

Comp Analysis Date: 1/31/2019  
 Comp Provided To: James Shymansky  
 Subject Property: 22903 Forest Ridge Dr.


Image	Property Info	Transaction Data	FEATURES ▲ Above Subject Property	NEEDS ▼ Below Subject Property
	22957 Forest Ridge Dr. 2,218 SqFt 4 Bed / 2 Bath 2 Car Garage	<b>Sold: 285,000</b> List \$290,000 May-18 \$/SqFt: \$128 <b>286 Days On Market</b>	New AC \$ 5,000 Brand New Carpet 2018 \$ 5,000 Brand New Roof 2018 \$ 15,000 Paver Driveway \$ 10,000 Newer AC (3 yr old) \$ 3,000	None
<b>Subject Property Comp Value \$247,000</b>		<b>Est Value Above Subject Property \$ 38,000 ▲</b>		<b>\$ - ▼</b>

Image	Property Info	Transaction Data	FEATURES ▲ Above Subject Property	NEEDS ▼ Below Subject Property
	22920 WHITE OAK LN 2,972 SqFt 5 Bed / 2 Bath 3 Car Garage	<b>Sold: 287,000</b> List \$314,900 Aug-18 96.57 <b>106 Days On Market</b>	Open Floor Plan 5 Bedroom (additional Bedroom) \$ 5,000 3 Car Garage (additional Car Space) \$ 5,000 Kitchen Remodel / Granite & Tile \$ 15,000 Bath Remodel / Granite Cabinets \$ 5,000	None
<b>Subject Property Comp Value \$257,000</b>		<b>Est Value Above Subject Property \$ 30,000 ▲</b>		<b>\$ - ▼</b>


Image	Property Info	Transaction Data	FEATURES ▲ Above Subject Property	NEEDS ▼ Below Subject Property
	22842 Forest Ridge Dr. 2,929 SqFt 4 Bed / 2 Bath 2 Car Garage	<b>Sold: 335,500</b> List \$369,900 Dec-18 \$/SqFt: \$114 <b>204 Days On Market</b>	Pool w/Cage (New Pump) \$ 25,000 Remodeled Kitchen/Granite/Appliances \$ 15,000 Brand New Roof 2018 (2,929 sqft) \$ 20,000	None
<b>Subject Property Comp Value \$275,500</b>		<b>Est Value Above Subject Property \$ 60,000 ▲</b>		<b>\$ - ▼</b>


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	23056 Marsh Landing 1,982 SqFt 3 Bed / 2 Bath 2 Car Garage	<b>Pending w/Contingencies</b> <b>List: \$344,900</b> \$/SqFt: TBD <b>69 Days On Market</b>	Pool w/ Expanded Lanai & Cage \$ 25,000 Paver Driveway \$ 12,000 Tile floors throughout \$ 10,000 Remodeled Kitchen/Granite/Appliance \$ 15,000 Electric Storm Shutters \$ 1,500	None
<b>Subject Property Comp Value \$306,400</b>			Est Value Above Subject Property \$ 38,500 ▲	\$ - ▼


Image	Property Info	Transaction Data	FEATURES ▲ Above Subject Property	NEEDS ▼ Below Subject Property
	22981 Forest Ridge Dr. 2,218 SqFt 4 Bed / 2 Bath 2 Car Garage	<b>Sold: 350,000</b> List \$375,000 Jun-18 \$/SqFt: \$157 <b>56 Days On Market</b>	New Roof 2016 \$ 12,000 New Bamboo Tile Througout \$ 10,000 Remodeled Kitchen/Granite/Appliance \$ 15,000 Updated Baths w/Granite \$ 10,000 Expanded lanai w/ New Cage \$ 15,000 Electric Storm Shutters \$ 1,500	None
<b>Subject Property Comp Value \$286,500</b>			Est Value Above Subject Property \$ 63,500 ▲	\$ - ▼

