

Current Market Profile

Prepared for John and Betty Smith



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Prepared for John and Betty Smith
By Kelly Agent



Date: July 20, 2007

To: John and Betty Smith

From: Kelly Agent

Re: Previewing properties

Thank you for allowing me to prepare this Buyer Tour. I've selected homes that I think will interest you and scheduled appointments for us to view them. Enclosed you'll find a datasheet for each home that outlines its specific features and amenities.

While I can't predict how long each of these homes will be on the market, I can assure you that if you find the one you're looking for, I'll represent your best interests by negotiating the lowest possible purchase price and the best possible terms.

I look forward to helping you find your next home.

Sincerely,

Kelly Agent



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Current Listings

Address	SqFt	Lot size	Style	Bed	Bath	Parking	List Price	\$/Sqft	DOM
Average:							\$158,233	\$88	24
344 Front, Bellville,	1706		Traditional	3	1 / 1	1 / Attached	\$154,900	\$91	11
317 E. Hilburn,	1905		Traditional	3	2 / 0	Tandem	\$152,900	\$80	21
2008 Royal Court,	1822	7040	Traditional	3	2 / 0	2 / Attached	\$166,900	\$92	42



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Current Listings

344 Front, Bellville, TX



Austin \$154,900

Style Traditional
List \$/Sqft \$91
Square Ft 1706
Bedrooms 3
Baths 1 / 1
Parking 1 / Attached
Taxes \$1,589
List Date 7/9/2007
DOM 11
Age 53
Lot Size
Levels 1

Features: Fireplace: 1, Wood Burning Fireplace, Interior: Breakfast Bar, Fire/Smoke Alarm, Oven
Description: Electric Oven,

Comments: Beautiful Home, In Town On Large Shaded Lot Close To Schools And Shopping. Home Has Been Completely Updated. Very Clean And Well Kept.

317 E. Hilburn,



Austin \$152,900

Style Traditional
List \$/Sqft \$80
Square Ft 1905
Bedrooms 3
Baths 2 / 0
Parking Tandem
Taxes \$2,439
List Date 6/29/2007
DOM 21
Age 30
Lot Size
Levels 1

Features: Fireplace: 1, Wood Burning Fireplace, Exterior: Storage Shed, Fully Fenced, Oven
Description: Gas Oven,

Comments: Just Blocks From Beautiful Downtown Bellville. This 3 Bedroom, 2 Bath With Large Extra Room For Game/Media Room. Front Porch. Extended Driveway For

2008 Royal Court,



Austin \$166,900

Style Traditional
List \$/Sqft \$92
Square Ft 1822
Bedrooms 3
Baths 2 / 0
Parking 2 / Attached
Taxes
List Date 6/8/2007
DOM 42
Age 1
Lot Size 7040
Levels 1

Features: Exterior: Partially Fenced, Oven
Description: Gas Oven, Range
Description: Gas Range, Foundation: Slab,

Comments: An Energy Star Home Fully Sodded And Landscaped., County: Austin, City: Bellville, Location: Austin County, Section: 0, Subdivision: Royal Court, Elementary:



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Map of Current Listings



Current listing (CL1) - 344 Front, Bellville, TX - \$154,900
Current listing (CL2) - 317 E. Hilburn, Bellville, TX - \$152,900



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Recent Sales

Address	SqFt	Lot size	Style	Bed	Bath	Parking	Sale Price	\$/Sqft	DOM
Average:							\$87,159	\$58	324
201 North Hunt,	1489	15246	Traditional	3	2	2 / Attached	\$89,000	\$60	705
407 South Matthews,	2107	1263	Traditional	3	2	1 / Attached	\$88,635	\$42	221
313 Austin, Bellville,	1263		Other Style	2	1 / 0	1 / Attached	\$89,000	\$70	32
733 East Mill,	1334		Traditional	2	2 / 0	2 / Attached	\$82,000	\$61	339



