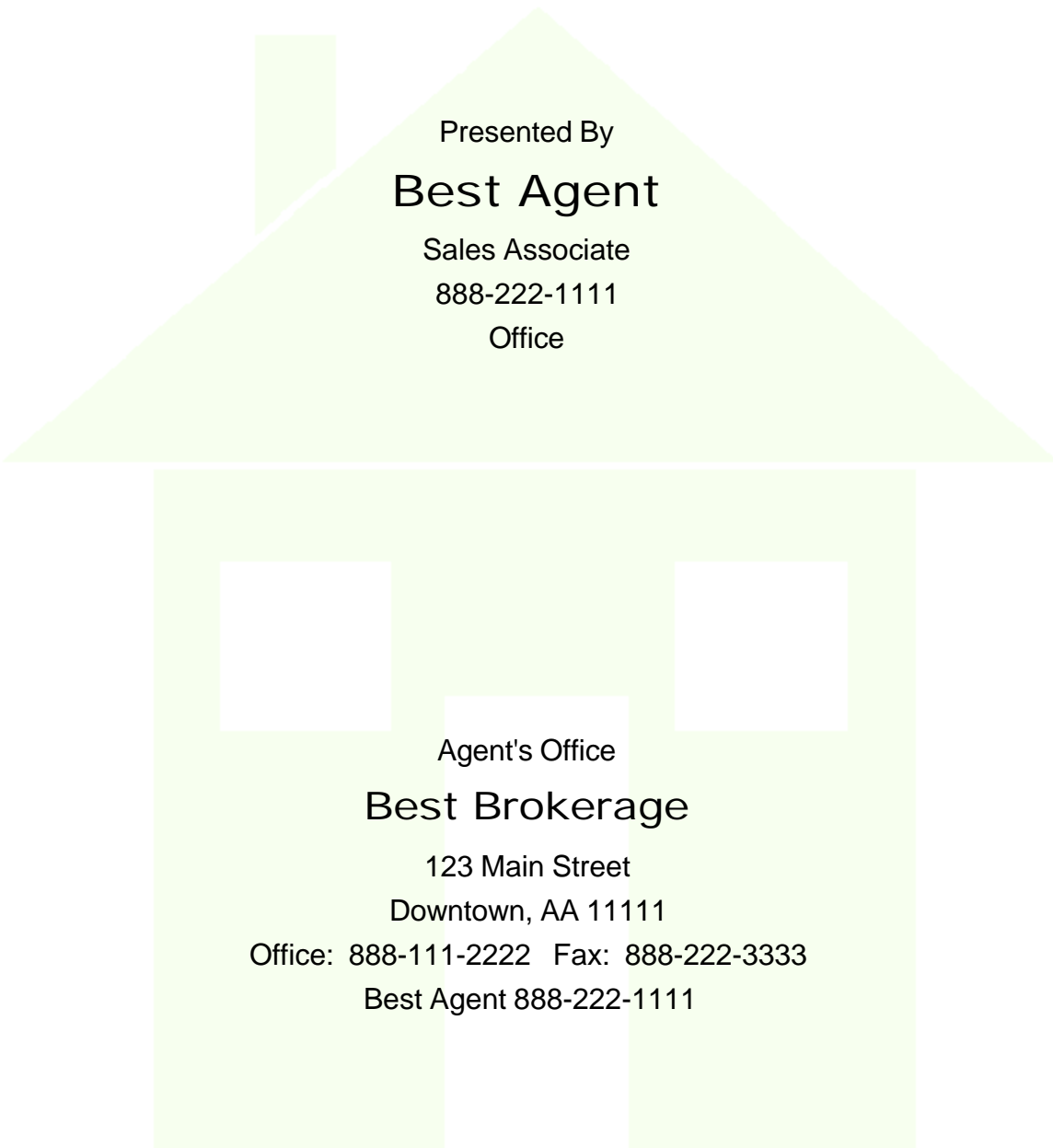

PROPERTY TOUR REPORT

Prepared especially for
Rocky Mountains



Presented By
Best Agent

Sales Associate
888-222-1111
Office

Agent's Office
Best Brokerage

123 Main Street
Downtown, AA 11111
Office: 888-111-2222 Fax: 888-222-3333
Best Agent 888-222-1111

Client Tour Sheet

#	Address	City	BR/BA	Sq. Ft.	Lot Size	Yr Built	List Date	List Price
1)	171 ALBION ST	DENVER	3/3.00	2,505	5950	1932	02/05/02	\$549,000
2)	341 ALBION ST	DENVER	4/2.00	2,656	5490	1940	07/08/02	\$569,900
3)	1368 ASH ST	DENVER	4/4.00	2,795	5060	1910	05/25/02	\$560,000
4)	646 CLARKSON ST	DENVER	5/4.00	2,106	4690	1906	06/28/02	\$589,000
5)	1029 S COLUMBINE ST	DENVER	3/2.00	1,362	6160	1938	06/11/02	\$595,000
6)	720 COOK ST	DENVER	3/2.00	2,098	5,950	1930	06/21/02	\$599,000
7)	1349 ELIZABETH ST	DENVER	8/4.00	3,072	6250	1906	08/06/01	\$519,500
8)	1361 ELIZABETH ST	DENVER	3/3.00	3,171	4170	1890	01/18/02	\$529,900
9)	215 N EUDORA ST	DENVER	4/2.00	1,637	9370	1942	06/26/02	\$595,000
10)	510 FRANKLIN ST	DENVER	3/4.00	1,872	6,250	1905	07/07/02	\$574,000
