

# Comparative Market Analysis

Property At:

*Prepared For:*  
Ivan Petrov

*Prepared By:*  
Ivan Petrov  
@properties



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March 07, 2019

Ivan Petrov

Dear Ivan Petrov,

Thank you for allowing me this opportunity to provide you with our exclusive Market Analysis for your home. This analysis, especially prepared for you, was researched from reliable information currently available from the local multiple listing service. It indicates what real estate activity has occurred in your area with other properties. While none of the properties are exactly like yours, they do provide a good reference source for a comparative market analysis.

I welcome the opportunity to work as your real estate professional. I encourage you to contact me should you have any questions or require any additional information.

Sincerely,  
Ivan Petrov

@properties

# Broker

**@properties**  
**906 N. State St**

**Office Phone: (773) 934-8253**

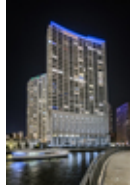
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# Subject Property



**Street Number:** 333

**Compass Point:** North

**Street Name:** Canal

**Unit Number:** 2804

**City:** Chicago

**State:** Illinois

**Zip Code:** 60606

**# Rooms:** 7

**# Bedrooms:** 3

**# Full Baths:** 2

**# Half Baths:** 1

**Subdivision:** Riverbend

**Total # Units in Building:** 149

**Unit Floor Level:** 28

**Approx Sq Ft:** 2603

**Type Attached:** Condo, High Rise (7+ Stories)

**Dining Room:** Separate

**Garage Details:** Heated

**Exterior Building Type:** Glass, Concrete

# Market Analysis Summary

## Currently for Sale

### Comparables

MLS #	Stat	Address	List Price	# Rms	Beds	Baths	LMT	MT
10291647	<b>ACTV</b>	333 N Canal ST 1804	\$975,000	6	3	2.1	9	101
10167397	<b>ACTV</b>	333 N Canal ST 2201	\$1,229,000	8	3	2.1	59	184

### Statistics

Total Properties: 2

	List Price	ASF	Beds	Baths	LMT	MT
<b>Minimum</b>	\$975,000	0	3	2.1	9	101
<b>Maximum</b>	\$1,229,000	2855	3	2.1	59	184
<b>Average</b>	\$1,102,000	1428	3	2	34	143

## Market Analysis Summary (continued)

### Recently Sold

#### Comparables

MLS #	Stat	Address	List Price	Sold Pr	Clsd Dt	# Rms	Beds	Baths	LMT	MT
10166581	<b>CLSD</b>	333 N CANAL ST 2104	\$1,124,900	\$1,060,000	02/20/2019	7	3	2.1	7	233
10105999	<b>CLSD</b>	333 N Canal ST 3604	\$1,175,000	\$1,070,000	12/18/2018	7	3	2.1	38	494
10030489	<b>CLSD</b>	333 N Canal ST 3303	\$853,440	\$853,440	08/03/2018	7	3	2	1	273

#### Statistics

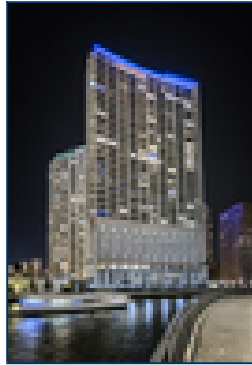
Total Properties: 3

	List Price	Sold Pr	ASF	Beds	Baths	LMT	MT
<b>Minimum</b>	\$853,440	\$853,440	2000	3	2	1	233
<b>Maximum</b>	\$1,175,000	\$1,070,000	2603	3	2.1	38	494
<b>Average</b>	\$1,051,113	\$994,480	2402	3	2	15	333

Sold properties closed averaging 94.61% of their Final List Price (FLP).  
This reflects a 5.39% difference between property sale prices and their FLP's.

# Comparables

Subject Property	Comp #1	Adjustment	Comp #2	Adjustment	Comp #3	Adjustment
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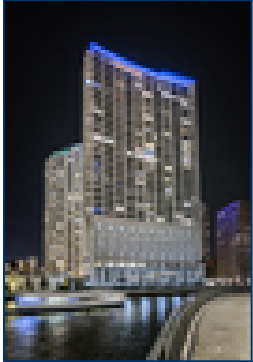




