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YOUR PROPERTY UPDATE REPORT

For Harrison Pond

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 Harrison Pond 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>
07/18/08	1082 Gwyndale Ct; Harrison Pond	3 + 2 + 1	2000 / 2615	\$309,500	\$297,500	-3.9%	76
06/20/08	1533 Harrison Pond Dr; Harrison Pond	4 + 2 + 1	1996 / 2640	\$300,000	\$287,500	-4.2%	117
06/14/08	1277 Retreat Ln; Harrison Pond	5 + 4 + 1	1999 / 3836	\$439,900	\$412,000	-6.3%	329
05/27/08	1124 Kames Way Dr; Harrison Pond	5 + 3 + 1	1992 / 5517	\$519,757	\$500,800	-3.6%	13
05/19/08	1095 Gwyndale Ct; Harrison Pond	4 + 2 + 1	2000 / 2600	\$289,900	\$285,000	-1.7%	82
04/30/08	1308 Weisner Pl; Harrison Pond	4 + 4 + 1	1999 / 4600	\$409,700	\$397,500	-3.0%	111
04/30/08	1203 Harrison Pond Dr; Harrison Pond	4 + 3 + 2	1993 / 3179	\$389,900	\$385,000	-1.3%	14
04/29/08	1345 Windtree Ct; Harrison Pond	4 + 3 + 1	1992 / 3970	\$449,000	\$425,500	-5.2%	26
04/25/08	1295 Weisner Pl; Harrison Pond	4 + 2 + 1	1999 / 3100	\$359,900	\$354,900	-1.4%	120
04/22/08	1147 Northwood Cir; Harrison Pond	4 + 3 + 1	2005 / 3612	\$369,900	\$360,000	-2.7%	32
03/31/08	1370 Harrison Pond Dr; Harrison Pond	4 + 2 + 1	1993 / 3263	\$334,900	\$320,000	-4.4%	137
03/27/08	1750 Harrison Pond Dr; Harrison Pond	4 + 2 + 1	2001 / 2998	\$319,000	\$315,000	-1.3%	17
11/21/07	1611 Sydney Glen Ct; Harrison Pond	4 + 2 + 1	1999 / 2942	\$384,900	\$380,000	-1.3%	511
11/16/07	1184 Challis Springs Dr; Harrison Pond	4 + 2 + 1	1999 / 2789	\$339,900	\$332,950	-2.0%	33
10/30/07	1082 Creswell Cir; Harrison Pond	4 + 2 + 1	1993 / 2400	\$299,900	\$294,500	-1.8%	146
09/28/07	1314 Pond Hollow Ln; Harrison Pond	4 + 2 + 2	1993 / 2618	\$359,900	\$348,000	-3.3%	78
08/21/07	1285 Wedgefield Ln; Harrison Pond	4 + 2 + 1	1993 / 2700	\$319,900	\$298,000	-6.8%	224
08/17/07	1244 Bayboro Dr; Harrison Pond	4 + 2 + 1	1996 / 2354	\$312,000	\$290,000	-7.1%	57
Averages:				\$361,548	\$349,119	-3.4%	118

<u>Summary</u>	<u>12 Months of Sold MLS Listings From:</u>		<u>Difference</u> <u>vs. Year Ago</u>	<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>
Aroya Court	0	1	-1	-	-
Harrison Pond	18	28	-10	17	6
Average Property Price:	\$349,119	\$351,331	-0.6%	\$366,269	