Image	Property Info	Transaction Data	FEATURES ▲ Above Subject Property	NEEDS ▼ Below Subject Property
	23097 Marsh Landing 2,230 SqFt 4 Bed / 2 Bath 2 Car Garage	<b>Sold: 359,000</b> List: \$374,500 Aug-18 \$/SqFt: \$161 <b>70 Days On Market</b>	New Pool & Cage 35000 New Roof 15000 Renovated Kitchen 15000 Renovated Baths / Cabinets & Tile 8000 Brick Paver Drive & Extended Lanai 15000	None
<b>Subject Property Comp Value \$271,000</b>			Est Value Above Subject Property \$ 88,000 ▲	\$ - ▼


Image	Property Info	Transaction Data	FEATURES ▲ Above Subject Property	NEEDS ▼ Below Subject Property
	23190 Shady Oak Ln 2,214 SqFt 4 Bed / 2 Bath 2 Car Garage	<b>Sold: 365,000</b> List: \$385,000 Jul-18 \$/SqFt: \$161 <b>79 Days On Market</b>	Pool 25000 New Roof - Dec 2017 15000 Extended Lanai w/New Cage 2016 12000 Renovated Kitchen 2016 15000 Remodeled Baths / Cabinets & Tile 8000 New AC w/UV Filter 2015 5000	None
<b>Subject Property Comp Value \$285,000</b>		Est Value Above Subject Property \$ 80,000 ▲ \$ - ▼		



Image	Property Info	Transaction Data	FEATURES ▲ Above Subject Property	NEEDS ▼ Below Subject Property
	23271 Marsh Landing 2,215 SqFt 4 Bed / 2 Bath 2 Car Garage	<b>Active: 389,999</b> List: \$385,000 Listed: 12/30/2018 \$/SqFt: \$176 <b>30 Days On Market</b>	New AC 5000 New Roof - Dec 2017 15000 Upgraded Porcelain Tile Throughout 12000 Converted Lanai to Tiled 3 Season Rm 5000 Renovated Kitchen & Appliances 15000 Remodeled Both Baths / Cabinets & Tile 15000 Paver Drive and added Patio 12000 New Laundry   Windows   Cabinets   Appliances 5000 Whole House Water Purification System 3000	None
<b>Subject Property Comp Value \$302,999</b>		Est Value Above Subject Property \$ 87,000 ▲ \$ - ▼		

Image	Property Info	Transaction Data	FEATURES ▲ Above Subject Property	NEEDS ▼ Below Subject Property
	22915 Forest Ridge 2,353 SqFt 4 Bed / 2 Bath 3 Car Garage	<b>Active: 399,999</b> List: \$385,000 Listed: 1/19/2019 \$/SqFt: \$176 <b>11 Days On Market</b>	New AC (16 seer Trane) - 2018 6000 New Roof - Dec 2016 15000 New Kitchen/Cabinets/Granite/Appliances 15000 2 New Renovated Bathrooms 10000 Elec Storm Shutters & Hurricane Shutters 2000 3 Car Garage 5000 3 Car Wide Paver Driveway 5000 Extended Lanai w/ Pavers 5000 Lg Pool w/Waterfall Hot Tub 35000	None
<b>Subject Property Comp Value \$301,999</b>		Est Value Above Subject Property \$ 98,000 ▲ \$ - ▼		



**Subject Property Value (Averaged) \$249,987**

\* Subject Property Value is not a list price but a comparable data driven analysis to derive a fair comparable value. There are a number of things you can do to the property to get more for the house. Based on the current conditions, I would recommend a starting price near \$290,000, but anticipate a contract price closer to the Average # above. To discuss how we could list and market to get the most for your home please call me: James Westerfield @ 239-287-6617

View Comp Analysis Details & Images <https://www.westerfieldmarketinggroup.com/analysis-22903frd>  
View more SWFL Real Estate <http://www.westerfieldmg.com/>



Cost Key - SWFL Averages w/Install	
Pavers & Install	\$20/sqft
Roof	\$10/sqft
HVAC	\$3/sqft
Kitchen Remodel	\$12K - \$20k
Bath Remodel	\$8k - \$12k
Pool Cage	\$8k - \$10K
Pool / Spa	\$35K - \$50K
Porcelain Tile & Install	\$10/sqft
Carpet & Install	\$5/sqft
Elec Storm Shutter	\$1,500
Living Space	\$125/sqft
Garage Space	\$25/sqft

Costs In Comp Analysis Reduced From SWFL Averages by 25% to 50% unless newly added