

Comparative Market Analysis



Prepared For



Bristol Rd E

2

Mississauga, ON L4Z3P5

Prepared By

ALI SALARIAN

Broker

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PPS REALTY, BROKERAGE

7163 Yonge St #256

Markham, ON L3T0C6

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May 1, 2018

[REDACTED]
[REDACTED]
[REDACTED]

Bristol Rd E

2

Mississauga, ON L4Z3P5

Dear JESSICA NG & RICHARD NGUYEN:

Re: [REDACTED] Bristol Rd E 2

Thank you for the opportunity to present this Comparative Market Analysis. This report of current and past market activity compares your property with other properties. The analysis enables you to compare property features to assist you in determining the best pricing strategy for today's market.

I look forward to working with you in the future. I am committed to providing you with professional and dedicated service. Should you require any further information, please call.

Sincerely,

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Sample

[Redacted text block]

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Location:

[Redacted] Bristol Rd E # [Redacted]
Mississauga, L4Z3P5 Peel/Huron/Ontario [Redacted]

Suggested Price:

\$530,000 - \$550,000

Property

Condo Townhouse 3-Storey

Characteristics:

Rooms: 6 Bedrooms: 3 Washrooms: 2 Kitchens: 1 Family Room: N
Basement: Unfinished Heat: Forced Air / Gas Fireplaces: Y
Gar Type/Park Spcs: Attached / 1 Total Parking Spcs: [Redacted] Approximate Age: 6-15
Locker: None Balcony: None Approximate Sqft: [Redacted]
Bldg Amenities: Outdoor Pool Exterior: Brick

Description:

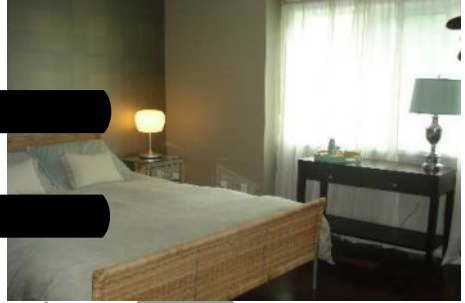
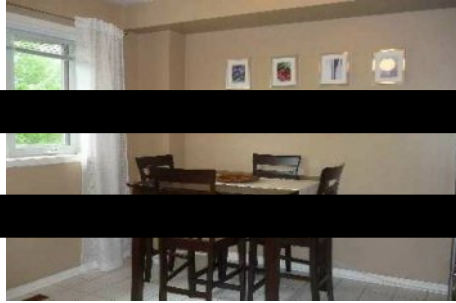
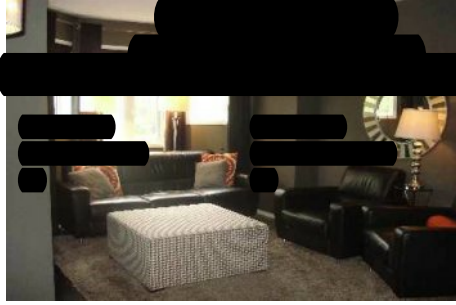
This Home Is A Superstar!! This Beautiful Home Was Featured On Tv Show 'Colour Confidential' With Interior Designer Jane Lockhart. Engineered Hardwood Floors Everywhere, Including The Stairs!! Custom Draperies, Real Wood Blinds, Custom Oak Fireplace With Mosaic Tile, [Redacted], [Redacted], Roof 2009, Basement Windows 2010 Built In Humidifier. Cute And Cozy Backyard For Summer Bbqs!!

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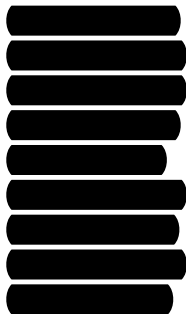
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Sample Property Photo Gallery

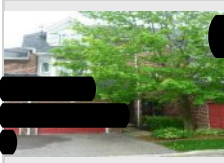
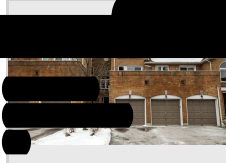
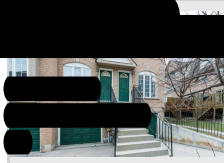




Bristol Rd E 2
Mississauga L4Z3P5

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Side by Side Property Comparison

