



## Summary of Comparable Properties

This page summarizes the comparable properties contained in this market analysis.

### Public Record Comparable Properties

| Address                    | List Price   | Closed Price       | Concass | Beds     | Full Baths | Half Baths | List Abv Grd Fin SqFt | Pub Recd Bldg SqFt | \$/SqFt         | Closed Date |
|----------------------------|--------------|--------------------|---------|----------|------------|------------|-----------------------|--------------------|-----------------|-------------|
| 12338 S Dupont Hwy         |              |                    |         | 0        | 0          | 0          | 5,956                 | 5,956              | \$33.00         |             |
| 12915 S Dupont Hwy         | \$2,300,000  |                    |         |          | 0          | 0          | 9,600                 | 9,600              | \$239.00        | 10/13/2023  |
| 9852 S Dupont Hwy          | \$6,941,000  |                    |         |          | 0          | 0          | 90,450                | 90,450             | \$76.00         | 09/28/2023  |
| 299 Cluckey Dr             | \$2,000,000  |                    |         |          | 0          | 0          | 132,528               | 132,528            | \$15.00         | 02/29/2024  |
| 776 Milford Harrington Hwy | \$1,625,000  |                    |         |          | 0          | 0          | 3,900                 | 3,900              | \$416.00        | 05/14/2024  |
| 1040 Mattlind Way          | \$2,000,000  |                    |         |          | 0          | 0          | 13,877                | 13,877             | \$144.00        | 02/09/2024  |
| 7308 Williamsville Rd      | \$88,000     |                    |         |          | 0          | 0          | 22,146                | 22,146             | \$3.00          | 04/29/2024  |
| 505 NW Front St            | \$13,200,000 |                    |         |          | 0          | 0          | 104,696               | 104,696            | \$126.00        | 06/21/2024  |
| <b>Averages:</b>           |              | <b>\$4,022,000</b> |         | <b>0</b> | <b>0</b>   | <b>0</b>   | <b>53,885</b>         | <b>53,885</b>      | <b>\$145.57</b> |             |

Median of Comparable Listings: **\$2,000,000**  
 Average of Comparable Listings: **\$4,022,000**

|                                  | Low      | Median      | Average     | High         | Count |
|----------------------------------|----------|-------------|-------------|--------------|-------|
| <b>Comparable Price</b>          | \$88,000 | \$2,000,000 | \$4,022,000 | \$13,200,000 | 7     |
| <b>Adjusted Comparable Price</b> | \$88,000 | \$2,000,000 | \$4,022,000 | \$13,200,000 | 7     |
| <b>DOM</b>                       |          |             |             |              | 0     |

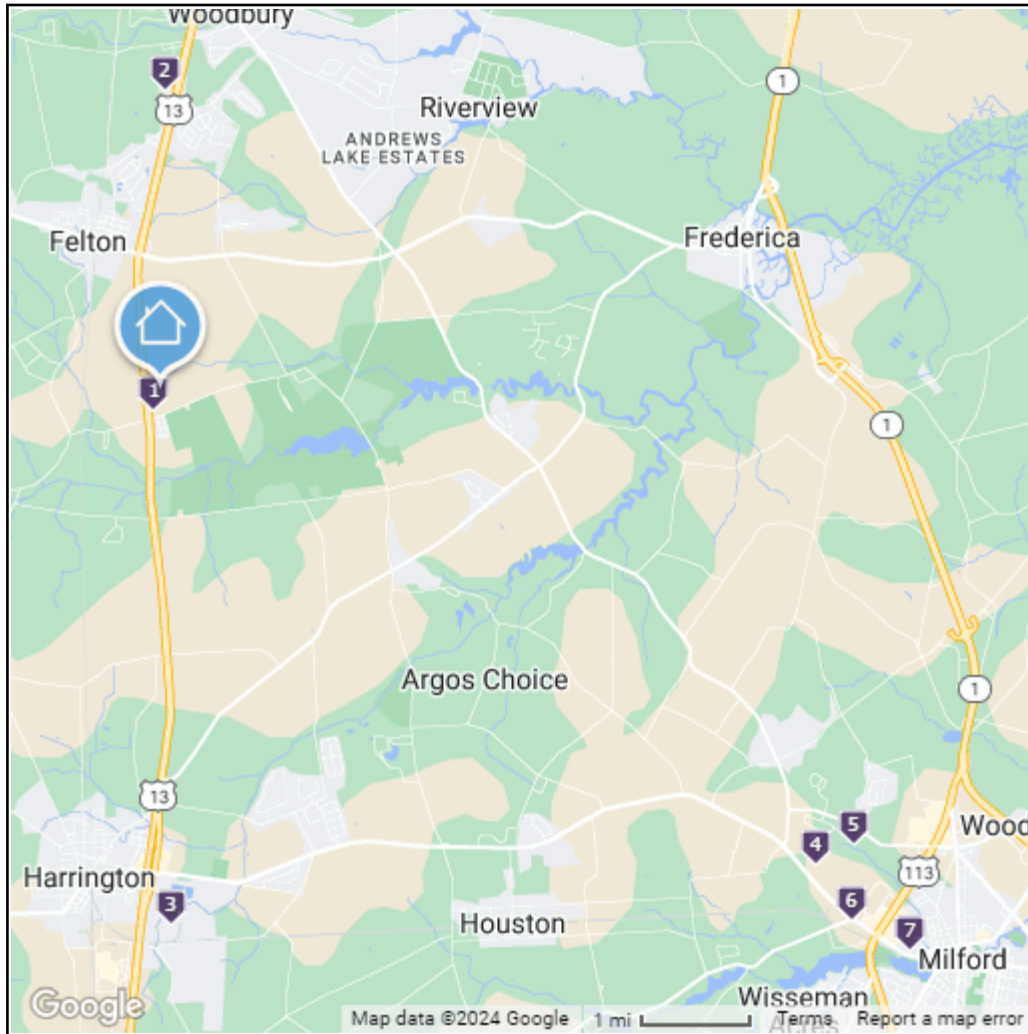




Thursday, October 10, 2024

## CMA Map

This page displays the Map for the CMA Subject and your comparables.



12338 S Dupont Hwy

- 1 12915 S Dupont Hwy
- 2 9852 S Dupont Hwy
- 3 299 Cluckey Dr
- 4 776 Milford Harrington Hwy
- 5 1040 Mattlind Way
- 6 7308 Williamsville Rd
- 7 505 NW Front St





Researched and prepared by  
Carl Smith

Subject Property  
12338 S Dupont Hwy  
Felton, DE 19943

Prepared exclusively for  
carl smith11



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This analysis has not been performed in accordance with the Uniform Standards of Professional Appraisal Practice which requires valuers to act as unbiased, disinterested third parties with impartiality, objectivity and independence and without accommodation of personal interest. It is not to be construed as an appraisal and may not be used as such for any purpose.

# Comparative Market Analysis



Researched and prepared by  
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Subject Property  
12338 S Dupont Hwy  
Felton, DE 19943

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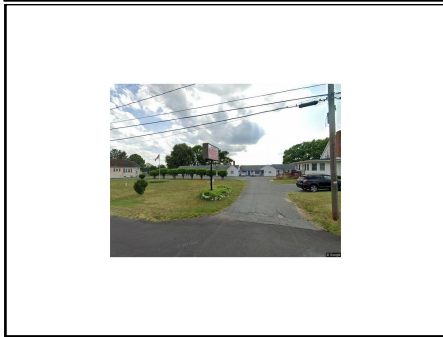
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Thursday, October 10, 2024

## CMA Price Adjustments

This page outlines the subject property versus comparables properties.



| <u>Subject Property</u>   |                          | <u>Details</u>            | <u>Adjust</u> | <u>Details</u>           | <u>Adjust</u> |
|---------------------------|--------------------------|---------------------------|---------------|--------------------------|---------------|
| <b>12338 S Dupont Hwy</b> |                          | <b>12915 S Dupont Hwy</b> |               | <b>9852 S Dupont Hwy</b> |               |
| MLS#                      | SM-00-13800-02-5100-000  | SM-00-13900-01-4902-000   |               | SM-00-12901-01-7500-000  |               |
| Status                    | Public Record Comparable | Public Record Comparable  |               | Public Record Comparable |               |
| Prop Type                 | COM                      | COM                       |               | COM                      |               |
| City                      | Felton                   | Felton                    |               | Felton                   |               |
| Sch District              | Lake Forest              | Lake Forest               |               | Lake Forest              |               |
| Subdiv/Neigh              |                          |                           |               |                          |               |
| Ownership                 |                          |                           |               |                          |               |
| Style                     |                          |                           |               |                          |               |
| Structure Type            | Mobile                   |                           |               |                          |               |
| Year Built                | 1960                     | 2003                      |               | 2005                     |               |
| Taxes/Tax Yr              | \$2,465.00               | \$4,122 / 0               |               | \$23,611 / 0             |               |
| Assessed Val              | \$114,100                | \$190,800                 |               | \$1,092,500              |               |
| List Date                 |                          |                           |               |                          |               |
| Closed Date               | 6/1/1990                 | 10/13/2023                |               | 09/28/2023               |               |
| DOM/CDOM                  | --/                      |                           |               |                          |               |
| List Price                |                          |                           |               |                          |               |
| Closed Price              | \$199,000                | \$2,300,000               |               | \$6,941,000              |               |
| Concessions               | \$0.00                   | \$0.00                    |               | \$0.00                   |               |
| Abv Grd FinSF             | 5956                     | 9,600                     |               | 90,450                   |               |
| Blw Grd FinSF             |                          | 0                         |               | 0                        |               |
| \$/SqFt                   | \$33.00                  | \$239.00                  |               | \$76.00                  |               |
| Acres                     | 1.4                      | 5.000                     |               | 8.400                    |               |
| Beds                      | 0                        | 0                         |               | 0                        |               |
| Baths                     | 0 / 0                    | 0                         |               | 0                        |               |
| Bsmnt Type                |                          |                           |               |                          |               |
| Garage Spcs               | 0                        | 0                         |               | 0                        |               |
| Parking                   |                          |                           |               |                          |               |
| Fireplaces                | 0                        | 0                         |               | 0                        |               |
| Cooling                   | Central A/C              | CentralAC                 |               | CentralAC                |               |
| Heating                   |                          |                           |               |                          |               |
| Water                     |                          |                           |               |                          |               |
| Sewer                     |                          |                           |               |                          |               |
| Waterfront                |                          | No                        |               | No                       |               |
| Pool                      |                          |                           |               |                          |               |

|  |                          |                    |                    |
|--|--------------------------|--------------------|--------------------|
|  | <b>Price</b>             | <b>\$2,300,000</b> | <b>\$6,941,000</b> |
|  | <b>Total Adjustments</b> | <b>\$0</b>         | <b>\$0</b>         |
|  | <b>Adjusted Price</b>    | <b>\$2,300,000</b> | <b>\$6,941,000</b> |

