

**SOURCE #1 COMPS FROM 10/15/ 09**  
**(Please note distance from subject, example 0.40 mi)**

1040 E Manzanita Drive, Phoenix, AZ 85020

<b>Owner:</b> COLEMAN MICHAEL / COLEMAN KIRSTEN			
<b>Address:</b>	711 E DESERT PARK LN (0.40 mi) From Subject	<b>APN:</b> 160-17-022	<input type="checkbox"/> <a href="#">Detail</a>
<b>Beds/Baths:</b>		<b>Sqft:</b> 1730	<b>Built:</b> 1956
<b>Use Code:</b>	SFR	<b>Units:</b>	<b>Lot Size:</b> .231
<b>Sale Date:</b>	09/10/2009	<b>Sale Amt:</b> \$290,000.00	<b>Loan Amt:</b> \$232,000.00
<b>\$167/s.f.</b>			

<b>Owner:</b> SCHUTSKY SKYLAR M / LIND JENNIFER R			
<b>Address:</b>	1223 E ECHO LN (0.43 mi) From Subject	<b>APN:</b> 160-11-062	<input type="checkbox"/> <a href="#">Detail</a>
<b>Beds/Baths:</b>		<b>Sqft:</b> 1510	<b>Built:</b> 1959
<b>Use Code:</b>	SFR	<b>Units:</b>	<b>Lot Size:</b> .2118
<b>Sale Date:</b>	07/28/2009	<b>Sale Amt:</b> \$152,000.00	<b>Loan Amt:</b> \$149,246.00
<b>\$100.66/s.f.</b>			

**Owner:** CHIDESTER JESSICA

**Address:** 806 E EL CAMINITO DR (0.45 mi) From Subject **APN:** 160-07-087  [Detail](#)

**Beds/Baths:** **Sqft:** 1694 **Built:** 1956

**Use Code:** SFR **Units:** **Lot Size:** .1355

**Sale Date:** 05/29/2009 **Sale Amt:** \$110,000.00 **Loan Amt:** \$108,007.00

**\$64.94/s.f. But when you dig deeper, you find that a wholesaler bought this property at Trustee's sale, then Quit Claimed to Jessica, so that's not a retail sale: That's a Wholesale price, and she paid**

**\$14/s.f. higher than our asking price!**

**Owner:** COHEN DAWN L

**Address:** 8016 N 6<sup>TH</sup> ST (0.47 mi) From Subject **APN:** 160-46-063  [Detail](#)

**Beds/Baths:** **Sqft:** 2285 **Built:** 1964

**Use Code:** SFR **Units:** **Lot Size:** .2285

**Sale Date:** 08/09/2009 **Sale Amt:** \$450,000.00 **Loan Amt:**

**\$196/s.f. on much bigger lot, but REMODELED!**

**Owner:** DIBIASE NICHOLAS / SEGER STACY

**Address:** 715 E BELMONT AVE (0.48  
mi) From Subject      **APN:** 160-18-039       [Detail](#)

**Beds/Bath:**      **Sqft:** 1548      **Built:** 1954

**Use Code:** SFR      **Units:**      **Lot Size:** .2374

**Sale Date:** 09/15/2009      **Sale Amt:** \$159,900.00      **Loan Amt:** \$127,900.00

**\$103.29/s.f. and this looks like a real Retail Sale.**