

FOR SALE Contact Your Teammate \$175,000

1232 Paintbrush St. | Mesquite | Texas | 75149



Main: (214) 305-2880
Fax : (214) 614-4488
info@thesmartfundltd.com
sheltonsolution.com

CONTACT A TEAM MEMBER

- Ken 214-305-2880
- Joel 214-305-2671
- Gary 214-770-7348
- Robert 214-305-2670

TO PURCHASE

SEND OFFER TO

- info@thesmartfundltd.com
- Fax: 214-614-4488
- Contact your team member for more options today!

BRING YOUR PICKIEST BUYERS! 2 story brick home, with completed updates including: roof, electrical panel, hot water heater, garage door. Excellent foundation, great floor plan, corner lot, large yard, 2 car garage with back driveway. Nearby schools include Shaw Elementary, Agnew Middle School and Mesquite High.

- 4 Bedrooms - 2 Bath - 2 Car Garage
- Financial Assistance Up To 6%
- 5,288 Sq. Ft. Lot
- Buyer Credit Up To \$5,000
- 1,354 Sq. Ft - Central A/C & Heating
- Ask About SELLER FINANCING!

Call Your Teammate Today (214) 305-2880



LATHRAM POU & ASSOC. ▪ CATHY MILLER TEAM



SHELTON SOLUTIONS

Comparative Market Analysis

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This represents an estimated sale price for this property. It is not the same as the opinion of value in an appraisal developed by a licensed appraiser under the Uniform Standards of Professional Appraisal Practice.



Researched and prepared by

Subject Property

1232 PAINT BRUSH
MESQUITE, TEXAS

Prepared exclusively for
The Principal Group, Inc.

Prepared on
January 17, 2018

The Principal Group & Affiliates
13601 Preston Road 950 WEST
Dallas, Texas 75240
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www.manningandcompany.com





Comparative Market Analysis

1232 PAINT BRUSH
MESQUITE

Wednesday, January 17, 2018

Summary of Comparable Listings

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

Pending Listings

Address	Price	Beds	Bth F	Bth H	Ttl HLA	\$/SqFt	Contract Date
1232 PAINT BRUSH							
1536 Copper Meadow Drive	\$175,000	3	2	0	1,740	\$100.57	12/17/2017
1107 Dandelion Drive	\$180,000	3	2	0	1,491	\$120.72	01/07/2018
Averages:	\$177,500	3.0	2.0	0.0	1,616	\$110.65	

Sold Listings

Address	Price	Beds	Bth F	Bth H	Ttl HLA	\$/SqFt	Sold Date
1232 PAINT BRUSH							
634 Snapdragon Trail	\$150,000	3	2	1	1,632	\$91.91	11/20/2017
1344 Copper Meadow Drive	\$155,000	3	2	0	1,169	\$132.59	10/27/2017
916 Winding Creek Drive	\$155,000	3	2	0	1,289	\$120.25	12/22/2017
1138 Thistle Drive	\$157,000	3	2	0	1,382	\$113.60	11/07/2017
834 Big Thicket Trail	\$162,500	4	2	0	2,525	\$64.36	12/29/2017
605 Purple Sage Trail	\$163,000	4	2	0	1,564	\$104.22	10/27/2017
1525 Creek Bluff Circle	\$165,000	3	2	0	1,334	\$123.69	12/21/2017
702 Snapdragon Trail	\$172,500	3	2	0	1,850	\$93.24	07/26/2017
1105 Primrose Street	\$173,500	4	2	0	1,864	\$93.08	11/16/2017
1017 Garden Trail	\$174,000	3	2	1	1,534	\$113.43	01/12/2018
1533 Savannah Street	\$176,900	3	2	0	1,431	\$123.62	12/18/2017
1028 Primrose Street	\$182,000	3	2	0	1,966	\$92.57	08/31/2017
1035 Thistle Drive	\$188,900	3	2	1	1,737	\$108.75	11/20/2017
715 Indian Paint Drive	\$190,000	3	2	1	1,921	\$98.91	11/30/2017
Averages:	\$168,950	3.2	2.0	0.3	1,657	\$105.30	

