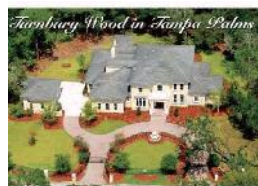


Side-by-Side Comparative Report (Solds)



	T2332616	T2438932	U7504731
MLS #	T2332616	T2438932	U7504731
Address	17922 CACHET ISLE DR TAMPA, FL 33647	4912 TURNBURY WOOD DR TAMPA, FL 33647	18136 Longwater Run Dr Tampa, FL 33647
Subdivision	CORY LAKE ISLES PH 1 UNIT 2	TAMPA PALMS AREA 2 UNIT 9	Hunter's Green Parce
Status	Sold	Sold	Sold
Original Price:	\$2,800,000.00	\$1,999,000.00	\$999,000.00
List Price	\$1,700,000.00	\$1,695,000.00	\$999,000.00
Sold Price:	\$1,400,000.00	\$1,200,000.00	\$900,000.00
LP/SP Ratio:	82.35%	70.80%	90.09%
Sold Date:	04/08/11	08/31/11	11/01/11
Property Description:	Two Story	Two Story	One Story
Year Built	2000	2004	2000
SqFt Heated	6,880	6,382	5,160
Bedrooms	5	6	5
Baths Full/Half	5/1	6/2	4/1
Additional Rooms:	Bonus Room Breezeway		Bonus Room Family Room
Interior Features:	Attic Vent Blinds/Sh	Cath/Vaul Ceil Ceiling Fan(s)	Attic Blinds/Sh
Floor Covering:	Carpet Marble Wood	Carpet Ceramic Tile Wood	Ceramic Tile Carpet
Fireplace:	Gas Fireplace Family Room	Family Room Other Room	Family Room Gas Fireplace
Air Conditioning	Central	Central	Central
Appliances:	Compactor Dishwasher Disposal Dryer	Dishwasher Disposal Built In Oven Microwave	Built In Oven Compactor Dishwasher Disposal
Pool:	Gunite/Concrete Heated Pool	Gunite/Concrete	Auto Cleaner Gunite/Concrete
Water	Lake		
Water Name	CORY LAKE		
Water Extras	Dock - Slip Deeded On-Site		
Total Acreage:	1/2 Acre to 1 Acre	10 to less than 20	1/2 Acre to 1 Acre
Exterior Features	Balcony/Sun Deck Gutters / Downspouts	Fenced Balcony/Sun Deck	French Doors Gutters / Downspouts
Garage/Carport	3+ Car Garage	4 Car Garage	5+ Car Garage
Location	In City Limits Sidewalk Street Brick	Conservation Area In City Limits Wooded View	Cul-De-Sac Gated Comm Golf Course Frontage
Community Features	Deed Restrictions	Deed Restrictions	Deed Restrictions
HOA/	Required	Required	Required
ADOM:	899	343	134
CDOM:	899	1,374	134
LP/SF:	\$247.09	\$265.59	\$193.61
SP/SF	\$203.49	\$188.03	\$174.42
Days to Contract:	899	308	134
Days to Close:	942	343	242

Side-by-Side Comparative Report (Solds)



	T2472923	T2432487	T2462340
MLS #	17702 SAINT LUCIA ISLE DR	6323 MACLAURIN DR	6211 EMMONS LN
Address	TAMPA, FL 33647	TAMPA, FL 33647	TAMPA, FL 33647
Subdivision	CORY LAKE ISLES	TAMPA PALMS	TAMPA PALMS 4A UNIT 1
Status	Sold	Sold	Sold
Original Price:	\$1,097,500.00	\$1,125,000.00	\$849,900.00
List Price	\$998,000.00	\$950,000.00	\$801,000.00
Sold Price:	\$898,000.00	\$850,000.00	\$755,000.00
LP/SP Ratio:	89.98%	89.47%	94.26%
Sold Date:	10/25/11	07/14/11	11/03/11
Property Description:	Two Story	Two Story	3rd Floor+above Multi-Story
Year Built	2001	1998	1991
SqFt Heated	5,819	5,579	6,141
Bedrooms	4	5	5
Baths Full/Half	4/1	4/1	5/0
Additional Rooms:	Den/Library/Office Loft	Bonus Room Family Room	Bonus Room Family Room
Interior Features:	Blinds/Sh Cath/Vaul Ceil	Attic Blinds/Sh	Ceiling Fan(s) Crown Moulding
Floor Covering:	Ceramic Tile Carpet	Ceramic Tile Marble Wood Other	Marble Wood Carpet
Fireplace:	Living Room Master Bedroom	Family Room Gas Fireplace	
Air Conditioning	Central	Central	Central
Appliances:	Built In Oven Dishwasher Microwave Range	Dishwasher Disposal Dryer Gas Appliances	Dishwasher Disposal Microwave Refrigerator
Pool:	Gunite/Concrete In Ground	Gunite/Concrete Heated Pool	Gunite/Concrete Heated Pool
Water		Pond	
Water	Lake	Pond	
Water Name			
Water Extras	Skiing Allowed		
Total Acreage:	One + to Two Acres	1/4 Acre to 21779 Sq. Ft.	1/2 Acre to 1 Acre
Exterior Features	Balcony/Sun Deck French Doors	Outdoor Kitchen Patio/Porch Covered	French Doors Irrigation System
Garage/Carport	3 Car Garage	3 Car Garage	3 Car Garage
Location	Conservation Area Cul-De-Sac In County	In City Limits Sidewalk Street Paved	Conservation Area Street Private Corner Lot
Community Features	Community Boat Ramp	Association Recreat	Deed Restrictions
HOA/	Required	Required	Required
ADOM:	106	301	27
CDOM:	106	301	27
LP/SF:	\$171.51	\$170.28	\$130.43
SP/SF	\$154.32	\$152.36	\$122.94
Days to Contract:	106	301	84
Days to Close:	146	339	234

