

Rob Godar and Associates

Before and After

Listing and Sale Presentation



ROB GODAR

Your key to real estate success

rob godar & associates Inc.

1036 Renee Court, San Jose, CA 95126



Entry



Living Room



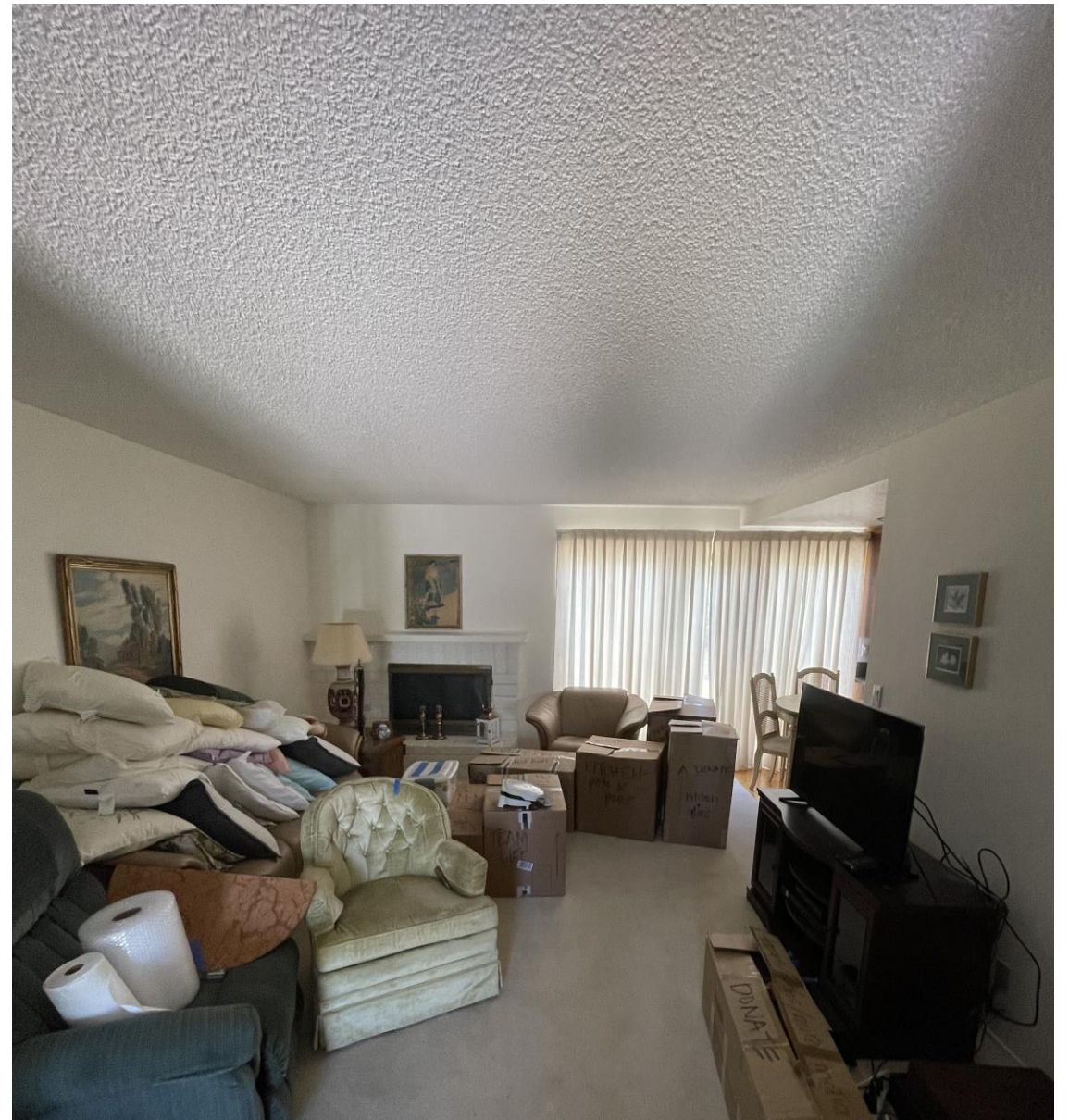


HOME
is the
most
important
place