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>
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!
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.
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.
New Albany Links; 6960 Cunningham Drive	Home	4 + 2 + 1	\$340,000	Lovely brick front home! Wonderful layout; grand staircase; open, bright family room; neutral decor.
Woods at The Preserve; 4437 Cohagen Crossing Drive	Home	5 + 3 + 1	\$359,000	Pride of the Preserve! 5-level split w/vaulted great room; perimeter fence; terraced patio; more.
The Preserve; 6481 Summers Nook Drive	Home	4 + 3 + 1	\$374,999	Amazing spacious 5-level split home! Open kitchen w/stainless & granite; bonus room & loft.
Ashton Grove; 7567 King George Drive	Home	3 + 3 + 1	\$375,000	Charming Cape Cod with spacious family room w/marble surround fireplace & hardwood floors; 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!
Sherman Lakes; 1426 Lockwood Court	Home	4 + 3 + 1	\$449,900	Custom built home on a cul-de-sac wooded lot! Gourmet kitchen w/granite and stainless steel appls.
Harrison Pond; 1273 Riker Drive	Home	4 + 3 + 1	\$449,900	Beautiful home sits on .51 acre corner lot; Gourmet kitchen w/Cherry cabinets & SS appl.; fireplace.
New Albany Links; 6873 New Albany Links Drive	Home	5 + 3 + 1	\$469,900	Terrific home w/2-story entry: great room; inviting den w/custom wall of built-ins; screened porch.
River Forest; 5178 River Forest Road	Home	3 + 3 + 2	\$479,900	What a find! Granite & Marble counters; finished LL; outdoor retreat w/inground pool & cabana!
Keswick; 6 Keswick Commons	Condo	3 + 3 + 1	\$565,000	Impeccable condo outfitted with gleaming hardwoods; granite & marble counters; two owner's suites.
Fenway; 7698 N Goodrich Square	Home	6 + 3 + 1	\$574,999	Overlooks park! New granite countertops and SS appls, hardwood fls, oversized DR, library, and more!
Jefferson Meadows; 833 Poppy Hills Drive	Home	4 + 3 + 1	\$585,000	Gorgeous contemporary home; gleaming hardwoods; Gourmet kitchen; finished lower level; so much more!
Landsdowne; 7335 Southfield Road	Home	4 + 4 + 1	\$619,900	Gorgeous like-new home in superb location; library w/fireplace; hickory wood floors; screened porch.
Ashton Grove; 4536 Ashton Green Drive	Home	3 + 3 + 2	\$649,900	Golf course views & more! All brick Cape Cod home; gourmet kitchen; family room w/fireplace.
Windrush Creek; 1636 Windway Court	Home	4 + 3 + 2	\$650,000	Gorgeous home w/huge deck overlooking woods; large circular drive; 1st floor owner's suite; patio!
Wedgewood Park Estates; 9309 Highbury Court	Home	4 + 3 + 1	\$699,900	Fabulous new build by Stonecraft Builders! Gourmet kitchen, huge great room. Nearly 1 acre lot.
Pembroke; 7762 Pembroke Pass	Home	4 + 4 + 1	\$700,000	Putting distance from NACC golf Course! Custom details throughout; built-ins; fireplace; lush yard.

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

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The report summarizes listings sold, as well as active/pending listings for Jefferson Meadows 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.

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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>
07/23/08	Jefferson Meadows; 1531 Oxbow Dr	4 + 2 + 1	1993 / 3667	\$449,900	\$435,000	-3.3%	156
07/21/08	Jefferson Meadows; 1281 Poppy Hills Dr	5 + 3 + 3	1993 / 3747	\$619,900	\$590,000	-4.8%	281
07/03/08	Jefferson Meadows; 7008 Sun Valley Ct	5 + 3 + 1	2000 / 4109	\$509,900	\$490,000	-3.9%	451
05/19/08	Jefferson Meadows; 6976 Princeville Ct	4 + 3 + 1	1999 / 4000	\$469,000	\$440,000	-6.2%	284
03/06/08	Jefferson Meadows; 1315 Crystal Tree Ct	4 + 4 + 1	2002 / 5628	\$642,000	\$612,000	-4.7%	53
02/15/08	Jefferson Meadows; 1045 Poppy Hills Dr	4 + 3 + 1	1996 / 5050	\$417,900	\$400,000	-4.3%	69
12/21/07	Jefferson Meadows; 7247 Poppy Hills Ct	5 + 3 + 1	1993 / 4374	\$699,950	\$635,000	-9.3%	139
12/20/07	Jefferson Meadows; 6540 Oxbow Dr	4 + 3 + 1	2007 / 5000	\$589,900	\$596,059	1.0%	296
11/16/07	Jefferson Meadows; 1258 Poppy Hills Dr	5 + 3 + 1	2001 / 2909	\$409,900	\$400,000	-2.4%	45
10/17/07	Jefferson Meadows; 1269 Jackson Hole Dr	5 + 4 + 1	2004 / 5000	\$599,800	\$550,000	-8.3%	103
06/30/08	Stepping Stone; 7116 Pleasant Colony Cir	4 + 3 + 1	2007 / 3416	\$639,000	\$642,531	0.6%	301
03/03/08	Stepping Stone; 7058 Aly Dar Ln	4 + 3 + 1	2003 / 3147	\$499,900	\$490,000	-2.0%	88
08/20/07	Stepping Stone; 1858 Chateaugay Way	4 + 2 + 1	2005 / 3029	\$489,900	\$462,400	-5.6%	106
Averages:				\$541,304	\$518,692	-4.2%	182

