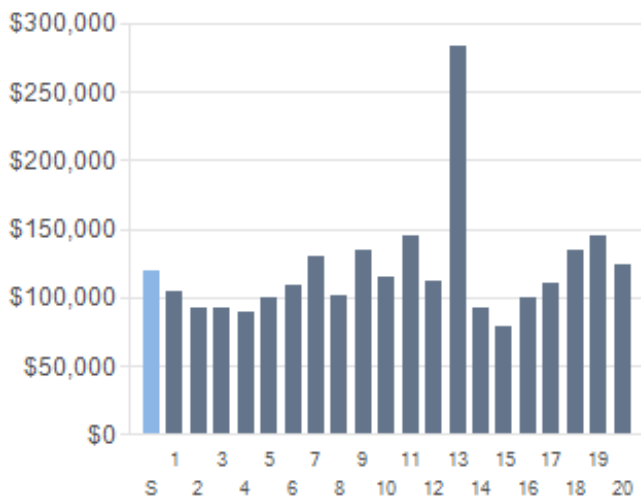
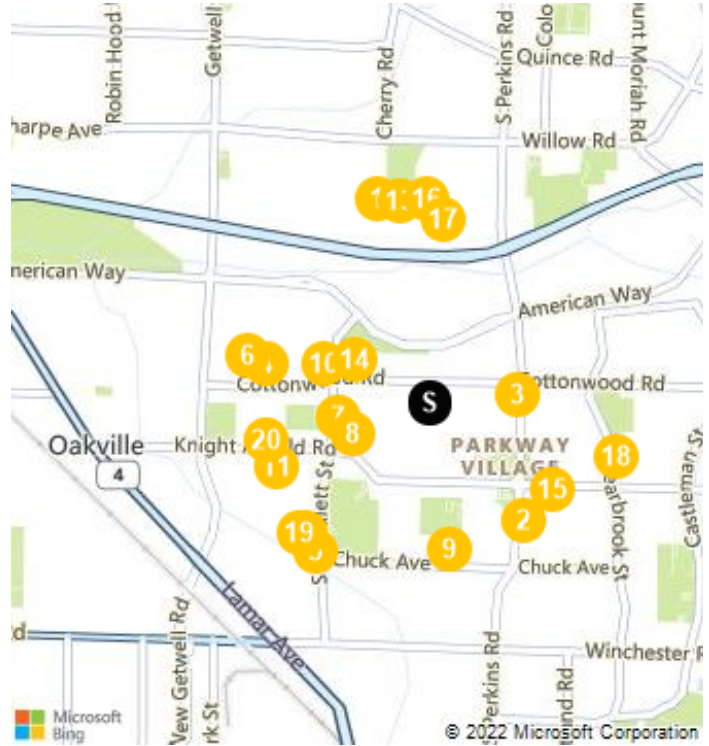


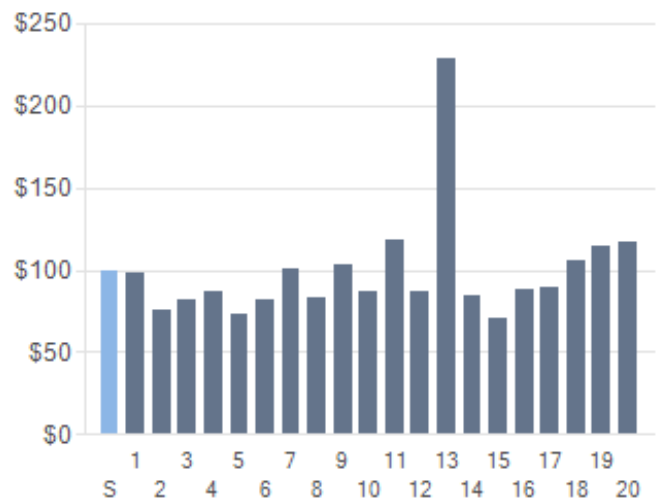


COMPARABLE SALES FOR

Property Address	2965 Knightway St Memphis, TN 38118 Parcel ID 073063 00006	Square Feet x Average \$/SF	\$119,103
		Last Sale Price x HPI	\$115,609
Average \$/SF	\$98.84 /sq ft (20 Comps)	Tax Appraisal x Sale Price/Tax Appraisal Ratio	\$93,534



Sales Prices of Comps
(Estimated Market Price for Subject)



Cost per Sq. Ft. of Comps
(Average Cost per Sq. Ft. for Subject)

Comparables include Residential Single Family listings with Stories between undefined and 1, SqFt between 1024 and 1386, Within 1 miles, and located in Map Area(s) .

