

Attachment D
Comparative Market Analysis

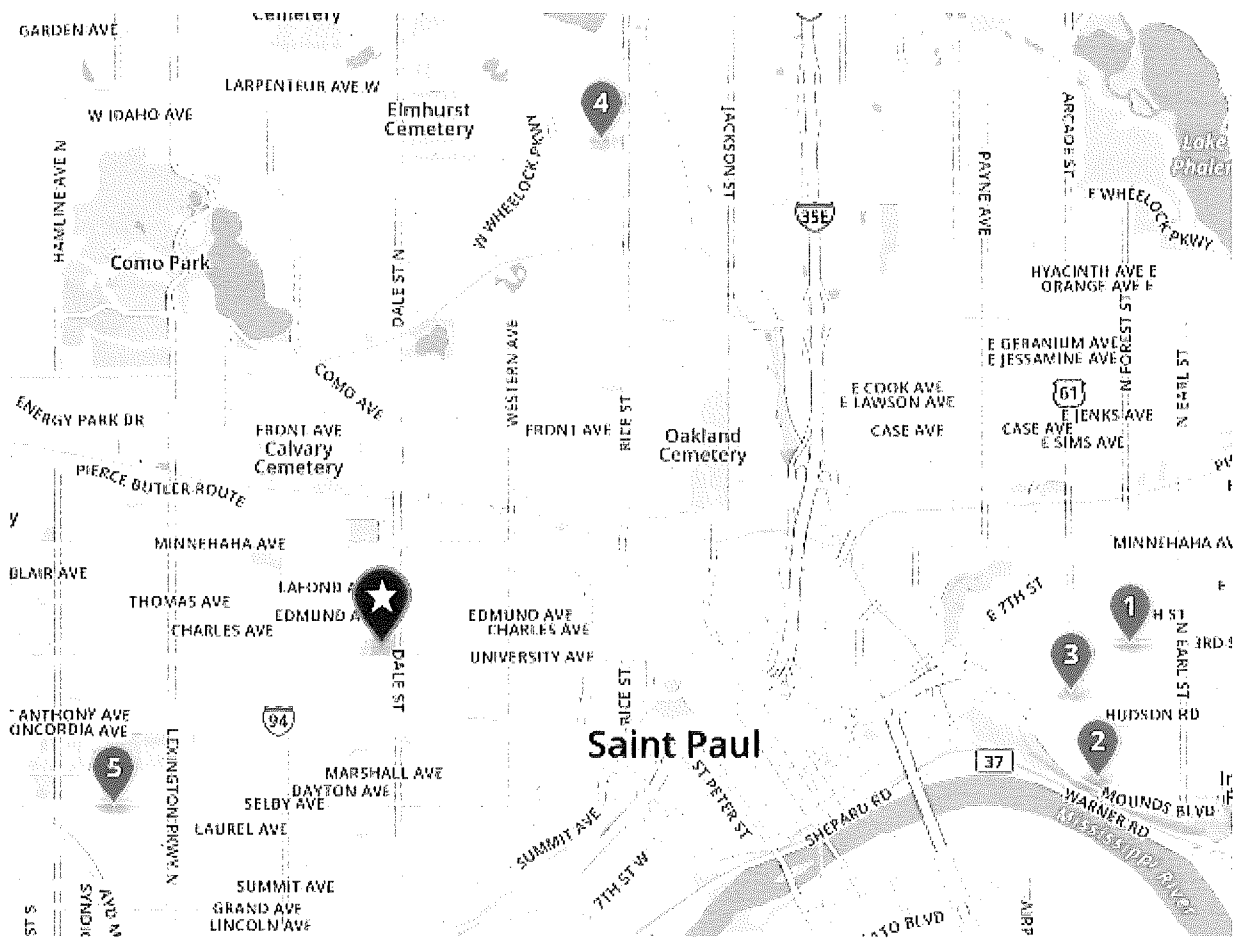


777 E 7th Street, Suite 2 St. Paul, MN 55106 www.abcrealtytwincities.com

INVOICE

Date	March 7, 2018
Service rendered	BPO 648 Sherburne @ \$75.00 650 Sherburne @ \$75.00 652 Sherburne @ \$75.00
Customer	City of St. Paul Planning and Economic Dev Att: Zong Vang 25 W. 4th St. Suite 1100 St. Paul, MN 55102
Amount billed	\$225.00





MLS #	Status	Address	Price	
0	Subject	652 Sherburne Avenue, Saint Paul, Minnesota 55104		
1	4735092	S	940 3rd Street E	\$382,500
2	4763161	S	150 Urban Place	\$390,500
3	4765393	S	224 Bates Avenue	\$485,000
4	4797223	S	1566 Woodbridge Street	\$765,000
5	4890353	S	1220 Selby Avenue	\$660,000

