

9 PROPERTY PORTFOLIO: 8

SFH'S 1 DUPLEX

18027 PETOSKEY CIR, Port Charlotte, FL 33948



A RESIDENTIAL RENTALS INVESTMENT OPPORTUNITY

PRESENTED BY:

BRANDON WATSON

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Century21
COMMERCIAL®

AZTEC & ASSOCIATES

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Presented By:

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PROPERTY INFORMATION

18027 PETOSKEY CIR, Port Charlotte, FL 33948



SECTION: 1

PRESENTED BY:

BRANDON WATSON

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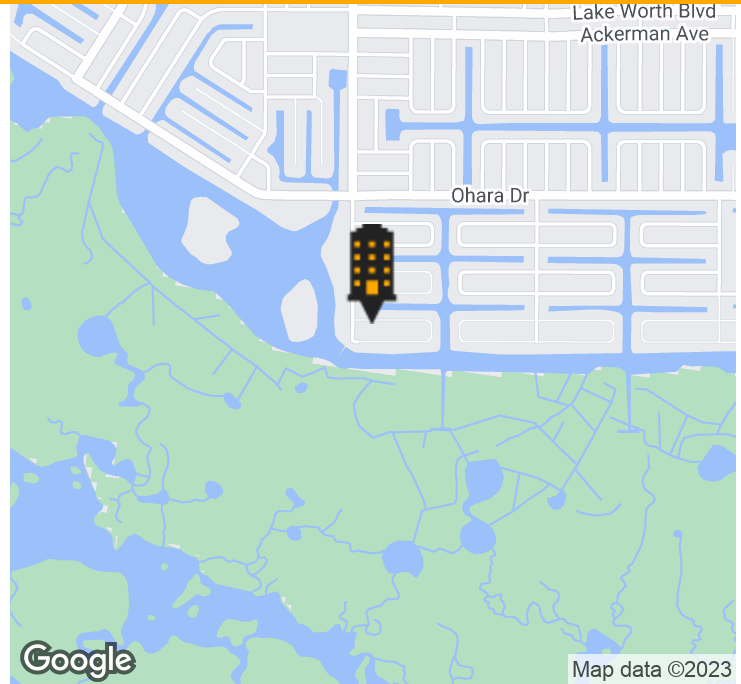
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EXECUTIVE SUMMARY

PROPERTY INFORMATION



OFFERING SUMMARY

| | |
|------------------|-------------|
| Sale Price: | \$1,000,000 |
| Building Size: | 9,115 SF |
| Available SF: | |
| Lot Size: | |
| Number Of Units: | 9 |
| Price / SF: | \$109.71 |
| Cap Rate: | 7.32% |
| NOI: | \$73,236 |
| Year Built: | 1984 |
| Zoning: | RSF |

PROPERTY OVERVIEW

Investment Opportunity, 9 houses that is listed as a package to be sold together. Standard houses, 2 bedroom, 2 bath, some has garage ,some street parking. Current properties is rented right now, month to month. 815 Spring lake blv, 3428 Lucerne Ter, 21448 Mallory Ave., 2270 Aaron St.,22310 Midway Blv., 21481 Gibraltar Dr., 3100 Crestwood Dr., 441 Glenridge Ave. All properties are located in Port Charlotte area. Information on the sq/f of All of the houses, measurements of the rooms, available upon request.

PROPERTY HIGHLIGHTS

- * September 1st 2019 rents shall be increased
- * All Rents are increasing in September by \$100 per month except for Crestwood, which is staying the same, and Aaron which is increasing from \$1250 to \$1500.

PROPERTY DESCRIPTION

PROPERTY INFORMATION



Investment Opportunity, 9 houses that is listed as a package to be sold together. Standard houses, 2 bedroom, 2 bath, some has garage ,some street parking. Current properties is rented right now, month to month. 815 Spring lake blv, 3428 Lucerne Ter, 21448 Mallory Ave., 2270 Aaron St.,22310 Midway Blv., 21481 Gibraltar Dr., 3100 Crestwood Dr., 441 Glenridge Ave. All properties are located in Port Charlotte area. Information on the sq/f of All of the houses, measurements of the rooms, available upon request.

LOCATION DESCRIPTION

Port Charlotte is close to several beaches, has access to waterways all through out town, tons of parks and an upcoming Sunseeker Resort. The town is growing rapidly and the growth is expected to continue for some time.

COMPLETE HIGHLIGHTS

PROPERTY INFORMATION



- * September 1st 2019 rents shall be increased
- * All Rents are increasing in September by \$100 per month except for Crestwood, which is staying the same, and Aaron which is increasing from \$1250 to \$1500.