11)	1325 FRANKLIN ST	DENVER	4/4.00	2,928	3800	1894	05/29/02	\$579,900
12)	307 S HOLLY ST	DENVER	4/4.00	2,505	6125	1999	05/24/02	\$549,000
13)	620 HUDSON ST	DENVER	4/3.00	2,368	7810	1939	06/24/02	\$595,000
14)	1201 HUMBOLDT ST	DENVER	4/4.00	3,187	6250	1896	03/14/02	\$519,000
15)	1263 JOSEPHINE ST	DENVER	5/4.00	3,203	4840	1900	05/26/02	\$525,000
16)	964 LAFAYETTE ST	DENVER	4/4.00	2,500	4690	1914	04/18/02	\$550,000
17)	1271 LAFAYETTE ST	DENVER	3/3.00	2,850	4810	1891	02/27/02	\$549,950
18)	1320 S LAFAYETTE ST	DENVER	3/2.00	2,231	6240	1925	04/22/02	\$519,000
19)	649 N MARION ST	DENVER	3/3.00	2,078	4690	1904	06/30/02	\$559,500
20)	865 S MEDEA WAY	DENVER	4/3.00	1,761	5450	1938	05/24/02	\$565,000
21)	1048 NEWPORT ST	DENVER	4/3.00	2,070	6500	1998	05/20/02	\$525,000
22)	1332 N SAINT PAUL ST	DENVER	4/2.00	2,111	4450	1901	06/21/02	\$550,000
23)	365 S VINE ST	DENVER	3/3.00	1,486	6240	1928	07/03/02	\$515,000
24)	581 WILLIAMS ST	DENVER	4/3.00	2,434	6250	1905	05/31/02	\$574,900
25)	636 WILLIAMS ST	DENVER	3/3.00	1,634	3250	1919	07/12/02	\$535,000

