



#3

INDEPENDENT REALTORS
Real estate co.



9/23/09

To whom it may concern,

Enclosed you will find information on the property located on 1 Whittaker Place in Stamford, CT and information on all the most similar properties throughout the area that are actively being marketed and sold properties that have closed within the last year.

The multi-family market in Stamford is presently very slow moving and all signs are showing that the market will continue to decline throughout 2010. Expired, withdrawn and cancelled statuses on CMLS listings are becoming common place. Even with the extremely low interest rates that are presently available the real estate market in Stamford is stagnant.

If you have any further questions please feel free to contact me directly.

Thank you for contacting Independent Realtors with your real estate needs.

We look forward to working with you in the future.

Estimated value
\$ 375,000.00

Cordially,

Jim Troy

Sold Comparables



The Jim Troy Team

Jim Troy
 203-249-1660
 jimtroy@realtor.com
 Real Estate, Radio, Results!

Public Handout with Map

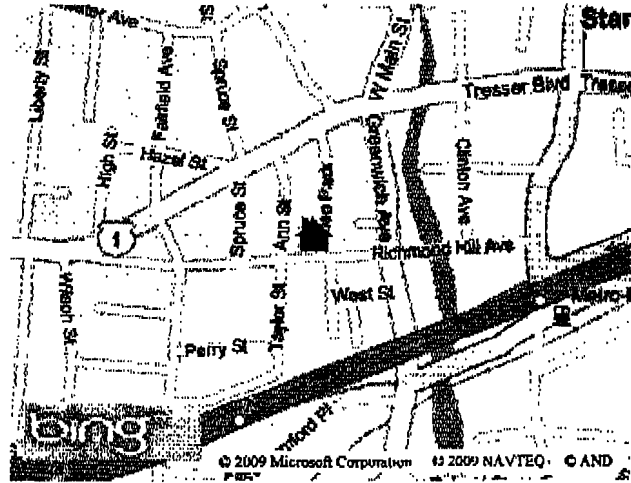
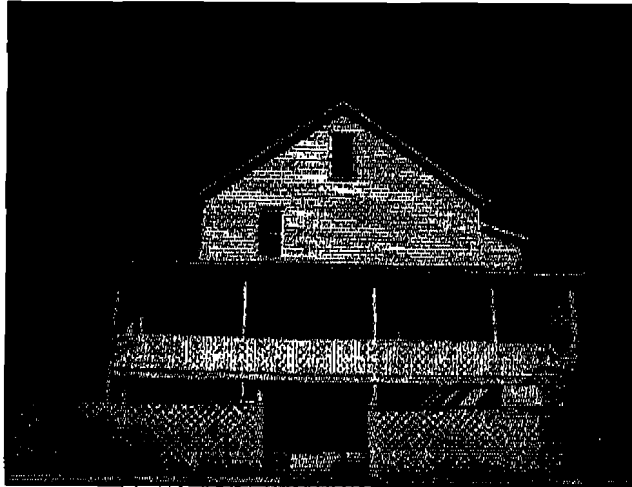


Address: 12 ROSE PARK AVE

MLS #: 98422232

List Price: \$328,900

PID: 470001.6200



Multi-Unit/Income Public Handout

MU/ 2F LN: 98422232 ER SOLD Market Time: 76 - Days List: \$328,900
 Off Market: 08/03/09 Closed: 08/04/09 SO: 3070 SA: 11218 Sale: \$300,000

Address: 12 ROSE PARK AVE Town: 470- STAMFORD HO Assoc:
 Market Area: WEST SIDE Zone: RMF Waterfront: NO
 Directions: RICHMOND HILL TO ROSE PARK Direct Waterfront: NO

Style: 2F Color: Ext: VINYL Built: 1900
 Sqft: 3,002 +/- Acres: .16 +/- Gar: STREET #Units: 2
 Basement: FULL,FIN,WALK-OUT Heat: GAS AC: WIND UNT
 Roof: ASPHLT Sewer/Water: SEWER,CITY WATER

Ext. Feat:

Unt	#Rms	#BR	#FB#HB	\$Rent	LSE EXP	Assessment: \$422,860 Mil: 16.9 Tax: \$6,842
1:	4	2	1/	\$1,200		Occp Appl
2:	5	3	1/	\$1,200		V RNG,REF
3:			/	\$		V RNG,REF
4:			/	\$		

Desc: UP AND DOWN New Construction: NOT NEW CONSTRUCTI REO Property Y/N:
 GS: NORTHEAST MS: TURN OF RIVER HS: WESTHILL

Remarks: GOOD INVESTMENT OPPORTUNITY. 2 FAMILY HOME W/FINISHED ATTIC & BASEMENT. SEPARATE UTILITIES. LOCATED CLOSE TO DOWNTOWN & NEW REDEVELOPMENT OF STAMFORD. PROPERTY BEING SOLD IN AS-IS CONDITIONS. (NO REPAIR CREDITS)OFFERS MUST BE SUBMITTED W/PROOF OF FUNDS.