	Subject Property	On the Market	On the Market	On the Market	Recently Sold
					
MLS#:	W2115928	W4102649	W4107520	W4067478	W4009130
Address:	45 Bristol Rd E	60 Barondale Dr	75 Strathaven Dr	75 Strathaven Dr	60 Barondale Dr
Apt/Unit#:	2	304	36	42	298
Municipality:	Mississauga	Mississauga	Mississauga	Mississauga	Mississauga
Community:	Hurontario	Hurontario	Hurontario	Hurontario	Hurontario
Postal Code:	L4Z3P5	L4Z3N8	L5R3W1	L5R3W1	L4Z3N8
Type:	Condo Townhouse	Condo Townhouse	Condo Townhouse	Condo Townhouse	Condo Townhouse
Style:	3-Storey	3-Storey	3-Storey	3-Storey	3-Storey
Rooms:	6				6
Bedrooms:	3				3
Washrooms:	2	3	2	3	2
Kitchens:	1	1	1	1	1
Fireplace:	Y				N
Heat Type:	Forced Air				Forced Air
Heat Source:	Gas				Gas
A/C:	Central Air	Central Air	Central Air	Central Air	Central Air
Maint:	\$0.00	\$555.89	\$148.00	\$148.00	\$555.89
Garage:	Attached	Built-In	Attached	Built-In	Attached
#Park Spcs:	1	2	1	2	1
Locker:	None	Ensuite	None	None	None
Exposure:	N	Nw	S	N	Nw
Balcony:	None	Open	None	None	Terr
Approx Sqft:		1200-1399	1200-1399	1400-1599	1200-1399
Exterior:	Brick	Brick	Brick	Brick	Brick
Zoning:					
Taxes:	\$0.00	\$2,233.85	\$2,676.00	\$2,734.08	\$2,331.32
Hydro Inc:	N	N	N	N	N
Water Inc:	Y	Y	N	N	Y
Com Elements Inc:	Y				Y
Heat Inc:	N				N
Cable Inc:	N				N
Last Status:					Sld
Contract Date:		4/20/2018	4/25/2018	3/15/2018	12/18/2017
Sold Date:					1/03/2018
Expiry Date:		8/31/2018	7/25/2018	6/15/2018	5/31/2018
Days on Market:		12	7	48	16
Original Price:		\$450,000	\$539,000	\$599,000	\$429,888
List Price:		\$450,000	\$539,000	\$599,000	\$429,888
Sold Price:					\$430,000
<u>Adjustments:</u>					
Price:		\$450,000	\$539,000	\$599,000	\$430,000
Adjustments:		\$60,000	\$30,000	(\$65,000)	\$100,000
Adjusted Price:		\$510,000	\$569,000	\$534,000	\$530,000

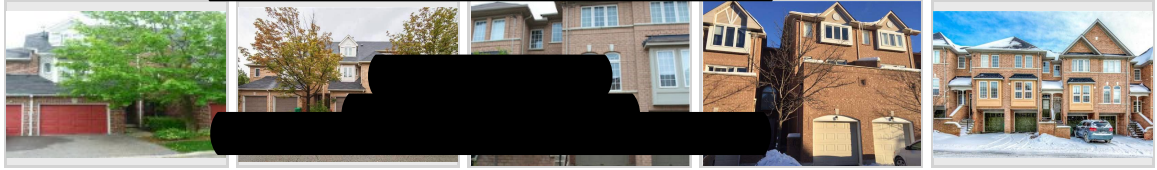
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Subject Property