Status: S = Sold

PROPERTY DETAILS

MLS #4735092

S 940 3rd Street E, Saint Paul

\$382,500

Listing information

Courtesy of Bridge Realty, LLC

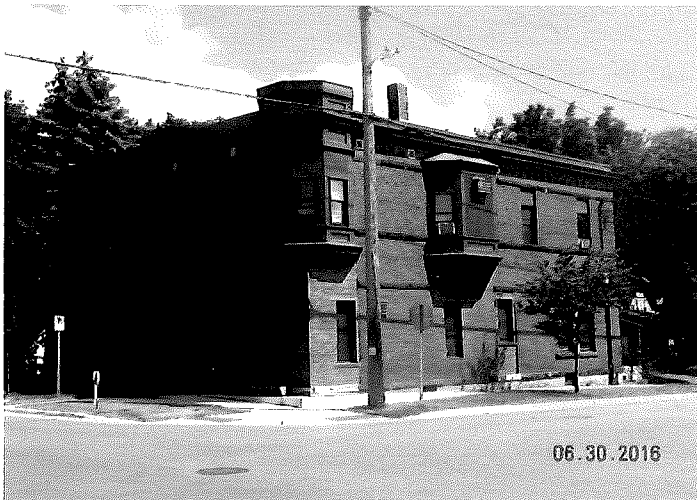
MLS#: 4735092	Beds:	Sq Ft:	Sold Date: 3/8/17
Status: Sold	Baths: 0/0	Year Built: 1897	DOM: 243

Features

Acres: 0.230 **Taxes:** 6946 **Water:** City Water/Connected **Zoning:** Residential-Multi-Family **Roof:** Flat, Tar/Gravel **Cooling:** Window, Wall **Heating:** Hot Water **Garage:** Uncovered/Open, Unassigned, Other **Map code:** 108D4 **Exterior:** Brick/Stone **Fuel:** Natural Gas **Foundation Size:** 2142 **Amenities:** Deck, Coin-op Laundry Owned **Appliances:** Range, Refrigerator, Washer, Dryer **Lot:** Corner Lot **Sellers contribution:** 0.00

Remarks

Well kept 7 unit apartment building with solid tenancy. New windows, new deck, new gutters and drainage system, new chimney, custom built shed with electric, large parking lot newly surfaced with crushed rock, new coin operated laundry, new side walks and curbs. Rear basement foundation area reconfigured for rear deck. No deferred maintenance. Corner lot on bus line.



Information is deemed reliable but not guaranteed.

Source: Northstar

Seanne Thomas | ABC Realty LLC | 777 E. 7th Street, second floor | Mobile: 6512304070 |
sthomas@abcreealtytwincities.com | www.abcreealtytwincities.com

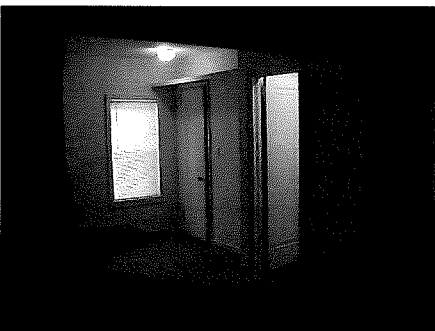
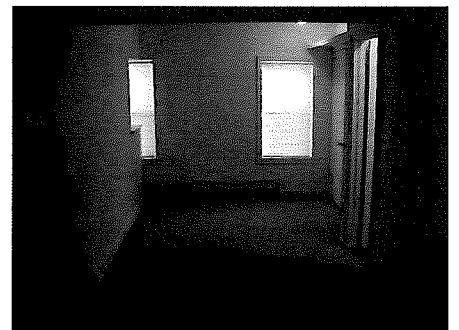
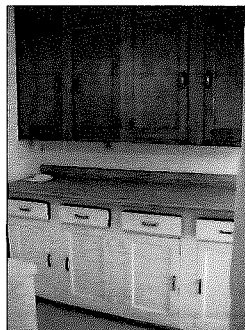
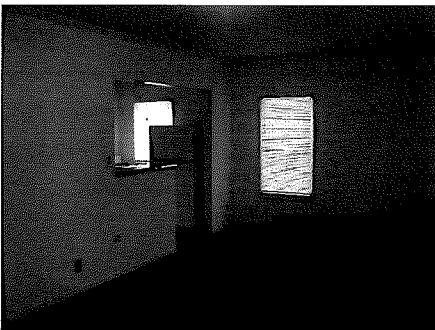
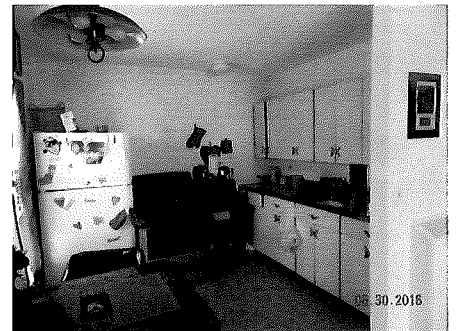
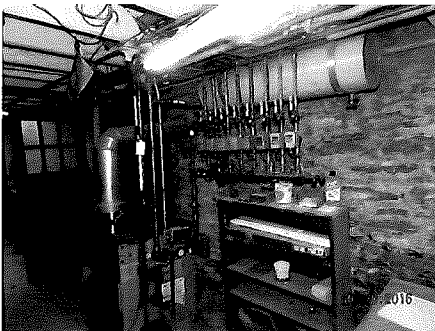
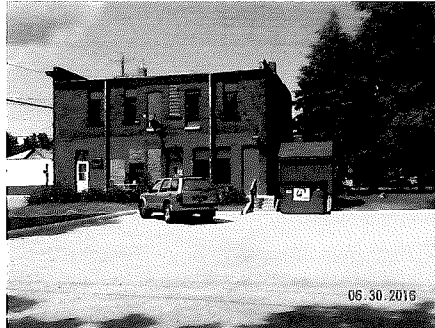
LISTING PHOTOS

