

## Comps for 6821 N 15<sup>th</sup> Place Phoenix, AZ 85014

Recent sales less than 1 mile away from subject.

The Subject is 1564 s.f., built in 1952 with a lot of 11,191 s.f. With 3 bedrooms and 2 full baths.

The subject is located Close-In Central Phoenix just S of Glendale and has a Diving Pool with a 2 car carport.

[6822 N 15th Pl](#) sold for \$246,000 on 11/25/2009 is a 3BR 2.0 BA is 1,648s.f. With a 10,123 lot built in 1952. This is \$1490.03/s.f. And is .03 mi. from subject.

[6725 N 15th St](#) sold for \$285,000 on 11/30/2009 is a 3BR 2.0BA is 1,673 s.f. With a 12,319 s.f. Lot, Built in 1950. This is \$170/s.f. And is 0.11 mi. from subject.

[6739 N 14th St](#) sold for \$230,000 on 09/11/2009, is a 3BR 2.0BA, is 1,459 s.f. With a 8,590 s.f. Lot, was built in 1950. This is \$157/s.f. And is 0.21 mi. from the subject.

There are many low priced sales in the area suggesting buyers are willing to pay top dollar "Retail" Prices for homes that are nicely remodeled, even in an area with some distressed sales.

Expected resale in updated and remodeled condition with a \$27,000 budget is **\$245,000.**