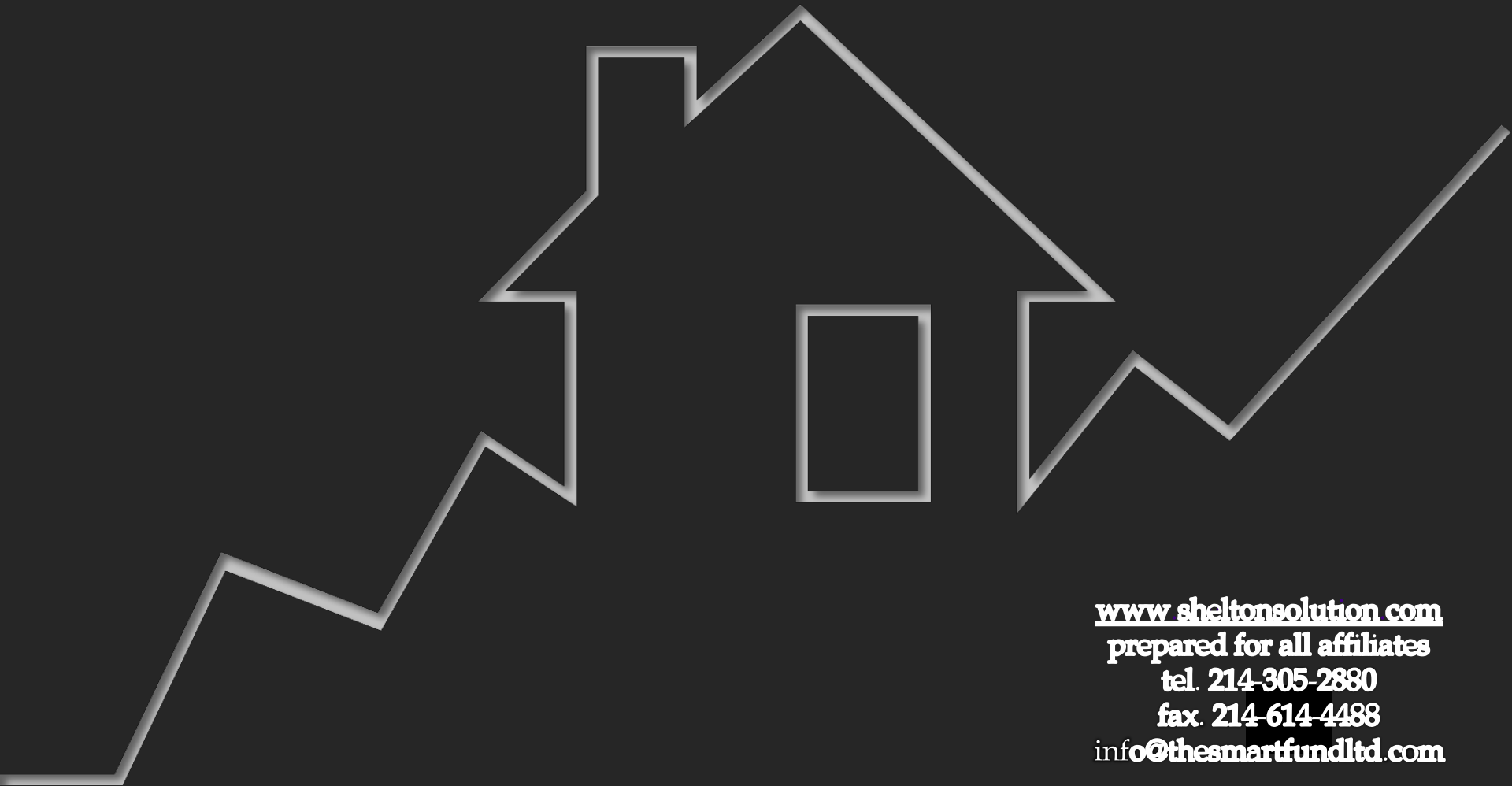


Shelton Solutions 2017 – 2018 Acquisitions & Reports



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Comparative Market Analysis

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Researched and prepared by
The Principal Group, Inc.

Prepared exclusively for
Shelton Solutions and Affiliates

Prepared on
January 17, 2018

Subject Property
5305 Yacht Club Drive
Rockwall, Texas
75032-8450

The Principal Group, Inc.

13601 Preston Road
Dallas, Texas 75240
2143052880
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Comparative Market Analysis

5305 Yacht Club Drive
Rockwall, 75032

Wednesday, January 17, 2018

Summary of Comparable Listings

This page summarizes the comparable listings contained in this market analysis.

Active Listings

Address	Price	Beds	Bth F	Bth H	Ttl HLA	\$/SqFt	List Date
5305 Yacht Club Drive		4	3	0	2986	96.4	
905 Hunters Glen	\$349,900	4	3	1	2,738	\$127.79	10/07/2017
2920 Lago Vista Lane	\$365,000	3	2	1	3,024	\$120.70	10/14/2017
318 Valiant Drive	\$365,000	3	2	1	2,567	\$142.19	01/05/2018
201 Rainbow Circle	\$380,000	4	3	1	3,031	\$125.37	08/30/2017
Averages:		\$364,975	3.5	2.5	1.0	2,840	\$129.01

Active Option Contract Listings

Address	Price	Beds	Bth F	Bth H	Ttl HLA	\$/SqFt	Contract Date
5305 Yacht Club Drive		4	3	0	2986	96.4	
42 Shady Dale Lane	\$450,000	4	3	0	3,177	\$141.64	01/11/2018
Averages:		\$450,000	4.0	3.0	0.0	3,177	\$141.64

Pending Listings

Address	Price	Beds	Bth F	Bth H	Ttl HLA	\$/SqFt	Contract Date
5305 Yacht Club Drive		4	3	0	2986	96.4	
101 Easterner Place	\$384,500	4	3	0	2,706	\$142.09	12/14/2017
Averages:		\$384,500	4.0	3.0	0.0	2,706	\$142.09

Sold Listings

Address	Price	Beds	Bth F	Bth H	Ttl HLA	\$/SqFt	Sold Date
5305 Yacht Club Drive		4	3	0	2986	96.4	
123 Yacht Club Drive	\$350,000	4	3	1	3,143	\$111.36	11/15/2017
108 Sceptre Drive	\$360,900	4	3	0	2,618	\$137.85	07/31/2017
5610 Yacht Club Drive	\$362,500	4	3	0	2,375	\$152.63	11/30/2017
406 Endeavor Court	\$365,000	3	3	1	3,000	\$121.67	10/19/2017
1169 Skylar Drive	\$365,000	4	3	0	2,942	\$124.07	08/18/2017
4617 Steeple Chase Lane	\$365,000	4	3	0	2,956	\$123.48	10/24/2017
4649 Parkwood Drive	\$375,000	3	3	1	2,994	\$125.25	09/14/2017
785 Hunters	\$375,000	3	2	0	2,750	\$136.36	08/28/2017
2512 Buckingham Drive	\$382,888	5	2	1	3,365	\$113.79	10/31/2017
779 Hunters	\$384,000	5	3	0	3,004	\$127.83	07/24/2017
2521 Cambridge Drive	\$385,000	4	2	1	2,965	\$129.85	12/01/2017
5104 Yacht Club Drive	\$410,000	4	3	1	2,803	\$146.27	10/30/2017
4630 Parkwood Drive	\$443,000	4	3	0	3,513	\$126.10	08/14/2017
Averages:		\$378,714	3.9	2.8	0.5	2,956	\$128.96

	Low	Median	Average	High	Count
Comparable Price	\$349,900	\$375,000	\$379,878	\$450,000	19
Adjusted Comparable Price	\$349,900	\$375,000	\$379,878	\$450,000	19

On Average, the 'Sold' status comparable listings sold in 52 days for \$378,714

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Researched and prepared by **Chris Manning**

Manning & Company





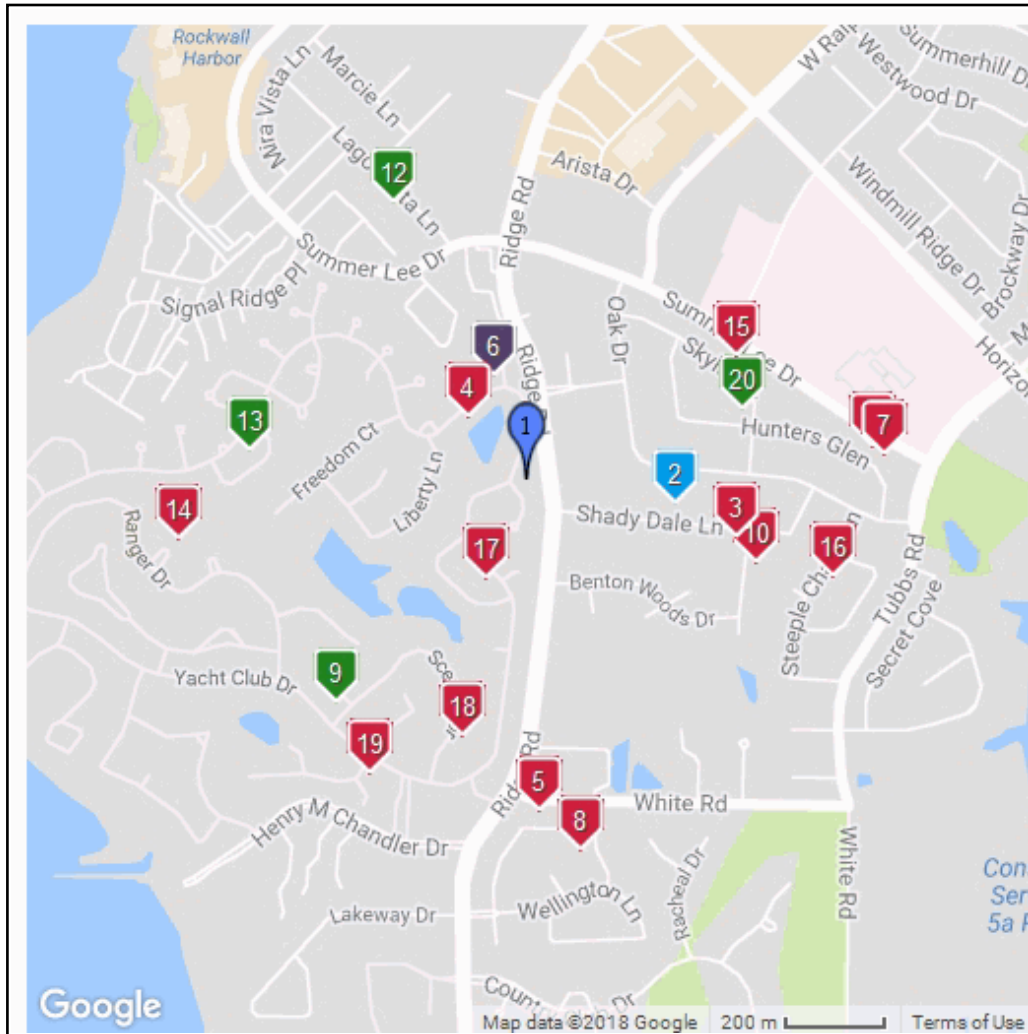
Comparative Market Analysis

5305 Yacht Club Drive
Rockwall, 75032

Wednesday, January 17, 2018

CMA Map Layout

This page displays the Map for the CMA Subject and your comparables.



- 1 5305 Yacht Club Drive
- 2 42 Shady Dale LN
- 3 4630 Parkwood DR
- 4 5104 Yacht Club DR
- 5 2521 Cambridge DR
- 6 101 Easterner PL
- 7 779 Hunters
- 8 2512 Buckingham DR
- 9 201 Rainbow CIR
- 10 4649 Parkwood DR
- 11 785 Hunters
- 12 2920 Lago Vista LN
- 13 318 Valiant DR
- 14 406 Endeavor CT
- 15 1169 Skylar DR
- 16 4617 Steeple Chase LN
- 17 5610 Yacht Club DR
- 18 108 Sceptre DR
- 19 123 Yacht Club DR
- 20 905 Hunters GLEN

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Researched and prepared by **Chris Manning**

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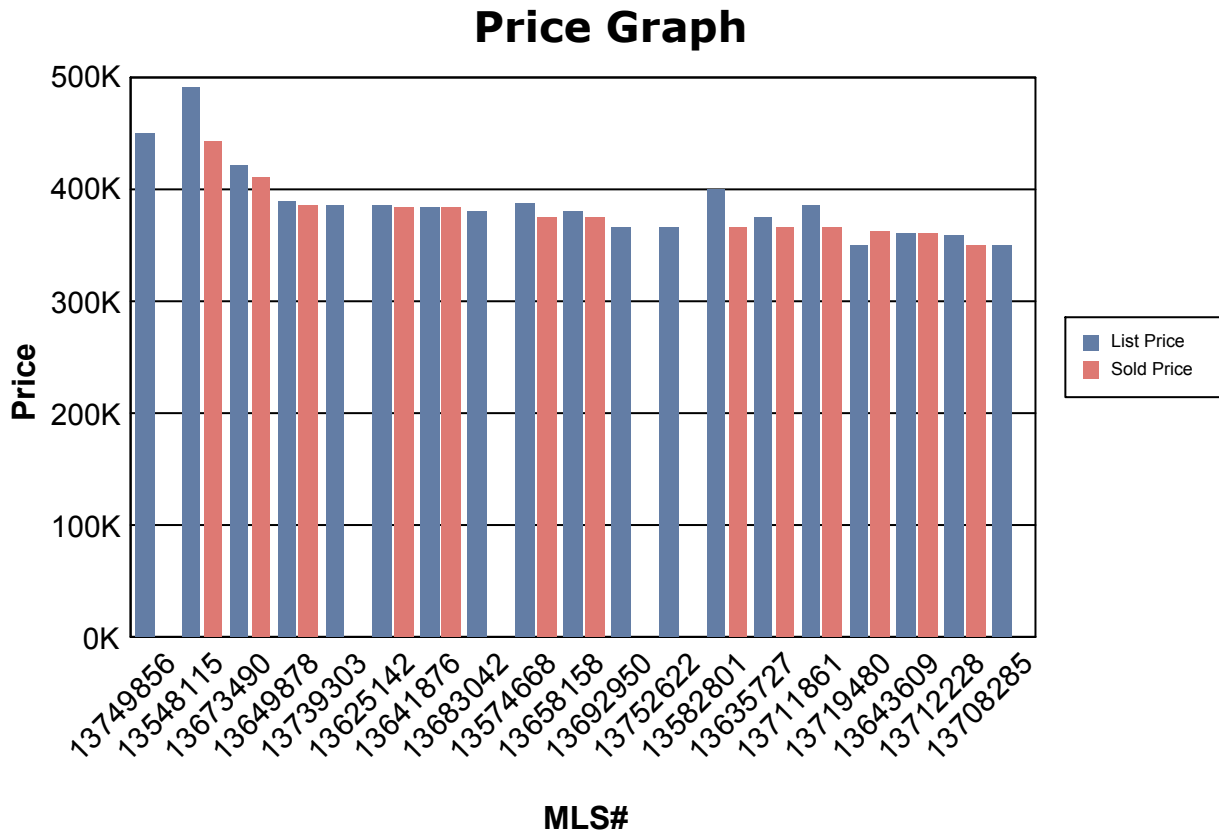
Comparative Market Analysis

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List Price and Sale Price

This graph illustrates the list price, along with sale price in Sold listings.



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Minimums and Maximums

This page summarizes key fields of the listings in this analysis.

The listings in this analysis can be summarized as follows:

Listing Price between \$349,000 and \$489,999

3 to 5 Bedrooms

2 to 3 Full Bathrooms

0 to 1 Half Bathroom

2,375 to 3,513 Square Feet

\$114.08 to \$149.84 per Square Foot

\$111.36 to \$152.63 per Sold Square Foot

Year Built between 1978 and 2017

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