MLS #4735092

S

940 3rd Street E, Saint Paul

\$382,500



PROPERTY DETAILS

MLS #4763161

S 150 Urban Place, Saint Paul

\$390,500

Listing information

Courtesy of InvestProp

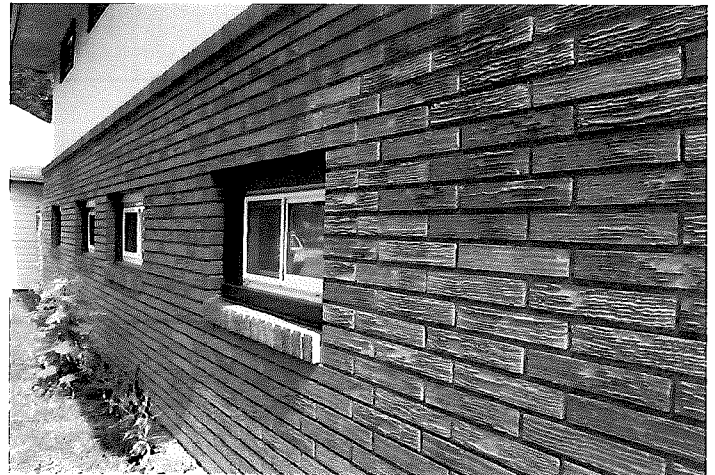
MLS#: 4763161	Beds:	Sq Ft:	Sold Date: 12/9/16
Status: Sold	Baths: 0/0	Year Built: 1961	DOM: 14

Features

Acres: 0.170 **Taxes:** 6074 **Water:** City Water/Connected **Zoning:** Residential-Multi-Family
Heating: Hot Water **Garage:** Driveway - Asphalt, Unassigned **Map code:** 108D4 **Exterior:** Stucco, Brick/Stone **Fuel:** Natural Gas **Foundation Size:** 2400 **Sellers contribution:** 0.00

Remarks

Nice 7 unit in quiet SF Mounds Park neighborhood just off Mounds BLVD and 5 minutes to DT St. Paul. New Roof and Windows in last 3 years. Hardwoods under carpet in the all 7-1BR units.



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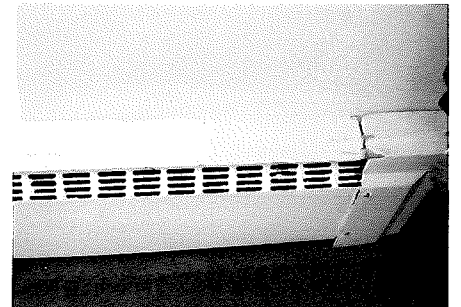
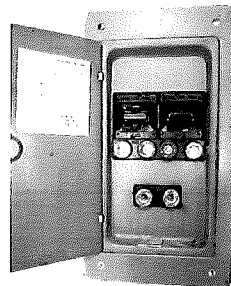
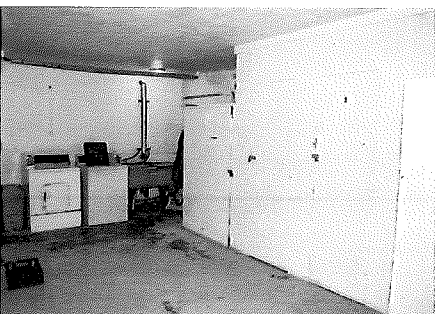
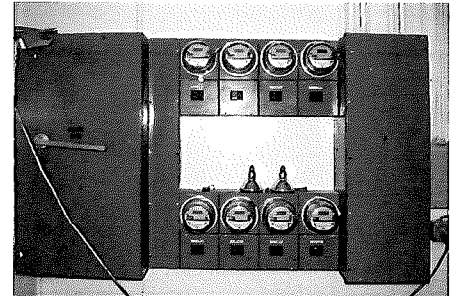
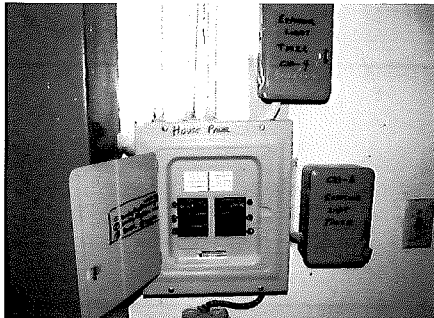
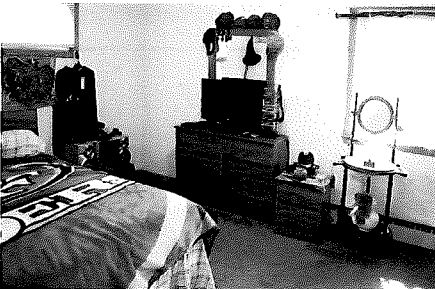
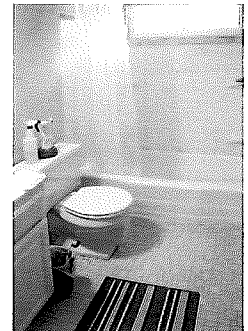
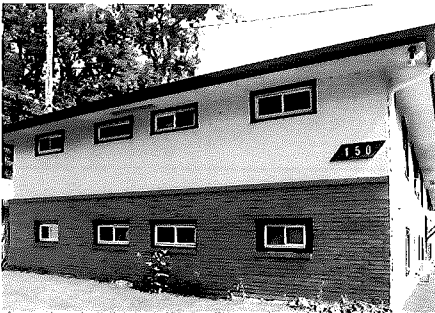
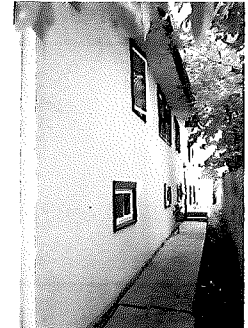
LISTING PHOTOS

