

Unit Insight Report - As of Date Ordered



4 stars out of 5.0

Building Info

Address: Your Address

Neighborhood: Your Neighborhood

Stories: XX Stories

Building Age: XX years old

Total Units: XX Units

Managed By: Building Manager

Manager's Phone #: ###-###-####

Unit Info

Unit: XX

Bedrooms: X

Bathrooms: X

Square Feet: X,XXX

Floor: XX

Condo Insight Price Opinion

Price Opinion: \$ XXX,XXX

Disclaimer - This is not an appraisal, as an appraisal would make an interior inspection of the unit and evaluate a variety of specific considerations.

Listing Info

Previous Sale : Sold on XX-XX-XXXX for \$XXX,XXX

Asking Price: \$ XXX,XXX Condo Fees: \$ XXX per Sqft per month

Asking Price Per Square Foot: \$ XXX per Sqft

Condo Fees: \$ XXX per Sqft per month

Fees Per Square Foot: \$.XX per month Annual Real Estate Taxes: \$ X,XXX

List Date: XX-XX-XXXX

Listing Agent: Your agent, your agent's email address

Most Active Agents in the Building

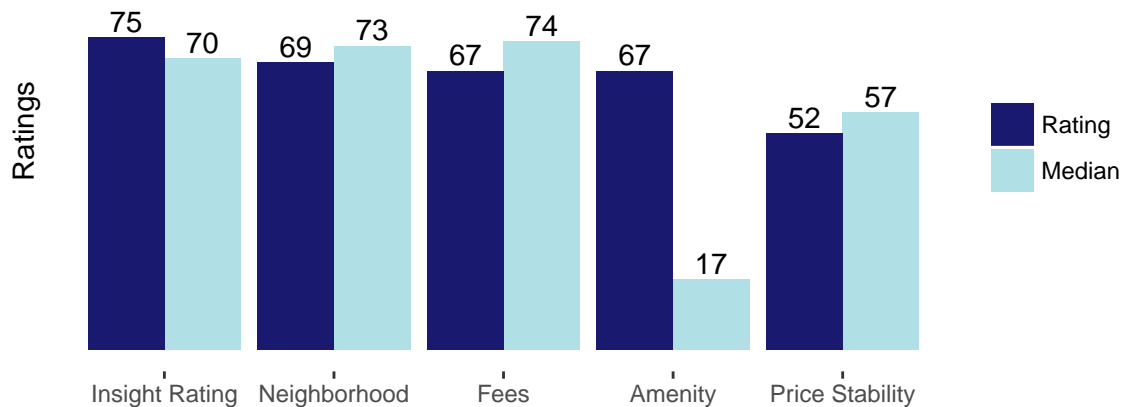
Agent #1

Agent #2

Agent #3

Condo Insight Analytics (Sample Data)

Condo Insight Rating: 75
Zip Code Median Insight Rating: 70
Neighborhood Rating: 69
Median Neighborhood Rating: 73
Condo Fee Rating: 67
Median Fee Rating: 74
Amenity Rating: 67
Median Amenity Rating: 17
Price Stability Rating: 52
Market Stability Rating: 57



What do these ratings mean?

Condo Insight Rating - This is a measure of how desirable the market finds this building. We are able to account for most of the factors that influence the price of a unit (square footage, bedrooms, bathrooms, floor, view, interior condition), but even controlling for these factors, certain buildings consistently sell for more (or less) than others. The Insight Rating measures how well a building does in the market, after unit-specific traits are controlled for.

