

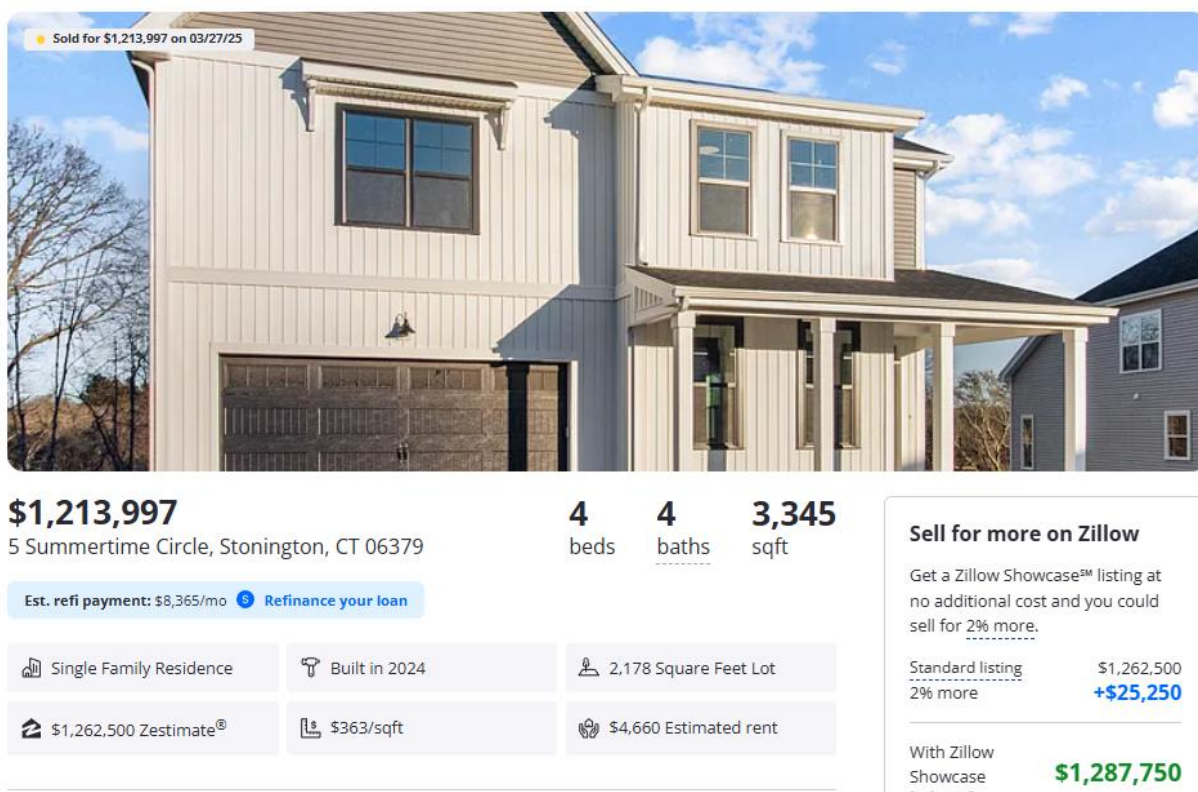
Comparable Sales Overview – Stonington, CT

To provide market context and support our projected sale values, we have included four recent comparable home sales (“comps”) from Stonington, Connecticut, with Zillow screenshots for reference.

These homes are not high-performance builds and do not reflect the construction quality, energy efficiency, or craftsmanship standards of American High-Performance Homes. In many cases, the finishes, building systems, and overall execution are lower in quality than what we deliver. Despite that, these properties still achieved strong sale prices—demonstrating that the market is willing to pay a premium even for traditionally built homes that lack advanced building science, healthy home features, and high-end finishes.

We believe this further validates our pricing assumptions. If lower-quality, non-high-performance homes are selling at these levels, then the added value of our construction approach, materials, and energy-efficient design provides meaningful upside and a margin of safety on resale value.

These comps serve as conservative market benchmarks. They support our underwriting assumptions while underscoring the differentiation of our



Sold for \$1,213,997 on 03/27/25

\$1,213,997
5 Summertime Circle, Stonington, CT 06379

Est. refi payment: \$8,365/mo [Refinance your loan](#)

Single Family Residence	Built in 2024	2,178 Square Feet Lot
\$1,262,500 Zestimate®	\$363/sqft	\$4,660 Estimated rent

4 beds 4 baths 3,345 sqft

Sell for more on Zillow
Get a Zillow Showcase™ listing at no additional cost and you could sell for 2% more.

Standard listing 2% more	\$1,262,500 +\$25,250
With Zillow Showcase (estimated)	\$1,287,750



Sold for \$1,007,492 on 09/24/23

\$1,007,492

12 Yellowfin Court, Stonington, CT 06378

4

beds

3

baths

3,500

sqft

Est. refi payment: \$6,655/mo [Refinance your loan](#)

Single Family Residence

Built in 2023

0.92 Acres Lot

\$1,184,500 Zestimate®

\$288/sqft

\$5,866 Estimated rent

Sell for more on Zillow

Get a Zillow Showcase™ listing at no additional cost and you could sell for 2% more.

Standard listing
2% more **\$1,184,500
+\$23,690**

With Zillow
Showcase
(estimated) **\$1,208,190**

product.



Sold for \$1,100,000 on 06/07/24

\$1,100,000

150 Nautilus Way, Stonington, CT 06378

4

beds

4

baths

3,466

sqft

Est. refi payment: \$7,336/mo [Refinance your loan](#)

Single Family Residence

Built in 2013

0.92 Acres Lot

\$1,201,000 Zestimate®

\$317/sqft

\$5,409 Estimated rent

Sell for more on Zillow

Get a Zillow Showcase™ listing at no additional cost and you could sell for 2% more.

Standard listing
2% more **\$1,201,000
+\$24,020**

With Zillow
Showcase
(estimated) **\$1,225,020**



\$1,142,195

17 Summertime Circle, Stonington, CT 06379

3 beds **3** baths **3,313** sqft

Est. refi payment: \$7,888/mo [Refinance your loan](#)

Single Family Residence	Built in 2024	2,178 Square Feet Lot
\$1,195,000 Zestimate®	\$345/sqft	\$4,343 Estimated rent

Sell for more on Zillow

Get a Zillow Showcase™ listing at no additional cost and you could sell for 2% more.

Standard listing 2% more	\$1,195,000 +\$23,900
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With Zillow Showcase (estimated)	\$1,218,900
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