Agent Tour Sheet

#	Address	BR/BA	Sq. Ft.	Lot Size	Yr Built	Style	List Date	List Price
1	171 ALBION ST DENVER	3/3.00	2,505	5950	1932	TWO STORY	02/05/02	\$549,000
	Agent Name: SUZY WHITTEMORE Agent Phone: 303.388.9292 Directions: FROM 1ST AVENUE COLORADO BLVD: GO EAST ONE BLOCK TO ALBION, TURN LEFT (OR NORTH)) TO PROPERTY.							
2	341 ALBION ST DENVER	4/2.00	2,656	5490	1940	RANCH/ONE	07/08/02	\$569,900
	Agent Name: CHUCK BARRY Agent Phone: 303-336-0376 Directions: COLO TO 3RD, 3RD EAST TO ALBION							
3	1368 ASH ST DENVER	4/4.00	2,795	5060	1910	TWO STORY	05/25/02	\$560,000
	Agent Name: MARILYN STEWART Agent Phone: 303-667-3322 Directions: COLORADO BLVD TO 14TH EAST ON 14TH TO ASH STREET, SOUTH TO PROPERTY.							
4	646 CLARKSON ST DENVER	5/4.00	2,106	4690	1906	TWO STORY	06/28/02	\$589,000
	Agent Name: JANE WILSON Agent Phone: 303-478-2892 Directions: NORTH ON CLARKSON FROM 6TH							
5	1029 S COLUMBINE ST DENVER	3/2.00	1,362	6160	1938	RANCH/ONE	06/11/02	\$595,000
	Agent Name: EDIE/ELISE MARKS Agent Phone: 303/770-6147 Directions: UNIVERSITY NORTH, RIGHT ON MISSISSIPPI LEFT ON COLUMBINE TO PROPERTY							
6	720 COOK ST DENVER	3/2.00	2,098	5,950	1930	TWO STORY	06/21/02	\$599,000
	Agent Name: SUSAN MATHEWS Agent Phone: 303-388-7200 Directions: 7TH COOK							
7	1349 ELIZABETH ST DENVER	8/4.00	3,072	6250	1906	THREE STORY	08/06/01	\$519,500
	Agent Name: DANNA SWENSON Agent Phone: 303-522-5533 Directions: 13TH AND ELIZABETH							
8	1361 ELIZABETH ST DENVER	3/3.00	3,171	4170	1890	THREE STORY	01/18/02	\$529,900
	Agent Name: SANDY MURPHY Agent Phone: 303-919-8802 Directions: NORTH OF 6TH AVE SOUTH OF 14TH							
9	215 N EUDORA ST DENVER	4/2.00	1,637	9370	1942	RANCH/ONE	06/26/02	\$595,000
	Agent Name: DON TRESSLER Agent Phone: 303-753-4003 Directions: COLORADO BLVD TO 1ST AVE EAST TO EUDORA. NORTH TO PROPERTY							

Currently For Sale



Address: 1349 ELIZABETH ST, DENVER
Beds: 8 **List Price:** \$519,500
Baths: 4.00 **LP\$/SqFt:** \$169
Sq. Ft.: 3,072 **DOM:**
Lot Size: 6250 **List Date:** 08/06/01
Style: THREE STORY **Family Room:** N
Year Built: 1906 **Living Room:** Y
Basement: FULL/GARDEN **Dining Room:** Y
Parking: GARAGE/OFF **High School:** 6910
Heating: GAS/FORCED AIR **Junior High:** 6730
Cooling: **Elementary:** 6452

INCREDIBLE HOME! THIS BEAUTIFUL HOME HAS IT ALL! 3 STORIES, 2 KITCH, APT IN BASEMENT 2 FIREPLACES, ORIGINAL WOODFLOORS, WOODWORK, BUILT-IN BOOKSHELVES HUTCH, NEW APPLIANCES LEADED GLASS WINDOWS, WALK-IN CLOSETS, PATIO, 2 CAR GARAGE 3 OFF ST! MAKE OFFER



Address: 1263 JOSEPHINE ST, DENVER
Beds: 5 **List Price:** \$525,000
Baths: 4.00 **LP\$/SqFt:** \$164
Sq. Ft.: 3,203 **DOM:**
Lot Size: 4840 **List Date:** 05/26/02
Style: THREE STORY **Family Room:** Y
Year Built: 1900 **Living Room:** Y
Basement: PARTIAL **Dining Room:** Y
Parking: GARAGE/DETACHED **High School:** 6910
Heating: GAS/FORCED AIR **Junior High:** 6730
Cooling: **Elementary:** 6452

