

PROPERTY INVESTMENT REPORT

1446 Briarcliff Road Northeast

Atlanta, GA



Amare International LLC

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PROPERTY INFORMATION

General

Property Type	Single Family Home
Year Built	1950
Beds / Baths	3 / 2
Square Footage	1701 sf
Lot Size	13068 sf
Garages	0

Construction

Construction Type	Wood Framed
Foundation	Crawl Space
Facade	Brick
Roofing	Composition
Water	City Water
Sewer	Public Sewer
Heating	Central Gas Furnace
Cooling	Central AC

Areas

Neighborhood	Druid Hills
School District	Druid Hills
High School	Druid Hills
Middle School	Druid Hills
Elementary School	Fernbank

PROJECT FINANCIAL OVERVIEW

PROJECT COSTS

Project Costs	Amount
Purchase Price	\$550,000
Buying Costs	\$16,500
Repair Costs	\$386,025
Holding Costs (8 months)	\$200
Financing Costs	\$59,575.42
Total Upfront Project Costs	\$1,012,300.42

FINANCING

Upfront Project Costs	\$1,012,300.42
Financing (financed)	\$881,025
Investor Cash Outlay	\$131,275.42

PROJECT RETURNS

Projected Sales Price (ARV)	\$1,350,000
Total Project Costs (excl. Selling)	\$1,012,300.42
Selling Costs	\$81,000
Project Profit	\$256,699.58
Cash-On-Cash ROI	196%
Annualized COCR	293%

PROJECT HIGHLIGHTS

After Repair Value

\$1,350,000

\$793.65 / SF

\$ per SF

Purchase Price

\$550,000

40.70%

% of ARV

Total Repairs

\$386,025

\$226.94 / SF

\$ per SF

Total Fixed Costs

\$97,700

7.20%

% of ARV

Total Project Costs

\$1,093,300.42

81%

% of ARV

Project Profit

\$256,699.58

19%

% of ARV

ESTIMATE SUMMARY

We are modeling the highest price comp due to the detached garage with ADU.
The layouts will be almost identical with the exception of ours will be a contemporary finished product.

We are going up to two stories with main dwelling square footage of 3400 ft.² In the back there will be a detached garage with an accessory dwelling unit above.

3,400 heated sq ft, 2 stories
5 bedrooms, 4 bathrooms, garage Detached for 2 cars
Butler Walk-in Pantry, Den-Office-Library-Study, Home Office, Master Suite - 1st Floor, Two Story Great Room
Exclusive, Home Office

The included pictures are representation of the intended concept. Layout may be altered due to the topography. All workmanship and materials will be of the same quality as pictured.

This stunning, modern house plan presents a sloped roof with deep overhanging eaves, walls made entirely of windows to support an abundance of natural light inside, and a detached garage with two bays.

The heart of the home is completely open, with tall ceilings and a retractable wall that leads onto a covered porch. The kitchen features a massive, multi-purpose island and a pantry sits within arms reach for convenience.

Retreat to the main-level, master suite for peace and quiet, and discover an attached bath with a separate tub and walk-in shower.

Floating stairs serve as a focal point in the great room, and lead to the second level, which consists of four bedrooms with 3full baths. Each room upstairs includes a private balcony.

The exterior of the detached garage matches that of the main home, and offers two garage bays for vehicles or all-terrain toys. There is also an apartment suite above the garage.

Scope of Work	Labor	Material	Total	\$/SF	%
Exterior					
Site Demolition	\$5,000	\$0	\$5,000	\$2.94 / SF	1.3%
Earthwork	\$5,000	\$0	\$5,000	\$2.94 / SF	1.3%
Site Utilities	\$0	\$500	\$500	\$0.29 / SF	0.1%
Structural Framing	\$9,750	\$14,350	\$24,100	\$14.17 / SF	6.2%
Insulation	\$3,300	\$10,850	\$14,150	\$8.32 / SF	3.7%
Roofing	\$4,420	\$8,160	\$12,580	\$7.40 / SF	3.3%
Siding	\$15,600	\$11,500	\$27,100	\$15.93 / SF	7%
Masonry	\$5,000	\$5,000	\$10,000	\$5.88 / SF	2.6%
Exterior Painting	\$8,360	\$4,400	\$12,760	\$7.50 / SF	3.3%
Decks/Porches	\$15,000	\$15,000	\$30,000	\$17.64 / SF	7.8%

Scope of Work	Labor	Material	Total	\$/SF	%
Exterior Doors	\$940	\$9,340	\$10,280	\$6.04 / SF	2.7%
Windows	\$6,800	\$9,350	\$16,150	\$9.49 / SF	4.2%
Garage Doors	\$600	\$5,150	\$5,750	\$3.38 / SF	1.5%
Concrete/Flatwork	\$3,000	\$4,500	\$7,500	\$4.41 / SF	1.9%
Landscaping	\$1,500	\$15,000	\$16,500	\$9.70 / SF	4.3%
Misc Exterior	\$125	\$500	\$625	\$0.37 / SF	0.2%
Total Exterior	\$84,395	\$113,600	\$197,995	\$116.40 / SF	51.3%
Interior					
Drywall	\$13,600	\$6,800	\$20,400	\$11.99 / SF	5.3%
Kitchen (Packaged)	\$1,000	\$19,000	\$20,000	\$11.76 / SF	5.2%
Bathrooms (Packaged	\$2,000	\$8,800	\$10,800	\$6.35 / SF	2.8%
Countertops	\$45	\$7,500	\$7,545	\$4.44 / SF	2%
Appliances	\$2,500	\$12,000	\$14,500	\$8.52 / SF	3.8%
Interior Doors	\$2,020	\$3,800	\$5,820	\$3.42 / SF	1.5%
Interior Woodwork	\$10,300	\$8,700	\$19,000	\$11.17 / SF	4.9%
Interior Painting	\$8,575	\$4,900	\$13,475	\$7.92 / SF	3.5%
Tiling	\$0	\$10,000	\$10,000	\$5.88 / SF	2.6%
Hardwood Flooring	\$3,575	\$13,750	\$17,325	\$10.19 / SF	4.5%
Total Interior	\$43,615	\$95,250	\$138,865	\$81.64 / SF	36%
MEP					
Plumbing	\$0	\$10,000	\$10,000	\$5.88 / SF	2.6%
HVAC	\$0	\$10,000	\$10,000	\$5.88 / SF	2.6%
Electrical	\$0	\$10,000	\$10,000	\$5.88 / SF	2.6%
Total MEP	\$0	\$30,000	\$30,000	\$17.64 / SF	7.8%
Other					
General Conditions	\$85	\$3,665	\$3,750	\$2.20 / SF	1%
Architectural/Engineering	\$500	\$3,500	\$4,000	\$2.35 / SF	1%
Building Permits	\$0	\$2,000	\$2,000	\$1.18 / SF	0.5%
Total Other	\$585	\$9,165	\$9,750	\$5.73 / SF	2.5%
Subtotal Estimate	\$128,595	\$248,015	\$376,610	\$221.41 / SF	97.6%

