



RE/MAX Neighborhood Valuation Report

Prepared for: **John Doe**

Prepared by:
Sample Report Office

**123 Sample Report Street
Sample Report City, CA 55555**

SAMPLE REPORT

July 19, 2007

Sample Report Office
123 Sample Report Street
Sample Report, CA 55555

Thank you for ordering your RE/MAX Neighborhood Valuation Report.

We appreciate the opportunity to share with you the most comprehensive information about your neighborhood.

Since the real estate market changes everyday and the location of your home always affects its value, comparing your neighborhood with surrounding areas can help you determine the value of your home.

Your RE/MAX Neighborhood Valuation report shows you;

- How recent home sales affect your homes value
- How your neighborhood stacks up against nearby neighborhoods.
- What you can do to help sell your home

We hope you use this neighborhood information to help you determine the true value of your home, so you can maximize your sale price and minimize the time it takes to sell your house.

Thank you again for this opportunity, and we look forward to a successful partnership.

Sincerely,

Sample Report Office

SAMPLE REPORT

Section 1 - Comparable & Recent Home Sales

Nothing affects the value of your home more than what similar homes have recently sold for. Those homes are commonly called "Comparable Sales." Through the interactive online process you had the opportunity to select a handful of homes prior to requesting this report. They are listed below together with other recent home sales. You will also find a map with those properties and a graph depicting the relative difference in price between your comparable sales.

3441 Pioneer Ln Redding CA

The price range for similar homes: \$212,000 - \$280,000

This estimated value was derived from a list of comparable homes that were sold in your neighborhood recently. *For a more exact value of your home's worth it is recommended that you work with a knowledgeable agent from our RE/MAX office who can evaluate all the features and benefits unique to your property and incorporate those into your home's estimated worth.

Map of Selected Comparables and Recently Sold Homes

The following map displays the locations of your selected comparables, along with the locations of other recently sold homes in your neighborhood

Selected Comparables	Map of Recently Sold Homes
<p> 5701 Fagan Dr (.1 mi) Redding, CA 96001 2 beds / 2 baths Single family home built in 1961 Sold for \$214,000 on 1/4/2007</p>	<p>Map data ©2007 Tele Atlas - Terms of Use</p>
<p> 5781 Live Oak Ln (.2 mi) Redding, CA 96001 3 beds / 1 baths Single family home built in 1996 Sold for \$212,000 on 5/10/2007</p>	
<p> 5401 Elm Ln (.2 mi) Redding, CA 96001 3 beds / 1 baths Single family home built in 1952 Sold for \$216,000 on 8/24/2006</p>	
<p> 5747 Old Barn Way (.3 mi) Redding, CA 96001 Single family home Sold for \$280,000 on 5/30/2007</p>	
<p> 5881 Old Barn Way (.4 mi) Redding, CA 96001 3 beds / 2 baths Single family home built in 1987 Sold for \$269,000 on 9/28/2006</p>	

Section 1 - Comparable & Recent Home Sales

Description Details of Recently Sold Homes in Your Neighborhood

Nothing affects the value of your home more than what similar homes in your neighborhood have recently sold for. The following list shows recently sold homes in your neighborhood along with a corresponding number so you can locate the property on the map.