Living Room









EAT

COFFEE







Primary Bathroom







Sale Information

List Price: \$1,759,000

Sale Price: \$1,851,000

Received 5 Offers on Market

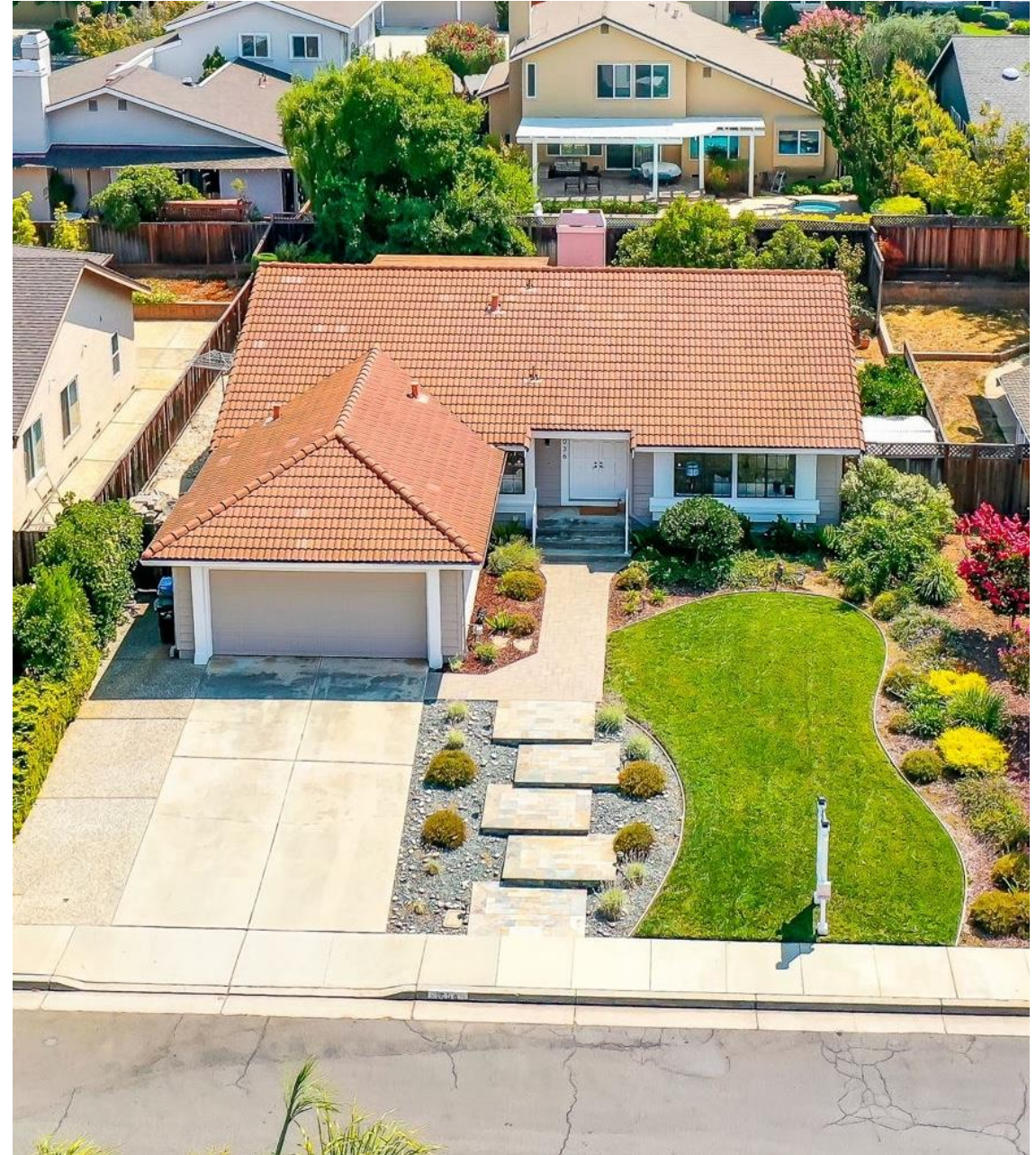
Received 1 Pre-Market Offer at \$1.65M

Winning Offer: *\$92,000 Over List Price!*

Noncontingent, 21 Day Close!

