LTD Property Group

Comp Report

1423 Nichol Ave, Anderson, IN, 46016

Estimated ARV **$65,996 - $72,942**

1004 sq ft

2 Bedrooms; 1 Bathrooms - 1 full, 0 half

Garage: —; Pool: No



Comps

ARV (Adjusted)	Avg Square Feet	Avg Price Per Square Foot
$69,469	1131 sq ft	$61/sq ft

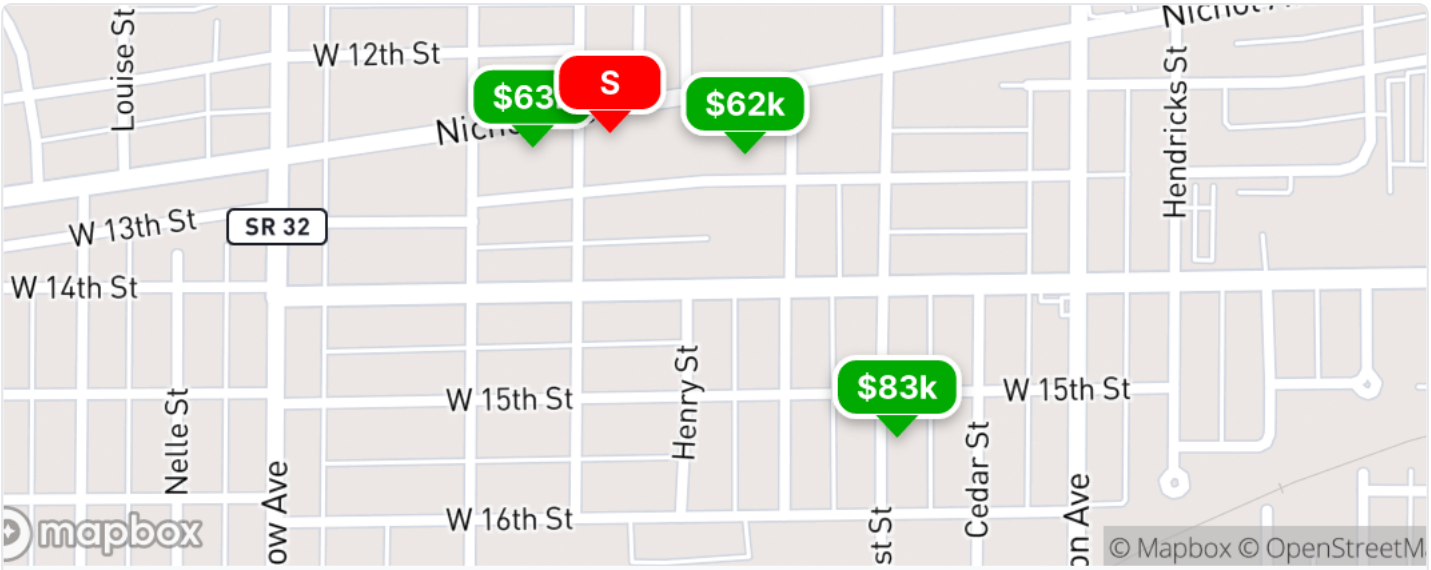
Adjustments

Comp sale prices were adjusted to the subject based on differences in square footage, bedrooms, garage, lot size, and stories.

Comp	Original	Adjustment	Adjusted
1511 Nichol Ave, Anderson, IN...	$63,000	-$1,282	$61,718
1512 Locust St, Anderson, IN ...	$82,906	-$5,903	$77,003
1310 W 13th St, Anderson, IN ...	$62,000	+$7,685	$69,685

Stats

Avg Beds: 2.3
Avg Bathrooms: 1.0
Avg Lot Size: 0.12 acres
Avg Year Built: 1919
Avg Distance: 0.1 miles
Average Months Since Sale: 9



Red marker (S): Subject property. Green markers: Comparable properties.