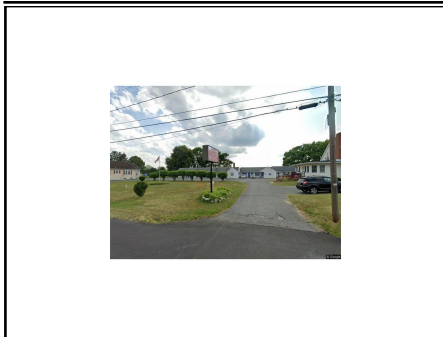




Thursday, October 10, 2024

## CMA Price Adjustments

This page outlines the subject property versus comparables properties.



| <u>Subject Property</u>   |                          | <u>Details</u>           | <u>Adjust</u> | <u>Details</u>                    | <u>Adjust</u> |
|---------------------------|--------------------------|--------------------------|---------------|-----------------------------------|---------------|
| <b>12338 S Dupont Hwy</b> |                          | <b>299 Cluckey Dr</b>    |               | <b>776 Milford Harrington Hwy</b> |               |
| MLS#                      | SM-00-13800-02-5100-000  | MN-09-18005-01-5900-000  |               | MD-00-17300-02-2500-000           |               |
| Status                    | Public Record Comparable | Public Record Comparable |               | Public Record Comparable          |               |
| Prop Type                 | COM                      | COM                      |               | COM                               |               |
| City                      | Felton                   | Harrington               |               | Milford                           |               |
| Sch District              | Lake Forest              | Lake Forest              |               | Milford                           |               |
| Subdiv/Neigh              |                          |                          |               |                                   |               |
| Ownership                 |                          |                          |               |                                   |               |
| Style                     |                          |                          |               |                                   |               |
| Structure Type            | Mobile                   |                          |               |                                   |               |
| Year Built                | 1960                     | 1974                     |               | 1970                              |               |
| Taxes/Tax Yr              | \$2,465.00               | \$47,337 / 0             |               | \$792 / 0                         |               |
| Assessed Val              | \$114,100                | \$1,469,600              |               | \$36,100                          |               |
| List Date                 |                          |                          |               |                                   |               |
| Closed Date               | 6/1/1990                 | 02/29/2024               |               | 05/14/2024                        |               |
| DOM/CDOM                  | --/                      |                          |               |                                   |               |
| List Price                |                          |                          |               |                                   |               |
| Closed Price              | \$199,000                | \$2,000,000              |               | \$1,625,000                       |               |
| Concessions               | \$0.00                   | \$0.00                   |               | \$0.00                            |               |
| Abv Grd FinSF             | 5956                     | 132,528                  |               | 3,900                             |               |
| Blw Grd FinSF             |                          | 0                        |               | 0                                 |               |
| \$/SqFt                   | \$33.00                  | \$15.00                  |               | \$416.00                          |               |
| Acres                     | 1.4                      | 34.190                   |               | 7.500                             |               |
| Beds                      | 0                        | 0                        |               | 0                                 |               |
| Baths                     | 0 / 0                    | 0                        |               | 0                                 |               |
| Bsmnt Type                |                          |                          |               |                                   |               |
| Garage Spcs               | 0                        | 0                        |               | 0                                 |               |
| Parking                   |                          |                          |               |                                   |               |
| Fireplaces                | 0                        | 0                        |               | 0                                 |               |
| Cooling                   | Central A/C              | Central A/C              |               | WallUnit, WindowUnits             |               |
| Heating                   |                          |                          |               |                                   |               |
| Water                     |                          |                          |               |                                   |               |
| Sewer                     |                          |                          |               |                                   |               |
| Waterfront                |                          | No                       |               | No                                |               |
| Pool                      |                          |                          |               |                                   |               |

|                          |              |                    |                    |
|--------------------------|--------------|--------------------|--------------------|
|                          | <b>Price</b> | <b>\$2,000,000</b> | <b>\$1,625,000</b> |
| <b>Total Adjustments</b> |              | <b>\$0</b>         | <b>\$0</b>         |
| <b>Adjusted Price</b>    |              | <b>\$2,000,000</b> | <b>\$1,625,000</b> |

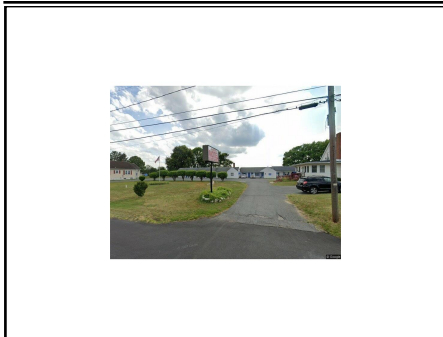




Thursday, October 10, 2024

## CMA Price Adjustments

This page outlines the subject property versus comparables properties.



| <u>Subject Property</u>   |                          | <u>Details</u>           | <u>Adjust</u> | <u>Details</u>               | <u>Adjust</u> |
|---------------------------|--------------------------|--------------------------|---------------|------------------------------|---------------|
| <b>12338 S Dupont Hwy</b> |                          | <b>1040 Mattlind Way</b> |               | <b>7308 Williamsville Rd</b> |               |
| MLS#                      | SM-00-13800-02-5100-000  | MD-16-17300-01-0329-000  |               | MD-16-18200-01-1000-000      |               |
| Status                    | Public Record Comparable | Public Record Comparable |               | Public Record Comparable     |               |
| Prop Type                 | COM                      | COM                      |               | COM                          |               |
| City                      | Felton                   | Milford                  |               | Milford                      |               |
| Sch District              | Lake Forest              | Milford                  |               | Milford                      |               |
| Subdiv/Neigh              |                          |                          |               |                              |               |
| Ownership                 |                          |                          |               |                              |               |
| Style                     |                          |                          |               |                              |               |
| Structure Type            | Mobile                   |                          |               |                              |               |
| Year Built                | 1960                     | 1999                     |               | 1945                         |               |
| Taxes/Tax Yr              | \$2,465.00               | \$8,573 / 0              |               | \$4,424 / 0                  |               |
| Assessed Val              | \$114,100                | \$426,500                |               | \$220,100                    |               |
| List Date                 |                          |                          |               |                              |               |
| Closed Date               | 6/1/1990                 | 02/09/2024               |               | 04/29/2024                   |               |
| DOM/CDOM                  | --/                      |                          |               |                              |               |
| List Price                |                          |                          |               |                              |               |
| Closed Price              | \$199,000                | \$2,000,000              |               | \$88,000                     |               |
| Concessions               | \$0.00                   | \$0.00                   |               | \$0.00                       |               |
| Abv Grd FinSF             | 5956                     | 13,877                   |               | 22,146                       |               |
| Blw Grd FinSF             |                          | 0                        |               | 0                            |               |
| \$/SqFt                   | \$33.00                  | \$144.00                 |               | \$3.00                       |               |
| Acres                     | 1.4                      | 1.600                    |               | 2.500                        |               |
| Beds                      | 0                        | 0                        |               | 0                            |               |
| Baths                     | 0 / 0                    | 0                        |               | 0                            |               |
| Bsmnt Type                |                          |                          |               |                              |               |
| Garage Spcs               | 0                        | 0                        |               | 0                            |               |
| Parking                   |                          |                          |               |                              |               |
| Fireplaces                | 0                        | 0                        |               | 0                            |               |
| Cooling                   | Central A/C              | CentralAC                |               | WallUnit,WindowUnits         |               |
| Heating                   |                          |                          |               |                              |               |
| Water                     |                          |                          |               |                              |               |
| Sewer                     |                          |                          |               |                              |               |
| Waterfront                |                          | No                       |               | No                           |               |
| Pool                      |                          |                          |               |                              |               |

|                          |              |                    |                 |
|--------------------------|--------------|--------------------|-----------------|
|                          | <b>Price</b> | <b>\$2,000,000</b> | <b>\$88,000</b> |
| <b>Total Adjustments</b> |              | <b>\$0</b>         | <b>\$0</b>      |
| <b>Adjusted Price</b>    |              | <b>\$2,000,000</b> | <b>\$88,000</b> |





## CMA Price Adjustments

This page outlines the subject property versus comparables properties.



