WHYHAVINGTEN TOILETSWILL

RICH

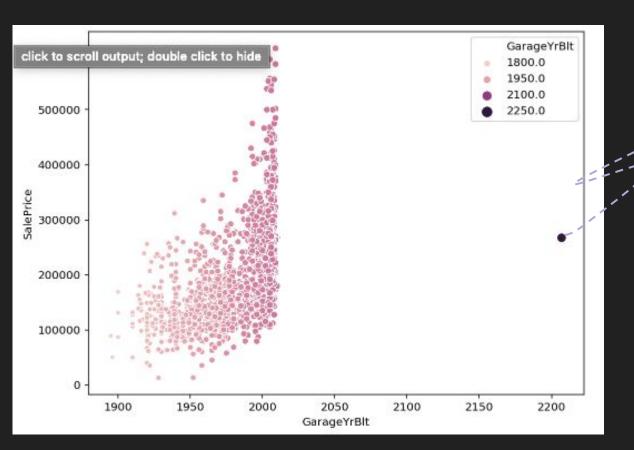
AND OTHER REASONS HOW YOU CAN PRICE YOUR HOUSE **RIGHT**...

SQUARE FOOTAGE DECIDES HOME PRICES

WHAT ELSE DECIDES HOME PRICES



CURIOUS CASE OF FROM **FUTURE**



GARAGE BUILT IN YEAR 2207



GARAGE THE **PRESENT**



GIART HOMES



OTHER CURIOUS CASES...

MISSING SWIMMING POOLS

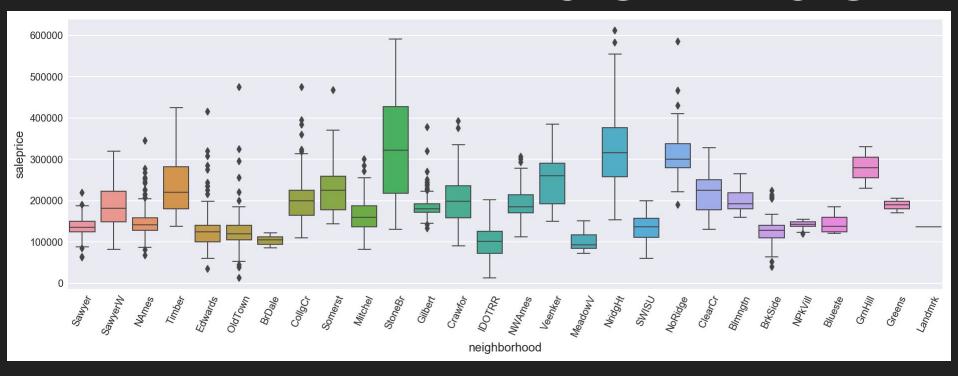
MISSING BATHROOMS

MISSING ELECTRICAL SYSTEM



GARAGE OF YOUR DREAMS

RICHIE RICH!



