

Brennan Huff
Prestige Worldwide Realty

PW

ILLUSTRATIVE SAMPLE / FICTIONAL DATA

Property & Pricing Brief

123 Example Lane, San Antonio, TX 78201

Illustrative sample / Prepared for your listing conversation

BEDROOMS	BATHROOMS	LIVING AREA
3	2	1,850 sq ft

ENTERED SALES PRICE

$300,000

ESTIMATED SELLER PROCEEDS

$124,335.35

Planning inputs. No determination of market value.

01 Property snapshot
02 Automated CMA / agent review
03 Competing properties
04 Price comparison
05 Seller net sheet
06 Recorded property details

(210) 555-0100 | brennan@example.com

Data and closing support by

CANTERA TITLE & ESCROW

01 / THE SUBJECT PROPERTY

The property, at a glance.

123 Example Lane, San Antonio, TX 78201

BEDROOMS	BATHROOMS	LIVING AREA
3	2	1,850 sq ft

BUILT	LOT SIZE	ANNUAL TAXES USED
2008	7,200 sq ft	$7,200

DETAILS THAT SHAPE THE CONVERSATION

Property use	**Single Family Residence**
Stories	**1**
Pool	**Not reported as present**
Garage / parking	**420 sq ft garage**
Subdivision	**Example Oaks**
Parcel number	**SAMPLE-0001**

TAXES USED IN THIS ESTIMATE

Illustrative annual tax input; not a verified tax bill

Annual taxes and tax proration are separate amounts. Exemptions, assessed value, prior payments and the closing date can change the final credit.

Source: Illustrative sample - fictional property details | Retrieved Nov 2, 2026

Public records may be incomplete or outdated. Confirm size, features, condition and improvements independently.

02 / AUTOMATED CMA

Comparable sales, in context.

Automated research for agent review. Not an appraisal or a recommendation of list price.

PROPERTIES INCLUDED	REPORTED SALE PRICES	MEDIAN SALE PRICE
6	4	$304,000

Provider model: $306,000 | Range: $288,000 - $324,000. Model output, not a reported sale price.

PROVIDER AUTOMATED VALUE RANGE

$288,000 — **$324,000**

REPORTED SALE PRICES / NO ADJUSTMENTS

01	201 Sample Oak Drive		$280,000
02	305 Example Ridge		$298,000
03	410 Sample Meadow		$310,000
04	512 Example Court		$322,000
05	620 Sample Grove	Price not reported	
06	730 Example Terrace	Estimated / excluded	

Bars show unadjusted reported sale prices only. Missing or estimated amounts are excluded. These sales do not establish the subject property’s market value.

Automated comparative market analysis for informational purposes only. Do not rely on this report to determine market value or make a purchase, sale, lending or investment decision. It is not an appraisal and does not replace a Realtor’s independently verified CMA. No property inspection or condition, concession, location or market-time adjustments have been made. Verify all records, sale prices and property details independently.

Source: RealEstateAPI | Retrieved Nov 2, 2026

AUTOMATED CMA / COMPARABLE DETAIL

The comparable property set.

Review location, size, age and sale information before using any property as a comparable.

COMPARABLE / DISTANCE	FEATURES / BUILT	PRICE / SALE DATE
01 **201 Sample Oak Drive** San Antonio, TX 78201 0.24 miles	**3 bd / 2 ba** 1,780 sq ft Built 2006	**$280,000** REPORTED SALE Sep 18, 2026
02 **305 Example Ridge** San Antonio, TX 78201 0.42 miles	**3 bd / 2 ba** 1,825 sq ft Built 2007	**$298,000** REPORTED SALE Aug 21, 2026
03 **410 Sample Meadow** San Antonio, TX 78201 0.58 miles	**3 bd / 2 ba** 1,890 sq ft Built 2010	**$310,000** REPORTED SALE Oct 2, 2026
04 **512 Example Court** San Antonio, TX 78201 0.72 miles	**4 bd / 2 ba** 2,010 sq ft Built 2012	**$322,000** REPORTED SALE Jul 30, 2026
05 **620 Sample Grove** San Antonio, TX 78201 0.88 miles	**3 bd / 2 ba** 1,840 sq ft Built 2009	**Not reported** PRICE MISSING Sep 4, 2026
06 **730 Example Terrace** San Antonio, TX 78201 1.10 miles	**3 bd / 2 ba** 1,920 sq ft Built 2011	**$315,000** ESTIMATED AMOUNT Jun 19, 2026

Search: up to 6 properties / 1.5 miles / 180 days / arms-length sales. Same property type; within 25% of living area and one bedroom where subject details are available. Source: RealEstateAPI. Retrieved Nov 2, 2026.

Sale prices may be missing or estimated, including in Texas. A missing price is not a $0 sale. Asking prices and automated estimates are not closed-sale prices.

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03 / COMPETING PROPERTIES

What are the competing properties?

Similar homes reported as active listings. Asking prices show the available competition, not what buyers have agreed to pay.

