

COMPARATIVE MARKET ANALYSIS

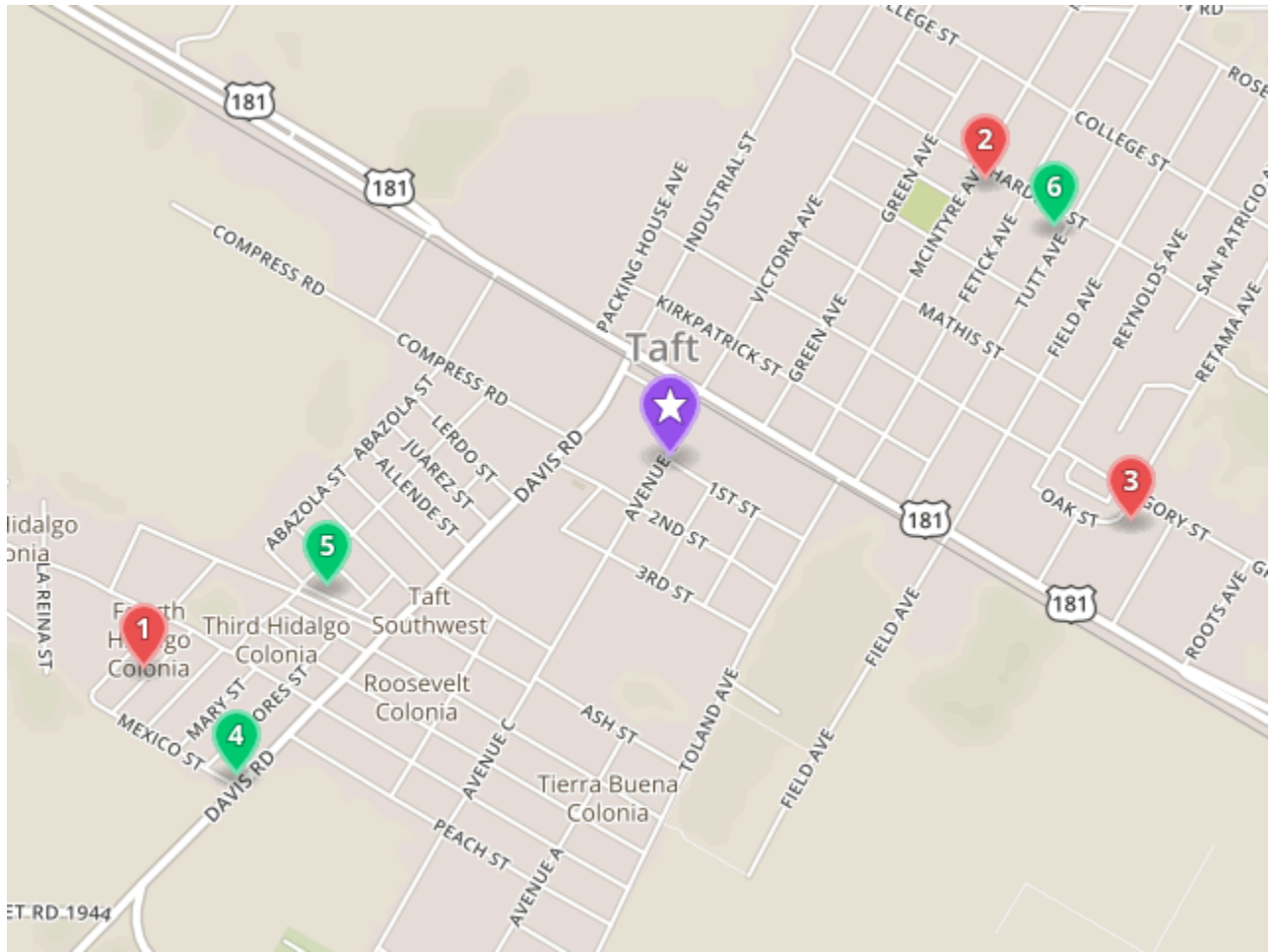


428 1st Street, Taft, Texas 78390

PREPARED FOR

Bay Mountain Capital

DECEMBER 7, 2018



	MLS #	Status	Address	Price
0	Subject		428 1st Street, Taft, Texas 78390	
1	319390	S	633 Lopez St	\$78,000
2	320402	S	542 Mcintyre Ave	\$112,500
3	326943	S	206 RETAMA Ave	\$126,000
4	336631	A	665 Davis Road	\$70,000
5	336637	A	142 Hidalgo St	\$45,000
6	336656	A	541 TUTT	\$55,000