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Recent Sales

201 North Hunt,



Austin \$89,000

Style Traditional
List Price \$89,000
List \$/Sqft \$60
Square Ft 1489
Bedrooms 3
Baths 2
Parking 2 / Attached
Taxes
Sale Date 6/2/2003
Sale \$/Sqft \$60
DOM 705
Age 23
Lot Size 15246
Levels 1

Features: Fireplace: 1, Wood Burning Fireplace, Oven Description: Electric Oven, Freestanding Oven,

Comments: Extra Neat & Tidy! Great Location. Across The Street From Bellville Hosp 2 Blocks Rom The Square, Library & Walking Distance To Mini

407 South Matthews,



Austin \$88,635

Style Traditional
List Price \$89,900
List \$/Sqft \$43
Square Ft 2107
Bedrooms 3
Baths 2
Parking 1 / Attached
Taxes
Sale Date 4/14/2003
Sale \$/Sqft \$42
DOM 221
Age 51
Lot Size 1263
Levels 1

Features: Oven Description: Electric Oven, Freestanding Oven, Range Description:

Comments: Spacious Frame Home Located Next Door To Obyrant Elem. Gate In Back Yard Opent To School Grounds. Very Convenient For Someone

313 Austin, Bellville,



Austin \$89,000

Style Other Style
List Price \$92,500
List \$/Sqft \$73
Square Ft 1263
Bedrooms 2
Baths 1 / 0
Parking 1 / Attached
Taxes \$995
Sale Date 12/19/2003
Sale \$/Sqft \$70
DOM 32
Age 61
Lot Size
Levels 1

Features: Exterior: Fully Fenced, Range Description: Gas Range, Foundation: Pier & Beam,

Comments: Precious And Charming 2 Bedroom 1 Bath Home Several Blocks From Bellville Square And Bellville Intermediate/Elem.

733 East Mill, Bellville,



Austin \$82,000

Style Traditional
List Price \$84,750
List \$/Sqft \$64
Square Ft 1334
Bedrooms 2
Baths 2 / 0
Parking 2 / Attached
Taxes \$1,697
Sale Date 11/27/2006
Sale \$/Sqft \$61
DOM 339
Age 24
Lot Size
Levels 1

Features: Foundation: Slab, Siding: Brick & Wood, Heating: Central Electric, Cooling: Central

Comments: County: Austin, City: Bellville, Location: Austin County, Section: 00, Subdivision: 00, Elementary: Bellville, Junior High: Bellville, High



Map of Recent Sales



- Recent sale (RS1) - 201 North Hunt, Bellville, TX - \$89,000
- Recent sale (RS2) - 407 South Matthews, Bellville, TX - \$88,635
- Recent sale (RS3) - 313 Austin, Bellville, TX - \$89,000
- Recent sale (RS4) - 733 East Mill, Bellville, TX - \$82,000



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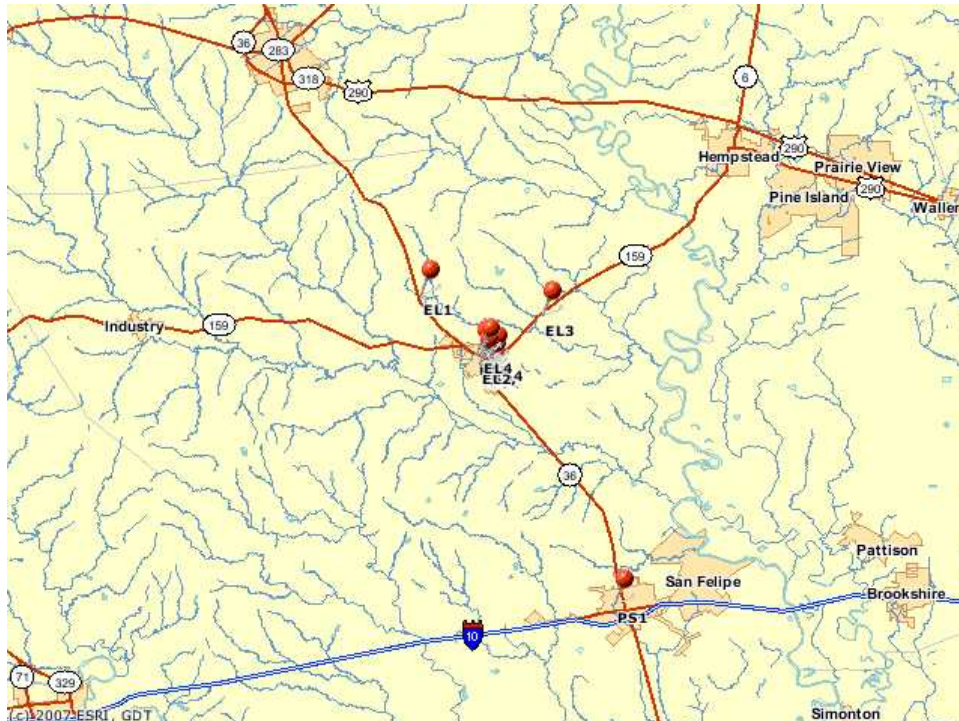
Comparable Properties