Selected Comparables

5881 Old Barn Way Redding CA 3 Bed / 2 Bath Single Family Home built in 1987 Sold for \$269,000 on 9/28/2006	5747 Old Barn Way Redding CA Single Family Home Sold for \$280,000 on 5/30/2007	5781 Live Oak Ln Redding CA 3 Bed / 1 Bath Single Family Home built in 1996 Sold for \$212,000 on 5/10/2007	5701 Fagan Dr Redding CA 2 Bed / 2 Bath Single Family Home built in 1961 Sold for \$214,000 on 1/04/2007	5401 Elm Ln Redding CA 3 Bed / 1 Bath Single Family Home built in 1952 Sold for \$216,000 on 8/24/2006
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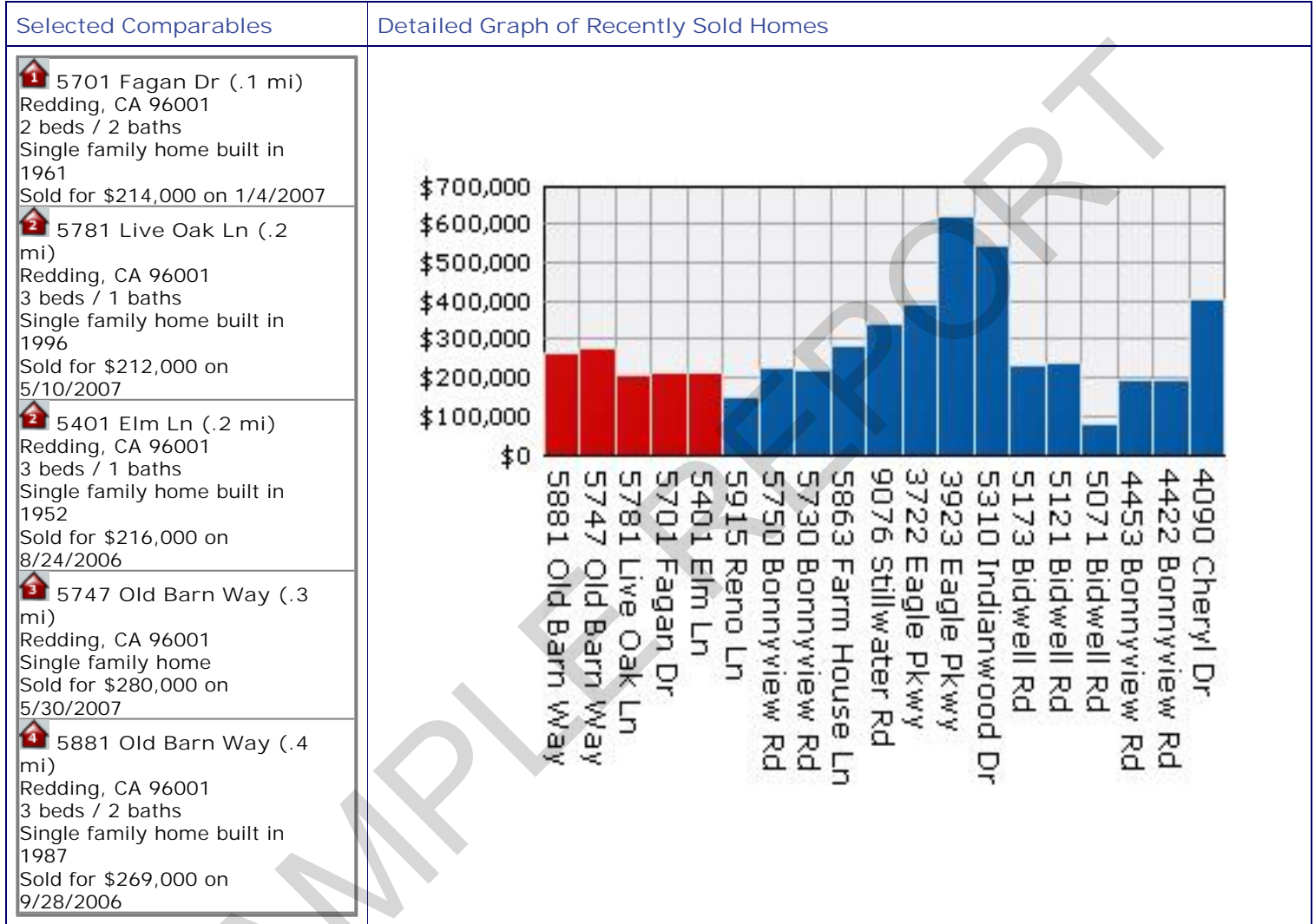
Comparable Home Sales of Similar Homes in Your Neighborhood