| <u>Subject Property</u>   | <u>Details</u>           | <u>Adjust</u>            |
|---------------------------|--------------------------|--------------------------|
| <b>12338 S Dupont Hwy</b> | <b>505 NW Front St</b>   |                          |
| MLS#                      | SM-00-13800-02-5100-000  | MD-16-18309-01-0900-000  |
| Status                    | Public Record Comparable | Public Record Comparable |
| Prop Type                 | COM                      | COM                      |
| City                      | Felton                   | Milford                  |
| Sch District              | Lake Forest              | Milford                  |
| Subdiv/Neigh              |                          |                          |
| Ownership                 |                          |                          |
| Style                     |                          |                          |
| Structure Type            | Mobile                   |                          |
| Year Built                | 1960                     | 1972                     |
| Taxes/Tax Yr              | \$2,465.00               | \$22,456 / 0             |
| Assessed Val              | \$114,100                | \$1,117,100              |
| List Date                 |                          |                          |
| Closed Date               | 6/1/1990                 | 06/21/2024               |
| DOM/CDOM                  | --/                      |                          |
| List Price                |                          |                          |
| Closed Price              | \$199,000                | \$13,200,000             |
| Concessions               | \$0.00                   | \$0.00                   |
| Abv Grd FinSF             | 5956                     | 104,696                  |
| Blw Grd FinSF             |                          | 0                        |
| \$/SqFt                   | \$33.00                  | \$126.00                 |
| Acres                     | 1.4                      | 7.400                    |
| Beds                      | 0                        | 0                        |
| Baths                     | 0 / 0                    | 0                        |
| Bsmnt Type                |                          |                          |
| Garage Spcs               | 0                        | 0                        |
| Parking                   |                          |                          |
| Fireplaces                | 0                        | 0                        |
| Cooling                   | Central A/C              |                          |
| Heating                   |                          |                          |
| Water                     |                          |                          |
| Sewer                     |                          |                          |
| Waterfront                |                          | No                       |
| Pool                      |                          |                          |

|                          |                     |
|--------------------------|---------------------|
| <b>Price</b>             | <b>\$13,200,000</b> |
| <b>Total Adjustments</b> | <b>\$0</b>          |
| <b>Adjusted Price</b>    | <b>\$13,200,000</b> |







## Subject Property

12338 S Dupont Hwy  
Felton, DE 19943



| Location                        |                                 | Lot            |                    |                        |                  |
|---------------------------------|---------------------------------|----------------|--------------------|------------------------|------------------|
| County:                         | <b>Kent, DE</b>                 | Acres:         | <b>1.4</b>         |                        |                  |
| MLS Area:                       | <b>South Murderkill Hundred</b> | Lot SqFt:      | <b>60984</b>       |                        |                  |
| School District:                | <b>Lake Forest</b>              |                |                    |                        |                  |
| Building                        |                                 |                |                    |                        |                  |
| Property Type:                  | <b>COM</b>                      | Cooling Type:  | <b>Central A/C</b> | Year Built:            | <b>1960</b>      |
| Structure Type:                 | <b>Mobile</b>                   | Garage Spaces: | <b>0</b>           | Above Grade Fin SQFT:  | <b>5,956</b>     |
| Bedrooms:                       | <b>0</b>                        | Fireplaces:    | <b>0</b>           | Building SQFT:         | <b>5,956</b>     |
| Full/Half Baths:                | <b>0 / 0</b>                    |                |                    | Total SQFT:            | <b>5,956</b>     |
|                                 |                                 |                |                    | Price per SQFT:        | <b>\$33.00</b>   |
| Listing and Selling Information |                                 |                |                    | Days on Market / Taxes |                  |
| MLS #:                          | <b>SM-00-13800-02-5100-000</b>  | Zoning:        | <b>BG</b>          | Tax Annual Amount:     | <b>\$2,465</b>   |
| Tax ID #:                       | <b>SM-00-13800-02-5100-000</b>  | Land Use Code: | <b>0</b>           | Tax Assessed Value:    | <b>\$114,100</b> |





## Comparables Overview

This page summarizes key fields of the listings in this analysis.

### The listings in this analysis can be summarized as follows:

Selling Price between \$88,000 and \$13,200,000

0 Bedrooms

0 Full Bathrooms

0 Half Bathrooms

3,900 to 132,528 Square Feet

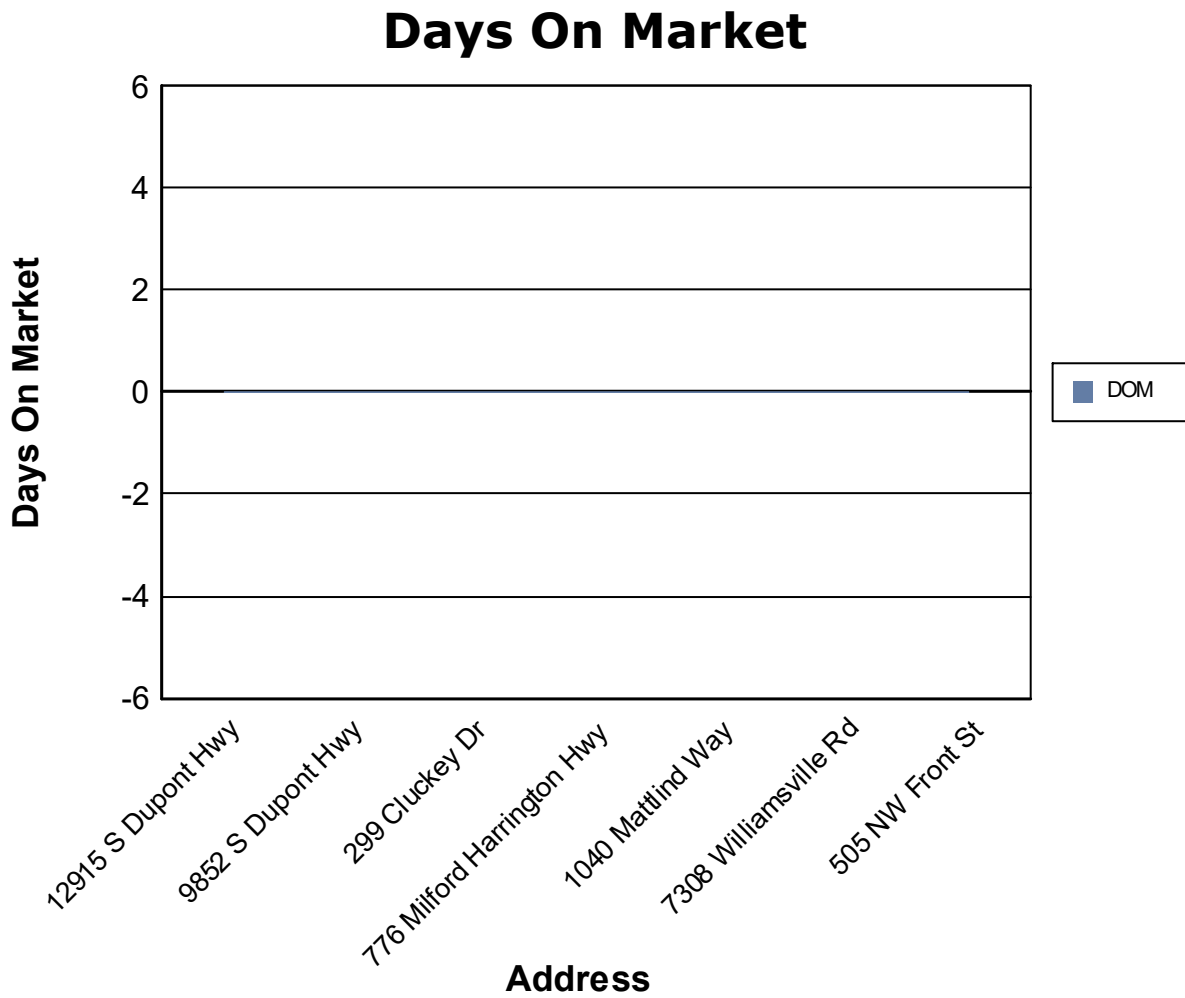
\$3.97 to \$416.67 per Sold Square Foot





## Number of Days On Market

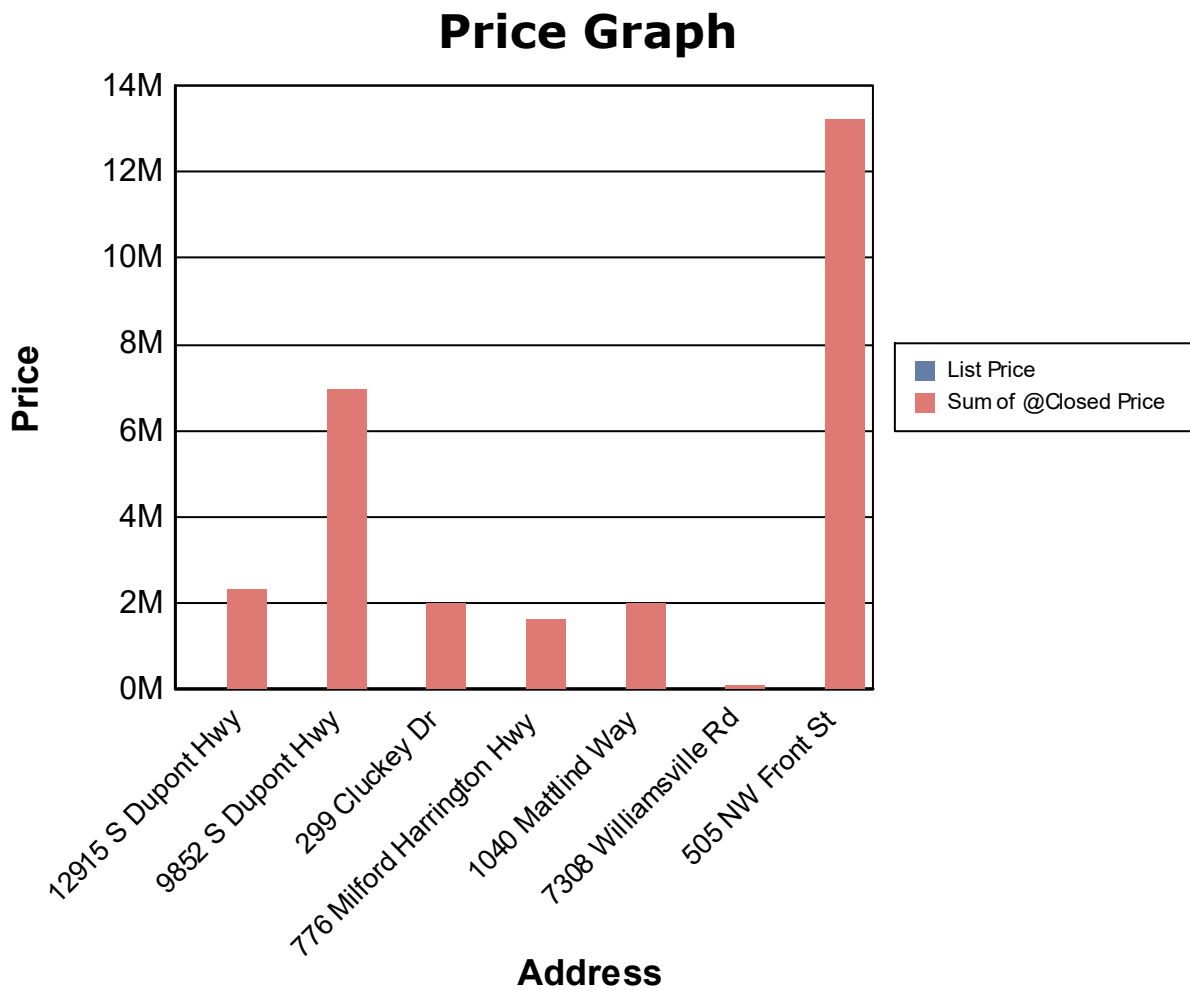
This graph illustrates the number of days on market for the listings in this analysis.





