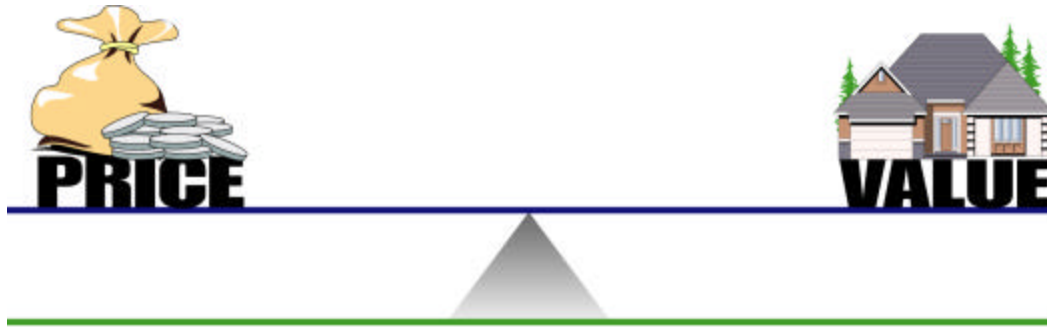


How Much is Your Property Worth?



No property is worth more than a Buyer is willing to pay or more than its competition.

Market value is established by market conditions such as supply, demand, availability of financing, etc. Neither real estate professionals nor sellers determine the competitive market value of a property any more than the weather person dictates the weather.

The real estate market moves continuously and changes every time a new property enters the market or an existing one sells. Market value can change instantaneously. Positioning a property to sell is a continuous analysis. Being second best with a buyer does not produce results.