MLS #4763161

S

150 Urban Place, Saint Paul

\$390,500



PROPERTY DETAILS

MLS #4765393

S 224 Bates Avenue, Saint Paul

\$485,000

Listing information

Courtesy of J H Callahan & Associates

MLS#: 4765393	Beds:	Sq Ft:	Sold Date: 1/18/17
Status: Sold	Baths: 0/0	Year Built: 1962	DOM: 12

Features

Acres: 0.220 **Taxes:** 7508 **Water:** City Water/Connected **Zoning:** Residential-Multi-Family **Roof:** Flat, Rubber **Cooling:** Window **Heating:** Baseboard, Hot Water **Garage:** Driveway - Asphalt **Map code:** 108D4 **Lake/Waterfront:** Other **Exterior:** Stucco **Fuel:** Natural Gas **Foundation Size:** 2800 **Amenities:** Coin-op Laundry Owned, Security Building **Appliances:** Range, Exhaust Fan/Hood, Refrigerator **Sellers contribution:** 0.00

Remarks

This property is well maintained. New roof 2015, new driveway 2015, new retaining wall. 7 units new paint and flooring, most units have new a/c and appliances. Coin-op washer and dryer owned



© RMLS MN



© RMLS MN

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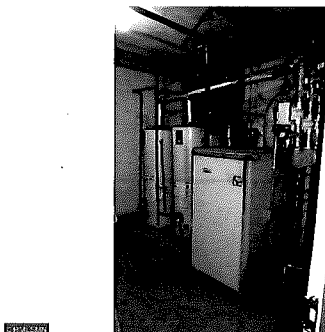
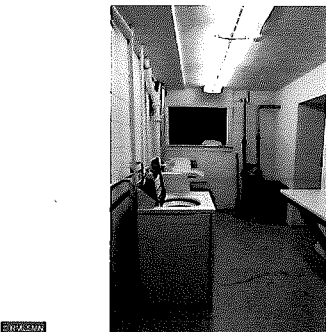
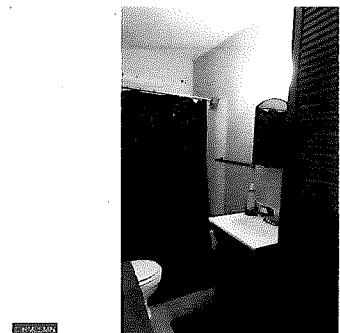
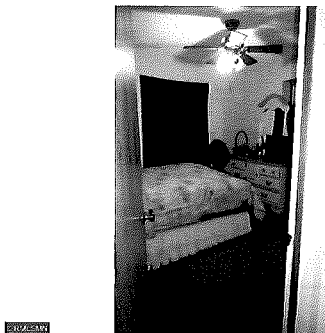
LISTING PHOTOS

MLS #4765393

S

224 Bates Avenue, Saint Paul

\$485,000



PROPERTY DETAILS

MLS #4797223

S 1566 Woodbridge Street, Saint Paul

\$765,000

Listing information

Courtesy of RE/MAX Results

MLS#: 4797223	Beds:	Sq Ft:	Sold Date: 4/13/17
Status: Sold	Baths: 0/0	Year Built: 1963	DOM: 36

Features

Acres: 0.230 **Taxes:** 9846 **Water:** City Water/Connected **Zoning:** Business/Commercial **Roof:** Flat **Cooling:** Wall **Heating:** Baseboard, Hot Water **Garage:** Uncovered/Open, Driveway - Asphalt, Assigned **Map code:** 108B2 **Exterior:** Metal, Brick/Stone **Fuel:** Natural Gas **Foundation Size:** 1888 **Amenities:** Coin-op Laundry Owned **Appliances:** Range, Refrigerator **Sellers contribution:** 0.00

Remarks

8.0% CAP with easy potential for 8.5%! Excellent cash flow on this 10-unit apartment building! Thoroughly and well maintained -- simply buy and make money! Six of the units are 2-bedrooms; many units have double security deposits. Newer roof, freshly painted hallways, new lighting, new hallway carpet, new water heater, and much more!



Information is deemed reliable but not guaranteed.