## List Price and Closed Price

This graph illustrates the list price, along with closed price in Closed listings.





## CMA Pro Report

These pages give a general overview of the selected properties.

### 12915 S Dupont Hwy, Felton, DE

#### Public Record Comparable



|                        |                          |                     |                   |                   |             |
|------------------------|--------------------------|---------------------|-------------------|-------------------|-------------|
| <b>MLS #ID:</b>        | SM-00-13900-01-4902-000  | <b>Beds:</b>        | 0                 | <b>Cls Price:</b> | \$2,300,000 |
| <b>Prop Type:</b>      | COM                      | <b>Baths:</b>       | 0                 | <b>Cls Date:</b>  | 10/13/2023  |
| <b>Structure Type:</b> |                          |                     |                   |                   |             |
| <b>County:</b>         | Kent, DE                 | <b>AbvGrdFinSF:</b> | 9,600 /           |                   |             |
| <b>Municipality:</b>   |                          | <b>Lot Size:</b>    | 5a / 217,800.00sf |                   |             |
| <b>MLS Area:</b>       | South Murderkill Hundred | <b>Lot Dim:</b>     |                   |                   |             |
| <b>Subdiv/Ngh:</b>     |                          | <b>Condo/HOA:</b>   | \$0               |                   |             |
| <b>School Dist:</b>    | Lake Forest              | <b>New Constr:</b>  | No                |                   |             |
| <b>Ownership:</b>      |                          | <b>Year Built:</b>  | 2003              |                   |             |
| <b>Garage Spaces:</b>  | 0                        | <b>Basement:</b>    | No                |                   |             |
| <b>Parking:</b>        |                          | <b>Waterfront:</b>  | No                |                   |             |
| <b>Condition:</b>      |                          | <b>Dock Type:</b>   |                   |                   |             |

Sale Type:

Remarks:

### 9852 S Dupont Hwy, Felton, DE

#### Public Record Comparable



|                        |                          |                     |                   |                   |             |
|------------------------|--------------------------|---------------------|-------------------|-------------------|-------------|
| <b>MLS #ID:</b>        | SM-00-12901-01-7500-000  | <b>Beds:</b>        | 0                 | <b>Cls Price:</b> | \$6,941,000 |
| <b>Prop Type:</b>      | COM                      | <b>Baths:</b>       | 0                 | <b>Cls Date:</b>  | 9/28/2023   |
| <b>Structure Type:</b> |                          |                     |                   |                   |             |
| <b>County:</b>         | Kent, DE                 | <b>AbvGrdFinSF:</b> | 90,450 /          |                   |             |
| <b>Municipality:</b>   |                          | <b>Lot Size:</b>    | 8a / 365,904.00sf |                   |             |
| <b>MLS Area:</b>       | South Murderkill Hundred | <b>Lot Dim:</b>     |                   |                   |             |
| <b>Subdiv/Ngh:</b>     |                          | <b>Condo/HOA:</b>   | \$0               |                   |             |
| <b>School Dist:</b>    | Lake Forest              | <b>New Constr:</b>  | No                |                   |             |
| <b>Ownership:</b>      |                          | <b>Year Built:</b>  | 2005              |                   |             |
| <b>Garage Spaces:</b>  | 0                        | <b>Basement:</b>    | No                |                   |             |
| <b>Parking:</b>        |                          | <b>Waterfront:</b>  | No                |                   |             |
| <b>Condition:</b>      |                          | <b>Dock Type:</b>   |                   |                   |             |

Sale Type:

Remarks:

### 299 Cluckey Dr, Harrington, DE

#### Public Record Comparable



|                        |                                      |                     |                      |                   |             |
|------------------------|--------------------------------------|---------------------|----------------------|-------------------|-------------|
| <b>MLS #ID:</b>        | MN-09-18005-01-5900-000              | <b>Beds:</b>        | 0                    | <b>Cls Price:</b> | \$2,000,000 |
| <b>Prop Type:</b>      | COM                                  | <b>Baths:</b>       | 0                    | <b>Cls Date:</b>  | 2/29/2024   |
| <b>Structure Type:</b> |                                      |                     |                      |                   |             |
| <b>County:</b>         | Kent, DE                             | <b>AbvGrdFinSF:</b> | 132,528 /            |                   |             |
| <b>Municipality:</b>   |                                      | <b>Lot Size:</b>    | 34a / 1,489,316.00sf |                   |             |
| <b>MLS Area:</b>       | Harrington City (Mispillion Hundred) | <b>Lot Dim:</b>     |                      |                   |             |
| <b>Subdiv/Ngh:</b>     |                                      | <b>Condo/HOA:</b>   | \$0                  |                   |             |
| <b>School Dist:</b>    | Lake Forest                          | <b>New Constr:</b>  | No                   |                   |             |
| <b>Ownership:</b>      |                                      | <b>Year Built:</b>  | 1974                 |                   |             |
| <b>Garage Spaces:</b>  | 0                                    | <b>Basement:</b>    | No                   |                   |             |
| <b>Parking:</b>        |                                      | <b>Waterfront:</b>  | No                   |                   |             |
| <b>Condition:</b>      |                                      | <b>Dock Type:</b>   |                      |                   |             |

Sale Type:

Remarks:





## CMA Pro Report

These pages give a general overview of the selected properties.

### 776 Milford Harrington Hwy, Milford, DE Public Record Comparable



|                        |                         |                     |                   |                   |             |
|------------------------|-------------------------|---------------------|-------------------|-------------------|-------------|
| <b>MLS #ID:</b>        | MD-00-17300-02-2500-000 | <b>Beds:</b>        | 0                 | <b>Cls Price:</b> | \$1,625,000 |
| <b>Prop Type:</b>      | COM                     | <b>Baths:</b>       | 0                 | <b>Cls Date:</b>  | 5/14/2024   |
| <b>Structure Type:</b> |                         | <b>AbvGrdFinSF:</b> | 3,900 /           |                   |             |
| <b>County:</b>         | Kent, DE                | <b>Lot Size:</b>    | 8a / 326,700.00sf |                   |             |
| <b>Municipality:</b>   |                         | <b>Lot Dim:</b>     |                   |                   |             |
| <b>MLS Area:</b>       | Milford Hundred         | <b>Condo/HOA:</b>   | \$0               |                   |             |
| <b>Subdiv/Ngh:</b>     |                         | <b>New Constr:</b>  | No                |                   |             |
| <b>School Dist:</b>    | Milford                 | <b>Year Built:</b>  | 1970              |                   |             |
| <b>Ownership:</b>      |                         | <b>Basement:</b>    | No                |                   |             |
| <b>Garage Spaces:</b>  | 0                       | <b>Waterfront:</b>  | No                |                   |             |
| <b>Parking:</b>        |                         | <b>Dock Type:</b>   |                   |                   |             |
| <b>Condition:</b>      |                         |                     |                   |                   |             |

**Sale Type:**

**Remarks:**

### 1040 Mattlind Way, Milford, DE Public Record Comparable



|                        |                                |                     |                  |                   |             |
|------------------------|--------------------------------|---------------------|------------------|-------------------|-------------|
| <b>MLS #ID:</b>        | MD-16-17300-01-0329-000        | <b>Beds:</b>        | 0                | <b>Cls Price:</b> | \$2,000,000 |
| <b>Prop Type:</b>      | COM                            | <b>Baths:</b>       | 0                | <b>Cls Date:</b>  | 2/9/2024    |
| <b>Structure Type:</b> |                                | <b>AbvGrdFinSF:</b> | 13,877 /         |                   |             |
| <b>County:</b>         | Kent, DE                       | <b>Lot Size:</b>    | 2a / 69,696.00sf |                   |             |
| <b>Municipality:</b>   |                                | <b>Lot Dim:</b>     |                  |                   |             |
| <b>MLS Area:</b>       | Milford City (Milford Hundred) | <b>Condo/HOA:</b>   | \$0              |                   |             |
| <b>Subdiv/Ngh:</b>     |                                | <b>New Constr:</b>  | No               |                   |             |
| <b>School Dist:</b>    | Milford                        | <b>Year Built:</b>  | 1999             |                   |             |
| <b>Ownership:</b>      |                                | <b>Basement:</b>    | No               |                   |             |
| <b>Garage Spaces:</b>  | 0                              | <b>Waterfront:</b>  | No               |                   |             |
| <b>Parking:</b>        |                                | <b>Dock Type:</b>   |                  |                   |             |
| <b>Condition:</b>      |                                |                     |                  |                   |             |