INCREDIBLE VINTAGE VICTORIAN-GRACIOUS HOME UPDATED KIT./BATH-BEAUTIFULLY RENOVATED! RESTORED WOOD PANELING FP MANTEL FORMAL DINING-RECESSED LIGHTING-BUILT-INS LOVELY MASTER SUITE-3 PORCHES-PARLORR6 UPDATED GOURMET KITCHEN! ELEGANT!



Address: 1048 NEWPORT ST, DENVER
Beds: 4 **List Price:** \$525,000
Baths: 3.00 **LP\$/SqFt:** \$254
Sq. Ft.: 2,070 **DOM:**
Lot Size: 6500 **List Date:** 05/20/02
Style: TWO STORY **Family Room:** Y
Year Built: 1998 **Living Room:** Y
Basement: PARTIAL **Dining Room:** Y
Parking: GARAGE/DETACHED **High School:** 6920
Heating: GAS/FORCED AIR **Junior High:** 6770
Cooling: AIR CONDITION/CEILING **Elementary:** 6310

BEAUTIFUL MONTCLAIR*3000+FIN.SQ.*PERFECT HOME FOR ENTERTAINING*OPEN*AIRY*BATHES IN NATURAL LIGHT*CONTEMPORARY TRADITIONAL BLEND*HARDWOODS*VAULTED*CHEFS KITCHEN* *3CAR GAR. CAN DOUBLE AS STUDIO, WORKSHOP! GREAT LANDSCAPING*MAIN FLOOR HAS 2ND MAS

Market Analysis Summary

PROPERTIES FOR SALE

Date: August 08, 2002

Address	City	Beds	Baths	Sq.Ft.	Lot Size	List Price
365 S VINE ST	DENVER	3	3.00	1,486	6240	\$515,000
1320 S LAFAYETTE ST	DENVER	3	2.00	2,231	6240	\$519,000
1201 HUMBOLDT ST	DENVER	4	4.00	3,187	6250	\$519,000
1349 ELIZABETH ST	DENVER	8	4.00	3,072	6250	\$519,500
1263 JOSEPHINE ST	DENVER	5	4.00	3,203	4840	\$525,000
1048 NEWPORT ST	DENVER	4	3.00	2,070	6500	\$525,000
1361 ELIZABETH ST	DENVER	3	3.00	3,171	4170	\$529,900
636 WILLIAMS ST	DENVER	3	3.00	1,634	3250	\$535,000
307 S HOLLY ST	DENVER	4	4.00	2,505	6125	\$549,000
171 ALBION ST	DENVER	3	3.00	2,505	5950	\$549,000
1271 LAFAYETTE ST	DENVER	3	3.00	2,850	4810	\$549,950
964 LAFAYETTE ST	DENVER	4	4.00	2,500	4690	\$550,000
1332 N SAINT PAUL ST	DENVER	4	2.00	2,111	4450	\$550,000
649 N MARION ST	DENVER	3	3.00	2,078	4690	\$559,500
1368 ASH ST	DENVER	4	4.00	2,795	5060	\$560,000
865 S MEDEA WAY	DENVER	4	3.00	1,761	5450	\$565,000
341 ALBION ST	DENVER	4	2.00	2,656	5490	\$569,900
510 FRANKLIN ST	DENVER	3	4.00	1,872	6,250	\$574,000
581 WILLIAMS ST	DENVER	4	3.00	2,434	6250	\$574,900
1325 FRANKLIN ST	DENVER	4	4.00	2,928	3800	\$579,900
646 CLARKSON ST	DENVER	5	4.00	2,106	4690	\$589,000
215 N EUDORA ST	DENVER	4	2.00	1,637	9370	\$595,000
1029 S COLUMBINE ST	DENVER	3	2.00	1,362	6160	\$595,000
620 HUDSON ST	DENVER	4	3.00	2,368	7810	\$595,000
720 COOK ST	DENVER	3	2.00	2,098	5,950	\$599,000
AVERAGES:		4	3.12	2,344		\$555,662