Recently Sold

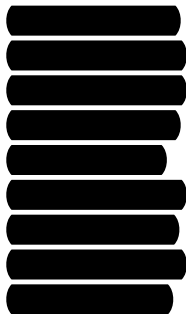
Recently Sold



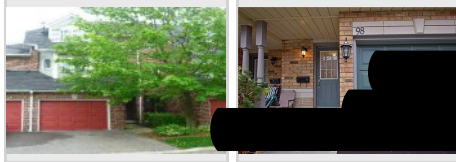
MLS#:	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
Municipality:	Mississauga	Mississauga	Mississauga	Mississauga	Mississauga
Community:	Hurontario	Hurontario	Hurontario	Hurontario	Hurontario
Postal Code:	L4Z3P5	L4Z3P5	L5R4E7	L4Z3P7	L5R4E7
Type:	Condo Townhouse	Condo Townhouse	Condo Townhouse	Condo Townhouse	Condo Townhouse
Style:	3-Storey	3-Storey	3-Storey	3-Storey	3-Storey
Rooms:	6	7	7	6	7
Bedrooms:	3	3	3	3	3
Washrooms:	2	3	3	2	3
Kitchens:	1	1	1	1	1
Fireplace:	Y	[REDACTED]	[REDACTED]	[REDACTED]	N
Heat Type:	Forced Air	Forced Air	Forced Air	Forced Air	Forced Air
Heat Source:	Gas	Gas	Gas	Gas	Gas
A/C:	Central Air	Central Air	Central Air	Central Air	Central Air
Maint:	\$0.00	[REDACTED]	[REDACTED]	[REDACTED]	\$401.99
Garage:	Attached	Built-In	Attached	Attached	Built-In
#Park Spcs:	1	1	1	1	1
Locker:	None	None	None	None	None
Exposure:	N	Nw	S	Ns	N
Balcony:	None	None	Open	Open	Open
Approx Sqft:		1400-1599	1400-1599	1200-1399	1400-1599
Exterior:	Brick	Brick	Brick	Brick	Brick
Zoning:					
Taxes:	\$0.00	\$2,554.48	\$2,900.00	\$2,080.96	\$3,011.03
Hydro Inc:	N	N	N	N	N
Water Inc:	Y	Y	N	Y	N
Com Elements Inc:	Y	Y	Y	Y	Y
Heat Inc:	N	N	N	N	N
Cable Inc:	N	N	N	N	N
Last Status:		Sld	Sld	Sld	Sld
Contract Date:		[REDACTED]	[REDACTED]	[REDACTED]	2/08/2018
Sold Date:		1/03/2018	1/23/2018	1/14/2018	2/19/2018
Expiry Date:		[REDACTED]	[REDACTED]	[REDACTED]	5/31/2018
Days on Market:		[REDACTED]	[REDACTED]	[REDACTED]	11
Original Price:		\$499,000	\$519,900	\$519,000	\$529,000
List Price:		\$499,000	\$519,900	\$519,999	\$529,000
Sold Price:		\$495,000	\$497,000	\$501,000	\$526,000
<u>Adjustments:</u>					
Price:		\$495,000	\$497,000	\$501,000	\$526,000
Adjustments:		\$15,000	\$15,000	\$10,000	(\$20,000)
Adjusted Price:		\$510,000	\$512,000	\$511,000	\$506,000

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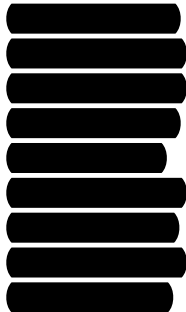
Subject Property



MLS#:	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
Municipality:	Mississauga	Mississauga			
Community:	Hurontario	Hurontario			
Postal Code:	L4Z3P5	L4Z3W8			
Type:	Condo Townhouse	Condo Townhouse			
Style:	3-Storey	3-Storey			
Rooms:	6	6			
Bedrooms:	3	3			
Washrooms:	2	3			
Kitchens:	1	1			
Fireplace:	Y	[REDACTED]			
Heat Type:	Forced Air	Forced Air			
Heat Source:	Gas	Gas			
A/C:	Central Air	Central Air			
Maint:	\$0.00	[REDACTED]			
Garage:	Attached	Attached			
#Park Spcs:	1	1			
Locker:	None	None			
Exposure:	N	N			
Balcony:	None	None			
Approx Sqft:		1400-1599			
Exterior:	Brick	Brick			
Zoning:					
Taxes:	\$0.00	\$3,287.00			
Hydro Inc:	N	N			
Water Inc:	Y	N			
Com Elements Inc:	Y	Y			
Heat Inc:	N	N			
Cable Inc:	N	N			
Last Status:		Sld			
Contract Date:		[REDACTED]			
Sold Date:		4/03/2018			
Expiry Date:		[REDACTED]			
Days on Market:		[REDACTED]			
Original Price:		\$575,000			
List Price:		\$575,000			
Sold Price:		\$537,000			
<u>Adjustments:</u>					
Price:		\$537,000			
Adjustments:		\$15,000			
Adjusted Price:		\$552,000			

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[REDACTED]
Comparable Summary

Subject Property

Address	Apt#	Municipality	Style	BR	WR	Suggested Price
45 Bristol Rd E	2	Mississauga	3-Storey	3	2	\$530,000 - \$550,000