LISTING INFORMATION COMES FROM VARIOUS SOURCES AND MAY NOT ALWAYS BE ACCURATE. NO REPRESENTATION OR WARRANTY IS MADE AS TO THE ACCURACY OF THIS INFORMATION. YOU SHOULD VERIFY ANY INFORMATION THAT IS IMPORTANT TO YOUR BUYING DECISION.



The Jim Troy Team

Jim Troy
 203-249-1660
 jimtroy@realtor.com
 Real Estate, Radio, Results!

Public Handout with Map

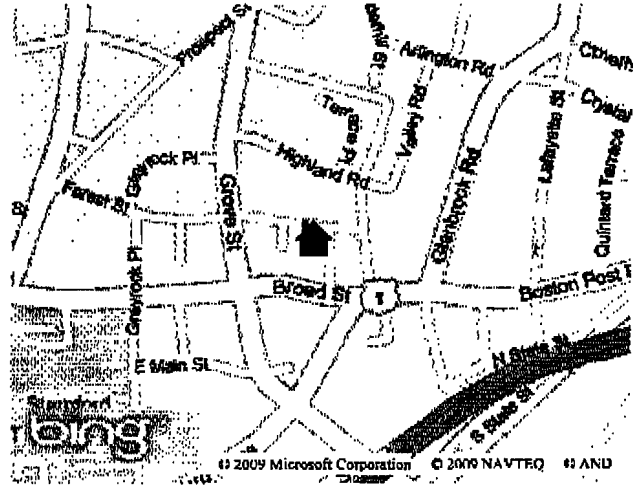


Address: 48 PLEASANT ST

MLS #: 98403984

List Price: \$449,000

PID: 470000.0624



Multi-Unit/Income Public Handout

MU/ 2F LN: 98403984 ER SOLD Market Time: 66 - Days List: \$449,000
 Off Market: 02/22/09 Closed: 03/30/09 SO: L33 SA: L1518 Sale: \$370,000

Address: 48 PLEASANT ST Town: 470- STAMFORD HO Assoc:
 Market Area: MID CITY Zone: RM-F Waterfront: BEACH RIGHTS
 Directions: GROVE ST TO FOREST ST TO 48 PLEASANT STREET Direct Waterfront: NO

Style: 2F Color: GRAY Ext: ASBESTOS,VERTICAL SIDING Built: 1893
 Sqft: 2,221 +/- Acres: .17 +/- Gar: 2 DET,OFF/ST,PAVED #Units: 2
 Basement: FULL,UNFIN,STORAGE Heat: RADATR,HT/WTR,OIL AC: NONE
 Roof: ASPHLT Sewer/Water: SEWER,CITY WATER

Ext. Feat: PORCH,STRM/WND,STRM/DR

Unit	#Rms	#BR	#FB/#HB	\$Rent	LSE EXP	Occp	Assessment: \$362,090 Mil: 16.18 Tax: \$5,859
1:	4	2	1/	\$		V	Appl RNG,REF,WASH
2:	4	2	1/	\$		V	RNG,REF,WASH
3:			/	\$			
4:			/	\$			

Desc: 2-FAM DWNTWN; NEEDS WORK. GOOD POTENTIAL New Construction: NOT NEW CONSTRUCTI REO Property Y/N:

GS: NEWFIELD MS: RIPPOWAM HS: SHS

Remarks: USE CAUTION WHEN SHOWING; KEY IN EKB FOR LEFTSIDE BACK DOOR DAYLIGHT SHOWING ONLY; NO POWER ON. --AS IS-- VACANT. COURT APPROVAL REQUIRED. ALL OFFERS CONSIDERED! GREAT LOCATION.

LISTING INFORMATION COMES FROM VARIOUS SOURCES AND MAY NOT ALWAYS BE ACCURATE. NO REPRESENTATION OR WARRANTY IS MADE AS TO THE ACCURACY OF THIS INFORMATION. YOU SHOULD VERIFY ANY INFORMATION THAT IS IMPORTANT TO YOUR BUYING DECISION.



The Jim Troy Team

Jim Troy
 203-249-1660
 jimtroy@realtor.com
 Real Estate, Radio, Results!

