

Subject Property

Prepared for Cristian De la Huerta

320 WAYLAND AV # 6
East Side of Prov, Rhode Island 02906
WAYLAND SQUARE

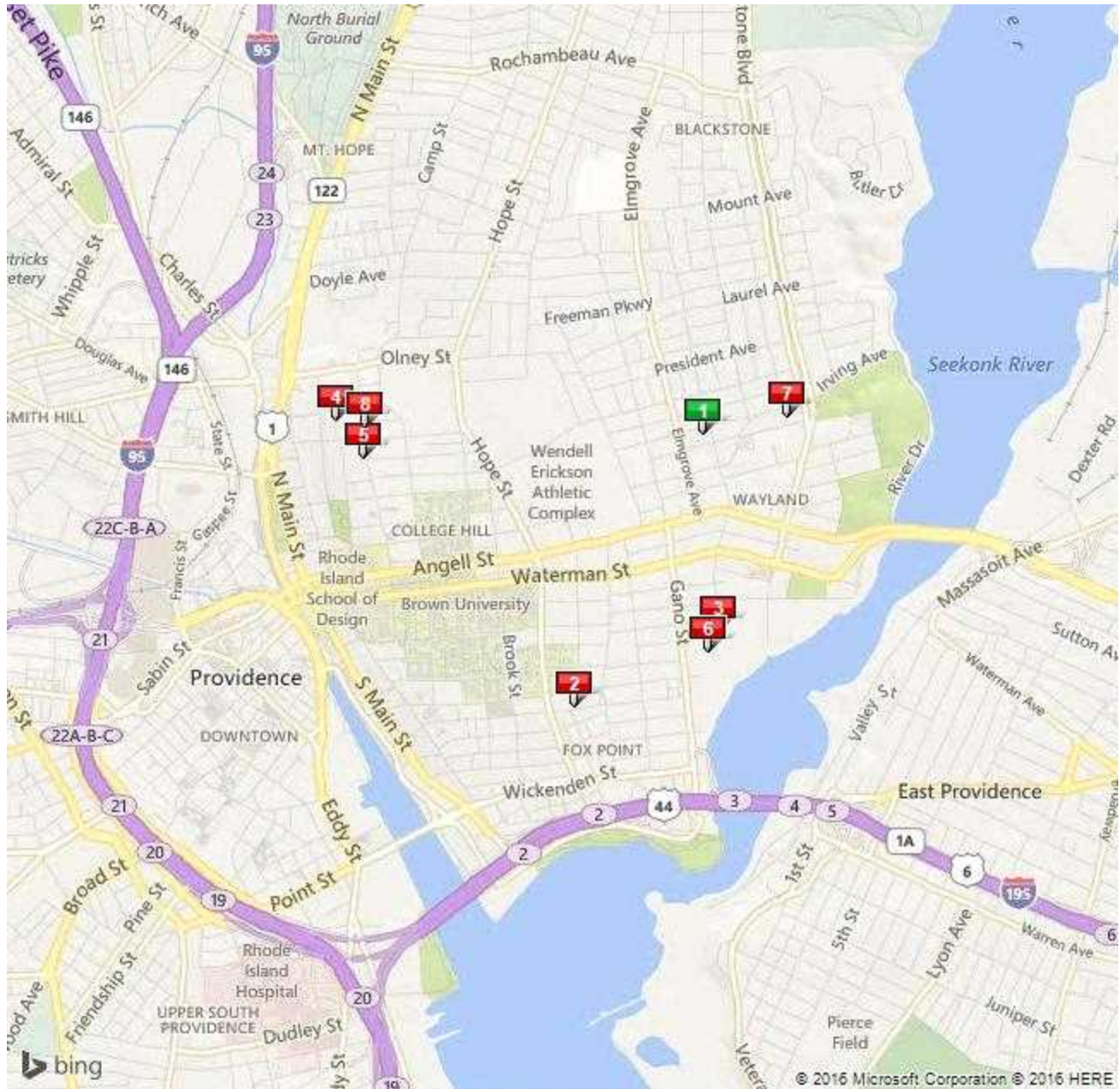


Type: **One Level**
Number of Rooms **5**
Bedrooms **2**
Full Baths **1**
Half Baths **0**
Water Amenities

Aprox Above Grade Living Area **1176.0**
Garage Spaces **0**
Garage Desc **None**
Lot SqFt