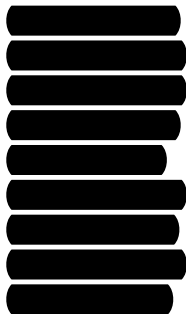
On the Market

Address	Apt#	Municipality	Style	BR	WR	Orig Price	List Price	Adj Price	Contract Date	DOM
60 Barondale Dr	304	Mississauga	3-Storey	3	3	\$450,000	\$450,000	\$510,000	4/20/2018	12
75 Strathaven Dr	36	Mississauga	3-Storey	3	2	\$539,000	\$539,000	\$569,000	4/25/2018	7
75 Strathaven Dr	42	Mississauga	3-Storey	3	3	\$599,000	\$599,000	\$534,000	3/15/2018	48
								\$537,667		22

Recently Sold

Address	Apt#	Municipality	Style	BR	WR	Orig Price	List Price	Adj Price	% List	Sold Date	DOM
60 Barondale Dr	298	Mississauga	3-Storey	3	2	\$429,888	\$430,000	\$530,000	100	1/03/2018	16
45 Bristol Rd E	13	Mississauga	3-Storey	3	3	\$499,000	\$495,000	\$510,000	99	1/03/2018	54
50 Strathaven Dr	21	Mississauga	3-Storey	3	3	\$519,900	\$497,000	\$512,000	96	1/23/2018	35
115 Bristol Rd E	20	Mississauga	3-Storey	3	2	\$519,999	\$501,000	\$511,000	96	1/14/2018	10
50 Strathaven Dr	119	Mississauga	3-Storey	3	3	\$529,000	\$526,000	\$506,000	99	2/19/2018	11
455 Apache Crt	98	Mississauga	3-Storey	3	3	\$575,000	\$537,000	\$552,000	93	4/03/2018	15
# Properties: 6 Averages:						\$512,131	\$497,667	\$520,167	97		24

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Adjustments & Notes

[Redacted]

	Original Value	Notes	Adjustment Amount
Price:	\$495,000 (Sold)		
Washrooms:	3	Deduct	\$-15,000
Basement:	Finished	Deduct	\$-20,000
Condition:	Sc	Upgrades	\$50,000
			Total Adjustment: \$15,000
			Adjusted Price: \$510,000

[Redacted]

	Original Value	Notes	Adjustment Amount
Price:	\$430,000 (Sold)		
Basement:	None	Add	\$10,000
Condition:	Fin/Inspect/Stat	Upgrades	\$50,000
Approx Square Footage:	1200-1399	Add	\$40,000
			Total Adjustment: \$100,000
			Adjusted Price: \$530,000

[Redacted]

	Original Value	Notes	Adjustment Amount
Price:	\$497,000 (Sold)		
Washrooms:	3	Deduct	\$-15,000
Condition:	Cof/Coi/Cos	Upgrades	\$50,000
Maintenance:	\$390.00	Deduct	\$-20,000
			Total Adjustment: \$15,000
			Adjusted Price: \$512,000

Comment: [Redacted] adjustment is \$10,000 add/ deduct of property value for each \$100 more or less

[Redacted]

[REDACTED]

	Original Value	Notes	Adjustment Amount
Price:	\$501,000		
Basement:			\$-20,000
Maintenance:	\$456.09	Deduct	\$-1,000
Approx Square Footage:	1200-1399	Add	\$1,000
Total Adjustment:			\$10,000
Adjusted Price:			\$511,000

Comments: Condo fees adjustment is \$10,000 add/ deduct of property value for each \$100 more or less

[REDACTED]

	Original Value	Notes	Adjustment Amount
Price:	\$526,000 (List)		
Washrooms:	3	Deduct	\$-15,000
Basement:	Finished, W/O	Deduct	\$-40,000
Condition:	Fin/Ins/Sc	Upgrades	\$50,000
Maintenance:	\$401.99	Deduct	\$-15,000
Total Adjustment:			\$-20,000
Adjusted Price:			\$506,000

Comments: Condo fees adjustment is \$10,000 add/ deduct of property value for each \$100 more or less

[REDACTED]

[REDACTED]

	Original Value	Notes	Adjustment Amount
Price:	\$599,000 (List)		
Washrooms:	3	Deduct	\$-15,000
Maintenance:	\$148.00	Deduct	\$-40,000
Parking Drive Spaces:	2	Deduct	\$-10,000
Total Adjustment:			\$-65,000
Adjusted Price:			\$534,000