ADDITIONAL PHOTOS

PROPERTY INFORMATION



FINANCIAL ANALYSIS

18027 PETOSKEY CIR, Port Charlotte, FL 33948



SECTION: 2

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RENT ROLL

FINANCIAL ANALYSIS

| UNIT NUMBER | UNIT BED | UNIT BATH | UNIT SIZE (SF) | LEASE END | CURRENT RENT | CURRENT RENT (PER SF) | SECURITY DEPOSIT |
|---|-------------|--------------|----------------------|-----------------|-----------------|-----------------------------|---------------------|
| 18027 PETOSKEY CIR, PORT CHARLOTTE, FL 33948 | 2 | 2 | 912 | Month- Month | \$895 | \$0.98 | |
| 815 Spring Lake Blvd, Port Charlotte Fl 33952 | 3 | 1 | 988 | Month- Month | \$850 | \$0.86 | |
| 441 Glenridge | 2 | 2 | 1,100 | Month- Month | \$825 | \$0.75 | |
| 2270 Aaron St. Port Charlotte, Fl 33952 UNIT A | 2 | 1 | 744 | Month- Month | \$750 | \$1.01 | |
| 2270 Aaron St. Port Charlotte, Fl 33952 UNIT B | 2 | 1 | 744 | Month- Month | \$750 | \$1.01 | |
| 21481 Gibralter Dr Port Charlotte Fl 33952 | 3 | 2 | 1,268 | Month- Month | \$795 | \$0.63 | |
| 3100 Crestwood Dr Port Charlotte Fl 33952 | 2 | 1 | 735 | Month- Month | \$800 | \$1.09 | |
| 22310 Midway Blvd Port Charlotte 33952 | 2 | 1 | 1,100 | Month- Month | \$825 | \$0.75 | |
| 3428 Lucerne Ter Port Charlotte Fl 33952 | 2 | 1 | 783 | Month- Month | \$750 | \$0.96 | |
| 21448 Mallory Ave Port Charlotte Fl 33952 | 2 | 1 | 741 | | \$800 | \$1.08 | |
| Totals/Averages | | | 9,115 | | \$8,040 | \$0.88 | \$0 |

SALE COMPARABLES

18027 PETOSKEY CIR, Port Charlotte, FL 33948



SECTION: 3

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18027 Petoskey Market Analysis Summary

Listings as of July 13, 2019 1:08 pm

Residential

ACT

| # | MLS # | Zip | Address | Subdiv | WF | WV | WA | WE | Pool | Gar/Cpt | P Style | BR | FB | HB | H SqFt | LP/H SqFt | List Price | | ADOM | CDOM |
|-------------|----------|-------|---------------------------------|-------------------------|----|----|----|----|------|---------|-------------------------|----|----|----|--------|-----------|------------|--|------|------|
| 1 | C7416076 | 33948 | 5088 Chaves Cir, PORT CHARLOTTE | PORT CHARLO TTE SEC 101 | N | N | N | N | N | 0 / 0 | Single Family Residence | 3 | 2 | 0 | 1,200 | \$115 | \$137,500 | | 42 | 42 |
| # LISTINGS: | | | 1 | MIN VALUES: | | | | | | | | 3 | 2 | 0 | 1,200 | \$115 | \$137,500 | | 42 | 42 |
| | | | | MAX VALUES: | | | | | | | | 3 | 2 | 0 | 1,200 | \$115 | \$137,500 | | 42 | 42 |
| | | | | AVG VALUES: | | | | | | | | 3 | 2 | 0 | 1,200 | \$115 | \$137,500 | | 42 | 42 |
| | | | | MED VALUES: | | | | | | | | 3 | 2 | 0 | 1,200 | \$115 | \$137,500 | | 42 | 42 |

SLD

| # | MLS # | Zip | Address | Subdiv | WF | WV | WA | WE | Pool | Gar/Cpt | P Style | BR | FB | HB | H SqFt | LP/H SqFt | List Price | Sold Price | SP/H SqFt | Sold Dt | SP/LP | ADOM | CDOM |
|-------------|----------|-------|---------------------------------------|-------------------------|----|----|----|----|------|---------|-------------------------|----|----|----|--------|-----------|------------|------------|-----------|----------|-------|------|------|
| 1 | C7411901 | 33948 | 18423 Van Nuys Cir, PORT CHARLOTTE | PORT CHARLO TTE SEC 079 | N | N | N | N | N | 1 / | Single Family Residence | 2 | 2 | 0 | 936 | \$149 | \$139,000 | \$134,000 | \$143 | 03/22/19 | 0.96 | 7 | 7 |
| 2 | C7413150 | 33948 | 18197 Lake Worth Blvd, PORT CHARLOTTE | PORT CHARLO TTE SEC 037 | N | N | N | N | N | 1 / | Single Family Residence | 3 | 2 | 0 | 1,072 | \$136 | \$145,900 | \$145,900 | \$136 | 06/19/19 | 1.00 | 49 | 49 |
| 3 | O5763865 | 33948 | 18511 Kerrville Cir, PORT CHARLOTTE | PORT CHARLO TTE SEC 079 | N | N | N | N | N | 1 / | Single Family Residence | 3 | 2 | 0 | 1,176 | \$127 | \$149,900 | \$150,000 | \$128 | 04/12/19 | 1.00 | 12 | 12 |
| # LISTINGS: | | | 3 | MIN VALUES: | | | | | | | | 2 | 2 | 0 | 936 | \$127 | \$139,000 | \$134,000 | \$128 | | 0.96 | 7 | 7 |
| | | | | MAX VALUES: | | | | | | | | 3 | 2 | 0 | 1,176 | \$149 | \$149,900 | \$150,000 | \$143 | | 1.00 | 49 | 49 |
| | | | | AVG VALUES: | | | | | | | | 3 | 2 | 0 | 1,061 | \$137 | \$144,933 | \$143,300 | \$136 | | 0.99 | 23 | 23 |
| | | | | MED VALUES: | | | | | | | | 3 | 2 | 0 | 1,072 | \$136 | \$145,900 | \$145,900 | \$136 | | 1.00 | 12 | 12 |

