



Verified commercial sales comps right at your fingertips



Verified sales comparables are an essential component to a commercial sales transaction, allowing real estate professionals to determine the fair market value of a property. Site TraX provides a searchable database of verified sales integrated into the CDX[®] application. SiteTraX is only available in fully-researched markets.

www.xceligent.com

877-628-5300



Verified Sales Comparables Tool

- Search verified sales based on sales price, geographic area and timeframe to identify sales that support your valuation.
- Use new map-based tool to search recent sales. You can search by radius or draw your own polygon to define detailed geographic parameters.
- Produce professional reports that can be incorporated into listing presentations, purchase offers, appraisal reports or opinions of value.
- Export the information for use in other applications or for further analysis.
- Access verified sales information on significant Office, Industrial, Retail, Land and Multi-Unit Housing transactions.

Refined Search Criteria

	View	Use	Address			Recorded Date	Sale Price	Price/SF	Sublot Size	Lot Size	# of Units	User	Seller
<input type="checkbox"/>	View	Use	3755 6th Ave	San Diego	CA	92103 10/24/2007	\$2,475,000	\$183.36	15,150	0.20	0	William T. Yewell LLC	Willcrest 9th Assoc
<input type="checkbox"/>	View	Use	513 2nd St	Encinitas	CA	92024 10/19/2007	\$2,400,000	\$564.70	4,250	0.12	0	YON LLC	513 2nd LLC
<input type="checkbox"/>	View	Use	615 Mission Ave	Oceanside	CA	92054 10/18/2007	\$500,000	\$50.00	10,000	0.11	0	Hotter William & Farly Inc	Farly R & T Family 2009 Trust
<input type="checkbox"/>	View	Use	981 Wale Terrace Dr	Vista	CA	92084 10/15/2007	\$1,700,000	\$225.26	7,542	0.61	0	Ram W & Lily L Lau	Ram Family Trust
<input type="checkbox"/>	View	Use	265 S Rancho Santa Fe Rd	San Marcos	CA	92078 10/5/2007	\$5,650,000	\$101.61	21,110	1.52	0	Thomas H Murray	NetNet
<input type="checkbox"/>	View	Use	531 E Elder St	Fallbrook	CA	92028 9/27/2007	\$5,300,000	\$198.22	26,737	1.05	0	PepperTree Partners Llc	Pepper Tree Medical Progs Llc
<input type="checkbox"/>	View	Use	4695 Dulon Ave	La Mesa	CA	91941 9/25/2007	\$1,550,000	\$267.70	5,790	0.48	0	Great Street Dev	Ngower Communications Corp
<input type="checkbox"/>	View	Use	4833 Paramount Dr	San Diego	CA	92123 9/19/2007	\$5,995,000	\$319.69	18,752	1.00	0	Cmk Paramount Llc	Spectrum 33 Llc
<input type="checkbox"/>	View	Use	1855 Torrey Place Rd	La Jolla	CA	92037 9/18/2007	\$1,232,000	\$122.75	10,036	0.85	0	Zindero Terri P Trust	Petersen G A & E K Trust
<input type="checkbox"/>	View	Use	2984 Gateway Rd	Carpasod	CA	92009 9/17/2007	\$3,150,000	\$256.00	12,690	0.01	0	Nolly Capital Group Inc	Bcco Spectrum LLC

Research Process:

Xceligent® researchers

- Review deeds & county recorder data to identify sales.
- Visit site to inspect property & capture a high quality photo.
- Contact the parties involved in the sale to verify information.

Yield Refined Results

Save time by leveraging our research effort...

- Contact information for the parties involved is included in the verified sale.
- Search a large pool of verified sales to select comps that support valuation.
- Identify 1031 Tax Deferred exchange parties that may have money to place.
- Calculate loan ratios to determine whether a deal is feasible.

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