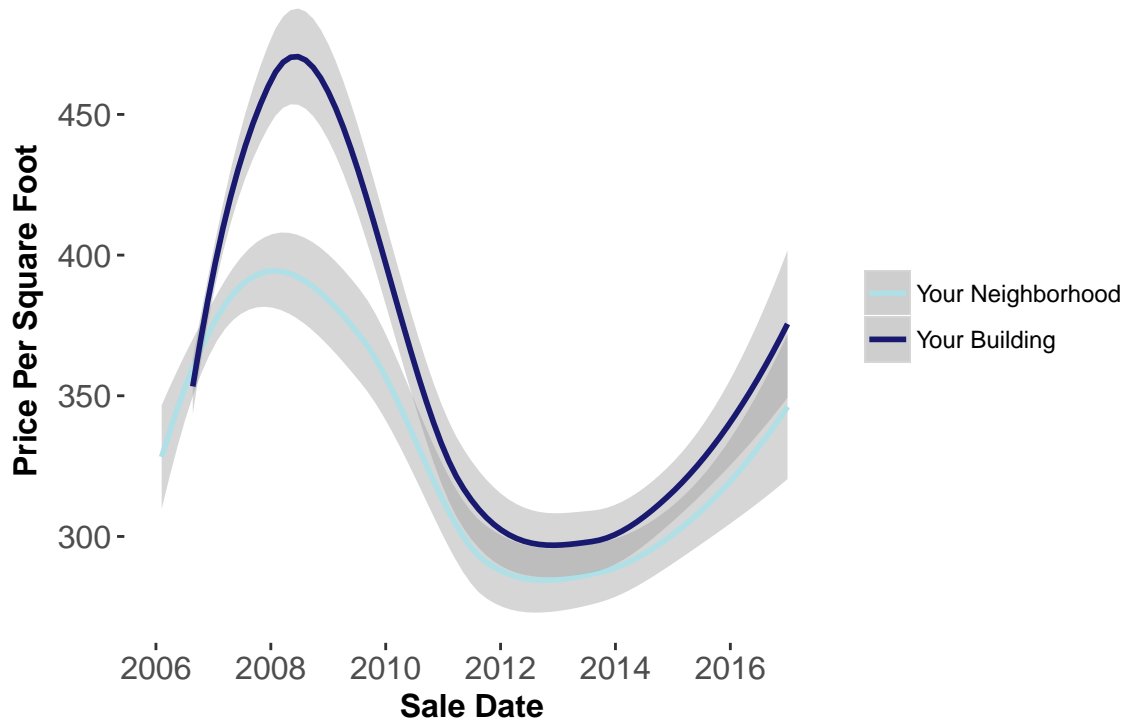
Neighborhood Rating - For each neighborhood in Philadelphia, we take the median insight rating for all condo buildings and compare them on a scale from 1-100

Fee Rating - We take the average condo fees charged per square foot in the building, and compare that to the Insight Rating. Presumably, buildings with high fees should have high insight ratings. If a building has low fees and a high insight rating, it will score very highly here.

Amenity Rating - This is a measure of the amenities that are available for each building. We do not rate the quality of the amenities here, only whether or not each is available.

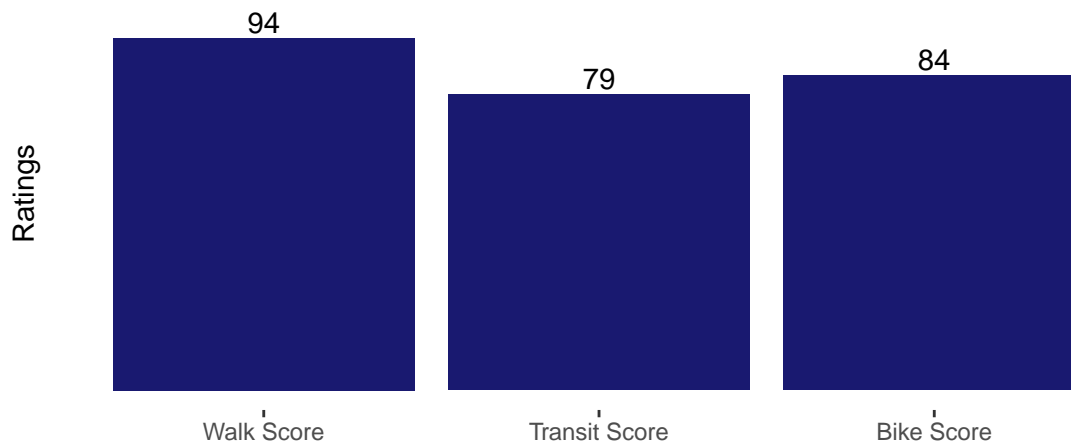
Price Stability Rating - We look at the median price per square foot in each building over the past five years. The stability rating is a measure of how consistent the median price is from year to year.

Historical Sales - Your Building vs Your Neighborhood (Sample Data)



This graph shows how sales have evolved in both the building and the surrounding neighborhood, on a price per square foot basis. If the shaded area around the line is large, that means that there is a lot of variation in sales prices.