Buyer's Closing Cost

	LOW	MEDIUM	HIGH
SALE PRICE_____	\$515,000	\$557,000	\$599,000
Loan Amount_____	\$412,000	\$445,600	\$479,200
Interest Rate (fixed)_____	8.000%	8.000%	8.000%
Loan Fee_____	1.000%	1.000%	1.000%
Additional Loan Fee_____	\$100	\$100	\$100
NON-RECURRING CLOSING COSTS			
Loan Fee_____	\$4,220	\$4,556	\$4,892
Home Inspection_____	\$300	\$300	\$300
Pest/Termite Inspection & Report_____	\$150	\$150	\$150
Roof Inspection & Report_____	\$100	\$100	\$100
Geologic & Environmental Report_____	\$125	\$125	\$125
Other Inspections & Reports_____	\$500	\$500	\$500
Recording Fee_____	\$100	\$100	\$100
Notary Fee_____	\$50	\$50	\$50
Other Buyer Fees_____	\$500	\$500	\$500
Total Non-Recurring Costs_____	\$6,045	\$6,381	\$6,717
RECURRING CLOSING COSTS			
Pre-paid Insurance_____	\$1,030	\$1,114	\$1,198
15 days Interest_____	\$1,512	\$1,635	\$1,758
Impounds_____	\$0	\$0	\$0
Total Recurring Costs_____	\$2,542	\$2,749	\$2,956
CASH TO CLOSE			
Down Payment_____	\$103,000	\$111,400	\$119,800
Total Non-Recurring Costs_____	\$6,045	\$6,381	\$6,717
Total Recurring Costs_____	\$2,542	\$2,749	\$2,956
Credits / Deposit_____	<\$10,000>	<\$10,000>	<\$10,000>
Total Cash to Close_____	\$101,587	\$110,530	\$119,473
ESTIMATED MONTHLY PAYMENT			
Principal & Interest (30 years)_____	\$3,023	\$3,269	\$3,516
Property Taxes_____	\$536	\$580	\$624
Homeowners Insurance_____	\$129	\$139	\$150
Total Monthly Obligation_____	\$3,688	\$3,989	\$4,290