Comments: Condo fees adjustment is \$10,000 add/ deduct of property value for each \$100 more or less

[REDACTED]

[REDACTED]

	Original Value	Notes	Adjustment Amount
Price:	\$537,000		
Washrooms:			\$-15,000
Condition:		Upgrade	\$50,000
Maintenance:	\$502.00	Deduct	\$-20,000
Total Adjustment:			\$15,000
Adjusted Price:			\$552,000

Comments: Condo fees adjustment is \$10,000 add/ deduct of property value for each \$100 more or less

[REDACTED]

	Original Value	Notes	Adjustment Amount
Price:	\$100,000 (List)		
Washrooms:	3	Deduct	\$-15,000
Basement:	Finished	Deduct	\$-15,000
Condition:		Upgrades	\$50,000
Approx Square Footage:	1200-1399	Add	\$40,000
Total Adjustment:			\$60,000
Adjusted Price:			\$510,000

[REDACTED]

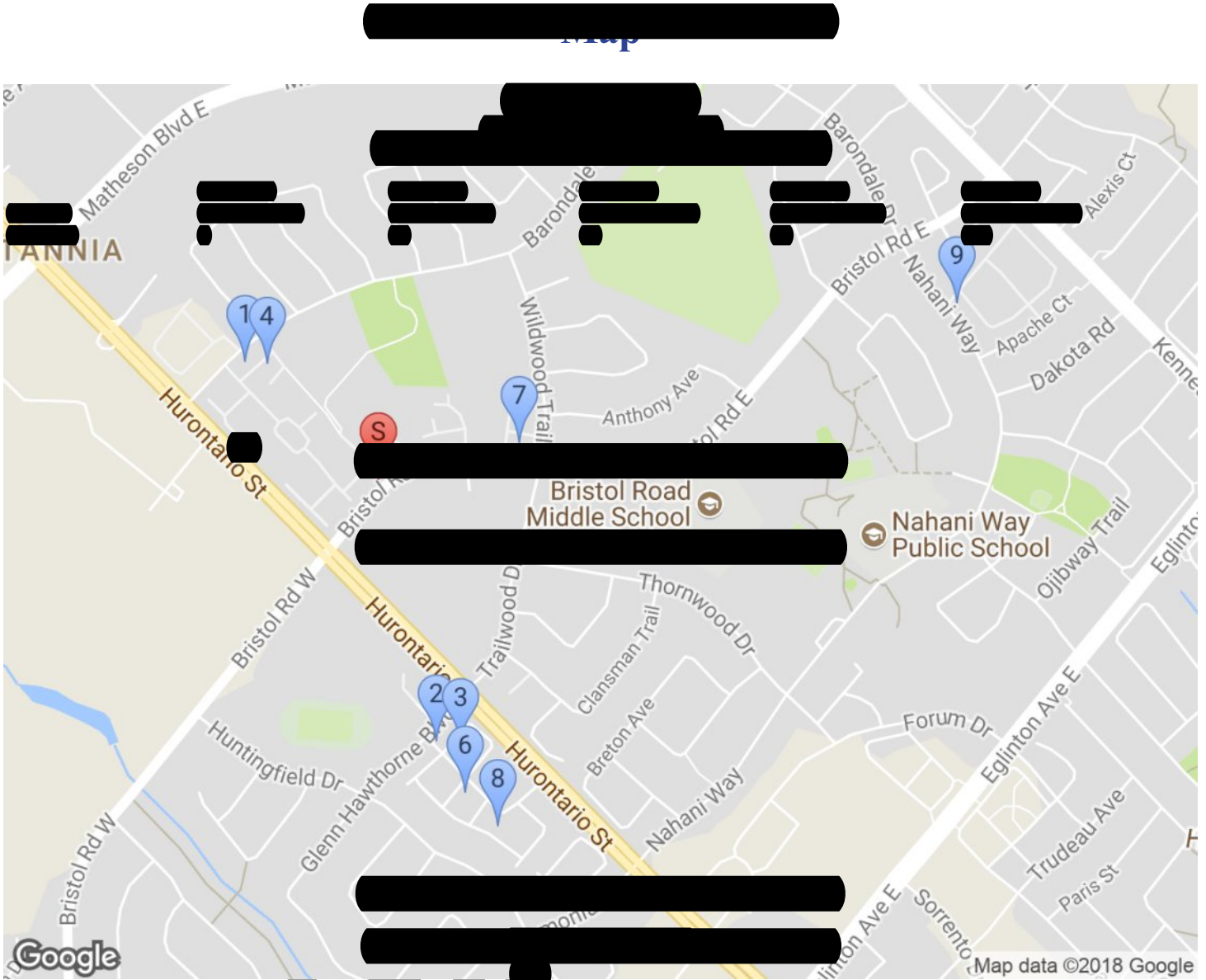
[REDACTED]