5915 Reno Ln Redding CA 2 Bed / 1 Bath Single Family Home built in 1960 Sold for \$150,000 on 2/23/2007	5750 Bonnyview Rd Redding CA 3 Bed / 1 Bath Single Family Home built in 1954 Sold for \$229,000 on 12/07/2006	5730 Bonnyview Rd Redding CA 3 Bed / 1 Bath Single Family Home built in 1957 Sold for \$225,000 on 11/09/2006	5863 Farm House Ln Redding CA Single Family Home Sold for \$285,000 on 4/26/2007	9076 Stillwater Rd Redding CA 3 Bed / 1 Bath Single Family Home built in 1962 Sold for \$346,000 on 4/17/2007
3722 Eagle Pkwy Redding CA 3 Bed / 2 Bath Single Family Home built in 1993 Sold for \$395,000 on 2/01/2007	3923 Eagle Pkwy Redding CA Single Family Home Sold for \$625,000 on 4/25/2007	5310 Indianwood Dr Redding CA Single Family Home Sold for \$550,000 on 7/31/2006	5173 Bidwell Rd Redding CA 3 Bed / 1 Bath Single Family Home built in 1955 Sold for \$237,000 on 12/20/2006	5121 Bidwell Rd Redding CA 3 Bed / 1 Bath Single Family Home built in 1955 Sold for \$242,000 on 8/16/2006
5071 Bidwell Rd Redding CA 4 Bed / 2 Bath Single Family Home built in 1989 Sold for \$82,000 on 8/03/2006	4453 Bonnyview Rd Redding CA 3 Bed / 2 Bath Single Family Home built in 1961 Sold for \$200,000 on 6/26/2007	4422 Bonnyview Rd Redding CA 3 Bed / 1 Bath Single Family Home built in 1958 Sold for \$198,000 on 1/19/2007	4090 Cheryl Dr Redding CA Single Family Home Sold for \$405,000 on 3/20/2007	

Section 1 - Comparable & Recent Home Sales

Price Range of Recently Sold Homes in Your Neighborhood

The following graph displays the price of recently sold homes in your neighborhood. Your selected comparables are highlighted in red.



Section 2 - Relevant Neighborhood Information

Second in importance to establishing your home's value is the how your neighborhood's property values have evolved in the recent past. We have included detailed price-trending graphs that can help you gauge your local market conditions. Use them to determine important trends and compare against your county and state. We have also included key demographic information, such as market trends, housing types, and school information, that greatly affect home prices in your community.

