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Mr. Neuman,

Based on my option stated in the last page of CMA report that the house value is below the current listing price of \$102,500 and even below current reduced price of \$95,000.

Other houses in the area are in better shape for less money as can be shown in CMA.

8085 Olmway Ave. Olmsted Falls, Ohio 44138 has been shown multiple times by other agents and feedback is the same the house needs to much work and it is small. The original purchase price was at the height of the market when the house was in much better condition.

My Goal is to sell the house at the highest amount for the seller. However, the house is in worse shape the originally thought with water entry in the basement when it rains. Basement has visible mold that needs to be removed which is another factor reducing the value of the house.

In my option this house value is \$72,000.

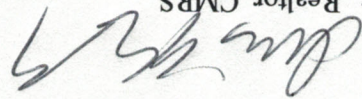
Other issues with the house are as follows:

- Roof needs repair
- Deck needs painted or replaced
- Floor in garage needs repaired

Any offer should be accepted if it does not cost them any money. Otherwise we may have to look at a short sale with the Bank to get is sold at a price given it conditions.

Please let me know if you have any additional questions.

Thank You,



Chris Kaylor, Realtor, CMRS

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