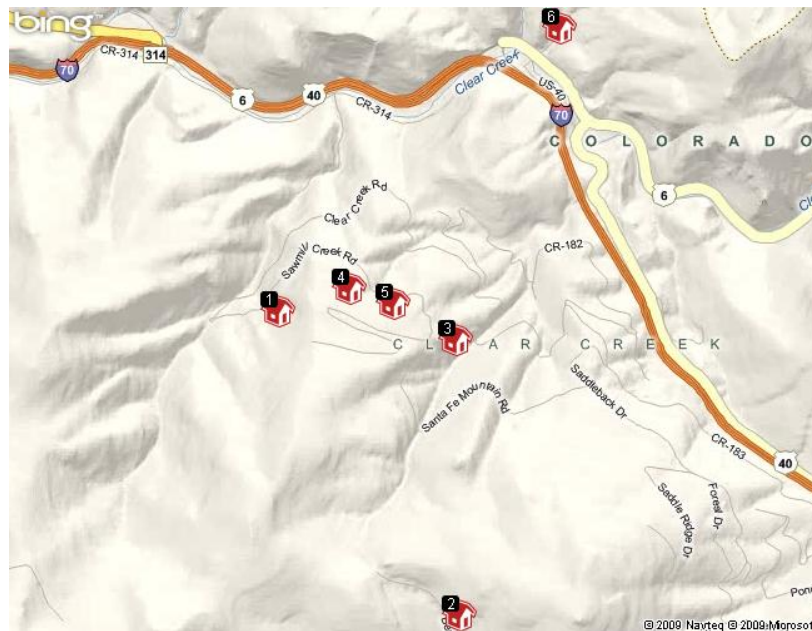


## Map






Only properties with a valid latitude and longitude in county records will appear on the map.




### Comparable Properties

Address	List Date	Sold Date	Original List Price	Sold Price
1. 900 Sawmill Creek Dr	12/11/08	04/15/09	\$409,900	\$364,000
2. 3470 Beaver Brook Canyon Rd	02/23/08	12/22/08	\$227,000	\$185,000
3. 11 Sawmill Creek Rd	08/12/08	05/22/09	\$620,000	\$560,000
4. 1633 Santa Fe Mountain Rd	07/18/08	12/05/08	\$664,900	\$628,000
5. 1453 Santa Fe Mountain Rd	07/20/08	12/19/08	\$649,000	\$635,000
6. 425 Upper Elk Valley Dr	04/03/07	05/18/09	\$999,000	\$860,000

