

Comparative Market Analysis Summary

Residential Attached

Closed

#	FMLS #	Address	Complex	#Bd	#FB	#HB	Style	Yr Built	Orig Price	List Price	CC	Sold Date	Sold Price	SP/OLP%	TDOM
1	5895984	2965 Pharr Court South Nw #217	Slaton Manor	1	1	0	High Rise (6+ stories)	1958	\$108,500	\$89,900	\$1,500	02-16-2018	\$81,500	75.12	147
2	5940106	55 Pharr Road Nw #C305	55 Pharr Road	2	1	0	European	1956	\$120,000	\$90,000	\$0	02-09-2018	\$85,000	70.83	51
3	5969050	2479 Peachtree Road Ne #1110	Parklane On Peachtree	1	1	0	High Rise (6+ stories)	1967	\$99,900	\$93,000	\$0	05-31-2018	\$90,000	90.09	64
4	6031969	2965 Pharr Court S #311	Slaton Manor	1	1	0	High Rise (6+ stories),	1958	\$93,500	\$93,500	\$1,000	08-14-2018	\$91,500	97.86	5
5	5946226	2479 Peachtree Road Ne #510	Park Lane	1	1	0	High Rise (6+ stories),	1967	\$95,000	\$95,000	\$1,250	02-13-2018	\$95,500	100.53	11
6	5979537	2479 Peachtree Road Ne #1111	Parklane on Peachtree	1	1	0	High Rise (6+ stories)	1967	\$95,000	\$95,000	\$200	04-23-2018	\$95,000	100.00	25
7	6054517	2965 S Pharr Court Nw #509	Slaton Manor	1	1	0	High Rise (6+ stories),	1958	\$99,900	\$99,900	\$437	10-01-2018	\$105,500	105.61	17
8	6059489	2965 Pharr Court South Nw #711	Slaton Manor	1	1	0	High Rise (6+ stories),	1958	\$100,000	\$100,000	\$0	09-26-2018	\$100,000	100.00	10
9	6010684	2479 Ne Peachtree Road Ne #309	Parklane	1	1	0	High Rise (6+ stories)	1967	\$112,900	\$104,900	\$2,000	07-26-2018	\$104,900	92.91	110
10	5982265	2870 Pharr Court S #108	The Concorde	1	1	0	High Rise (6+ stories)	1988	\$104,900	\$104,900	\$400	04-27-2018	\$104,900	100.00	11
11	5970001	2479 Peachtree Road Ne #209	Parklane on Peachtree	1	1	0	High Rise (6+ stories)	1967	\$105,000	\$105,000	\$4,200	04-27-2018	\$106,050	101.00	3
12	5973209	2479 Peachtree Road Ne #1410	Parklane on Peachtree	1	1	0	Contemporary/ Modern, High	1968	\$105,000	\$105,000	\$0	03-23-2018	\$103,500	98.57	7
13	6006081	2479 Peachtree Road Ne #1512	Parklane On Peachtree	1	1	0	High Rise (6+ stories)	1967	\$105,000	\$105,000	\$0	07-23-2018	\$100,000	95.24	51
14	5896785	2479 Peachtree Road Ne #511	Parklane	1	1	0	High Rise (6+ stories)	1967	\$105,000	\$106,000	\$3,210	03-16-2018	\$100,500	95.71	133
15	6048495	2479 Peachtree Road Ne #906	Parklane on Peachtree	1	1	0	High Rise (6+ stories)	1967	\$109,850	\$109,850	\$981	08-30-2018	\$110,000	100.14	2
16	5980561	2479 Peachtree Road Ne #1709	Park Lane on Peachtree	1	1	0	High Rise (6+ stories)	1967	\$110,000	\$110,000	\$3,000	06-27-2018	\$113,000	102.73	68
17	6007575	2479 Peachtree Road Ne #911	Parklane on Peachtree	1	1	0	High Rise (6+ stories)	1967	\$112,000	\$110,000	\$4,000	07-10-2018	\$112,000	100.00	30
18	5954414	2965 Pharr Court South #116	Slaton Manor	2	2	0	Contemporary/ Modern	1958	\$110,000	\$110,000	\$0	03-06-2018	\$109,500	99.55	9
19	5937473	2479 Peachtree Road Ne #201	PARKLANE ON PEACHTREE	1	1	0	High Rise (6+ stories)	1967	\$112,900	\$112,900	\$3,000	01-16-2018	\$109,995	97.43	207
20	5957549	2479 Peachtree Road Ne #610	Park Lane	1	1	0	High Rise (6+ stories)	1967	\$113,500	\$113,500	\$650	02-20-2018	\$112,000	98.68	6
21	5970138	2870 Pharr Court S #2208	Concorde	1	1	0	High Rise (6+ stories)	1988	\$115,000	\$115,000	\$500	06-11-2018	\$115,100	100.09	35
22	6097306	2479 Peachtree Road Ne #1611	Parklane On Peachtree	1	1	0	Contemporary/ Modern	1967	\$115,000	\$115,000	\$0	11-27-2018	\$115,000	100.00	5

Presented By: Thomas Abbott

This is an opinion of value or Comparative Market Analysis and should not be considered an appraisal. In making any decision that relies upon my work, you should know that I have not followed the guidelines for development of an appraisal or analysis contained in the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation.

Copyright © 2019 FMLS. All rights reserved.

Comparative Market Analysis Summary

Residential Attached

Closed

#	FMLS #	Address	Complex	#Bd	#FB	#HB	Style	Yr Built	Orig Price	List Price	CC	Sold Date	Sold Price	SP/OLP%	TDOM
23	5939942	2965 Pharr Court South Nw #613	Slaton Manor	2	2	0	High Rise (6+ stories)	1958	\$115,000	\$115,000	\$3,000	03-09-2018	\$112,000	97.39	45
24	6003295	2479 Peachtree Road Ne #712	Park Lane on Peachtree	1	1	0	High Rise (6+ stories)	1967	\$115,000	\$115,000	\$2,501	08-30-2018	\$110,000	95.65	68
25	6017196	2479 Peachtree Road Ne #912	ParkLane on Peachtree	0	1	0	High Rise (6+ stories)	1967	\$125,900	\$118,949	\$3,450	11-19-2018	\$115,000	91.34	140
26	6068347	2965 Pharr Court S #614	Slaton Manor	2	2	0	High Rise (6+ stories)	1958	\$119,900	\$119,900	\$3,000	10-23-2018	\$119,900	100.00	14
27	6048946	70 Sheridan Drive Ne #9	Sheridan Manor	1	1	0	European, Mid-Rise (up to 5 stories)	1920	\$119,900	\$119,900	\$2,500	08-31-2018	\$119,900	100.00	6
28	5966079	3501 Roswell Road Ne #109	Bradley House	1	1	0	Garden (1 Level)	1963	\$120,000	\$120,000	\$1,500	03-23-2018	\$120,000	100.00	4
29	5924249	2479 Peachtree Road Ne #206	Parklane on Peachtree	1	1	0	High Rise (6+ stories),	1967	\$125,000	\$122,000	\$3,400	02-23-2018	\$119,500	95.60	78
30	5976688	3501 Roswell Road Ne #110	Bradley House	1	1	0	Contemporary/ Modern	1963	\$122,500	\$122,500	\$0	04-12-2018	\$129,900	106.04	3
31	5940594	2479 Peachtree Road Ne #508	Parklane	1	1	0	High Rise (6+ stories)	1967	\$122,995	\$122,995	\$5,260	04-03-2018	\$121,000	98.38	80
32	5954532	2870 Pharr Court South Nw #2808	The Concorde	1	1	0	High Rise (6+ stories)	1988	\$127,000	\$123,000	\$0	03-23-2018	\$123,000	96.85	43
33	6069995	2965 Pharr Court South Nw #813	Slaton Manor	2	2	0	Contemporary/ Modern, High	1958	\$124,900	\$124,900	\$0	10-17-2018	\$128,500	102.88	3
34	5991708	3501 Roswell Road Ne #103	Bradley House	1	1	0	Mid-Rise (up to 5 stories)	1963	\$124,900	\$124,900	\$0	05-09-2018	\$124,900	100.00	2
35	5947617	2479 Peachtree Road Ne #409	Parklane	1	1	0	High Rise (6+ stories)	1967	\$124,900	\$124,900	\$0	02-06-2018	\$117,500	94.08	5
36	5983493	2965 Pharr Court South Nw #316	Slaton Manor	2	2	0	Mid-Rise (up to 5 stories)	1958	\$125,000	\$125,000	\$1,150	05-04-2018	\$125,000	100.00	14
37	5918654	2479 Peachtree Road Ne #1305	Parklane On Peachtree	1	1	0	Contemporary/ Modern, High	1967	\$135,900	\$125,000	\$2,500	01-16-2018	\$125,000	91.98	60
38	5928897	2965 Pharr Court South Nw #416	Slaton Manor	2	2	0	Contemporary/ Modern, High	1958	\$118,900	\$125,000	\$3,000	01-31-2018	\$121,000	101.77	79
39	5952627	3060 Pharr Court North Nw #412	Habersham Estate	1	1	0	High Rise (6+ stories)	1970	\$135,000	\$125,000	\$1,000	07-31-2018	\$120,000	88.89	132
40	6016331	2965 Pharr Court South Nw #404	Slaton Manor	2	2	0	Contemporary/ Modern, High	1958	\$125,000	\$125,000	\$0	06-07-2018	\$118,000	94.40	2
41	6048797	3060 Pharr Court Nw #209	Habersham Estates	1	1	0	Mid-Rise (up to 5 stories)	1970	\$125,000	\$125,000	\$0	10-09-2018	\$117,500	94.00	49
42	5962135	2855 Peachtree Road #207	ALHAMBRA	1	1	0	European	1928	\$135,000	\$127,500	\$3,500	07-16-2018	\$125,000	92.59	127
43	5958878	2479 Peachtree Road Ne #1107	Parklane on Peachtree	1	1	0	High Rise (6+ stories)	1967	\$128,000	\$128,000	\$1,500	03-23-2018	\$128,000	100.00	1
44	5908617	2870 Pharr Court S #2608	The Concorde	1	1	0	High Rise (6+ stories)	1988	\$125,000	\$129,000	\$2,580	05-09-2018	\$131,580	105.26	193

Presented By: Thomas Abbott

This is an opinion of value or Comparative Market Analysis and should not be considered an appraisal. In making any decision that relies upon my work, you should know that I have not followed the guidelines for development of an appraisal or analysis contained in the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation.

Copyright © 2019 FMLS. All rights reserved.