Individual Comparable Properties

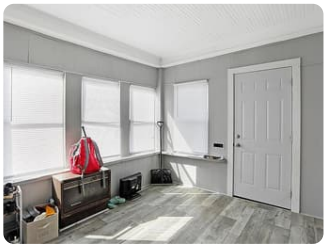
Address	Sale Price	Sale Date	Sq Ft	Price/Sq Ft	Bed	Bath	Year Built	Distance	Pool	Garage
1423 Nichol Ave, Anderson, IN, 46016 Subject	—	06/18/2008	1,004	—	2	1	1925	—	N	-
1511 Nichol Ave, Anderson, IN	$63,000	09/19/2024	1,070	$59	2	1	1910	0.1 mi	N	Y
1512 Locust St, Anderson, IN	$82,906	07/23/2026	1,146	$72	3	1	1899	0.3 mi	N	N
1310 W 13th St, Anderson, IN	$62,000	05/27/2026	1,178	$53	2	1	1949	0.1 mi	N	N

Images

Comp 1: 1511 Nichol Ave, Anderson, IN 46016

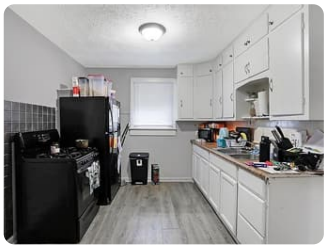




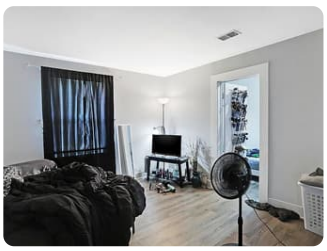
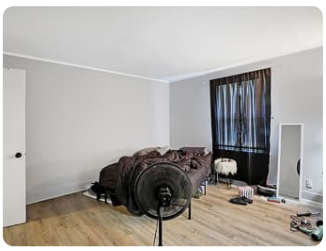
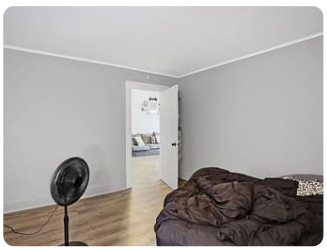


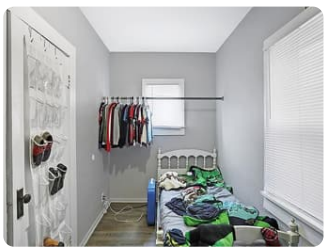


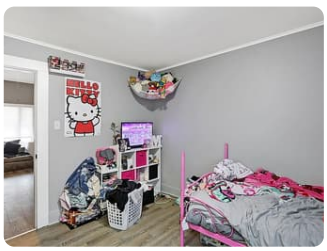
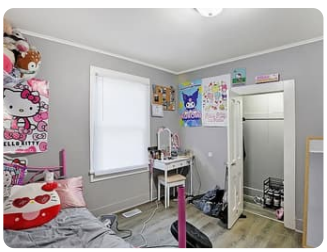


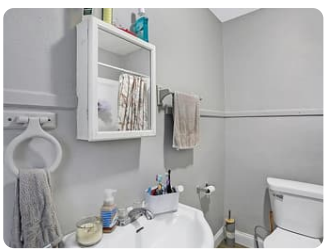









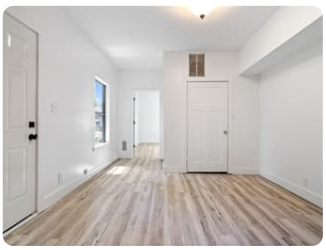






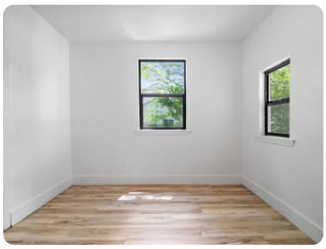

Comp 2: 1512 Locust St, Anderson, IN 46016



















Comp 3: 1310 W 13th St, Anderson, IN 46016