Scope of Work	Labor	Material	Total	\$/SF	%
	Adders/Contingency		\$9,415.25	\$5.54 / SF	2.4%
	Total Estimate		\$386,025	\$226.94 / SF	100%

DETAILED ESTIMATE

Description of Work	Quantity	Labor	Material	Total	\$/Unit
Site Demolition					
Site Demolition Bid/Allowance	1 lump sum	\$5,000	\$0	\$5,000	\$5,000 / lump sum
Total Site Demolition		\$5,000	\$0	\$5,000	
Earthwork					
Earthwork Bid/Allowance	1 lump sum	\$5,000	\$0	\$5,000	\$5,000 / lump sum
Total Earthwork		\$5,000	\$0	\$5,000	
Site Utilities					
Temporary electric	1 each	\$0	\$500	\$500	\$500 / each
Total Site Utilities		\$0	\$500	\$500	
Structural Framing					
Complete framing system (floor, walls, roof), L+M	1700 square feet	\$4,250	\$9,350	\$13,600	\$8 / square feet
2 car garage with ADU	1000 square feet	\$5,500	\$5,000	\$10,500	\$10.50 / square feet
Total Structural Framing		\$9,750	\$14,350	\$24,100	
Insulation					
Wall insulation, L+M	1700 square feet	\$1,700	\$7,650	\$9,350	\$5.50 / square feet
Attic blown-in insulation, L+M	800 square feet	\$1,600	\$3,200	\$4,800	\$6 / square feet
Total Insulation		\$3,300	\$10,850	\$14,150	
Roofing					
Asphalt roofing, 3 tab, L+M	1700 square	\$4,420	\$8,160	\$12,580	\$7.40 / square
Total Roofing		\$4,420	\$8,160	\$12,580	
Siding					
Wood lap siding, L+M	1000 square feet	\$2,000	\$3,000	\$5,000	\$5 / square feet
Stucco siding, L+M	1700 square feet	\$13,600	\$8,500	\$22,100	\$13 / square feet

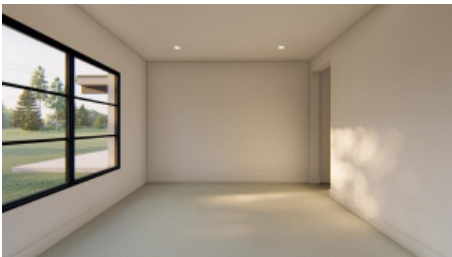
Description of Work	Quantity	Labor	Material	Total	\$/Unit
Total Siding		\$15,600	\$11,500	\$27,100	
Masonry					
Retaining Wall	100 lineal feet	\$5,000	\$5,000	\$10,000	\$100 / lineal feet
Total Masonry		\$5,000	\$5,000	\$10,000	
Exterior Painting					
Exterior Painting by Siding SF, L+M	4400 square feet	\$8,360	\$4,400	\$12,760	\$2.90 / square feet
Total Exterior Painting		\$8,360	\$4,400	\$12,760	
Decks/Porches					
Pressure-treated deck (joists, decking, rails), L+M	1000 square feet	\$15,000	\$15,000	\$30,000	\$30 / square feet
Total Decks/Porches		\$15,000	\$15,000	\$30,000	
Exterior Doors					
Exterior steel entry door, single, L+M	4 each	\$100	\$5,200	\$5,300	\$1,325 / each
French patio door, L+M	1 each	\$250	\$1,500	\$1,750	\$1,750 / each
Sliding glass patio door, L+M	1 each	\$250	\$2,200	\$2,450	\$2,450 / each
Exterior door hardware, L+M	4 each	\$140	\$360	\$500	\$125 / each
Door trim kit, L+M	4 each	\$200	\$80	\$280	\$70 / each
Total Exterior Doors		\$940	\$9,340	\$10,280	
Windows					
Windows, large/custom	34 each	\$6,800	\$9,350	\$16,150	\$475 / each
Total Windows		\$6,800	\$9,350	\$16,150	
Garage Doors					
Garage door, single, manual operated	2 each	\$400	\$5,000	\$5,400	\$2,700 / each
Garage door operator	2 each	\$200	\$150	\$350	\$175 / each
Total Garage Doors		\$600	\$5,150	\$5,750	
Concrete/Flatwork					
Concrete driveway, L+M	500 square feet	\$3,000	\$4,500	\$7,500	\$15 / square feet
Total Concrete/Flatwork		\$3,000	\$4,500	\$7,500	
Landscaping					

Description of Work	Quantity	Labor	Material	Total	\$/Unit
Entire lot, landscaping package	1 lump sum	\$1,500	\$15,000	\$16,500	\$16,500 / lump sum
Total Landscaping		\$1,500	\$15,000	\$16,500	
Misc Exterior					
New mailbox	1 each	\$75	\$500	\$575	\$575 / each
New address #	1 each	\$50	\$0	\$50	\$50 / each
Total Misc Exterior		\$125	\$500	\$625	
Drywall					
Drywall partition, stud + drywall both sides, L+M	3400 square feet	\$13,600	\$6,800	\$20,400	\$6 / square feet
Total Drywall		\$13,600	\$6,800	\$20,400	
Kitchen (Packaged)					
New kitchen, high-end (cab/counters, appl)	1 lump sum	\$1,000	\$19,000	\$20,000	\$20,000 / lump sum
Total Kitchen (Packaged)		\$1,000	\$19,000	\$20,000	
Bathrooms (Packaged)					
Full bathroom, average (new fixtures/new finishes)	3 each	\$300	\$4,500	\$4,800	\$1,600 / each
Full bathroom, high-end (new fixtures/new finishes)	1 each	\$1,500	\$3,500	\$5,000	\$5,000 / each
Half bath, average remodel (new fixtures/ finishes)	1 each	\$200	\$800	\$1,000	\$1,000 / each
Total Bathrooms (Packaged)		\$2,000	\$8,800	\$10,800	
Countertops					
Stone countertops, low end, L+M	1 square feet	\$45	\$7,500	\$7,545	\$7,545 / square feet
Total Countertops		\$45	\$7,500	\$7,545	
Appliances					
Appliance package, high-end	1 lump sum	\$2,500	\$12,000	\$14,500	\$14,500 / lump sum
Total Appliances		\$2,500	\$12,000	\$14,500	
Interior Doors					
Pre-hung, hollow-core door	6 each	\$450	\$600	\$1,050	\$175 / each
Pre-hung, solid-core door	9 each	\$900	\$1,350	\$2,250	\$250 / each

