



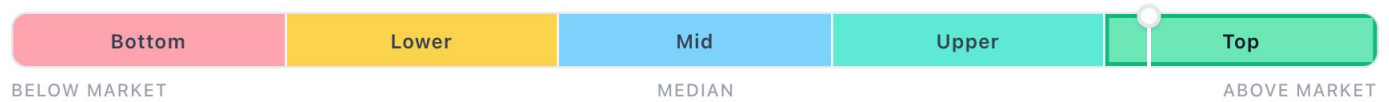
LIST PRICE \$385,000 <small>3bd · 2ba · 1,288sf</small>	MARKET VALUE \$387,000 <small>+\$2,000 vs list</small>	MONTHLY \$2,376 <small>6.51% · 30yr · 34% down</small>	\$/SQ FT \$299 <small>1,288 total sf</small>
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WITHIN-MARKET RANK

LIMITED COMPARABLES

Top group of comparable homes in Charleston SC

Ranks above ~83% of comparable homes in this market.



GOOD INVESTMENT NEIGHBORHOOD INDEX

This neighborhood appreciated about **12.2%/yr** over the last 5 years — outpaced the wider zip.

Trailing index performance from observed neighborhood data; shown for context, not prediction.

COMPARISON CONTEXT

Scored against comparable homes in Charleston SC

Subject sits in the upper half (67th percentile)

+\$15/sf above the median

SUBJECT
\$299/sf



Box = middle 50% of the comparison set. Axis = full min-to-max range. \$/sqft across 15 comparables from a very broad local comparison set.

GOOD INVESTMENT SCORE

The model predicts this home scores higher than **83%** of homes in the Charleston_SC.

Model-generated estimate. Not investment advice.

The buckets below group the main forces that moved the rank: property attributes, local market strength, pricing versus similar homes, and macro conditions. Green arrows indicate a bucket helped the rank; red arrows indicate it weighed on the rank, and the percentage is that bucket's relative share of the adjustment.

MARKET-PROPERTY MIX 16%	MACRO MARKET 14%	PROPERTY CHARACTERISTICS 11%	LOCAL MARKET 5%
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ESTIMATED BUDGET

Monthly payment timeline · Orig. Loan: **\$255,000** · Start Total: **\$2,376**

Assumptions used: 6.51% APR · 30yr term · \$130,000 down (33.8%) · \$255,000 orig. loan · 0.40% tax · \$0/mo HOA

Start uses the first payment month. Year rows show end-of-period balances and costs. Property tax uses the displayed rate from the property/county record. Extras include insurance, PMI, maintenance, and HOA; tax rate is held constant while projected dollars follow the row period.

PERIOD	LOAN BALANCE	MONTHLY TOTAL	PRINCIPAL	INTEREST	PROP. TAX	EXTRAS ⓘ
Start (M1)	\$255,000	\$2,376	\$277	\$1,676	\$128	\$295
End Y1 (M12)	\$252,155	\$2,061	\$244	\$1,369	\$140	\$307
End Y3 (M36)	\$245,880	\$2,113	\$278	\$1,335	\$167	\$333
End Y5 (M60)	\$238,735	\$2,173	\$317	\$1,297	\$199	\$361
End Y10 (M120)	\$216,233	\$2,363	\$438	\$1,175	\$308	\$442

Comparables

Lower Price/SF

2 of 5 · Avg: \$304,212 (\$227/sf)

\$0-269/sf

2045 Rondo St

Townhouse · 2bd/1.5ba · 1,066sf

1.0mi

\$210,000 45%↓

\$197/sf

\$749/mo Adj: \$211,538

50d ago

415 Parkdale Dr

Townhouse · 3bd/1.5ba · 1,106sf

1.5mi

\$239,900 36%↓

\$217/sf

\$997/mo Adj: \$245,023

141d ago

Similar Price/SF

2 of 7 · Avg: \$402,707 (\$292/sf)

\$269-329/sf

205 River Breeze Dr

Townhouse · 2bd/2ba · 1,400sf

0.6mi

\$395,000 3%↑

\$282/sf

\$2,125/mo Adj: \$396,860

31d ago

205 River Breeze Dr

Townhouse · 2bd/2ba · 1,400sf

0.7mi

\$405,000 6%↑

\$289/sf

\$2,197/mo Adj: \$406,599

26d ago

Higher Price/SF

2 of 3 · Avg: \$511,916 (\$399/sf)

\$329-∞/sf

127 River Breeze Dr

Townhouse · 2bd/2ba · 1,400sf

0.6mi

\$525,000 36%↑

\$375/sf

\$3,077/mo Adj: \$525,080

1d ago

227 Stinson Dr

Single Family · 3bd/2ba · 1,283sf

0.5mi

Closest Fit

\$515,000 36%↑

\$401/sf

\$3,056/mo Adj: \$522,148

94d ago

HOW THIS REPORT WAS GENERATED

Ranking method

Within-market relative rank — the property is positioned against comparable homes in its local market.

Thin comp set

Comp coverage was thin — this report is flagged for analyst review.

Good Investment neighborhood index

Reported as 12.2%/yr over the last 5 years from observed neighborhood-index history; context for review, not a prediction.