

Hi Everyone,

Please see the comps below:

FAQ's: <http://www.myrenovations.com/faqs/>  
TERMS: <http://www.myrenovations.com/terms/>

← **Click for the DETAILED terms**

GOOD PROPERTIES:

Zillow

██████████ St, Brooklyn, NY 11207

E1 = \$734,265  
E2 = \$455,288  
E3 = \$595,000 (\$595,000 + \$595,000)  
AV = \$594,851

AP = \$180,000  
OP = \$344,851 (Good 91%)

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██████████ St, Brooklyn, NY 11223

E1 = \$863,136  
E2 = \$1,405,625  
E3 = \$806,500 (\$860,000 + \$753,000)  
AV = \$1,025,087

AP = \$899,000  
OP = \$775,087 (Not Good -13%)

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██████████ Ave, Brooklyn, NY 11235

E1 = \$969,030  
E2 = \$993,125  
E3 = \$914,000 (\$958,000 + \$870,000)  
AV = \$958,718

AP = \$849,999  
OP = \$708,718 (Not Good -16%)

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**Government Agencies Estimates**

**After Repair Value (ARV)**

**Asking Price**

**Maximum Allowed Offer**

NOT GOOD PROPERTIES:

**Zillow**

6818 Colonial Rd, Brooklyn, NY 11220

E1 = \$889,110  
E2 = \$955,325  
E3 = \$890,500 (\$891,000 + \$890,000)  
AV = \$911,645

AP = \$935,000  
OP = \$661,645 (Not Good)

2051 Shore Pkwy, Brooklyn, NY 11214

E1 = \$717,282  
E2 = \$616,875  
E3 = \$643,000 (\$659,000 + \$627,000)  
AV = \$659,052

AP = \$625,000  
OP = \$409,052 (Not Good)

453 Van Sicken Ave, Brooklyn, NY 11207

E1 = \$393,606  
E2 = \$334,763  
E3 = \$425,000 (\$425,000 + \$425,000)  
AV = \$384,456

AP = \$499,000  
OP = \$134,456 (Not Good)

4315 Avenue J, Brooklyn, NY 11210

E1 = \$740,259  
E2 = \$226,438  
E3 = \$645,000 (\$735,000 + \$555,000)  
AV = \$537,232

AP = \$799,000  
OP = \$287,232 (Not Good)

1058 E 59th St, Brooklyn, NY 11234

E1 = \$702,297  
E2 = \$813,375  
E3 = \$640,500 (\$716,000 + \$565,000)  
AV = \$718,724

AP = \$899,000  
OP = \$468,724 (Not Good)

42 Paerdegat 1st St, Brooklyn, NY 11236

E1 = \$463,536

E2 = \$512,840  
E3 = \$461,000 (\$489,000 + \$433,000)  
AV = \$479,125

AP = \$750,000  
OP = \$229,125 (Not Good)

### **Craigslist**

[271 New Lots Ave, Brooklyn, NY 11207](#)

E1 = \$467,532  
E2 = \$372,263  
E3 = \$441,500 (\$444,000 + \$439,000)  
AV = \$427,098

AP = \$415,000  
OP = \$177,098 (Not Good)

[648 E 40th St, Brooklyn, NY 11203](#)

E1 = \$467,532  
E2 = \$611,938  
E3 = \$498,000 (\$544,000 + \$452,000)  
AV = \$525,823

AP = \$569,000  
OP = \$275,823 (Not Good)

### **Brooklyn MLS**

[3711 Foster Ave, Brooklyn, NY 11203](#)

E1 = \$517,482  
E2 = \$570,375  
E3 = \$514,500 (\$532,000 + \$497,000)  
AV = \$534,119

AP = \$800,000  
OP = \$284,119 (Not Good)

[857 Linden Blvd, Brooklyn, NY 11203](#)

E1 = \$607,392  
E2 = \$516,750  
E3 = \$594,000 (\$594,000 + \$594,000)  
AV = \$572,714

AP = \$550,000  
OP = \$322,714 (Not Good)