Description of Work	Quantity	Labor	Material	Total	\$/Unit
Custom barn door	2 each	\$500	\$1,000	\$1,500	\$750 / each
Door hardware, privacy	17 each	\$170	\$850	\$1,020	\$60 / each
Total Interior Doors		\$2,020	\$3,800	\$5,820	
Interior Woodwork					
Wall Trim Bid/Allowance	1 lump sum	\$8,300	\$5,500	\$13,800	\$13,800 / lump sum
Wood handrail w/ iron balusters	400 lineal feet	\$2,000	\$3,200	\$5,200	\$13 / lineal feet
Total Interior Woodwork		\$10,300	\$8,700	\$19,000	
Interior Painting					
Interior painting, (walls/celings) per Property SF	4900 square feet	\$8,575	\$4,900	\$13,475	\$2.75 / square feet
Total Interior Painting		\$8,575	\$4,900	\$13,475	
Tiling					
Shower Tile/Bid Allowance	1 lump sum	\$0	\$10,000	\$10,000	\$10,000 / lump sum
Total Tiling		\$0	\$10,000	\$10,000	
Hardwood Flooring					
Hardwood flooring, premium grade	3500 square feet	\$3,500	\$8,750	\$12,250	\$3.50 / square feet
Stair treads	1 each	\$75	\$5,000	\$5,075	\$5,075 / each
Total Hardwood Flooring		\$3,575	\$13,750	\$17,325	
Plumbing					
Plumbing Bid/Allowance	1 lump sum	\$0	\$10,000	\$10,000	\$10,000 / lump sum
Total Plumbing		\$0	\$10,000	\$10,000	
HVAC					
HVAC Bid/Allowance	1 lump sum	\$0	\$10,000	\$10,000	\$10,000 / lump sum
Total HVAC		\$0	\$10,000	\$10,000	
Electrical					
Electrical Bid/Allowance	1 lump sum	\$0	\$10,000	\$10,000	\$10,000 / lump sum
Total Electrical		\$0	\$10,000	\$10,000	

Description of Work	Quantity	Labor	Material	Total	\$/Unit
General Conditions					
Dumpster rental	6 each	\$0	\$3,000	\$3,000	\$500 / each
Temporary toilet	1 each	\$85	\$665	\$750	\$750 / each
Total General Conditions		\$85	\$3,665	\$3,750	
Architectural/Engineering					
Architectural/Engineering Allowance	1 lump sum	\$0	\$3,500	\$3,500	\$3,500 / lump sum
Structural engineering inspection	1 lump sum	\$500	\$0	\$500	\$500 / lump sum
Total Architectural/Engineering		\$500	\$3,500	\$4,000	
Building Permits					
Building Permits Allowance	1 lump sum	\$0	\$2,000	\$2,000	\$2,000 / lump sum
Total Building Permits		\$0	\$2,000	\$2,000	
Subtotal		\$128,595	\$248,015	\$376,610	
Adders/Contingency					\$9,415.25
Total					\$386,025

PHOTOS





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December 21, 2021

Summary of Comparable Listings

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

Closed Listings

Address	Price	Bds	FBth	Sqft Tot	Acres	Sold Date	TDOM	DOM
1754 Johnson Road NE	\$930,000	3	3	2,574	0.300	11/17/2021	46	10
1216 Beech Valley Road NE	\$1,065,000	3	3	2,550	0.200	07/23/2021	4	4
1724 Meadowdale Avenue NE	\$1,269,000	5	5	3,713	0.300	05/10/2021	31	2
1621 Johnson Road NE	\$1,300,000	4	3	2,678	0.300	08/10/2021	2	2
1757 Noble Drive NE	\$1,395,000	4	4	3,781	0.300	05/28/2021	2	2
1439 Emory Road NE	\$1,700,000	5	4	3,730	0.400	07/23/2021	1	1
Averages:	\$1,276,500	4.0		3,171	0.300		14	4

	Low	Median	Average	High	Count
Comparable Price	\$930,000	\$1,284,500	\$1,276,500	\$1,700,000	6
Adjusted Comparable Price	\$930,000	\$1,284,500	\$1,276,500	\$1,700,000	6

On Average, the 'Sold' status comparable listings sold in 4 days for \$1,276,500



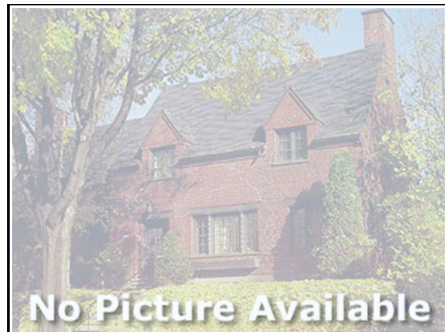
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December 21, 2021

CMA Price Adjustments

This page outlines the subject property versus comparables properties.