Walk Scores (Data from www.walkscore.com)



Sales Trends in your building (Sample Data)

How to read this graph:

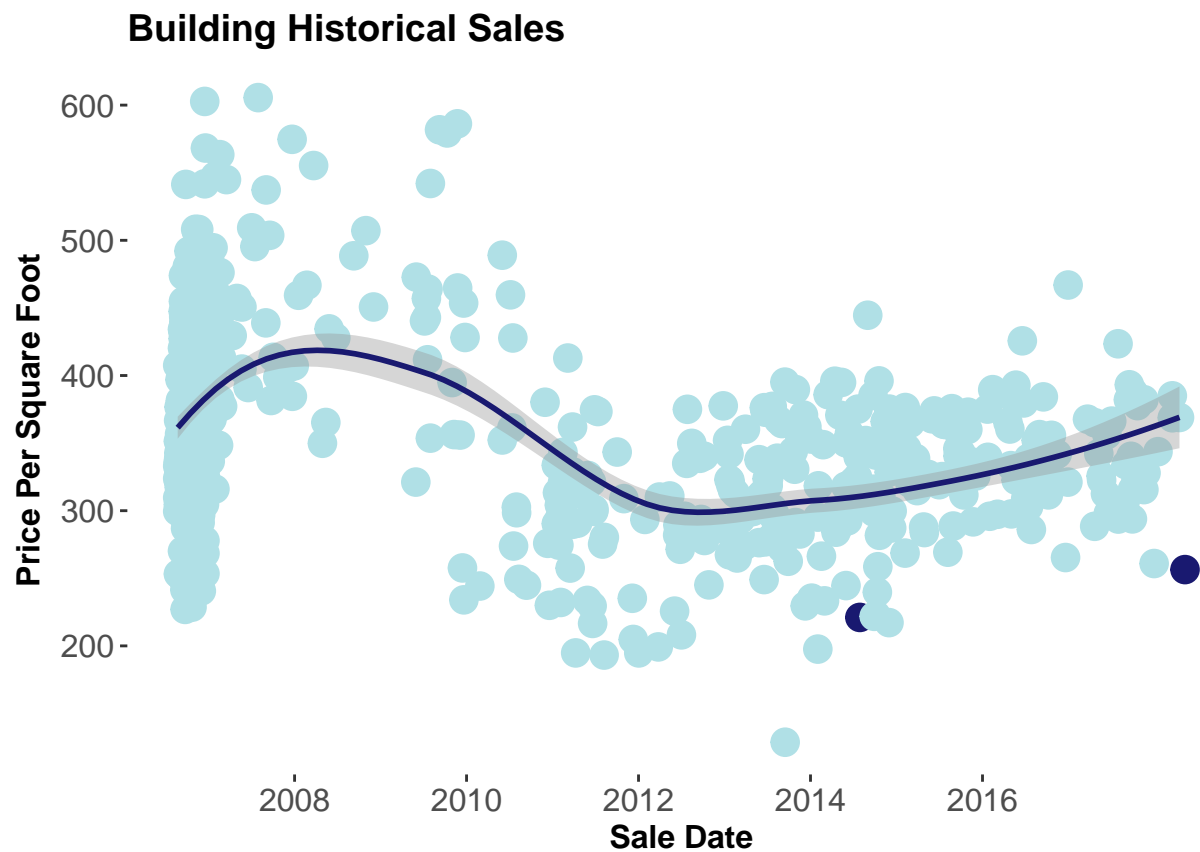
Each dot represents a sale in the building

