

ATTACHMENT C: ANALYSIS OF EXISTING PROPERTIES RESALE CALCULATION EXAMPLES

1 Bedroom / 100% AMI Units

YearBuilt	GarageType	Bedrooms	Last Sale Date	Last_Sale_Price	Purchase Price +3%/year	Purchase Price + 2%/year	AMI_Chart_Max	Difference*
2000	Parking Space	1	11/17/2011	\$228,500.00	\$315,901.25	\$286,767.50	\$298,110.00	-\$17,791.25
2003	Parking Structure	1	7/29/2015	\$115,000.00	\$146,337.50	\$135,891.67	\$298,110.00	\$151,772.50
2000	Parking Space	1	8/14/2015	\$258,000.00	\$327,660.00	\$304,440.00	\$298,110.00	-\$29,550.00
2000	Parking Space	1	11/13/2015	\$270,000.00	\$340,875.00	\$317,250.00	\$298,110.00	-\$42,765.00
2000	Parking Space	1	11/13/2015	\$270,000.00	\$340,875.00	\$317,250.00	\$298,110.00	-\$42,765.00
2000	Parking Space	1	4/10/2019	\$247,307.00	\$286,876.12	\$273,686.41	\$298,110.00	\$11,233.88
2010	Parking Space	1	6/27/2024	\$380,636.00	\$382,539.18	\$381,904.79	\$298,110.00	-\$84,429.18

*Difference between Purchase Price +3% a year and the maximum resale cost per the AMI chart. If it is a negative (-), then that property cannot add capital improvements or real estate commission to resale value under 2019 covenant.

2 Bedroom / 80% AMI Units

YearBuilt	GarageType	Bedrooms	Last Sale Date	Last_Sale_Price	Purchase Price +3%/year	Purchase Price + 2%/year	AMI_Chart_Max	Difference*
2005	None	2	5/27/2011	\$207,300.00	\$289,701.75	\$262,234.50	\$282,912.00	-\$6,789.75
2005	None	2	7/15/2013	\$210,000.00	\$279,825.00	\$256,550.00	\$282,912.00	\$3,087.00
2005	Parking Space	2	1/22/2014	\$208,000.00	\$274,040.00	\$252,026.67	\$282,912.00	\$8,872.00
2005	Parking Space	2	3/14/2016	\$241,043.00	\$301,906.36	\$281,618.57	\$282,912.00	-\$18,994.36
2005	None	2	5/30/2017	\$255,500.00	\$311,071.25	\$292,547.50	\$282,912.00	-\$28,159.25
2014	None	2	10/25/2022	\$282,656.00	\$298,202.08	\$293,020.05	\$282,912.00	-\$15,290.08
2011	None	2	11/22/2022	\$274,533.00	\$288,945.98	\$284,141.66	\$282,912.00	-\$6,033.98
2005	None	2	10/27/2023	\$277,935.00	\$284,883.38	\$282,567.25	\$282,912.00	-\$1,971.38
2013	None	2	11/20/2023	\$295,937.00	\$302,595.58	\$300,376.06	\$282,912.00	-\$19,683.58

*Difference between Purchase Price +3% a year and the maximum resale cost per the AMI chart. If it is a negative (-), then that property cannot add capital improvements or real estate commission to resale value under 2019 covenant.

2 Bedroom / 100% AMI Units

YearBuilt	GarageType	Bedrooms	Last Sale Date	Last_Sale_Price	Purchase Price +3%/year	Purchase Price + 2%/year	AMI_Chart_Max	Difference*
2002	Carport	2	6/1/2007	\$230,808.00	\$349,674.12	\$310,052.08	\$374,516.00	\$24,841.88
2002	Carport	2	7/11/2008	\$213,300.00	\$316,217.25	\$281,911.50	\$374,516.00	\$58,298.75
2010	None	2	2/7/2020	\$313,646.00	\$355,988.21	\$341,874.14	\$374,516.00	\$18,527.79
2005	None	2	10/27/2020	\$319,448.00	\$356,184.52	\$343,939.01	\$374,516.00	\$18,331.48
2012	Basement	2	11/22/2021	\$357,450.00	\$386,939.63	\$377,109.75	\$374,516.00	-\$12,423.63
2013	None	2	9/22/2022	\$355,582.00	\$376,027.97	\$369,212.64	\$374,516.00	-\$1,511.96