Average for comparable type	List Price	Sale Price	\$/Sqft DOM	
Current listings	\$158,233		\$87	24
Recent sales	\$89,037	\$87,158	\$58	324
Pending sales	\$174,650			238

Address	SqFt	Lot size	Style	Bed	Bath	Parking	List Price	Sale Price	\$/Sqft	DOM
Current listings										
344 Front, Bellville,	1706		Traditional	3	1 / 1	1 / Attached	\$154,900		\$91	11
317 E. Hilburn,	1905		Traditional	3	2 / 0	Tandem	\$152,900		\$80	21
2008 Royal Court,	1822	7040	Traditional	3	2 / 0	2 / Attached	\$166,900		\$92	42
Recent sales										
201 North Hunt,	1489	15246	Traditional	3	2	2 / Attached	\$89,000	\$89,000	\$60	705
407 South Matthews,	2107	1263	Traditional	3	2	1 / Attached	\$89,900	\$88,635	\$42	221
313 Austin, Bellville,	1263		Other Style	2	1 / 0	1 / Attached	\$92,500	\$89,000	\$70	32
733 East Mill,	1334		Traditional	2	2 / 0	2 / Attached	\$84,750	\$82,000	\$61	339



Map of All Comparable Properties



- Current listing (CL1) - 344 Front, Bellville, TX - \$154,900
- Current listing (CL2) - 317 E. Hilburn, Bellville, TX - \$152,900
- Recent sale (RS1) - 201 North Hunt, Bellville, TX - \$89,000
- Recent sale (RS2) - 407 South Matthews, Bellville, TX - \$88,635
- Recent sale (RS3) - 313 Austin, Bellville, TX - \$89,000
- Recent sale (RS4) - 733 East Mill, Bellville, TX - \$82,000
- Pending sale (PS1) - 714 Eagle Lake Road, Sealy, TX - \$0
- Expired listing (EL1) - 415 Sikes, Bellville, TX - \$135,000
- Expired listing (EL2) - 237 South Bell, Bellville, TX - \$169,000
- Expired listing (EL3) - 304 West Hwy 159, Bellville, TX - \$135,000
- Expired listing (EL4) - 221 West Fisher, Bellville, TX - \$129,500



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Home Tour Summary

344 Front, Bellville, TX
Austin County \$154,900



Style Traditional
List \$/Sqft \$91
Square Ft 1706
Bedrooms 3
Baths 1 / 1
Parking 1 / Attached Garage
Taxes \$1,589
List Date 7/9/2007
DOM 11
Age 53
Lot Size
Levels 1

Comments:

317 E. Hilburn, Bellville, TX
Austin County \$152,900



Style Traditional
List \$/Sqft \$80
Square Ft 1905
Bedrooms 3
Baths 2 / 0
Parking Tandem
Taxes \$2,439
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DOM 21
Age 30
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Comments:

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Austin County \$166,900



Style Traditional
List \$/Sqft \$92
Square Ft 1822
Bedrooms 3
Baths 2 / 0
Parking 2 / Attached Garage
Taxes
List Date 6/8/2007
DOM 42
Age 1
Lot Size 7040
Levels 1

Comments:
