Ed Ritti

From:

Sarah Lubragge [sarah.lubragge@foxroach.com]

Sent:

Monday, October 07, 2013 2:28 PM

To:

Ed Ritti

Subject:

Re: west goshen

Attachments:

Shiloh Rd Comp Summary.xlsx

Hi Ed,

Thank you again for having me out with you on Friday.

Based on my findings, I would recommend that all three homes plus the barn be torn down.

The main house is the one that I was considering keeping but based on the proximity to the street and traffic noise, the over all condition of the home and the fact that it doesn't have the historic features/ charm that buyers look for in old farm homes it would be best to tear it down. There was a comp located at 913 Little Shiloh Rd that sold for \$335,000 where the exterior was completely stone, had 3 fireplaces and was in better condition.

The contemporary could be listed for around \$200,000 but would require a very unique buyer which would greatly delay the sale process.

As for the new construction, I would recommend single homes with an average of 4,350 sq ft, 5 bedrooms, 3.5 bath with a list price of \$700,000. This recommendation is based on the comps located in Applegate and Westtown, these homes are selling very quickly. Since 2012 there have been 19 sales, with an average of 10 days on market.

Attached I have a spreadsheet which includes all sales in Applegate and Westtown. I separated the sales by years, development, and features of the homes.

Please give me a call if you would like to review.

Thank you,

Sarah Lubragge

Prudential Fox & Roach, Realtors

Cell # 610.220.5996

Office: 484-875-2600 ext. 2531

Email: Sarah.Lubragge@PruFoxRoach.com

To learn about the Real Estate Market in your area, please click the appropriate link below and let me know if you have any questions!

Chester County

Montgomery County

		-	ι	_	Į.			т—	_	F	7	T		т	Υ		·	7=				7	
Notes					Philippe of the second control of the second						AND THE RESIDENCE OF THE PROPERTY OF THE PROPE					ą.		ANY GOVERNMENT OF THE ANY OF THE PARTY OF THE STATE OF TH		(New Construction)	(New Construction)	A VICTURE AND THE PROPERTY OF	(New Construction)
# of Homes	9	5	2	9	Charles and the control of the control of	2	9	1	2	7	A STATE OF THE PROPERTY OF THE PARTY OF THE	₽	10	11	Н	2	ø	Committee Commit	2	36	4	CANADA I RECESSION OF THE PROPERTY OF THE PARTY OF THE PA	16
Average DOM	13	10	8.5	6	THE PERSON OF SHIP COST IN CONTRACT OF STREET	10.5	10.5	8	7.5	9	Section of the particular of the Mandagorian and the Section of	æ	6.5	6.5	282	-	m	The second secon	Ţ	т	m	A STATE OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PARTY O	7
Average Sold	\$567,133	\$574,700	\$785,000	\$678,333	SAMPLE STATE OF STATE	\$574,900	\$583,858	\$425,000	\$700,000	\$653,000	Charles of the growth of the Addition of the Control of the Contro	\$655,000	\$619,500	\$575,455	\$440,000	\$806,750	\$730,066	ALTERO CHERTINA ALTERO STRUCTURES	\$317,000	\$425,323	\$515,625	Control of the Contro	\$364,985
Average List	\$581,133	\$586,760	\$818,500	\$703,633	the second of the second of the second of	\$584,820	\$588,133	\$439,900	\$724,950	\$684,514		\$675,000	\$636,205	\$585,718	\$480,000	\$849,950	\$748,801	orderstrong without blond (Perfections).	\$328,238	\$429,104	\$533,700	concept as we can destruction of several contents	\$376,786
Average Bath	4.5	3.5	5'9	3.5	The state of the s	3.5	5'8	2.5	5.5	3.5	Professional Company of the Company	4.5	4.5	3.5	1.5	5.5	3.5	Professionary Continues of the Continues	2.5	3.5	4.5	The control of the design of the control of the	3.5
Bed	5	4	5	4	A CONTROL OF THE STATE OF THE PARTY OF THE PARTY OF THE PARTY.	5	4	33	5	4	and the state of t	9	5	4	3	2	4	Hagsarred Of February Colors	3	4	5	Albert Capital Section, energy Heavy, in part 1850	4
Average Sq Ft	4965	3538	7399	4957	and the second second second second	4058	4567	2801	5822	4598	Section of the Property of the Section of the Secti	5438	4350	3768	1822	0099	4574		2500	3319	4816	TO COMPANY OF THE STATE OF THE	3163
Subdivision	Applegate	Applegate	Westtown	Westtown	of the Advantage of the Control of t	Applegate	Applegate	Applegate	Westtown	Westtown	Control of the National Control of the Control of t	Applegate	Applegate	Applegate	Applegate	Westtown	Westtown	a commercial and an analysis about the part of the last	Applegate	Applegate	Applegate	Control of the Contro	Applegate
Date	2012-2013	2012-2013	2012-2013	2012-2013	 A Company of the property of the	2008-2011	2008-2011	2008-2011	2008-2011	2008-2011	and the state of the second of the second	2004-2007	2004-2007	2004-2007	2004-2007	2004-2007	2004-2007	And describerable of general describerables of the Angelogical Company of Section 18 Angelogical Company of the Lorenteen Company of the Comp	2000-2003	2000-2003	2000-2003	egy a set a demostra in a balanca baranta yeken batan galak saaba yeken miran a balanca dayan sagan daga ja masa sa	1997-1999

ommendation 4350 5 3.5 \$700,000 \$676,000
--