

Prepared By:

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COMPARATIVE MARKET ANALYSIS

CMA

NSA Bear Clan Street Address 2 Lot 10, Block 31, USS 1652



Prepared for:
Frank Seludo

Friday, June 20, 2025

COMPARABLE REPORT



MLS # 24052
Address 000 Stonebrook Way
Address 2 Lot 1
Price \$75,500
Adj Price \$65,500

Area	KETCHIKAN-NORTH	Price Per SQFT
Type	Single Family/Duplex	Listing Date 2/2/2024
Status	Sold & Closed	Closing Date 1/10/2025
Days On Market	292	

Adj Values: Approx. # Acres \$5,000, Address \$5,000
Adjustments: Approx. # Acres -\$5,000, Address -\$5,000



MLS # 24705
Address 24 Wildwood Ct.
Price \$70,000
Adj Price \$60,000

Area	KETCHIKAN-NORTH	Price Per SQFT
Type	Single Family/Duplex	Listing Date 9/16/2024
Status	Sold & Closed	Closing Date 3/28/2025
Days On Market	175	

Adj Values: Approx. # Acres \$5,000, Address \$5,000
Adjustments: Approx. # Acres -\$5,000, Address -\$5,000



MLS # 24226
Address Lot 17 Block 4 Fairy Chasm
Price \$53,000
Adj Price \$58,000

Area	KETCHIKAN-IN CITY	Price Per SQFT
Type	Single Family/Duplex	Listing Date 4/9/2024
Status	Sold & Closed	Closing Date 10/1/2024
Days On Market	122	

Adj Values: Approx. # Acres \$5,000
Adjustments: Approx. # Acres +\$5,000

COMPARABLE REPORT



Area	KETCHIKAN-IN CITY	Price Per SQFT
Type	Single Family/Duplex	Listing Date 4/5/2024
Status	Sold & Closed	Closing Date 8/30/2024
Days On Market	123	

Adj Values: Approx. # Acres \$15,000
Adjustments: Approx. # Acres +\$15,000

MLS # 24205
Address NHN Valley Forge Drive
Price \$18,000
Adj Price \$33,000

LAND Summary Statistics				
	HIGH	LOW	AVERAGE	MEDIAN
Price:	\$84,000	\$19,000	\$58,875	\$66,250
Selling Price:	\$75,500	\$18,000	\$54,125	\$61,500
Adj Price:	\$65,500	\$33,000	\$54,125	\$59,000
Suggested List Price:		\$55,000		