## Comparable Properties

			
	900 Sawmill Creek Dr EVERGREEN, Colorado 80439	3470 Beaver Brook Canyon Rd EVERGREEN, Colorado 80439	11 Sawmill Creek Rd EVERGREEN, Colorado 80439
<b>Listing #:</b>	727639	624634	690760
<b>Status:</b>	S	S	S
<b>Property Type:</b>	Residential	Residential	Residential
<b>List Price:</b>	\$369,000	\$200,000	\$620,000
<b>County:</b>	Clear Creek	Clear Creek	Clear Creek
<b>Area:</b>	MCC Mtn Clear Creek	MEN Mtn Evergreen N	MEN Mtn Evergreen N
<b>Subdivision:</b>	SADDLEBACK RIDGE ESTATES	BEAVER BROOK CANYON	SADDLEBACK RIDGE ESTATES
<b>Type:</b>	Detach Singl Fam	Detach Singl Fam	Detach Singl Fam
<b>Beds:</b>	3	2	4
<b>Baths:</b>	4	2	4
<b>Fireplaces:</b>	2		2
<b>Mstr Bed Loc:</b>			
<b>Laundry Loc:</b>			
<b>SqFt:</b>	2,084	1,700	2,085
<b>Bsmt SqFt:</b>	1,154		1,510
<b>Total SqFt:</b>	3,238	1,700	3,595
<b>Finished SqFt:</b>	2,878	1,700	3,595
<b>Basement:</b>	Partial	None	Full
<b>Bsmt Finished:</b>			Fully Finished
<b>Bsmt % Finished:</b>			100%
<b>Year Built:</b>	2006	1962	2004
<b>Style:</b>	Two Story	Raised Ranch	Two Story
<b>Architecture:</b>		Mtn Contemp	Mtn Contemp
<b>Construction:</b>	Frame	Frame	
<b>Construction Ext:</b>		Wood Siding	Wood Siding
<b>Roofing Material:</b>	Comp Shingles	Metal	Comp Shingles
<b>Car Storage:</b>	Garage, Attached	Off Street	Garage, Detached, Oversized
<b>Car Spaces:</b>	2		2
<b>Lot Size:</b>	343688		
<b>Acres:</b>	7.89	1	2.98
<b>Horses:</b>			
<b>Heat:</b>	Propane, Forced Air	Electric, Baseboard	Propane, Forced Air
<b>Water:</b>	Well Household	Well Household	Well Household
<b>Sewer:</b>	Public	Septic	Septic
<b>Taxes:</b>	\$3,130	\$1,421	\$2,461
<b>HOA Quoted:</b>	\$35, Annual		\$40, Annual
<b>HOA Includes:</b>			Management Only
<b>Remarks:</b>	INCREDIBLE 2STRY,GRANITE COUNTERS IN KITCH. BRKFST BAR.PRIVATE BALCONY,CORNER ROCK FIREPLACE,BEAUTIFUL HARDWOODS.MOVE-IN READY.TILED BA'S,UPDATED THRU -OUT.PANORAMIC MOUNTAIN VIEWS.PRIVATE DECK.BUYER TO PAY 4 DEWINT.BUYER 2 VERIFY ALL.*CONTRACT PEND*	SPIFFY HOME ON SUNNY VIEW LOT ONLY 3.5 MILE OFF I-70. OPEN&VAULTED W/WARM MTN. FEEL. MANY UPDATES-NEW CARPET,PAINT,DOORS,HARDWD REFINISHES.GREAT DECKING FOR OUTDOOR ENJOY MENT. GOOD STORAGE SHED/WORK SHOP W/ POWER!!!	EXCEPTIONAL QUALITY & STYLE W/VIEWS TO MATCH. GREAT RM. HAS WOOD VAULTED CEILING, GAS FPL. KITCH W/HUGE ISLAND,HI-END APPLS/ CABS. LL MEDIA RM, WET BAR, HUGE PATIO FOR ENTERTAINING. SUMPTUOUS MSTR SUITE HAS HIS/ HER CLOSET, 5 PC BATH.
<b>Listing Office:</b>	RE/MAX PROFESSIONALS	COLDWELL BANKER RESIDENTIAL 28	RE/MAX ALLIANCE-EVERGREEN
<b>Sold Price:</b>	\$364,000	\$185,000	\$560,000
<b>Sold Date:</b>	04/15/09	12/22/08	05/22/09
<b>Sold Term:</b>	Conventional	Conventional	Conventional
<b>Seller DP Assist:</b>	\$0	\$0	\$0
<b>Concession Type:</b>	None	Br CC/Pts Pd Sel	None
<b>Concession Amt:</b>		\$3,250	