Comparative Market Analysis Summary

Residential Attached

Closed

#	FMLS #	Address	Complex	#Bd	#FB	#HB	Style	Yr Built	Orig Price	List Price	CC	Sold Date	Sold Price	SP/OLP%	TDOM
45	6088113	3060 Pharr Court North Nw #710	Habersham Estates	1	1	0	High Rise (6+ stories)	1970	\$129,000	\$129,000	\$3,500	11-28-2018	\$125,000	96.90	15
46	5912896	2479 Peachtree Road Ne #105	Park Lane	1	1	0	Contemporary/ Modern, High	1967	\$139,900	\$129,000	\$0	02-23-2018	\$124,000	88.64	134
47	6025324	2870 Pharr Court S #1403	Concorde	1	1	0	Mid-Rise (up to 5 stories)	1988	\$133,000	\$129,100	\$0	09-25-2018	\$124,000	93.23	88
48	5961922	2870 Pharr Court South Nw #2403	The Concorde	1	1	0	Contemporary/ Modern, High	1988	\$129,500	\$129,500	\$3,800	03-20-2018	\$127,000	98.07	22
49	6043472	3060 Pharr Court North Nw #808	Habersham Estates	2	1	0	High Rise (6+ stories)	1970	\$134,900	\$129,900	\$0	11-26-2018	\$131,900	97.78	104
50	6102635	2965 Pharr Court South Nw #319	Slaton Manor	2	2	0	Traditional	1958	\$129,900	\$129,900	\$0	12-28-2018	\$129,900	100.00	4
51	5948818	2479 Peachtree Road Ne #605	Parklane on Peachtree	1	1	0	High Rise (6+ stories)	1968	\$129,900	\$129,900	\$3,840	02-16-2018	\$128,010	98.55	1
52	6095345	70 Sheridan Drive Ne	Sheridan Manor	1	1	0	European, Mid-Rise (up to 5 stories)	1920	\$129,900	\$129,900	\$3,840	12-19-2018	\$128,000	98.54	17
53	6046040	2870 Pharr Court S #1508	Concorde	1	1	0	High Rise (6+ stories)	1988	\$129,900	\$129,900	\$3,167	09-04-2018	\$125,000	96.23	40
54	6032464	55 Pharr Road Nw #C103	55 Pharr Road	2	1	0	Garden (1 Level), Patio	2012	\$139,900	\$129,900	\$0	10-05-2018	\$125,000	89.35	88
55	5982083	2479 Peachtree Road Ne #303	Park Lane	1	1	0	Contemporary/ Modern	1967	\$129,900	\$129,900	\$2,000	04-26-2018	\$125,000	96.23	3
56	5903959	2870 Pharr Court S #908	Concorde	1	1	0	High Rise (6+ stories)	1988	\$129,900	\$129,900	\$0	01-12-2018	\$122,000	93.92	91
57	5915454	2479 Peachtree Road Ne #606	Parklane on Peachtree	1	1	0	High Rise (6+ stories)	1967	\$139,900	\$130,000	\$3,900	02-13-2018	\$130,000	92.92	95
58	5946973	2479 Peachtree Road Ne #908	Park Lane on Peachtree	1	1	0	Traditional	1967	\$130,000	\$130,000	\$0	03-09-2018	\$126,000	96.92	12
59	5928976	2840 Peachtree Road Nw #406	Crestwood	1	1	0	Mid-Rise (up to 5 stories),	1925	\$140,000	\$130,000	\$7,080	01-23-2018	\$118,000	84.29	50
60	6000506	2479 Peachtree Road Ne #502	Park Lane On Peachtree	1	1	0	High Rise (6+ stories)	1967	\$125,000	\$131,900	\$3,840	06-20-2018	\$127,840	102.27	19
61	6071560	2870 Pharr Court S #2703	Concorde	1	1	0	High Rise (6+ stories)	1988	\$129,900	\$132,500	\$125	11-13-2018	\$131,500	101.23	37
62	5959610	395 Pharr Road Ne #103	The Barcelona	1	1	0	Mid-Rise (up to 5 stories),	1964	\$132,500	\$132,500	\$0	05-31-2018	\$128,000	96.60	57
63	5985577	2479 Peachtree Road Ne #1401	Park Lane	1	1	0	High Rise (6+ stories)	1967	\$134,900	\$133,900	\$2,000	06-01-2018	\$130,000	96.37	35
64	5931057	2479 Peachtree Road Ne #1301	Parklane on Peachtree	1	1	0	High Rise (6+ stories)	1967	\$134,900	\$134,900	\$1,000	02-02-2018	\$134,900	100.00	57
65	5940727	425 Lindbergh Drive Ne #C2	425 Lindbergh	2	1	0	Mid-Rise (up to 5 stories)	1960	\$134,900	\$134,900	\$0	02-12-2018	\$122,000	90.44	23
66	6029936	2479 Peachtree Road Ne #305	Park Lane	1	1	0	Contemporary/ Modern, High	1967	\$135,000	\$135,000	\$3,000	07-30-2018	\$135,000	100.00	12

Presented By: Thomas Abbott

This is an opinion of value or Comparative Market Analysis and should not be considered an appraisal. In making any decision that relies upon my work, you should know that I have not followed the guidelines for development of an appraisal or analysis contained in the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation.

Copyright © 2019 FMLS. All rights reserved.

Comparative Market Analysis Summary

Residential Attached

Closed

#	FMLS #	Address	Complex	#Bd	#FB	#HB	Style	Yr Built	Orig Price	List Price	CC	Sold Date	Sold Price	SP/OLP%	TDOM
67	5977638	2965 Pharr Court South Nw	Slaton Manor	2	2	0	Mid-Rise (up to 5 stories)	1958	\$135,000	\$135,000	\$4,000	05-01-2018	\$135,000	100.00	28
68	6018384	48 Peachtree Avenue #413	Buckhead Square	1	1	0	High Rise (6+ stories),	1960	\$135,000	\$135,000	\$0	07-03-2018	\$133,000	98.52	3
69	6017412	2479 Peachtree Road Ne #207	Parklane	1	1	0	High Rise (6+ stories)	1967	\$135,000	\$135,000	\$2,350	10-29-2018	\$130,500	96.67	91
70	5970347	2479 Peachtree Road Ne #1204	Parklane	1	1	0	High Rise (6+ stories)	1967	\$137,000	\$137,000	\$4,000	06-06-2018	\$136,000	99.27	65
71	5998147	2479 Peachtree Road Ne #907	Parklane on Peachtree	1	1	0	Traditional	1967	\$139,900	\$137,900	\$500	07-23-2018	\$137,000	97.93	68
72	5977113	2479 Peachtree Road Ne #1607	Parklane	1	1	0	High Rise (6+ stories)	1967	\$137,900	\$137,900	\$0	04-30-2018	\$133,250	96.63	6
73	5954018	2965 S Pharr Court Nw #716	Slaton Manor	2	2	0	Contemporary/ Modern, High	1958	\$138,500	\$138,500	\$500	03-15-2018	\$138,500	100.00	22
74	6074673	48 Peachtree Avenue Ne #216	Buckhead Square	1	1	0	Garden (1 Level)	1960	\$139,000	\$139,000	\$0	10-11-2018	\$140,000	100.72	5
75	6039539	395 Pharr Road #304	The Barcelona	1	1	0	Garden (1 Level),	1964	\$139,000	\$139,000	\$2,750	08-17-2018	\$137,000	98.56	4
76	5973081	2479 Peachtree Road Ne #1201	PARKLANE ON PEACHTREE	1	1	0	High Rise (6+ stories)	1967	\$139,900	\$139,900	\$4,100	04-09-2018	\$140,000	100.07	7
77	6047337	2479 Peachtree Road Ne #704	Parklane on Peachtree	1	1	0	High Rise (6+ stories)	1968	\$139,900	\$139,900	\$5,000	10-30-2018	\$139,900	100.00	45
78	6039876	395 Pharr Road Ne #106	The Barcelona	1	1	0	European	1964	\$139,900	\$139,900	\$0	08-14-2018	\$135,000	96.50	3
79	6017338	395 Pharr Road #105	The Barcelona	1	1	0	Garden (1 Level),	1964	\$139,900	\$139,900	\$4,450	07-05-2018	\$135,000	96.50	13
80	6068335	2965 Pharr Court S #612	Slaton Manor	2	2	0	High Rise (6+ stories)	1958	\$139,900	\$139,900	\$1,000	10-15-2018	\$130,000	92.92	9
81	6014520	2479 Peachtree Road Ne #703	Park Lane	1	1	0	High Rise (6+ stories),	1967	\$139,999	\$139,999	\$3,500	07-05-2018	\$142,000	101.43	17
82	5989049	2965 Pharr Court South Nw #405	Slaton Manor	2	2	0	Contemporary/ Modern, High	2000	\$140,000	\$140,000	\$50,000	06-08-2018	\$145,000	103.57	15
83	6043239	2479 Peachtree Road Ne #1004	Parklane on Peachtree	1	1	0	High Rise (6+ stories)	1967	\$140,000	\$140,000	\$0	08-23-2018	\$140,000	100.00	6
84	5965134	3060 Pharr Court North Nw #623	Habersham Estates	2	1	0	High Rise (6+ stories)	1970	\$140,000	\$140,000	\$0	03-15-2018	\$135,500	96.79	9
85	6052820	48 Peachtree Avenue #225	Buckhead Square	1	1	0	Mid-Rise (up to 5 stories)	1960	\$142,000	\$142,000	\$0	09-27-2018	\$143,000	100.70	4
86	6051171	2479 Peachtree Road Ne #805	ParkLane On Peachtree	1	1	0	High Rise (6+ stories)	1967	\$143,900	\$143,900	\$450	08-31-2018	\$145,000	100.76	3
87	5991765	2479 Peachtree Road Ne #1001	Park Lane	1	1	0	High Rise (6+ stories),	1967	\$144,900	\$144,900	\$1,500	07-03-2018	\$144,900	100.00	2
88	6108773	2965 S Pharr Court Nw #719	slaton Manor	2	2	0	Contemporary/ Modern, High	1958	\$145,000	\$145,000	\$0	12-26-2018	\$145,000	100.00	4

Presented By: Thomas Abbott

This is an opinion of value or Comparative Market Analysis and should not be considered an appraisal. In making any decision that relies upon my work, you should know that I have not followed the guidelines for development of an appraisal or analysis contained in the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation.

Copyright © 2019 FMLS. All rights reserved.