Neighborhood_Blmngtn Neighborhood_Blueste Neighborhood_BrDale -0.01 -0.005 Neighborhood_BrkSide -0.02 -0.011 -0.01 Neighborhood ClearCr -0.012 -0.0063 -0.011 -0.023 Neighborhood_CollgCr -0.032 -0.017 -0.03 -0.061 -0.036 Neighborhood_Crawfor -0.02 -0.01 -0.018 -0.037 -0.022 -0.059 Neighborhood_Edwards -0.029 -0.015 -0.026 -0.054 -0.032 -0.085 -0.052 Neighborhood_Gilbert -0.025 -0.013 -0.024 -0.048 -0.028 -0.076 -0.046 -0.067 Neighborhood_Greens -0.004 -0.0021-0.0037-0.0075-0.0044 -0.012 -0.0072 -0.01 -0.009 Neighborhood_GrnHill -0.0033-0.0017 -0.003 -0.0061-0.0036-0.0097-0.0059-0.0086-0.0076-0.0012 Neighborhood IDOTRR -0.019 -0.01 -0.018 -0.037 -0.022 -0.058 -0.035 -0.051 -0.046 -0.0071-0.0058 Neighborhood_Landmrk-0.0023-0.0012-0.0021-0.0043-0.0026-0.0069-0.0042-0.006-0.00540.000890.00690.0041 Neighborhood_Mitchel -0.021 -0.021 -0.02 -0.04 -0.024 -0.063 -0.039 -0.056 -0.05 -0.0078-0.0064 -0.038 -0.0045 -0.022 Neighborhood Names -0.044 -0.023 -0.041 -0.083 -0.049 -0.13 -0.08 -0.12 -0.1 -0.016 -0.013 -0.079 -0.0093 -0.046 -0.086 Neighborhood_NPkVIII -0.0095 -0.005 -0.0088 -0.018 -0.011 -0.028 -0.017 -0.025 -0.022 -0.0035-0.0029 -0.017 -0.002 -0.0099 -0.019 -0.039 Neighborhood NWAmes: -0.022 -0.011 -0.02 -0.041 -0.024 -0.065 -0.04 -0.058 -0.052 -0.0081-0.0066 -0.039 -0.0046 -0.023 -0.043 -0.089 -0.019 Neighborhood NoRidge -0.016 -0.0084 -0.015 -0.03 -0.018 -0.048 -0.029 -0.042 -0.038 -0.0059-0.0048 -0.029 -0.0034 -0.017 -0.032 -0.0034 -0.017 -0.04 -0.065 Neighborhood NridgHt -0.026 -0.014 -0.024 -0.049 -0.029 -0.078 -0.048 -0.069 -0.062 -0.0096-0.0079 -0.047 -0.0056 -0.02 -0.029 -0.021 -0.035 -0.04 Neighborhood SWISU: -0.013 -0.0068 -0.012 -0.025 -0.015 -0.039 -0.024 -0.034 -0.031 -0.0048-0.0039 -0.023 -0, Neighborhood Sawyer -0.025 -0.013 -0.023 -0.047 -0.028 -0.074 -0.045 -0.065 -0.059 -0.0092-0.0075 -0.045 014 -0.033 -0.024 -0.039 -0.045 -0.0 Neighborhood SawverW -0.022 -0.011 -0.02 -0.041 -0.024 -0.065 -0.04 -0.058 -0.052 -0.0081-0.0066 -0.01 Neighborhood_Somerst = 0.027 = 0.014 = 0.025 = 0.051 = 0.03 = 0.081 = 0.049 = 0.071 = 0.064 = 0.01 = 0.0081 = 0 .0084 -0.019 -0.014 -0.023 -0.027 -0.03 Neighborhood_StoneBr -0.014 -0.0074 -0.013 -0.027 -0.016 -0.043 -0.026 -0.038 -0.034 -0.0053-0.0043 -0. -0.029 -0.036 Neighborhood Timber -0.016 -0.0084 -0.015 -0.03 -0.018 -0.048 -0.029 -0.042 -0.038 -0.0059-0.0048 -0.0 -0.033 -0.04 -0.021 047 0.035 -0.21 -0.0 0.26 0.45 Neighborhood Veenker -0,0095 -0,005 -0,0088 -0,018 -0,011 -0,028 -0,017 -0,025 -0,022 -0,0035-0,0029 -0,0 -0.019 -0.024 -0.013 -0.014 SalePrice 0.025 -0.025 -0.095 -0.13 0.053 0.082 0.058 -0.18 0.024 0.0035 0.039 -0.19 J.13 0.017 0.15 0.26 0.12 0.083



WOULD YOU BUY THIS HOUSE?







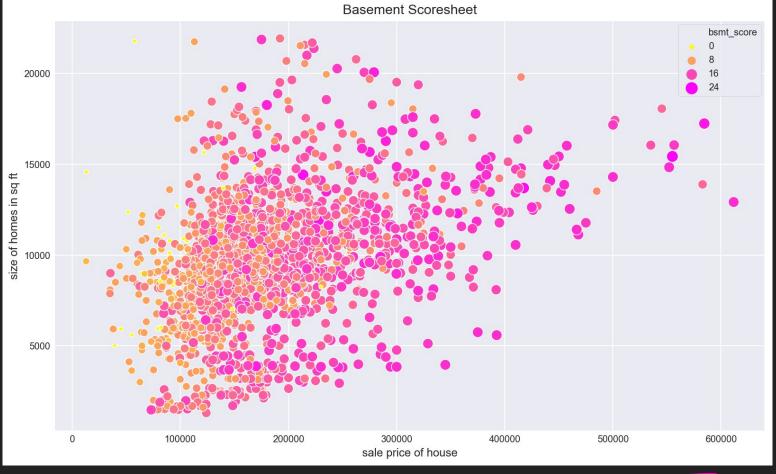
WHAT IF IT HAD AN AWESOME BASEMENT?