Property Type is 'Residential' **Status** is 'Active' **Status** is one of 'Pending', 'Sold' **Status Contractual Search Date** is 07/13/2019 to 01/14/2019 **Latitude, Longitude** is within 1.00 mi of 18027 Petoskey Cir, Port Charlotte, FL 33948, USA **State** is 'Florida' **Beds** is 2+ **Baths Total** is 2+ **Heated Area** is 900 to 1200 **Pool Private Y/N** is no **Exterior Construction** is one of 'Wood Frame', 'Wood Frame (FSC)' **Water Access Y/N** is no **Water View Y/N** is no

Presented By: William Ransom

This is an opinion of value or Comparative Market Analysis and should not be considered an appraisal . In making any decision that relies upon my work, you should know that I have not followed the guidelines for development of an appraisal or analysis contained in the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation .

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2270 Aaron

Market Analysis Summary

Income

| SLD | | | | | | | | | | | | | | | | | |
|-------------|----------|-------|--|------------------------|------------|--------|-------|-------|--------|----------|------------|-----------|----------|----------|-------|------|------|
| # | MLS # | Zip | Address | Subdivision | Prop Style | Zoning | Photo | Units | H SqFt | LP/H SqF | List Price | SP | SP/H SqF | Sold Dt | SP/LP | ADOM | CDOM |
| 1 | C7416008 | 33952 | 21258-21262 Stillwater Ave, PORT CHARLOTTE | PORT CHARLOTTE SEC 080 | Duplex | RMF10 | 33 | 2 | 1,798 | \$92 | \$165,000 | \$161,000 | \$90 | 06/28/19 | 0.98 | 3 | 3 |
| 2 | C7414003 | 33953 | 252 Lomond Dr, PORT CHARLOTTE | PORT CHARLOTTE SEC 032 | Duplex | RMF10 | 1 | 2 | 1,664 | \$108 | \$180,000 | \$180,000 | \$108 | 05/30/19 | 1.00 | 5 | 5 |
| 3 | C7406283 | 33980 | 4386 Eaglet Rd, PORT CHARLOTTE | BENNETTS | Duplex | CR3.5 | 27 | 2 | 1,650 | \$124 | \$204,900 | \$198,000 | \$120 | 03/16/19 | 0.97 | 109 | 137 |
| # LISTINGS: | | 3 | MIN VALUES: | | | | | 2 | 1,650 | \$92 | \$165,000 | \$161,000 | \$90 | | 0.97 | 3 | 3 |
| | | | MAX VALUES: | | | | | 2 | 1,798 | \$124 | \$204,900 | \$198,000 | \$120 | | 1.00 | 109 | 137 |
| | | | AVG VALUES: | | | | | 2 | 1,704 | \$108 | \$183,300 | \$179,667 | \$106 | | 0.98 | 39 | 48 |
| | | | MED VALUES: | | | | | 2 | 1,664 | \$108 | \$180,000 | \$180,000 | \$108 | | 0.98 | 5 | 5 |

Property Type is 'Income' Status is 'Sold' Status Contractual Search Date is 07/13/2019 to 01/14/2019 Property Style is 'Duplex' State is 'Florida' City is like 'port charlotte'

