

## MORELAND COURTS VS. THREE VILLAGE AND BRATENAHL PLACE

<b>MORELAND COURTS</b>						
<b>2010 Sales:</b>	13705 1-B	13415 12-G-2	13705 3-B	13901 1-B	<u>Average price per square foot</u>	
sales price	\$115,000	\$34,000	\$120,000	\$35,000		
square feet	3082	2144	3082	3932		
price per square foot	\$37	\$16	\$39	\$9		<b>\$25</b>
<b>Monthly Fees and Taxes:</b>						
condo fees (monthly)*	\$2,779.22	\$2,235.05	\$3,237.46	\$3,538.19		
property taxes (annual)	\$1,100.82	\$1,295.72	\$2,061.20	\$4,199.72		
<b>Monthly fees and taxes</b>	<b>\$2,870.96</b>	<b>\$2,343.03</b>	<b>\$3,409.23</b>	<b>\$3,888.17</b>		
<b>Monthly/cost per square foot</b>	<b>\$0.93</b>	<b>\$1.09</b>	<b>\$1.11</b>	<b>\$0.99</b>		<b>\$1.03</b>
	* NOTE: Includes \$130 garage charge for two space.					
<b>THREE VILLAGE</b>						
<b>2010 Sales:</b>	PH-A	2-D	3-B	2-A	2-M	<u>Average price per square foot</u>
sales price	\$850,000	\$450,000	\$300,000	\$108,000	\$125,000	
square feet	4235	2350	2250	1953	1064	
price per square foot	\$201	\$191	\$133	\$55	\$117	<b>\$140</b>
<b>Monthly Fees and Taxes:</b>						
condo fees (monthly)	\$3,133.90	\$1,739.00	\$1,665.00	\$1,445.22	\$787.36	
property taxes (annual)	\$17,795	\$8,966	\$8,260	\$6,969	\$4,185	
<b>Monthly fees and taxes</b>	<b>\$4,616.82</b>	<b>\$2,486.17</b>	<b>\$2,353.33</b>	<b>\$2,025.97</b>	<b>\$1,136.11</b>	
<b>Monthly/cost per square foot</b>	<b>\$1.09</b>	<b>\$1.06</b>	<b>\$1.05</b>	<b>\$1.04</b>	<b>\$1.07</b>	<b>\$1.06</b>
<b>BRATENAHL PLACE</b>						
<b>2010 Sales:</b>	2-#8	2-#14A	1-#1107	1-#1507	<u>Average price per square foot</u>	
sales price	\$350,000	\$350,000	\$200,000	\$207,000		
square feet	2000	2080	2300	2300		
price per square foot	\$175	\$168	\$87	\$90		<b>\$130</b>
<b>Monthly Fees and Taxes:</b>						
condo fees (monthly)	\$1,660	\$1,726	\$1,726	\$1,909		
property taxes (annual)	\$6,002	\$6,427	\$4,441	\$4,240		
<b>Monthly fees and taxes</b>	<b>\$2,160.17</b>	<b>\$2,261.58</b>	<b>\$2,096.08</b>	<b>\$2,262.33</b>		
<b>Monthly/cost per square foot</b>	<b>\$1.08</b>	<b>\$1.09</b>	<b>\$0.91</b>	<b>\$0.98</b>		<b>\$1.02</b>
NOTE: Data reflects actual sales information and property taxes from January 1, 2010 to July 1, 2010 taken from the NORMLS.						

## MORELAND COURTS VS. SHAKER HOMES

<b>MORELAND COURTS</b>						
<b>2010 Sales:</b>		13705 1-B	13415 12-G-2	13705 3-B	13901 1-B	<u>Average price per square foot</u>
sales price		\$115,000	\$34,000	\$120,000	\$35,000	
square feet		3082	2144	3082	3932	
price per square foot		\$37	\$16	\$39	\$9	<b>\$25</b>
<b>Monthly Fees and Taxes:</b>						
condo fees (monthly)*		\$2,779.22	\$2,235.05	\$3,237.46	\$3,538.19	
property taxes (annual)		\$1,100.82	\$1,295.72	\$2,061.20	\$4,199.72	
<b>Monthly fees and taxes</b>		<b>\$2,870.96</b>	<b>\$2,343.03</b>	<b>\$3,409.23</b>	<b>\$3,888.17</b>	
<b>Monthly/cost per square foot</b>		<b>\$0.93</b>	<b>\$1.09</b>	<b>\$1.11</b>	<b>\$0.99</b>	<b>\$1.03</b>
		* NOTE: Includes \$130 garage charge for two space.				
<b>SHAKER HEIGHTS HOME</b>						
<b>2010 Sales Average:</b>		<b>1977 average square foot</b>		<b>3793 average square foot</b>		
average sales price		\$187,511		\$308,544		
price per square foot		\$95		\$81		
<b>Home Ownership Costs and Taxes:</b>						
property taxes (annual)		\$583.07		\$996.24		
landscaping		\$250		\$417		
snow removal		\$23		\$29		
heating		\$105		\$196		
water/sewer		\$150		\$200		
cable (basic and extended)		\$65		\$65		
home security (basic monitoring)		\$30		\$30		
maintenance and repairs (4% of purchase price)*		\$625		\$1,028		
<b>Monthly ownership costs and taxes</b>		<b>\$1,830.87</b>		<b>\$2,961.41</b>		
<b>Monthly/cost per square foot</b>		<b>\$0.93</b>		<b>\$0.78</b>		
	(without 4%)	\$0.61		\$0.51		
		* NOTE: The 4% figure is an <u>estimate</u> taken from a <a href="http://www.mortgageloan.com">MortgageLoan.com</a> article titled, <i>Planning for Maintenance Costs When Buying a Home</i> , at: <a href="http://www.mortgageloan.com/planning-for-maintenance-costs-when-buying-a-home-3522">http://www.mortgageloan.com/planning-for-maintenance-costs-when-buying-a-home-3522</a>				
		NOTE: Data reflects actual sales information and property taxes from January 1, 2010 to July 1, 2010 taken from the NORMLS.				