Renovation & Prep Expenses: \$22,193.71

- Interior & Exterior Paint
- Paint kitchen cabinets
- Popcorn ceiling removal
- Carpet cleaning
- New light fixtures
- Reglaze sinks, tubs, and showers
- Trash Removal
- Materials



5530 Amby Drive, San Jose, CA 95124



Family Room



Family
The love that binds us together
is all you need to overcome anything
get your 2013 move on

MEDIUM
GLASS!
How doors get more done.



Living Room





Kitchen





Primary Bedroom





Bedroom

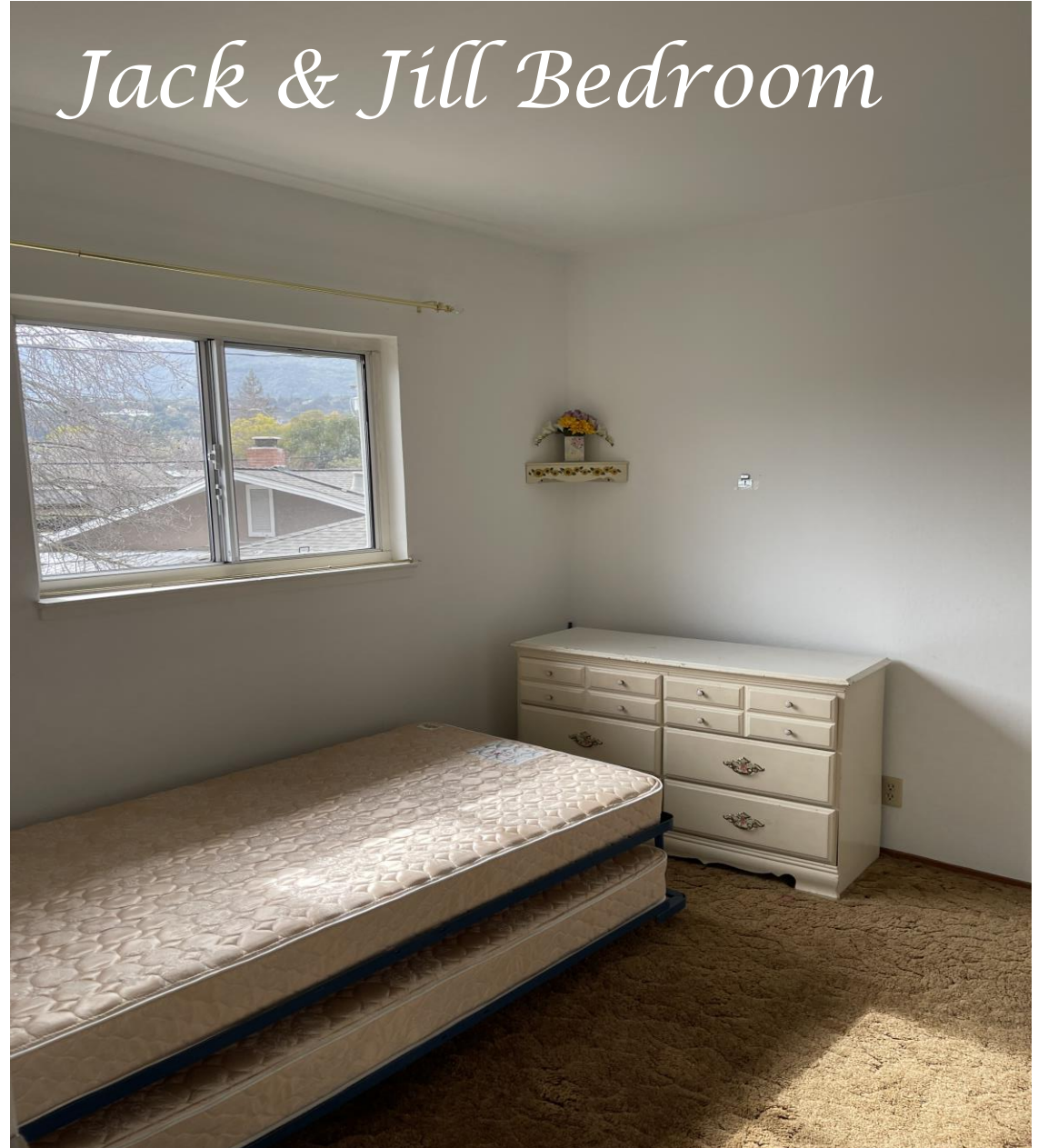




Bedroom



Jack & Jill Bedroom







Sale Information

List Price: \$1,398,000

Sale Price: \$1,540,000

Received 5 Offers on Market

Received 1 Pre-Market Offer at \$1.220M

Winning Offer: *\$142,000 Over List Price!*

Noncontingent, 30 Day Close!

Renovation & Prep Expenses: \$23,316

- Interior Paint
- Varnish kitchen cabinets
- Roof Repair
- New light fixtures
- New carpet throughout
- New baseboards throughout
- Trash Removal / Haul Away
- Materials