<b>Address:</b>	333 N Canal 2804 Chicago, Illinois 60606	333 N Canal ST 1804 Chicago, IL 60606	333 N Canal ST 2201 Chicago, IL 60606	333 N CANAL ST 2104 Chicago, IL 60606
<b>MLS #:</b>		10291647	10167397	10166581
<b>Status:</b>		<b>ACTV</b>	<b>ACTV</b>	<b>CLSD</b>
<b>Unit Number:</b>	2804	1804	2201	2104
<b>List Price:</b>		\$975, 000	\$1, 229, 000	\$1, 124, 900
<b>Sold Price:</b>				\$1, 060, 000
<b>Closed Date:</b>				02/20/2019
<b>Market Time:</b>		101	184	233
<b># Rooms:</b>	7	6	8	7
<b># Bedrooms:</b>	3	3	3	3
<b># Full Baths:</b>	2	2	2	2
<b># Half Baths:</b>	1	1	1	1
<b>Subdivision:</b>	Riverbend	Residences At Riverbend	Residences At Riverbend	Residences At Riverbend
<b>Total # Units in Building:</b>	149	149	149	149
<b>Unit Floor Level:</b>	28	18	22	21
<b>Approx Sq Ft:</b>	2603	0	2855	2603
<b>Assessment/Association Dues \$:</b>		\$1, 422	\$1, 549	\$1, 510
<b>Type Attached:</b>	Condo, High Rise (7+ Stories)	Condo	Condo	Condo, High Rise (7+ Stories)
<b>Dining Room:</b>	Separate	Combined w/ LivRm	Separate	Combined w/ LivRm
<b>Living Room Size:</b>		20X19	19X16	20X19
<b>Master Bedroom Size:</b>		19X18	18X17	18X17
<b>Model:</b>			Ne Corner	
<b>Garage Details:</b>	Heated			
<b>Parking Details:</b>				
<b>Age:</b>		16-20 Years	16-20 Years	16-20 Years
<b>Exterior Building Type:</b>	Glass, Concrete	Glass, Concrete	Glass, Concrete	Glass, Concrete
<b>Elementary Sch Dist:</b>		299	299	299
<b>High Sch Dist:</b>		299	299	299
<b>Short Sale/Foreclosed/Court Approved:</b>				N/A
<b>views:</b>		\$-15000	\$-10000	\$-10000
<b>improvements:</b>			\$+20000	
<b>:</b>				
<b>Total Adjustments:</b>		\$-15000	\$10000	\$-10000
<b>Adjusted Price:</b>		\$960000	\$1239000	\$1050000

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# Comparables (continued)

Subject Property	Comp #4	Adjustment	Comp #5	Adjustment
				
<b>Address:</b> 333 N Canal 2804 Chicago, Illinois 60606	333 N Canal ST 3604 Chicago, IL 60606		333 N Canal ST 3303 Chicago, IL 60606	
<b>MLS #:</b>	10105999		10030489	
<b>Status:</b>	<b>CLSD</b>		<b>CLSD</b>	
<b>Unit Number:</b> 2804	3604		3303	
<b>List Price:</b>	\$1, 175, 000		\$853, 440	
<b>Sold Price:</b>	\$1, 070, 000		\$853, 440	
<b>Closed Date:</b>	12/18/2018		08/03/2018	
<b>Market Time:</b>	494		273	
<b># Rooms:</b> 7	7		7	
<b># Bedrooms:</b> 3	3		3	
<b># Full Baths:</b> 2	2		2	
<b># Half Baths:</b> 1	1		0	
<b>Subdivision:</b> Riverbend				
<b>Total # Units in Building:</b> 149	149		149	
<b>Unit Floor Level:</b> 28	36		33	
<b>Approx Sq Ft:</b> 2603	2603		2000	
<b>Assessment/Association Dues \$:</b>	\$1, 622		\$1, 267	
<b>Type Attached:</b> Condo, High Rise (7+ Stories)	Condo		Condo	
<b>Dining Room:</b> Separate	Separate		Separate	
<b>Living Room Size:</b>	20X19		16X14	
<b>Master Bedroom Size:</b>	18X18		22X14	
<b>Model:</b>				
<b>Garage Details:</b> Heated	Heated	<b>+\$15000</b>	Heated	
<b>Parking Details:</b>				
<b>Age:</b>	16-20 Years		16-20 Years	
<b>Exterior Building Type:</b> Glass, Concrete	Glass, Concrete		Glass, Concrete	
<b>Elementary Sch Dist:</b>	299		299	
<b>High Sch Dist:</b>	299		299	
<b>Short Sale/Foreclosed/Court Approved:</b>	N/A		N/A	
<b>views:</b>		<b>+\$15000</b>		<b>+\$5000</b>
<b>improvements:</b>		<b>+\$40000</b>		<b>-\$20000</b>
<b>:</b>				
<b>Total Adjustments:</b>		<b>\$70000</b>		<b>-\$15000</b>
<b>Adjusted Price:</b>		<b>\$1140000</b>		<b>\$838440</b>



<b>Key</b>	<b>MLS #</b>	<b>Status</b>	<b>Address</b>	<b>Beds</b>	<b># Full Baths</b>	<b># Half Baths</b>	<b>Price</b>
1)	10291647	<b>ACTV</b>	333 N Canal ST 1804	3	2	1	\$975,000
2)	10167397	<b>ACTV</b>	333 N Canal ST 2201	3	2	1	\$1,229,000
3)	10166581	<b>CLSD</b>	333 N CANAL ST 2104	3	2	1	\$1,060,000
4)	10105999	<b>CLSD</b>	333 N Canal ST 3604	3	2	1	\$1,070,000
5)	10030489	<b>CLSD</b>	333 N Canal ST 3303	3	2	0	\$853,440

# **Seller's Statement**

**Property At:**

***Prepared For: Ivan Petrov***

***Suggested Marketing Price: \$1,009,480***