COMPARABLE SALES

	Address	Dist	Map	Date	Price	Type	Conc	Mtg%	Mtg	Src	Effec	SqFt	\$/SF	Sty	Rm	BR	Bth	Prk	Const	CD	Yrblt	Acre
1	1816 Denison St	1.00 mi	758E	02/28/2022	\$104,000	N(WD)		75	CV	Apr	06/95	1054	99	1	6	3	1.0	C1A	BR	G	1963	0.17
2	3252 S Perkins Rd	0.71 mi	772F	02/28/2022	\$92,500	N(WD)		80	CV	MLS	02/22	1232	75	1	5	2	2.0	C1A	BR/WD		1960	0.18
3	2943 S Perkins Rd	0.42 mi	772B	02/25/2022	\$92,500	N(WD)		80	CV	MLS	02/22	1125	82	1	6	3	1.0	C1A	BR/WD		1958	0.24
4	4093 Navaho Ave	0.79 mi	772A	02/25/2022	\$90,000	N(WD)			CU	Apr	04/99	1033	87	1	5	3	1.1	C1A	BR/WD	A	1965	0.16
5	3376 Creighton Ave	0.88 mi	772E	02/21/2022	\$100,000	N(WD)			CU	Apr	10/08	1361	73	1	7	3	1.1	C1A	BR/MM	A	1969	0.19
6	4044 Navaho Ave	0.89 mi	772A	02/16/2022	\$108,740	N(WD)			CU	Tax	12/18	1335	81	1	6	3	1.0		BR		1965	0.16
7	3000 Goodlett Rd	0.43 mi	772B	02/03/2022	\$130,000	N(WD)			CU	MLS	02/22	1286	101	1	7	3	2.0	C1A	BR		1959	0.19
8	4310 Aloha Ave	0.39 mi	772B	02/01/2022	\$100,833	N(WD)			CU	Apr	12/10	1215	83	1	6	3	1.0		BR/WD	A	1959	0.2
9	4550 Villawood Dr	0.70 mi	772E	01/27/2022	\$135,000	N(WD)			CU	Apr	09/95	1302	104	1	6	3	2.0	G2A	OT		1979	0.2
10	4237 Navaho Ave	0.53 mi	772A	01/26/2022	\$114,900	N(WD)			CU	Apr	03/19	1323	87	1	7	3	1.1	C1A	BR/OT	G	1965	0.16
11	4117 Parkchester Ave	0.78 mi	772E	01/25/2022	\$145,100	N(WD)		78	CV	Apr	12/05	1231	118	1	6	3	1.1	C1A	BR/WD	A	1966	0.19
12	4197 Forest View Dr	0.85 mi	772E	01/21/2022	\$112,000	N(WD)			CU	Apr	12/01	1284	87	1	6	3	1.1	C1A	BR/WD	A	1967	0.19
13	1829 Downing St	0.96 mi	759E	01/19/2022	\$284,000	N(WD)			CU	Apr	12/18	1242	229	1	7	3	2.0		BR/OT		1959	0.22
14	2858 Phyllis Cv	0.41 mi	772B	01/13/2022	\$93,000	N(WD)			CU	MLS	01/22	1101	84	1	6	3	1.0	C1A	BR/OT		1965	0.18
15	4825 Knight Arnold Rd	0.71 mi	772F	01/13/2022	\$78,200	B(TT)			CU	MLS	10/03	1100	71	1	5	3	1.1	C1A	BR		1953	0.18
16	1822 S Dearing Rd	0.97 mi	759E	01/12/2022	\$100,000	N(WD)			CU	Apr	04/94	1132	88	1	6	3	1.1	C1A	BR/WD		1960	0.2
17	1877 Capri Rd	0.87 mi	759E	01/10/2022	\$110,000	N(WD)			CU	MLS	06/03	1236	89	1	6	3	1.0		BR/WD		1955	0.16
18	4972 Bryndale Ave	0.92 mi	772D	01/10/2022	\$135,000	N(WD)		100	CV	Apr	12/21	1281	105	1	6	3	2.0	C2A	BR/WD	G	1960	0.18
19	4185 Forest View Dr	0.87 mi	772E	12/29/2021	\$145,000	N(WD)			CU	Apr	07/07	1262	115	1	7	3	1.1	C1A	BR	A	1967	0.19
20	4095 Cedarwood Cv	0.79 mi	772A	12/17/2021	\$124,000	N(WD)		98	CV	Apr	08/07	1058	117	1	6	3	1.1	C1A	BR/WD	A	1964	0.27

Min Sale Price:	\$78,200.00	Min Sq Ft:	1033	20 Comparables	
Max Sale Price:	\$284,000.00	Max Sq Ft:	1361	Avg Sale Price:	\$119,738.00
Median Sale Price:	\$109,370.00	Avg Sq Ft:	1209	Avg \$/SF	100