7042 Cabernet Ave, Newark, CA 94560



Living Room





Kitchen





Family Room







Primary Bath Vanity



Primary Bedroom











Sale Information

Initial List Price: \$1,225,000

Sale Price: \$1,315,000

Received 3 Offers on Market

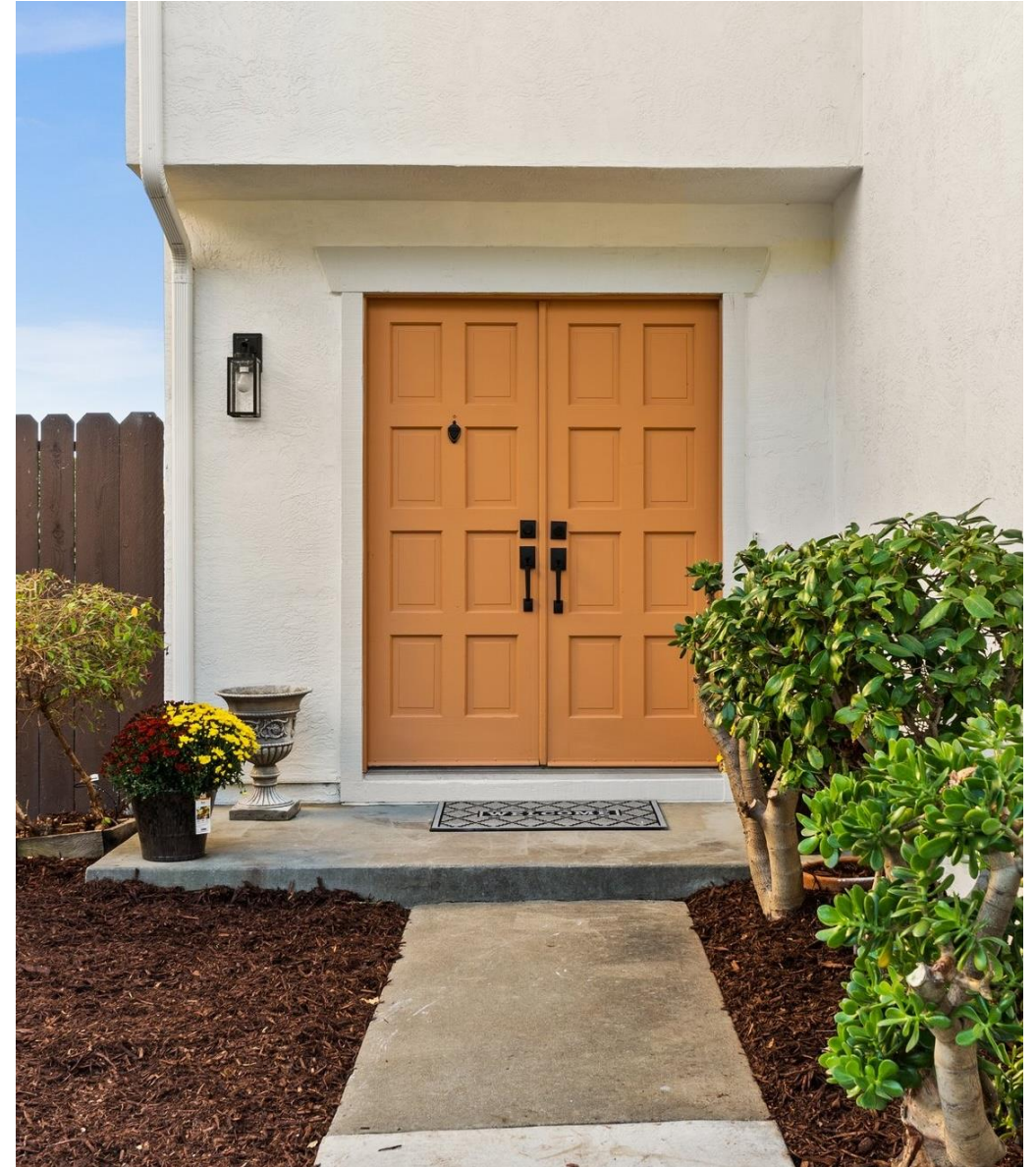
Received 1 Pre-Market Offer at \$1,150,000

Winning Offer: *\$90,000 Over List Price*

Noncontingent, 30 Day Close!

Renovation & Prep Expenses: \$24,707

- Interior & Exterior Paint
- Popcorn ceiling removal
- Paint kitchen cabinets
- Reglaze sinks, tubs, & showers
- New light fixtures throughout
- New flooring & baseboards throughout
- Trash Removal / Haul Away
- Materials