Status: S = Sold, A = Active, A = Option Period

Sold Listings

Address	Beds	Baths	YrBlt	SqFt	Lot Size	Price	Sold Date
633 Lopez St	1	1.00	1950	631		\$78,000	12/22/17
542 McIntyre Ave	2	1.00	1936	1,446		\$112,500	2/20/18
206 RETAMA Ave	3	1.00	1960	1,240		\$126,000	5/4/18
Averages				1,105		\$105,500	

Active Listings

Address	Beds	Baths	YrBlt	SqFt	Lot Size	Price	Sold Date
665 Davis Road	3	1.00	1946	768		\$70,000	
142 Hidalgo St	2	1.00	1949	820		\$45,000	
541 TUTT	3	2.00	1954	1,221		\$55,000	
Averages				936		\$56,667	

PROPERTY DETAILS

MLS #319390

S 633 Lopez St, Taft

\$78,000

Listing information

Courtesy of Century 21 Lee Real Estate (Ingleside)

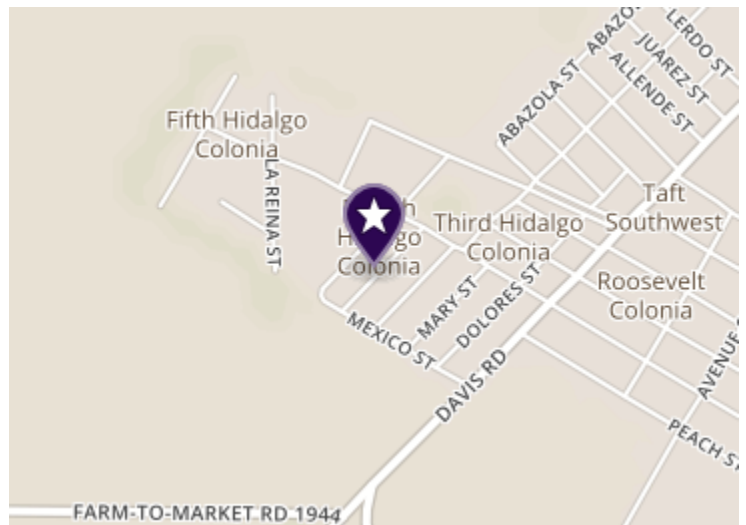
MLS#: 319390	Beds: 1	SqFt: 631	Sold Date: 12/22/17
Status: Sold	Baths: 1.00	YrBlt: 1950	DOM: 91

Features

Community: Taft-4th Hidalgo **Cooling / Heating:** Window Unit **Stories:** 1 **Interior:** Cable TV
Flooring: Laminate Flooring **Foundation:** Pier and Beam **Kitchen:** Range/Oven-Electric, Refrigerator, Vent Hood **Roof:** Composite Shingle **Utilities:** City Sewer, City Water, Phone Available **CDOM:** 91 **Virtual Tour:** [Link](#)

Remarks

THIS ADORABLE ONE BEDROOM, ONE BATH BUNGALOW WITH OPEN FLOOR PLAN IS WAITING FOR ITS NEW OWNER. IF YOU'RE LOOKING FOR A FIRST TIME HOME, WEEKENDER NEAR THE BEACHES, BOATING AND FISHING, OR AN INVESTMENT PROPERTY YOUR LOOKING AT THE RIGHT HOUSE. OWNER SAYS THEY RE-ROOFED AND BEGAN REMODELING IN 2015. COMPLETED REMODELING IN 2016. (REFRIGERATOR AND STOVE CONVEY)



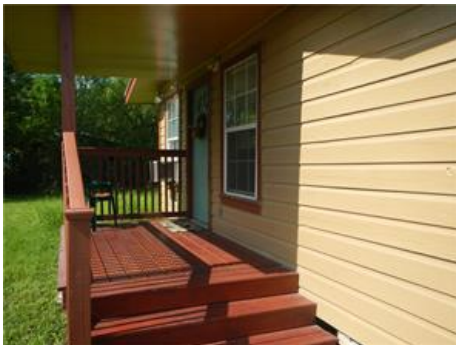
Information is deemed reliable but not guaranteed.