Source: Northstar

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PROPERTY DETAILS

MLS #4890353

S 1220 Selby Avenue, Saint Paul

\$660,000

Listing information

Courtesy of Manarola LLC

MLS#: 4890353	Beds:	Sq Ft:	Sold Date: 1/17/18
Status: Sold	Baths: 0/0	Year Built: 1964	DOM: 5

Features

Acres: 0.164 **Taxes:** 6964 **Water:** City Water/Connected **Zoning:** Residential-Multi-Family **Roof:** Flat **Cooling:** Wall **Heating:** Baseboard, Hot Water, Boiler **Garage:** Unassigned **Map code:** 107D4 **Pool:** None **Exterior:** Wood, Vinyl, Brick/Stone **Fuel:** Natural Gas **Foundation Size:** 1845 **Amenities:** None **Appliances:** Range, Microwave, Refrigerator **Lot:** Corner Lot **Sellers contribution:** 0.00

Remarks

Summit Hill neighborhood true 6-plex with nice units, including five 2BRs and one 1BR. No vacancy, recently lowered annual property assessments, nice parking lot, owned laundry w/ credit card readers; efficiently designed building, balconies for 4 units, newer appliances. Rents are a little lower than market, so there's room to increase.



Information is deemed reliable but not guaranteed.

Source: Northstar

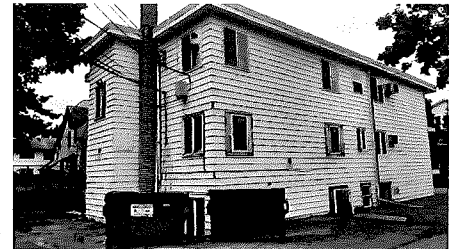
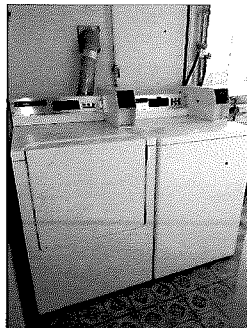
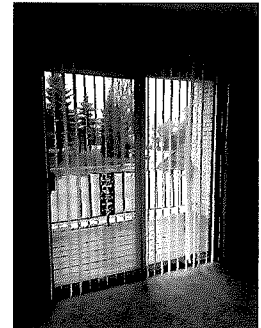
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LISTING PHOTOS

MLS #4890353

S 1220 Selby Avenue, Saint Paul

\$660,000

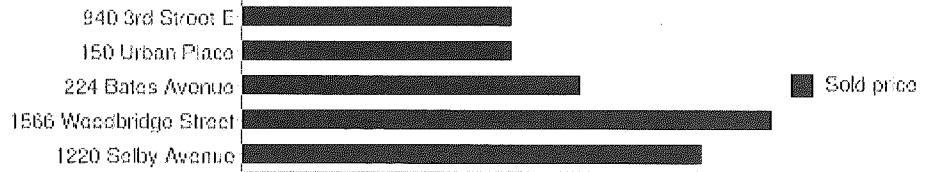


COMPARABLE PROPERTY STATISTICS

ANALYSIS

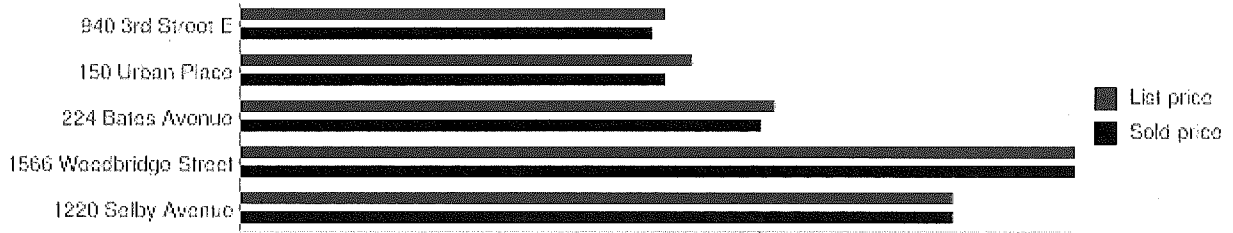
Sold Listings

Number of listings 5
Lowest price \$382,500
Average price \$536,600
Highest price \$765,000
Avg price per sqft
Avg DOM 62



SOLD PROPERTY ANALYSIS

ANALYSIS



Address	List Price	Sold Price	% of List Price	DOM	\$ per Sqft
940 3rd Street E	\$390,000	\$382,500	98.1%	243	
150 Urban Place	\$414,900	\$390,500	94.1%	14	
224 Bates Avenue	\$499,900	\$485,000	97.0%	12	
1566 Woodbridge Street	\$774,900	\$765,000	98.7%	36	
1220 Selby Avenue	\$660,000	\$660,000	100.0%	5	
Sold Averages	\$547,940	\$536,600	97.9%	62	

Analysis of the comparable properties suggests a list price range of:

\$560,000 - \$600,000

Here are some other pricing factors to consider:

	Low	Median	Average	High	Proj. value \$/sqft
All listings	\$382,500	\$485,000	\$536,600	\$765,000	
Active listings					
Sold listings	\$382,500	\$485,000	\$536,600	\$765,000	



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This **QR code** makes it easy for you to download this report to your smart phone.

