0.000	0.00	45	75,559	72,954	97%
53XX FM 1651	Canton	18.750	3949.97	0.000	0.00	319	74,062	74,062	100%
2144 VZ County RD	Wills Poin	12.386	6450.83	0.000	0.00	117	91,800	79,900	87%
000B VZ County Rd 3104	Edgewood	20.000	4000.00	0.000	0.00	333	80,000	80,000	100%
3633 CR 3713	Wills Poin	16.500	4850.00	0.000	0.00	369	86,625	80,025	92%
xx VZ CR 3604	Edgewood	24.250	3500.00	0.000	0.00	120	84,875	84,875	100%
2920 FM 47	Wills Poin	20.000	4400.00	0.000	0.00	37	88,000	88,000	100%
0 VZ CR 3804	Wills Poin	19.463	4619.02	847808.000	0.00	57	89,900	89,900	100%
2573 Vz County Road 2112	Wills Poin	18.000	5222.22	0.000	0.00	192	109,000	94,000	86%
Min		5.220	2666.667	257047.000	0.000	7	25,000	23,360	50%
Max		24.250	6950.000	847808.000	0.000	793	110,000	94,000	120%
Average		14.060	4414.290	586085.000	0.000	210	63,925	59,368	94%

Number of Properties: 28
Average (ListPrice / Acre) : \$4,414

Will take 28 months to sell all the

Subject Property

Property Type: Lots & Acreage Status: Pending

Address	City	Acres	List \$/Acre	Land SF	\$/SqFt	CDOM	Orig Price	List Price	LP %OP
0000 VZ CR 1914	Fruitvale	6.060	3500.00	0.000	0.00	28	21,210	21,210	100%
0A US Hwy 80	Wills Poin	14.600	4350.00	0.000	0.00	10	63,510	63,510	100%
00 VZ County Road 2142	Wills Poin	10.000	6500.00	435600.000	0.00	524	65,000	65,000	100%
000 FM 47	Wills Poin	8.810	7934.17	0.000	0.00	357	79,900	69,900	87%
Min		6.060	3500.000	435600.000	0.000	10	21,210	21,210	87%
Max		14.600	7934.166	435600.000	0.000	524	79,900	69,900	100%
Average		9.870	5571.040	435600.000	0.000	230	57,405	54,905	97%

Number of Properties: 4
Average (ListPrice / Acre) : \$5,571

Property Type: Lots & Acreage Status: **Sold**

Subject Property

Address	City	Acres	List \$/Acre	Land SF	\$/SqFtCDOM		Orig Price	List Price	Sold \$/Acre	SP% LP	Sold Date	Sale Price	
1981 VZ CR 2144	Wills Poin	5.250	6400.00	0.000	0.00	689	33,600	33,600	4761.90	74%	6/27/2013	25,000	
13 AC VZ CR 1925	Fruitvale	13.000	2750.00	0.000	0.00	55	35,750	35,750	2500.00	91%	8/03/2012	32,500	
9999 FM 1504	Wills Poin	5.830	6843.91	253781.000	0.15	58	39,900	39,900	6539.97	96%	11/27/2012	38,128	
321 VZ County Road 3814	Wills Poin	11.670	3598.97		0.000	0.00	104	42,000	42,000	3200.00	89%	7/11/2012	37,344
xx FM 2909	Canton	10.360	5888.03		0.000	0.00	66	61,000	61,000	5610.23	95%	3/14/2013	58,122
xxxx VZCR 1126	Fruitvale	18.940	3431.89		0.000	0.00	161	65,000	65,000	3299.89	96%	10/15/2012	62,500
000 VZ County Rd 2205	Canton	10.580	6616.26	0.000	0.00	134	70,000	70,000	6001.89	91%	9/24/2012	63,500	
000 Vz County Road 3702	Wills Poin	17.599	4540.03	0.000	0.00	244	79,900	79,900	4261.61	94%	5/03/2013	75,000	
2092 VZ CR 3412	Wills Poin	16.900	5023.67	0.000	0.00	325	84,900	84,900	3313.61	66%	6/07/2013	56,000	
1812 VZ CR 2303	Canton	15.000	5666.67	0.000	0.00	6	85,000	85,000	5566.67	98%	8/10/2012	83,500	
000 Fm 1504	Edgewood	24.000	4000.00	0.000	0.00	257	104,000	96,000	4276.67	107%	12/06/2012	102,640	
2022 State Highway 243	Canton	23.660	4205.41	0.000	0.00	18	99,500	99,500	4015.22	95%	7/10/2012	95,000	
449 VZ County Road 2502	Canton	24.862	4199.98	0.000	0.00	130	104,420	104,420	4022.20	96%	7/01/2013	100,000	

Min	5.250	2750.000	253781.000	0.150	6	33,600	33,600	2500.000	66%	25,000
Max	24.862	6843.911	253781.000	0.150	689	104,420	104,420	6539.966	107%	102,640
Average	15.200	4858.830	253781.000	0.150	173	69,613	68,998	4413.070	91%	63,787

Number of Properties: 12
Average (SalePrice / Acres) : \$4,413

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Sold 1 per month

Information deemed RELIABLE but not GUARANTEED

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