Comparative Market Analysis Summary

Residential Attached

Closed

#	FMLS #	Address	Complex	#Bd	#FB	#HB	Style	Yr Built	Orig Price	List Price	CC	Sold Date	Sold Price	SP/OLP%	TDOM
89	6091546	48 Peachtree Avenue Ne #422	Buckhead Square	1	1	0	Mid-Rise (up to 5 stories)	1960	\$145,000	\$145,000	\$400	11-06-2018	\$145,000	100.00	1
90	6061861	2479 Peachtree Road Ne #802	Parklane on Peachtree	1	1	0	High Rise (6+ stories)	1968	\$145,000	\$145,000	\$2,238	09-28-2018	\$145,000	100.00	8
91	5949430	3655 Habersham Road #376B	Habersham of Buckhead	1	1	0	Mid-Rise (up to 5 stories)	1989	\$145,000	\$145,000	\$0	02-16-2018	\$145,000	100.00	9
92	5944042	2855 Peachtree Road Ne #313	Alhambra	1	1	1	Mid-Rise (up to 5 stories)	1928	\$145,000	\$145,000	\$5,000	05-24-2018	\$145,000	100.00	124
93	6069358	2479 Peachtree Road Ne #302	Parklane On Peachtree	1	1	0	High Rise (6+ stories)	1967	\$145,500	\$145,500	\$0	11-13-2018	\$145,500	100.00	11
94	5962306	2855 Peachtree Road Ne #125	Alhambra Condominiums	1	1	1	Mid-Rise (up to 5 stories)	1928	\$149,750	\$147,825	\$4,350	04-20-2018	\$145,000	96.83	22
95	6025513	2965 Pharr Court South Nw ##610	Slaton Manor	2	2	0	High Rise (6+ stories),	1958	\$149,000	\$149,000	\$1,500	08-10-2018	\$150,000	100.67	17
96	6076068	2965 Pharr Court South Nw #412	Slaton Manor	2	2	0	High Rise (6+ stories)	1958	\$149,000	\$149,750	\$0	11-15-2018	\$150,000	100.67	19
97	5951688	2870 Pharr Court South Nw #1209	The Concorde	1	1	0	High Rise (6+ stories)	1988	\$149,900	\$149,900	\$0	02-28-2018	\$149,900	100.00	5
98	5953812	2479 Peachtree Road Ne #1404	Parklane On Peachtree	1	1	0	High Rise (6+ stories)	1967	\$149,900	\$149,900	\$6,000	02-23-2018	\$140,000	93.40	8
99	6018067	2479 Peachtree Road Ne #1105	Park Lane	1	1	0	Contemporary/ Modern	1967	\$149,995	\$149,995	\$5,800	09-07-2018	\$150,750	100.50	71
100	6087291	425 Lindbergh Drive Ne #C4	The Lindbergh Condominium	2	1	0	Garden (1 Level),	1960	\$149,999	\$149,999	\$229	11-19-2018	\$151,500	101.00	1
101	6059420	2479 Peachtree Road Ne #1205	Park Lane	1	1	0	High Rise (6+ stories)	1967	\$149,999	\$149,999	\$4,500	10-23-2018	\$149,999	100.00	22
102	6067903	3655 Habersham Road Ne #B152	Habersham of Buckhead	1	1	0	Mid-Rise (up to 5 stories)	1989	\$16,500	\$149,999	\$6,000	12-28-2018	\$145,000	878.79	77
103	6046694	3655 Habersham Road Ne #305A	Habersham of Buckhead	1	1	0	Contemporary/ Modern,	1989	\$150,000	\$150,000	\$1,000	09-24-2018	\$148,250	98.83	41
104	5940883	3060 Pharr Court North Nw #818	Habersham Estates	2	1	0	High Rise (6+ stories)	1970	\$159,900	\$154,900	\$4,500	03-01-2018	\$155,000	96.94	45
105	6076587	3655 Habersham Road Ne #124-A	Habersham of Buckhead	1	1	0	Mid-Rise (up to 5 stories)	1989	\$158,000	\$154,900	\$1,000	12-20-2018	\$151,000	95.57	57
106	5864253	2855 Peachtree Road Ne #210	Alhambra	2	2	0	European	1928	\$189,000	\$154,900	\$1,000	04-27-2018	\$151,000	79.89	253
107	5954323	430 Lindbergh Drive	430 Lindbergh	2	1	1	Traditional	1957	\$154,900	\$154,900	\$0	01-16-2018	\$149,500	96.51	9
108	6082646	3655 Habersham Road Ne #310	Habersham of Buckhead	1	1	0	Loft, Mid-Rise (up to 5 stories)	1989	\$155,000	\$155,000	\$4,620	12-03-2018	\$157,500	101.61	29
109	6036018	3655 Habersham Road Ne #347	Habersham of Buckhead	1	1	0	Loft, Mid-Rise (up to 5 stories)	1989	\$155,000	\$155,000	\$4,200	08-08-2018	\$155,000	100.00	7
110	5918102	3655 Habersham Road Ne #221	Habersham of Buckhead	1	1	0	Mid-Rise (up to 5 stories),	1989	\$159,900	\$158,000	\$0	03-27-2018	\$153,200	95.81	129

Presented By: Thomas Abbott

This is an opinion of value or Comparative Market Analysis and should not be considered an appraisal. In making any decision that relies upon my work, you should know that I have not followed the guidelines for development of an appraisal or analysis contained in the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation.

Copyright © 2019 FMLS. All rights reserved.

Comparative Market Analysis Summary

Residential Attached

Closed

#	FMLS #	Address	Complex	#Bd	#FB	#HB	Style	Yr Built	Orig Price	List Price	CC	Sold Date	Sold Price	SP/OLP%	TDOM
111	6039410	430 Lindbergh Drive Ne #F1	430 Lindbergh	2	1	1	Traditional	1957	\$159,000	\$159,000	\$1,500	07-30-2018	\$157,555	99.09	6
112	6092051	48 Peachtree Avenue Ne #113	Buckhead Square	2	1	0	Mid-Rise (up to 5 stories)	1960	\$160,000	\$160,000	\$4,860	12-03-2018	\$162,000	101.25	4
113	6039522	3510 Roswell Road Nw #A3	Wellington Buckhead	2	2	0	Garden (1 Level)	1963	\$160,000	\$160,000	\$0	09-24-2018	\$162,000	101.25	50
114	5991541	3655 Habersham Road Ne #151	Habersham Of Buckhead	1	1	0	Mid-Rise (up to 5 stories)	1989	\$160,000	\$160,000	\$0	05-14-2018	\$160,000	100.00	0
115	5922242	2870 Pharr Court South Nw #909	CONCORDE	1	1	0	Contemporary/ Modern, High	1988	\$160,000	\$160,000	\$500	02-23-2018	\$160,000	100.00	112
116	5948425	3655 Habersham Road Ne #A103	Habersham of Buckhead	1	1	0	Mid-Rise (up to 5 stories),	1989	\$162,000	\$162,000	\$2,500	03-29-2018	\$159,000	98.15	34
117	5983790	3655 Habersham Road Ne #245	Habersham Buckhead	1	1	0	European	1989	\$162,000	\$162,000	\$2,000	06-04-2018	\$157,000	96.91	29
118	5952507	3510 Roswell Road Nw #M4	Wellington Buckhead	2	2	0	Mid-Rise (up to 5 stories),	1963	\$162,500	\$162,500	\$0	02-16-2018	\$163,500	100.62	2
119	6065580	3655 Habersham Road Ne #A337	Habersham At Buckhead	1	1	0	Mid-Rise (up to 5 stories)	1989	\$178,900	\$163,000	\$3,000	12-12-2018	\$158,000	88.32	71
120	5937279	3655 Habersham Road Ne #B-362	Habersham of Buckhead	1	1	0	Contemporary/ Modern,	1989	\$169,000	\$164,000	\$1,500	02-15-2018	\$164,000	97.04	37
121	6066609	3655 Habersham Road Ne #333	Habersham Of Buckhead	1	1	0	Loft, Mid-Rise (up to 5	1989	\$169,500	\$164,900	\$0	11-21-2018	\$161,500	95.28	70
122	5978840	3535 Ne Roswell Road Ne #J1	Regency Buckhead	2	2	0	Traditional	1963	\$165,000	\$165,000	\$120	04-18-2018	\$165,000	100.00	15
123	5951033	3655 Habersham Road Ne #A337	HABERSHAM OF BUCKHEAD	1	1	0	Mid-Rise (up to 5 stories)	1989	\$167,000	\$165,000	\$0	02-13-2018	\$161,000	96.41	158
124	5985503	430 Lindbergh Drive Ne #K2	430 Lindbergh	2	1	1	Other	1957	\$165,000	\$165,000	\$0	04-27-2018	\$158,000	95.76	1
125	5953060	430 Lindbergh Drive Ne #M1	Garden Hills	2	2	0	Mid-Rise (up to 5 stories)	1957	\$165,000	\$165,000	\$1,500	01-19-2018	\$150,000	90.91	0
126	5961948	3655 Habersham Road Ne #A320	Habersham of Buckhead	1	1	0	Loft, Mid-Rise (up to 5 stories)	1989	\$167,000	\$167,000	\$0	05-25-2018	\$159,000	95.21	103
127	6083183	2965 Pharr Court S #806	Slaton Manor	2	2	0	High Rise (6+ stories)	1958	\$168,100	\$168,900	\$0	11-16-2018	\$152,000	90.42	16
128	5950157	2855 Peachtree Road Ne #114	Alhambra	2	2	1	European	1928	\$190,000	\$169,000	\$2,094	04-23-2018	\$168,000	88.42	54
129	5943419	2870 Pharr Court S #2109	The Concorde Condominiums	1	1	0	High Rise (6+ stories)	1988	\$169,000	\$169,000	\$0	05-18-2018	\$165,000	97.63	488
130	6076974	3655 Habersham Road Ne #B129	Habersham of Buckhead	1	1	0	Mid-Rise (up to 5 stories)	1989	\$169,900	\$169,900	\$4,000	10-29-2018	\$172,000	101.24	7
131	6044431	3655 Habersham Road Ne #205A	None	1	1	0	Mid-Rise (up to 5 stories)	1989	\$169,900	\$169,900	\$0	08-24-2018	\$169,900	100.00	3
132	6061531	3655 Habersham Road Ne #145-B	Habersham Of Buckhead	1	1	0	Mid-Rise (up to 5 stories),	1989	\$169,900	\$169,900	\$3,000	09-27-2018	\$168,200	99.00	5

Presented By: Thomas Abbott

This is an opinion of value or Comparative Market Analysis and should not be considered an appraisal. In making any decision that relies upon my work, you should know that I have not followed the guidelines for development of an appraisal or analysis contained in the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation.

Copyright © 2019 FMLS. All rights reserved.