**Sale Type:**

**Remarks:**

### 7308 Williamsville Rd, Milford, DE Public Record Comparable



|                        |                                |                     |                   |                   |           |
|------------------------|--------------------------------|---------------------|-------------------|-------------------|-----------|
| <b>MLS #ID:</b>        | MD-16-18200-01-1000-000        | <b>Beds:</b>        | 0                 | <b>Cls Price:</b> | \$88,000  |
| <b>Prop Type:</b>      | COM                            | <b>Baths:</b>       | 0                 | <b>Cls Date:</b>  | 4/29/2024 |
| <b>Structure Type:</b> |                                | <b>AbvGrdFinSF:</b> | 22,146 /          |                   |           |
| <b>County:</b>         | Kent, DE                       | <b>Lot Size:</b>    | 3a / 108,900.00sf |                   |           |
| <b>Municipality:</b>   |                                | <b>Lot Dim:</b>     |                   |                   |           |
| <b>MLS Area:</b>       | Milford City (Milford Hundred) | <b>Condo/HOA:</b>   | \$0               |                   |           |
| <b>Subdiv/Ngh:</b>     |                                | <b>New Constr:</b>  | No                |                   |           |
| <b>School Dist:</b>    | Milford                        | <b>Year Built:</b>  | 1945              |                   |           |
| <b>Ownership:</b>      |                                | <b>Basement:</b>    | No                |                   |           |
| <b>Garage Spaces:</b>  | 0                              | <b>Waterfront:</b>  | No                |                   |           |
| <b>Parking:</b>        |                                | <b>Dock Type:</b>   |                   |                   |           |
| <b>Condition:</b>      |                                |                     |                   |                   |           |

**Sale Type:**

**Remarks:**





## CMA Pro Report

These pages give a general overview of the selected properties.

### 505 NW Front St, Milford, DE Public Record Comparable



|                        |                                |                     |                   |                   |              |
|------------------------|--------------------------------|---------------------|-------------------|-------------------|--------------|
| <b>MLS #ID:</b>        | MD-16-18309-01-0900-000        | <b>Beds:</b>        | 0                 | <b>Cls Price:</b> | \$13,200,000 |
| <b>Prop Type:</b>      | COM                            | <b>Baths:</b>       | 0                 | <b>Cls Date:</b>  | 6/21/2024    |
| <b>Structure Type:</b> |                                | <b>AbvGrdFinSF:</b> | 104,696 /         |                   |              |
| <b>County:</b>         | Kent, DE                       | <b>Lot Size:</b>    | 7a / 322,344.00sf |                   |              |
| <b>Municipality:</b>   |                                | <b>Lot Dim:</b>     |                   |                   |              |
| <b>MLS Area:</b>       | Milford City (Milford Hundred) | <b>Condo/HOA:</b>   | \$0               |                   |              |
| <b>Subdiv/Ngh:</b>     |                                | <b>New Constr:</b>  | No                |                   |              |
| <b>School Dist:</b>    | Milford                        | <b>Year Built:</b>  | 1972              |                   |              |
| <b>Sale Type:</b>      |                                | <b>Basement:</b>    | No                |                   |              |
|                        |                                | <b>Waterfront:</b>  | No                |                   |              |
|                        |                                | <b>Dock Type:</b>   |                   |                   |              |
| <b>Ownership:</b>      |                                |                     |                   |                   |              |
| <b>Garage Spaces:</b>  | 0                              |                     |                   |                   |              |
| <b>Parking:</b>        |                                |                     |                   |                   |              |
| <b>Condition:</b>      |                                |                     |                   |                   |              |

**Remarks:**



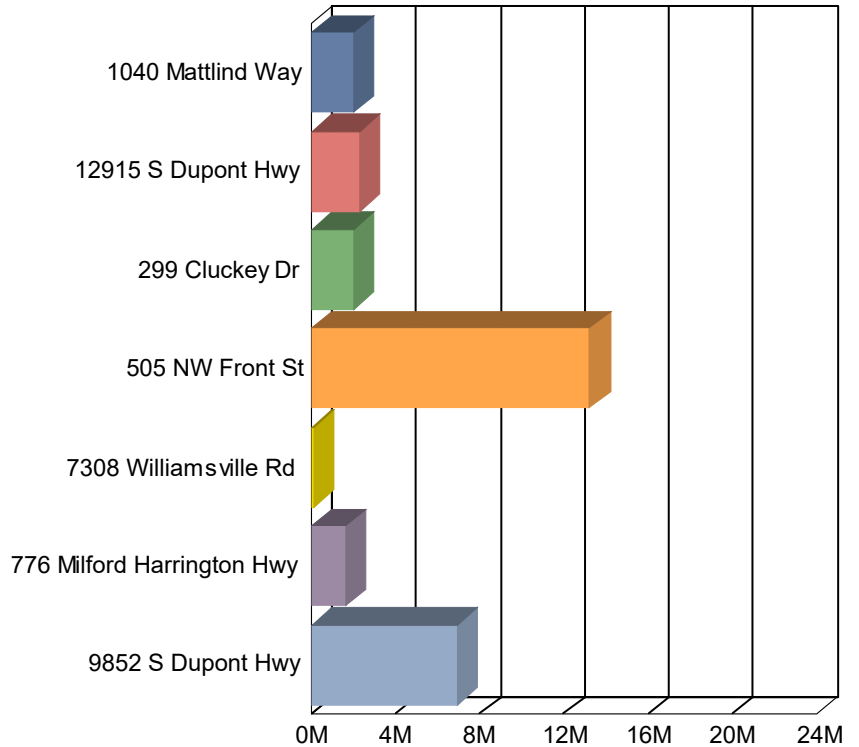


## CMA Pro Report

These pages give a general overview of the selected properties.

### Public Record Comparable Properties

|                     |                     |
|---------------------|---------------------|
| Total # of Listings | <b>7</b>            |
| Lowest Price        | <b>\$88,000</b>     |
| Highest Price       | <b>\$13,200,000</b> |
| Average Price       | <b>\$4,022,000</b>  |
| Avg. Price/SqFt     | <b>\$145.57</b>     |
| Avg DOM             |                     |



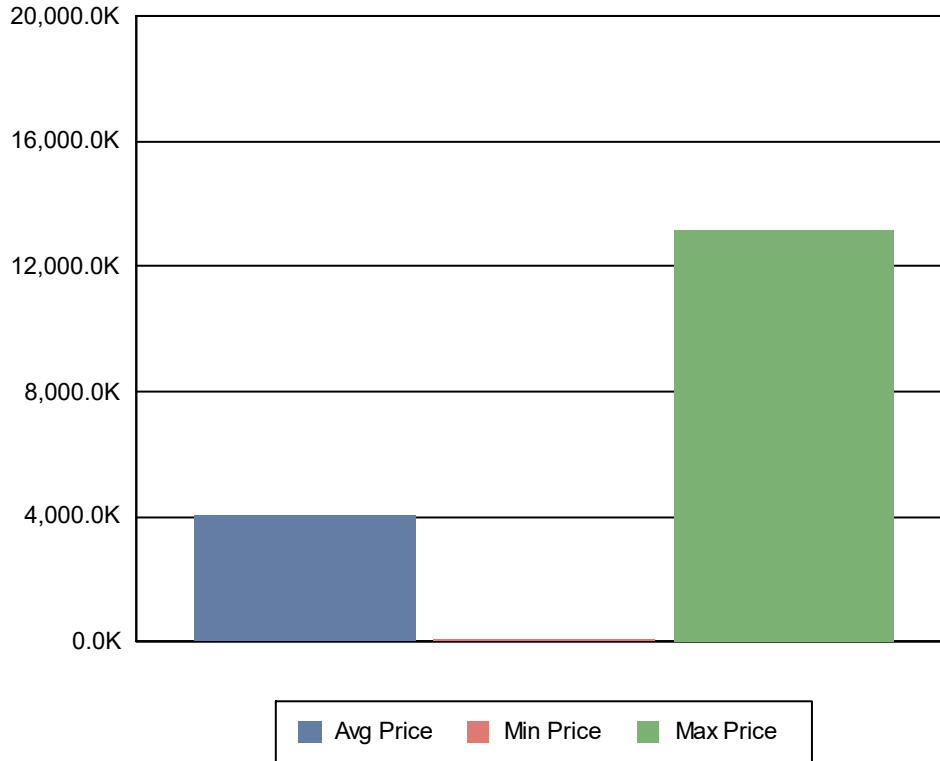




## CMA Pro Report

These pages give a general overview of the selected properties.

### Summary Graph/Analysis



### Cumulative Analysis

| Listing Category         | Lowest Price    | Highest Price       | Average Price      | Avg \$ Per SF   |
|--------------------------|-----------------|---------------------|--------------------|-----------------|
| Public Record Comparable | \$88,000        | \$13,200,000        | \$4,022,000        | \$145.57        |
| <b>Totals / Averages</b> | <b>\$88,000</b> | <b>\$13,200,000</b> | <b>\$4,022,000</b> | <b>\$145.57</b> |

### Closed Property Analysis

| Address                    | List Price | Closed Price       | Concss | DOM | %CP/LP | CP/Sqft         |
|----------------------------|------------|--------------------|--------|-----|--------|-----------------|
| 12915 S Dupont Hwy         |            | \$2,300,000        |        |     |        | \$239.58        |
| 9852 S Dupont Hwy          |            | \$6,941,000        |        |     |        | \$76.74         |
| 299 Cluckey Dr             |            | \$2,000,000        |        |     |        | \$15.09         |
| 776 Milford Harrington Hwy |            | \$1,625,000        |        |     |        | \$416.67        |
| 1040 Mattlind Way          |            | \$2,000,000        |        |     |        | \$144.12        |
| 7308 Williamsville Rd      |            | \$88,000           |        |     |        | \$3.97          |
| 505 NW Front St            |            | \$13,200,000       |        |     |        | \$126.08        |
| <b>Total Averages</b>      |            | <b>\$4,022,000</b> |        |     |        | <b>\$146.04</b> |





## CMA Pro Report

These pages give a general overview of the selected properties.