OUR CUSTOM

BASEMENT

SCORESHEET !!!

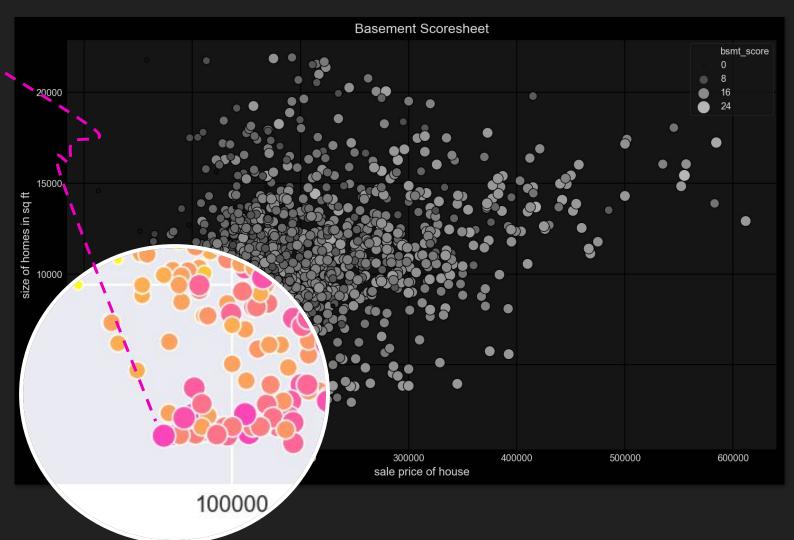




AWESOME

BASEMENT

HERE !!!