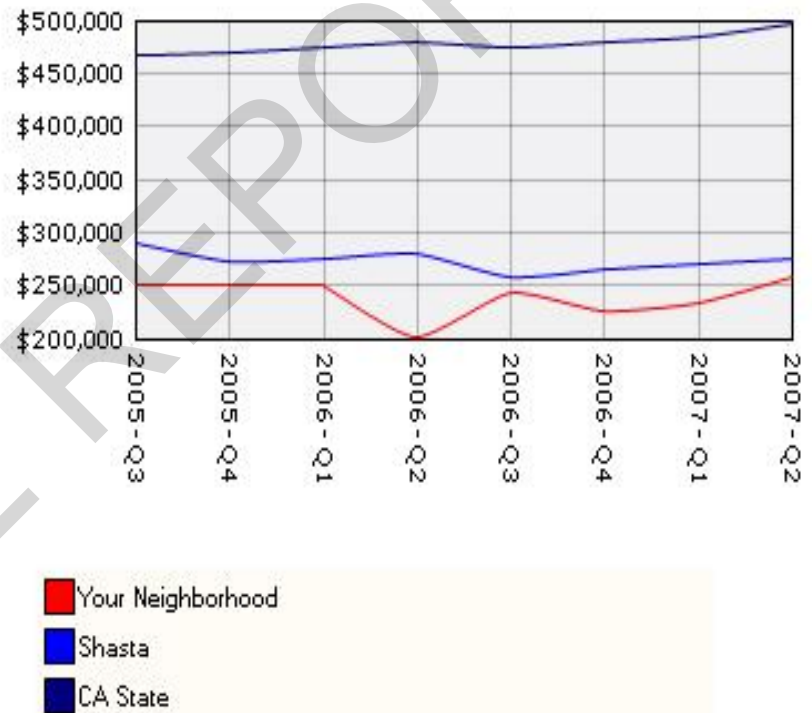
Market Trend

Like any other product, real estate prices are driven by supply and demand. Knowing how your neighborhood compares to the current trends will help you price your home appropriately. The following chart and graph displays how your neighborhood stacks up against your county and your state.

Home Price Trending

	Your Neighborhood	Shasta	CA State
2005 - Q3	N/A	\$289,000	\$468,000
2005 - Q4	N/A	\$272,000	\$470,000
2006 - Q1	\$250,000	\$275,000	\$475,000
2006 - Q2	\$202,000	\$279,000	\$480,000
2006 - Q3	\$242,000	\$258,000	\$475,000
2006 - Q4	\$227,000	\$264,000	\$479,000
2007 - Q1	\$234,000	N/A	\$485,000
2007 - Q2	\$257,000	\$275,000	\$496,000