### Property Summary

| S      | Street Address             | Bds | Bth | Sqft    | List Price | Closed Price | Conc | Closed Date | DOM |
|--------|----------------------------|-----|-----|---------|------------|--------------|------|-------------|-----|
| PubRec | 12915 S Dupont Hwy         | 0   | 0   | 9,600   |            | \$2,300,000  |      | 10/13/2023  |     |
| PubRec | 9852 S Dupont Hwy          | 0   | 0   | 90,450  |            | \$6,941,000  |      | 09/28/2023  |     |
| PubRec | 299 Cluckey Dr             | 0   | 0   | 132,528 |            | \$2,000,000  |      | 02/29/2024  |     |
| PubRec | 776 Milford Harrington Hwy | 0   | 0   | 3,900   |            | \$1,625,000  |      | 05/14/2024  |     |
| PubRec | 1040 Mattlind Way          | 0   | 0   | 13,877  |            | \$2,000,000  |      | 02/09/2024  |     |
| PubRec | 7308 Williamsville Rd      | 0   | 0   | 22,146  |            | \$88,000     |      | 04/29/2024  |     |
| PubRec | 505 NW Front St            | 0   | 0   | 104,696 |            | \$13,200,000 |      | 06/21/2024  |     |





Thursday, October 10, 2024

## Brief Summary of Compared Listings

This report summarizes the comparable listings contained in this market analysis.

### Status: Public Record Comparable

| MLS#                        | Address                    | Bds      | Bth        | SqFt Tot      | Acres       | DOM | List Price | Closed             | Conc | Closed     |
|-----------------------------|----------------------------|----------|------------|---------------|-------------|-----|------------|--------------------|------|------------|
| SM-00-13900-0<br>1-4902-000 | 12915 S Dupont Hwy         | 0        | 0          | 9,600         | 5.00        |     |            | \$2,300,000        |      | 10/13/2023 |
| SM-00-12901-0<br>1-7500-000 | 9852 S Dupont Hwy          | 0        | 0          | 90,450        | 8.40        |     |            | \$6,941,000        |      | 09/28/2023 |
| MN-09-18005-0<br>1-5900-000 | 299 Cluckey Dr             | 0        | 0          | 132,528       | 34.19       |     |            | \$2,000,000        |      | 02/29/2024 |
| MD-00-17300-0<br>2-2500-000 | 776 Milford Harrington Hwy | 0        | 0          | 3,900         | 7.50        |     |            | \$1,625,000        |      | 05/14/2024 |
| MD-16-17300-0<br>1-0329-000 | 1040 Mattlind Way          | 0        | 0          | 13,877        | 1.60        |     |            | \$2,000,000        |      | 02/09/2024 |
| MD-16-18200-0<br>1-1000-000 | 7308 Williamsville Rd      | 0        | 0          | 22,146        | 2.50        |     |            | \$88,000           |      | 04/29/2024 |
| MD-16-18309-0<br>1-0900-000 | 505 NW Front St            | 0        | 0          | 104,696       | 7.40        |     |            | \$13,200,000       |      | 06/21/2024 |
| <b>Averages:</b>            | <b>\$4,022,000</b>         | <b>0</b> | <b>0/0</b> | <b>53,885</b> | <b>9.51</b> |     |            | <b>\$4,022,000</b> |      |            |

### Summary

| Status                   | Total    | Avg Price          | Avg \$ Per SqFt | Median             | Low             | High                | Avg CDOM |
|--------------------------|----------|--------------------|-----------------|--------------------|-----------------|---------------------|----------|
| Public Record Comparable | 7        | \$4,022,000        | \$145.57        | \$2,000,000        | \$88,000        | \$13,200,000        |          |
| <b>Total</b>             | <b>7</b> | <b>\$4,022,000</b> | <b>\$145.57</b> | <b>\$2,000,000</b> | <b>\$88,000</b> | <b>\$13,200,000</b> |          |





## Results Statistics

Prepared By: Carl L Smith

Listings as of 10/10/24 at 5:34 pm

### Commercial Sale

#### Public Record Comparable Properties

| MLS #                       | Address                    | City       | Type | Yr Blt | Acres | Total SqFt | List Price | CL Price     | Concess | CL Date    | CLP%LP | DOM |
|-----------------------------|----------------------------|------------|------|--------|-------|------------|------------|--------------|---------|------------|--------|-----|
| MD-16-18200-0<br>1-1000-000 | 7308 Williamsville Rd      | Milford    |      | 1945   | 2.50  | 22,146     |            | \$88,000     |         | 04/29/2024 | 0.00   |     |
| MD-00-17300-0<br>2-2500-000 | 776 Milford Harrington Hwy | Milford    |      | 1970   | 7.50  | 3,900      |            | \$1,625,000  |         | 05/14/2024 | 0.00   |     |
| MD-16-17300-0<br>1-0329-000 | 1040 Mattlind Way          | Milford    |      | 1999   | 1.60  | 13,877     |            | \$2,000,000  |         | 02/09/2024 | 0.00   |     |
| MN-09-18005-0<br>1-5900-000 | 299 Cluckey Dr             | Harrington |      | 1974   | 34.19 | 132,528    |            | \$2,000,000  |         | 02/29/2024 | 0.00   |     |
| SM-00-13900-0<br>1-4902-000 | 12915 S Dupont Hwy         | Felton     |      | 2003   | 5.00  | 9,600      |            | \$2,300,000  |         | 10/13/2023 | 0.00   |     |
| SM-00-12901-0<br>1-7500-000 | 9852 S Dupont Hwy          | Felton     |      | 2005   | 8.40  | 90,450     |            | \$6,941,000  |         | 09/28/2023 | 0.00   |     |
| MD-16-18309-0<br>1-0900-000 | 505 NW Front St            | Milford    |      | 1972   | 7.40  | 104,696    |            | \$13,200,000 |         | 06/21/2024 | 0.00   |     |

|                    |          |                  |      |       |         |  |              |  |  |  |      |  |
|--------------------|----------|------------------|------|-------|---------|--|--------------|--|--|--|------|--|
| <b># LISTINGS:</b> | <b>0</b> | <b>Medians:</b>  | 1974 | 7.40  | 22,146  |  | \$2,000,000  |  |  |  | 0.00 |  |
|                    |          | <b>Minimums:</b> | 1945 | 1.60  | 3,900   |  | \$88,000     |  |  |  | 0.00 |  |
|                    |          | <b>Maximums:</b> | 2005 | 34.19 | 132,528 |  | \$13,200,000 |  |  |  | 0.00 |  |
|                    |          | <b>Averages:</b> | 1981 | 9.51  | 53,885  |  | \$4,022,000  |  |  |  | 0.00 |  |

#### Quick Statistics ( 0 Listings Total )

|              | Min      | Max          | Average     | Median      |
|--------------|----------|--------------|-------------|-------------|
| List Price   |          |              |             |             |
| Closed Price | \$88,000 | \$13,200,000 | \$4,022,000 | \$2,000,000 |
| DOM          |          |              |             |             |



**COM Stats - Analysis Detail Report**

**Public Record Comparison 7 LISTINGS**

|                            | Price when initially entered |              |                     |        | Price at time of sale     |                          |        |  | DOM | CDOM | Age       |
|----------------------------|------------------------------|--------------|---------------------|--------|---------------------------|--------------------------|--------|--|-----|------|-----------|
|                            | Closed Price - Concession    | = Net Price  | / Orig. Price       | = % Of | Closed Price - Concession | = Net Price / List Price | = % Of |  |     |      |           |
| 12915 S Dupont Hwy         | \$2,300,000                  | \$2,300,000  |                     |        | \$2,300,000               | \$2,300,000              |        |  |     |      | 21        |
| 9852 S Dupont Hwy          | \$6,941,000                  | \$6,941,000  |                     |        | \$6,941,000               | \$6,941,000              |        |  |     |      | 19        |
| 299 Cluckey Dr             | \$2,000,000                  | \$2,000,000  |                     |        | \$2,000,000               | \$2,000,000              |        |  |     |      | 50        |
| 776 Milford Harrington Hwy | \$1,625,000                  | \$1,625,000  |                     |        | \$1,625,000               | \$1,625,000              |        |  |     |      | 54        |
| 1040 Mattlind Way          | \$2,000,000                  | \$2,000,000  |                     |        | \$2,000,000               | \$2,000,000              |        |  |     |      | 25        |
| 7308 Williamsville Rd      | \$88,000                     | \$88,000     |                     |        | \$88,000                  | \$88,000                 |        |  |     |      | 79        |
| 505 NW Front St            | \$13,200,000                 | \$13,200,000 |                     |        | \$13,200,000              | \$13,200,000             |        |  |     |      | 52        |
| <b>Low</b>                 | <b>\$88,000</b>              | <b>\$0</b>   | <b>\$88,000</b>     |        | <b>\$88,000</b>           | <b>\$88,000</b>          |        |  |     |      | <b>19</b> |
| <b>High</b>                | <b>\$13,200,000</b>          | <b>\$0</b>   | <b>\$13,200,000</b> |        | <b>\$13,200,000</b>       | <b>\$13,200,000</b>      |        |  |     |      | <b>79</b> |
| <b>Median</b>              | <b>\$2,000,000</b>           | <b>\$0</b>   | <b>\$2,000,000</b>  |        | <b>\$2,000,000</b>        | <b>\$2,000,000</b>       |        |  |     |      | <b>50</b> |
| <b>Average</b>             | <b>\$4,022,000</b>           | <b>\$0</b>   | <b>\$4,022,000</b>  |        | <b>\$4,022,000</b>        | <b>\$4,022,000</b>       |        |  |     |      | <b>43</b> |

**Report Totals Properties: 7**

|                | List Price: | Orig. List Price: | % of: | Closed Price:       | Concession: | Net Price:          | DOM: | CDOM: | Age:      |
|----------------|-------------|-------------------|-------|---------------------|-------------|---------------------|------|-------|-----------|
| <b>Low</b>     |             |                   |       | <b>\$88,000</b>     |             | <b>\$88,000</b>     |      |       | <b>19</b> |
| <b>High</b>    |             |                   |       | <b>\$13,200,000</b> |             | <b>\$13,200,000</b> |      |       | <b>79</b> |
| <b>Median</b>  |             |                   |       | <b>\$2,000,000</b>  |             | <b>\$2,000,000</b>  |      |       | <b>50</b> |
| <b>Average</b> |             |                   |       | <b>\$4,022,000</b>  |             | <b>\$4,022,000</b>  |      |       | <b>43</b> |



## Pricing Recommendation

### General Facts About Pricing...

There are certain factors that are within our control and some factors beyond our control when it comes to setting the price. Those factors within our control are: the appearance of the property, how aggressively we market the property and the price. Factors outside our control are: location of property, size and local amenities. It's important to accept those factors that are beyond our control and focus on the pricing and preparation.

