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YOUR PROPERTY UPDATE REPORT

For Academy Ridge

Homes, like their owners, are really quite unique. Whether the decorating is modern or traditional, the lawns are manicured or natural, the view is over fairways, woods, or water, *each home has its own special characteristics*. When reviewing the enclosed Property Update Report, remember that prices reflect these differences.

Since every home has a unique character, we strive to create a *one of a kind marketing program* for every property we represent. How the advertising is written, which photos are placed on the brochures, how the wording appears on the Internet sites and in the MLS: **every detail matters**. Each property is presented to target the right buyers looking for the specific amenities and style that your home has to offer.

For a custom marketing program designed to bring interested buyers to your front door, give us a call. Does it work? You bet! **This year, we've helped 109 buyers and sellers achieve their real estate goals, totaling \$45.4 million in sales volume.***

Thank you for your time and consideration. Keeping you informed about the value of your home is just one way we can thank you for allowing us to be of service.

**These numbers are for closed & in contracts as of July 28, 2008.*

Warm regards,

Sandy Ron

Sandy Raines and Ron Cadieux

P.S. The current selection of Featured Best Buys is included. If you see anything of interest or know someone looking to buy -- please call or share this information with them.

A Network of Leading Real Estate Companies Built on Family, Innovation and Results
If your property is currently listed with another real estate broker, this is not a solicitation of that listing.



Property Update Report by Sandy Raines and Ron Cadieux

For more information, please call (614) 418-7417

The report summarizes listings sold, as well as active/pending listings for Academy Ridge and/or other properties considered to represent good pricing comparables. Listings summarized in the following table are based on information from the Columbus Board of Realtors.

Properties sold were not all listed by Real Living HER and were listed by various MLS participating offices. Please note that For Sale By Owner properties are excluded because they often do not represent the full value of what they could sell for when properly priced and exposed to a greater number of qualified buyers through a professional real estate agent.

Listings SOLD between 7/25/07 and 7/25/08 are shown in more detail below as they represent the best indication of change in property values.

<u>Sold Date</u>		Bedrms + F Baths + H Baths	Year Blt/Est SF	List Price	Sold Price	% Diff List vs. Sold Price	Days On Market
07/18/08	Academy Ridge; 332 Wynne Ridge Ct	4 + 3 + 1	1996 / 4000	\$450,000	\$445,000	-1.1%	28
07/18/08	Academy Ridge; 933 Eastchester Dr	4 + 2 + 1	1996 / 3862	\$359,000	\$352,000	-1.9%	12
04/21/08	Academy Ridge; 1021 Reece Ridge Dr	4 + 2 + 1	1997 / 3043	\$359,900	\$330,000	-8.3%	288
02/02/08	Academy Ridge; 1003 Reece Ridge Dr	5 + 4 + 2	1999 / 4237	\$459,000	\$441,425	-3.8%	190
08/21/07	Academy Ridge; 349 Braemer Ct	4 + 2 + 1	1997 / 3015	\$329,900	\$318,000	-3.6%	50
08/09/07	Academy Ridge; 915 Eastchester Dr	4 + 3 + 1	1997 / 3300	\$334,900	\$320,000	-4.4%	142
01/23/08	Big Walnut Creek; 88 Walnut Woods Ct	4 + 3 + 1	1998 / 3121	\$499,900	\$450,000	-10.0%	178
08/31/07	Big Walnut Creek; 115 Walnut Woods Ct	4 + 3 + 2	1997 / 3374	\$479,900	\$465,000	-3.1%	75
04/23/08	Crossing At Mckenna Creek; 186 Crossing Creek Way	5 + 4 + 2	1989 / 3465	\$499,000	\$482,000	-3.4%	164
01/09/08	Crossing At Mckenna Creek; 620 Crossing Creek	4 + 2 + 1	1992 / 3126	\$339,900	\$327,900	-3.5%	260
09/18/07	Crossing At Mckenna Creek; 229 Deer Meadow Dr	5 + 3 + 1	1989 / 3731	\$424,800	\$423,500	-0.3%	113
Averages:				\$412,382	\$395,893	-4.0%	136

<u>Summary</u>	<u>12 Months of Sold MLS Listings From:</u>		Difference vs. Year Ago	<u>Listings Currently FOR SALE</u>	
	<u>7/25/07 to 7/25/08</u>	<u>7/25/06 to 7/25/07</u>		<u>Actives</u>	<u>Pendings</u>
Academy Ridge	6	3	+3	1	-
Big Walnut Creek	2	0	+2	-	-
Crossing At Mckenna Creek	3	4	-1	4	-
Ravine At Blendon	0	2	-2	1	-
Springbrook Farm	0	2	-2	1	-
Average Property Price:	\$395,893	\$398,618	-0.7%	\$381,444	

Featured Best Buys

The following featured Real Estate listings represent a variety of properties available through Real Living HER across a range of pricing and locations to meet a variety of Real Estate needs.