Subject Property

Details

Adjust

Details

Adjust

MLS#	1754 Johnson Road NE 6957107		1216 Beech Valley Road NE 6886799	
Status	Closed		Closed	
List Price	\$950,000		\$985,000	
List Date	10/14/2021		06/10/2021	
Sold Price	\$930,000		\$1,065,000	
Sold Date	11/17/2021		07/23/2021	
Style	Traditional, Tudor	0.00	Bungalow, Traditional	0.00
Sub/Cmplx	Morningside	0	Morningside	0
Constr:	Brick 4 Sides	0.00	Brick 4 Sides	0.00
Stories	1 and 1/2	0.00	2	0.00
Sqft Total	2,574	0	2,550	0
Basement	Interior Entry, Partial, Unfini	0.00	Exterior Entry, Interior Entry	0.00
Dining				
Beds	3	0	3	0
Baths	(3 0)	0.00	(3 0)	0.00
Prk Spaces		0	2	0
Gar/Crpt Spc /	2 /	0 / 0	2 /	0 / 0
Prking Desc	Garage, Garage Faces Rear	0.00	Garage, Level Driveway, Ki	0.00
Year Built	1938	0	1935	0
Lot Size	0.30	0.00	0.20	0.00
Lot Desc	Back Yard, Landscaped, Le	0.00	Back Yard, Level, Landscap	0.00
Room Desc	Family Room, Living Room	0.00	Bonus Room, Office, Great	0.00
# FP	1	0.00	1	0.00

Remarks:

Stunning renovation of a classic Morningside Tudor. Fabulous master suite with spacious bedroom, sitting room and brand new bath. Two secondary bedrooms, one with private bath. Renovated kitchen features custom cabinets, quartz counters and island, all new stainless steel appliances, gas cook top and built in wine rack and opens to the family room. The family room opens to the expansive screened porch which overlooks the totally fenced, flat, private back yard with gorgeous landscaping. The fireside living room leads to the sun porch overlooking the front yard. This

Classic, thoughtfully renovated brick Bungalow on one of Morningside's most popular streets. Surprise expansion of living space and endless natural light. This desirable home offers a formal living room with fireplace, and access to the screened in porch to enjoy Southern nights all year round. Separate dining with room for 10 people leading to an extraordinary addition boasting a stunning white chef's kitchen with granite counters and stainless-steel appliances, great room, and further flex/breakfast room. The addition features walls of windows, double height vaulted

Price	\$930,000	\$1,065,000
Total Adjustments	\$0	\$0
Adjusted Price	\$930,000	\$1,065,000

Researched and prepared by Roy Harris
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CMA Price Adjustments

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<u>Subject Property</u>	<u>Details</u>	<u>Adjust</u>	<u>Details</u>	<u>Adjust</u>
MLS#	1724 Meadowdale Avenue NE		1621 Johnson Road NE	
Status	6862024		6892582	
List Price	Closed		Closed	
List Date	\$1,269,000		\$1,195,000	
Sold Price	03/31/2021		05/24/2021	
Sold Date	\$1,269,000		\$1,300,000	
Style	05/10/2021		08/10/2021	
Sub/Cmplx	Tudor	0.00	Tudor	0.00
Constr:	Morningside	0	Morningside	0
Stories	Brick 4 Sides	0.00	Brick 4 Sides, Stone	0.00
Sqft Total	2	0.00	3 or more	0.00
Basement	3,713	0	2,678	0
Dining	Daylight, Exterior Entry, Fin	0.00	Daylight, Driveway Access,	0.00
Beds	5	0	4	0
Baths	(5 0)	0.00	(3 0)	0.00
Prk Spaces		0	0	0
Gar/Crpt Spc /	1 /	0 / 0	2 /	0 / 0
Prking Desc	Driveway, Garage, On Stre	0.00	Covered, Detached, Drivew	0.00
Year Built	1935	0	1940	0
Lot Size	0.30	0.00	0.30	0.00
Lot Desc	Back Yard, Front Yard, Lan	0.00	Back Yard, Corner Lot, Fror	0.00
Room Desc	Bonus Room, Den, Living F	0.00	Living Room, Media Room,	0.00
# FP	1	0.00	1	0.00

Remarks:

This is it! Rarely does a home on Noble Park come to market. This beautifully renovated Morningside Tudor has been thoughtfully updated for today's lifestyle. As soon as you enter in your new home, you notice the perfect blend of a bygone era in combination with modern finishes and updates that today's buyers are looking for in their new home. Original solid wood doors, glass knobs, arched doorways flow effortlessly throughout the open floorplan - perfect for entertaining! The main level features a formal living room w/wood burning fireplace, formal dining room with

Storybook Morningside Tudor~This all brick Morningside home checks every box! 4Bed/3Bath with a gorgeous oversized screened in back porch that walks out to a lush landscaped level back yard with a bluestone patio. Large living room with fireplace and separate dining room. This home also offers the perfect large family room with bay window. You will enjoy cooking & entertaining in this incredible kitchen with high-end appliances. Thermador, Bosch & double wine refrigerators. Gleaming dark hardwood floors throughout. One of my favorite spots is the front porch - it's the

Price	\$1,269,000	\$1,300,000
Total Adjustments	\$0	\$0
Adjusted Price	\$1,269,000	\$1,300,000

Researched and prepared by Roy Harris
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<u>Subject Property</u>	<u>Details</u>	<u>Adjust</u>	<u>Details</u>	<u>Adjust</u>
MLS#	1757 Noble Drive NE		1439 Emory Road NE	
Status	6879036		6894932	
List Price	Closed		Closed	
List Date	\$1,300,000		\$1,700,000	
Sold Price	05/05/2021		06/05/2021	
Sold Date	\$1,395,000		\$1,700,000	
Style	05/28/2021		07/23/2021	
Sub/Cmplx	Traditional	0.00	Traditional	0.00
Constr:	Morningside	0	Druid Hills	0
Stories	Brick 3 Sides, Frame	0.00	Frame	0.00
Sqft Total	2	0.00	2	0.00
Basement	3,781	0	3,730	0
Dining	Driveway Access, Finished,	0.00	Interior Entry, Partial	0.00
Beds	4	0	5	0
Baths	(4 0)	0.00	(4 1)	0.00
Prk Spaces	2	0	2	0
Gar/Crpt Spc /	1 /	0 / 0	2 /	0 / 0
Prking Desc	Drive Under Main Level, Dr	0.00	Detached, Driveway, Garaç	0.00
Year Built	1941	0	1929	0
Lot Size	0.30	0.00	0.40	0.00
Lot Desc	Back Yard, Front Yard, Lan	0.00	Back Yard, Corner Lot, Fror	0.00
Room Desc	Exercise Room, Family Roc	0.00	Family Room, Living Room	0.00
# FP	3	0.00	3	0.00

Remarks:

All of the charm you expect in Morningside combined with all of the space and modern updates you could want - and only steps away from Noble Park! Walk to all that Morningside and Virginia Highland have to offer. This gem of a home features a charming covered front porch that opens to the foyer. To one side of the foyer through French doors is a spacious & bright office with direct access to the sunroom. To the right side of the foyer is a gracious fireside living room complete with arched built-ins framing the entry to the bayed formal dining room.