Comparative Market Analysis Summary

Residential Attached

Closed

#	FMLS #	Address	Complex	#Bd	#FB	#HB	Style	Yr Built	Orig Price	List Price	CC	Sold Date	Sold Price	SP/OLP%	TDOM
133	5942266	3501 Roswell Road #505	Bradley House	2	1	1	Townhouse	1963	\$169,900	\$169,900	\$0	02-21-2018	\$166,500	98.00	3
134	5941614	35 Sheridan Drive Ne #10	Sheridan Parc Hills	1	1	0	Mid-Rise (up to 5 stories)	1940	\$169,900	\$169,900	\$0	02-01-2018	\$165,000	97.12	17
135	5964517	2855 Peachtree Road Ne #115	Alhambra	2	2	1	European	1928	\$169,900	\$169,900	\$4,860	03-28-2018	\$162,000	95.35	10
136	5958964	2870 Pharr Court #407	Concorde	1	1	0	High Rise (6+ stories)	1988	\$169,900	\$169,900	\$0	03-15-2018	\$152,100	89.52	15
137	5994718	311 Peachtree Hills Avenue Ne #1B	Garden Brook	2	1	0	Mid-Rise (up to 5 stories),	1960	\$170,000	\$170,000	\$2,000	06-05-2018	\$187,000	110.00	0
138	6038163	2870 Pharr Court South Nw #202	Concorde	1	1	0	High Rise (6+ stories)	1988	\$170,000	\$170,000	\$4,929	08-23-2018	\$164,300	96.65	4
139	5940639	311 Peachtree Hills Avenue #3C	Garden Brook	2	1	0	Mid-Rise (up to 5 stories)	1960	\$179,900	\$174,900	\$1,250	02-09-2018	\$170,000	94.50	37
140	5982969	311 Peachtree Hills Avenue Ne #12E	Garden Brook	2	1	0	Mid-Rise (up to 5 stories),	1960	\$175,000	\$175,000	\$0	04-06-2018	\$179,000	102.29	1
141	5998704	2870 Pharr Court Nw #1407	The Concorde	1	1	0	High Rise (6+ stories)	1988	\$175,000	\$175,000	\$2,170	05-15-2018	\$175,000	100.00	12
142	6098933	3510 Roswell Road Nw #C4	Wellington Buckhead	2	2	0	Mid-Rise (up to 5 stories),	1963	\$175,000	\$175,000	\$3,000	12-21-2018	\$167,800	95.89	5
143	6041218	2855 Peachtree Road Ne #320	Alhambra	3	2	1	Traditional	1928	\$192,500	\$176,900	\$3,850	10-11-2018	\$165,000	85.71	53
144	6061898	311 Peachtree Hills Avenue Ne #10B	Garden Brook	2	1	0	Mid-Rise (up to 5 stories),	1960	\$179,000	\$179,000	\$4,400	10-09-2018	\$179,000	100.00	16
145	6065239	36 Sheridan Drive Ne #B3	Buckhead	2	1	0	Mid-Rise (up to 5 stories)	1930	\$179,700	\$179,700	\$0	09-19-2018	\$190,000	105.73	6
146	6095836	3510 Roswell Road Ne #J1	Wellington Buckhead	2	2	0	Traditional	1963	\$179,800	\$179,800	\$3,000	12-17-2018	\$179,800	100.00	2
147	6025362	311 Peachtree Hills Avenue Ne #12H	Gardenbrook	2	1	0	Garden (1 Level)	1960	\$179,900	\$179,900	\$5,000	07-31-2018	\$185,000	102.83	5
148	5992883	311 Peachtree Hills Avenue Ne #13h	GARDEN BROOK	2	1	0	Mid-Rise (up to 5 stories)	1960	\$180,000	\$180,000	\$0	04-24-2018	\$186,000	103.33	1
149	5982498	2870 Pharr Court South Nw #509	The Concorde	1	1	0	Contemporary/ Modern, High	1988	\$180,900	\$180,900	\$0	05-21-2018	\$180,400	99.72	3
150	6058973	2870 Pharr Court S #1904	Concorde	1	1	0	High Rise (6+ stories)	1988	\$184,500	\$184,500	\$0	11-09-2018	\$180,000	97.56	67
151	5896740	2870 Pharr Court S #2002	The Concorde	1	1	0	High Rise (6+ stories)	1988	\$189,900	\$184,900	\$5,000	01-16-2018	\$184,900	97.37	92
152	5950801	3501 Roswell Road Ne #305	Bradley House	2	1	1	Contemporary/ Modern,	1963	\$185,000	\$185,000	\$4,000	02-23-2018	\$189,000	102.16	5
153	6028547	3501 Roswell Road Ne #306	The Bradley House	2	1	1	Townhouse	1963	\$185,000	\$185,000	\$3,500	08-16-2018	\$184,000	99.46	33
154	6061865	2965 Pharr Court Nw #404	Slaton Manor	2	2	0	High Rise (6+ stories)	1958	\$210,000	\$185,000	\$0	11-14-2018	\$152,000	72.38	53

Presented By: Thomas Abbott

This is an opinion of value or Comparative Market Analysis and should not be considered an appraisal. In making any decision that relies upon my work, you should know that I have not followed the guidelines for development of an appraisal or analysis contained in the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation.

Copyright © 2019 FMLS. All rights reserved.

Comparative Market Analysis Summary

Residential Attached

Closed

#	FMLS #	Address	Complex	#Bd	#FB	#HB	Style	Yr Built	Orig Price	List Price	CC	Sold Date	Sold Price	SP/OLP%	TDOM
155	6000913	2870 Pharr Court S #2407	The Concorde	1	1	0	High Rise (6+ stories)	1988	\$187,500	\$187,500	\$5,000	06-01-2018	\$188,500	100.53	0
156	5968789	2479 Peachtree Road Ne #104	Park Lane	2	2	0	High Rise (6+ stories)	1967	\$189,000	\$189,000	\$1,000	04-27-2018	\$190,000	100.53	259
157	5961596	2870 Pharr Court South Nw #2609	The Concorde	1	1	0	Contemporary/ Modern, High	1988	\$189,900	\$189,900	\$0	05-31-2018	\$185,750	97.82	69
158	6068525	2870 Pharr Court S #307	Concorde	1	1	0	High Rise (6+ stories)	1988	\$190,900	\$190,900	\$5,625	10-31-2018	\$187,500	98.22	14
159	6070022	311 Peachtree Hills Avenue Ne #13E	Gardenbrook	2	1	0	Mid-Rise (up to 5 stories),	1960	\$195,000	\$195,000	\$0	10-23-2018	\$195,000	100.00	9
160	6082150	430 Lindbergh Drive Ne #E2	430 Lindbergh	2	1	1	Traditional	1957	\$195,000	\$195,000	\$150	11-13-2018	\$185,000	94.87	7
161	5943149	3501 Roswell Road Ne #501	Bradley House	2	1	1	Townhouse	1963	\$195,000	\$195,000	\$0	03-01-2018	\$170,000	87.18	30
162	5963079	2479 Peachtree Road Ne #215	Park Lane	2	2	0	Contemporary/ Modern, High	1967	\$199,900	\$195,900	\$0	05-15-2018	\$190,000	95.05	58
163	5993339	424 Lindbergh Drive Ne #307	Brookside In Garden Hills	2	1	0	Mid-Rise (up to 5 stories)	1999	\$199,000	\$199,000	\$2,500	04-27-2018	\$225,000	113.07	1
164	5966220	3530 Piedmont Road Ne #1M	The Barclay	1	1	0	Contemporary/ Modern, High	1983	\$199,000	\$199,000	\$0	03-29-2018	\$202,000	101.51	3
165	6017670	2870 Pharr Court South Court Nw #1201	CONCORDE	2	2	0	High Rise (6+ stories)	1988	\$199,000	\$199,000	\$2,250	08-13-2018	\$200,000	100.50	4
166	5923192	250 Pharr Road #501	Eclipse	1	1	0	High Rise (6+ stories)	2004	\$209,000	\$199,700	\$0	02-28-2018	\$188,000	89.95	184
167	5976910	2479 Peachtree Road Ne #1804	Parklane	3	2	0	High Rise (6+ stories)	1967	\$284,900	\$199,900	\$750	06-22-2018	\$206,000	72.31	76
168	6043700	2479 Peachtree Road #216	Parklane On Peachtree	2	2	0	High Rise (6+ stories)	1967	\$200,000	\$200,000	\$1,500	08-08-2018	\$199,500	99.75	13
169	5957143	2479 Peachtree Road Ne #1415	PARKLANE	2	2	0	High Rise (6+ stories)	1967	\$200,000	\$200,000	\$0	03-20-2018	\$199,000	99.50	21
170	5961875	2479 Peachtree Road Ne #915	Park Lane	2	2	0	High Rise (6+ stories)	1967	\$205,000	\$205,000	\$7,000	04-09-2018	\$205,000	100.00	12
171	5970207	2626 Peachtree Road Nw #706	The Peachtree Residences	1	1	0	High Rise (6+ stories)	2005	\$209,900	\$205,000	\$5,000	06-15-2018	\$200,000	95.28	57
172	6042041	2479 Peachtree Road Ne #515	Parklane On Peachtree	2	2	0	High Rise (6+ stories)	1967	\$206,900	\$206,900	\$0	07-27-2018	\$210,000	101.50	4
173	5954110	2479 Peachtree Road Ne #1414	Parklane On Peachtree	2	2	0	High Rise (6+ stories)	1967	\$220,000	\$209,500	\$6,285	07-31-2018	\$209,500	95.23	146
174	5996363	250 Pharr Road Ne #314	Eclipse	1	1	0	Contemporary/ Modern, High	2004	\$209,900	\$209,900	\$6,000	05-17-2018	\$214,900	102.38	3
175	6028089	3040 Peachtree Road Nw #413	Ovation	1	1	0	High Rise (6+ stories)	2006	\$210,000	\$210,000	\$0	08-30-2018	\$210,000	100.00	9
176	6086071	2855 Peachtree Road Ne #204	Alhambra	2	2	0	Traditional	1928	\$210,000	\$210,000	\$0	11-27-2018	\$200,000	95.24	12

Presented By: Thomas Abbott

This is an opinion of value or Comparative Market Analysis and should not be considered an appraisal. In making any decision that relies upon my work, you should know that I have not followed the guidelines for development of an appraisal or analysis contained in the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation.

Copyright © 2019 FMLS. All rights reserved.

