



Prepared Exclusively for

CA Income Property Investor

Comparable Sales for Property Located at

2244 Canyon Dr, Costa Mesa, CA 92627-4880

Projected Value - Based on Ave Square Feet

Approximate Projected Value*

\$1,014,741

Comparable Property Statistics

	(Last Sale) <u>Subject Property</u>	<u>High</u>	<u>Low</u>	<u>Median</u>	<u>Average</u>
Sale Price	\$660,000	\$1,250,000	\$760,000	\$995,000	\$975,571
Square Feet	3,569	4,039	3,079	3,355	3,438
Price per Square Foot	\$184.93	\$331.06	\$228.92	\$282.36	\$284.32

Comparable Property Summary

<u>Address</u>	<u>City / State / Zip</u>	<u>Record Date</u>	<u>Sale Price</u>	<u>Bldg Sq Ft</u>	<u>Dist (miles)</u>	<u>Year Built</u>	<u>Price Sq Ft</u>
1 2151 Canyon Dr	Costa Mesa CA 92627	11/2/2005	\$1,020,000	4,039	0.297	1972	\$252.54
2 1966 Wallace Ave	Costa Mesa CA 92627	7/15/2005	\$1,050,000	3,700	0.940	1960	\$283.78
3 673 Plumer St	Costa Mesa CA 92627	7/7/2005	\$804,000	3,160	1.241	1959	\$254.43
4 1843 Pomona Ave	Costa Mesa CA 92627	12/6/2005	\$1,000,000	3,912	1.244	1965	\$255.62
5 1818 Pomona Ave	Costa Mesa CA 92627	9/29/2005	\$865,000	3,079	1.310	1977	\$280.94
6 778 Shalimar Dr	Costa Mesa CA 92627	8/10/2005	\$890,000	3,390	1.312	1961	\$262.54
7 711 James St	Costa Mesa CA 92627	11/29/2005	\$929,000	3,448	1.374	1962	\$269.43
8 416 Hamilton St	Costa Mesa CA 92627	8/31/2005	\$1,070,000	3,232	1.477	1973	\$331.06
9 131 Flower St	Costa Mesa CA 92627	8/23/2005	\$760,000	3,320	1.702	1955	\$228.92
10 2829 Lemon St	Costa Mesa CA 92626	7/19/2005	\$990,000	3,167	1.761	1960	\$312.60
11 1537 Ponderosa St	Costa Mesa CA 92626	8/1/2005	\$955,000	3,167	1.782	1960	\$301.55
12 2912 Peppertree Ln	Costa Mesa CA 92626	9/14/2005	\$1,075,000	3,550	1.838	1960	\$302.82
13 235 E 16th Pl	Costa Mesa CA 92627	2/22/2006	\$1,000,000	3,161	2.012	1947	\$316.36
14 191 Albert Pl	Costa Mesa CA 92627	7/5/2005	\$1,250,000	3,812	2.202	1978	\$327.91

CA Income Property

The **Smart Choice** for Income Property!

*Actual market value may vary

Comparable Summary

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