CMA SUMMARY REPORT

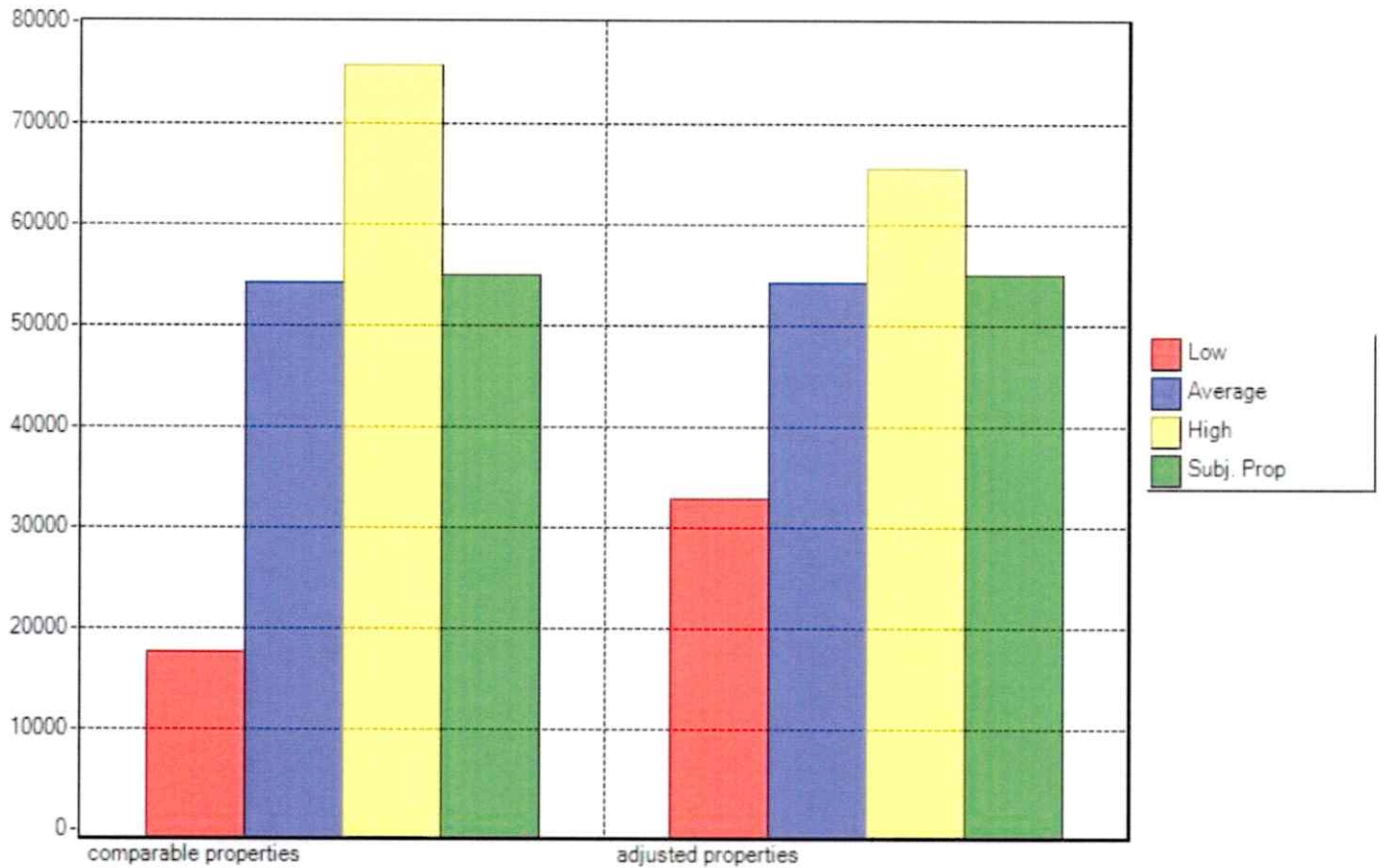
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Selling Price:	\$75,500	\$18,000	\$54,125	\$61,500
Adj Price:	\$65,500	\$33,000	\$54,125	\$59,000
Suggested List Price:		\$55,000		

LAND - Sold

ADDRESS	MLS #	Status	Area	Sale/Rent	DOM	LP	SP
000 Stonebrook Way	24052	SLD	KET-N	For Sale	292	\$84,000	\$75,500
24 Wildwood Ct.	24705	SLD	KET-N	For Sale	175	\$72,500	\$70,000
Lot 17 Block 4 Fairy Chasm	24226	SLD	031	For Sale	122	\$60,000	\$53,000
NHN Valley Forge Drive	24205	SLD	031	For Sale	123	\$19,000	\$18,000
Total Listings					Avg	Avg	Avg
4					178	\$58,875	\$54,125

COMPARABLE PRICE ANALYSIS



Comparable Price Analysis	Price	Price Per SQFT
Low	\$18,000	\$0.00
Average	\$54,125	\$0.00
High	\$75,500	\$0.00
Adjusted Price Analysis	Adjusted Price	Price Per SQFT
Low	\$33,000	\$0.00
Average	\$54,125	\$0.00
High	\$65,500	\$0.00
Suggested List Price	\$55,000	