Presented By: William Ransom

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21481 Gibraltar

Market Analysis Summary

Listings as of July 13, 2019 2:56 pm

Residential

SLD

| # | MLS # | Zip | Address | Subdiv | WF | WV | WA | WE | Pool | Gar/Cpt | P Style | BR | FB | HB | H SqFt | LP/H SqFt | List Price | Sold Price | SP/H SqFt | Sold Dt | SP/LP | ADOM | CDOM |
|-------------|----------|-------|-------------------------------------|-------------------------|----|----|----|----|------|---------|-------------------------|----|----|----|--------|-----------|------------|------------|-----------|----------|-------|------|------|
| 1 | C7414560 | 33952 | 21323 Gladis Ave, PORT CHARLOTTE | PORT CHARLO TTE SEC 045 | N | N | N | N | N | 1 / | Single Family Residence | 3 | 1 | 0 | 1,347 | \$89 | \$120,000 | \$112,000 | \$83 | 05/20/19 | 0.93 | 14 | 196 |
| 2 | C7409574 | 33952 | 22291 Catherine Ave, PORT CHARLOTTE | PORT CHARLO TTE SEC 033 | N | N | N | N | N | / 1 | Single Family Residence | 2 | 1 | 1 | 1,196 | \$98 | \$117,000 | \$115,000 | \$96 | 02/27/19 | 0.98 | 43 | 43 |
| 3 | C7409481 | 33952 | 2143 Gerard Ct, PORT CHARLOTTE | PORT CHARLO TTE SEC 033 | N | N | N | N | N | 2 / | Single Family Residence | 3 | 2 | 0 | 1,230 | \$101 | \$123,900 | \$118,000 | \$96 | 02/05/19 | 0.95 | 4 | 4 |
| 4 | C7414927 | 33952 | 21283 Hepner Ave, PORT CHARLOTTE | PORT CHARLO TTE SEC 045 | N | N | N | N | N | / 1 | Single Family Residence | 2 | 2 | 0 | 1,151 | \$115 | \$132,000 | \$130,000 | \$113 | 05/24/19 | 0.98 | 6 | 6 |
| 5 | C7410598 | 33952 | 22103 Gatewood Ave, PORT CHARLOTTE | PORT CHARLO TTE SEC 033 | N | N | N | N | N | / 1 | Single Family Residence | 2 | 2 | 0 | 1,122 | \$120 | \$134,900 | \$133,000 | \$119 | 06/07/19 | 0.99 | 26 | 26 |
| 6 | C7413476 | 33952 | 1669 Sheehan Blvd, PORT CHARLOTTE | PORT CHARLO TTE SEC 051 | N | N | N | N | N | 1 / | Single Family Residence | 2 | 1 | 1 | 1,242 | \$109 | \$134,900 | \$135,000 | \$109 | 04/15/19 | 1.00 | 7 | 7 |
| 7 | C7407373 | 33952 | 21298 Midway Blvd, PORT CHARLOTTE | PORT CHARLO TTE SEC 028 | N | N | N | N | N | / 2 | Single Family Residence | 2 | 2 | 0 | 1,228 | \$110 | \$135,000 | \$138,000 | \$112 | 01/14/19 | 1.02 | 31 | 31 |
| # LISTINGS: | | | 7 | MIN VALUES: | | | | | | | | 2 | 1 | 0 | 1,122 | \$89 | \$117,000 | \$112,000 | \$83 | | 0.93 | 4 | 4 |
| | | | | MAX VALUES: | | | | | | | | 3 | 2 | 1 | 1,347 | \$120 | \$135,000 | \$138,000 | \$119 | | 1.02 | 43 | 196 |
| | | | | AVG VALUES: | | | | | | | | 2 | 2 | 0 | 1,217 | \$106 | \$128,243 | \$125,857 | \$104 | | 0.98 | 19 | 45 |
| | | | | MED VALUES: | | | | | | | | 2 | 2 | 0 | 1,228 | \$109 | \$132,000 | \$130,000 | \$109 | | 0.98 | 14 | 26 |

Presented By: William Ransom

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3100 Crestwood
Market Analysis Summary

Residential
SLD

| # | MLS # | Zip | Address | Subdiv | WF | WV | WA | WE | Pool | Gar/Cpt | P Style | BR | FB | HB | H SqFt | LP/H SqFt | List Price | Sold Price | SP/H SqFt | Sold Dt | SP/LP | ADOM | CDOM |
|-------------|----------|-------|-----------------------------------|---------------------------|----|----|----|----|------|---------|-------------------------|----|----|----|--------|-----------|------------|------------|-----------|----------|-------|------|------|
| 1 | C7405715 | 33952 | 2685 Starlite Ln, PORT CHARLOTTE | PORT CHARLOTTE SEC 011 | N | N | N | N | N | | Single Family Residence | 2 | 1 | 0 | 768 | \$116 | \$89,000 | \$72,000 | \$94 | 03/29/19 | 0.81 | 102 | 102 |
| 2 | C7409100 | 33952 | 21849 Felton Ave, PORT CHARLOTTE | PORT CHARLOTTE SEC 033 | N | N | N | N | N | / 1 | Single Family Residence | 2 | 1 | 0 | 768 | \$111 | \$85,000 | \$80,000 | \$104 | 04/26/19 | 0.94 | 82 | 82 |
| 3 | C7407827 | 33952 | 3108 Whiting Ln, PORT CHARLOTTE | PORT CHARLOTTE SEC 11 REV | N | N | N | N | N | | Single Family Residence | 2 | 1 | 0 | 828 | \$119 | \$98,800 | \$94,400 | \$114 | 04/05/19 | 0.96 | 109 | 109 |
| 4 | A4427520 | 33952 | 21500 Augusta Ave, PORT CHARLOTTE | PORT CHARLOTTE SEC 033 | N | N | N | N | N | | Single Family Residence | 2 | 1 | 0 | 768 | \$142 | \$109,000 | \$105,000 | \$137 | 04/19/19 | 0.96 | 14 | 14 |
| 5 | N6105069 | 33952 | 21512 Holdern Ave, PORT CHARLOTTE | PORT CHARLOTTE SEC 011 | N | N | N | N | N | / 2 | Single Family Residence | 2 | 1 | 0 | 888 | \$124 | \$109,900 | \$112,900 | \$127 | 05/31/19 | 1.03 | 2 | 2 |
| # LISTINGS: | | 5 | MIN VALUES: | | | | | | | | | 2 | 1 | 0 | 768 | \$111 | \$85,000 | \$72,000 | \$94 | | 0.81 | 2 | 2 |
| | | | MAX VALUES: | | | | | | | | | 2 | 1 | 0 | 888 | \$142 | \$109,900 | \$112,900 | \$137 | | 1.03 | 109 | 109 |
| | | | AVG VALUES: | | | | | | | | | 2 | 1 | 0 | 804 | \$122 | \$98,340 | \$92,860 | \$115 | | 0.94 | 62 | 62 |
| | | | MED VALUES: | | | | | | | | | 2 | 1 | 0 | 768 | \$119 | \$98,800 | \$94,400 | \$114 | | 0.96 | 82 | 82 |