There is not another home like this in Historic Druid Hills or maybe even in Atlanta! It is hard to tell if you are in Atlanta, New England, or in the mountains. This has been the long-term home of Chris Hamilton (the Designer and partner of Dovetail Craftsmen) and his family. In reviving this beautiful Dutch Colonial, no detail was overlooked - from the restored antique hardware to the flow and seamless transition from the original 1929 house to the modern additions that have been perfectly executed. This house is situated in such a way that it provides

Price	\$1,395,000	\$1,700,000
Total Adjustments	\$0	\$0
Adjusted Price	\$1,395,000	\$1,700,000

Researched and prepared by Roy Harris
 Capital Investments Realty, Inc.



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December 21, 2021

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 \$950,000 and \$1,700,000

Selling Price between \$930,000 and \$1,700,000

3 to 5 Bedrooms

3.00 to 5.00 Total Full Baths

2,550 to 3,781 Square Feet

\$341.77 to \$455.76 per Square Foot

\$341.77 to \$485.44 per Sold Square Foot

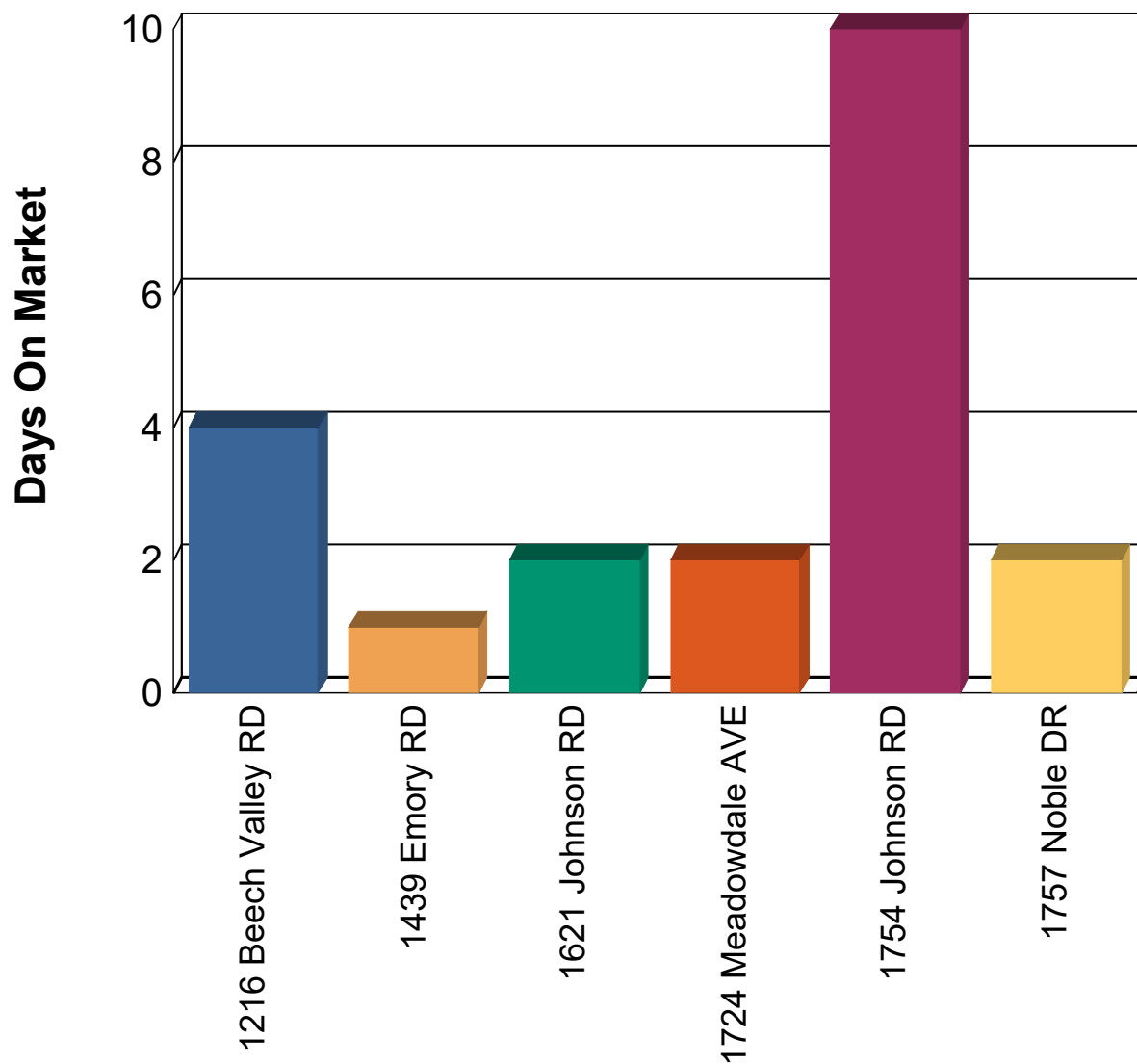
Year Built between 1929 and 1941 years

1 to 46 Cumulative Days on Market



Number of Days On Market

This graph illustrates the number of days on market for the listings in this 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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December 21, 2021

Brief Summary of Compared Listings

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

Status: Closed

MLS#	Stat Date	Address	City	Sqft	Bds	Bth	L/S Price	TDOM
6957107	11/17/2021	1754 Johnson Road NE	Atlanta	2,574	3	3.0	\$930,000	46
6886799	07/23/2021	1216 Beech Valley Road NE	Atlanta	2,550	3	3.0	\$1,065,000	4
6862024	05/10/2021	1724 Meadowdale Avenue NE	Atlanta	3,713	5	5.0	\$1,269,000	31
6892582	08/10/2021	1621 Johnson Road NE	Atlanta	2,678	4	3.0	\$1,300,000	2
6879036	05/28/2021	1757 Noble Drive NE	Atlanta	3,781	4	4.0	\$1,395,000	2
6894932	07/23/2021	1439 Emory Road NE	Atlanta	3,730	5	4.5	\$1,700,000	1
Averages:				3,171	4	3.8	\$1,276,500	14

Summary

Status	Total	Avg Price	Avg \$ Per SqFt	Median	Low	High	Avg TDOM
ACTIVE							
CONDD							
Contingent-KO							
HOLD							
PENDING							
CLOSED	6	\$1,276,500	\$405.15	\$1,284,500	\$930,000	\$1,700,000	14
LEASED							
EXPIRED							
WITHDRAWN							
POA							
Total	6	\$1,276,500	\$405.15	\$1,284,500	\$930,000	\$1,700,000	14



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CMA Pro Report

These pages give a general overview of the selected properties.