If you would like to see your property featured here or you know someone who is looking to buy, please call Sandy Raines and Ron Cadieux at (614) 418-7417.

<u>Property Address</u>	<u>Type</u>	<u>Bedrms + F Baths + H Baths</u>	<u>List Price</u>	<u>Reasons These Listings are Considered a Best Buy</u>
Preserve at New Albany; 5921 Big Cypress Drive	Home	4 + 2 + 1	\$234,900	Gorgeous home offers Cherry kitchen w/SS appliances; upgraded moldings; patio; vinyl fenced yard!
Hampsted Village; 5209 Settlement Drive	Home	3 + 2 + 1	\$269,000	Stunning Peyton floor plan home w/large bonus room over garage. Vaulted ceiling owner's retreat.
The Greens at Clarenton; 1281 Fareharm Drive	Home	3 + 3 + 1	\$296,900	Spacious home w/open floor plan; gourmet kitchen; finished lower level; backs to nature preserve!
Hampsted Village; 5068 Turner Close	Home	3 + 2 + 1	\$299,900	Pristine Randolph Home! Two-story entry & great room w/fireplace; kitchen w/cathedral ceiling; loft.
13419 Morse Road	Home	5 + 2 + 1	\$315,000	Lovely home on over 5 acres! Kitchen w/maple cabinets & granite; bay windows; hot tub; fireplace.
Brandon Heights; 2574 Brandon Road	Home	3 + 1 + 1	\$318,000	Charming home! Eat-in kitchen w/Corian countertops; hardwood floors; lower level recreation room.
Hampsted Green; 6757 Upper Brook Way	Home	4 + 2 + 1	\$320,000	Lovely home w/full basement; oversized bonus room; built-ins galore; private courtyard; must see!
Hampsted Green; 5107 Upper Mount Row	Home	4 + 2 + 2	\$320,000	Gorgeous home w/numerous upgrades inside & out; hardwood; vaulted ceilings; custom built lower level
Harrison Pond; 1155 Bayboro Drive	Home	4 + 2 + 1	\$329,900	Beautiful Duffy home offers spacious owner's suite; high ceilings; walk-in pantry; private office.
Hampsted Village; 4991 Cadogan Place	Home	4 + 2 + 1	\$329,900	Beautiful classic M/I home w/three season sun room; finished basement; private den; security system.
Harrison Pond; 1599 Harrison Pond Drive	Home	4 + 2 + 1	\$332,900	Great home w/den, dining room, 2-story great room. Partially finished lower level; paver patio.
Hampsted Village; 5155 Heath Gate Drive	Home	4 + 2 + 1	\$335,000	Stunning home overlooks park-like setting; owner's suite; brick paver patio w/pergola.
New Albany Links; 6960 Cunningham Drive	Home	4 + 2 + 1	\$340,000	Brick front home w/grand staircase & 2-story foyer; 2 spacious owner's suites; private den.
New Albany Links; 7058 Maynard Place	Home	4 + 2 + 1	\$340,000	You'll love the 2-story entry in this lovely home; den w/French doors; Trex deck & heated fish pond!
Woods at The Preserve; 4437 Cohagen Crossing Drive	Home	5 + 3 + 1	\$359,000	Must see! This home has it all! 2 skylights in great room; den; private owner's suite; picket fence.
The Preserve; 6481 Summers Nook Drive	Home	4 + 3 + 1	\$374,999	Fabulous 5-level split home; formal dining room w/bay window; large walk-in pantry; French doors.
Ashton Grove; 7567 King George Drive	Home	3 + 3 + 1	\$375,000	Charming Cape Cod; bright kitchen w/morning room; owner's suite w/4 double door closets; must see!
New Albany Links; 6970 E New Albany Road	Home	4 + 4 + 1	\$421,000	Stunning home with golf course view; gourmet kitchen; theatre room; private bath in each bedroom!
New Albany Links; 6873 New Albany Links Dr	Home	5 + 3 + 1	\$469,900	Terrific home w/2-story entry: great room; inviting den w/custom wall of built-ins; screened porch.
74 E Main Street	Multi	N/A	\$290,000	One-of-a-kind lifestyle center w/total of 23 deluxe 2-story units for retail, office or residential.

