

## Comparative Market Analysis



|                      | Subject                        | Comparable 1                   | Comparable 2                   | Comparable 3                   | Comparable 4                   | Comparable 5                   |
|----------------------|--------------------------------|--------------------------------|--------------------------------|--------------------------------|--------------------------------|--------------------------------|
| County               | 03-NJ                          | 03-NJ                          | 03-NJ                          | 03-NJ                          | 03-NJ                          | 03-NJ                          |
| MLS Area             | 20310                          | 20310                          | 20310                          | 20310                          | 20310                          | 20310                          |
| Subdivision          | Old Tenby Chase                | Tenby Chase                    | Tenby Chase                    | Millside Heights               | Millside                       | Millside                       |
| MLS Number           | 12345678                       | NJBL368396                     | NJBL377028                     | NJBL385538                     | NJBL322392                     | NJBL339396                     |
| Address              | PINE VALLEY                    | 172 OXFORD RD                  | 117 RANDLE CT                  | 4 CORNELL DR                   | 22 DARTMOUTH                   | 76 PRINCETON DR                |
| Bank/Short Sale      | No                             | No                             | No                             | No                             | No                             | No                             |
| Sale Date            | 1/1/1900                       | 7/24/2020                      | 9/18/2020                      | 12/30/2020                     | 6/7/2019                       | 5/24/2019                      |
| Sale Price           | \$0                            | \$299,900                      | \$340,000                      | \$335,000                      | \$270,000                      | \$300,000                      |
| Year Built           | 1970                           | 1970                           | 1970                           | 1963                           | 1963                           | 1963                           |
| Age Restricted       | No                             | No                             | No                             | No                             | No                             | No                             |
| Category             | RES                            | RES                            | RES                            | RES                            | RES                            | RES                            |
| Style                | SplitLevel                     | SplitLevel                     | SplitLevel                     | SplitLevel                     | SplitLevel                     | SplitLevel                     |
| HS District          | DELRAN TOWNSHIP PUBLIC SCHOOLS | DELRAN TOWNSHIP PUBLIC SCHOOLS | DELRAN TOWNSHIP PUBLIC SCHOOLS | DELRAN TOWNSHIP PUBLIC SCHOOLS | DELRAN TOWNSHIP PUBLIC SCHOOLS | DELRAN TOWNSHIP PUBLIC SCHOOLS |
| Ownership            | FeeSimple                      | FeeSimple                      | FeeSimple                      | FeeSimple                      | FeeSimple                      | FeeSimple                      |
| Financing            | Conventional                   |                                |                                |                                |                                |                                |
| Story Height         | Two                            |                                |                                |                                |                                |                                |
| Structure Type       | Detached                       | Detached                       | Detached                       | Detached                       | Detached                       | Detached                       |
| Distance (mi)        |                                | 5,430.5                        | 5,430.4                        | 5,430.5                        | 5,430.8                        | 5,430.9                        |
| Lot Size (Acres)     | 0.25                           | 0.27                           | 0                              | 0.34                           | 0                              | 0.23                           |
| Liveable Area (sqft) | 2250                           | 2040                           | 2055                           | 2410                           | 2272                           | 2126                           |
| Basement             | Yes                            | No                             | Yes                            | Yes                            | Yes                            | Yes                            |
| Finished Bsmt        | Yes                            | No                             | Yes                            | Yes                            | Yes                            | No                             |
| #Bathrooms           | 3.5                            | 2.5                            | 2.5                            | 2.5                            | 1.5                            | 2                              |
| #Bedrooms            | 4                              | 5                              | 3                              | 5                              | 3                              | 4                              |
| AC                   | Yes                            | Yes                            | Yes                            | Yes                            | Yes                            | Yes                            |
| #Fireplaces          | 1                              | 1                              | 1                              | 1                              | 1                              | 0                              |
| Garage (#Cars)       | 1                              | 1                              | 1                              | 2                              | 1                              | 1                              |
| Porch/Deck/Patio     | Yes                            | Yes                            | No                             | Yes                            | Yes                            | No                             |
| Pool                 | No                             | No                             | No                             | No                             | Yes                            | No                             |
| Condition            | Average Plus                   | Average Plus                   | Excellent                      | Average Plus                   | Average Plus                   | Average Plus                   |
| Golfcourse           | No                             | No                             | No                             | No                             | No                             | No                             |
| Lakeview             | No                             | No                             | No                             | No                             | No                             | No                             |
| Lakefront            | No                             | No                             | No                             | No                             | No                             | No                             |
| Waterfront           | No                             | No                             | No                             | No                             | No                             | No                             |
| Riverview            | No                             | No                             | No                             | No                             | No                             | No                             |
| Waterview            | No                             | No                             | No                             | No                             | No                             | No                             |
| Riverfront           | No                             | No                             | No                             | No                             | No                             | No                             |
| Custom Adjustment    |                                | 0                              | 0                              | 0                              | 0                              | 0                              |
| Net Adjustment       |                                | \$37,310 (+12%)                | \$-5,675 (-1%)                 | \$-8,280 (-2%)                 | \$-270 (0%)                    | \$26,380 (+8%)                 |
| Adjusted Valuation   | \$318,236                      | \$337,210                      | \$334,325                      | \$326,720                      | \$269,730                      | \$326,380                      |

This is not an appraisal.