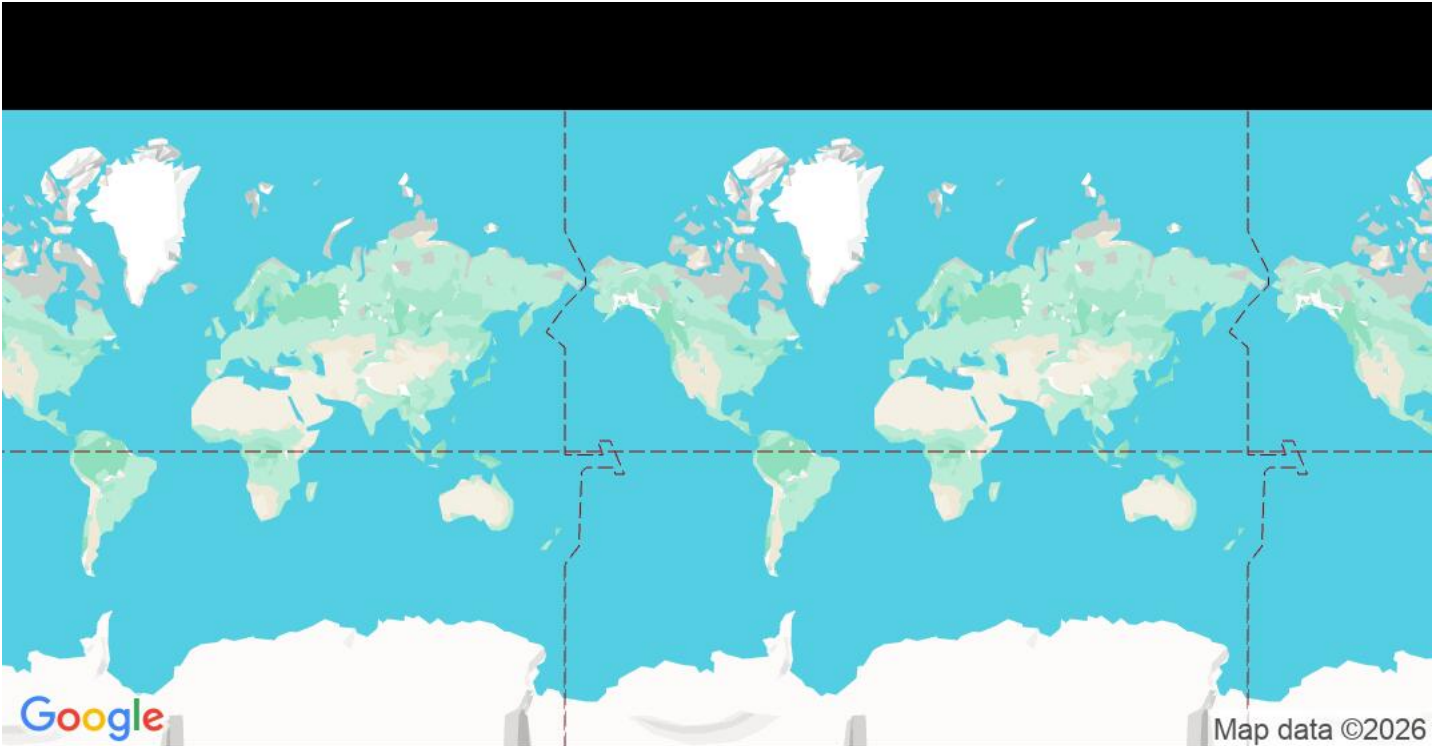


COMPARABLE SALES REPORT

Property Address: **8332 Silver Birch Way**
 Property City, State, ZIP: **Lehigh Acres, FL 33971**
 Bedrooms: **4** Baths: **2.5** Sq.Feet: **2510** Built: **2005**

Notes: Low maintenance non-pool home in HOA maintained general grounds. Hot market for unique neighborhood.

Presented by:
 RC Thunder
 Vail Property Solutions
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<u>Property Address</u>	<u>Beds</u>	<u>Baths</u>	<u>SqFt</u>	<u>Sold</u>	<u>Built</u>	<u>Price</u>	<u>\$/SqFt</u>	<u>Dist</u>	<u>Notes</u>
1. 8690 Pegasus Dr Lehigh Acres FL	4	4	3,019	08/1/2016		279,000			Built 2006, Moderate HOA fees
2. 8547 Pegasus Dr Lehigh Acres FL	5	3	2,708	03/3/2016		268,000			Built 2006, Moderate HOA fees
3. 8676 Pegasus Dr Lehigh Acres FL	4	4	2,982	06/16/2016		265,000			Built 2006, Moderate HOA fees
4. 8595 Pegasus Dr, Lehigh Acres FL	4	3	2,594	03/29/2016		260,000			Built 2014, Moderate HOA fees
5. 8667 Pegasus Dr Lehigh Acres FL	4	4	2,982	03/3/2016		268,000			Built 2006, Moderate HOA fees
6. 8364 Silver Birch Way Lehigh Acres FL	4	3	2,280	08/16/2016		250,000			Built 2005, Low HOA fees Pool
7. 8563 Pegasus Dr Lehigh Acres FL	4	3	2,368	07/11/2016		250,000			Built 2006, Moderate HOA fees
8. 8281 Silver Birch Way Lehigh Acres FL	4	2	2,564	03/01/2016		245,000			Built 2005, Low HOA fees
9. 8266 Silver Birch Way Lehigh Acres FL	4	2	2,265	05/02/2016		241,000			Built 2005, Low HOA fees Pool
10 8380 Silver Birch Way Lehigh Acres FL	3	2	2,535	08/11/2016		230,000			Built 2005, Low HOA fees

Average