The dark blue dots represent sales of this particular unit

The dark blue dot at the far right represents the current asking price

The dark blue line represents the trends in price over time

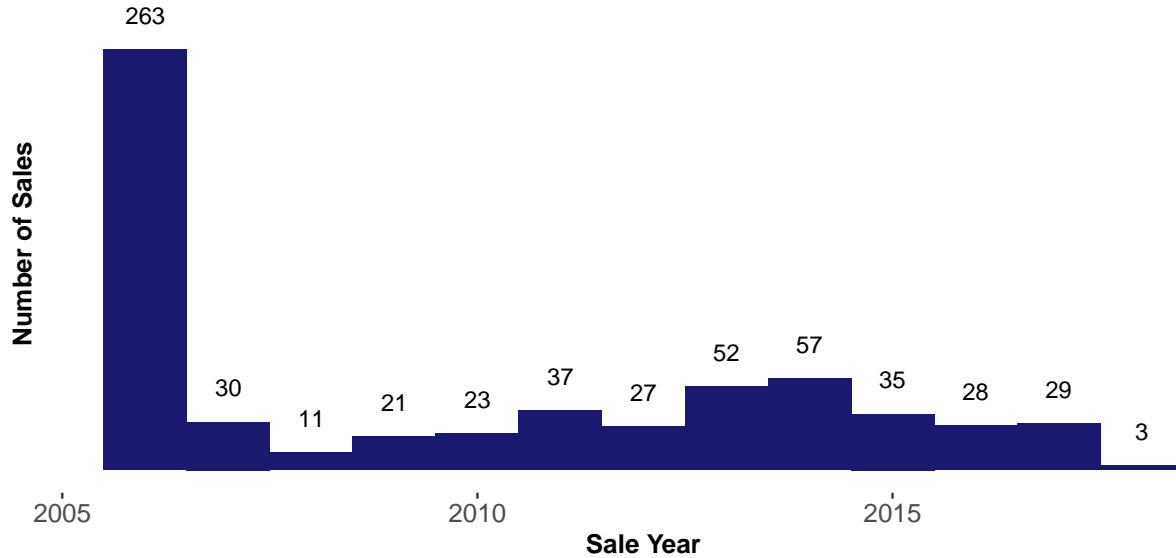
If previous sales of this unit were consistently above the trend line, we might expect the current sale price to be above the trend line, unless something has happened to change the value of this unit, relative to other units in the building.



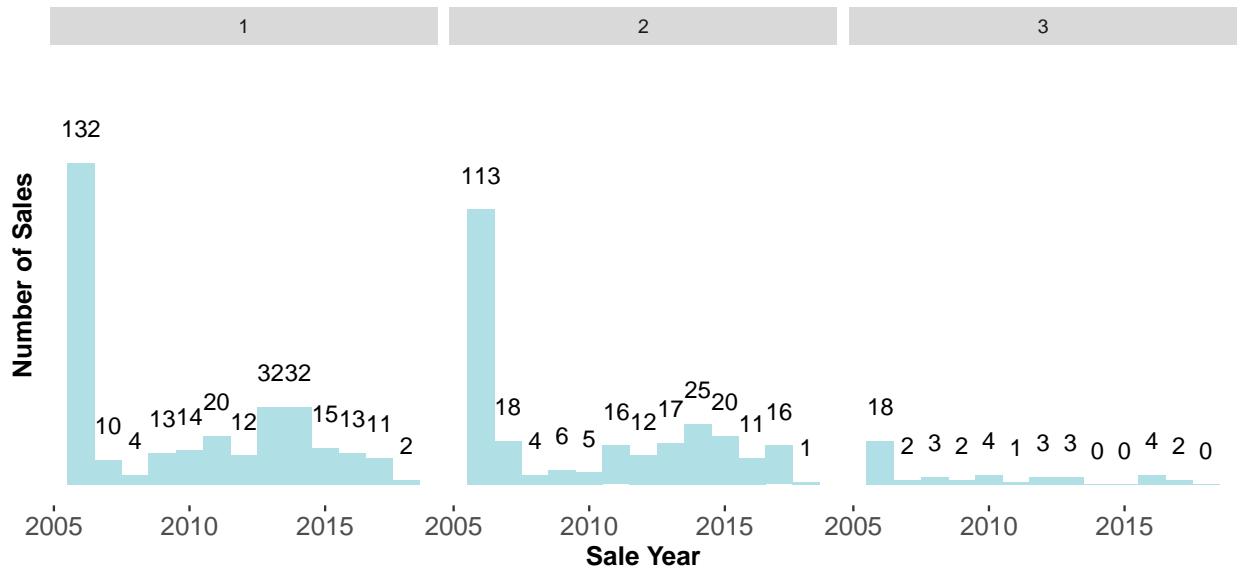
Sales Analysis (Sample Data)

The top graph looks at the velocity of sales over time, with each bar representing the number of units sold in the building for a given fiscal year. The bottom graph gives the same information as the top graph, only broken down by number of bedrooms, helping the buyer to get a feel for the unit mix that exists in the building.