The accuracy of information in this report is dependent on aforementioned MLS system(s) for time periods specified, and cannot be guaranteed. Some listings may have been marketed previously under a different listing agreement (these are not reflected in Days on Market). This report is a useful source for estimating property values, particularly when taking into account items such as location, property/lot size, architectural style and property condition. Report is protected by U.S. Patent #7,076,448 by RSP-USA, Inc. For a professional market analysis, please call Sandy Raines and Ron Cadieux.

Property Update Report by Sandy Raines and Ron Cadieux

For more information, please call (614) 418-7417

The report summarizes listings sold, as well as active/pending listings for Albany Park. Listings summarized in the following table are based on information from the Columbus Board of Realtors.

Properties sold were not all listed by Real Living HER and were listed by various MLS participating offices. Please note that For Sale By Owner properties are excluded because they often do not represent the full value of what they could sell for when properly priced and exposed to a greater number of qualified buyers through a professional real estate agent.

Listings SOLD between 7/25/07 and 7/25/08 are shown in more detail below as they represent the best indication of change in property values.

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06/23/08	4557 Flower Garden Dr	3 + 2 + 1	2002 / 1893	\$209,900	\$215,000	2.4%	91
05/16/08	6433 Herb Garden Ct	4 + 2 + 1	2000 / 2154	\$257,900	\$241,000	-6.6%	84
04/28/08	4628 Commons Park Dr	4 + 2 + 1	2001 / 1953	\$219,900	\$202,800	-7.8%	423
04/19/08	4666 Commons Park Dr	4 + 2 + 1	2001 / 1935	\$239,900	\$239,900	0.0%	261
03/13/08	6454 Rose Garden Dr	4 + 2 + 2	2003 / 2900	\$259,900	\$250,000	-3.8%	79
02/04/08	6457 Herb Garden Ct	3 + 2 + 1	2000 / 2153	\$249,900	\$238,500	-4.6%	147
01/31/08	4504 Dover Commons Ct	4 + 2 + 1	2002 / 2100	\$244,900	\$239,000	-2.4%	0
10/26/07	4521 Dover Commons Ct	4 + 2 + 1	2002 / 2027	\$249,900	\$234,000	-6.4%	213
10/10/07	4512 Dover Commons Ct	4 + 3 + 1	2002 / 3110	\$244,900	\$225,000	-8.1%	84
10/05/07	4780 Sapwood Dr	4 + 2 + 1	1999 / 2248	\$269,800	\$255,000	-5.5%	26
08/02/07	6471 Rose Garden Dr	4 + 2 + 1	2003 / 2109	\$249,900	\$250,000	0.0%	55
08/01/07	6364 Rose Garden Dr	4 + 3 + 1	2002 / 2542	\$289,850	\$275,000	-5.1%	95
Averages:				\$248,888	\$238,767	-4.1%	130

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Albany Park	12	10	+2	8	-
Average Property Price:	\$238,767	\$243,269	-1.9%	\$260,175	

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The report summarizes listings sold, as well as active/pending listings for The Preserve and/or other properties considered to represent good pricing comparables. Listings summarized in the following table are based on information from the Columbus Board of Realtors and/or other MLS services.

Properties sold were not all listed by Real Living HER and were listed by various MLS participating offices. Please note that For Sale By Owner properties are excluded because they often do not represent the full value of what they could sell for when properly priced and exposed to a greater number of qualified buyers through a professional real estate agent.

Listings SOLD between 7/25/07 and 7/25/08 are shown in more detail below as they represent the best indication of change in property values. Please note that if the same sold property appears more than once, it is because it is listed in more than one MLS service.

