



Last update: 1/27/2016

ID	Actual Days On Market	Price	School District	Area	Tot Sqft	Flr	Gar	Ba	Be	Acres	Estimated ARV	Est Equity (- repair \$)	% of ARV	Notes
1605704	337	\$222,000	11	W	3,328	R	2	3	3	0.19	\$275,000	\$53,000	81%	Short sale. As-is. Holland Park. Conventional, FHA/VA
1813475	26	\$160,000	11	CEN	1,728	RR	1	2	4	0.31	\$250,750	\$90,750	64%	Court ordered sale at 160k appraisal. As-is. Conventional.
2996930	169	\$139,900	11	CEN	1,921	R	2	2	4	0.15	\$173,075	\$33,175	81%	Near parks. Upgrades. As-is. Cash, Conventional, FHA
4831628	149	\$162,900	2	SW	2,000	R	1	2	4	0.19	\$205,200	\$42,300	79%	Conv/VA, Upgrades, motivated!
5103484	85	\$80,000	3	F/V	1,755	R	0	2	3	0.15	\$121,000	\$41,000	66%	Bank owned. As-is. Recent upgrages. Dead end street. Fenced yard. Master bath.
5135417	126	\$149,900	8	F/V	1,380	R	0	2	3	0.10	\$170,000	\$20,100	88%	Occupied, DO not not disturb tenants. As-is. Conventional, FHA/VA.
5155557	1	\$155,000	8	F/V	1,433	2	2	3	3	0.16	\$199,900	\$44,900	78%	Cash, Conventional. As-is. Power is off.
6991733	5	\$176,500	11	CEN	2,148	R	1	2	4	0.17	\$208,200	\$31,700	85%	As-is. Minor TLC. Close to downtown and parks.
7200500	359	\$132,000	11	S/E	1,311	TL	1	2	3	0.18	\$168,000	\$36,000	79%	Price reduction! Short sale. Conventional.
8406346	30	\$1	20	NGT	5,788	R	5	3	3	5.00	\$663,450	\$663,449	0%	Absolute auction 1/31/16. As-is. Open house 1/10/2016. Conventional, FHA/VA
8603023	170	\$172,500	11	N/E	2,182	R	0	2	4	0.23	\$195,000	\$22,500	88%	REO. As-is
9066362	537	\$160,000	11	EAS	1,990	R	1	2	4	0.17	\$186,750	\$26,750	86%	Needs TLC. Sold as-is. Cash, Conventional.
9253717	5	\$181,000	11	CEN	2,562	R	1	3	4	0.17	\$220,313	\$39,313	82%	HUD owned. As-is. Conventional, FHA
9634250	30	\$1	2	S/E	1,632	BL	2	2	3	0.10	\$159,689	\$159,688	0%	Bank owned auction. As-is. No showings, drive by only.
9654536	96	\$150,000	11	EAS	1,776	R	1	2	4	0.20	\$175,950	\$25,950	85%	Price Reduced! Easy access. As-is. Conventional, FHA/VA.

Prepared by Norberto Villanueva, Colorado licensed broker - License #EA40027265, this is a preliminary CMA report using average values only. Further analysis is required and will be completed upon request. The information provided is deemed reliable but not guaranteed. The properties listed are under contract with a licensed, unaffiliated broker. This is a solicitation for professional buyer representation services only. Conventional, FHA/VA and some properties sold as-is may be eligible for rehab financing. Down payment assistance is available. Opportunities exist in expired listings! Ask how! Call 719-453-8690 for a personal consultation or to arrange a personal showing.

RealEstateSuperMarkets members gain access to:

- Down payment assistance grants available to owner-occupants in most service areas.
- Hard/private money financing
- Non-traditional financing with seller cooperation
- Tax deferred investment strategies (via third party)
- And more! (customized property searches, personalized showings, etc)

Visit www.realestatesupermarkets.com/members for a free membership