	Original Value	Notes	Adjustment Amount
Price:	\$539,000 (List)		
Basement:	Part Fin	Deduct	\$-10,000
Condition:		Upgrades	\$50,000
Maintenance:	\$148.00	Deduct	\$-50,000
Approx Square Footage:	1200-1399	Add	\$40,000
Total Adjustment:			\$30,000
Adjusted Price:			\$569,000

Comments: Condo fees adjustment is \$10,000 add/ deduct of property value for each \$100 more or less

[REDACTED]

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Subject Property

MLS#	Address	Municipality	Style	Rooms	Bedrooms	Washrooms	Suggested Price
W2115928	45 Bristol Rd E	Mississauga	3-Storey	6	3	2	\$530,000 - \$550,000

Comparables

#	MLS#	Address	Municipality	Style	Rooms	Bedrooms	Washrooms	Price	LSC
1	W4102649	[REDACTED]	Mississauga	3-Storey	7 + 1	3	3	\$450,000	NEW
2	W4107520	[REDACTED]	Mississauga	3-Storey	6	3	2	\$539,000	NEW
3	W4067478	[REDACTED]	Mississauga	3-Storey	6	3	3	\$599,000	NEW
4	W4009130	[REDACTED]	Mississauga	3-Storey	6	3	2	\$430,000	SLD
5	W3981128	[REDACTED]	Mississauga	3-Storey	7	3	3	\$495,000	SLD
6	W4009375	[REDACTED]	Mississauga	3-Storey	7	3	3	\$497,000	SLD
7	W4014420	[REDACTED]	Mississauga	3-Storey	6 + 1	3	2	\$501,000	SLD
8	W4038477	[REDACTED]	Mississauga	3-Storey	7	3	3	\$526,000	SLD
9	W4071065	[REDACTED]	Mississauga	3-Storey	6	3	3	\$537,000	SLD

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[Redacted]

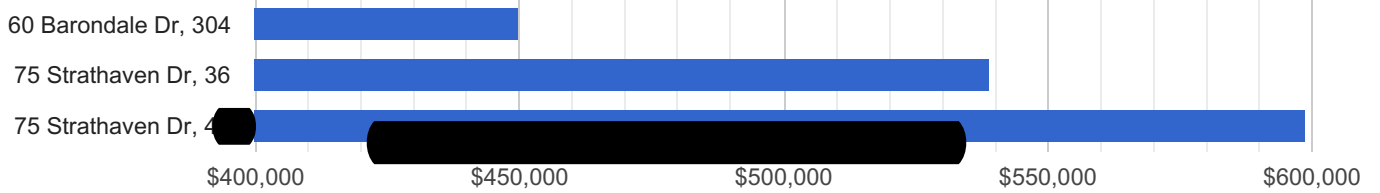
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[Redacted]