1. **Make sure your phone can scan a QR code with its camera.** If you don't already have one, you can try <http://cloudcma.com/qr> on your phone's browser to download an app, or do a Google search for the model of your phone along with the term "QR reader".

2. **Now use that app to scan the QR code above.**

Seanne Thomas

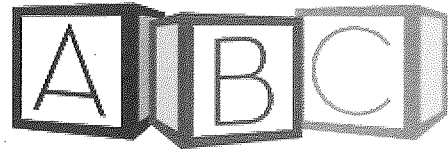
ABC Realty LLC

Address 777 E. 7th Street, second floor

Mobile 6512304070

E-mail sthomas@abcrealtytwincities.com

Web www.abcrealtytwincities.com



Realty

Real Estate Made Simple

Comparative Market Analysis



Researched and prepared by
Seanne Thomas

Prepared exclusively for
Zong Vang

Prepared on
March 09, 2013

Subject Property

25 W. 4th Street Suite 1100

Saint Paul, MN

55102



Seanne Thomas

651 348-7845

777 E. 7th Street

saint paul, Minnesota 55106

651 230-4070

sthomas@abcrealtytwincities.com



Comparative Market Analysis

650 Sherburne Ave
Saint Paul, 55104

Tuesday, March 6, 2018

Summary of Comparable Listings

This page summarizes the comparable listings contained in this market analysis.

Sold Listings

Address	Price	Acres	Price per Acre	Lot Size	Sold Date	CDOM
650 Sherburne Ave		0.092		40X100		
526 Saint Albans St N	\$9,000	0.06	\$150,000		07/21/2017	0
727 Blair Ave	\$15,000	0.11	\$136,364		04/14/2017	0
655 Sherburne Ave	\$21,000	0.11	\$190,909		02/01/2017	0
Averages:	\$15,000	0.09	\$159,091			0

Median of Comparable Listings: **\$15,000**

Average of Comparable Listings: **\$15,000**

On Average, the 'Sold' status comparable listings sold in 59.33 days for \$15,000





Comparative Market Analysis

650 Sherburne Ave
Saint Paul, 55104

Tuesday, March 6, 2018

CMA Comparables

This page outlines the subject property versus comparables properties.



Subject Property

650 Sherburne Ave

MLS#

Status

Sch Dist

625 - St. Paul

List Price

Sold Price

S. Cntrbtn

Off Mrkt

Dt Closed

CDOM

Style

Lk/Wt

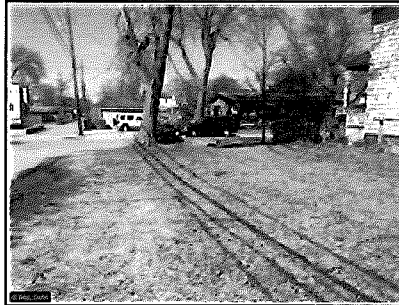
Lk/WF Nm

Lot Sz

40X100

Acres

0.092



Details

526 Saint Albans St N

4832713

Sold

625 - St. Paul

\$10,000

\$9,000

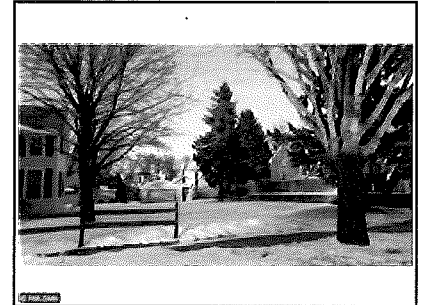
\$0

07/11/2017

07/21/2017

0

0.06



Details

727 Blair Ave

4787081

Sold

625 - St. Paul

\$17,500

\$15,000

\$0

03/28/2017

04/14/2017

0

0.11





Comparative Market Analysis

650 Sherburne Ave
Saint Paul, 55104

Tuesday, March 6, 2018

CMA Comparables

This page outlines the subject property versus comparables properties.



Subject Property

650 Sherburne Ave

MLS#

Status

Sch Dist 625 - St. Paul

List Price

Sold Price

S. Cntrbtn

Off Mrkt

Dt Closed

CDOM

Style

Lk/Wt

Lk/WF Nm

Lot Sz 40X100

Acres 0.092

Details

655 Sherburne Ave

4761004

Sold

625 - St. Paul

\$24,900

\$21,000

\$0

02/01/2017

02/01/2017

0

0.11





Comparative Market Analysis

650 Sherburne Ave
Saint Paul, 55104

Tuesday, March 6, 2018

Pricing Recommendation

This page suggests a recommended selling price based on a thorough analysis of your property.

Based on the current market data, this land could sell between \$14k-\$17k.