Property Type is 'Residential' Status is 'Sold' Status Contractual Search Date is 07/13/2019 to 01/14/2019 Property Style is 'Single Family Residence' Latitude, Longitude is within 0.50 mi of Crestwood Dr, Port Charlotte, FL 33952, USA State is 'Florida' Beds is 2 Baths Total is 1 Heated Area is 700 to 1000 Pool Private Y/N is no Exterior Construction is one of 'Block', 'Concrete' Water Access Y/N is no Water View Y/N is no

Presented By: William Ransom

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441 Glenridge

Market Analysis Summary

Listings as of July 13, 2019 2:38 pm

Residential

SLD

| # | MLS # | Zip | Address | Subdiv | WF | WV | WA | WE | Pool | Gar/Cpt | P Style | BR | FB | HB | H SqFt | LP/H SqFt | List Price | Sold Price | SP/H SqFt | Sold Dt | SP/LP | ADOM | CDOM |
|-------------|----------|-------|--------------------------------------|------------------------|----|----|----|----|------|---------|-------------------------|----|----|----|--------|-----------|------------|------------|-----------|----------|-------|------|------|
| 1 | C7414348 | 33952 | 501 Grove Ave Nw, PORT CHARLOTTE | PORT CHARLOTTE SEC 010 | N | N | N | N | N | / 2 | Single Family Residence | 2 | 2 | 0 | 1,118 | \$111 | \$124,000 | \$112,000 | \$100 | 05/07/19 | 0.90 | 10 | 10 |
| 2 | C7410763 | 33952 | 217 Seminole Blvd Nw, PORT CHARLOTTE | PORT CHARLOTTE SEC 005 | N | N | N | N | N | | Single Family Residence | 3 | 2 | 0 | 1,297 | \$96 | \$124,900 | \$124,900 | \$96 | 02/27/19 | 1.00 | 2 | 2 |
| 3 | C7412454 | 33952 | 418 Bonita Ave Nw, PORT CHARLOTTE | PORT CHARLOTTE SEC 010 | N | N | N | N | N | / 1 | Single Family Residence | 2 | 2 | 0 | 1,028 | \$146 | \$149,900 | \$142,500 | \$139 | 06/14/19 | 0.95 | 60 | 60 |
| 4 | C7411370 | 33952 | 361 E Tarpon Blvd Nw, PORT CHARLOTTE | PORT CHARLOTTE SEC 010 | N | N | N | N | N | 2 / | Single Family Residence | 2 | 2 | 0 | 1,112 | \$144 | \$160,000 | \$150,000 | \$135 | 05/06/19 | 0.94 | 24 | 24 |
| 5 | C7410397 | 33952 | 536 Laurel Ave Nw, PORT CHARLOTTE | PORT CHARLOTTE SEC 010 | N | N | N | N | N | 1 / | Single Family Residence | 3 | 2 | 0 | 1,289 | \$116 | \$150,000 | \$152,000 | \$118 | 04/11/19 | 1.01 | 48 | 48 |
| # LISTINGS: | | | 5 | MIN VALUES: | | | | | | | | 2 | 2 | 0 | 1,028 | \$96 | \$124,000 | \$112,000 | \$96 | | 0.90 | 2 | 2 |
| | | | | MAX VALUES: | | | | | | | | 3 | 2 | 0 | 1,297 | \$146 | \$160,000 | \$152,000 | \$139 | | 1.01 | 60 | 60 |
| | | | | AVG VALUES: | | | | | | | | 2 | 2 | 0 | 1,169 | \$123 | \$141,760 | \$136,280 | \$118 | | 0.96 | 29 | 29 |
| | | | | MED VALUES: | | | | | | | | 2 | 2 | 0 | 1,118 | \$116 | \$149,900 | \$142,500 | \$118 | | 0.95 | 24 | 24 |

Property Type is 'Residential' **Status** is 'Sold' **Status Contractual Search Date** is 07/13/2019 to 01/14/2019 **Property Style** is 'Single Family Residence' **Latitude, Longitude** is within 0.50 mi of 441 Glenridge Ave NW, Port Charlotte, FL 33952, USA **State** is 'Florida' **Heated Area** is 1000 to 1300 **Pool Private Y/N** is no **Exterior Construction** is one of 'Block', 'Concrete' **Water Access Y/N** is no **Water View Y/N** is no

Presented By: William Ransom

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815 Spring Lake

Market Analysis Summary

Listings as of July 13, 2019 2:22 pm

Residential

ACT

| # | MLS # | Zip | Address | Subdiv | WF | WV | WA | WE | Pool | Gar/Cpt | P Style | BR | FB | HB | H SqFt | LP/H SqFt | List Price | | | ADOM | CDOM |
|-------------|----------|-------|----------------------------------|-------------------------|----|----|----|----|------|---------|-------------------------|----|----|----|--------|-----------|------------|--|--|------|------|
| 1 | C7415493 | 33952 | 21026 Gladis Ave, PORT CHARLOTTE | PORT CHARLO TTE SEC 45 | N | N | N | N | N | | Single Family Residence | 2 | 1 | 0 | 972 | \$122 | \$119,000 | | | 61 | 61 |
| 2 | A4437773 | 33952 | 2177 Doria St, PORT CHARLOTTE | PORT CHARLO TTE SEC 018 | N | N | N | N | N | 1 / | Single Family Residence | 2 | 1 | 1 | 912 | \$174 | \$159,000 | | | 40 | 40 |
| # LISTINGS: | | | 2 | MIN VALUES: | | | | | | | | 2 | 1 | 0 | 912 | \$122 | \$119,000 | | | 40 | 40 |
| | | | | MAX VALUES: | | | | | | | | 2 | 1 | 1 | 972 | \$174 | \$159,000 | | | 61 | 61 |
| | | | | AVG VALUES: | | | | | | | | 2 | 1 | 1 | 942 | \$148 | \$139,000 | | | 51 | 51 |
| | | | | MED VALUES: | | | | | | | | 2 | 1 | 1 | 942 | \$148 | \$139,000 | | | 51 | 51 |