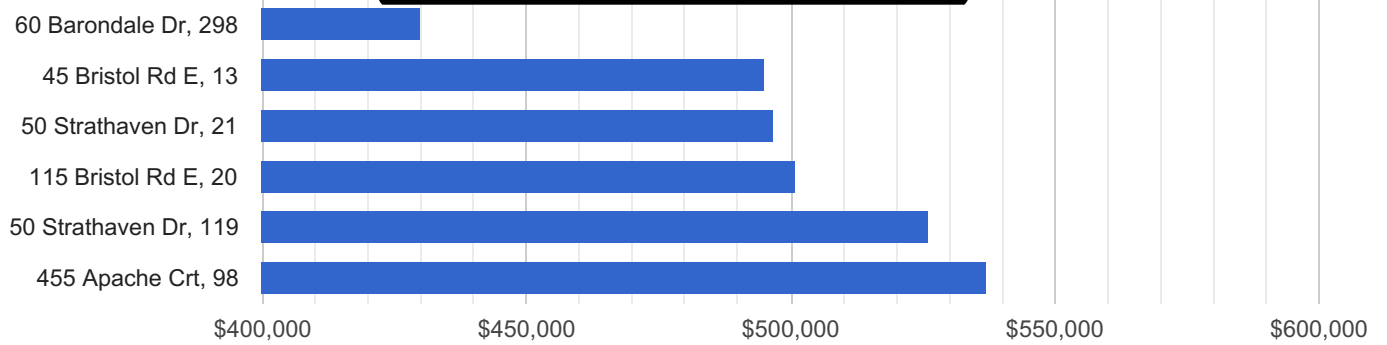
Subject Property



On the Market



Recently Sold



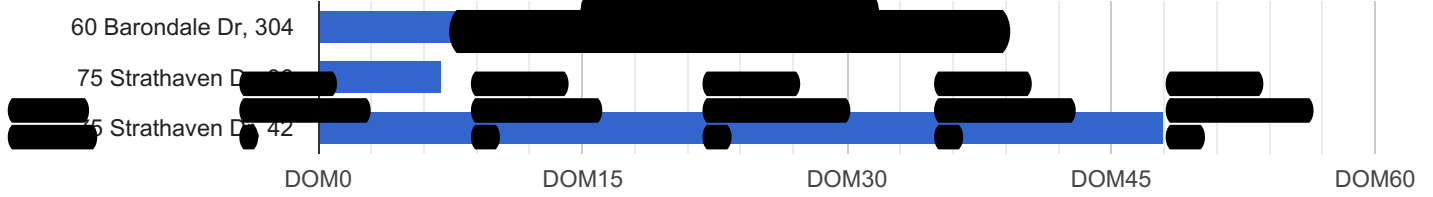
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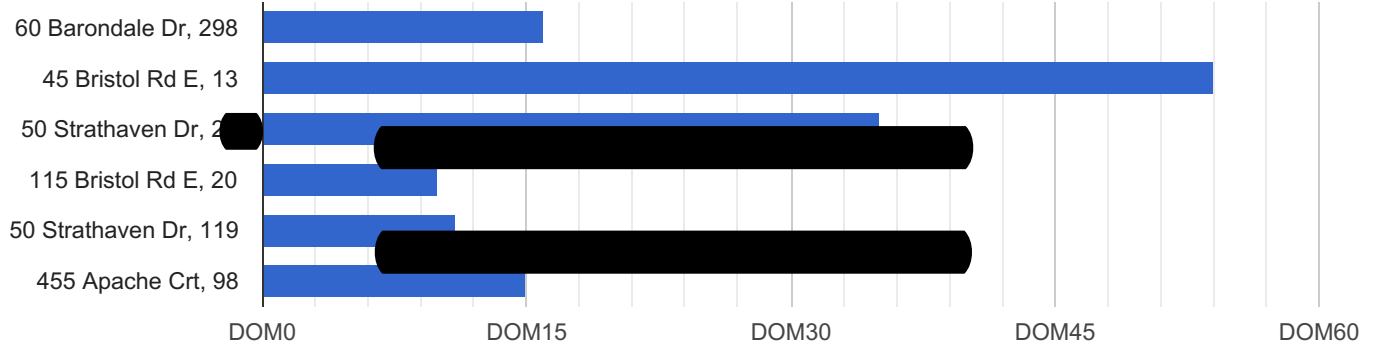
[Redacted]

[Redacted]

On the Market



Recently Sold



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Sample

[Redacted]

[Redacted]

Marketing Plan

Time Frame	Activity
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- MLS Listing Listed on TREB-MLS & Realtor.ca
- Photographing Professional Real Estate photographer with 360 degree panorama (virtual tour)
- Open House conduct 2 open houses on Sat & Sun of first weekend of listing
- Marketing- Social Media Social Media marketing Facebook and Instagram campaign for 2 weeks (5 Km)
- Appointment Management 24/7 appointment booking service managed by FPO Realty call centre and communicate with client through call, email & text
- Marketing For Sale Sign plus Lock Box for easy access to the property, also MLS Term Sheet with Stand and Remove Shoes Sign
- Consulting Realtor is available 24/7 for consulting and offer negotiation
- Home Staging Professional home staging if needed

Toronto Real Estate Board (TREB) information shown.

[Redacted]
 [Redacted]
 [Redacted]
 [Redacted]
 [Redacted]
 [Redacted]
 [Redacted]
 [Redacted]