Chris Healy **Coleman REALTORS, Inc.**
135 Elmgrove Avenue Providence, RI 02906-4409
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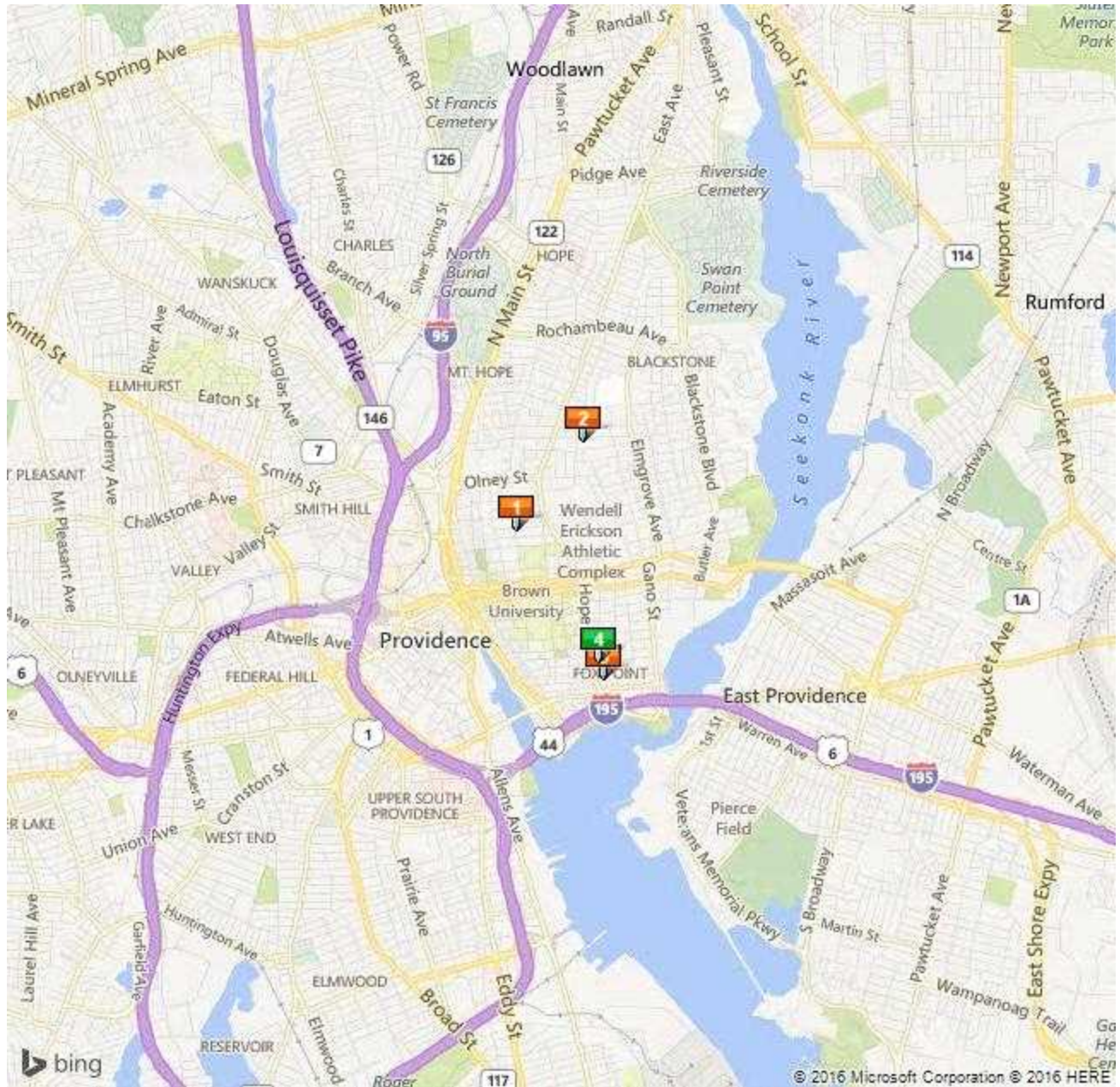
Property Location



320 WAYLAND AV	WAYLAND SQUARE	BR:	2	F/H Baths:	1.0	LP \$	345,000	
165 POWER ST	COLLEGE HILL	BR:	2	F/H Baths:	1.1	LP \$	349,000	SP \$ 330,000
1 WAYLAND AV	EAST SIDE/WAYLAND SQUA	BR:	2	F/H Baths:	1.0	LP \$	299,000	SP \$ 299,000
54 HALSEY ST	COLLEGE HILL	BR:	2	F/H Baths:	2.0	LP \$	289,900	SP \$ 282,000
125 PROSPECT ST	COLLEGE HILL	BR:	2	F/H Baths:	1.1	LP \$	349,000	SP \$ 348,000
1 WAYLAND AV	WAYLAND SQUARE	BR:	2	F/H Baths:	1.0	LP \$	329,000	SP \$ 317,500
186 IRVING AV	WAYLAND/BLACKSTONE	BR:	2	F/H Baths:	1.0	LP \$	299,000	SP \$ 299,000
147 PROSPECT ST	COLLEGEHILL	BR:	2	F/H Baths:	1.0	LP \$	299,000	SP \$ 289,000

This information is deemed reliable, but is neither guaranteed nor independently verified.