Source: CCAR

Harry Hallows | High Performance Associates, Inc. | 711 N. Caranchua Suite 700 Corpus Christi, Texas 78401 | harry@stx.rr.com | Mobile: 361-332-2255

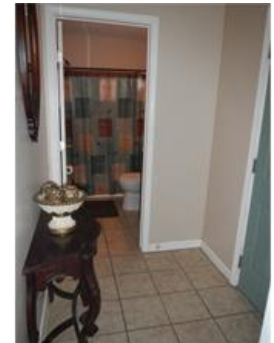
S 633 Lopez St, Taft

\$78,000



S 633 Lopez St, Taft

\$78,000



PRICE ADJUSTMENTS

MLS #319390

S 633 Lopez St, Taft

\$78,000

Listing information

Courtesy of Century 21 Lee Real Estate (Ingleside)

MLS#: 319390	Beds: 1	SqFt: 631	Sold Date: 12/22/17
Status: Sold	Baths: 1.00	YrBlit: 1950	DOM: 91

Feature	Value
New Construction	\$25,000
Actual price	\$53,000
Total adjustments	\$25,000
Adjusted comparable price	\$78,000
Percent change	47.17%

S **542 McIntyre Ave, Taft**

\$112,500

Listing information

Courtesy of Century 21 Lee Real Estate

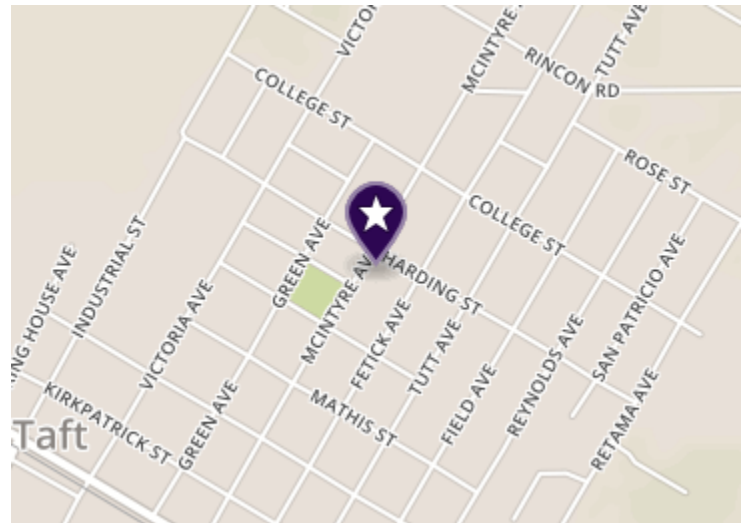
MLS#: 320402	Beds: 2	SqFt: 1,446	Sold Date: 2/20/18
Status: Sold	Baths: 1.00	YrBlt: 1936	DOM: 116

Features

Community: Taft **Construction:** Wood **Cooling / Heating:** Central Air-Electric, Central Heat-Gas
Energy: Ceiling Fan(s), Other **Stories:** 1 **Interior:** None **Exterior:** Storage Building **Flooring:**
 Hardwood, Vinyl **Foundation:** Pier and Beam **Kitchen:** Pantry **Roof:** Composite Shingle
Utilities: City Sewer, City Water, Natural Gas, Overhead Utilities **CDOM:** 116 **Virtual Tour:** [Link](#)

Remarks

Seller reduced in the spirit of holiday sales! Santa would approve of this large 2 bedroom, 1 bath home with extra charm! Beautiful hardwood floors throughout most of the home; recently installed vinyl in kitchen, bathroom, and bonus room. Two pantries in the kitchen. Updated bathroom. Additional, eco-friendly insulation in the attic. Recent water heater and A/C unit. Extra large storage shed. New roof on home and storage building. This is a must see!! Don't miss the chance to give you and your family a gift that will be appreciated for years to come!



Information is deemed reliable but not guaranteed.