A property priced at market value will attract more buyers than a home priced above market value. Consider that a competitively priced property will also attract a greater number of potential buyers and increase your opportunity for a quick sale.

### Market Statistics...

#### Closed Price Statistics

Average Price: \$4,022,000  
High Price: \$13,200,000  
Median Price: \$2,000,000  
Low Price: \$88,000

#### Closed Price Per Sq. Ft. Statistics

Average Price/Sq Ft: \$146  
High Price/Sq Ft: \$417  
Median Price/Sq Ft: \$126  
Low Price/Sq Ft: \$4

Figures are based on closed price after adjustments, and rounded to the nearest \$100.

### Summary...

After analyzing your property, comparable properties on the market now, recent sales and comparable properties that failed to sell, I conclude that in the current market, your property is most likely to sell for .

**Notwithstanding any language to the contrary contained herein, this Competitive Market Analysis is NOT an appraisal of the market value for property and is not intended to be used for any legal purpose including approval of a mortgage loan, modification of a mortgage loan, divorce/property separation, estate settlement, bankruptcy proceedings or any other purpose where real estate value is needed. If an appraisal is desired, the services of a licensed or certified appraiser must be obtained.**





## CMA 4-Up Public Records Report

This page outlines the subject property versus comparables properties.



|                | Address <b>12338 S Dupont Hwy</b> | <b>12915 S Dupont Hwy</b> | <b>9852 S Dupont Hwy</b> | <b>299 Cluckey Dr</b>          |
|----------------|-----------------------------------|---------------------------|--------------------------|--------------------------------|
| County         | Kent, DE                          | Kent, DE                  | Kent, DE                 | Kent, DE                       |
| Municipality   | South Murderkill Hundred          | South Murderkill Hundred  | South Murderkill Hundred | Harrington City (Mispillion Hu |
| Neighborhood   |                                   |                           |                          |                                |
| Status         | Public Record Comparable          | Public Record Comparable  | Public Record Comparable | Public Record Comparable       |
| Closed Date    | 6/1/90                            | 10/13/23                  | 9/28/23                  | 2/29/24                        |
| List Price     |                                   |                           |                          |                                |
| Closed Price   | \$199,000                         | \$2,300,000               | \$6,941,000              | \$2,000,000                    |
| Concessions    | \$0.00                            | \$0.00                    | \$0.00                   | \$0.00                         |
| Financing      |                                   |                           |                          |                                |
| Property Class | COM                               | Commercial                | Commercial               | Commercial                     |
| Structure Type | Mobile                            |                           |                          |                                |
| Ownership      |                                   |                           |                          |                                |
| Sale Type      |                                   |                           | Blanket Deed             |                                |
| Style          |                                   |                           |                          |                                |
| Levels/Stories |                                   | 0.00                      | 0.00                     | 0.00                           |
| Year Built     | 1960                              | 2003                      | 2005                     | 1974                           |
| Condition      |                                   |                           |                          |                                |
| Annual Tax     | \$2,465                           | \$4,122                   | \$23,611                 | \$47,337                       |
| Tax Total Asmt | \$114,100                         | \$190,800                 | \$1,092,500              | \$1,469,600                    |
| Lot Acres/SqFt | 1.4a / 60984sf                    | 5a / 217,800.00sf         | 8a / 365,904.00sf        | 34a / 1,489,316.00sf           |
| Lot Dimension  |                                   |                           |                          |                                |
| Waterfront     |                                   | No                        | No                       | No                             |
| Abv Grd Fin SF | 5,956                             | 9,600                     | 90,450                   | 132,528                        |
| Total Bldg SF  | 5956                              | 9,600                     | 90,450                   | 132,528                        |
| Total Units    | 5000                              | 320                       | 63                       | 224                            |
| Bedrooms       | 0                                 | 0                         | 0                        | 0                              |
| Baths          | 0 / 0                             | 0                         | 0                        | 0                              |
| Garage Spaces  | 0                                 | 0                         | 0                        | 0                              |
| Parking Feat   |                                   |                           |                          |                                |
| Basement       |                                   |                           |                          |                                |
| Cooling        | Central A/C                       | Central Air               | Central Air              | Central Air                    |
| Heat           |                                   | Central                   | Central                  | Central                        |
| Pool           |                                   | False                     | False                    | False                          |
| DOM            |                                   |                           |                          |                                |
| MLS#           | SM-00-13800-02-5100-00C           | SM-00-13900-01-4902-000   | SM-00-12901-01-7500-000  | MN-09-18005-01-5900-000        |





## CMA 4-Up Public Records Report

This page outlines the subject property versus comparables properties.



|                | Address <b>12338 S Dupont Hwy</b> | <b>776 Milford Harrington Hwy</b> | <b>1040 Mattlind Way</b>      | <b>7308 Williamsville Rd</b>  |
|----------------|-----------------------------------|-----------------------------------|-------------------------------|-------------------------------|
| County         | Kent, DE                          | Kent, DE                          | Kent, DE                      | Kent, DE                      |
| Municipality   | South Murderkill Hundred          | Milford Hundred                   | Milford City (Milford Hundred | Milford City (Milford Hundred |
| Neighborhood   |                                   |                                   |                               |                               |
| Status         | Public Record Comparable          | Public Record Comparable          | Public Record Comparable      | Public Record Comparable      |
| Closed Date    | 6/1/90                            | 5/14/24                           | 2/9/24                        | 4/29/24                       |
| List Price     |                                   |                                   |                               |                               |
| Closed Price   | \$199,000                         | \$1,625,000                       | \$2,000,000                   | \$88,000                      |
| Concessions    | \$0.00                            | \$0.00                            | \$0.00                        | \$0.00                        |
| Financing      |                                   |                                   |                               |                               |
| Property Class | COM                               | Commercial                        | Commercial                    | Commercial                    |
| Structure Type | Mobile                            |                                   |                               |                               |
| Ownership      |                                   |                                   |                               |                               |
| Sale Type      |                                   | Blanket Deed                      |                               | Blanket Deed                  |
| Style          |                                   |                                   |                               |                               |
| Levels/Stories |                                   | 0.00                              | 0.00                          | 0.00                          |
| Year Built     | 1960                              | 1970                              | 1999                          | 1945                          |
| Condition      |                                   |                                   |                               |                               |
| Annual Tax     | \$2,465                           | \$792                             | \$8,573                       | \$4,424                       |
| Tax Total Asmt | \$114,100                         | \$36,100                          | \$426,500                     | \$220,100                     |
| Lot Acres/SqFt | 1.4a / 60984sf                    | 8a / 326,700.00sf                 | 2a / 69,696.00sf              | 3a / 108,900.00sf             |
| Lot Dimension  |                                   |                                   |                               |                               |
| Waterfront     |                                   | No                                | No                            | No                            |
| Abv Grd Fin SF | 5,956                             | 3,900                             | 13,877                        | 22,146                        |
| Total Bldg SF  | 5956                              | 3,900                             | 13,877                        | 22,146                        |
| Total Units    | 5000                              | 216                               | 90                            | 300                           |
| Bedrooms       | 0                                 | 0                                 | 0                             | 0                             |
| Baths          | 0 / 0                             | 0                                 | 0                             | 0                             |
| Garage Spaces  | 0                                 | 0                                 | 0                             | 0                             |
| Parking Feat   |                                   |                                   |                               |                               |
| Basement       |                                   |                                   |                               |                               |
| Cooling        | Central A/C                       | Wall/Window                       | Central Air                   | Wall/Window                   |
| Heat           |                                   | Floor/Wall Unit                   | Central                       | Floor/Wall Unit               |
| Pool           |                                   | False                             | False                         | False                         |
| DOM            |                                   |                                   |                               |                               |
| MLS#           | SM-00-13800-02-5100-00C           | MD-00-17300-02-2500-000           | MD-16-17300-01-0329-000       | MD-16-18200-01-1000-000       |







## CMA 4-Up Public Records Report

This page outlines the subject property versus comparables properties.