Property Location



34 BARNES ST	COLLEGE HILL	BR: 2	F/H Baths: 1.1	LP \$ 319,000
16 EMELINE ST	MOSES BROWN	BR: 2	F/H Baths: 1.1	LP \$ 295,000
10 EAST ST	COLLEGE HILL	BR: 2	F/H Baths: 2.0	LP \$ 275,000
165 POWER ST	COLLEGE HILL	BR: 2	F/H Baths: 1.1	LP \$ 329,000

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Interested parties must make their own inquiries.

Comparative Homes - Properties On Market



320 WAYLAND AV



165 POWER ST

List#	1121684	1119155
Status	Active New	Active Under Contract
City	East Side of Prov	East Side of Prov
Complex Name	The Washington	Power Street Condos
Complex Unit #	6	5
Type	One Level	One Level
Appx Year Blt	1900	1856
# Stories	1	1
Appx Ttl Liv Area	1176	1221
No. of Rooms		
Bedrooms	2	2
Full/Half Baths	1 / 0	1 / 1
Floors	Hardwood Ceramic	Hardwood Ceramic
# Fireplaces	0	0
Interior Feat	Attic Storage	Skylight
Equipment	Refrigerator Oven/Range Garbage Disposal	Refrigerator Oven/Range Garbage Disposal
Amenities	One Level	One Level
Parking	None	None
Exterior Feat	Brick Storm Windows Storm Door	Clapboard Wood Storm Windows
Approx Acres		
Heating	Baseboard	Baseboard
Cooling	Central Air	Central Air
List Price	\$ 345,000	\$ 329,000
List Price/SqFt	293.367	269.451

Comparative Homes - Pending Properties



320 WAYLAND AV



34 BARNES ST



16 EMELINE ST

List#	1121684	1115943	1118539
Status	Active New	Pending	Pending
City	East Side of Prov	East Side of Prov	East Side of Prov
Complex Name	The Washington	King Aldrich House	16-18 EMELINE ST CONDO
Complex Unit #	6	3	1
Type	One Level	Town House	One Level
Appx Year Blt	1900	1883	1900
# Stories	1	2	1
Appx Ttl Liv Area	1176	1400	1300
No. of Rooms			
Bedrooms	2	2	2
Full/Half Baths	1 / 0	1 / 1	1 / 1
Floors	Hardwood Ceramic	Hardwood Wall to Wall Carpet Ceramic	Hardwood Ceramic
# Fireplaces	0	2	0
Interior Feat	Attic Storage	Cathedral Ceilings	
Equipment	Refrigerator Oven/Range Garbage Disposal	Refrigerator Oven/Range Garbage Disposal	Refrigerator Oven/Range Dishwasher
Amenities	One Level	Townhouse	One Level
Parking	None	None	Detached
Exterior Feat	Brick Storm Windows	Wood Masonry	Brick Shingles
Approx Acres			
Heating	Baseboard	Forced Water Baseboard Individual Control	Baseboard
Cooling	Central Air	Individual Unit	Central Air
List Price	\$ 345,000	\$ 319,000	\$ 295,000
List Price/SqFt	293.367	227.857	226.923
Date Pending		02/15/16	03/11/16

Comparative Homes - Pending Properties



10 EAST ST

List#	1118542
Status	Pending
City	East Side of Prov
Complex Name	EAST ST. CONDOMINIUM
Complex Unit #	11
Type	Other
Appx Year Blt	1876
# Stories	2
Appx Ttl Liv Area	1256
No. of Rooms	
Bedrooms	2
Full/Half Baths	2 / 0
Floors	Hardwood Ceramic Wall to Wall Carpet
# Fireplaces	0
Interior Feat	
Equipment	Refrigerator Oven/Range Garbage Disposal
Amenities	Other
Parking	Integral Door Opener
Exterior Feat	Brick
Approx Acres	
Heating	Heat Pump
Cooling	Central Air
List Price	\$ 275,000
List Price/SqFt	218.949
Date Pending	03/01/16

