

FOR SALE Contact Your Teammate \$180,000

204 Casalita Dr. | Garland | Texas | 75040



Main: (214) 305-2880
Fax : (214) 614-4488
info@thesmarfundltd.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@thesmarfundltd.com
- Fax: 214-614-4488
- Contact your team member for more options today!

BRING YOUR PICKIEST BUYERS! Nearby schools include Kimberlin Elementary Academy for Excellence, Austin Intermediate Academy for Excellence and Garland High School Academy. Less than a 5 minute drive from the newly revitalized downtown Garland Square. Central heating and A/C, oven, refrigerator, dishwasher, water heater all in good working condition.

- ◆ Four Bedrooms - Two Bathrooms
- ◆ 1,836 Square Ft
- ◆ Beautiful Vintage Home!
- Financial Assistance Up To 6%
- Buyer Credit Up To \$5,000
- Ask About SELLER FINANCING!

Call Your Teammate Today (214) 305-2880

 **Lawyers Title**
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
The Principal Group, Inc.

Prepared exclusively for
Shelton Solutions and Affiliates

Prepared on
January 17, 2018

Subject Property
13601 Preston Road
Suite 950 WEST
Dallas, TX
75240

The Principal Group, Inc.

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Dallas, Texas 75240
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Comparative Market Analysis

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
208 E Miller Road	\$150,614	2	1	0	770	\$195.60	01/10/2018
114 W Wanda Drive	\$169,900	4	1	0	1,380	\$123.12	12/02/2017
301 Carmen Drive	\$189,900	4	2	0	1,571	\$120.88	12/29/2017
Averages:	\$170,138	3.3	1.3	0.0	1,240	\$146.53	

Pending Listings

Address	Price	Beds	Bth F	Bth H	Ttl HLA	\$/SqFt	Contract Date
1114 Susan Drive	\$169,900	4	2	0	1,529	\$111.12	01/02/2018
Averages:	\$169,900	4.0	2.0	0.0	1,529	\$111.12	

Sold Listings

Address	Price	Beds	Bth F	Bth H	Ttl HLA	\$/SqFt	Sold Date
201 Carmen Drive	\$150,000	3	1	0	923	\$162.51	10/31/2017
2025 Delmar Drive	\$150,000	2	2	0	993	\$151.06	11/27/2017
2065 Brookhollow Drive	\$150,000	4	2	0	1,368	\$109.65	01/05/2018
1313 Colony Drive	\$151,000	3	2	0	1,308	\$115.44	07/31/2017
1518 Delmar Drive	\$153,000	3	2	0	1,481	\$103.31	12/18/2017
701 Shorecrest Drive	\$155,000	3	1	1	1,250	\$124.00	11/15/2017
717 Cedar Drive	\$165,000	3	2	0	1,889	\$87.35	07/21/2017
406 W Daugherty Drive	\$177,000	5	2	0	1,684	\$105.11	10/31/2017
906 Curtis Drive	\$185,000	4	2	0	1,503	\$123.09	08/29/2017
Averages:	\$159,556	3.3	1.8	0.1	1,378	\$120.17	

	Low	Median	Average	High	Count
Comparable Price	\$150,000	\$155,000	\$162,793	\$189,900	13
Adjusted Comparable Price	\$150,000	\$155,000	\$162,793	\$189,900	13

On Average, the 'Sold' status comparable listings sold in 28 days for \$159,556

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Researched and prepared by **Chris Manning**