Side-by-Side Comparative Report (Solds)



	T2470949	T2464862	T2271982
MLS #	T2470949	T2464862	T2271982
Address	6414 RENWICK CIRCLE TAMPA, FL 33647	5002 WAYDALE LN TAMPA, FL 33647	15503 THORNHURST CT TAMPA, FL 33647
Subdivision	TAMPA PALMS 4A UNIT 2C 2D	TAMPA PALMS AREA 4 PARCEL :	TAMPA PALMS 4A UNIT 1
Status	Sold	Sold	Sold
Original Price:	\$800,000.00	\$1,150,000.00	\$1,500,000.00
List Price	\$775,000.00	\$1,000,000.00	\$775,000.00
Sold Price:	\$750,000.00	\$750,000.00	\$710,000.00
LP/SP Ratio:	96.77%	75.00%	91.61%
Sold Date:	09/29/11	10/03/11	09/09/11
Property Description:	Two Story	Two Story	Two Story
Year Built	1996	2003	1992
SqFt Heated	5,076	5,367	5,154
Bedrooms	4	4	5
Baths Full/Half	4/1	4/2	4/2
Additional Rooms:	Bonus Room Family Room		
Interior Features:	Crown Moulding InWall Pest Sys	Cath/Vaul Ceil Ceiling Fan(s)	Attic Blinds/Sh
Floor Covering:	Carpet Ceramic Tile Wood	Ceramic Tile	Ceramic Tile Wood
Fireplace:	Wood Burning Fireplace	Living Room Gas Fireplace	Family Room Master Bedroom
Air Conditioning	Central	Central	Central
Appliances:	Built In Oven Dishwasher Range Refrigerator	Dishwasher Disposal Exhaust Fan Refrigerator	Dishwasher Disposal Microwave Range
Pool:	Gunite/Concrete Heated Pool	Gunite/Concrete Heated Spa	Gunite/Concrete Heated Pool
Water	Pond		Pond
Water			
Water Name			
Water Extras			
Total Acreage:	1/4 Acre to 21779 Sq. Ft.	1/2 Acre to 1 Acre	1/2 Acre to 1 Acre
Exterior Features	French Doors Irrigation System	Outdoor Grill Outdoor Kitchen	Irrigation System Mature Landscaping
Garage/Carport	3 Car Garage	3 Car Garage	3 Car Garage
Location	In City Limits Sidewalk	Cul-De-Sac	Conservation Area Cul-De-Sac In City Limits
Community Features	Association Recreat	Gated Community	Association Recreat
HOA/	Required	Required	Required
ADOM:	95	123	1451
CDOM:	95	123	1,451
LP/SF:	\$152.68	\$186.32	\$150.37
SP/SF	\$147.75	\$139.74	\$137.76
Days to Contract:	95	123	1,357
Days to Close:	136	185	1,452

Side-by-Side Comparative Report (Solds)



MLS #	T2481271
Address	6409 E MACLAURIN DR TAMPA, FL 33647
Subdivision	TAMPA PALMS 4A UNIT 2B3
Status	Sold
Original Price:	\$679,000.00
List Price	\$679,000.00
Sold Price:	\$679,000.00
LP/SP Ratio:	100.00%
Sold Date:	09/29/11
Property Description:	One Story
Year Built	1995
SqFt Heated	4,043
Bedrooms	4
Baths Full/Half	4/0
Additional Rooms:	Foyer Inside Utility
Interior Features:	Ceiling Fan(s) Crown Moulding
Floor Covering:	Ceramic Tile Carpet Wood
Fireplace:	Family Room Gas Fireplace
Air Conditioning	Central
Appliances:	Built In Oven Compactor Disposal Dryer
Pool:	Gunite/Concrete Heated Pool
Water	Pond
Water	Pond
Water Name	
Water Extras	
Total Acreage:	1/4 Acre to 21779 Sq. Ft.
Exterior Features	French Doors Gutters / Downspouts
Garage/Carport	3 Car Garage
Location	Conservation Area Golf Course Frontage Golf Course View
Community Features	Deed Restrictions
HOA/	Required
ADOM:	7
CDOM:	7
LP/SF:	\$167.94
SP/SF	\$167.94
Days to Contract:	7
Days to Close:	59