





Earning Your Trust and Confidence

In order to serve our clients well, it's essential to put their needs first and to constantly offer them something of value before they even need it.

Comparable Market Analysis - CMA

Item	Subject Property	Comparable 1	Comparable 2	Comparable 3	
					
Listing/Sale Information					
List Number:	211018519	210080532	210077483	210063545	
Status:	ACTV	SOLD	SOLD	SOLD	
List Price:	225,000	350,000	320,000	419,500	
Sale Price:		334,750	290,000	377,500	
List Date:	2/18/2011	6/28/2010	7/1/2010	6/1/2010	
Dom:	15	92	74	69	
Closed Date:		9/30/2010	9/30/2010	10/8/2010	
Off Mkt Date:		9/28/2010	9/13/2010	8/9/2010	
Location Information					
Address:	4649 BRAFFERTON DR	5384 PROVINCIAL DR	5181 CLARENDON CREST ST	5082 SEBRING CT	
City:	BLOOMFIELD TWP	BLOOMFIELD TWP	BLOOMFIELD TWP	BLOOMFIELD TWP	
Zip Code:	48302	48302	48302	48302	
Area:	02193-BLOOMFIELD TWP	02193-BLOOMFIELD TWP	02193-BLOOMFIELD TWP	02193-BLOOMFIELD TWP	
County Code:	OAK	OAK	OAK	OAK	
Map Letter:	U	U	U	U	
Map Number:	22	22	22	22	
General Information					
	Price/Unit		Adj.	Adj.	Adj.
Bedrooms:	5 4000	5 0	5 0	4 4000	
Tot Baths:	3 4000	2 4000	3 0	3 0	
Tot Lavs:	1 2000	2 -2000	1 0	1 0	
Square Footage:	3084 30	3038 1380	2963 3630	2760 9720	
Acreage:	0.66 0	0 0	0.91 0	1.11 -25000	
Fireplace:	YES	YES	0 YES	0 YES	0
Frontage Feet:	169		0	0 215	0
Garage:	YES	YES	0 YES	0 YES	0
Cooling:	CENTRAL	2+CEIL FAN, CENTRAL	0 2+CEIL FAN, ATTIC FAN, CEIL FAN, CENTRAL	0 2+CEIL FAN, ATTIC FAN, CENTRAL	0
Finance Code:		CONV	0 CONV	0 CONV	0
Architecture:	QUAD-LVL	3-ST , QUAD-LVL	0 QUAD-LVL	0 QUAD-LVL	0
Basement Type:	PART FIN	FINISHED, WALKOUT	0 FINISHED, WALKOUT	0 FINISHED	0
Basement:	YES	YES	0 YES	0 YES	0
Exterior:	ALUMINUM, BRICK	BRICK, WOOD	0 BRICK	0 ALUMINUM, BRICK	0
Other Rooms:		DINING RM	0 BRKFST RM, DINING RM, FAMILY RM, LIBR/STDY, LIVING RM, OTHER	0 BRKFST RM, DINING RM, FAMILY RM, LIVING RM, REC. RM	0
Public Remarks:	Not bank-owned, not a short sale. Privately owned with quick responses. Huge 5 Bedroom Quad-level with tons of potential. Birmingham schools. Home is dated and	Pleasant updated interior will draw you to this spacious home situated on private picturesque lot with inground pool/spa, newer	0 GREAT LOCATION, LARGE PARK LIKE TREED LOT, LARGE ROOMS, GREAT FLOOR PLAN, WALK OUT LL, MULTI-TIERED	0 Peace, privacy and tranquility! Outstanding 4 bedroom, 3.5 bath Bloomfield quad. Picturesque	0

	needs updating. Also needs furnace and AC. Land Contract available with \$35,000 down, 11% interest, 30 year term, \$1809 per month plus taxes and insurance. Broker/owner	deck and patio Home features hardwood floors and walkout lower level with bedroom. laundry, family room & wet bar adjacent to patio. Great master with updated bath and walk in closet. Playroom/exercise room (33" x12") in basement. Deeded Walnut Lake/Beach Privileges. Ready for move in. Excl.		DECK, HW BB HEATING SYSTEM REPLACED, LIB, BLOOMFIELD HILLS SCHOOLS, COZY FR WITH PARQUET FLOORS, ALL MEASUREMENTS APPROX.		setting features extensive landscaping, ponds and gazebo. Remodeled kitchen features granite counter tops, quality appliances, bay window and built in buffet, tranquil master has balcony overlooking lovely backyard as well as outstanding new bath. 3 car garage. Membership available to Lone Pine Association. Valuable home warranty. A gem!	
Subdivision Name:	WILLIAMSBURG	BLOOMFIELD SQUARE SUB NO 4	0	LONE PINE RIDGE SUB	0	LONE PINE CREST NO 2	0
Status Date:	2/18/2011	10/1/2010	0	9/30/2010	0	10/12/2010	0
Year Built:	1959	1974	0	1965	0	1964	0
Seller Concession:		Y	0	N	0	N	0
Road:	PAVED	PAVED	0	PAVED	0	PAVED	0
Bath Desc:	1ST F BTH, 1ST F LAV, 2ND F BTH	1ST F LAV, 2ND F BTH, 2ND F LAV, MBR BTH	0	1ST F LAV, 2ND F BTH, BSM BTH, MBR BTH	0	1ST F LAV, 2ND F BTH, MBR BTH, OTHER	0
Exterior Feat:	BBQ GRILL, PATIO	DECK, OUTSD LGHT, POOL-INGR, PORCH, SPA/HOT TUB, SPRINKLR	0	DECK, PORCH, SAT DISH, SPRINKLR	0	DECK, OUTSD LGHT, PATIO, SPRINKLR	0
Cumulativedom:		0	0	0	0	0	0
Concession Amount:	0	9750	-9750		0		0
Additional Adjustments							
Updates		0		40000		-	10000
Total Adjustments:		-6,370		43,630		-21,280	
Adjusted Price:		328,380		333,630		356,220	
Estimated Value: \$339,410							

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