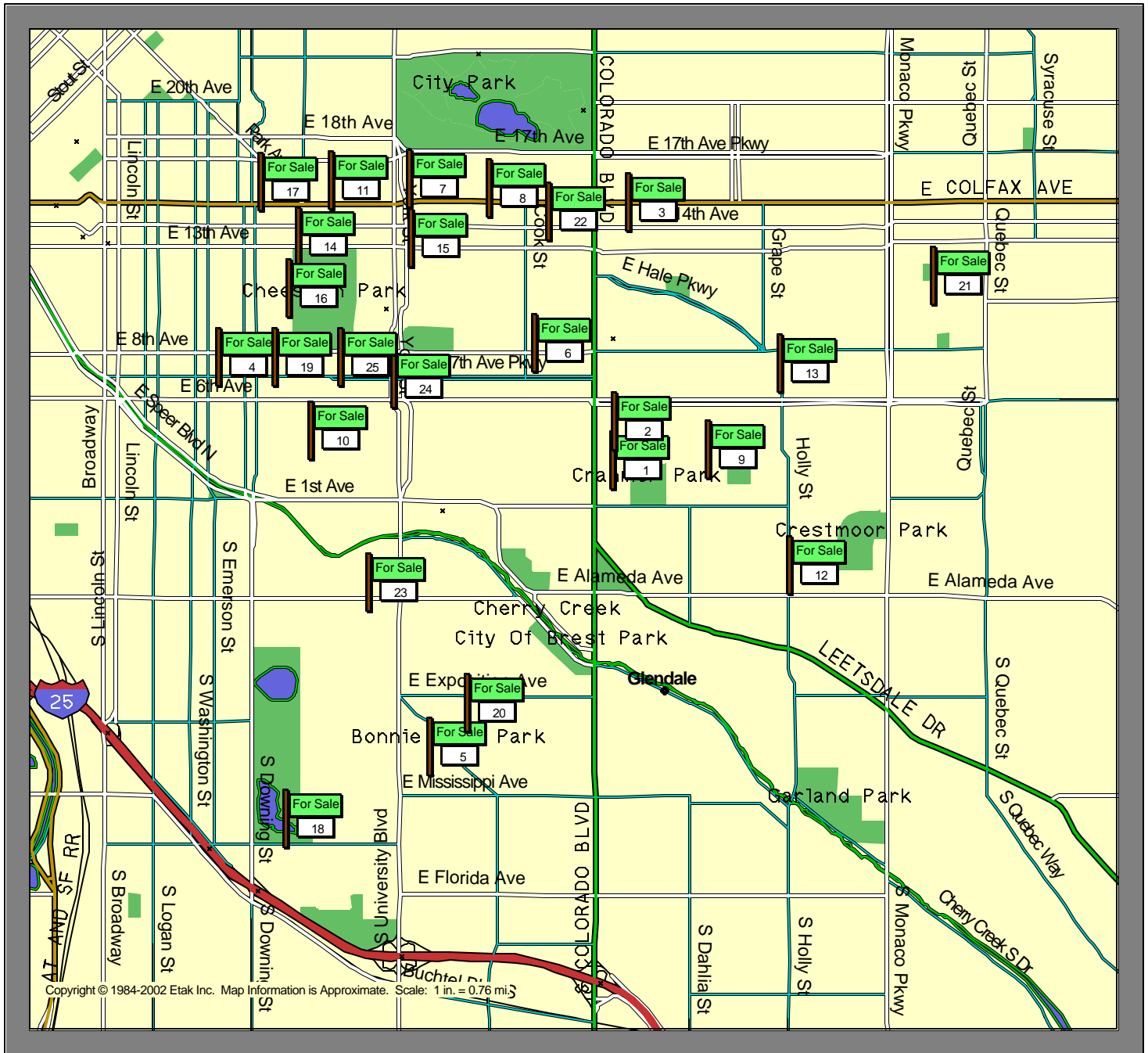
I have read the figures and understand this is an estimate of costs.

DATE _____

Buyer: _____

Buyer: _____

Area Map





Cyndi Hallmark (and Lucy)

Broker Associate

www.cyndihallmark.com

Cyndi's Professional Philosophy and Experience

My history with Coldwell Banker, CCR began in 1977, so it's not surprising that I have been in the Top Three Producers Circle for many years and have won numerous awards through Coldwell Banker. I am a full time real estate broker and specialize in residential properties in Boulder Creek County, especially the Scotts Valley and San Lorenzo Valley areas. Continuing my education beyond my Master's degree is a high priority and insures my clients the best possible service. In fact, I recently completed the education requirements for the State Appraiser's License and will soon take the final exam. I approach my work in an upbeat, sincere and straightforward manner because, simply put, I love what I do! In my spare time, I enjoy being with my family.

- Realtor with Coldwell Banker Carl Realtors since 1977
- Specializing in residential real estate in Boulder Creek County and especially Scotts Valley and San Lorenzo Valley
- Awarded Broker's License in 1986
- One of Top Three Producers, 1991 - 2001 - Ten Years Straight
- 1997-2001 Coldwell Banker International President's Elite
- Earned BS in Psychology in 1971 from San Jose State University.
- Earned MA in Counseling in 1977 from University of San Francisco
- Completed course requirements for State Appraiser's License