Closed Properties

1754 Johnson Road NE



MLS #: **6957107** Status: **Closed** Beds: **3** L Price: **\$950,000**
County: **Dekalb - GA** Baths: **3 (3 0)** S Price: **\$930,000**
City: **Atlanta** Yr Blt: **1938** S Date: **11/17/2021**
Parking: **Garage, Garage Faces Rear, Kitchen Level, Level Driveway** TDOM: **46**
Rmks: **Stunning renovation of a classic Morningside Tudor. Fabulous master suite with spacious bedroom, sitting room and brand new bath. Two secondary bedrooms, one with private bath. Renovated kitchen features custom cabinets, quartz counters and island, all new stainless steel appliances, gas cook top and built in wine rack and opens to the family room. The family room opens to the expansive screened porch which overlooks the totally fenced, flat, private back yard with gorgeous landscaping. The fireside living room leads to the sun porch overlooking the front yard. This**
Direct: **N Highland Avenue becomes Johnson Road. Continue on Johnson Road and 1754 will be on your left.**

1216 Beech Valley Road NE



MLS #: **6886799** Status: **Closed** Beds: **3** L Price: **\$985,000**
County: **Dekalb - GA** Baths: **3 (3 0)** S Price: **\$1,065,000**
City: **Atlanta** Yr Blt: **1935** S Date: **7/23/2021**
Parking: **2/Garage, Level Driveway, Kitchen Level** TDOM: **4**
Rmks: **Classic, thoughtfully renovated brick Bungalow on one of Morningside's most popular streets. Surprise expansion of living space and endless natural light. This desirable home offers a formal living room with fireplace, and access to the screened in porch to enjoy Southern nights all year round. Separate dining with room for 10 people leading to an extraordinary addition boasting a stunning white chef's kitchen with granite counters and stainless-steel appliances, great room, and further flex/breakfast room. The addition features walls of windows, double height vaulted**
Direct: **GPS**



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CMA Pro Report

These pages give a general overview of the selected properties.

Closed Properties

1724 Meadowdale Avenue NE



MLS #:	6862024	Status: Closed	Beds: 5	L Price: \$1,269,000
County:	Dekalb - GA		Baths: 5 (5 0)	S Price: \$1,269,000
City:	Atlanta		Yr Blt: 1935	S Date: 5/10/2021
Parking:	Driveway, Garage, On Street, Parking Pad		TDOM: 31	

Rmks: **This is it! Rarely does a home on Noble Park come to market. This beautifully renovated Morningside Tudor has been thoughtfully updated for today's lifestyle. As soon as you enter in your new home, you notice the perfect blend of a bygone era in combination with modern finishes and updates that today's buyers are looking for in their new home. Original solid wood doors, glass knobs, arched doorways flow effortlessly throughout the open floorplan - perfect for entertaining! The main level features a formal living room w/wood burning fireplace, formal dining room with**

Direct: **North on N. Highland to Johnson Road. Left on Meadowdale.**

1621 Johnson Road NE



MLS #:	6892582	Status: Closed	Beds: 4	L Price: \$1,195,000
County:	Dekalb - GA		Baths: 3 (3 0)	S Price: \$1,300,000
City:	Atlanta		Yr Blt: 1940	S Date: 8/10/2021
Parking:	0/Covered, Detached, Driveway, Garage, Garage		TDOM: 2	

Rmks: **Storybook Morningside Tudor~This all brick Morningside home checks every box! 4Bed/3Bath with a gorgeous oversized screened in back porch that walks out to a lush landscaped level back yard with a bluestone patio. Large living room with fireplace and separate dining room. This home also offers the perfect large family room with bay window. You will enjoy cooking & entertaining in this incredible kitchen with high-end appliances. Thermador, Bosch & double wine refrigerators. Gleaming dark hardwood floors throughout. One of my favorite spots is the front porch - it's the**

Direct: **From North Highland Ave NE cross over East Rock Springs Road and continue onto Johnson Road. Home is on the corner of Johnson Road and Pasadena Ave NE on your right.**



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December 21, 2021

CMA Pro Report

These pages give a general overview of the selected properties.

Closed Properties

1757 Noble Drive NE



MLS #: **6879036** Status: **Closed** Beds: **4** L Price: **\$1,300,000**
County: **Dekalb - GA** Baths: **4 (4 0)** S Price: **\$1,395,000**
City: **Atlanta** Yr Blt: **1941** S Date: **5/28/2021**
Parking: **2/Drive Under Main Level, Driveway, Garage** TDOM: **2**

Rmks: **All of the charm you expect in Morningside combined with all of the space and modern updates you could want - and only steps away from Noble Park! Walk to all that Morningside and Virginia Highland have to offer. This gem of a home features a charming covered front porch that opens to the foyer. To one side of the foyer through French doors is a spacious & bright office with direct access to the sunroom. To the right side of the foyer is a gracious fireside living room complete with arched built-ins framing the entry to the bayed formal dining room.**

Direct: **From N. Highland take Johnson Rd to left on Noble. The home will be on your right.**

1439 Emory Road NE



MLS #: **6894932** Status: **Closed** Beds: **5** L Price: **\$1,700,000**
County: **Dekalb - GA** Baths: **5 (4 1)** S Price: **\$1,700,000**
City: **Atlanta** Yr Blt: **1929** S Date: **7/23/2021**
Parking: **2/Detached, Driveway, Garage** TDOM: **1**

Rmks: **There is not another home like this in Historic Druid Hills or maybe even in Atlanta! It is hard to tell if you are in Atlanta, New England, or in the mountains. This has been the long-term home of Chris Hamilton (the Designer and partner of Dovetail Craftsmen) and his family. In reviving this beautiful Dutch Colonial, no detail was overlooked - from the restored antique hardware to the flow and seamless transition from the original 1929 house to the modern additions that have been perfectly executed. This house is situated in such a way that it provides**

Direct: **From Briarcliff Rd, Emory Rd NE is on the East side, home is on the right side of Emory. Please use caution when parking and notice street signs. Best to park near driveway, behind home.**