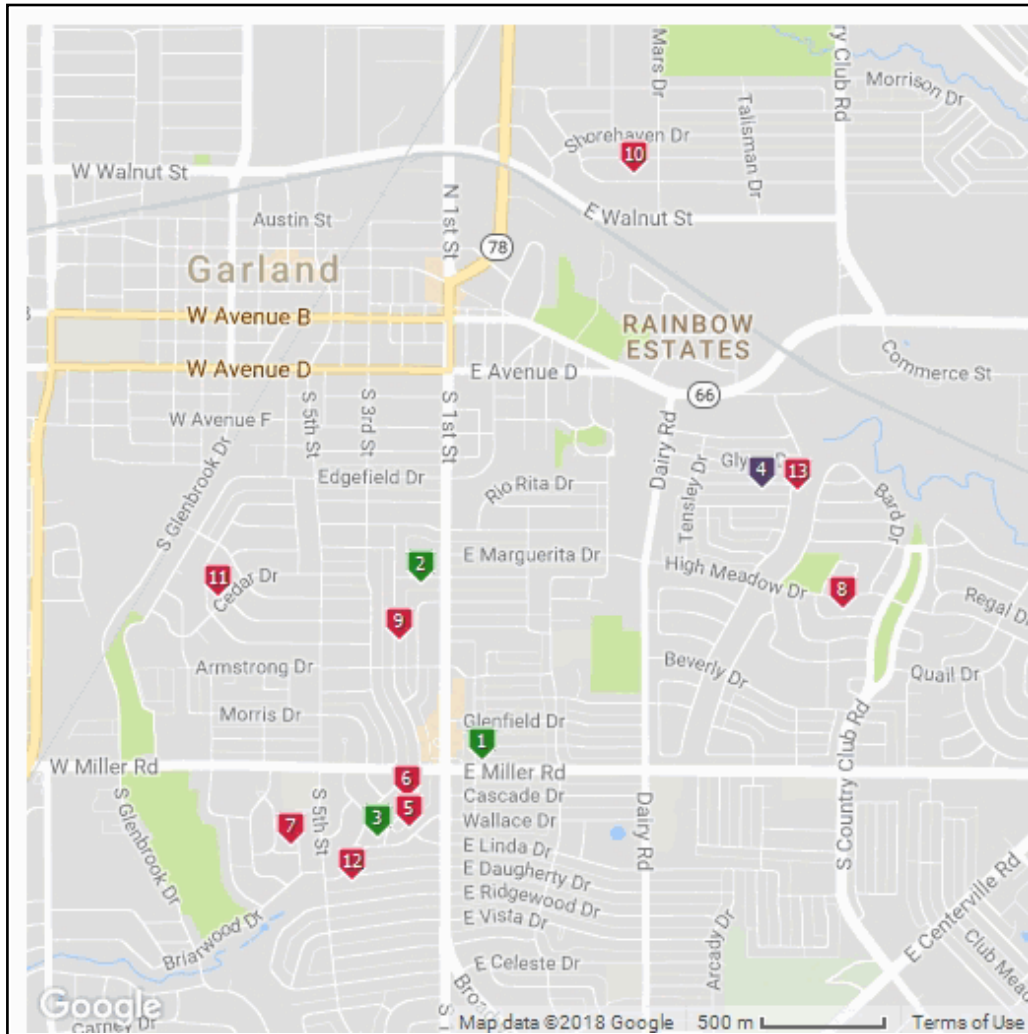
Manning & Company





CMA Map Layout

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



- 1 208 E Miller RD
- 2 114 W Wanda DR
- 3 301 Carmen DR
- 4 1114 Susan DR
- 5 201 Carmen DR
- 6 2025 Delmar DR
- 7 2065 Brookhollow DR
- 8 1313 Colony DR
- 9 1518 Delmar DR
- 10 701 Shorecrest DR
- 11 717 Cedar DR
- 12 406 W Daugherty DR
- 13 906 Curtis DR

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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 \$144,900 and \$189,900

Selling Price between \$150,000 and \$185,000

2 to 5 Bedrooms

1 to 2 Full Bathrooms

0 to 1 Half Bathroom

770 to 1,889 Square Feet

\$89.94 to \$195.60 per Square Foot

\$87.35 to \$162.51 per Sold Square Foot

Year Built between 1949 and 1976

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