Public Handout with Map

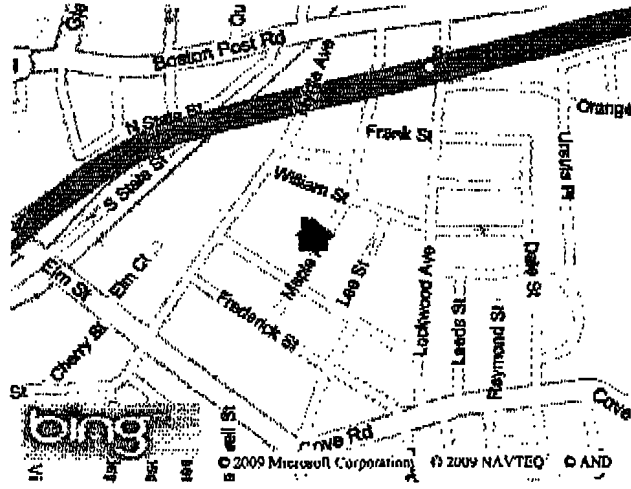


Address: 117 MAPLE AVE

MLS #: 98375601

List Price: \$499,000

FID: 470002.0600



Multi-Unit/Income Public Handout

MU/ 2F LN: 98375601 ER SOLD Market Time: 223 - Days List: \$499,000
 Off Market: 12/02/08 Closed: 01/06/09 SO: L109 SA: IPRZY Sale: \$465,000

Address: 117 MAPLE AVE Town: 470- STAMFORD HO Assoc:
 Market Area: COVE Zone: R-5 Waterfront: NO
 Directions: EAST MAIN TO MAPLE Direct Waterfront: NO

Style: 2F Color: Ext: VINYL Built: 1870
 Sqft: 3,004 +/- Acres: .2 +/- Gar: LOT,PAVED #Units: 2
 Basement: FULL,FIN,WALK-OUT Heat: GAS AC: WIND UNT
 Roof: ASPHLT Sewer/Water: SEWER,CITY WATER

Ext. Feat:

Unit	#Rms	#BR	#FB#HB	\$Rent	LSE EXP	Assessment: \$233,518 Mil: 27.03 Tax: \$6,312
1:	6	3	1/	\$1,800		Occp Appl
2:	6	3	2/	\$2,000		V RNG,REF
3:	4	1	1/	\$1,000		V RNG,REF
4:	4	2	1/	\$1,000		T
Interior:						O

Desc: New Construction: NOT NEW CONSTRUCTI REO Property Y/N:

GS: PBOE MS: PBOE HS: PBOE

Remarks: BEST DEAL IN STAMFORD MULTI FAMILY IN OK CONDITIONS FINISH BASEMENT AND MANY UPDATES HUGE PROPERTY. NEEDS TLC. EASY TO SHOW SUMMIT ALL OFFERS!!!! SHORT SALE APPROVED!!!!!! CLOSE IN 30 DAYS.

LISTING INFORMATION COMES FROM VARIOUS SOURCES AND MAY NOT ALWAYS BE ACCURATE. NO REPRESENTATION OR WARRANTY IS MADE AS TO THE ACCURACY OF THIS INFORMATION. YOU SHOULD VERIFY ANY INFORMATION THAT IS IMPORTANT TO YOUR BUYING DECISION.

Active Comparables



Independent Realtors

The Jim Troy Team

Jim Troy
 203-249-1660
 jimtroy@realtor.com
 Real Estate, Radio, Results!

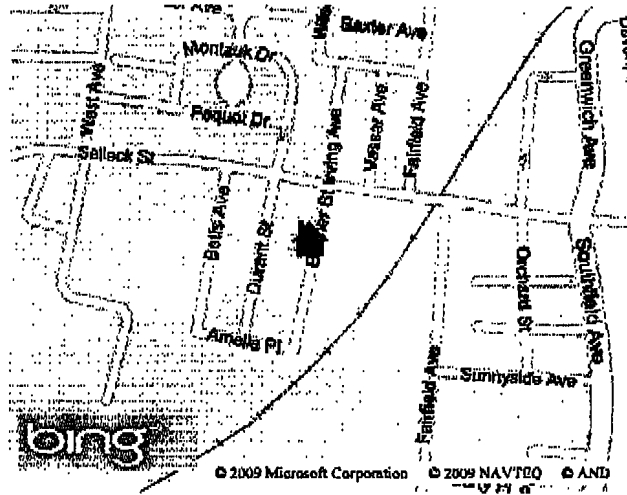
Public Handout with Map

Address: 34 BONNER ST

MLS #: 98402310

List Price: \$399,000

PID: 470000.0843



Multi-Unit/Income Public Handout

MU/ 2F	LN: 98402310	ER	ACTV	Market Time: 300 - Days	List: \$399,000
Off Market:	Closed:	SO:	SA:	Market Sale: \$0	