SLD

| # | MLS # | Zip | Address | Subdiv | WF | WV | WA | WE | Pool | Gar/Cpt | P Style | BR | FB | HB | H SqFt | LP/H SqFt | List Price | Sold Price | SP/H SqFt | Sold Dt | SP/LP | ADOM | CDOM |
|-------------|----------|-------|---------------------------------|-------------------------|----|----|----|----|------|---------|-------------------------|----|----|----|--------|-----------|------------|------------|-----------|----------|-------|------|------|
| 1 | A4438547 | 33952 | 2372 Alda Ln, PORT CHARLOTTE | PORT CHARLO TTE SEC 018 | N | N | N | N | N | 1 / | Single Family Residence | 3 | 2 | 0 | 1,236 | \$96 | \$119,000 | \$110,000 | \$89 | 07/10/19 | 0.92 | 3 | 3 |
| 2 | C7416292 | 33952 | 1660 Eagle St, PORT CHARLOTTE | PORT CHARLO TTE SEC 018 | N | N | N | N | N | / 1 | Single Family Residence | 2 | 2 | 0 | 1,016 | \$144 | \$146,500 | \$145,000 | \$143 | 06/26/19 | 0.99 | 3 | 3 |
| 3 | C7412560 | 33952 | 2388 Ambrose Ln, PORT CHARLOTTE | PORT CHARLO TTE SEC 018 | N | N | N | N | N | 1 / | Single Family Residence | 3 | 2 | 0 | 1,221 | \$135 | \$164,900 | \$163,500 | \$134 | 06/24/19 | 0.99 | 79 | 79 |
| # LISTINGS: | | | 3 | MIN VALUES: | | | | | | | | 2 | 2 | 0 | 1,016 | \$96 | \$119,000 | \$110,000 | \$89 | 0.92 | | 3 | 3 |
| | | | | MAX VALUES: | | | | | | | | 3 | 2 | 0 | 1,236 | \$144 | \$164,900 | \$163,500 | \$143 | 0.99 | | 79 | 79 |
| | | | | AVG VALUES: | | | | | | | | 3 | 2 | 0 | 1,158 | \$125 | \$143,467 | \$139,500 | \$122 | 0.97 | | 28 | 28 |
| | | | | MED VALUES: | | | | | | | | 3 | 2 | 0 | 1,221 | \$135 | \$146,500 | \$145,000 | \$134 | 0.99 | | 3 | 3 |

Presented By: William Ransom

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22310 Midway
Market Analysis Summary

| Residential | | | | | | | | | | | | | | | | | | | | | | | | |
|-------------|----------|-------|--|--------------|----|----|----|----|------|---------|-------------------------|----|----|----|--------|-----------|------------|------------|-----------|----------|-------|------|------|--|
| SLD | | | | | | | | | | | | | | | | | | | | | | | | |
| # | MLS # | Zip | Address | Subdiv | WF | WV | WA | WE | Pool | Gar/Cpt | P Style | BR | FB | HB | H SqFt | LP/H SqFt | List Price | Sold Price | SP/H SqFt | Sold Dt | SP/LP | ADOM | CDOM | |
| 1 | C7406931 | 33952 | 22079 Marshall Ave, PORT CHARLOTTE 033 | PORT TTE SEC | N | N | N | N | N | / 1 | Single Family Residence | 2 | 1 | 0 | 1,056 | \$112 | \$118,500 | \$105,000 | \$99 | 04/13/19 | 0.89 | 125 | 125 | |
| 2 | C7407741 | 33952 | 22078 Gatewood Ave, PORT CHARLOTTE 033 | PORT TTE SEC | N | N | N | N | N | | Single Family Residence | 2 | 1 | 0 | 1,047 | \$110 | \$114,900 | \$107,000 | \$102 | 03/02/19 | 0.93 | 51 | 51 | |
| 3 | C7408829 | 33952 | 22198 Felton Ave, PORT CHARLOTTE 033 | PORT TTE SEC | N | N | N | N | N | / 1 | Single Family Residence | 2 | 1 | 0 | 1,054 | \$119 | \$124,900 | \$122,000 | \$116 | 01/25/19 | 0.98 | 9 | 9 | |
| # LISTINGS: | | | 3 | MIN VALUES: | | | | | | | | 2 | 1 | 0 | 1,047 | \$110 | \$114,900 | \$105,000 | \$99 | | 0.89 | 9 | 9 | |
| | | | | MAX VALUES: | | | | | | | | 2 | 1 | 0 | 1,056 | \$119 | \$124,900 | \$122,000 | \$116 | | 0.98 | 125 | 125 | |
| | | | | AVG VALUES: | | | | | | | | 2 | 1 | 0 | 1,052 | \$113 | \$119,433 | \$111,333 | \$106 | | 0.93 | 62 | 62 | |
| | | | | MED VALUES: | | | | | | | | 2 | 1 | 0 | 1,054 | \$112 | \$118,500 | \$107,000 | \$102 | | 0.93 | 51 | 51 | |