Comparative Market Analysis Summary

Residential Attached

Closed

#	FMLS #	Address	Complex	#Bd	#FB	#HB	Style	Yr Built	Orig Price	List Price	CC	Sold Date	Sold Price	SP/OLP%	TDOM
177	6027254	2479 Peachtree Road Ne #1016	Park Lane On Peachtree	2	2	0	High Rise (6+ stories)	1967	\$212,500	\$212,500	\$0	07-17-2018	\$220,000	103.53	1
178	5914366	2479 Peachtree Road Ne #1716	Park Lane	2	2	0	Contemporary/ Modern, High	1967	\$214,900	\$214,900	\$5,000	01-12-2018	\$211,000	98.19	64
179	5959271	250 Pharr Road #601	Eclipse	1	1	0	High Rise (6+ stories)	2004	\$215,000	\$215,000	\$0	05-25-2018	\$198,500	92.33	77
180	5952974	2479 Peachtree Road Ne #714	Park Lane Condominiums	2	2	0	High Rise (6+ stories)	1967	\$220,000	\$216,500	\$0	04-27-2018	\$211,000	95.91	71
181	6039621	3530 Piedmont Road Ne #7J	The Barclay	2	2	0	High Rise (6+ stories)	1983	\$220,000	\$220,000	\$0	07-31-2018	\$220,000	100.00	99
182	6033740	3655 Habersham Road Ne #A-222	Habersham of Buckhead	2	2	0	European, Mid-Rise (up to	1989	\$220,000	\$220,000	\$0	07-27-2018	\$220,000	100.00	2
183	5961597	2637 Peachtree Road Ne #109	Peachtree House	2	2	0	Mid-Rise (up to 5 stories),	1975	\$220,000	\$220,000	\$0	03-08-2018	\$220,000	100.00	1
184	5985590	2479 Peachtree Road Ne #1314	Park Lane On Peachtree	2	2	0	High Rise (6+ stories)	1967	\$225,000	\$220,000	\$0	04-13-2018	\$214,500	95.33	10
185	5931954	2870 Pharr Court S #1401	Concorde	2	2	0	High Rise (6+ stories)	1988	\$230,000	\$221,000	\$0	01-16-2018	\$218,500	95.00	15
186	5996900	3655 Habersham Road Ne #219A	Habersham of Buckhead	2	2	0	Mid-Rise (up to 5 stories)	1989	\$239,900	\$222,000	\$0	10-05-2018	\$227,000	94.62	101
187	5969421	250 Pharr Road Ne #707	Eclipse	1	1	0	Contemporary/ Modern, High	2004	\$325,000	\$225,000	\$0	03-19-2018	\$228,000	70.15	7
188	6059066	3040 Peachtree Road Nw #414	Ovation	1	1	0	High Rise (6+ stories)	2006	\$225,000	\$225,000	\$4,260	10-22-2018	\$227,000	100.89	22
189	6034679	250 Pharr Road Ne #402	Eclipse	1	1	0	Contemporary/ Modern, High	2004	\$225,000	\$225,000	\$4,000	08-24-2018	\$225,000	100.00	25
190	5988267	2855 Ne Peachtree Road Ne #311	ALHAMBRA	2	2	1	European	1928	\$225,000	\$225,000	\$5,000	06-07-2018	\$225,000	100.00	90
191	5947653	3040 Peachtree Road Nw #613	Ovation	1	1	0	High Rise (6+ stories)	2006	\$230,000	\$225,000	\$100	04-09-2018	\$225,000	97.83	59
192	5951701	3040 Nw Peachtree Road Nw #1013	Ovation	1	1	0	High Rise (6+ stories)	2006	\$235,000	\$225,000	\$2,250	04-12-2018	\$220,000	93.62	50
193	5964402	3040 Peachtree Road Nw #1205	The Ovation	1	1	0	Contemporary/ Modern	2006	\$218,000	\$225,000	\$0	03-29-2018	\$218,000	100.00	24
194	5953374	250 Pharr Road Ne #303	Eclipse	1	1	0	High Rise (6+ stories)	2004	\$225,000	\$225,000	\$6,000	06-22-2018	\$217,400	96.62	94
195	6098507	2479 Peachtree Road #1715	Parklane on Peachtree	2	2	0	High Rise (6+ stories)	1967	\$225,000	\$225,000	\$6,450	12-28-2018	\$215,000	95.56	33
196	5885822	250 Pharr Road Ne #1206	Eclipse	1	1	0	Contemporary/ Modern, High	2004	\$237,500	\$227,000	\$6,000	02-15-2018	\$231,000	97.26	0
197	5900950	2870 Pharr Court South Nw #1206	CONCORDE	2	2	0	Contemporary/ Modern, High	1988	\$245,000	\$227,900	\$0	01-26-2018	\$218,000	88.98	121
198	5956780	250 Pharr Road #1202	Eclipse	1	1	0	High Rise (6+ stories)	2005	\$228,900	\$228,900	\$5,000	02-27-2018	\$231,500	101.14	5

Presented By: Thomas Abbott

This is an opinion of value or Comparative Market Analysis and should not be considered an appraisal. In making any decision that relies upon my work, you should know that I have not followed the guidelines for development of an appraisal or analysis contained in the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation.

Copyright © 2019 FMLS. All rights reserved.

Comparative Market Analysis Summary

Residential Attached

Closed

#	FMLS #	Address	Complex	#Bd	#FB	#HB	Style	Yr Built	Orig Price	List Price	CC	Sold Date	Sold Price	SP/OLP%	TDOM
199	6003457	3040 Peachtree Road Nw #1010	Ovation	1	1	0	High Rise (6+ stories)	2006	\$239,000	\$229,000	\$2,300	06-19-2018	\$224,500	93.93	18
200	5825640	250 Pharr Road Ne #1204	Eclipse	1	1	0	Contemporary/ Modern, High	2004	\$235,000	\$229,000	\$4,000	01-25-2018	\$215,000	91.49	248
201	6023972	3636 Habersham Road #1402	Habersham Oaks	1	1	0	Mid-Rise (up to 5 stories)	1997	\$230,000	\$229,500	\$0	08-27-2018	\$215,000	93.48	43
202	6012557	3530 Piedmont Road Ne #K9	The Barclay	2	2	0	European, High Rise (6+	1983	\$239,900	\$229,900	\$5,000	07-16-2018	\$225,000	93.79	23
203	6013281	2479 Peachtree Road Ne #1517	Parklane on Peachtree	2	2	0	High Rise (6+ stories)	1967	\$229,900	\$229,900	\$3,600	06-28-2018	\$223,000	97.00	20
204	6041905	3040 Peachtree Road Nw #213	Ovation	1	1	0	High Rise (6+ stories)	2006	\$239,900	\$229,900	\$2,200	12-17-2018	\$218,500	91.08	131
205	6011092	2855 Peachtree Road Ne #315	Alhambra	3	2	1	European	1928	\$230,000	\$230,000	\$3,500	06-26-2018	\$230,000	100.00	12
206	6003531	3040 Peachtree Road Nw #914	Ovation	1	1	0	High Rise (6+ stories)	2006	\$230,000	\$230,000	\$2,500	05-31-2018	\$230,000	100.00	6
207	5989572	250 Pharr Road Ne #804	Eclipse	1	1	0	Contemporary/ Modern, High	2004	\$230,000	\$230,000	\$4,000	05-18-2018	\$228,000	99.13	9
208	5996445	250 Pharr Road #212	Eclipse	1	1	0	High Rise (6+ stories)	2004	\$230,000	\$230,000	\$0	05-15-2018	\$225,500	98.04	3
209	6034726	250 Pharr Road Ne #702	Eclipse	1	1	0	Contemporary/ Modern, High	2004	\$234,900	\$232,000	\$0	08-31-2018	\$218,000	92.81	47
210	6038274	2479 Peachtree Road #1806	Park Lane	3	2	0	High Rise (6+ stories)	1967	\$234,900	\$234,900	\$0	08-08-2018	\$234,900	100.00	28
211	6001663	3636 Habersham Road Nw #2105	Habersham Oaks	2	1	0	Traditional	1997	\$235,000	\$235,000	\$285	06-13-2018	\$245,000	104.26	1
212	6083122	3655 Habersham Road Ne #142	Habersham of Buckhead	2	2	0	Mid-Rise (up to 5 stories)	1989	\$235,000	\$235,000	\$200	11-29-2018	\$232,000	98.72	3
213	5932370	250 Pharr Road #917	Eclipse	1	1	0	Contemporary/ Modern	2005	\$235,000	\$235,000	\$0	02-02-2018	\$232,000	98.72	56
214	5988764	3040 Peachtree Road Nw #1107	Ovation	1	1	0	High Rise (6+ stories),	2006	\$235,000	\$235,000	\$0	05-31-2018	\$230,000	97.87	11
215	6038290	325 E Paces Ferry Road Ne #1609	Paces 325	1	1	0	High Rise (6+ stories)	2004	\$237,500	\$237,500	\$1,000	08-10-2018	\$239,000	100.63	6
216	5954966	2626 Peachtree Road #411	The Peachtree Residences	1	1	1	High Rise (6+ stories)	2005	\$239,000	\$239,000	\$3,000	02-27-2018	\$242,000	101.26	5
217	5988614	325 E Paces Ferry Road Ne #1810	Paces 325	1	1	0	Contemporary/ Modern, High	2004	\$239,000	\$239,000	\$3,500	05-25-2018	\$239,000	100.00	25
218	5922491	3040 Peachtree Road Nw #1308	Ovation	1	1	0	Contemporary/ Modern, High	2006	\$250,000	\$239,000	\$0	03-16-2018	\$230,000	92.00	113
219	6095734	2479 Peachtree Road Ne #1808	Parklane on Peachtree	3	2	0	High Rise (6+ stories)	1968	\$239,900	\$239,900	\$0	11-19-2018	\$234,000	97.54	62
220	5967300	3040 Peachtree Road Nw #1607	Ovation	1	1	0	High Rise (6+ stories)	2006	\$239,900	\$239,900	\$0	03-02-2018	\$233,000	97.12	0

Presented By: Thomas Abbott

This is an opinion of value or Comparative Market Analysis and should not be considered an appraisal. In making any decision that relies upon my work, you should know that I have not followed the guidelines for development of an appraisal or analysis contained in the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation.

Copyright © 2019 FMLS. All rights reserved.

Comparative Market Analysis Summary

Residential Attached

Closed

#	FMLS #	Address	Complex	#Bd	#FB	#HB	Style	Yr Built	Orig Price	List Price	CC	Sold Date	Sold Price	SP/OLP%	TDOM
221	5930867	325 E Paces Ferry Road Ne #1710	Paces 325	1	1	0	High Rise (6+ stories),	2004	\$239,900	\$239,900	\$1,000	01-31-2018	\$225,000	93.79	45
222	6030481	250 Pharr Road Ne #412	ECLIPSE	1	1	0	High Rise (6+ stories)	2004	\$240,000	\$240,000	\$5,000	08-03-2018	\$240,000	100.00	8
223	5970018	250 Pharr Road Ne #2107	Eclipse Condominiums	1	1	0	Contemporary/ Modern, High	2004	\$240,000	\$240,000	\$5,000	04-02-2018	\$240,000	100.00	5
224	5949549	2479 Peachtree Road Ne #1115	Parklane	2	2	0	High Rise (6+ stories)	1967	\$249,900	\$240,000	\$3,000	06-19-2018	\$227,750	91.14	54
225	6061813	250 Pharr Road Road #1506	Eclipse	1	1	0	High Rise (6+ stories)	2004	\$242,000	\$242,000	\$2,000	11-01-2018	\$235,000	97.11	24
226	5929918	3501 Roswell Road Ne #211	Bradley House	3	2	0	Garden (1 Level)	1963	\$249,500	\$242,500	\$3,000	03-09-2018	\$240,000	96.19	80
227	6085238	250 Pharr Road Ne #1911	Eclipse	1	1	0	High Rise (6+ stories)	2004	\$250,000	\$245,000	\$0	11-21-2018	\$240,000	96.00	31
228	6020098	3040 Nw Peachtree Road Nw #1314	OVATION	1	1	0	High Rise (6+ stories)	2006	\$345,000	\$245,000	\$0	07-23-2018	\$240,000	69.57	32
229	6091194	250 Pharr Road Ne #511	Eclipse	1	1	0	Contemporary/ Modern, High	2004	\$245,000	\$245,000	\$0	12-21-2018	\$238,000	97.14	26
230	5976433	325 E Paces Ferry Road Ne #1904	Paces 325	1	1	0	Contemporary/ Modern, High	2004	\$216,000	\$245,000	\$4,600	06-18-2018	\$237,500	109.95	67
231	6020612	325 E Paces Ferry Road Ne #903	Paces 325	1	1	0	Traditional	2004	\$249,000	\$249,000	\$400	06-26-2018	\$249,000	100.00	5
232	6060018	325 E Paces Ferry Road #909	Paces 325	1	1	0	Contemporary/ Modern, High	2004	\$249,900	\$249,900	\$0	09-21-2018	\$249,900	100.00	1
233	5982096	325 E Paces Ferry Road Ne #1410	Paces 325	1	1	0	High Rise (6+ stories)	2004	\$249,900	\$249,900	\$0	05-18-2018	\$248,000	99.24	6
234	5962092	325 E Paces Ferry Road Ne #704	Paces 325	1	1	0	Contemporary/ Modern, High	2004	\$249,900	\$249,900	\$0	04-17-2018	\$247,500	99.04	13
235	6022345	3040 Peachtree Road Nw #1406	Ovation	1	1	0	High Rise (6+ stories)	2006	\$249,900	\$249,900	\$1,000	06-21-2018	\$245,000	98.04	2
236	5944136	3040 Peachtree Road Nw #715	Ovation	1	1	0	High Rise (6+ stories)	2006	\$260,000	\$249,900	\$0	03-19-2018	\$245,000	94.23	47
237	5929270	2637 Peachtree Road Ne #105	Peachtree House	2	2	0	Traditional	1975	\$252,900	\$249,900	\$1,800	02-28-2018	\$240,000	94.90	70
238	6063250	2479 Peachtree Road Ne #1802	Parklane on Peachtree	3	2	0	High Rise (6+ stories)	1968	\$249,999	\$249,999	\$0	11-14-2018	\$235,000	94.00	36
239	6101376	2499 Peachtree Road Ne #302	The Barony on Peachtree	2	2	0	Mid-Rise (up to 5 stories)	1984	\$250,000	\$250,000	\$0	12-07-2018	\$264,000	105.60	4
240	6089343	2626 Peachtree Road #411	The Peachtree Residence	1	1	1	High Rise (6+ stories)	2005	\$250,000	\$250,000	\$0	12-14-2018	\$251,000	100.40	20
241	6071584	250 Pharr Road Ne #1514	Eclipse	1	1	0	Contemporary/ Modern, High	2004	\$250,000	\$250,000	\$4,000	10-16-2018	\$249,000	99.60	4
242	5993090	2870 Pharr Court S #1705	The Concorde	2	2	0	Contemporary/ Modern, High	1988	\$250,000	\$250,000	\$0	06-08-2018	\$248,800	99.52	12