19	1/31/2026	\$	90,728.94	\$	1,435.89	\$	756.07	\$	679.82	\$498,136.22	\$	91,325.07
20	2/28/2026	\$	89,972.87	\$	1,435.89	\$	749.77	\$	686.12	\$496,700.33	\$	90,638.95
21	3/31/2026	\$	89,223.10	\$	1,435.89	\$	743.53	\$	692.36	\$495,264.44	\$	89,946.59
22	4/30/2026	\$	88,479.57	\$	1,435.89	\$	737.33	\$	698.56	\$493,828.55	\$	89,248.03
23	5/31/2026	\$	87,742.24	\$	1,435.89	\$	731.19	\$	704.70	\$492,392.66	\$	88,543.33
24	6/30/2026	\$	87,011.05	\$	1,435.89	\$	725.09	\$	710.80	\$490,956.77	\$	87,832.53
25	7/31/2026	\$	86,285.96	\$	1,435.89	\$	719.05	\$	716.84	\$489,520.88	\$	87,115.69
26	8/31/2026	\$	85,566.91	\$	1,435.89	\$	713.06	\$	722.83	\$488,084.99	\$	86,392.86
27	9/30/2026	\$	84,853.85	\$	1,435.89	\$	707.12	\$	728.77	\$486,649.10	\$	85,664.09
28	10/31/2026	\$	84,146.73	\$	1,435.89	\$	701.22	\$	734.67	\$485,213.21	\$	84,929.42
29	11/30/2026	\$	83,445.51	\$	1,435.89	\$	695.38	\$	740.51	\$483,777.32	\$	84,188.91
30	12/31/2026	\$	82,750.13	\$	1,435.89	\$	689.58	\$	746.31	\$482,341.43	\$	83,442.60
31	1/31/2027	\$	82,060.55	\$	1,435.89	\$	683.84	\$	752.05	\$480,905.54	\$	82,690.55
32	2/28/2027	\$	81,376.71	\$	1,435.89	\$	678.14	\$	757.75	\$479,469.65	\$	81,932.80
33	3/31/2027	\$	80,698.57	\$	1,435.89	\$	672.49	\$	763.40	\$478,033.76	\$	81,169.40
34	4/30/2027	\$	80,026.08	\$	1,435.89	\$	666.88	\$	769.01	\$476,597.87		
35	5/31/2027	\$	79,359.20	\$	1,435.89			\$	1,435.89	\$475,161.98		
36	6/30/2027	\$	79,359.20	\$	1,435.89			\$	1,435.89	\$473,726.09		
37	7/31/2027	\$	79,359.20	\$	1,435.89			\$	1,435.89	\$472,290.20		
38	8/31/2027	\$	79,359.20	\$	1,435.89			\$	1,435.89	\$470,854.31		
39	9/30/2027	\$	79,359.20	\$	1,435.89			\$	1,435.89	\$469,418.42		
40	10/31/2027	\$	79,359.20	\$	1,435.89			\$	1,435.89	\$467,982.53		
41	11/30/2027	\$	79,359.20	\$	1,435.89			\$	1,435.89	\$466,546.64		
42	12/31/2027	\$	79,359.20	\$	1,435.89			\$	1,435.89	\$465,110.75		
43	1/31/2028	\$	79,359.20	\$	1,435.89			\$	1,435.89	\$463,674.86		
44	2/29/2028	\$	79,359.20	\$	1,435.89			\$	1,435.89	\$462,238.97		
45	3/31/2028	\$	79,359.20	\$	1,435.89			\$	1,435.89	\$460,803.08		
46	4/30/2028	\$	79,359.20	\$	1,435.89			\$	1,435.89	\$459,367.19		
47	5/31/2028	\$	79,359.20	\$	1,435.89			\$	1,435.89	\$457,931.30		
48	6/30/2028	\$	79,359.20	\$	1,435.89			\$	1,435.89	\$456,495.41		
49	7/31/2028	\$	79,359.20	\$	1,435.89			\$	1,435.89	\$455,059.52		
50	8/31/2028	\$	79,359.20	\$	1,435.89			\$	1,435.89	\$453,623.63		
51	9/30/2028	\$	79,359.20	\$	1,435.89			\$	1,435.89	\$452,187.74		
52	10/31/2028	\$	79,359.20	\$	1,435.89			\$	1,435.89	\$450,751.85		
53	11/30/2028			\$	1,435.89			\$	1,435.89	\$449,315.96		
54	12/31/2028			\$	1,435.89			\$	1,435.89	\$447,880.07		

55	1/31/2029	\$ 1,435.89	\$ 1,435.89	\$446,444.18
56	2/28/2029	\$ 1,435.89	\$ 1,435.89	\$445,008.29
57	3/31/2029	\$ 1,435.89	\$ 1,435.89	\$443,572.40
58	4/30/2029	\$ 1,435.89	\$ 1,435.89	\$442,136.51
59	5/31/2029	\$ 1,435.89	\$ 1,435.89	\$440,700.62
60	6/30/2029	\$ 49,227.60	\$ 49,227.60	\$391,473.02
		\$ 143,910.70	Total regular payments	
		\$ 49,227.60	Total Balloon payments: PV of PBO offer	