

**NEIGHBORHOOD SALES REPORT**

Comparables include Property Type **RS**, Subdivision (starts with...) **windward slopes**, Sale Date between 02/23/2007 and 04/23/2008, Wide Area 831 through 839 no Map Areas defined.

**COMPARABLES**

Address	Map	Sale Date	Price	Type (Deed)	Conc	Mtg%	Mtg	Src	Effec	SqFt	\$/SF	Sty	Rm	BR	Bth	Prk	Const	CD	Yrblt	Acre	CA	P	H	F
<a href="#">3797 Sailboat Ln</a>		2008/03/28	\$256,000	N (WD)	0	75	CV	Apr	2004/03	3212	80	1.5	10	5	3.0	G2A	Br/Wd	A	2004	0.37	Y	NG	1	
<a href="#">9693 Leeward Slopes Dr</a>		2008/01/29	\$234,000	B (WD)	0	103	CV	Apr	2003/07	3140	75	1.5	10	5	3.0	G2A	Br/Wd	G	2003	0.28	Y		1	
<a href="#">3789 Piper Bay Ln</a>		2008/01/16	\$275,000	N (WD)	0		CU	MLS	2008/01	3100	89	2.0	9	4	3.0	G2A	Br/Wd		2004	0.23	Y	NG	1	
<a href="#">3911 Lighthouse Ln</a>		2008/01/04	\$255,000	N (WD)	6300	72	CV	Apr	2007/12	3332	77	2.0	9	4	3.0	G2A	Br/Wd	G	2000	0.23	Y	NG	1	
<a href="#">3764 Piper Bay Ln</a>		2007/11/13	\$245,000	N (WD)	-		CU	Apr	2007/07	2849	86	1.1	9	3	3.1	G2A	Br/Wd	A	2000	0.23	Y	NG	1	
<a href="#">3902 Lighthouse Ln *</a>		2007/10/26	\$332,952	F (TT)	-		CU	Apr	2004/03	3347	99	1.5	9	5	3.1	G2A	Br/Wd	G	2000	0.26	Y	NF	1	
<a href="#">3810 Lighthouse Ln *</a>		2007/09/28	\$276,077	F (TT)	-		CU	Apr	2006/07	3797	73	2.0	10	5	3.0	G2A	Br/Wd	G	2001	0.23	Y	NG	1	
<a href="#">9677 Cutter Ln</a>		2007/09/27	\$250,000	N (WD)	6300	100	CV	Apr	2004/06	2996	83		9	3	2.1	G2A	Br/Wd	E	2004	0.28	Y		F	
<a href="#">3789 Piper Bay Ln</a>		2007/08/10	\$265,000	N (WD)	-	100	CV	MLS	2004/12	3100	85	2.0	9	4	3.0	G2A	Br/Wd		2004	0.23	Y	NG	1	
<a href="#">3823 Cutter Cv</a>		2007/07/24	\$276,000	N (WD)	-	80	CV	Apr	2004/11	3193	86	1.5	9	4	3.0	G2A	Br	G	2004	0.26	Y		F	1
<a href="#">9825 Windward Slope Dr</a>		2007/06/20	\$450,000	N (WD)	17077	80	CV	Apr	2007/05	3079	146	2.0	9	4	2.1	G2A	Br/Wd	G	2002	0.28	Y	NG	1	
<a href="#">9859 Windward Slope Dr</a>		2007/05/31	\$515,000	N (WD)	-	80	CV	Apr	2006/03	3798	136	1.5	9	4	3.0	G3A		G	2006	0.29	Y		F	2
<a href="#">9693 Leeward Slopes Dr</a>		2007/05/31	\$176,963	F (TT)	-		CU	Apr	2003/07	3140	56	1.5	10	5	3.0	G2A	Br/Wd	G	2003	0.28	Y		1	
<a href="#">3825 Piper Bay Ln</a>		2007/05/18	\$258,000	N (WD)	1500	69	CV	Apr	2005/03	2648	97	1.5	8	3	2.1	G2A	Br/Wd	G	2005	0.23	Y		1	
<a href="#">3847 Misty Bay Cv</a>		2007/05/01	\$252,000	N (WD)	0	90	CV	Apr	2001/10	3414	74	2.0	9	4	2.1	G2A	Br	G	2001	0.33	Y	NF	1	
<a href="#">3902 Lighthouse Ln *</a>		2007/04/13	\$251,000	N (WD)	0		CU	Apr	2004/03	3347	75	1.5	9	5	3.1	G2A	Br/Wd	G	2000	0.26	Y	NF	1	
<a href="#">3902 Lighthouse Ln *</a>		2007/04/13	\$320,000	N (WD)	-	100	CV	Apr	2004/03	3347	96	1.5	9	5	3.1	G2A	Br/Wd	G	2000	0.26	Y	NF	1	
<a href="#">3755 Sailboat Ln</a>		2007/03/21	\$240,000	N (WD)	5000	100	CV	Apr	2007/03	2723	88	2.0	7	3	2.1	G2A	Br	G	2000	0.26	Y	NF	1	