Source: CCAR

S 542 McIntyre Ave, Taft

\$112,500



S 542 McIntyre Ave, Taft

\$112,500



S 542 McIntyre Ave, Taft

\$112,500

Listing information

Courtesy of Century 21 Lee Real Estate

MLS#: 320402	Beds: 2	SqFt: 1,446	Sold Date: 2/20/18
Status: Sold	Baths: 1.00	YrBlt: 1936	DOM: 116

Feature	Value
New Construction	\$25,000
Actual price	\$87,500
Total adjustments	\$25,000
Adjusted comparable price	\$112,500
Percent change	28.57%

PROPERTY DETAILS

MLS #326943

S 206 RETAMA Ave, Taft

\$126,000

Listing information

Courtesy of Coldwell Banker Pacesetter Ste

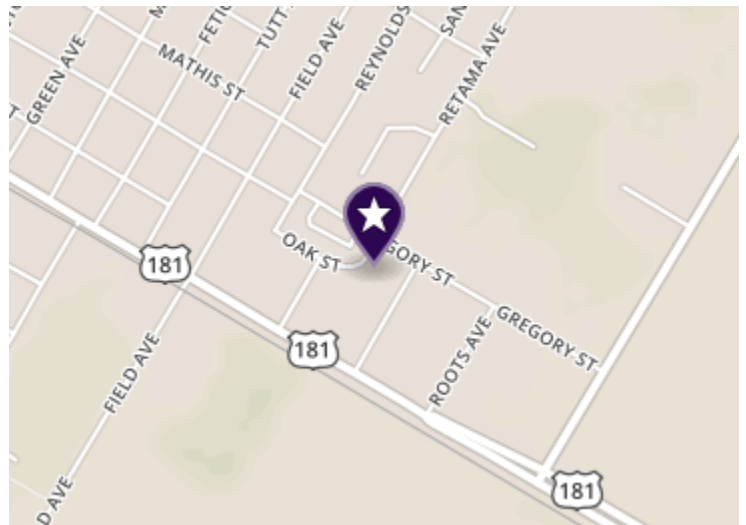
MLS#: 326943	Beds: 3	SqFt: 1,240	Sold Date: 5/4/18
Status: Sold	Baths: 1.00	YrBlt: 1960	DOM: 32

Features

Community: Taft-Driscoll **Cooling / Heating:** Central Air-Electric, Central Heat-Electric **Stories:** 1
Interior: Cable TV, Master Down, Split Bedrooms **Exterior:** Patio Covered **Fence:** Wood
Flooring: Laminate Flooring **Foundation:** Slab **Kitchen:** Breakfast Bar, Freestanding Range, Range/Oven-Electric, Refrigerator **Roof:** Composite Shingle **Utilities:** City Sewer, City Water, Overhead Utilities **CDOM:** 33 **Virtual Tour:** <https://www.propertypanorama.com/instaview/cor/326943>

Remarks

Southern charmer! Immaculately maintained three bedroom, one bath plus bonus on quiet happy street. You will be welcomed by the simply irresistible white picket porch and pretty landscaping. The large living room opens into kitchen and bonus dining area. Roof, water heater and wooden privacy fence only 2 years old. Updated plumbing and AC unit. Double gate in back opens into alley easement, great for bringing in a boat or RV. Side gates open into gorgeous, spacious backyard with towering fruit trees and a storage shed. Spacious bedrooms and an updated bathroom complete your next home! Call today for this beautiful affordable home!



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Source: CCAR

Harry Hallows | High Performance Associates, Inc. | 711 N. Caranchua Suite 700 Corpus Christi, Texas 78401 | harry@stx.rr.com | Mobile: 361-332-2255

S 206 RETAMA Ave, Taft

\$126,000



PRICE ADJUSTMENTS

MLS #326943

S 206 RETAMA Ave, Taft

\$126,000

Listing information

Courtesy of Coldwell Banker Pacesetter Ste

MLS#: 326943	Beds: 3	SqFt: 1,240	Sold Date: 5/4/18
Status: Sold	Baths: 1.00	YrBlt: 1960	DOM: 32

Feature	Value
New Construction	\$25,000
Actual price	\$101,000
Total adjustments	\$25,000
Adjusted comparable price	\$126,000
Percent change	24.75%