Home Price Trending

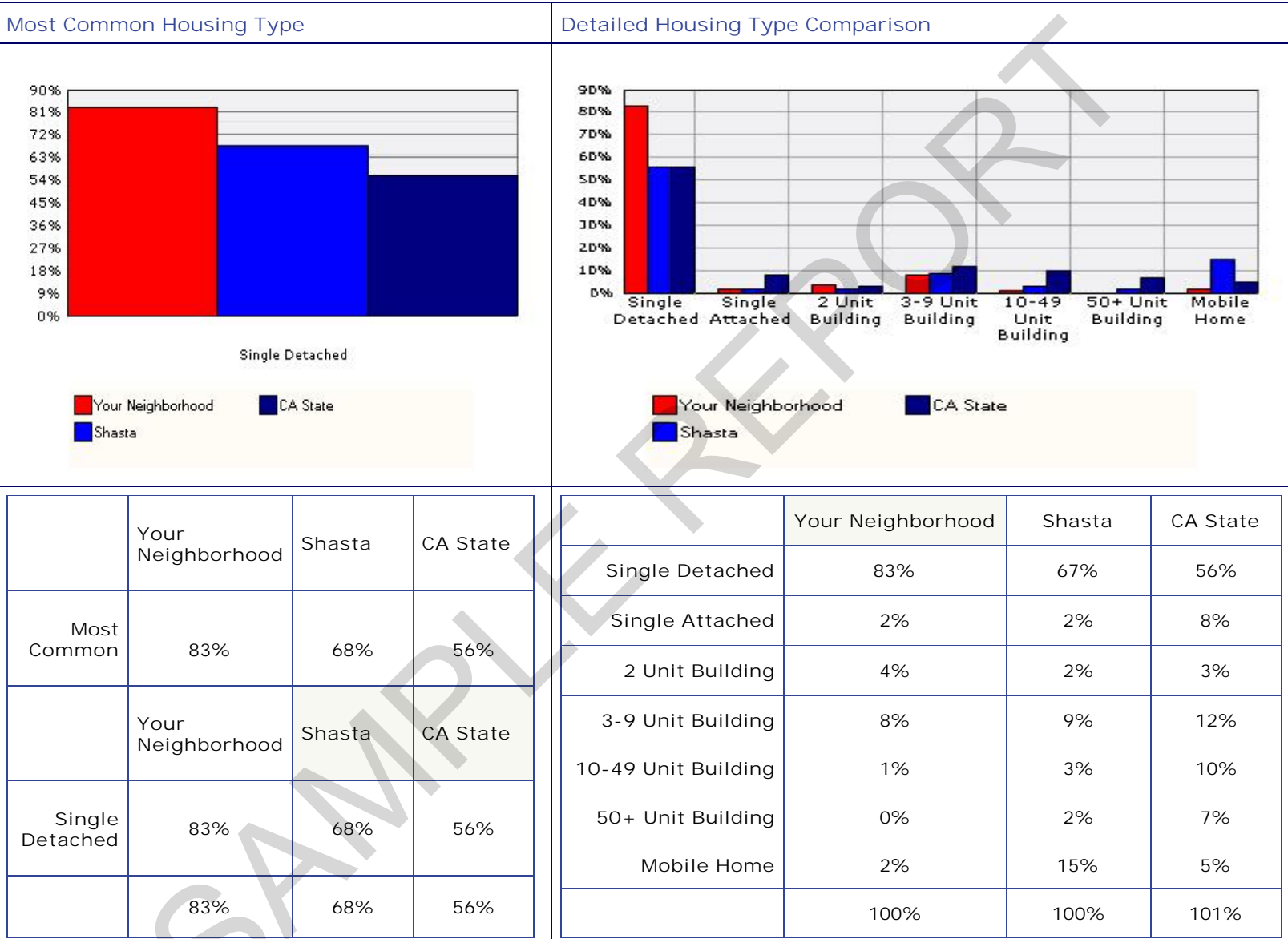


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Section 2 - Relevant Neighborhood Information

Housing Types

The types of housing in your neighborhood influence the overall value of your neighborhood. The following graphs display the types of housing in your neighborhood along with those in your county and state.



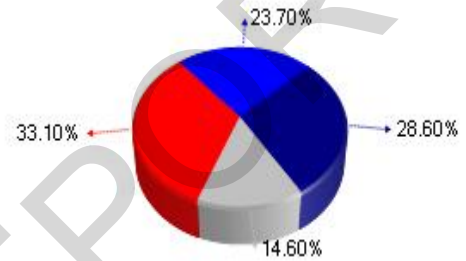
Section 2 - Relevant Neighborhood Information

School Facts

Buyers with children will likely consider good schools their top priority - and neighborhoods with good schools typically attract more buyers. The following graphs display how your neighborhoods schools compare to your county and state schools.

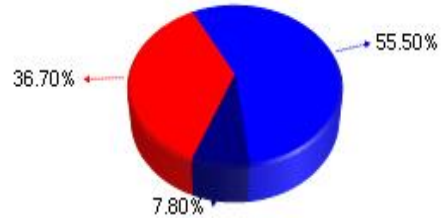
REDDING ELEMENTARY 5885 E. BONNYVIEW ROAD Redding, CA 96001 (530)225-0011	
Type:	Independent Local School District
Grade Range:	Kindergarten - 12th
Schools:	15
Students:	4,126
Teachers:	203
Student/Teacher Ratio:	20.3 to 1
Students in Public School:	91.37%
District State Rank:	328
District National Rank:	2688
SAT Math:	-1
SAT Verbal:	-1
ACT:	-1

Parental Education Background



- College Degree
- Some College
- High School
- No High School

Funding Distribution



- Local Funding
- Federal Funding
- State Funding

Section 3 - Steps to Sell Your Home

Besides recent sales and the general pricing trends in your neighborhood, the third factor that affects how much your home will sell for is how well your home shows and how it's marketed. The good news is that you have a lot of control over the outcome. By pricing your home right, making sure that your home shows as well as possible and listing it with a reputable RE/MAX real estate brokerage, you can drastically increase the number of potential buyer prospects and cut down the time your house is on the market. We explain the importance of pricing your home correctly from the start. You will also find out how a RE/MAX agent can help you market your home to millions of potential home buyers.

Selling Tips

As a homeowner, you can play an important role in the timely sale of your home. When you take the following steps, you'll help your RE/MAX Sales Associate sell your home faster, at the best possible price.

