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William J. and Yasuko O. Blake
710 SW Echo Loop
Oak Harbor, WA 98277

Subject: Comparative Market Analysis (CMA)
710 SW Echo Loop – Oak Harbor, WA 98277

Dear Bill and Yas,

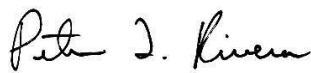
I have researched and analyzed several homes comparable to the subject property that are located on North Whidbey Island to include the City of Oak Harbor with the following assessment.

Based on recently sold comparable homes, the range of value of the subject property based on its style, size, amenities, and location would be between \$ **553,000** and \$ **575,000** with a probable sale price of \$ **564,000**. That said, due to low inventory, selling season just starting, we can probably list the property on the high side with a list price of \$ **575,000**; if you are willing to take a chance on having the property on the market a bit longer. This assessment was based on the analysis in the linked property and market area in this website, and all available title, and county, and MLS data.

The subject is a 2,038 square foot Tri-level home on 0.23 acres built in 2001 with distant water, mountain, and territorial view located in the Eastview Estates neighborhood in the City of Oak Harbor on North Whidbey Island, Washington.

Please don't hesitate to call or email anytime should you have any questions or concerns pertaining to this Comparative Market Analysis.

Sincerely,



Peter T. Rivera