Property Type is 'Residential' Status is 'Sold' Status Contractual Search Date is 07/13/2019 to 01/14/2019 Property Style is 'Single Family Residence' Latitude, Longitude is within 0.50 mi of 22310 Midway Blvd, Port Charlotte, FL 33952, USA State is 'Florida' Beds is 2 Baths Total is 1 Heated Area is 1000 to 1300 Pool Private Y/N is no Exterior Construction is one of 'Block', 'Concrete' Water Access Y/N is no Water View Y/N is no

Presented By: William Ransom

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3428 Lucerne

Market Analysis Summary

Listings as of July 13, 2019 3:15 pm

Residential

SLD

| # | MLS # | Zip | Address | Subdiv | WF | WV | WA | WE | Pool | Gar/Cpt | P Style | BR | FB | HB | H SqFt | LP/H SqFt | List Price | Sold Price | SP/H SqFt | Sold Dt | SP/LP | ADOM | CDOM |
|-------------|----------|-------|-----------------------------------|----------------------------|----|----|----|----|------|---------|-------------------------|----|----|----|--------|-----------|------------|------------|-----------|----------|-------|------|------|
| 1 | C7405715 | 33952 | 2685 Starlite Ln, PORT CHARLOTTE | PORT CHARLO TTE SEC 011 | N | N | N | N | N | | Single Family Residence | 2 | 1 | 0 | 768 | \$116 | \$89,000 | \$72,000 | \$94 | 03/29/19 | 0.81 | 102 | 102 |
| 2 | C7407827 | 33952 | 3108 Whiting Ln, PORT CHARLOTTE | PORT CHARLO TTE SEC 11 REV | N | N | N | N | N | | Single Family Residence | 2 | 1 | 0 | 828 | \$119 | \$98,800 | \$94,400 | \$114 | 04/05/19 | 0.96 | 109 | 109 |
| 3 | N6105069 | 33952 | 21512 Holdern Ave, PORT CHARLOTTE | PORT CHARLO TTE SEC 011 | N | N | N | N | N | / 2 | Single Family Residence | 2 | 1 | 0 | 888 | \$124 | \$109,900 | \$112,900 | \$127 | 05/31/19 | 1.03 | 2 | 2 |
| # LISTINGS: | | | 3 | MIN VALUES: | | | | | | | | 2 | 1 | 0 | 768 | \$116 | \$89,000 | \$72,000 | \$94 | | 0.81 | 2 | 2 |
| | | | | MAX VALUES: | | | | | | | | 2 | 1 | 0 | 888 | \$124 | \$109,900 | \$112,900 | \$127 | | 1.03 | 109 | 109 |
| | | | | AVG VALUES: | | | | | | | | 2 | 1 | 0 | 828 | \$120 | \$99,233 | \$93,100 | \$112 | | 0.93 | 71 | 71 |
| | | | | MED VALUES: | | | | | | | | 2 | 1 | 0 | 828 | \$119 | \$98,800 | \$94,400 | \$114 | | 0.96 | 102 | 102 |

Property Type is 'Residential' **Status** is 'Sold' **Status Contractual Search Date** is 07/13/2019 to 01/14/2019 **Property Style** is 'Single Family Residence' **Latitude, Longitude** is within 0.50 mi of 3428 Lucerne Terrace, Port Charlotte, FL 33952, USA **State** is 'Florida' **Beds** is 2 **Baths Total** is 1 **Heated Area** is 700 to 1000 **Pool Private Y/N** is no **Exterior Construction** is one of 'Block', 'Concrete' **Water Access Y/N** is no **Water View Y/N** is no

Presented By: William Ransom

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21448 Mallory

Market Analysis Summary

Residential

SLD

| # | MLS # | Zip | Address | Subdiv | WF | WV | WA | WE | Pool | Gar/Cpt | P Style | BR | FB | HB | H SqFt | LP/H SqFt | List Price | Sold Price | SP/H SqFt | Sold Dt | SP/LP | ADOM | CDOM |
|-------------|----------|-------|-----------------------------------|---------------------------|----|----|----|----|------|---------|-------------------------|----|----|----|--------|-----------|------------|------------|-----------|----------|-------|------|------|
| 1 | C7409100 | 33952 | 21849 Felton Ave, PORT CHARLOTTE | PORT CHARLOTTE SEC 033 | N | N | N | N | N | / 1 | Single Family Residence | 2 | 1 | 0 | 768 | \$111 | \$85,000 | \$80,000 | \$104 | 04/26/19 | 0.94 | 82 | 82 |
| 2 | C7407827 | 33952 | 3108 Whiting Ln, PORT CHARLOTTE | PORT CHARLOTTE SEC 11 REV | N | N | N | N | N | | Single Family Residence | 2 | 1 | 0 | 828 | \$119 | \$98,800 | \$94,400 | \$114 | 04/05/19 | 0.96 | 109 | 109 |
| 3 | N6105069 | 33952 | 21512 Holdern Ave, PORT CHARLOTTE | PORT CHARLOTTE SEC 011 | N | N | N | N | N | / 2 | Single Family Residence | 2 | 1 | 0 | 888 | \$124 | \$109,900 | \$112,900 | \$127 | 05/31/19 | 1.03 | 2 | 2 |
| # LISTINGS: | | | 3 | MIN VALUES: | | | | | | | | 2 | 1 | 0 | 768 | \$111 | \$85,000 | \$80,000 | \$104 | | 0.94 | 2 | 2 |
| | | | | MAX VALUES: | | | | | | | | 2 | 1 | 0 | 888 | \$124 | \$109,900 | \$112,900 | \$127 | | 1.03 | 109 | 109 |
| | | | | AVG VALUES: | | | | | | | | 2 | 1 | 0 | 828 | \$118 | \$97,900 | \$95,767 | \$115 | | 0.97 | 64 | 64 |
| | | | | MED VALUES: | | | | | | | | 2 | 1 | 0 | 828 | \$119 | \$98,800 | \$94,400 | \$114 | | 0.96 | 82 | 82 |