Sales Per Year in the Building



Sales Per Year By Number of Bedrooms

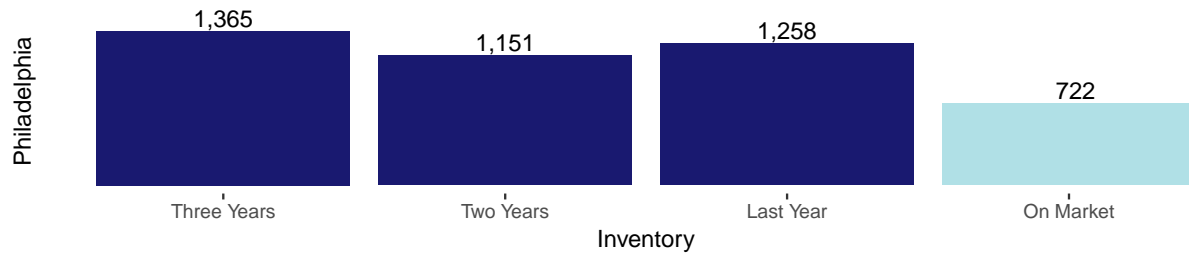


Market Inventory Analysis (Sample Data)

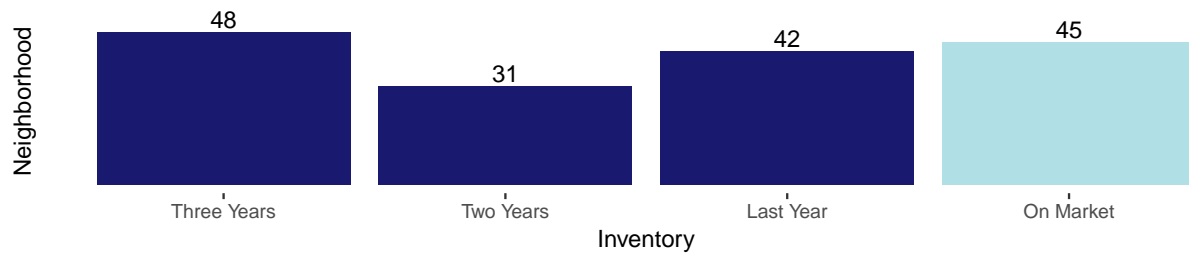
The first three graphs each show the sales activity over the last three years, and compares that with the number of units that are currently on the market. The first graph looks at Philadelphia as a whole, the second deals with the neighborhood this building is in, and the third looks specifically at the building.

The final graph ties the first three graphs together by determining how many months of inventory exist in each market.

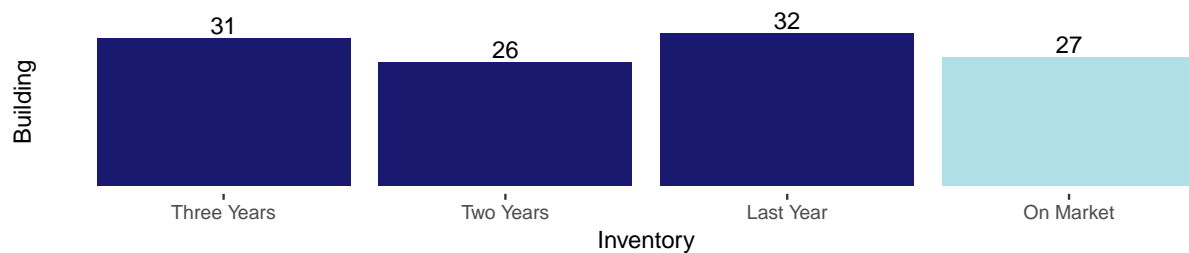
Historical Sales and Current Inventory – Philadelphia



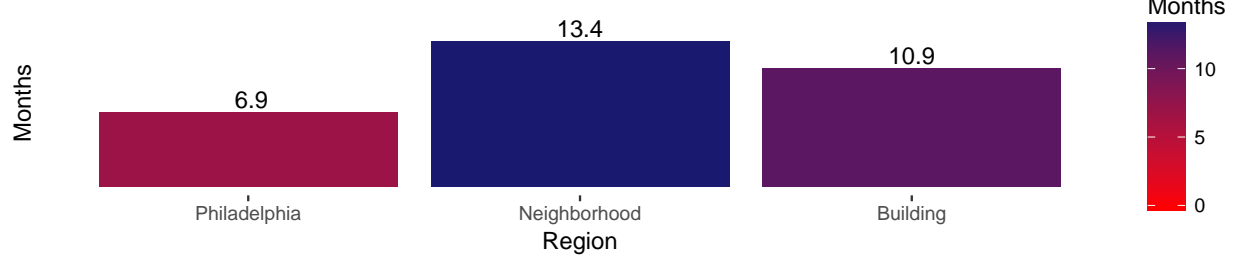
Historical Sales and Current Inventory – Neighborhood



Historical Sales and Current Inventory – Building



Months Worth of Inventory Currently on the Market



Crime Analysis

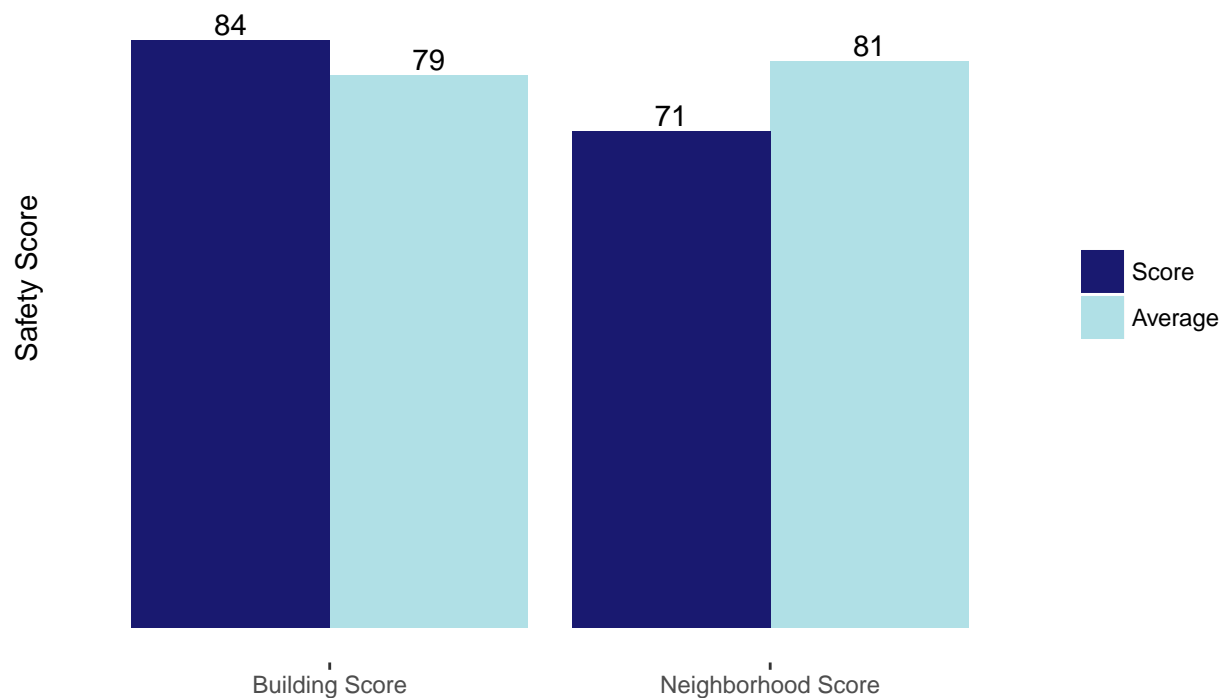
CI Safety Scores (Sample Data)

Building Safety Score: 84

Average Safety Score: 79

Neighborhood Safety Score: 71

Average Neighborhood Safety Score: 81



What do these mean?

Since Philadelphia allows open source access to crime data, we are able to determine how many incidents of violent crime occur within a 1/4 or 1/2 mile radius of each building. We have looked at the incidence of murder, rape and armed robbery around each building and given each a score from 0 to 100, with 100 being the safest.

The neighborhood score takes the mean safety score for all condo buildings in the neighborhood. While the building score shows how much crime happens within a block or two, the neighborhood score casts a wider net.

Crime Rates (Sample Data)

Rate of Homicide within 1/2 Mile (per 1,000): 0.05

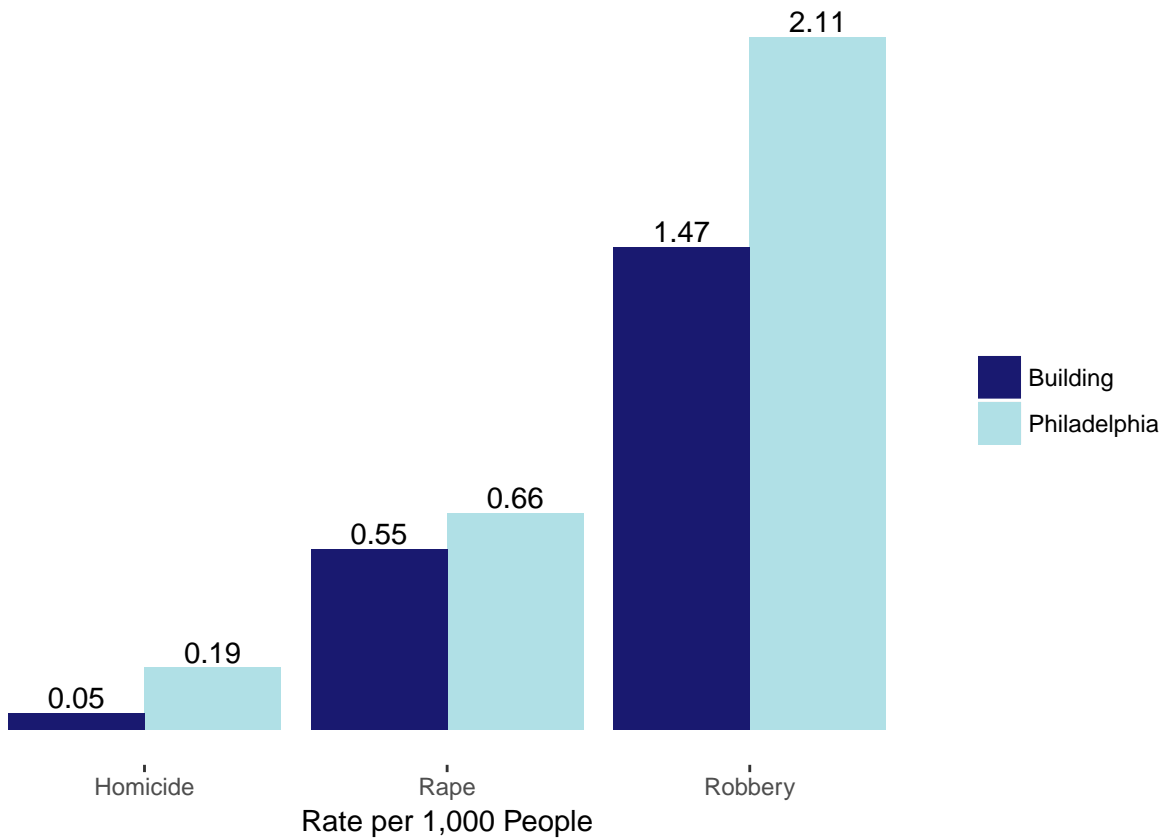
Rate of Homicide for Philadelphia (per 1,000): 0.19

Rate of Rape within 1/4 Mile (per 1,000): 0.55

Rate of Rape for Philadelphia (per 1,000): 0.66

Rate of Armed Robbery within 1/4 Mile (per 1,000): 1.47

Rate of Armed Robbery for Philadelphia (per 1,000): 2.11



This graph looks at how the rates of violent crime in the immediate vicinity of the building compare with the averages across Philadelphia as a whole.


Building and Fire Code Violations (Sample Data)

This building has no fire code violations

Zip Code Profile (Sample Data)

	19123	Philadelphia
Population	13,416	1,560,297
Land Area (Square Miles)	1.3	141.7
Population Per Square Mile	11,054	11,011
Median Age	33	33.7
Median Household Income	\$ 53,295	\$ 38,253
Poverty Rate	20.8 %	26.4 %
High School Graduation Rate	86.7 %	82 %

This report was prepared by:



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