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**From:** Rick Lewellyan <rlinnovate@gmail.com>

**To:** Gary Fernandez <gjf310@yahoo.com>

**Sent:** Wednesday, February 2, 2022, 11:53:56 AM CST

**Subject:** Re: R.E. Valuation

Gary

Looking at the comparables in the area. Comparable in excellent condition with 2 stories sold for $322,000. This 322 house has a full basement and recently updated kitchen and bathroom but not a good spot in the neighborhood.

805 Magnolia Dr according to MLS sold listing in 2017 has amenities such as basement, large deck, pool etc could conservatively sell for over $311,000. If given time in this market could match the $322,000.

I can send comps and other data or have a licensed appraiser do a walkthrough if you need more verification.

Rick

Rick Lewellyan

[rick@innovate-re.com](mailto:rick@innovate-re.com)

Innovate Real Estate Services

480 East Roosevelt Road

Suite 203

West Chicago, IL 60185

630-953-2294 Office

630-953-1972 Fax

630-479-6810 Cell