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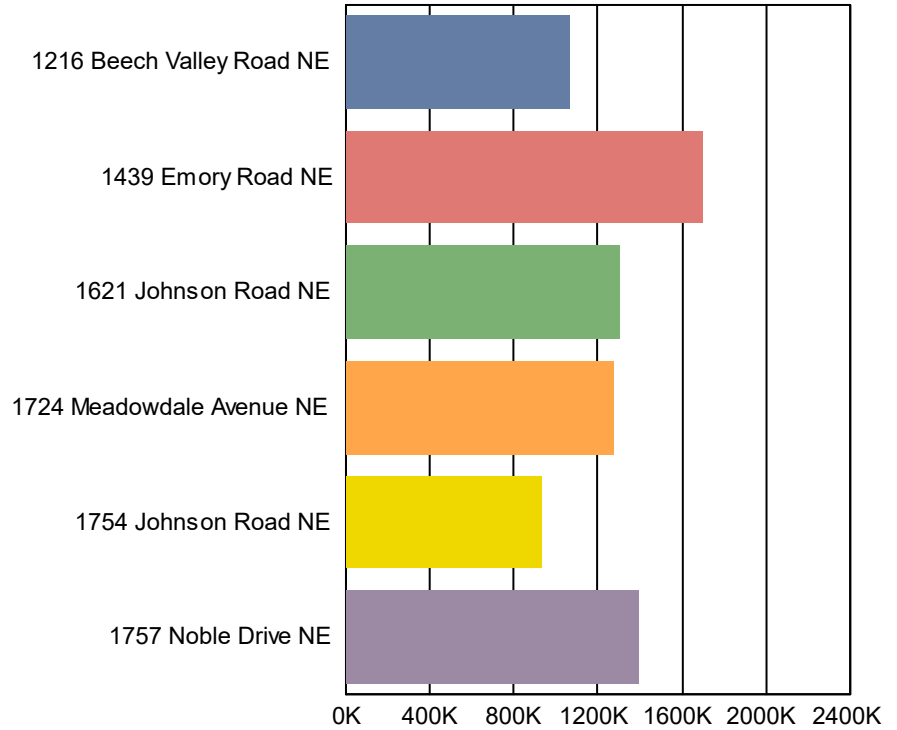
December 21, 2021

CMA Pro Report

These pages give a general overview of the selected properties.

Closed Properties

Total # of Listings	6
Lowest Price	\$930,000
Highest Price	\$1,700,000
Average Price	\$1,276,500
Avg. Price/SqFt	\$405.15
Avg TDOM	14





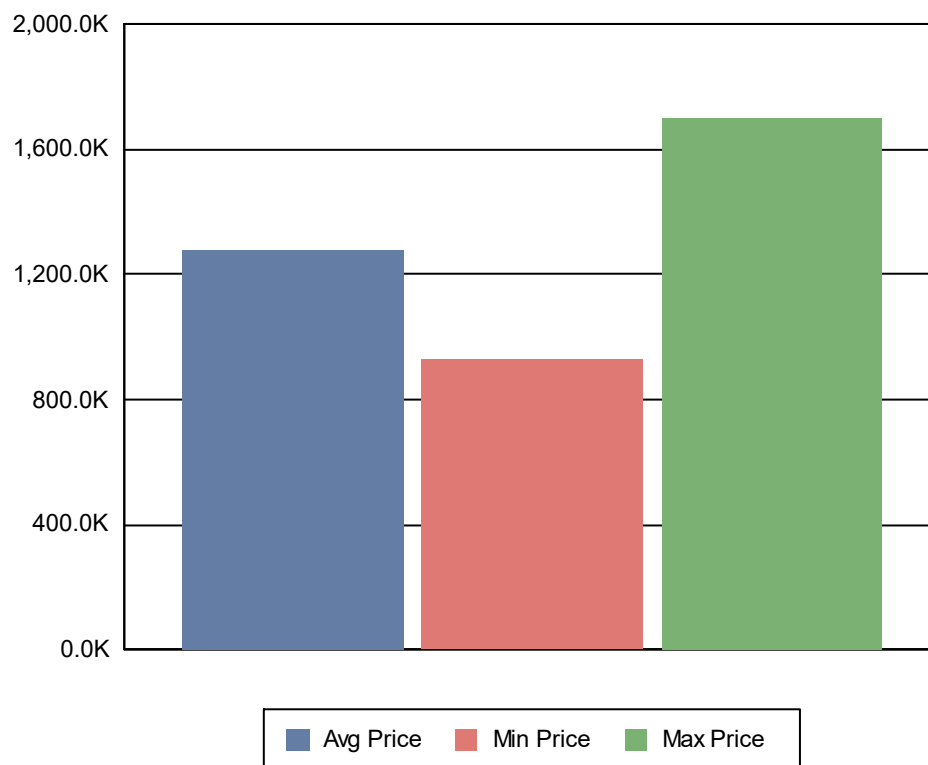
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CMA Pro Report

These pages give a general overview of the selected properties.

Summary Graph/Analysis



Cumulative Analysis

Listing Category	Lowest Price	Highest Price	Average Price	Avg \$ Per SF
Closed	\$930,000	\$1,700,000	\$1,276,500	\$405.15
Totals / Averages	\$930,000	\$1,700,000	\$1,276,500	\$405.15

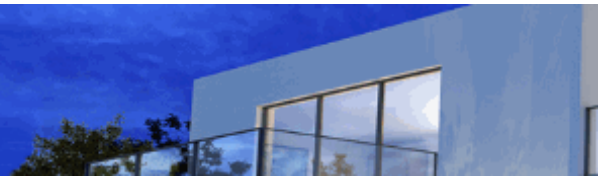
Sold Property Analysis

Address	List Price	Sold Price	TDOM	%SP/LP	SP/Sqft
1754 Johnson Road NE	\$950,000	\$930,000	46	%97.89	\$361.31
1216 Beech Valley Road NE	\$985,000	\$1,065,000	4	%108.12	\$417.65
1724 Meadowdale Avenue NE	\$1,269,000	\$1,269,000	31	%100.00	\$341.77
1621 Johnson Road NE	\$1,195,000	\$1,300,000	2	%108.79	\$485.44
1757 Noble Drive NE	\$1,300,000	\$1,395,000	2	%107.31	\$368.95
1439 Emory Road NE	\$1,700,000	\$1,700,000	1	%100.00	\$455.76
Total Averages	\$1,233,167	\$1,276,500	14	%103.69	\$405.15

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December 21, 2021

CMA Pro Report

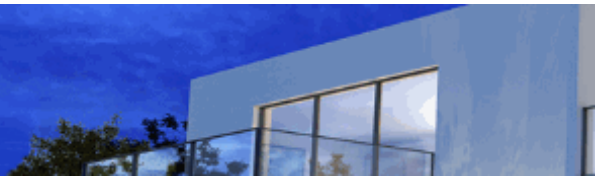
These pages give a general overview of the selected properties.

Property Summary

S	Street Address	Bds	Bth	Sqft	L Price	S Price	Sold Date	TDOM
Closed								
CLS	1754 Johnson Road NE	3	3 (3 0)	2,574	\$950,000	\$930,000	11/17/2021	46
CLS	1216 Beech Valley Road NE	3	3 (3 0)	2,550	\$985,000	\$1,065,000	07/23/2021	4
CLS	1724 Meadowdale Avenue NE	5	5 (5 0)	3,713	\$1,269,000	\$1,269,000	05/10/2021	31
CLS	1621 Johnson Road NE	4	3 (3 0)	2,678	\$1,195,000	\$1,300,000	08/10/2021	2
CLS	1757 Noble Drive NE	4	4 (4 0)	3,781	\$1,300,000	\$1,395,000	05/28/2021	2
CLS	1439 Emory Road NE	5	5 (4 1)	3,730	\$1,700,000	\$1,700,000	07/23/2021	1



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December 21, 2021

Pricing Recommendation

General Facts About Pricing...

There are certain factors that are within our control and some factors beyond our control when it comes to setting the price. Those factors within our control are: the appearance of the property, how aggressively we market the property and the price. Factors outside our control are: location of property, size and local amenities. It's important to accept those factors that are beyond our control and focus on the pricing and preparation.

A property priced at market value will attract more buyers than a home priced above market value. Consider that a competitively priced property will also attract a greater number of potential buyers and increase your opportunity for a quick sale.

Market Statistics...

Sell Price Statistics

Average Price:	\$1,276,500
High Price:	\$1,700,000
Median Price:	\$1,284,500
Low Price:	\$930,000

Sell Price Per Sq. Ft. Statistics

Average Price/Sq Ft:	\$405
High Price/Sq Ft:	\$485
Median Price/Sq Ft:	\$393
Low Price/Sq Ft:	\$342

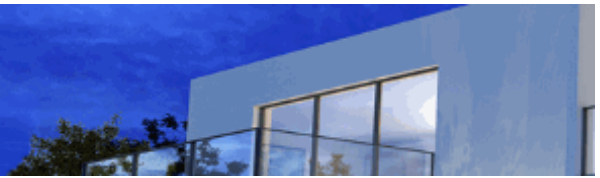
Figures are based on selling price after adjustments, and rounded to the nearest \$100

After analyzing your property, comparable properties on the market now, recent sales and comparable properties that failed to sell, I conclude that in the current market, your property is most likely to sell for .

Notes



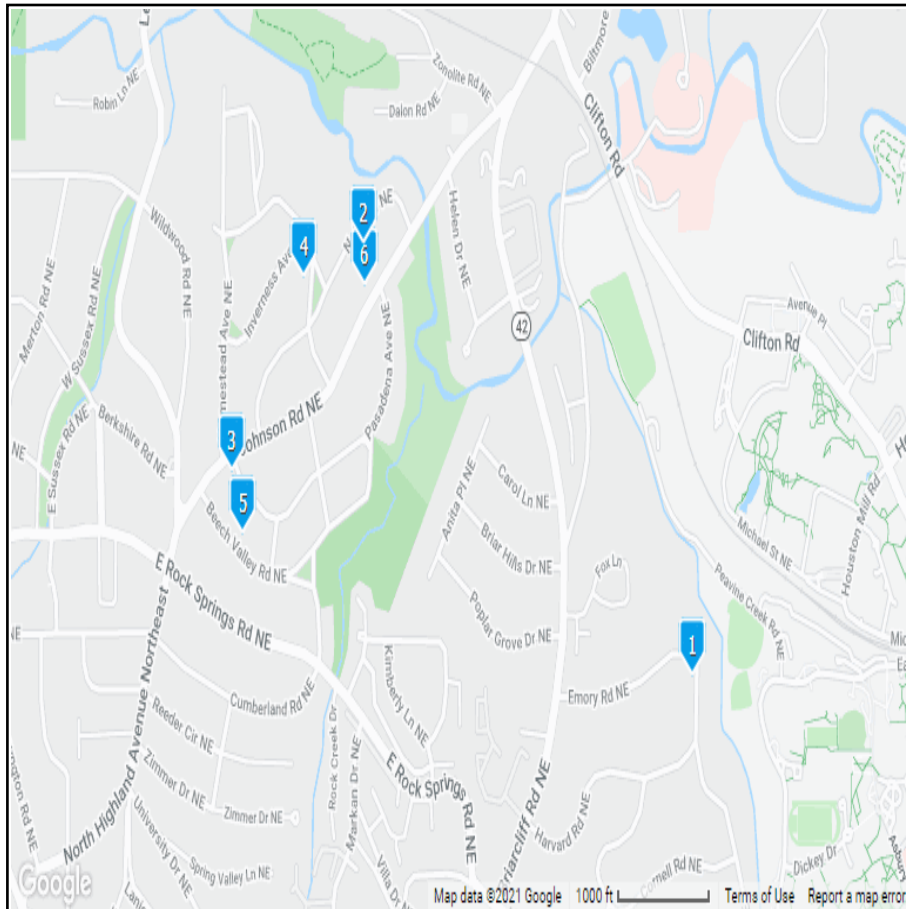
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December 21, 2021

CMA Map Layout

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



- 1 1439 Emory RD
- 2 1757 Noble DR
- 3 1621 Johnson RD
- 4 1724 Meadowdale AVE
- 5 1216 Beech Valley RD
- 6 1754 Johnson RD



Overview



Legend

- Roads
- Parcels
- City Labels

Parcel ID	18 054 01 015	Physical Address	1446 BRIARCLIFF RD NE	Last 2 Sales			
Class Code	R3	Owner	HIRSCHBERG ROSALIE B	Date	Price	Reason	Qual
Taxing District	04		BARANOVITZ ROSALIND LICHTER	2/26/2018	0	Estate Exec Admin Deed	U
Acres	0.3		3755 PEACHTREE RD APT 1101	1/29/1980	0	Valid Sale FMV	Q
			ATLANTA, GA 30319				
		Assessed Value	\$371,900				

Date created: 12/27/2021

Last Data Uploaded: 12/27/2021 7:43:35 AM

Developed by  **Schneider**
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