

Zillow Sales Comps for 8901 N 56<sup>th</sup> Drive, Glendale, AZ 85302

Recent sales less than 1 mile away from subject.

The Subject is 1592 s.f., built in 1972 with a lot of 8159 s.f. With 3 bedrooms and 2 full baths.

The subject is located in a culdesac-like lot just S of Olive and has a newer looking A/C unit and stucco exterior with a 2 car garage and RV gate.

5415 W Puget Ave sold for **\$144,592** on 09/22/2009 is a 3BR 2.0BA is 1,607s.f. With 7,876lot was built in 1978 . This is **\$89/s.f.** And is 0.22 mi. from subject

5516 W Sunnyslope Ln sold for \$125,600 on 09/15/2009 has 2.0Baths 1,354 s.f. With a 7,405sized lot and was built in 1972. This is **\$92/s.f.** And is 0.27mi. From subject.

5625 W Palo Verde Ave sold for \$115,000 on 12/17/2009, has 2.0Baths, is 1,338 s.f. And the lot is 7,545 s.f.. The home was built in 1972 and this is **\$85/s.f.** And is .4 mi. from subject.

5119 W Freeway Ln sold for **\$144,000** on 10/21/2009, has 3BR 2.0Baths, is 1,674 s.f. And the lot is 7,205 s.f., was built in 1985. This is **\$86/s.f.** And is 0.67 miles from subject property.

5213 W El Caminito Dr sold for **\$170,000** on 11/13/2009 has 3BR, 2.0BA, has 2,106 s.f. And the lot is 8,255 s.f. The home was built in 1977. This is **\$80/s.f.** And is 0.75 mi. from subject property

4938 W Carol Ave sold for **\$157,500** on 11/12/2009, has 3BR 1.75BA, is 1,647 s.f. With lot of 8,137s.f. Built in 1979. This is \$97/s.f. And is 0.89 mi. from subject property.

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 \$25,000 budget is **\$142,000.**