<u>Summary</u>	<u>12 Months of Sold MLS Listings From:</u>		<u>Difference</u> <u>vs. Year Ago</u>	<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>
Jefferson Meadows	10	14	-4	12	1
Springbrook Farm	0	2	-2	1	-
Stepping Stone	3	4	-1	3	-
Average Property Price:	\$518,692	\$580,596	-10.7%	\$487,981	

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The report summarizes listings sold, as well as active/pending listings for Kitsmillers Crossing. 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>
04/25/08	6991 Wynfield Dr	4 + 2 + 1	1995 / 2803	\$369,875	\$359,950	-2.7%	45
09/17/07	2733 Northmont Dr	4 + 3 + 3	2001 / 2885	\$450,000	\$418,900	-6.9%	103
Averages:				\$409,938	\$389,425	-5.0%	74

<u>Summary</u>	<u>12 Months of Sold MLS Listings From:</u>		<u>Difference</u>	<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>vs. Year Ago</u>	<u>Actives</u>	<u>Pendings</u>
Kitsmillers Crossing	2	3	-1	4	-
Average Property Price:	\$389,425	\$406,667	-4.2%	\$416,150	

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The report summarizes listings sold, as well as active/pending listings for Stepping Stone 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 7/25/06 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>		Bedrms + F Baths + H Baths	<u>Year Blt/Est SF</u>	<u>List Price</u>	<u>Sold Price</u>	<u>% Diff List vs. Sold Price</u>	<u>Days On Market</u>
07/23/08	Jefferson Meadows; 1531 Oxbow Dr	4 + 2 + 1	1993 / 3667	\$449,900	\$435,000	-3.3%	156
07/21/08	Jefferson Meadows; 1281 Poppy Hills Dr	5 + 3 + 3	1993 / 3747	\$619,900	\$590,000	-4.8%	281
07/03/08	Jefferson Meadows; 7008 Sun Valley Ct	5 + 3 + 1	2000 / 4109	\$509,900	\$490,000	-3.9%	451
05/19/08	Jefferson Meadows; 6976 Princeville Ct	4 + 3 + 1	1999 / 4000	\$469,000	\$440,000	-6.2%	284
03/06/08	Jefferson Meadows; 1315 Crystal Tree Ct	4 + 4 + 1	2002 / 5628	\$642,000	\$612,000	-4.7%	53
02/15/08	Jefferson Meadows; 1045 Poppy Hills Dr	4 + 3 + 1	1996 / 5050	\$417,900	\$400,000	-4.3%	69
12/21/07	Jefferson Meadows; 7247 Poppy Hills Ct	5 + 3 + 1	1993 / 4374	\$699,950	\$635,000	-9.3%	139
12/20/07	Jefferson Meadows; 6540 Oxbow Dr	4 + 3 + 1	2007 / 5000	\$589,900	\$596,059	1.0%	296
11/16/07	Jefferson Meadows; 1258 Poppy Hills Dr	5 + 3 + 1	2001 / 2909	\$409,900	\$400,000	-2.4%	45
10/17/07	Jefferson Meadows; 1269 Jackson Hole Dr	5 + 4 + 1	2004 / 5000	\$599,800	\$550,000	-8.3%	103
07/05/07	Jefferson Meadows; 1140 Jackson Hole Dr	4 + 3 + 1	2005 / 4172	\$729,900	\$688,700	-5.6%	67
07/02/07	Jefferson Meadows; 972 Poppy Hills Dr	4 + 2 + 1	2001 / 3096	\$385,000	\$378,000	-1.8%	268