TOTAL BASEMENT SCORE

TOTAL POOL SCORE

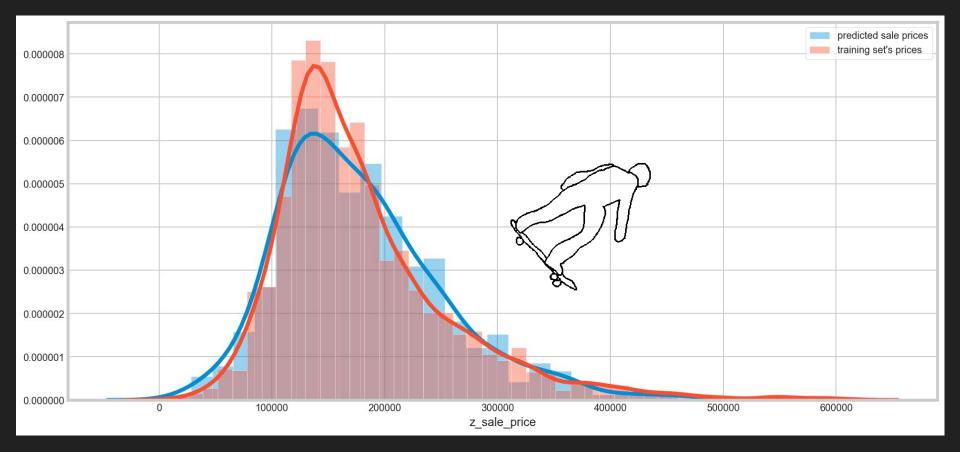
TOTAL EXTERIOR SCORE

TOTAL FIREPLACE SCORE

TOTAL KITCHEN SCORE



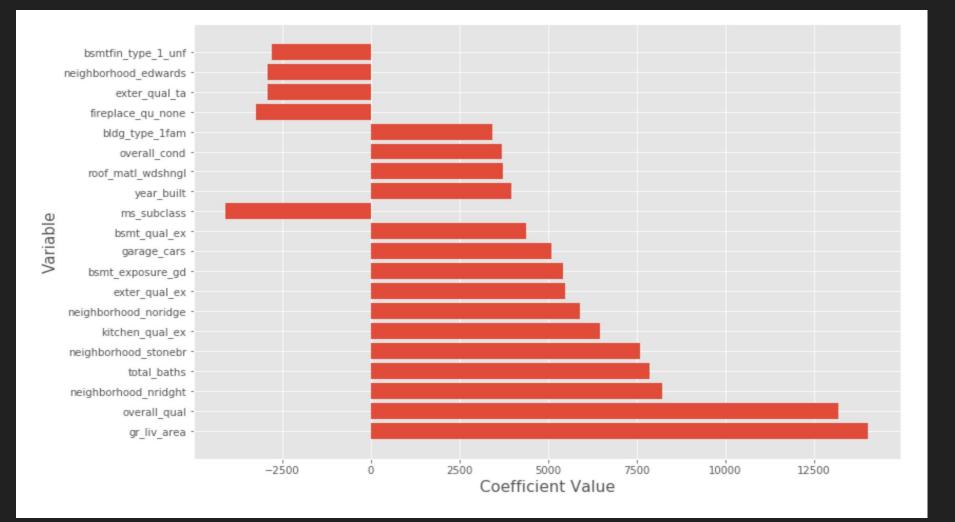
HOME OF YOUR DREAMS



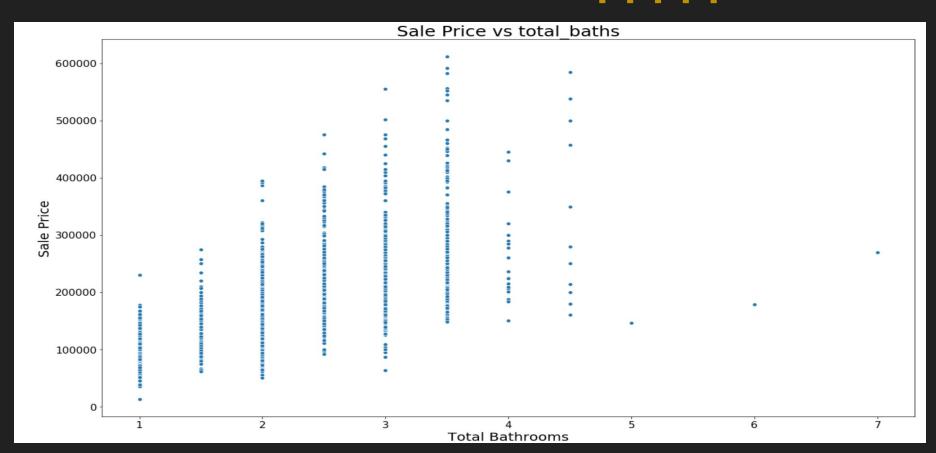


Predicted valuation: \$200,500 (2010) Listed valuation: \$265,900 (2010)

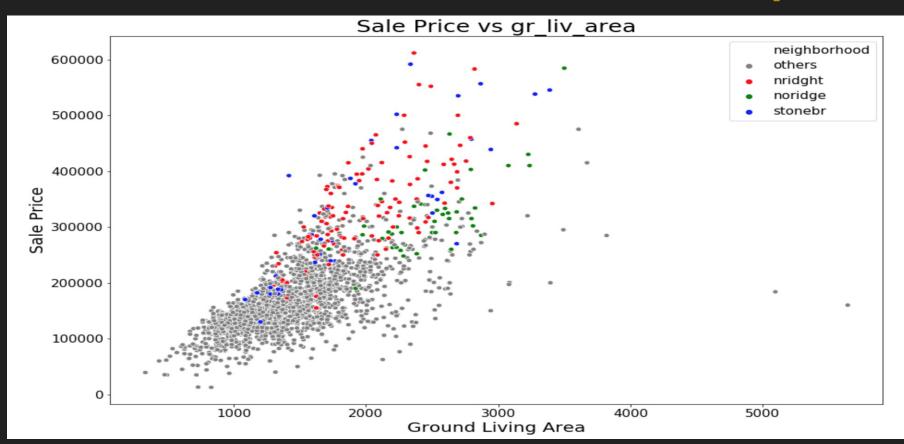
Current valuation: \$229,000 (2020)



MORE TOILETS == MORE \$\$\$\$\$



WHERE YOU HANG OUT MATTER\$



OLD IS GOLD?



WE WILL:

FIND A FAIR VALUE FOR YOUR HOME

IDENTIFY UNDERVALUED PROPERTIES

SEEK OVERLOOKED FEATURES IN A HOME