Min Sale Price: \$176,963  
 Max Sale Price: \$515,000  
 Median Sale Price: \$255,000

Min Sqft: 2648  
 Max Sqft: 3798  
 Avg Sqft: 3197

18 Comparables  
 Avg Sale Price: \$284,888  
 Avg PPSF: \$89

\* Denotes a property that is an active or pending listing in MLS.

**SIMILAR ACTIVE LISTINGS**

Address	Status	Map	Subdivision	List Price	Src	SqFt	\$/SF	BR	Bth	Sty	Yrblt	Acres	MLS	List Date	DOM
<a href="#">3902 Lighthouse Ln</a>	ACT		832A Windward Slopes Phase 1	\$234,900	Apr	3347	70	5	3	1.5	2000	0.26	3131007	2/11/08	72
<a href="#">3810 Lighthouse Ln</a>	ACT		832A Windward Slopes Phase 1	\$249,900	Apr	3797	66	5	3	2	2001	0.23	3124078	11/19/07	156
<a href="#">3822 Piper Bay Cv</a>	PEND		832A Windward Slopes Ph 2	\$257,500	MLS	3350	77	5	3	2	2002	0.34	3132905	2/28/08	4
<a href="#">9759 Leeward Slopes Dr</a>	ACT		832A Windward Slopes Ph 3	\$257,500	MLS	3350	77	4	3	2	2003	0.23	3102001	5/3/07	356
<a href="#">9662 Leeward Slopes Dr</a>	ACT		832A Windward Slopes Ph 4	\$274,900	MLS	3100	89	5	3	2	2003		3132359	2/22/08	61
<a href="#">3819 Piper Bay Cv</a>	ACT		832A Windward Slopes Ph 2	\$275,000	Apr	3132	88	4	3	2	2001	0.33	3131136	2/7/08	76
<a href="#">3846 Piper Bay Ln</a>	ACT		832A Windward Slopes Ph 3	\$289,900	Apr	3227	90	4	3	1.5	2004	0.28	3135237	3/19/08	35
<a href="#">9744 Cutter Ln</a>	ACT		832A Windward Slopes Ph 3	\$299,000	Tax	3342	89	4	3	2	2004	0.29	3136105	3/27/08	27
<a href="#">9718 Leeward Slopes Dr</a>	PEND		832A Windward Slopes Ph 4	\$319,000	Tax	3214	99	4	3	2	2004	0.45	3133776	3/6/08	21
<a href="#">9895 Windward Slope Dr</a>	ACT		832A Windward Slopes Ph 2	\$519,972	Apr	3642	143	4	3	2	2002	0.37	3135942	3/27/08	27
<a href="#">3806 Sailboat Ln</a>	ACT		832A Windward Slopes Phase 2	\$599,000	MLS			4	4	2	2007	0.448	3114017	7/13/07	

**MAP**



Brad Merritt  
 Crye-Leike, Inc., REALTORS  
 8131 Hwy 51 North  
 Millington TN 38053  
 Phone: 901-872-1181  
 Other Phone: 901-485-8688

[bmerritt@crye-leike.com](mailto:bmerritt@crye-leike.com)  
<http://www.MyMidSouthHomes.com>

Prepared on 04/23/2008

Information Deemed Reliable But Not Warranted | ©2004-2008, Memphis Area Association of REALTORS®