04/24/07	Jefferson Meadows; 6954 Princeville Ct	5 + 5 + 1	2005 / 5600	\$849,000	\$827,300	-2.6%	90
02/27/07	Jefferson Meadows; 6515 Eagle Point Ct	5 + 4 + 1	2004 / 3228	\$549,900	\$535,000	-2.7%	193
01/17/07	Jefferson Meadows; 1493 Oxbow Dr	4 + 3 + 1	2000 / 3207	\$499,000	\$475,000	-4.8%	178
01/02/07	Jefferson Meadows; 958 Poppy Hills Dr	4 + 3 + 1	2001 / 3080	\$429,900	\$405,000	-5.8%	97
12/08/06	Jefferson Meadows; 1221 Jackson Hole Dr	4 + 2 + 1	2006 / 4200	\$499,800	\$495,500	-0.9%	59
09/29/06	Jefferson Meadows; 6979 Princeville Ct	4 + 3 + 1	2001 / 3311	\$559,900	\$534,500	-4.5%	113
09/29/06	Jefferson Meadows; 1281 Jackson Hole Dr	4 + 3 + 1	2005 / 2844	\$529,900	\$529,900	0.0%	506
09/29/06	Jefferson Meadows; 1599 Oxbow Dr	4 + 3 + 1	2006 / 3700	\$664,900	\$664,900	0.0%	207
09/27/06	Jefferson Meadows; 1380 Spanish Trail Ct	4 + 2 + 1	1994 / 3449	\$695,000	\$695,000	0.0%	161
08/31/06	Jefferson Meadows; 1089 Jackson Hole Dr	4 + 3 + 1	2005 / 3203	\$519,900	\$520,817	0.2%	398
08/30/06	Jefferson Meadows; 1197 Jackson Hole Dr	3 + 2 + 1	2005 / 2550	\$474,800	\$474,800	0.0%	237
08/11/06	Jefferson Meadows; 1308 Steamboat Springs Ct	4 + 3 + 1	2003 / 3910	\$625,000	\$620,000	-0.8%	181
07/17/07	Springbrook Farm; 209 Springbrook Dr	4 + 4 + 1	1995 / 8051	\$774,800	\$750,000	-3.2%	259
03/30/07	Springbrook Farm; 214 Springbrook Dr	5 + 4 + 1	1999 / 3141	\$514,900	\$492,500	-4.4%	60
06/30/08	Stepping Stone; 7116 Pleasant Colony Cir	4 + 3 + 1	2007 / 3416	\$639,000	\$642,531	0.6%	301
03/03/08	Stepping Stone; 7058 Aly Dar Ln	4 + 3 + 1	2003 / 3147	\$499,900	\$490,000	-2.0%	88
08/20/07	Stepping Stone; 1858 Chateaugay Way	4 + 2 + 1	2005 / 3029	\$489,900	\$462,400	-5.6%	106
05/29/07	Stepping Stone; 1931 Chateaugay Way	4 + 3 + 1	2004 / 4800	\$704,900	\$670,000	-5.0%	117
05/18/07	Stepping Stone; 1844 Unbridled Way	4 + 3 + 1	2001 / 4041	\$695,000	\$685,000	-1.4%	47

<u>Sold Date</u>		Bedrms + F Baths <u>+ H Baths</u>	<u>Year Blt/Est SF</u>	<u>List Price</u>	<u>Sold Price</u>	<u>% Diff</u> List vs.	<u>Days</u> On Market
02/15/07	Stepping Stone; 1889 Chateaugay Way	3 + 2 + 1	2004 / 3258	\$549,900	\$520,000	-5.4%	149
09/27/06	Stepping Stone; 7031 Aly Dar Ln	5 + 5 + 1	1990 / 5000	\$765,000	\$650,000	-15.0%	514
Averages:				\$577,374	\$556,209	-3.7%	190
<u>Summary</u>			<u>12 Months of Sold MLS Listings From:</u>	<u>Difference</u>	<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>vs. Year Ago</u>	<u>Actives</u>	<u>Pendings</u>	
Jefferson Meadows		10	14	-4	12	1	
Springbrook Farm		0	2	-2	1	-	
Stepping Stone		3	4	-1	3	-	
Average Property Price:		\$518,692	\$580,596	-10.7%	\$487,981		