	Low	Median	Average	High	Count
Comparable Price	\$150,000	\$173,000	\$170,019	\$190,000	16
Adjusted Comparable Price	\$150,000	\$173,000	\$170,019	\$190,000	16

On Average, the 'Sold' status comparable listings sold in 16 days for \$168,950

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Researched and prepared by **Chris Manning**

Manning & Company





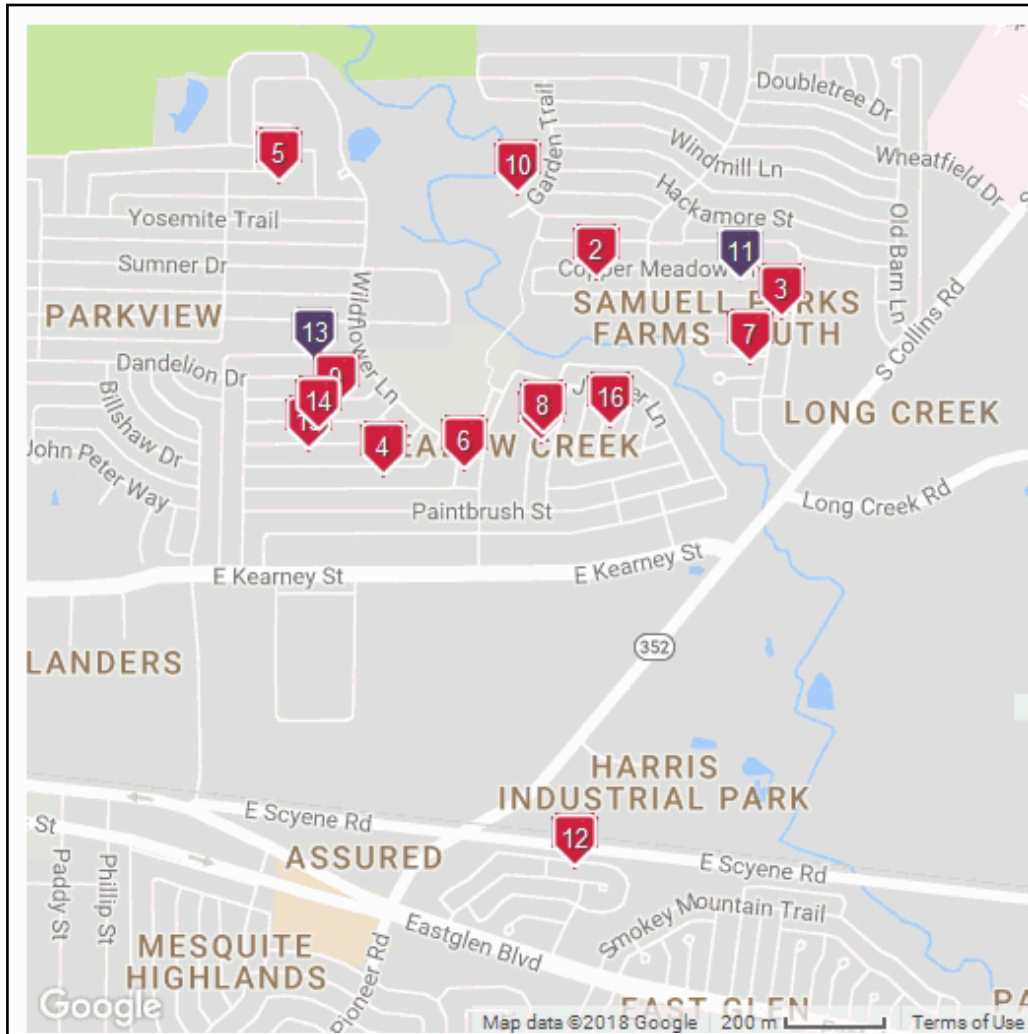
Comparative Market Analysis

1232 PAINT BRUSH
MESQUITE

Wednesday, January 17, 2018

CMA Map Layout

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



- 1232 PAINT BRUSH
- 1 634 Snapdragon TRL
- 2 1344 Copper Meadow DR
- 3 916 Winding Creek DR
- 4 1138 Thistle DR
- 5 834 Big Thicket TRL
- 6 605 Purple Sage TRL
- 7 1525 Creek Bluff CIR
- 8 702 Snapdragon TRL
- 9 1105 Primrose ST
- 10 1017 Garden TRL
- 11 1536 Copper Meadow DR
- 12 1533 Savannah ST
- 13 1107 Dandelion DR
- 14 1028 Primrose ST
- 15 1035 Thistle DR
- 16 715 Indian Paint DR

