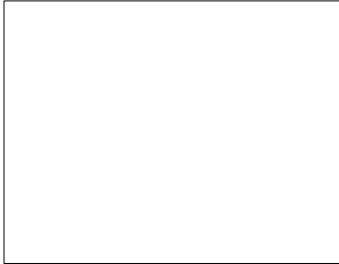
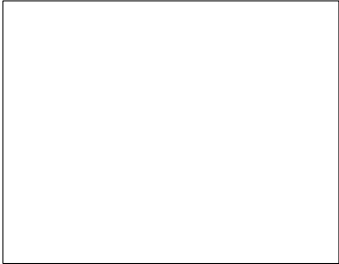
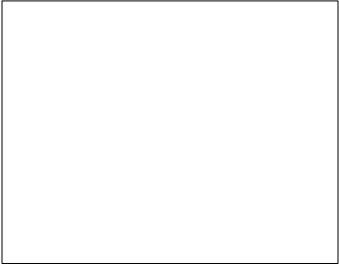
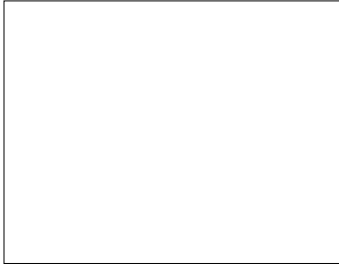
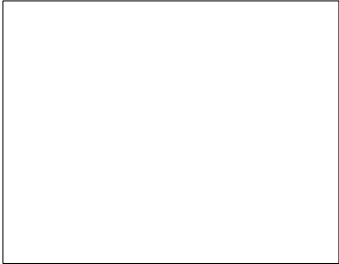


Comparative Homes

	 1770 WILLIS ST	 1766 WILLIS ST	 1754 WILLIS ST
Ref #	218466	218467	218470
Status	Sold	Sold	Sold
Subdivision	WEXFORD PLACE TOWNHOM	WEXFORD PLACE TOWNHOM	WEXFORD PLACE TOWNHOM
Area	07	07	07
City	SOUTH BEND	SOUTH BEND	SOUTH BEND
Style	See Remarks, New Construct	See Remarks, New Construct	See Remarks, New Construct
Apprx. SqFt	2,065	2,065	2,065
Year Built	2007	2007	2007
Site Desc	Less than 1 Acre	Less than 1 Acre	Less than 1 Acre
Bedrooms	3	3	4
Full/Half Baths	3 / 1	3 / 1	3 / 1
Exterior	Alum/Vinyl Trim, Brick	Alum/Vinyl Trim, Brick	Alum/Vinyl Trim, Brick
Basement	Slab	Slab	Slab
Garage Size	20 X 20	20 X 20	20 X 20
Garage	2 Car, Attached	2 Car, Attached	2 Car, Attached
1st Level	Living Room, Dining Room	Living Room, Dining Room	Living Room, Dining Room
2nd Level	3 Bedrooms, 2 Baths	2 Baths, Laundry Room	2 Baths, Laundry Room
Lower Level	1 Bath, Den	1 Bath, 1 Bedroom	1 Bath, 1 Bedroom
Flooring	Carpet, Tile	Carpet, Tile	Carpet, Tile
Int/Ext Feat	Sprinkler System, Master Bdrm With Bath, Cable Hookup, Den, Fireplace-Gas	Sprinkler System, Master Bdrm With Bath, Cable Hookup, Den, Fireplace-Gas	Sprinkler System, Master Bdrm With Bath, Cable Hookup, Den, Fireplace-Gas
Heat	Gas	Gas	Gas
Cooling	Central Air	Central Air	Central Air
Water Heater	Gas	Gas	Gas
Water Softener	None	None	None
Water/Sewer	Municipal Water, Municipal S	Municipal Water, Municipal S	Municipal Water, Municipal S
Contract Date	05/02/07	05/02/07	05/02/07
Sale Date			
List Price	\$ 304,904	\$ 293,064	\$ 318,890
Sale Price	\$ 304,904	\$ 293,064	\$ 318,890
List Price/SF	\$ 147.65	\$ 141.92	\$ 154.43
Sale Price/SF	\$ 147.65	\$ 141.92	\$ 154.43
SP/LP Ratio	100.00%	100.00%	100.00%
Taxes	\$ 0.00	\$ 0.00	\$ 0.00

---- Information herein deemed reliable but not guaranteed ----

Comparative Homes

	 1748 WILLIS ST	 1744 WILLIS ST
Ref #	218472	218473
Status	Sold	Sold
Subdivision	WEXFORD PLACE TOWNHOM	WEXFORD PLACE TOWNHOM
Area	07	07
City	SOUTH BEND	SOUTH BEND
Style	See Remarks, New Construct	See Remarks, New Construct
Apprx. SqFt	2,065	2,065
Year Built	2007	2007
Site Desc	Less than 1 Acre	Less than 1 Acre
Bedrooms	4	3
Full/Half Baths	3 / 1	3 / 1
Exterior	Alum/Vinyl Trim, Brick	Alum/Vinyl Trim, Brick
Basement	Slab	Slab
Garage Size	20 X 20	20 X 20
Garage	2 Car, Attached	2 Car, Attached
1st Level	Living Room, Dining Room	Living Room, Dining Room
2nd Level	2 Baths, Laundry Room	2 Baths, Laundry Room
Lower Level	1 Bath, 1 Bedroom	1 Bath, 1 Bedroom
Flooring	Carpet, Tile	Carpet, Tile
Int/Ext Feat	Sprinkler System, Master Bdrm With Bath, Cable Hookup, Den, Fireplace-Gas	Sprinkler System, Master Bdrm With Bath, Cable Hookup, Den, Fireplace-Gas
Heat	Gas	Gas
Cooling	Central Air	Central Air
Water Heater	Gas	Gas
Water Softener	None	None
Water/Sewer	Municipal Water, Municipal S	Municipal Water, Municipal S
Contract Date	05/02/07	05/02/07
Sale Date		
List Price	\$ 298,418	\$ 305,141
Sale Price	\$ 298,418	\$ 305,591
List Price/SF	\$ 144.51	\$ 147.77
Sale Price/SF	\$ 144.51	\$ 147.99
SP/LP Ratio	100.00%	100.15%
Taxes	\$ 0.00	\$ 0.00

---- Information herein deemed reliable but not guaranteed ----