*Difference between Purchase Price +3% a year and the maximum resale cost per the AMI chart. If it is a negative (-), then that property cannot add capital improvements or real estate commission to resale value under 2019 covenant.

3 Bedroom / 100% AMI Units

YearBuilt	GarageType	Bedrooms	Last Sale Date	Last_Sale_Price	Purchase Price +3%/year	Purchase Price + 2%/year	AMI_Chart_Max	Difference*
2005	None	3	5/31/2006	\$199,700.00	\$309,035.75	\$272,590.50	\$445,495.00	\$136,459.25
2010	None	3	12/22/2021	\$422,122.00	\$455,891.76	\$444,635.17	\$445,495.00	-\$10,396.76
2014	Detached	3	12/22/2021	\$432,238.00	\$466,817.04	\$455,290.69	\$445,495.00	-\$21,322.04
2013	None	3	8/4/2023	\$415,956.00	\$428,434.68	\$424,275.12	\$445,495.00	\$17,060.32
2012	Detached	3	8/4/2023	\$441,740.00	\$454,992.20	\$450,574.80	\$445,495.00	-\$9,497.20
2011	Detached	3	11/20/2023	\$479,441.00	\$490,228.42	\$486,632.62	\$445,495.00	-\$44,733.42
2015	None	3	4/30/2024	\$370,558.00	\$374,263.58	\$373,028.39	\$445,495.00	\$71,231.42
2011	None	3	11/5/2021	\$386,686.00	\$418,587.60	\$407,953.73	\$445,495.00	\$26,907.41

*Difference between Purchase Price +3% a year and the maximum resale cost per the AMI chart. If it is a negative (-), then that property cannot add capital improvements or real estate commission to resale value under 2019 covenant.

3 Bedroom / 120% AMI Units

YearBuilt	GarageType	Bedrooms	Last Sale Date	Last_Sale_Price	Purchase Price +3%/year	Purchase Price + 2%/year	AMI_Chart_Max	Difference*
2013	Detached	3	3/7/2014	\$428,900.00	\$562,931.25	\$518,254.17	\$551,295.00	-\$11,636.25
2013	Basement	3	7/1/2015	\$415,900.00	\$529,232.75	\$491,455.17	\$551,295.00	\$22,062.25
2013	Detached	3	11/28/2016	\$457,840.00	\$564,287.80	\$528,805.20	\$551,295.00	-\$12,992.80
2015	Detached	3	10/25/2022	\$570,826.00	\$602,221.43	\$591,756.29	\$551,295.00	-\$50,926.43

*Difference between Purchase Price +3% a year and the maximum resale cost per the AMI chart. If it is a negative (-), then that property cannot add capital improvements or real estate commission to resale value under 2019 covenant.

3 Bedroom / 160% AMI Units

YearBuilt	GarageType	Bedrooms	Last Sale Date	Last_Sale_Price	Purchase Price +3%/year	Purchase Price + 2%/year	AMI_Chart_Max	Difference*
2013	Detached	3	3/21/2014	\$466,400.00	\$612,150.00	\$563,566.67	\$762,894.00	\$150,744.00
		3	11/15/2013	\$446,900.00	\$591,025.25	\$446,900.00	\$762,894.00	\$171,868.75

*Difference between Purchase Price +3% a year and the maximum resale cost per the AMI chart. If it is a negative (-), then that property cannot add capital improvements or real estate commission to resale value under 2019 covenant.