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Researched and prepared by **Chris Manning**

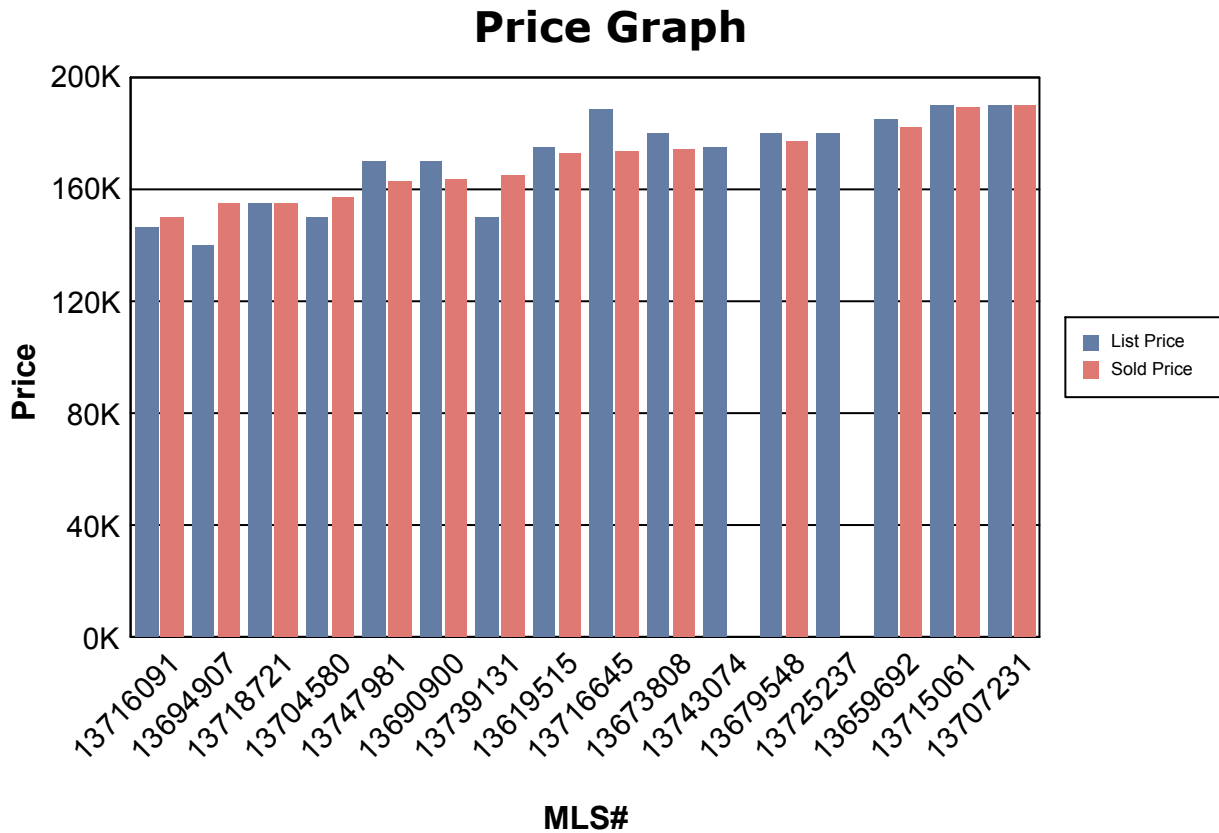
Manning & Company





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 \$139,900 and \$190,000

Selling Price between \$150,000 and \$190,000

3 to 4 Bedrooms

2 Full Bathrooms

0 to 1 Half Bathroom

1,169 to 2,525 Square Feet

\$67.33 to \$125.72 per Square Foot

\$64.36 to \$132.59 per Sold Square Foot

Year Built between 1983 and 1996

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