<u>Sold Date</u>		<u>Bedrms</u> <u>+ F Baths</u> <u>+ H Baths</u>	<u>Year Blt/Est SF</u>	<u>List Price</u>	<u>Sold Price</u>	<u>% Diff</u> <u>List vs.</u> <u>Sold Price</u>	<u>Days</u> <u>On</u> <u>Market</u>
07/14/08	The Preserve; 5901 Preserve Blvd	4 + 2 + 1	2005 / 2080	\$189,888	\$199,000	4.8%	163
06/27/08	The Preserve; 4393 Cordova Dr	5 + 2 + 1	2003 / 2836	\$319,900	\$310,000	-3.1%	38
06/20/08	The Preserve; 6167 Blaverly Dr	3 + 2 + 1	2002 / 2353	\$279,900	\$270,000	-3.5%	29
06/11/08	The Preserve; 4384 Cordova Dr	4 + 2 + 1	2001 / 2469	\$299,900	\$299,900	0.0%	5
06/06/08	The Preserve; 4535 Crooked Cedar Dr	5 + 3 + 1	2000 / 3800	\$324,900	\$315,000	-3.0%	21
05/28/08	The Preserve; 6100 Hilltop Trail Dr	4 + 2 + 1	2003 / 2602	\$299,900	\$292,500	-2.5%	309
05/12/08	The Preserve; 5974 Twin Pine Dr	3 + 2 + 1	2002 / 1834	\$209,900	\$195,000	-7.1%	64
05/06/08	The Preserve; 4394 Oaks Shadow Dr	3 + 2 + 1	2003 / 2564	\$295,000	\$280,000	-5.1%	204
05/05/08	The Preserve; 4537 Greensbury Dr	4 + 2 + 1	1999 / 2449	\$257,000	\$247,000	-3.9%	175
04/28/08	The Preserve; 4386 Pantonbury St	3 + 2 + 1	2001 / 2486	\$265,900	\$247,000	-7.1%	370
03/17/08	The Preserve; 6210 Tetlin Field	4 + 3 + 0	1999 / 3000	\$298,000	\$289,000	-3.0%	182
03/11/08	The Preserve; 4524 Redwood Vine Dr	4 + 2 + 1	2000 / 2922	\$314,900	\$300,000	-4.7%	56
02/20/08	The Preserve; 4254 Greensbury Dr	3 + 2 + 1	2003 / 1974	\$239,900	\$232,000	-3.3%	72
01/17/08	The Preserve; 4415 Greyhill St	4 + 2 + 1	2002 / 2413	\$274,900	\$262,001	-4.7%	141
12/28/07	The Preserve; 5942 Painted Leaf Dr	4 + 2 + 1	2004 / 1919	\$229,900	\$220,000	-4.3%	176
12/14/07	The Preserve; 6343 Lake Mathias Dr	3 + 2 + 1	2003 / 3156	\$356,900	\$330,000	-7.5%	157
12/06/07	The Preserve; 4440 Pond Lily Ct	3 + 2 + 1	2004 / 2502	\$259,888	\$260,000	0.0%	201
11/30/07	The Preserve; 6116 Hilltop Trail Dr	4 + 2 + 1	2003 / 2740	\$309,900	\$297,000	-4.2%	299
11/28/07	The Preserve; 4360 Greensbury Dr	3 + 2 + 1	2004 / 1964	\$218,500	\$195,000	-10.8%	276
11/13/07	The Preserve; 4294 Greensbury Dr	3 + 2 + 1	2003 / 2294	\$239,900	\$235,000	-2.0%	110
10/30/07	The Preserve; 4513 Greensbury Dr	4 + 3 + 1	2000 / 3050	\$249,900	\$245,000	-2.0%	48
10/30/07	The Preserve; 5998 Twin Pine Dr	3 + 2 + 1	2002 / 1910	\$234,900	\$237,500	1.1%	47
10/19/07	The Preserve; 6127 Blaverly Dr	4 + 2 + 1	2001 / 2976	\$315,000	\$307,000	-2.5%	147
09/27/07	The Preserve; 6417 Summers Nook Dr	3 + 2 + 1	2004 / 1871	\$274,900	\$250,000	-9.1%	111
09/26/07	The Preserve; 5925 Painted Leaf	4 + 2 + 1	2004 / 2296	\$269,500	\$259,800	-3.6%	100
09/26/07	The Preserve; 6425 Summers Nook Dr	5 + 2 + 1	2004 / 3068	\$324,900	\$316,500	-2.6%	71
08/31/07	The Preserve; 4408 Cohagen Crossing Dr	4 + 2 + 1	2005 / 2470	\$274,900	\$265,000	-3.6%	18
08/17/07	The Preserve; 6452 Skipping Stone Dr	4 + 2 + 1	2004 / 2234	\$309,900	\$303,000	-2.2%	153
08/10/07	The Preserve; 4401 Cordova Dr	3 + 2 + 1	2002 / 1922	\$229,000	\$217,000	-5.2%	31
07/27/07	The Preserve; 6001 Hilltop Trail Dr	4 + 2 + 1	1999 / 2184	\$236,900	\$230,000	-2.9%	26
07/27/07	The Preserve; 4392 Wrens Nest Dr	4 + 2 + 1	2003 / 2070	\$227,500	\$225,000	-1.1%	102
07/25/07	The Preserve; 5981 Blaverly Dr	4 + 2 + 1	2001 / 1785	\$209,900	\$200,000	-4.7%	43
Averages:				\$270,065	\$260,350	-3.6%	123

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	<u>7/25/07 to 7/25/08</u>	<u>7/25/06 to 7/25/07</u>		<u>Actives</u>	<u>Pendings</u>
The Preserve	32	37	-5	29	4
Average Property Price:	\$260,350	\$265,208	-1.8%	\$274,889	