|                |                           |                               |
|----------------|---------------------------|-------------------------------|
| Address        | <b>12338 S Dupont Hwy</b> | <b>505 NW Front St</b>        |
| County         | Kent, DE                  | Kent, DE                      |
| Municipality   | South Murderkill Hundred  | Milford City (Milford Hundred |
| Neighborhood   |                           |                               |
| Status         | Public Record Comparable  | Public Record Comparable      |
| Closed Date    | 6/1/90                    | 6/21/24                       |
| List Price     |                           |                               |
| Closed Price   | \$199,000                 | \$13,200,000                  |
| Concessions    | \$0.00                    | \$0.00                        |
| Financing      |                           |                               |
| Property Class | COM                       | Commercial                    |
| Structure Type | Mobile                    |                               |
| Ownership      |                           |                               |
| Sale Type      |                           |                               |
| Style          |                           |                               |
| Levels/Stories |                           | 2.00                          |
| Year Built     | 1960                      | 1972                          |
| Condition      |                           |                               |
| Annual Tax     | \$2,465                   | \$22,456                      |
| Tax Total Asmt | \$114,100                 | \$1,117,100                   |
| Lot Acres/SqFt | 1.4a / 60984sf            | 7a / 322,344.00sf             |
| Lot Dimension  |                           |                               |
| Waterfront     |                           | No                            |
| Abv Grd Fin SF | 5,956                     | 104,696                       |
| Total Bldg SF  | 5956                      | 104,696                       |
| Total Units    | 5000                      | 93,920                        |
| Bedrooms       | 0                         | 0                             |
| Baths          | 0 / 0                     | 0                             |
| Garage Spaces  | 0                         | 0                             |
| Parking Feat   |                           |                               |
| Basement       |                           |                               |
| Cooling        | Central A/C               |                               |
| Heat           |                           |                               |
| Pool           |                           | False                         |
| DOM            |                           |                               |
| MLS#           | SM-00-13800-02-5100-00C   | MD-16-18309-01-0900-000       |





## CMA 4-Up Listings Report

This page outlines the subject property versus comparables properties.



|                | Address <b>12338 S Dupont Hwy</b> | <b>12915 S Dupont Hwy</b> | <b>9852 S Dupont Hwy</b> | <b>299 Cluckey Dr</b>          |
|----------------|-----------------------------------|---------------------------|--------------------------|--------------------------------|
| County         | Kent, DE                          | Kent, DE                  | Kent, DE                 | Kent, DE                       |
| Municipality   | South Murderkill Hundred          | South Murderkill Hundred  | South Murderkill Hundred | Harrington City (Mispillion Ht |
| Neighborhood   |                                   |                           |                          |                                |
| Status         | Public Record Comparable          | Public Record Comparable  | Public Record Comparable | Public Record Comparable       |
| Closed Date    | 6/1/90                            | 10/13/2023                | 09/28/2023               | 02/29/2024                     |
| List Price     |                                   |                           |                          |                                |
| Closed Price   | \$199,000                         | \$2,300,000               | \$6,941,000              | \$2,000,000                    |
| Concessions    | \$0.00                            | \$0.00                    | \$0.00                   | \$0.00                         |
| Financing      |                                   |                           |                          |                                |
| Property Class | COM                               | COM                       | COM                      | COM                            |
| Structure Type | Mobile                            |                           |                          |                                |
| Ownership      |                                   |                           |                          |                                |
| Sale Type      |                                   |                           |                          |                                |
| Style          |                                   |                           |                          |                                |
| Levels/Stories |                                   |                           |                          |                                |
| Year Built     | 1960                              | 2003                      | 2005                     | 1974                           |
| Condition      |                                   |                           |                          |                                |
| Annual Tax     | \$2,465                           | \$4,122                   | \$23,611                 | \$47,337                       |
| Tax Total Asmt | \$114,100                         | \$190,800                 | \$1,092,500              | \$1,469,600                    |
| Lot Acres/SqFt | 1.4a / 60984sf                    | 5a / 217,800.00sf         | 8a / 365,904.00sf        | 34a / 1,489,316.00sf           |
| Lot Dimension  |                                   |                           |                          |                                |
| Waterfront     |                                   | No                        | No                       | No                             |
| Abv Grd Fin SF | 5956                              | 9,600                     | 90,450                   | 132,528                        |
| Blw Grd Fin SF |                                   | 0                         | 0                        | 0                              |
| Total Bldg SF  | 5956                              | 9,600                     | 90,450                   | 132,528                        |
| Total Units    | 5000                              | 320                       | 63                       | 224                            |
| Bedrooms       | 0                                 | 0                         | 0                        | 0                              |
| Baths          | 0 / 0                             | 0                         | 0                        | 0                              |
| Garage Spaces  | 0                                 | 0                         | 0                        | 0                              |
| Parking Feat   |                                   |                           |                          |                                |
| Basement       |                                   |                           |                          |                                |
| Cooling        | Central A/C                       | CentralAC                 | CentralAC                | CentralAC                      |
| Heat           |                                   |                           |                          |                                |
| Pool           |                                   |                           |                          |                                |
| DOM            |                                   |                           |                          |                                |
| MLS#           | SM-00-13800-02-5100-000           | SM-00-13900-01-4902-000   | SM-00-12901-01-7500-000  | MN-09-18005-01-5900-000        |





## CMA 4-Up Listings Report

This page outlines the subject property versus comparables properties.



|                | Address <b>12338 S Dupont Hwy</b> | <b>776 Milford Harrington Hwy</b> | <b>1040 Mattlind Way</b>      | <b>7308 Williamsville Rd</b>  |
|----------------|-----------------------------------|-----------------------------------|-------------------------------|-------------------------------|
| County         | Kent, DE                          | Kent, DE                          | Kent, DE                      | Kent, DE                      |
| Municipality   | South Murderkill Hundred          | Milford Hundred                   | Milford City (Milford Hundred | Milford City (Milford Hundred |
| Neighborhood   |                                   |                                   |                               |                               |
| Status         | Public Record Comparable          | Public Record Comparable          | Public Record Comparable      | Public Record Comparable      |
| Closed Date    | 6/1/90                            | 05/14/2024                        | 02/09/2024                    | 04/29/2024                    |
| List Price     |                                   |                                   |                               |                               |
| Closed Price   | \$199,000                         | \$1,625,000                       | \$2,000,000                   | \$88,000                      |
| Concessions    | \$0.00                            | \$0.00                            | \$0.00                        | \$0.00                        |
| Financing      |                                   |                                   |                               |                               |
| Property Class | COM                               | COM                               | COM                           | COM                           |
| Structure Type | Mobile                            |                                   |                               |                               |
| Ownership      |                                   |                                   |                               |                               |
| Sale Type      |                                   |                                   |                               |                               |
| Style          |                                   |                                   |                               |                               |
| Levels/Stories |                                   |                                   |                               |                               |
| Year Built     | 1960                              | 1970                              | 1999                          | 1945                          |
| Condition      |                                   |                                   |                               |                               |
| Annual Tax     | \$2,465                           | \$792                             | \$8,573                       | \$4,424                       |
| Tax Total Asmt | \$114,100                         | \$36,100                          | \$426,500                     | \$220,100                     |
| Lot Acres/SqFt | 1.4a / 60984sf                    | 8a / 326,700.00sf                 | 2a / 69,696.00sf              | 3a / 108,900.00sf             |
| Lot Dimension  |                                   |                                   |                               |                               |
| Waterfront     |                                   | No                                | No                            | No                            |
| Abv Grd Fin SF | 5956                              | 3,900                             | 13,877                        | 22,146                        |
| Blw Grd Fin SF |                                   | 0                                 | 0                             | 0                             |
| Total Bldg SF  | 5956                              | 3,900                             | 13,877                        | 22,146                        |
| Total Units    | 5000                              | 216                               | 90                            | 300                           |
| Bedrooms       | 0                                 | 0                                 | 0                             | 0                             |
| Baths          | 0 / 0                             | 0                                 | 0                             | 0                             |
| Garage Spaces  | 0                                 | 0                                 | 0                             | 0                             |
| Parking Feat   |                                   |                                   |                               |                               |
| Basement       |                                   |                                   |                               |                               |
| Cooling        | Central A/C                       | WallUnit,WindowUnits              | CentralAC                     | WallUnit,WindowUnits          |
| Heat           |                                   |                                   |                               |                               |
| Pool           |                                   |                                   |                               |                               |
| DOM            |                                   |                                   |                               |                               |
| MLS#           | SM-00-13800-02-5100-000           | MD-00-17300-02-2500-000           | MD-16-17300-01-0329-000       | MD-16-18200-01-1000-000       |





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|                |                           |                               |
|----------------|---------------------------|-------------------------------|
| Address        | <b>12338 S Dupont Hwy</b> | <b>505 NW Front St</b>        |
| County         | Kent, DE                  | Kent, DE                      |
| Municipality   | South Murderkill Hundred  | Milford City (Milford Hundred |
| Neighborhood   |                           |                               |
| Status         | Public Record Comparable  | Public Record Comparable      |
| Closed Date    | 6/1/90                    | 06/21/2024                    |
| List Price     |                           |                               |
| Closed Price   | \$199,000                 | \$13,200,000                  |
| Concessions    | \$0.00                    | \$0.00                        |
| Financing      |                           |                               |
| Property Class | COM                       | COM                           |
| Structure Type | Mobile                    |                               |
| Ownership      |                           |                               |
| Sale Type      |                           |                               |
| Style          |                           |                               |
| Levels/Stories |                           |                               |
| Year Built     | 1960                      | 1972                          |
| Condition      |                           |                               |
| Annual Tax     | \$2,465                   | \$22,456                      |
| Tax Total Asmt | \$114,100                 | \$1,117,100                   |
| Lot Acres/SqFt | 1.4a / 60984sf            | 7a / 322,344.00sf             |
| Lot Dimension  |                           |                               |
| Waterfront     |                           | No                            |
| Abv Grd Fin SF | 5956                      | 104,696                       |
| Blw Grd Fin SF |                           | 0                             |
| Total Bldg SF  | 5956                      | 104,696                       |
| Total Units    | 5000                      | 93,920                        |
| Bedrooms       | 0                         | 0                             |
| Baths          | 0 / 0                     | 0                             |
| Garage Spaces  | 0                         | 0                             |
| Parking Feat   |                           |                               |
| Basement       |                           |                               |
| Cooling        | Central A/C               |                               |
| Heat           |                           |                               |
| Pool           |                           |                               |
| DOM            |                           |                               |
| MLS#           | SM-00-13800-02-5100-000   | MD-16-18309-01-0900-000       |