Presented By: Thomas Abbott

This is an opinion of value or Comparative Market Analysis and should not be considered an appraisal. In making any decision that relies upon my work, you should know that I have not followed the guidelines for development of an appraisal or analysis contained in the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation.

Copyright © 2019 FMLS. All rights reserved.

Comparative Market Analysis Summary

Residential Attached

Closed

#	FMLS #	Address	Complex	#Bd	#FB	#HB	Style	Yr Built	Orig Price	List Price	CC	Sold Date	Sold Price	SP/OLP%	TDOM
243	5973698	325 E Paces Ferry #1004	325 Paces	1	1	0	Contemporary/ Modern	2004	\$250,000	\$250,000	\$0	04-17-2018	\$237,000	94.80	18
244	5995203	2499 Peachtree Road Ne #502	The Barony	2	2	0	High Rise (6+ stories)	1984	\$250,000	\$250,000	\$0	06-20-2018	\$234,500	93.80	26
245	6052690	3530 Piedmont Road Ne #8F	The Barclay	2	2	0	High Rise (6+ stories)	1983	\$260,000	\$250,000	\$0	12-28-2018	\$225,000	86.54	126
246	6010034	250 Pharr Road Ne #814	Eclipse	1	1	0	High Rise (6+ stories), Loft	2004	\$259,500	\$254,500	\$0	07-13-2018	\$250,000	96.34	61
247	6037115	2840 Peachtree Road Nw #503	Crestwood	2	2	0	Mid-Rise (up to 5 stories)	1925	\$255,000	\$255,000	\$5,000	09-21-2018	\$255,000	100.00	30
248	6071914	325 E Paces Ferry Road Ne #1709	Paces 325	1	1	0	High Rise (6+ stories)	2004	\$260,000	\$257,500	\$0	10-05-2018	\$255,000	98.08	16
249	5963357	3040 Peachtree Road Nw #1615	Ovation	1	1	0	Contemporary/ Modern,	2006	\$295,000	\$258,900	\$4,000	05-04-2018	\$257,000	87.12	71
250	5999662	325 E Paces Ferry Road Ne #2103	Paces 325	1	1	0	Contemporary/ Modern, High	2004	\$269,000	\$259,000	\$0	06-28-2018	\$252,000	93.68	40
251	5971610	325 E Paces Ferry Road Ne #1903	Paces 325	1	1	0	High Rise (6+ stories)	2004	\$259,900	\$259,900	\$0	03-14-2018	\$256,500	98.69	2
252	6031754	250 Pharr Road Road #2011	Eclipse	1	1	0	High Rise (6+ stories)	2005	\$259,900	\$259,900	\$800	08-03-2018	\$245,000	94.27	18
253	6060914	2499 Peachtree Road Ne #202	Barony on Peachtree	2	2	0	Mid-Rise (up to 5 stories)	1988	\$278,700	\$264,700	\$2,000	12-21-2018	\$250,000	89.70	111
254	5979098	3530 Piedmont Road Ne #12E	The Barclay	2	2	0	High Rise (6+ stories)	1976	\$279,900	\$264,900	\$0	07-09-2018	\$250,000	89.32	81
255	6065423	325 E Paces Ferry Road #2203	Paces 325	1	1	0	High Rise (6+ stories)	2004	\$265,000	\$265,000	\$2,500	10-01-2018	\$265,000	100.00	3
256	5933112	3040 Peachtree Road Nw #615	Ovation	1	1	0	High Rise (6+ stories)	2006	\$289,900	\$265,000	\$5,150	09-11-2018	\$265,000	91.41	261
257	6059045	3040 Peachtree Road Nw #1415	Ovation	1	1	0	High Rise (6+ stories)	2006	\$269,000	\$269,000	\$0	09-21-2018	\$260,000	96.65	6
258	6009251	2499 Peachtree Road #206	The Barony On Peachtree	2	2	0	High Rise (6+ stories)	1984	\$269,000	\$269,000	\$0	07-31-2018	\$257,000	95.54	28
259	5988073	250 Pharr Road Ne #2115	Eclipse	1	1	0	Contemporary/ Modern, High	2004	\$269,900	\$269,900	\$0	04-30-2018	\$265,000	98.19	2
260	6029880	424 Lindbergh Drive Ne #303	Brookside in Garden Hills	2	2	0	Mid-Rise (up to 5 stories),	1999	\$279,000	\$272,000	\$1,000	08-15-2018	\$272,000	97.49	12
261	6050570	3636 Habersham Road Nw #2103	Habersham Oaks	2	2	0	Mid-Rise (up to 5 stories)	1997	\$275,000	\$272,500	\$2,500	09-27-2018	\$269,500	98.00	20
262	5945052	3530 Piedmont Road Ne #1K	The Barclay	2	2	0	High Rise (6+ stories)	1983	\$277,500	\$272,500	\$500	04-12-2018	\$265,000	95.50	86
263	6090241	250 Pharr Road Ne #1914	Eclipse	1	1	0	Contemporary/ Modern	2004	\$274,900	\$274,900	\$0	12-14-2018	\$267,000	97.13	18
264	6051588	2870 Pharr Court S #405	Concorde	2	2	0	High Rise (6+ stories)	1988	\$299,900	\$274,900	\$295	10-31-2018	\$250,000	83.36	22

Presented By: Thomas Abbott

This is an opinion of value or Comparative Market Analysis and should not be considered an appraisal. In making any decision that relies upon my work, you should know that I have not followed the guidelines for development of an appraisal or analysis contained in the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation.

Copyright © 2019 FMLS. All rights reserved.

Comparative Market Analysis Summary

Residential Attached

Closed

#	FMLS #	Address	Complex	#Bd	#FB	#HB	Style	Yr Built	Orig Price	List Price	CC	Sold Date	Sold Price	SP/OLP%	TDOM
265	6036470	2840 Nw Peachtree Road Nw #103	Crestwood	2	2	0	European	1925	\$275,000	\$275,000	\$3,000	07-31-2018	\$275,000	100.00	0
266	6075477	3636 Habersham Road Nw #1202	Habersham Oaks	2	2	0	Mid-Rise (up to 5 stories),	1997	\$275,000	\$275,000	\$2,000	10-29-2018	\$270,000	98.18	21
267	5988688	3530 Ne Piedmont Road Ne #6 E	The Barclay	3	2	0	European, High Rise (6+	1983	\$275,000	\$275,000	\$0	06-05-2018	\$260,000	94.55	35
268	6054514	325 E Paces Ferry Road #1206	Paces 325	1	1	0	High Rise (6+ stories)	2004	\$279,500	\$279,500	\$715	10-03-2018	\$266,000	95.17	5
269	5919978	2814 Peachtree Road Nw #9	2814 Peachtree Condominium	2	1	0	Traditional	1925	\$290,000	\$279,900	\$10,000	03-16-2018	\$282,500	97.41	104
270	5997034	2632 Peachtree Road Nw #A303	2632 Peachtree	2	2	0	Mid-Rise (up to 5 stories),	1960	\$285,000	\$285,000	\$0	07-20-2018	\$272,000	95.44	67
271	6011902	250 Pharr Road Ne #1214	Eclipse	1	1	0	Contemporary/ Modern, High	2004	\$300,000	\$285,000	\$0	06-19-2018	\$265,000	88.33	13
272	6059848	2499 Peachtree Road Ne #503	Barony on Peachtree	2	2	0	Mid-Rise (up to 5 stories)	1984	\$287,500	\$287,500	\$1,250	09-24-2018	\$260,000	90.44	3
273	6059706	250 Pharr Road Ne #2115	None	1	1	0	Contemporary/ Modern, High	2004	\$289,000	\$289,000	\$3,000	10-01-2018	\$279,000	96.54	4
274	5939978	3325 Piedmont Road Ne #2002	Terminus	1	1	0	High Rise (6+ stories)	2008	\$299,900	\$289,000	\$0	03-12-2018	\$276,000	92.03	77
275	6065553	2870 Pharr Court South Nw #1905	The Concorde	2	2	0	High Rise (6+ stories)	1988	\$289,900	\$289,900	\$0	10-31-2018	\$280,000	96.58	20
276	6028747	2499 Peachtree Road Ne #704	Barony on Peachtree	2	2	0	Mid-Rise (up to 5 stories)	1984	\$297,400	\$297,400	\$1,500	08-10-2018	\$291,750	98.10	37
277	5958384	99 Sheridan Drive Ne #11	Sheridan Parc	2	1	0	Townhouse, Traditional	1997	\$299,000	\$299,000	\$2,000	03-23-2018	\$293,000	97.99	13
278	6008688	424 Lindbergh Drive Ne #101	Brookside in Garden Hills	2	2	1	Mid-Rise (up to 5 stories),	1999	\$320,000	\$299,900	\$0	07-18-2018	\$299,900	93.72	2
279	5964540	3530 Piedmont Avenue #151	The Barclay	2	2	0	High Rise (6+ stories)	1983	\$309,750	\$307,000	\$0	10-16-2018	\$300,000	96.85	175
280	5949783	3235 Roswell Road Ne #711	Buckhead Village Lofts	1	1	1	High Rise (6+ stories)	1999	\$314,900	\$314,900	\$7,000	03-02-2018	\$306,500	97.33	139
281	6037842	3235 Roswell Road Ne #516	Buckhead Village Lofts	2	2	0	Mid-Rise (up to 5 stories)	1999	\$325,000	\$315,000	\$0	08-28-2018	\$295,000	90.77	43
282	5943017	3235 Roswell Road Ne #914	Buckhead Village Lofts	2	2	0	High Rise (6+ stories), Loft	1999	\$319,000	\$319,000	\$0	02-12-2018	\$317,600	99.56	28
283	5965248	2828 Peachtree Road Nw #1204	2828 Peachtree	2	2	0	High Rise (6+ stories)	2002	\$319,000	\$319,000	\$0	04-18-2018	\$298,000	93.42	123
284	5983866	2626 Peachtree Road Nw #1203	The Peachtree Residences	2	2	0	High Rise (6+ stories)	2005	\$335,000	\$324,900	\$0	05-15-2018	\$305,000	91.05	93
285	6042681	99 Sheridan Drive Ne #12	Sheridan Parc	2	2	0	Townhouse	1997	\$324,990	\$324,990	\$1,500	08-20-2018	\$317,000	97.54	3
286	6061886	250 Pharr Road #208	Eclipse	2	2	0	High Rise (6+ stories)	2004	\$325,000	\$325,000	\$0	10-12-2018	\$315,000	96.92	6