A 665 Davis Road, Taft

\$70,000

Listing information

Courtesy of Mirabal Montalvo & Associates

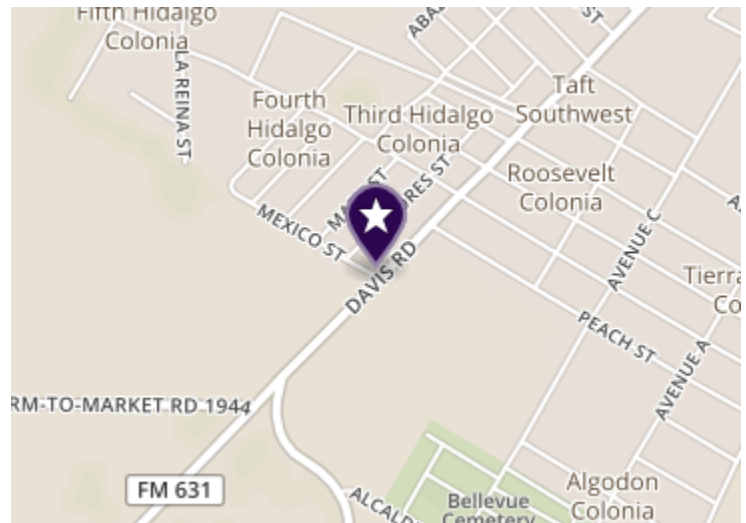
MLS#: 336631	Beds: 3	SqFt: 768	List Date: 11/1/18
Status: Active	Baths: 1.00	YrBlt: 1946	DOM: 36

Features

Acres: 0.09 **Community:** Taft-4th Hidalgo **Construction:** Frame **Cooling / Heating:** No Air
Stories: 1 **Interior:** Smoke Detector **Fence:** Chain Link **Flooring:** Vinyl **Foundation:** Pier and
 Beam **Kitchen:** Range/Oven-Gas **Roof:** Composite Shingle **Utilities:** City Sewer, City Water
CDOM: 36 **Bank Owned/REO:** 1

Remarks

Three bedroom one bathroom home in Taft, Texas! Home features over 700 square feet of living space, split bedrooms, corner lot, detached garage, near town center and much more! Come view today!



PRICE ADJUSTMENTS

MLS #336631

A 665 Davis Road, Taft

\$70,000

Listing information

Courtesy of Mirabal Montalvo & Associates

MLS#: 336631	Beds: 3	SqFt: 768	List Date: 11/1/18
Status: Active	Baths: 1.00	YrBlt: 1946	DOM: 36

Feature	Value
New Construction	\$25,000
Actual price	\$45,000
Total adjustments	\$25,000
Adjusted comparable price	\$70,000
Percent change	55.56%

A 142 Hidalgo St, Taft

\$45,000

Listing information

Courtesy of Coldwell Banker Pacesetter Ste

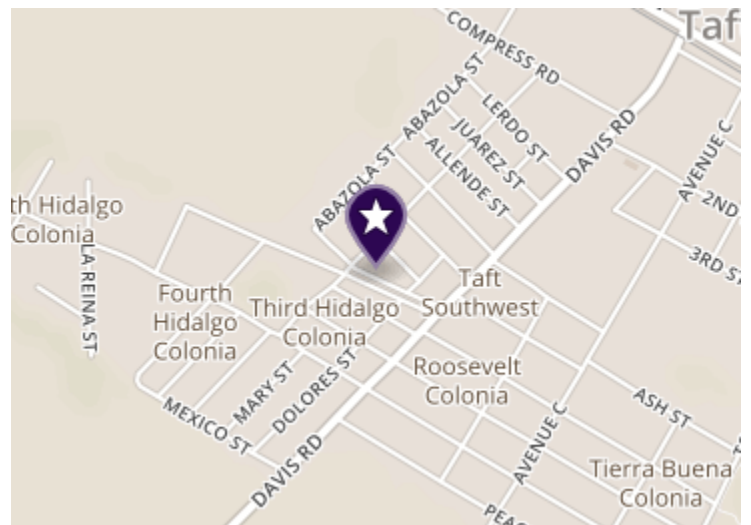
MLS#: 336637	Beds: 2	SqFt: 820	List Date: 11/1/18
Status: Active	Baths: 1.00	YrBlt: 1949	DOM: 36

Features

Community: Taft-2nd Hidalgo **Cooling / Heating:** No Air, Other **Stories:** 1 **Interior:** Master Down **Flooring:** Tile **Foundation:** Pier and Beam **Kitchen:** None **Roof:** Other **Utilities:** City Sewer, City Water **CDOM:** 153 **Virtual Tour:** <https://www.propertypanorama.com/instaview/cor/336637>

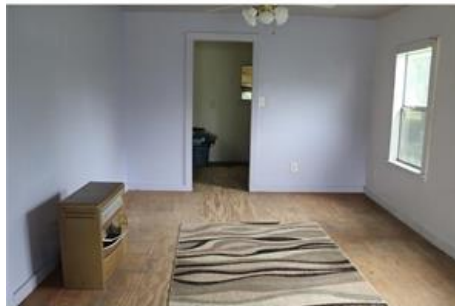
Remarks

LOOKING for an investment ? this is it. this home features a small pier and beam home, ready for someone to make it theirs. seller will consider owner financing for as little as \$5-%7,000.