The easiest and most reliable way to improve the appeal of your home is to enlist a quality home service professional. The right professional can help you get everything in order - from repainting the kitchen to providing a thorough cleaning - so you can stay focused on more important things.

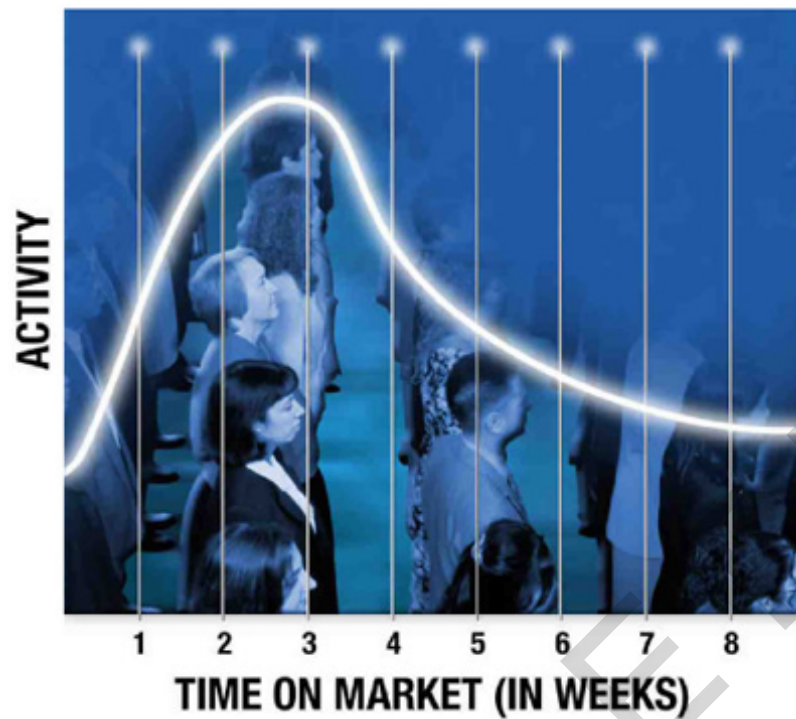
- 1. Make the Most of that First Impression**
A well-manicured lawn, neatly trimmed shrubs and a clutter-free porch welcome prospects. So does a freshly painted - or at least freshly scrubbed - front door. If (it) 's autumn, rake the leaves. If it's winter, shovel the walkways. The fewer obstacles between prospects and the true appeal of your home, the better.
- 2. Invest a Few Hours for Future Dividends**
Here() 's your chance to clean up in real estate. Clean up the living room, the bathroom, the kitchen. If your woodwork is scuffed or the paint is fading, consider some minor redecoration. Fresh wallpaper adds charm and value to your property. If you're worried about time, hire professional cleaners or painters to get your house ready. Remember, prospects would rather see how great your home really looks than hear how great it could look 'with a little work.'
- 3. Check Faucets and Bulbs**
Dripping water rattles the nerves, discolors sinks, and suggests faulty or worn-out plumbing. Burned-out bulbs or faulty wiring leave prospects in the dark. Don't let little problems detract from what's right with your home.
- 4. Don't Shut Out a Sale**
If cabinets or closet doors stick in your home, you can be sure they will also stick in a prospect's mind. Don't try to explain away sticky situations when you can easily plane them away. A little effort on your part can smooth the way toward a closing.
- 5. Think Safety**
Homeowners learn to live with all kinds of self-set booby traps: roller skates on the stairs, festooned extension cords, slippery throw rugs and low-hanging overhead lights. Make your residence as non-perilous as possible for uninitiated visitors.
- 6. Make Room for Space**
Remember, potential buyers are looking for more than just comfortable living space. They're looking for storage space, too. Make sure your attic and basement are clean and free of unnecessary items.
- 7. Consider Your Closets**
The better-organized a closet, the larger it appears. Now's the time to box up those unwanted clothes and donate them to charity.
- 8. Make Your Bathroom Sparkle**
Bathrooms sell homes, so let them shine. Repair damaged or unsightly caulking in the tubs and showers. For added allure, display your best towels, mats, and shower curtains.
- 9. Create Dream Bedrooms**
Wake up prospects to the cozy comforts of your bedrooms. For a spacious look, get rid of excess furniture. Colorful bedspreads and fresh curtains are a must.
- 10. Open up in the Daytime**
Let the sun shine in! Pull back your curtains and drapes so prospects can see how bright and cheery your home is.

