



3-Up Comparison Report

Listings as of 06/03/08 at 7:33pm



| | | | |
|---------------------------|--|--|--|
| Listing # | 80004801 | 70122764 | 80004894 |
| Property Type | Residential | Residential | Residential |
| Property SubType | 1 House on Lot | 1 House on Lot | 1 House on Lot |
| Status | Sold | Sold | Sold |
| Street Address | 1816 Ville Franche Way | 1808 Ville Franche Way | 1821 Saint Mayeul Dr |
| City & ZIP | Modesto 95356 | Modesto 95356 | Modesto 95356 |
| Area | 20101 | 20101 | 20101 |
| Sq Ft (approx) | 3182 | 3182 | 2238 |
| Lot Sq Ft (approx) | 0.160approx acres | 0.160approx acres | 7280approx sqft |
| Lot Acres (approx) | 0.160 | 0.160 | 0.167 |
| Subdivision | Chateau Provence (gated community) | Chateau Provence PH02 | Chateau Provence |
| Map Book | 305, E6 | 305, E6 | 305, E6 |
| Year Built | 2003 | 2003 | 2001 |
| Beds Baths (FH) | 4-6 3 (3 0) | 6 3 (3 0) | 4 2 (2 0) |
| School County | Stanislaus | Stanislaus | Stanislaus |
| Schools | ELEM: Stanislaus Union , JRHI: Stanislaus Union , HIGH: Modesto City | ELEM: Modesto City , JRHI: Modesto City , HIGH: Modesto City | ELEM: Stanislaus Union , JRHI: Stanislaus Union , HIGH: Modesto City |
| Original Price | 389,900 | 449,900 | 509,999 |
| Orig PR/SF | 122.53 | 141.39 | 227.88 |
| Listing Date | 01/15/08 | 11/30/07 | 01/15/08 |
| Listing Price | 389,900 | 449,900 | 439,999 |
| List PR/SF | 122.53 | 141.39 | 196.60 |
| Sold Date | 02/25/08 | 01/14/08 | 05/06/08 |
| Selling Price | 390,000 | 430,000 | 430,000 |
| Sell PR/SF | 122.56 | 135.14 | 192.14 |
| Financing | CONV | CONV | CONV |
| DOM/CDOM | 3/3 | 12/101 | 82/82 |
| Pool | Yes | None | None |
| Pool Type | Built-In | | |
| Air | Central | Central | Central |
| Heat | Central | Central | Central |
| Garage | 3 Car Attached | 3 Car Attached | 3 Car Attached |
| Exterior | Stucco | Stone, Stucco | Stucco |
| Horse Property | No | | No |
| Horse Amenities | | | |
| Style Description | Contemporary | Contemporary | Contemporary |
| Stories | 2 Story | 2 Story | 1 Story |
| Site Location | Gated Community | | Gated Community |
| Site Description | Shape Regular | View Local | Level |

Presented By: IreneK Lai Chan / Rando Real Estate & Financing

Featured properties may not be listed by the office/agent presenting this brochure.

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| | | | |
|---------------------------|--|--|--|
| Listing # | 80005349 | 80022107 | 70122692 |
| Property Type | Residential | Residential | Residential |
| Property SubType | 1 House on Lot | 1 House on Lot | 1 House on Lot |
| Status | Sold | Sold | Sold |
| Street Address | 1809 Ville Franche Way | 1704 Avignon Ln | 4417 Touraine Parc Ln |
| City & ZIP | Modesto 95356 | Modesto 95356 | Modesto 95356 |
| Area | 20101 | 20101 | 20101 |
| Sq Ft (approx) | 2250 | 3215 | 3181 |
| Lot Sq Ft (approx) | 0.150approx acres | 0.170approx acres | 0.210approx acres |
| Lot Acres (approx) | 0.150 | 0.170 | 0.210 |
| Subdivision | Chateau Provence | Chateau Provence | Chateau Provence |
| Map Book | 305, E6 | 305, E6 | 305, E5 |
| Year Built | 2003 | 2002 | 2002 |
| Beds Baths (FH) | 3-4 2 (2 0) | 4-6 3 (3 0) | 4-5 3 (3 0) |
| School County | Stanislaus | Stanislaus | Stanislaus |
| Schools | ELEM: Stanislaus Union , JRHI: Stanislaus Union , HIGH: Modesto City | ELEM: Stanislaus Union , JRHI: Stanislaus Union , HIGH: Modesto City | ELEM: Stanislaus Union , JRHI: Stanislaus Union , HIGH: Modesto City |
| Original Price | 445,000 | 535,000 | 587,000 |
| Orig PR/SF | 197.78 | 166.41 | 184.53 |
| Listing Date | 01/16/08 | 03/03/08 | 11/30/07 |
| Listing Price | 445,000 | 535,000 | 587,000 |
| List PR/SF | 197.78 | 166.41 | 184.53 |
| Sold Date | 03/17/08 | 04/21/08 | 02/11/08 |
| Selling Price | 440,000 | 525,000 | 557,250 |
| Sell PR/SF | 195.56 | 163.30 | 175.18 |
| Financing | CONV | CONV | CONV |
| DOM/CDOM | 17/17 | 41/41 | 35/35 |
| Pool | Yes | None | Yes |
| Pool Type | Built-In, Gunite Construction | | Built-In, Gunite Construction, |
| Air | Central | Central, MultiUnits | Central |
| Heat | Central | Central, MultiUnits | Central |
| Garage | 3 Car Attached, Garage Door Op | 3 Car Attached, Garage Door Op | 3 Car Attached |
| Exterior | Stucco | Stone, Stucco | Stucco |
| Horse Property | No | No | No |
| Horse Amenities | | | |
| Style Description | Contemporary, Mediterranean | Contemporary | |
| Stories | 1 Story | 2 Story | 2 Story |
| Site Location | Gated Community | Corner | |
| Site Description | Shape Regular | Shape Regular, Trees Few | Shape Irregular |

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