Researched and prepared by **Seanne M. Thomas**

777 7th ST E FL 2 St Paul, MN 55106-5025 651-230-4070



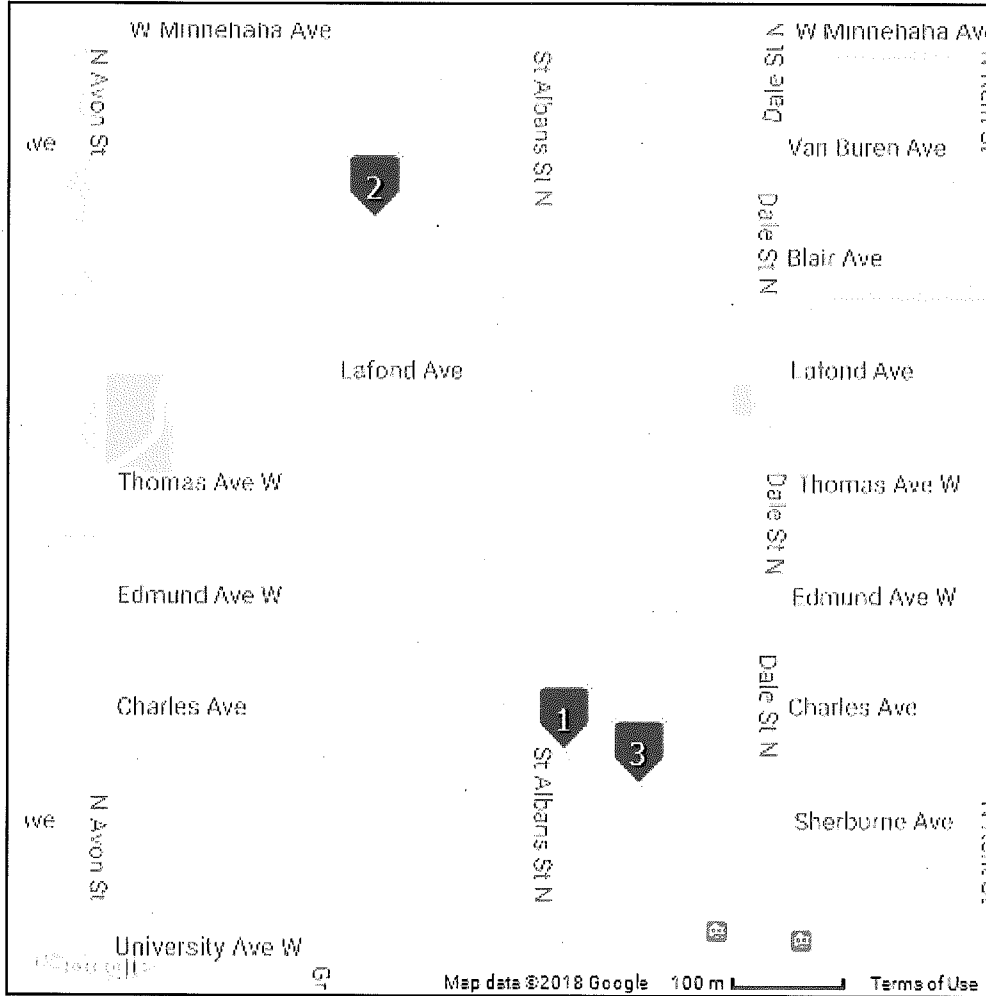
Comparative Market Analysis

650 Sherburne Ave
Saint Paul, 55104

Tuesday, March 6, 2018

CMA Map Layout

Map display of the subject property location in relation to the comparables.



- 650 Sherburne Ave
- Comparables**
- 1 526 Saint Albans St N
 - 2 727 Blair Ave
 - 3 655 Sherburne Ave



Comparative Market Analysis



Researched and prepared by
Seanne Thomas

Prepared exclusively for
zong vang

Prepared on
March 06, 2013

Subject Property

25 W. 4th Street Suite 1100

Saint Paul, MN

55102



Seanne Thomas

651 348-7845

777 E. 7th Street

saint paul, Minnesota 55106

651 230-4070

sthomas@abcrealtytwincities.com



Comparative Market Analysis

648 Sherburne
Saint Paul, 55104

Tuesday, March 6, 2018

Summary of Comparable Listings

This page summarizes the comparable listings contained in this market analysis.

Sold Listings

Address	Price	Acres	Price per Acre	Lot Size	Sold Date	CDOM
648 Sherburne		0.092		40X100		
526 Saint Albans St N	\$9,000	0.06	\$150,000		07/21/2017	0
727 Blair Ave	\$15,000	0.11	\$136,364		04/14/2017	0
655 Sherburne Ave	\$21,000	0.11	\$190,909		02/01/2017	0
Averages:	\$15,000	0.09	\$159,091			0

Median of Comparable Listings: **\$15,000**

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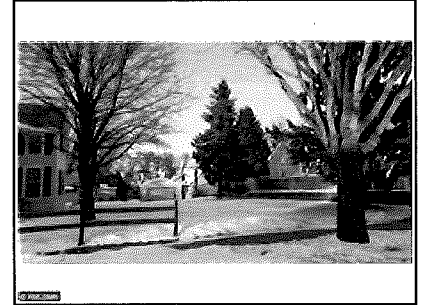
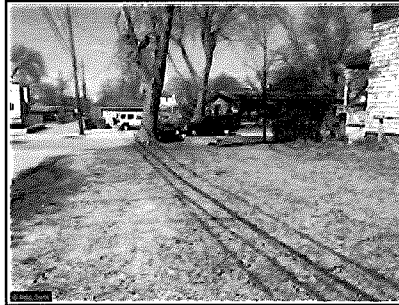
Comparative Market Analysis

648 Sherburne
Saint Paul, 55104

Tuesday, March 6, 2018

CMA Comparables

This page outlines the subject property versus comparables properties.