Section 3 - Steps to Sell Your Home

Pricing Your Home

You need to price your home prudently from the beginning - when buyer interest will be high.

Price vs. Time to Market



Timing is critical in real estate. The Price vs. Time on Market graphic demonstrates the importance of placing your property on the market at a realistic price from the start. A home attracts the most excitement and interest and has the greatest chance of selling at the right price when it is first placed on the market for sale. Pricing your home correctly, from the start, will help it sell in the shortest possible time frame.

*This graph does not represent your specific neighborhood. It's merely an illustration of a general principal.

Section 3 - Steps to Sell Your Home

Why use RE/MAX?

When you choose an agent from our RE/MAX office to sell your home or help you purchase a new one, you'll experience a superb level of service.

The RE/MAX system is designed to help the best agents in the real estate industry deliver the highest level of service to their clients.

What does this mean to you?

High Quality Service

When you hire a RE/MAX agent to sell your home, he or she is ready to be with you every step of the way – from listing to closing. Before you ever officially list the home, we can help you get it in the best condition to sell. We'll advise you on any updates, repairs or cosmetic changes that will make your home more attractive to potential buyers.

We can evaluate your home based on its location, condition, amenities and other factors and recommend a price that will get it sold in a reasonable timeframe.

We're ready to manage the showing process, evaluate offers, qualify buyers and conduct negotiations.

More Marketing

When you list your home with a RE/MAX agent, it will be exposed to millions of potential buyers on remax.com – one of the leading real estate sites on the Internet, with an average of 3.4 million unique visitors monthly. RE/MAX International's national advertising campaign – on television and radio and in leading magazines – helps make RE/MAX the leading real estate organization in the nation. When that red, white and blue sign featuring the famous RE/MAX Balloon goes up in your yard, buyers will definitely take notice.

In consultation with you, your RE/MAX agent is ready to devise an appropriate marketing plan for your specific property – a plan that makes sense and one that gives you the best chance to sell your home at a desirable price.

Help Beyond the Sale

If you're moving to another location, your RE/MAX agent can help you locate a high-quality agent to help you buy your new home. With some other organizations, you may be referred to an inexperienced agent who 'needs the work.' But at RE/MAX, your agent can help you choose just the right professional for you, based on your needs, interests and personality.

July 19, 2007

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We hope you've found this Neighborhood Valuation Report useful. If you're considering selling your home, we'd be pleased to assist you. We're ready to be at your side every step of the way, from listing to closing, and take as much hassle as we can out of the transaction.

We're ready to provide aid in these areas:

- . Setting a realistic price that will attract just the right potential buyers to get your home sold in a timely fashion.
- . Getting your home ready for sale.
- . Making sure your home's 'curb appeal' puts it in the best light.
- . Putting together an effective marketing plan.
- . Conducting an open house.
- . Making the showing process as convenient as possible for you.
- . Determining the qualifications of potential buyers.
- . Analyzing and comparing offers.
- . Representing your interests during the negotiation process.
- . Providing counsel and advice throughout.
- . Recommending home-repair professionals.
- . Helping you understand the closing process.
- . Helping you find your next home.

For more information about our company, visit the Web at Crb1.California.remax.com.

Why not make a no-obligation appointment to visit with one of our agents? Contact us today.

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