[979 78th St, Brooklyn, NY 11228](#)

E1 = \$882,117  
E2 = \$871,611  
E3 = \$869,500 (\$898,000 + \$841,000)  
AV = \$874,409

AP = \$989,000  
OP = \$624,409 (Not Good)

2003 E 53rd Pl, Brooklyn, NY 11234

E1 = \$591,408  
E2 = \$233,500  
E3 = \$643,000 (\$643,000 + \$643,000)  
AV = \$489,303

AP = \$719,000  
OP = \$239,303 (Not Good)

2441 E 63rd St, Brooklyn, NY 11234

E1 = \$549,450  
E2 = \$532,813  
E3 = \$561,000 (\$572,000 + \$550,000)  
AV = \$547,754

AP = \$599,000  
OP = \$297,754 (Not Good)

1509 Marine Pkwy, Brooklyn, NY 11234

E1 = \$754,245  
E2 = \$784,625  
E3 = \$722,500 (\$772,000 + \$673,000)  
AV = \$753,790

AP = \$928,000  
OP = \$503,790 (Not Good)

2180 E 66th St, Brooklyn, NY 11234

E1 = \$802,197  
E2 = \$233,500  
E3 = \$740,000 (\$802,000 + \$678,000)  
AV = \$591,899

AP = \$899,000  
OP = \$341,899 (Not Good)

2607 Hubbard St, Brooklyn, NY 11235

E1 = \$670,329  
E2 = \$638,375  
E3 = \$723,000 (\$798,000 + \$648,000)  
AV = \$677,235

AP = \$849,000  
OP = \$427,235 (Not Good)

7005 Louise Ter, Brooklyn, NY 11209

E1 = \$916,083  
E2 = \$869,500  
E3 = \$923,000 (\$986,000 + \$860,000)

AV = \$902,861

AP = \$1,049,000

OP = \$652,861 (Not Good)

2354 E 71st St, Brooklyn, NY 11234

E1 = \$743,256

E2 = \$730,125

E3 = \$703,500 (\$743,000 + \$664,000)

AV = \$725,627

AP = \$749,000

OP = \$475,627 (Not Good)

2551 West St, Brooklyn, NY 11223

E1 = \$798,201

E2 = \$1,221,500

E3 = \$791,500 (\$817,000 + \$766,000)

AV = \$937,067

AP = \$1,138,000

OP = \$687,067 (Not Good)

### **Redfin**

184 Sumpter St, Brooklyn, NY 11233

E1 = \$628,371

E2 = \$697,837

E3 = \$987,500 (\$1,189,000 + \$786,000)

AV = \$771,236

AP = \$899,000

OP = \$521,236 (Not Good)

209 Chauncey St, Brooklyn, NY 11233

E1 = \$763,236

E2 = \$697,837

E3 = \$998,000 (\$1,229,000 + \$767,000)

AV = \$819,691

AP = \$1,400,000

OP = \$569,691 (Not Good)

1525 E 56th St, Brooklyn, NY 11234

E1 = \$536,463

E2 = \$541,938

E3 = \$498,000 (\$549,000 + \$447,000)

AV = \$525,467

AP = \$525,000

OP = \$275,467 (Not Good)

### **Queens MLS**

909 Troy Ave, Brooklyn, NY 11203

E1 = \$467,532  
E2 = \$516,125  
E3 = \$478,500 (\$536,000 + \$421,000)  
AV = \$487,386

AP = \$630,000  
OP = \$237,386 (Not Good)

120 Weldon St, Brooklyn, NY 11208

E1 = \$537,462  
E2 = \$573,821  
E3 = \$585,000 (\$704,000 + \$466,000)  
AV = \$565,428

AP = \$729,000  
OP = \$315,428 (Not Good)

7105 21st Ave, Brooklyn, NY 11204

E1 = \$980,019  
E2 = \$866,813  
E3 = \$999,500 (\$1,134,000 + \$865,000)  
AV = \$948,777

AP = \$999,000  
OP = \$698,777 (Not Good)

Thanks,

Your Comps Team