A 142 Hidalgo St, Taft

\$45,000



A 541 TUTT, Taft

\$55,000

Listing information

Courtesy of Century 21 Lee Real Estate

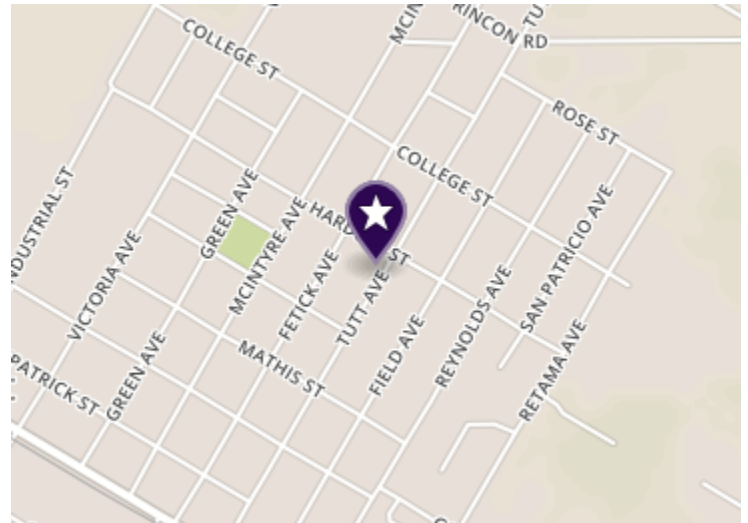
MLS#: 336656	Beds: 3	SqFt: 1,221	List Date: 10/30/18
Status: Option Period	Baths: 2.00	YrBlt: 1954	DOM: 38

Features

Community: TAFT **Cooling / Heating:** Central Air-Electric **Stories:** 1 **Interior:** Other **Flooring:** Hardwood, Laminate Flooring, Vinyl **Foundation:** Pier and Beam **Kitchen:** Built-in Dishwasher, Built-in Microwave, Freestanding Range **Roof:** Composite Shingle **Utilities:** City Sewer, City Water **CDOM:** 38

Remarks

LOOKING FOR YOUR FIRST HOME, OR INVESTMENT? LOOK NO FURTHER! WITH A LITTLE TLC, THIS HOME WILL BE PERFECT! NEWER AC UNIT, ROOF AND GARAGE DOORS. APPLIANCES ONLY A FEW YEARS OLD, HARDWOOD FLOORING IN LIVING AND DINING. HUGE YARD. OVERSIZED 2 CAR GARAGE!! BRING OFFER!



Information is deemed reliable but not guaranteed.

Source: CCAR

Sold Listings

Number of listings	3
Lowest price	\$53,000
Average price	\$80,500
Highest price	\$101,000
Avg price per sqft	\$101
Avg DOM	79



Active Listings

Number of listings	3
Lowest price	\$45,000
Average price	\$56,667
Highest price	\$70,000
Avg price per sqft	\$64
Avg DOM	36



SOLD PROPERTY ANALYSIS

ANALYSIS



Address	List Price	Sold Price	% of List Price	DOM	\$ per Sqft
633 Lopez St	\$49,500	\$78,000	157.6%	91	\$124
542 McIntyre Ave	\$99,900	\$112,500	112.6%	116	\$78
206 RETAMA Ave	\$103,000	\$126,000	122.3%	32	\$102
Sold Averages	\$84,133	\$105,500	125.4%	79	\$101

Analysis of the comparable properties suggests a list price of:

\$93,000

Here are some other pricing factors to consider:

	Low	Median	Average	High	Proj. value \$/sqft
All listings	\$45,000	\$74,000	\$81,083	\$126,000	\$78,232
Active listings	\$45,000	\$55,000	\$56,667	\$70,000	\$60,505
Sold listings	\$78,000	\$112,500	\$105,500	\$126,000	\$95,959