Presented By: Thomas Abbott

This is an opinion of value or Comparative Market Analysis and should not be considered an appraisal. In making any decision that relies upon my work, you should know that I have not followed the guidelines for development of an appraisal or analysis contained in the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation.

Copyright © 2019 FMLS. All rights reserved.

Comparative Market Analysis Summary

Residential Attached

Closed

#	FMLS #	Address	Complex	#Bd	#FB	#HB	Style	Yr Built	Orig Price	List Price	CC	Sold Date	Sold Price	SP/OLP%	TDOM
287	6040120	3180 Mathieson Drive Ne #804	Mathieson Exchange Lofts	1	1	0	High Rise (6+ stories), Loft	2001	\$325,000	\$325,000	\$0	07-27-2018	\$315,000	96.92	10
288	6016121	3180 Mathieson Drive Ne #904	Mathieson Exchange Lofts	1	1	0	Contemporary/Modern	2001	\$325,000	\$325,000	\$5,500	07-12-2018	\$310,261	95.47	6
289	5944268	2575 Peachtree Road Ne #4-H	Plaza Towers	1	1	1	High Rise (6+ stories)	1969	\$325,000	\$325,000	\$0	04-26-2018	\$300,000	92.31	84
290	5934606	2828 Peachtree Road Nw #804	2828 Peachtree	2	2	0	High Rise (6+ stories)	2002	\$325,000	\$325,000	\$0	04-10-2018	\$300,000	92.31	217
291	5914418	325 E Paces Ferry Road Ne #608	Paces 325	2	2	0	High Rise (6+ stories),	2004	\$349,900	\$329,000	\$5,000	01-11-2018	\$325,000	92.88	176
292	5946535	3235 Roswell Road Ne #411	Buckhead Village Lofts	1	1	0	Loft, Traditional	1999	\$339,000	\$329,000	\$500	03-16-2018	\$320,000	94.40	38
293	5955281	2840 Peachtree Road Nw #105	The Crestwood	3	2	1	Loft, Mid-Rise (up to 5	1925	\$330,000	\$330,000	\$2,000	02-28-2018	\$348,000	105.46	5
294	6079737	2626 Peachtree Road Nw #1704	The Peachtree Residences	2	2	0	Contemporary/Modern, High	2005	\$334,900	\$334,900	\$0	11-15-2018	\$331,000	98.83	287
295	5959210	3235 Roswell Road Ne #519	Buckhead Village Lofts	2	2	0	High Rise (6+ stories), Loft	1999	\$339,000	\$339,000	\$3,000	03-09-2018	\$331,000	97.64	11
296	6082923	3235 Roswell Road Ne #415	Buckhead Village Lofts	2	2	0	Loft	1999	\$342,000	\$342,000	\$4,000	12-07-2018	\$332,500	97.22	20
297	5939353	2828 Peachtree Road Ne #1203	2828 Peachtree	2	2	0	High Rise (6+ stories)	2002	\$365,000	\$349,999	\$2,000	05-22-2018	\$335,000	91.78	123
298	5978607	2637 Peachtree Road Ne #404	Peachtree House	3	3	0	Contemporary/Modern, High	1975	\$350,000	\$350,000	\$0	06-25-2018	\$350,000	100.00	3
299	5948002	2632 Peachtree Road Nw #B203	2632 Peachtree	3	2	0	Mid-Rise (up to 5 stories),	1960	\$350,000	\$350,000	\$0	03-23-2018	\$344,000	98.29	11
300	6040875	2626 Peachtree Road Nw #204	The Peachtree Residences	2	2	1	High Rise (6+ stories)	2005	\$365,000	\$350,000	\$0	09-26-2018	\$342,000	93.70	43
301	5941588	250 Pharr Road Ne #508	Eclipse	2	2	0	Contemporary/Modern, High	2004	\$350,000	\$350,000	\$4,000	05-07-2018	\$340,000	97.14	119
302	6029097	2575 Peachtree Road Ne #5F	Plaza Towers	1	1	0	Contemporary/Modern, High	1969	\$375,000	\$350,000	\$0	09-20-2018	\$320,000	85.33	46
303	6026998	2828 Peachtree Road Nw #1704	2828 Peachtree	2	2	0	High Rise (6+ stories)	2002	\$375,000	\$350,000	\$0	09-07-2018	\$320,000	85.33	69
304	5895784	3530 Piedmont Road #3-A	the Barclay	3	2	0	High Rise (6+ stories)	1983	\$350,000	\$350,000	\$5,000	02-05-2018	\$320,000	91.43	114
305	5934602	3235 Roswell Road Ne #808	Buckhead Village Lofts	2	2	0	Loft	1999	\$365,000	\$357,500	\$0	05-24-2018	\$345,000	94.52	70
306	6023060	3235 Roswell Road Ne #407	Buckhead Village Lofts	1	2	0	Loft, Traditional	1999	\$364,000	\$359,000	\$0	07-31-2018	\$348,500	95.74	110
307	6015066	2626 Peachtree Road Nw #703	The Peachtree Residences	2	2	0	High Rise (6+ stories)	2005	\$359,900	\$359,900	\$2,500	08-03-2018	\$355,000	98.64	32
308	5953261	2626 Peachtree Road Nw #1005	The Peachtree Residences	2	2	1	High Rise (6+ stories)	2005	\$365,000	\$359,900	\$7,000	05-01-2018	\$354,500	97.12	69

Presented By: Thomas Abbott

This is an opinion of value or Comparative Market Analysis and should not be considered an appraisal. In making any decision that relies upon my work, you should know that I have not followed the guidelines for development of an appraisal or analysis contained in the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation.

Copyright © 2019 FMLS. All rights reserved.

Comparative Market Analysis Summary

Residential Attached

Closed

#	FMLS #	Address	Complex	#Bd	#FB	#HB	Style	Yr Built	Orig Price	List Price	CC	Sold Date	Sold Price	SP/OLP%	TDOM
309	5985196	250 Pharr Road #905	Eclipse	2	2	0	High Rise (6+ stories)	2004	\$359,900	\$359,900	\$0	05-25-2018	\$354,000	98.36	10
310	5930849	250 Pharr Road Ne #1405	Eclipse	2	2	0	High Rise (6+ stories)	2004	\$369,000	\$359,900	\$0	03-28-2018	\$350,000	94.85	118
311	6036966	2881 Peachtree Road Ne #1205	The Phoenix on Peachtree	2	2	0	High Rise (6+ stories)	2001	\$399,900	\$359,900	\$0	10-25-2018	\$343,000	85.77	100
312	5904554	3530 Piedmont Road #11K	The Barclay	2	2	0	High Rise (6+ stories)	1983	\$359,900	\$359,900	\$10,000	03-01-2018	\$310,000	86.14	149
313	5963344	3040 Peachtree Road Nw #811	Ovation	2	2	0	High Rise (6+ stories)	2006	\$364,900	\$364,900	\$0	04-02-2018	\$365,000	100.03	1
314	5943698	2626 Peachtree Road Nw #805	The Peachtree Residences	2	2	1	Contemporary/ Modern, High	2001	\$365,000	\$365,000	\$0	02-09-2018	\$360,000	98.63	528
315	6074124	3040 Peachtree Road Nw #803	Ovation	2	2	0	Mid-Rise (up to 5 stories)	2006	\$365,000	\$365,000	\$0	11-02-2018	\$356,100	97.56	3
316	5924740	3235 Roswell Road Ne #614	Buckhead Village Lofts	2	2	0	Loft, Traditional	1999	\$369,000	\$369,000	\$0	01-08-2018	\$360,000	97.56	20
317	5984873	3180 Mathieson Drive Ne #805	Mathieson Exchange Lofts	1	2	0	High Rise (6+ stories)	2001	\$379,000	\$369,000	\$0	05-02-2018	\$347,000	91.56	138
318	5965351	250 Pharr Road Ne #1605	ECLIPSE	2	2	0	Contemporary/ Modern, High	2004	\$369,900	\$369,900	\$3,500	03-30-2018	\$369,900	100.00	9
319	5939498	325 E Paces Road #1701	Paces 325	2	2	0	High Rise (6+ stories),	2004	\$374,900	\$374,900	\$5,000	01-23-2018	\$371,000	98.96	5
320	6065960	3530 Piedmont Road	The Barclay	2	2	0	High Rise (6+ stories)	1983	\$374,900	\$374,900	\$0	09-28-2018	\$330,000	88.02	17
321	5943902	325 E Paces Ferry Road Ne #1901	Paces 325	2	2	0	Contemporary/ Modern, High	2004	\$375,000	\$375,000	\$1,000	01-31-2018	\$371,250	99.00	5
322	6059803	250 Pharr Road #1609	Eclipse	2	2	0	High Rise (6+ stories)	2004	\$395,000	\$375,000	\$700	11-19-2018	\$370,000	93.67	49
323	6073911	2734 Peachtree Road Nw #B301	Peachtree Andrews	2	2	0	Mid-Rise (up to 5 stories),	1968	\$399,000	\$379,000	\$0	12-14-2018	\$353,000	88.47	45
324	5947779	3235 Roswell Road Ne #412	Buckhead Village Lofts	2	2	0	High Rise (6+ stories)	1999	\$389,000	\$379,900	\$1,000	06-08-2018	\$370,000	95.12	127
325	5938122	250 Pharr Road Ne #1410	Eclipse	2	2	0	Contemporary/ Modern, High	2004	\$385,000	\$385,000	\$2,500	01-31-2018	\$385,000	100.00	42
326	5963171	2734 Peachtree Road Nw #A202	Peachtree Andrews	2	2	0	Mid-Rise (up to 5 stories),	1968	\$389,000	\$389,000	\$0	04-06-2018	\$370,000	95.12	14
327	5993103	325 E Paces Ferry Road Ne #801	Paces 325	2	2	0	Contemporary/ Modern, High	2004	\$424,900	\$389,000	\$0	06-20-2018	\$367,500	86.49	157
328	6031581	250 Pharr Road Ne #910	Eclipse	2	2	0	Contemporary/ Modern, High	2004	\$385,000	\$390,000	\$1,000	08-13-2018	\$385,000	100.00	5
329	6091878	3325 Piedmont Road Ne #2306	Terminus	1	1	0	Contemporary/ Modern, High	2008	\$395,000	\$395,000	\$0	12-13-2018	\$385,000	97.47	32
330	5934073	250 Pharr Road Ne #1510	ECLIPSE	2	2	0	High Rise (6+ stories)	2004	\$399,900	\$395,000	\$2,500	03-09-2018	\$385,000	96.27	42

Presented By: Thomas Abbott

This is an opinion of value or Comparative Market Analysis and should not be considered an appraisal. In making any decision that relies upon my work, you should know that I have not followed the guidelines for development of an appraisal or analysis contained in the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation.