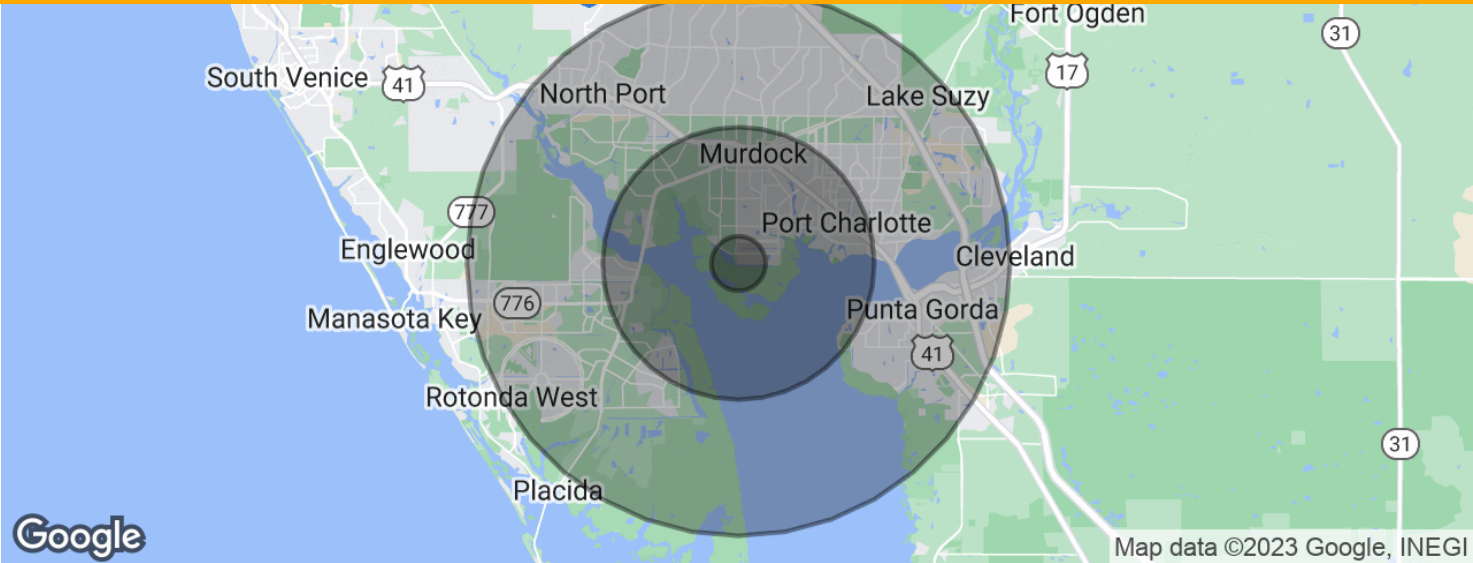
Property Type is 'Residential' **Status** is 'Sold' **Status Contractual Search Date** is 07/13/2019 to 01/14/2019 **Property Style** is 'Single Family Residence' **Latitude, Longitude** is within 0.25 mi of 21448 Mallory Ave, Port Charlotte, FL 33952, USA **State** is 'Florida' **Beds** is 2 **Baths Total** is 1 **Heated Area** is 700 to 1000 **Pool Private Y/N** is no **Exterior Construction** is one of 'Block', 'Concrete' **Water Access Y/N** is no **Water View Y/N** is no

Presented By: William Ransom

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DEMOGRAPHICS MAP & REPORT

SALE COMPARABLES



| POPULATION | 1 MILE | 5 MILES | 10 MILES |
|---------------------|----------|-----------|-----------|
| Total population | 735 | 36,905 | 165,961 |
| Median age | 51.8 | 50.6 | 50.7 |
| Median age (Male) | 51.5 | 48.1 | 49.2 |
| Median age (Female) | 52.3 | 52.5 | 51.9 |
| HOUSEHOLDS & INCOME | 1 MILE | 5 MILES | 10 MILES |
| Total households | 298 | 16,596 | 72,856 |
| # of persons per HH | 2.5 | 2.2 | 2.3 |
| Average HH income | \$78,136 | \$51,524 | \$57,123 |
| Average house value | | \$267,311 | \$241,833 |

* Demographic data derived from 2020 ACS - US Census