

Comparable Townhome Communities in the

Bonnie Briar

Trade Area (Spring 2010)

Properties (Year, Units)	Townhome Communities in Close Proximity to Bonnie Briar (year started, number of units)							
	Burning Tree (2000 , 130) Rea Rd & Colony Rd	The Mayf air (2006, 54) Rea Rd	Greenview Terraces (2006, 32) Rt 51 & Raintree Ln	Ardrey Commons (2009, 101) Wade Ardrey Rd	Springs Village (2005, 100) Arboretum Prov / 51	Magnolias (2006, 47) Arboretum Prov / 51	Indigo Row (200 5, 44) Elm Lane, South of I 485	Bonnie Briar ** (1997,68) Rt 51 & Elm Lane
Amenities								
(Miles from BB)	(2 mi north)	(1 mi north)	(3 mi east)	(7 mi south)	(3 mi east)	(3 mi east)	(1 mi south)	-
Monthly Dues	329	276 *UC	220*UC	190*UC	215 *UC	280	250 *UC	232
Insurance	(b)	(b)	(b)	(b)	(a)	(b)	(b)	(b)
Exterior Mntnce	X	X	X	X	X	X	X	X
Exterior Repairs	X	X	X	X	X	X	X	X
Street Mntnce	X	X	X	X	X	X	X	X
Water Sewer	X	X	X	X	X	X	X	X
Trash Pickup	X	X	X	X	X	X	X	X
Termite Insp	X	X	X	X	X	X	X	X
Landscaping	X	X	X	X	X	X	X	X
Pool & Cabana	X			X	X			X
Clubhouse		X						
Gated	X	X				X		
Garage	Attached	Attached	Attached	Attached	Below Grade	Attached	Not attached	Attached
Asking Price/ Sq Ft	\$158	\$178	\$167	\$147	\$133	\$157	\$156	
Footnotes								
*	The development is not complete. The dues traditionally increase when the builder turns the development over to an HOA							
a	HOA insures the common area only. Owner responsible for exterior and interior structure and contents							
b	HOA insures the exterior of the buildings and the common area. Owner responsible for interior structure and contents							
**	Community demographics: 55% couples, 39% single female, 6% single male							