## Comparable Properties

			
	1633 Santa Fe Mountain Rd EVERGREEN, Colorado 80439	1453 Santa Fe Mountain Rd EVERGREEN, Colorado 80439	425 Upper Elk Valley Dr EVERGREEN, Colorado 80439
<b>Listing #:</b>	688981	689127	688802
<b>Status:</b>	S	S	S
<b>Property Type:</b>	Residential	Residential	Residential
<b>List Price:</b>	\$664,900	\$649,000	\$899,000
<b>County:</b>	Clear Creek	Clear Creek	Clear Creek
<b>Area:</b>	MEN Mtn Evergreen N	MEN Mtn Evergreen N	MEN Mtn Evergreen N
<b>Subdivision:</b>	SADDLEBACK RIDGE ESTATES	SADDLEBACK RIDGE ESTATES	SADDLEBACK
<b>Type:</b>	Detach Singl Fam	Detach Singl Fam	Detach Singl Fam
<b>Beds:</b>	4	4	4
<b>Baths:</b>	4	4	5
<b>Fireplaces:</b>	2	1	3
<b>Mstr Bed Loc:</b>			
<b>Laundry Loc:</b>			
<b>SqFt:</b>	2,746	5,135	4,216
<b>Bsmt SqFt:</b>	1,403		2,008
<b>Total SqFt:</b>	4,169	5,135	6,224
<b>Finished SqFt:</b>	4,097	5,135	6,099
<b>Basement:</b>	Full, Walk-Out	None	Walk-Out
<b>Bsmt Finished:</b>	Partial Finished		Partial Finished
<b>Bsmt % Finished:</b>	97%		98%
<b>Year Built:</b>	1992	1997	2001
<b>Style:</b>	Two Story	Two Story	Two Story
<b>Architecture:</b>	Mtn Contemp		Contemporary
<b>Construction:</b>	Frame	Stucco/Brick	Stucco
<b>Construction Ext:</b>	Cedar Siding	Rock	Frame/Rock
<b>Roofing Material:</b>	Comp Shingles	Comp Shingles	Concrete Tile
<b>Car Storage:</b>	Garage, Attached	Garage, Attached, Oversized	Garage, Attached
<b>Car Spaces:</b>	3	3	5
<b>Lot Size:</b>	87120	87120	1564675
<b>Acres:</b>	2	2	35.92
<b>Horses:</b>	Wtr Not Provided	Wtr Not Provided	Well Allows For
<b>Heat:</b>	Propane, Forced Air	Propane, Radiant	Propane, Forced Air
<b>Water:</b>	Well Household	Well Household	Well Domestic
<b>Sewer:</b>	Septic	Septic	Septic
<b>Taxes:</b>	\$2,714	\$3,387	\$5,589
<b>HOA Quoted:</b>	\$35, Annual	\$35, Annual	\$35, Annual
<b>HOA Includes:</b>			
<b>Remarks:</b>	IMMACULATE, UPDATED HOME ON 2 LEVEL WOODED ACRES. MIX OF TREES, ROCK OUTCROPPINGS, MTN & CITY VIEWS. PRIVATE SETTING, PAVED DRWAY. NICE UPGRADES-SLAB GRANITE, UPDATED BATHS, LIGHTING, STONE COLUM ENTRY, TILE, CARPET, FLAGSTONE, DOOR HARDWARE.	IMMACULATE 2-STORY W/OUT. SPECTACULAR VIEWS PEACEFUL SETTING. OPEN SUNNY FLR PLAN. SPACIOUS DECK.BEAUTIFUL PINE BEETLE FLRS. RADIANT HEAT.NO POWERLINE VIEWS.MAIN LEVEL LIVING. LG HIS/HER WALK-IN CLOSETS, READING RM IN MSTR. POSSIBLE MEDIA ROOM. PVD DRIVE	QUALITY CUSTOM, MAIN LEVEL LIVING, 2 MASTER SUITES, 1400 SFT. 5 CAR GAR W/13' CEILINGS. HOME BOASTS OF INCREDIBLE DESIGN & FINISHES HUGE GOURMET KIT, WORMY MAPLE CABS & LOG ACCENTS, OPEN FLR PLN, MAN LVL EXEC OFFICE APPRAISED @ \$1.2 MIL. INSTANT EQUITY OPPOR
<b>Listing Office:</b>	INTERO REAL ESTATE SERVICES	INTERO REAL ESTATE SERVICES	INTERO REAL ESTATE SERVICES
<b>Sold Price:</b>	\$628,000	\$635,000	\$860,000
<b>Sold Date:</b>	12/05/08	12/19/08	05/18/09
<b>Sold Term:</b>	Conventional	Conventional	Conventional
<b>Seller DP Assist:</b>	\$0	\$0	\$0
<b>Concession Type:</b>	None	None	None
<b>Concession Amt:</b>			

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## Price Comparison

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### Sold Listings

Address	List Date	Original List Price	Current List Price	Orig vs Current (%)
3470 Beaver Brook Canyon Rd	02/23/08	\$227,000	\$200,000	11.89
900 Sawmill Creek Dr	12/11/08	\$409,900	\$369,000	9.98
11 Sawmill Creek Rd	08/12/08	\$620,000	\$620,000	0.00
1633 Santa Fe Mountain Rd	07/18/08	\$664,900	\$664,900	0.00
1453 Santa Fe Mountain Rd	07/20/08	\$649,000	\$649,000	0.00
425 Upper Elk Valley Dr	04/03/07	\$999,000	\$899,000	10.01
Average:		\$594,966	\$566,983	4.70

Address	Sold Date	Sold Price	Total DOM	Current List vs Sold Price(%)	Original List vs Sold Price(%)
3470 Beaver Brook Canyon Rd	12/22/08	\$185,000	273	7.50	18.50
900 Sawmill Creek Dr	04/15/09	\$364,000	82	1.36	11.20
11 Sawmill Creek Rd	05/22/09	\$560,000	251	9.68	9.68
1633 Santa Fe Mountain Rd	12/05/08	\$628,000	75	5.55	5.55
1453 Santa Fe Mountain Rd	12/19/08	\$635,000	116	2.16	2.16
425 Upper Elk Valley Dr	05/18/09	\$860,000	752	4.34	13.91
Average:		\$538,666	258	4.99	9.46