Address: 34 BONNER ST	Town: 470- STAMFORD	HO Assoc:
Market Area: WEST SIDE	Zone: R8	Waterfront: NO
Directions: FAIRFIELD AVENUE TO SELLECK TO BONNER STREET		Direct Waterfront: NO

Style: 2F	Color: TAN	Ext: VINYL	Built: 1940
Sqft: 1,928 +/-	Acres: .23 +/-	Gar: OFF/ST	#Units: 2
Basement: FULL,FIN,WALK-OUT		Heat: GAS	AC: NONE
Roof: ASPHLT		Sewer/Water: SEWER,CITY WATER	

Ext. Feat: NONE

						Assessment: \$429,740 Mil: 16.17 Tax: \$6,953	
Unit	#Rms	#BR	#FB/#HB	\$Rent	LSE EXP	Occp	Appl
1:	5	2	1/	\$		O	RNG,REF
2:	4	2	1/	\$		T	RNG,REF
3:	1	1	1/	\$		T	
4:			/	\$			
Interior:							

Desc: 2 FAMILY HOUSE **New Construction: NOT NEW CONSTRUCTI** **REO Property Y/N:**

GS: PBOE **MS: PBOE** **HS: PBOE**

Remarks: TWO FAMILY HOUSE WITH HUGE YARD AND IN GOOD CONDITION. FIRST FLOOR HAS 2 BEDROOMS, LIVING ROOM, EAT IN KITCHEN AND AN EXTRA ROOM. 2ND FLOOR APARTMENT HAS 2 BEDROOMS, LIVING ROOM AND AN EAT IN KITCHEN. FINISHED BASEMENT, GAS HEAT. SHORT SALE, ALL OFFERS SUBJECT TO BANK APPROVAL.

LISTING INFORMATION COMES FROM VARIOUS SOURCES AND MAY NOT ALWAYS BE ACCURATE. NO REPRESENTATION OR WARRANTY IS MADE AS TO THE ACCURACY OF THIS INFORMATION. YOU SHOULD VERIFY ANY INFORMATION THAT IS IMPORTANT TO YOUR BUYING DECISION.



The Jim Troy Team

Jim Troy
 203-249-1660
 jimtroy@realtor.com
 Real Estate, Radio, Results!

Public Handout with Map

Address: 119 STILLWATER AVE

MLS #: 98385476

List Price: \$350,000

PID: 470001.9220



Multi-Unit/Income Public Handout

MU/ 2F LN: 98385476 ER REDC Market Time: 448 - Days List: \$350,000
 Off Market: Closed: SO: SA: Sale: \$0

Address: 119 STILLWATER AVE Town: 470- STAMFORD
 Market Area: WEST SIDE Zone: R HO Assoc:
 Directions: WEST BROAD ST.TO STILLWATER AVE. OPP. PELLICCI'S RESTAURANT Direct Waterfront: NO

Style: 2F Color: GREEN Ext: ALUM Built: 1900
 Sqft: 2,032 +/- Acres: .19 +/- Gar: LOT,UNPAVED #Units: 2
 Basement: FULL,UNFIN,S/PUMP,STORAGE Heat: GAS AC: NONE
 Roof: ASPHLT Sewer/Water: SEWER,CITY WATER

Ext. Feat: NONE

Unit	#Fms	#BR	#FB/#HB	\$Rent	LSE EXP	Assessment: \$164,842 Mil: 25.9 Tax: \$4,452
1:	6	3	1/	\$		Occp Appl
2:	4	2	1/	\$		RNG
3:			/	\$		RNG,FRZ
4:			/	\$		
Interior:						

Desc: 2F 1ST FLR 3BR LR DR. 2ND FLR 2BR LR. EIK. SEP UTILITIES. New Construction: NOT NEW CONSTRUCTI REO Property Y/N:

GS: SMD MS: CLO HS: WHS

Remarks: 2 FAMILY HOME SALE AND COMMISSION SUBJECT TO BANK APPROVAL OR THIRD PARTY APPROVAL

LISTING INFORMATION COMES FROM VARIOUS SOURCES AND MAY NOT ALWAYS BE ACCURATE. NO REPRESENTATION OR WARRANTY IS MADE AS TO THE ACCURACY OF THIS INFORMATION. YOU SHOULD VERIFY ANY INFORMATION THAT IS IMPORTANT TO YOUR BUYING DECISION.