Comparative Homes - Sold Properties



320 WAYLAND AV



165 POWER ST



1 WAYLAND AV

List#	1121684	1089304	1089973
Status	Active New	Sold	Sold
City	ESID	ESID	ESID
Complex Name	The Washington	POWER ST CONDO ASSOC	EAST SIDE COMMONS
Complex Unit #	6	4	111N
Type	One Level	One Level	One Level
Appx Year Blt	1900	1856	2005
# Stories	1	2	1
Appx Ttl Liv Are	1176	1230	1040
No. of Rooms			
Bedrooms	2	2	2
Full/Half Baths	1 / 0	1 / 1	1 / 0
Floors	Hardwood Ceramic	Hardwood Ceramic	Hardwood Ceramic Wall to Wall Carpet
# Fireplaces	0	1	0
Interior Feat	Attic Storage		
Equipment	Refrigerator Oven/Range Garbage Disposal Dishwasher	Refrigerator Oven/Range Garbage Disposal Dishwasher	Refrigerator Oven/Range Garbage Disposal Dishwasher
Amenities	One Level	One Level	One Level
Parking	None	None	Integral Door Opener
Exterior Feat	Brick Storm Windows	Clapboard Insulated Glass Windows	Brick Insulated Glass Windows
Approx Acres			
Heating	Baseboard	Forced Water	Forced Air
Cooling	Central Air	None	Central Air
List Price	\$ 345,000	\$ 349,000	\$ 299,000
Sale Price		\$ 330,000	\$ 299,000
Sale Price/SqFt		268.293	287.5
SP/LP Ratio		1%	1%
SP/OLP		0.946%	0.909%
Close Date		06/01/15	05/15/15

Comparative Homes - Sold Properties



54 HALSEY ST



125 PROSPECT ST



1 WAYLAND AV

List#
Status
City
Complex Name
Complex Unit #

1091522
Sold
ESID
CAPITAL VIEW
3

Type
Appx Year Bt
Stories
Appx Ttl Liv Are
No. of Rooms
Bedrooms
Full/Half Baths
Floors

Town House
1880
2
1057
2
2 / 0
Hardwood

Fireplaces
Interior Feat

0

Equipment

Refrigerator Oven/Range Garbage Disposal Dishwasher

Amenities

Townhouse

Parking

None

Exterior Feat

Clapboard Storm Windows

Approx Acres

Heating

Forced Air

Cooling

Central Air

List Price
Sale Price
Sale Price/SqFt
SP/LP Ratio
SP/OLP
Close Date

\$ 289,900
\$ 282,000
266.793
1%
0.943%
06/18/15

1093951
Sold
ESID
NIGHTINGALE ESTATES
10

One Level
1890
1
1385
2
1 / 1
Hardwood Ceramic Wall to Wall Carpet

0

Refrigerator Oven/Range Garbage Disposal Dishwasher

One Level

None

Clapboard Wood

Heat Pump

Central Air Individual Unit

\$ 349,000
\$ 348,000
251.264
1%
0.997%
07/31/15

1095117
Sold
ESID
East Side Commons
308N

One Level
2005
1
1088
2
1 / 0
Hardwood Ceramic Wall to Wall Carpet

0

Refrigerator Oven/Range Dishwasher Dryer

One Level

Door Opener Attached Integral

Brick Masonry

Forced Air

Central Air

\$ 329,000
\$ 317,500
291.82
1%
0.965%
08/14/15

Comparative Homes - Sold Properties



186 IRVING AV



147 PROSPECT ST

List#	1099964	1102862
Status	Sold	Sold
City	ESID	ESID
Complex Name	Irving Slater Landing	145-147 Prospect st Co
Complex Unit #	3	1
Type	One Level	One Level
Appx Year Blt	1930	1930
# Stories	3	1
Appx Ttl Liv Are	1350	1087
No. of Rooms		
Bedrooms	2	2
Full/Half Baths	1 / 0	1 / 0
Floors	Hardwood Marble	Hardwood Ceramic
# Fireplaces	0	1
Interior Feat	Cathedral Ceilings Skylight Cedar Closet	
Equipment	Refrigerator Oven/Range Garbage Disposal Dishwasher	Refrigerator Oven/Range Garbage Disposal Dishwasher
Amenities	One Level	One Level
Parking	None	None
Exterior Feat	Masonry Insulated Glass Windows	Clapboard Insulated Glass Windows
Approx Acres		
Heating	Forced Air	Baseboard Forced Water
Cooling	Central Air	Ductless Air Conditioning
List Price	\$ 299,000	\$ 299,000
Sale Price	\$ 299,000	\$ 289,000
Sale Price/SqFt	221.481	265.869
SP/LP Ratio	1%	1%
SP/OLP	1.000%	0.967%
Close Date	08/28/15	09/24/15