Subject Property

648 Sherburne
MLS#
Status
Sch Dist 625 - St. Paul
List Price
Sold Price
S. Cntrbtn
Off Mrkt
Dt Closed
CDOM
Style

Lk/Wt
Lk/WF Nm
Lot Sz 40X100
Acres 0.092

Details

526 Saint Albans St N
4832713
Sold
625 - St. Paul
\$10,000
\$9,000
\$0
07/11/2017
07/21/2017
0

0.06

Details

727 Blair Ave
4787081
Sold
625 - St. Paul
\$17,500
\$15,000
\$0
03/28/2017
04/14/2017
0

0.11





Comparative Market Analysis

648 Sherburne
Saint Paul, 55104

Tuesday, March 6, 2018

CMA Comparables

This page outlines the subject property versus comparables properties.



Subject Property

648 Sherburne
MLS#
Status
Sch Dist 625 - St. Paul
List Price
Sold Price
S. Cntrbtn
Off Mrkt
Dt Closed
CDOM
Style

Lk/Wt
Lk/WF Nm
Lot Sz 40X100
Acres 0.092

Details

655 Sherburne Ave
4761004
Sold
625 - St. Paul
\$24,900
\$21,000
\$0
02/01/2017
02/01/2017
0

0.11





Comparative Market Analysis

648 Sherburne
Saint Paul, 55104

Tuesday, March 6, 2018

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Based on the current market data this land could sell between \$14k-\$17k.





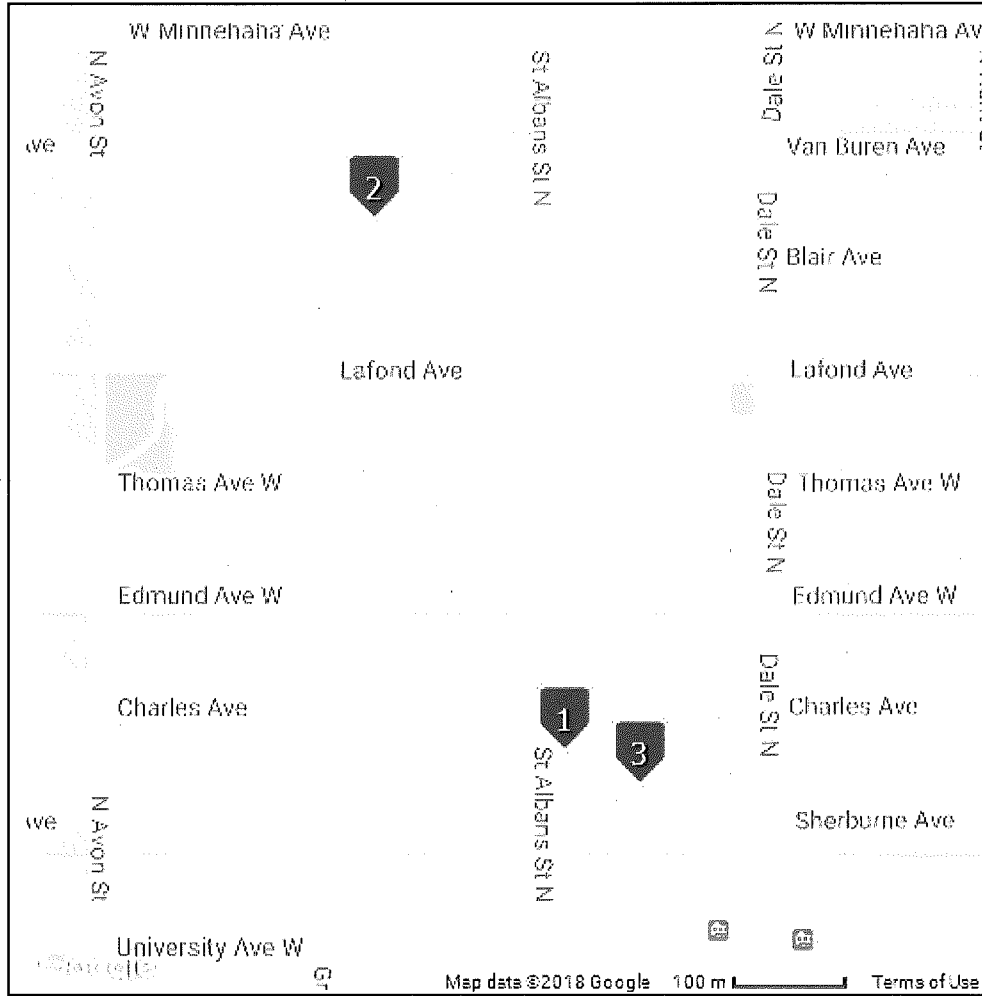
Comparative Market Analysis

648 Sherburne
Saint Paul, 55104

Tuesday, March 6, 2018

CMA Map Layout

Map display of the subject property location in relation to the comparables.



- 648 Sherburne
- Comparables**
- 1 526 Saint Albans St N
 - 2 727 Blair Ave
 - 3 655 Sherburne Ave

