

WHICH DID BETTER THIS YEAR, YOUR STOCKS OR YOUR REAL ESTATE?

With the Dow up 25% this year and the Nasdaq up 84.2% those are hard returns to beat. If your house in West Washington Park was worth \$250,000 a year ago, it is worth approximately \$280,000 now. That's a 12% return. Congratulations on your smart investment. If you want to feel even smarter, think of it this way. If you bought that house 3 years ago for \$200,000 and made a 10% down payment of \$20,000 and have paid an additional \$5,000 in principal payments since, you have now made a \$25,000 investment. A \$30,000 return on your \$25,000 investment, gives you a 120% return for the year. Way to go!

If you haven't bought a house yet, think how much you have lost this year. Will you continue to lose or is it time to make a move?

If you own now, it might be time to reinvest those profits into an investment that might fit you and or your family even better. If the market goes up another 12% this year, that house down the street that is now selling for \$400,000 will be worth \$448,000. You could be missing your opportunity to make a tidy profit.

If you are thinking of making a move this year, Shelley Bridge can help. Shelley is a real estate consultant whose business is comprised mainly of those who have been referred to her by the many satisfied customers she has served in the last 18 years. Because, unlike most Realtors, Shelley spends almost none of her time looking for new clients, she has time to consult with her clients and lay out their options for them so they can make an informed decision.

For a free, no obligation, consult with Shelley, call her directly at 303-331-4562 or 1-800-765-7110 X 562 or E-mail sbridge@homebroker.net

You may also request a detailed, 12 page report of each sale used to prepare this summary.

Sincerely yours,



Shelley Bridge

1999 WASHINGTON PARK SOLD HOMES

Sales Price	East Side								West Side											
	University Blvd. (West Side)				Marion to University				Downing, Corona and Ogden				Emerson to Sherman				Lincoln St.			
	1999	1998	1997	1996	1999	1998	1997	1996	1999	1998	1997	1996	1999	1998	1997	1996	1999	1998	1997	1996
\$0 - 99,999	-	-	-	-	-	-	-	1	-	1	-	-	1	6	8	20	-	2	1	1
\$100,000 - 129,999	-	-	1	-	-	3	-	3	-	-	4	2	7	14	18	18	2	6	1	2
\$130,000 - 159,999	-	1	-	1	2	1	7	8	-	2	9	18	15	41	54	56	2	8	3	2
\$160,000 - 189,999	-	-	2	-	5	10	16	37	6	10	8	15	37	32	51	28	3	4	1	1
\$190,000 - 219,999	1	2	2	1	7	33	55	38	11	16	7	7	48	27	19	12	2	3	-	-
\$220,000 - \$249,999	3	-	-	-	16	33	28	30	13	11	8	5	43	19	5	1	-	-	-	-
\$250,000 - \$279,999	2	-	1	-	32	25	20	8	10	8	7	4	21	5	1	2	-	-	-	-
\$280,000 - 309,999	-	-	-	-	21	23	14	8	7	8	5	1	12	5	-	1	-	-	-	-
\$310,000 - 339,999	-	-	-	-	19	11	5	4	6	3	-	3	7	1	-	-	-	-	-	-
\$340,000 - 369,999	-	-	-	-	20	11	5	4	7	5	-	-	4	1	-	-	-	-	-	-
\$370,000 - 399,999	-	-	-	-	11	8	3	1	2	1	-	-	-	1	-	-	-	-	-	-
OVER \$400,000	-	-	-	-	29	14	14	10	6	3	2	1	-	-	-	-	1	-	-	-
TOTAL SOLD	6	3	6	2	162	172	167	152	68	68	50	56	195	152	156	138	10	23	6	6
Avg. Price/Sq. Ft.	\$186.00	\$131.49	\$122.65	\$138.32	\$227.31	\$200.03	\$171.81	\$163.33	\$210.00	\$178.21	\$158.30	\$144.45	\$170.00	\$149.19	\$129.67	\$120.74	\$130.00	\$107.35	\$88.96	\$97.46
High Price/Sq. Ft.	\$206.13	\$155.60	\$144.09	\$167.25	\$328.69	\$306.23	\$295.72	\$221.28	\$380.75	\$265.05	\$219.64	\$197.86	\$307.63	\$235.50	\$213.00	\$200.30	\$160.87	\$174.07	\$140.64	\$122.38
Low Price/Sq. Ft.	\$153.53	\$112.88	\$112.27	\$109.38	\$133.00	\$117.61	\$93.97	\$80.77	\$105.54	\$86.75	\$77.02	\$89.35	\$82.13	\$88.98	\$71.43	\$63.13	\$83.18	\$58.04	\$68.75	\$73.37
Annual % Change	29%	+7%	-12%	+18%	+12%	+16%	+6%	+12%	+15%	+13%	+10%	+6%	+12%	+7%	+8%	+13%	+17%	+19%	-9%	+44%

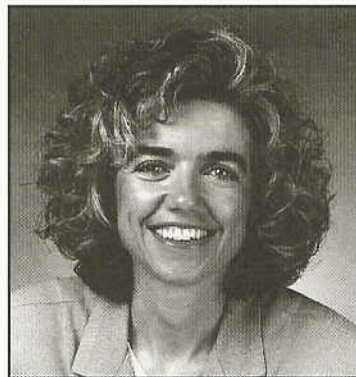
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- I would like to know the market value of my home.
- I am interested in a new home.
- I am interested in investment property.
- Please send me a copy of your 16 page detailed report.



Shelley Bridge

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 sbridge@homebroker.net

NAME _____

PHONE _____

STREET _____

CITY _____

STATE _____

ZIP _____

(If your home is presently offered for sale, this is not intended as a solicitation of that listing.)