Comparative Summary - Sold Properties

List #	#Beds	#Baths	Appx SqFt	Apx Year Blt	Apx Acres	Type/Style	List Price	Sale Price
320 WAYLAND AV - 6						DOM: 3		Active New
1121684	2	1.0	1176	1900		One Level	\$ 345,000	
165 POWER ST - 4						DOM: 87	Sold: 06/01/15	Sold
1089304	2	1.1	1230	1856		One Level	\$ 349,000	\$ 330,000
1 WAYLAND AV - 111N						DOM: 14	Sold: 05/15/15	Sold
1089973	2	1.0	1040	2005		One Level	\$ 299,000	\$ 299,000
54 HALSEY ST - 3						DOM: 42	Sold: 06/18/15	Sold
1091522	2	2.0	1057	1880		Town House	\$ 289,900	\$ 282,000
125 PROSPECT ST - 10						DOM: 14	Sold: 07/31/15	Sold
1093951	2	1.1	1385	1890		One Level	\$ 349,000	\$ 348,000
1 WAYLAND AV - 308N						DOM: 101	Sold: 08/14/15	Sold
1095117	2	1.0	1088	2005		One Level	\$ 329,000	\$ 317,500
186 IRVING AV - 3						DOM: 24	Sold: 08/28/15	Sold
1099964	2	1.0	1350	1930		One Level	\$ 299,000	\$ 299,000
147 PROSPECT ST - 1						DOM: 16	Sold: 09/24/15	Sold
1102862	2	1.0	1087	1930		One Level	\$ 299,000	\$ 289,000

Total Listings: 8

	<u>Approx SqFt</u>	<u>List Price</u>	<u>Sale Price</u>	<u>DOM</u>
Average	1,177	\$ 319,863	\$ 309,214	38
Minimum	1,040	\$ 289,900	\$ 282,000	3
Maximum	1,385	\$ 349,000	\$ 348,000	101
Median	1,132	\$ 314,000	\$ 299,000	20

These properties are comparable to yours and have sold in the past few months. The high and low "Sale Prices" listed above represent the approximate range of prices in which you might expect to sell your property. Generally, properties which sell for top dollar are in immaculate condition and/or are on the market for an extended period of time. The "Median Closing Price" is often a good measure of estimating what your property will sell for since it represents the mid-point. 50% of the properties sold for less than the median price.

Comparable Property Location

Prepared for Cristian De la Huerta



Comparable Address	# Beds	SqFt	Days on Market	List Price	Sale Price
165 POWER ST # 4	2	1230	87	\$349,000	\$330,000
1 WAYLAND AV # 111N	2	1040	14	↓ \$299,000	\$299,000
54 HALSEY ST # 3	2	1057	42	↓ \$289,900	\$282,000
125 PROSPECT ST # 10	2	1385	14	\$349,000	\$348,000
1 WAYLAND AV # 308N	2	1088	101	\$329,000	\$317,500
186 IRVING AV # 3	2	1350	24	\$299,000	\$299,000
147 PROSPECT ST # 1	2	1087	16	\$299,000	\$289,000
34 BARNES ST # 3	2	1400	57	\$319,000	
16 EMELINE ST # 1	2	1300	35	\$295,000	
10 EAST ST # 11	2	1256	22	\$275,000	
165 POWER ST # 5	2	1221	32	\$329,000	

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Suggested Offer

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Market Statistics...

<u>Sell Price Statistics</u>	<u>Sell Price Per Sq. Ft. Statistics</u>	
Average Price: \$309,200	Average Price/Sq Ft: \$264.72 x 1,176	\$311,300
High Price: \$348,000	High Price/Sq Ft: \$291.82 x 1,176	\$343,200
Median Price: \$299,000	Median Price/Sq Ft: \$266.79 x 1,176	\$313,700
Low Price: \$282,000	Low Price/Sq Ft: \$221.48 x 1,176	\$260,500

Figures are based on selling price after adjustments, and rounded to the nearest \$100.

Summary...

Analysis of the selected comparable properties suggest similar properties are selling in the price range of: **\$290,000 to \$310,000**

Recommended Purchase Price: \$300,000