

Dear College Park Owner,

I am not sure if we have met in person yet, but something special has happened in your neighborhood and you may want to know how it affects you.

A home in your neighborhood sold earlier this year for \$315,000. That home offered a 3 car garage, a private pool, and was 2,727 square feet. That is a large house for College Park. However, the sale that affects your home more powerfully is a sale from May at 916 Cornell. This home offered a 2 car garage, a private pool, 2,180 square feet, and sold for \$290,000. This is relevant to you because this may have changed the value of your home.

If you are one of those people who are curious about the value of their home and how it may have changed, but don't want to pay to find out or be misled with inaccurate online property value estimates, feel free to contact me. It will be my pleasure to have a conversation with you about your home's value and our current market. Really, I mean it.

You can contact me through text or phone call at [REDACTED] or through email at [REDACTED] and I will be more than happy to have a conversation with you.

Sincerely,

[REDACTED]