LISTINGS INCLUDED	LOWEST ASKING PRICE	HIGHEST ASKING PRICE
4	$295,000	$335,000

	PROPERTY / DISTANCE	FEATURES	ASKING PRICE / STATUS
01	**810 Sample Park** San Antonio, TX 78201 0.30 miles	**3 bd / 2 ba** 1,790 sq ft 24 days on market	**$295,000** REPORTED ACTIVE Status: Oct 28, 2026
02	**920 Example Bend** San Antonio, TX 78201 0.48 miles	**3 bd / 2 ba** 1,880 sq ft 16 days on market	**$319,000** REPORTED ACTIVE Status: Oct 28, 2026
03	**1030 Sample Trail** San Antonio, TX 78201 0.67 miles	**4 bd / 2 ba** 2,030 sq ft 41 days on market	**$335,000** REPORTED ACTIVE Status: Oct 28, 2026
04	**1140 Example Place** San Antonio, TX 78201 0.92 miles	**3 bd / 2 ba** 1,960 sq ft 8 days on market	**$329,500** REPORTED ACTIVE Status: Oct 28, 2026

Search: 1.5 miles / same property type / 1,387-2,313 sq ft / 2-4 bedrooms. Up to six results; not a complete market inventory.

Reported active listings from RealEstateAPI’s property dataset, updated weekly rather than in real time. Some listings, including new construction without matched county records, may be missing. Verify current status, asking price and availability in the MLS. Asking prices are not closed-sale prices or evidence of market value.

Source: Illustrative sample - fictional listings | Retrieved Nov 2, 2026

04 / PRICE COMPARISON

What could you walk away with?

Three editable contract-price scenarios using the same payoff, tax proration, commissions and closing assumptions.

10% below

$270,000

ESTIMATED PROCEEDS

$96,283.35

Entered price

$300,000

ESTIMATED PROCEEDS

$124,335.35

10% above

$330,000

ESTIMATED PROCEEDS

$152,387.35

BAR KEY: PROCEEDS + DEDUCTIONS = CONTRACT PRICE

BREAKDOWN	PRICE 1	PRICE 2	PRICE 3
Sales price	$270,000.00	$300,000.00	$330,000.00
Commissions	$16,200.00	$18,000.00	$19,800.00
Title + closing fees	$2,516.65	$2,664.65	$2,812.65
Mortgage payoff(s)	$150,000.00	$150,000.00	$150,000.00
Tax proration	$5,000.00	$5,000.00	$5,000.00
Seller concessions	$0.00	$0.00	$0.00
Warranty + HOA resale	$0.00	$0.00	$0.00
Total deductions	$173,716.65	$175,664.65	$177,612.65
Estimated proceeds	**$96,283.35**	**$124,335.35**	**$152,387.35**

Planning scenarios, not market-value estimates. Prices begin at -10%, your entered price and +10%, then reflect your edits. CMA values do not change your inputs. Final proceeds depend on the executed contract, verified payoff, closing date, taxes and actual charges.

Brennan Huff
Real Estate Professional · Prestige Worldwide Realty
CANTERA TITLE & ESCROW
(210) 441-3437
Info@canteratitle.com

SELLER NET SHEET

123 Example Lane, San Antonio, TX 78201

Illustrative sample / Prepared for your listing conversation

(210) 555-0100 | brennan@example.com

Estimated net proceeds

$124,335.35

Sales price	$300,000.00
Listing agent commission (3%)	$9,000.00
Selling agent commission (3%)	$9,000.00
Mortgage payoff(s)	$150,000.00
Owner’s title premium	$1,768.00
Closing & escrow fee	$650.00
Tax certificate	$32.65
FedEx / delivery	$50.00
E-recording (estimate)	$11.00
Deed preparation	$150.00
Texas guaranty fee	$3.00
Tax proration (illustrative)	$5,000.00
Total deductions	$175,664.65

Fictional property and agent. All property facts and financial inputs are illustrative. The sample tax proration is entered as a planning assumption. Commissions are editable assumptions. Final taxes, payoffs, title fees and contract terms must be verified.

Illustrative planning estimate. Not a Closing Disclosure, appraisal, title commitment or offer of financing.

06 / RECORDED PROPERTY DETAILS

The record behind the property.

Sales, assessments and financing indicators from the available public record. Missing information is not evidence that an event or obligation does not exist.

TAX ASSESSED VALUE	ASSESSMENT YEAR	RECORDED ANNUAL TAX
$268,500	2026	$7,200

ASSESSED VALUE COMPOSITION

Land $50,000

Improvements $218,500

RECENT RECORDED SALES & TRANSFERS

- **May 18, 2020** — **$218,000**
  Arms-length residential sale (fictional)
- **Jun 12, 2008** — **$184,000**
  Residential sale (fictional)

RECORDED FINANCING

Sample Mortgage Company (fictional) | Recorded amount: $165,000

Conventional | May 18, 2020

Recorded mortgage amounts and automated balances are not payoff quotes. The net sheet uses the payoff entered by the preparer: $150,000.00.

LEGAL DESCRIPTION / Fictional sample legal description - not a real parcel.

SOURCE & VERIFICATION

Source: Illustrative sample - fictional property details | Retrieved Nov 2, 2026

Verify taxes, deeds, liens, legal description and payoffs with the appropriate records and closing team. This is not a survey, appraisal, title commitment or lien search.