

411 W. 28th COMPARABLE SALES

COMPARABLE SALES						
address	date sold	sales price	Sq. Ft.	bedrooms/baths	Condition	Price Per Sq. Ft.
2827 Hampden	Mar-21	260,000	1,356	2/2	A	192
417 W 28th	May-21	255,000	1,328	3/2.5	A+	192
2732 Huntingdon	Apr-21	260,000	1,308	3/1	A+	199
3110 Remington	Feb-21	250,000	1,228	3/1	B	204
2929 Keswick	May-21	225,000	1,068	3/1	B-	211
2709 Hampden	Aug-21	265,000	1,210	2/1	A+	219
319 W 27th	Feb-21	275,000	1,232	2/3	A+	223
3029 Remington	Jun-21	335,000	1,404	2/2.5	A+	239
3016 Cresmont	Jul-21	335,000	1,200	3/1	A+	279
325 W 27th	May-21	345,000	1,232	3/3	A+	280
Subject						
411 W. 28th		295,000	1,328	3/1.5	A	222
		325,000	1,328	3/1.5	A+	245
		335,000	1,328	3/1.5	A+	252
		345,000	1,328	3/2	A+	260



Call Cheryl Sadera

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Seller's Exclusive Agent

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Property offered without regard to protected classes, including race, religion, color, creed, sex, marital & family status, and/or disability. Property offering is subject to prior sale & withdrawal at any time in the owner's discretion. All information should be considered as observed by Broker. Purchaser is advised to verify all information to Purchaser's satisfaction.

Information presented is believed accurate & from reliable sources; however, Owner, Ben Frederick Realty, Inc. nor any of its agents make any warranties or representations regarding this information, the Property; its physical condition, any of its components, nor its financial performance.

4 1 1 W. 28th C O M P A R A B L E R E N T A L S

Address	Bedrooms	Condition	Monthly Rent	Price Per Bedroom	Verified by
3010 Darby	4	C	\$ 1,850.00	463	MLS
2641 Howard	4	A	\$ 2,000.00	500	MLS
2914 Cresmont	3	A+	\$ 2,000.00	667	MLS
319 W. 28th	2	C	\$ 1,400.00	700	MLS
317 W. 27th	3	B	\$ 2,200.00	733	MLS
2805 Miles	2	A+	\$ 1,600.00	800	MLS
712 Pacific	3	A+	\$ 2,500.00	833	MLS
Subject					
411 W. 28th	3	B	1900	633	
	3	A	2100	700	
	3	A+	2250	750	