Copyright © 2019 FMLS. All rights reserved.

Comparative Market Analysis Summary

Residential Attached

Closed

#	FMLS #	Address	Complex	#Bd	#FB	#HB	Style	Yr Built	Orig Price	List Price	CC	Sold Date	Sold Price	SP/OLP%	TDOM
331	6059025	2660 Peachtree Road Nw #19A	Park Place On Peachtree	1	1	0	High Rise (6+ stories)	1987	\$399,000	\$399,000	\$5,000	09-28-2018	\$355,000	88.97	21
332	5966135	3040 Nw Peachtree Road Nw #311	Ovation	2	2	0	European, High Rise (6+ stories)	2006	\$415,000	\$405,000	\$0	05-14-2018	\$405,000	97.59	66
333	5975098	3040 Peachtree Road Nw #1603	Ovation	2	2	0	High Rise (6+ stories)	2006	\$405,000	\$405,000	\$0	04-26-2018	\$385,145	95.10	38
334	5979367	2828 Peachtree Road Nw #1002	2828 Peachtree	2	2	0	High Rise (6+ stories),	2002	\$415,000	\$415,000	\$0	04-10-2018	\$397,000	95.66	5
335	6075539	3180 Mathieson Drive Ne #705	Mathieson Exchange Lofts	2	2	0	Contemporary/ Modern, High	2001	\$417,700	\$417,700	\$0	11-01-2018	\$412,700	98.80	5
336	5998315	3180 Mathieson Drive #503	Mathieson Exchange Lofts	1	1	0	Loft	2001	\$449,000	\$424,900	\$0	07-25-2018	\$410,000	91.31	30
337	6034291	325 E Paces Ferry Road Ne #908	Paces 325	2	2	0	High Rise (6+ stories)	2004	\$449,900	\$425,000	\$2,500	10-16-2018	\$425,000	94.47	82
338	5936929	3235 Roswell Road Ne #504	Buckhead Village Lofts	2	2	0	Contemporary/ Modern, High	1999	\$425,000	\$425,000	\$575	04-11-2018	\$392,000	92.24	142
339	5904353	2828 Peachtree Road Nw #2601	2828 Peachtree	2	2	0	High Rise (6+ stories)	2002	\$438,000	\$429,000	\$0	01-18-2018	\$405,000	92.47	94
340	5858101	3180 Mathieson Drive Ne #701	Mathieson Exchange Lofts	2	2	0	High Rise (6+ stories), Loft	2001	\$449,500	\$435,000	\$0	01-19-2018	\$425,000	94.55	203
341	6031861	3180 Mathieson Drive Ne #1102	Mathieson Exchange Lofts	2	2	0	High Rise (6+ stories)	2001	\$435,000	\$435,000	\$0	09-06-2018	\$408,000	93.79	20
342	5950482	3491 Roswell Road Ne #B	Casa Bella	3	3	1	Contemporary/ Modern,	1988	\$459,000	\$435,000	\$0	03-27-2018	\$406,000	88.45	62
343	5939820	320 Alberta Terrace Ne #2	Alberta Terrace	3	3	1	Townhouse, Traditional	1973	\$449,000	\$449,000	\$9,000	01-09-2018	\$449,000	100.00	6
344	6009148	250 Pharr Road Ne #1518	Eclipse	2	2	0	High Rise (6+ stories)	2004	\$450,000	\$450,000	\$456	05-07-2018	\$450,000	100.00	0
345	5969369	3180 Mathieson Drive Ne #502	Mathieson Exchange Lofts	2	2	0	High Rise (6+ stories)	2001	\$475,000	\$450,000	\$0	06-28-2018	\$399,500	84.11	54
346	5941043	325 E Paces Ferry Road Ne #1511	Paces 325	2	2	0	Contemporary/ Modern, High	2004	\$459,000	\$459,000	\$5,000	02-26-2018	\$459,500	100.11	39
347	5899550	3541 Roswell Road #15	Central Buckhead	2	2	1	European, Townhouse	2000	\$459,000	\$459,000	\$0	04-19-2018	\$438,000	95.43	173
348	6021982	2881 Peachtree Road Ne #802	The Phoenix on Peachtree	2	2	0	High Rise (6+ stories)	2001	\$459,900	\$459,900	\$0	08-17-2018	\$425,000	92.41	34
349	6083570	325 E Paces Ferry Road Ne #1805	Paces 325	2	2	0	Contemporary/ Modern, High	2004	\$465,000	\$465,000	\$0	11-05-2018	\$455,000	97.85	110
350	5986754	3325 Piedmont Road Ne #2503	Terminus	1	1	0	High Rise (6+ stories)	2008	\$465,000	\$465,000	\$0	05-04-2018	\$445,000	95.70	7
351	5969238	2795 Peachtree Road Ne #1507	Gallery	1	2	0	Contemporary/ Modern, High	2007	\$470,000	\$470,000	\$0	04-16-2018	\$449,500	95.64	11
352	6009113	3291 Buckhead Forest Mews	Buckhead Forest Mews	2	2	1	Townhouse, Traditional	2002	\$485,000	\$475,000	\$2,500	07-31-2018	\$470,000	96.91	21

Presented By: Thomas Abbott

This is an opinion of value or Comparative Market Analysis and should not be considered an appraisal. In making any decision that relies upon my work, you should know that I have not followed the guidelines for development of an appraisal or analysis contained in the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation.

Copyright © 2019 FMLS. All rights reserved.

Comparative Market Analysis Summary

Residential Attached

Closed

#	FMLS #	Address	Complex	#Bd	#FB	#HB	Style	Yr Built	Orig Price	List Price	CC	Sold Date	Sold Price	SP/OLP%	TDOM					
353	6020546	3541 Roswell Road Ne #16	Central Buckhead	2	2	1	Townhouse, Traditional	2006	\$475,000	\$475,000	\$7,892	07-25-2018	\$465,000	97.90	78					
354	6003764	2575 Peachtree Road #16G	Plaza Towers	2	2	0	High Rise (6+ stories),	1969	\$475,000	\$475,000	\$0	05-15-2018	\$460,000	96.84	7					
355	5946864	325 E Paces Ferry Road Ne #2211	Paces 325	2	2	0	Contemporary/ Modern, High	2004	\$475,000	\$475,000	\$1,000	05-01-2018	\$448,000	94.32	67					
356	5906114	91 Delmont Drive	Delmont Homes	2	1	1	Townhouse, Traditional	1940	\$475,000	\$475,000	\$0	02-02-2018	\$426,000	89.68	33					
357	5937525	2795 Peachtree Road Ne #1403	Gallery	2	2	0	Contemporary/ Modern, High	2007	\$495,000	\$484,900	\$5,000	02-16-2018	\$473,000	95.56	50					
358	5943460	2795 Peachtree Road Ne #1803	Gallery	2	2	0	High Rise (6+ stories)	2007	\$499,000	\$488,900	\$0	03-26-2018	\$476,000	95.39	40					
359	6051421	3541 Roswell Road Ne #7	Central Buckhead	2	2	1	Contemporary/ Modern,	2000	\$489,000	\$489,000	\$0	08-31-2018	\$489,000	100.00	4					
360	6037501	3541 Roswell Road Ne #21	Central Buckhead	2	2	1	Townhouse	2000	\$489,900	\$489,900	\$4,725	08-20-2018	\$465,000	94.92	23					
361	6034987	3325 Piedmont Road #2507	Terminus	2	2	0	High Rise (6+ stories)	2008	\$499,000	\$499,000	\$0	09-04-2018	\$488,000	97.80	10					
362	5864854	3283 Buckhead Forest Mews Ne	Buckhead Forest Mews	3	2	1	Townhouse, Traditional	2002	\$539,000	\$499,000	\$500	02-13-2018	\$485,000	89.98	210					
363	5950177	3287 Buckhead Forest Mews Ne	Buckhead Forest Mews	2	2	1	Townhouse, Traditional	2002	\$499,000	\$499,000	\$0	03-02-2018	\$484,400	97.07	33					
364	5902346	2575 Peachtree Road Ne #12G	Plaza Towers	2	2	0	High Rise (6+ stories)	1969	\$585,000	\$525,000	\$3,600	06-29-2018	\$475,000	81.20	263					
365	6029288	2734 Peachtree Road Nw #B204	Peachtree Andrews	2	2	0	Mid-Rise (up to 5 stories)	1968	\$535,000	\$535,000	\$0	12-07-2018	\$485,000	90.65	87					
# LISTINGS:				365	AVG VALUES:			2	1	1			1981	\$238,819	\$235,090	\$1,757		\$228,996	98.52	47
# LISTINGS TOTAL:				365	AVG VALUES FOR ALL:			2	1	0			1981	\$238,819	\$235,090	\$1,757		\$228,996	98.52	47
MEDIAN VALUES FOR ALL:					1	1	0		1988	\$220,000	\$220,000	\$456		\$217,400	97.39	22				

Quick Statistics (365 Listings Total)				
	Min	Max	Average	Median
List Price	\$89,900	\$535,000	\$235,090	\$220,000
Sale Price	\$81,500	\$489,000	\$228,996	\$217,400

Presented By: Thomas Abbott

This is an opinion of value or Comparative Market Analysis and should not be considered an appraisal. In making any decision that relies upon my work, you should know that I have not followed the guidelines for development of an appraisal or analysis contained in the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation.

Copyright © 2019 FMLS. All rights reserved.

Comparative Market Analysis Summary

Search Criteria

Property Type is 'Residential' **Property** is 'Residential Attached' **Status** is 'Closed' **Status Contractual Search Date** is 01/01/2018 to 12/31/2018 **Zip Code** is '30305'

MyMidtownMojo.com

Presented By: Thomas Abbott

This is an opinion of value or Comparative Market Analysis and should not be considered an appraisal . In making any decision that relies upon my work, you should know that I have not followed the guidelines for development of an appraisal or analysis contained in the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation .

Copyright © 2019 FMLS. All rights reserved.