1246 Spruance St, San Jose, CA 95128



Formal Living Room





Kitchen





Family Room





Primary Bedroom





Dining Room



Sale Information

Initial List Price: \$1,925,000

Sale Price: \$2,250,000

4 Days on Market

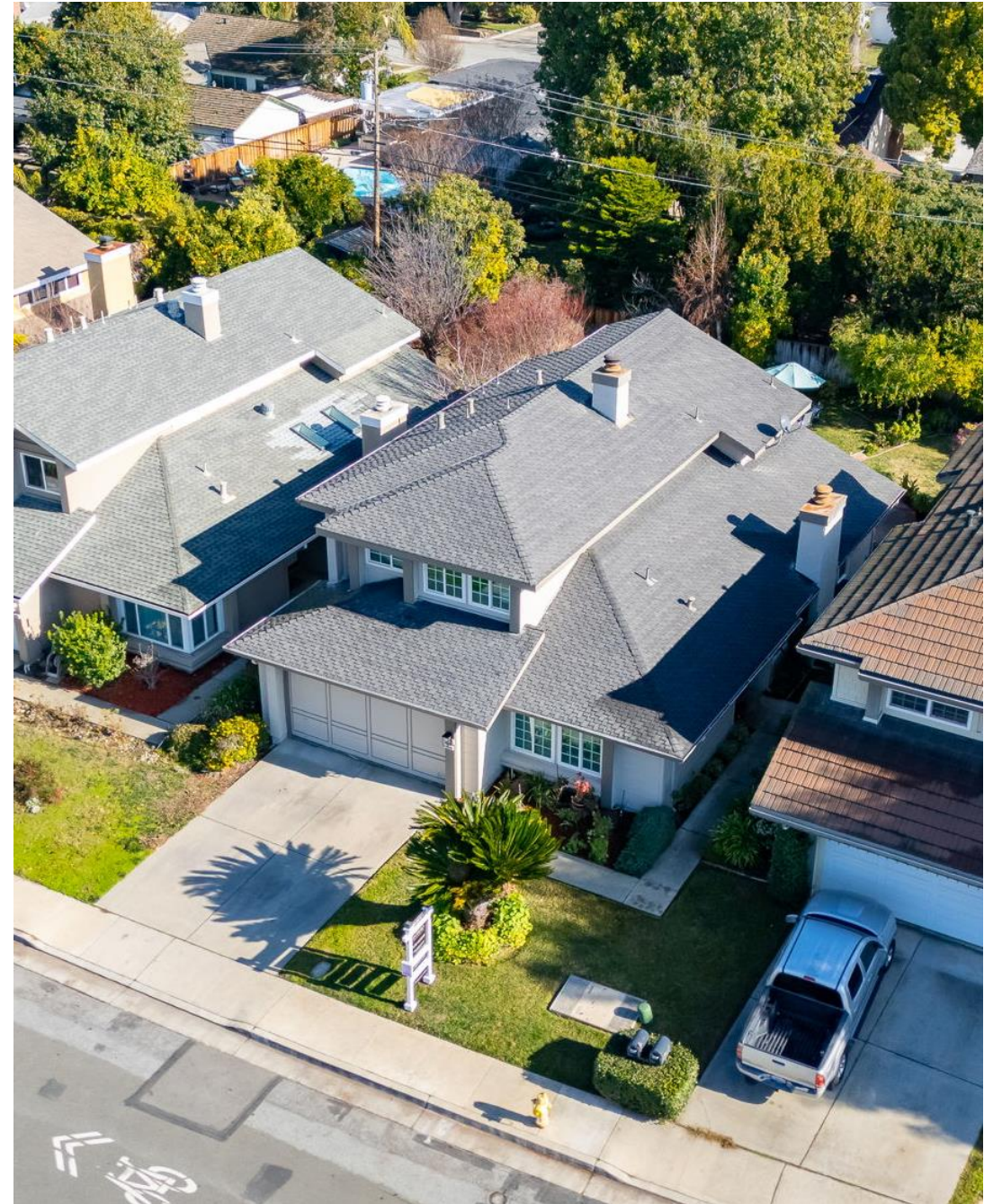
Received 9 Offers on Market

Winning Offer: **\$325,000 Over List Price!**

Noncontingent, 23 Day Close, FREE 21 Day Rent Back

Renovation & Prep Expenses: \$7,699.25

- Interior & Exterior Paint
- Professional Carpet Cleaning
- Kitchen Cabinet Paint
- Powerwashing
- New Exterior Sconce Lighting
- Original Flooring Spot Treatment/Repair
- Trash Removal / Haul Away
- Materials



1193 Kelsey Dr, Sunnyvale, CA 94087



Entry





Dining Room





Kitchen





Living Room





Primary Bedroom





Primary Bathroom





Guest Bedroom





Guest Bathroom





Dining Area





Sale Information

Offering Price: \$2,988,000

Sale Price: \$3,755,000

7 Days on Market

Received 11 Offers

Winning Offer: *\$767,000 Over Asking Price!*

Noncontingent, 30 Day Close, Clean Offer

Renovation & Prep Expenses: \$21,021

- New Interior Paint
- Tile & Carpet Removal
- Kitchen Cabinet Paint
- New Hardwood Installation to Match
- Bathroom Tub and Vanity Reglazing
- New Interior Lighting Throughout
- Trash Removal / Haul Away
- Materials



1786 Villarita Dr, Campbell, CA 95008

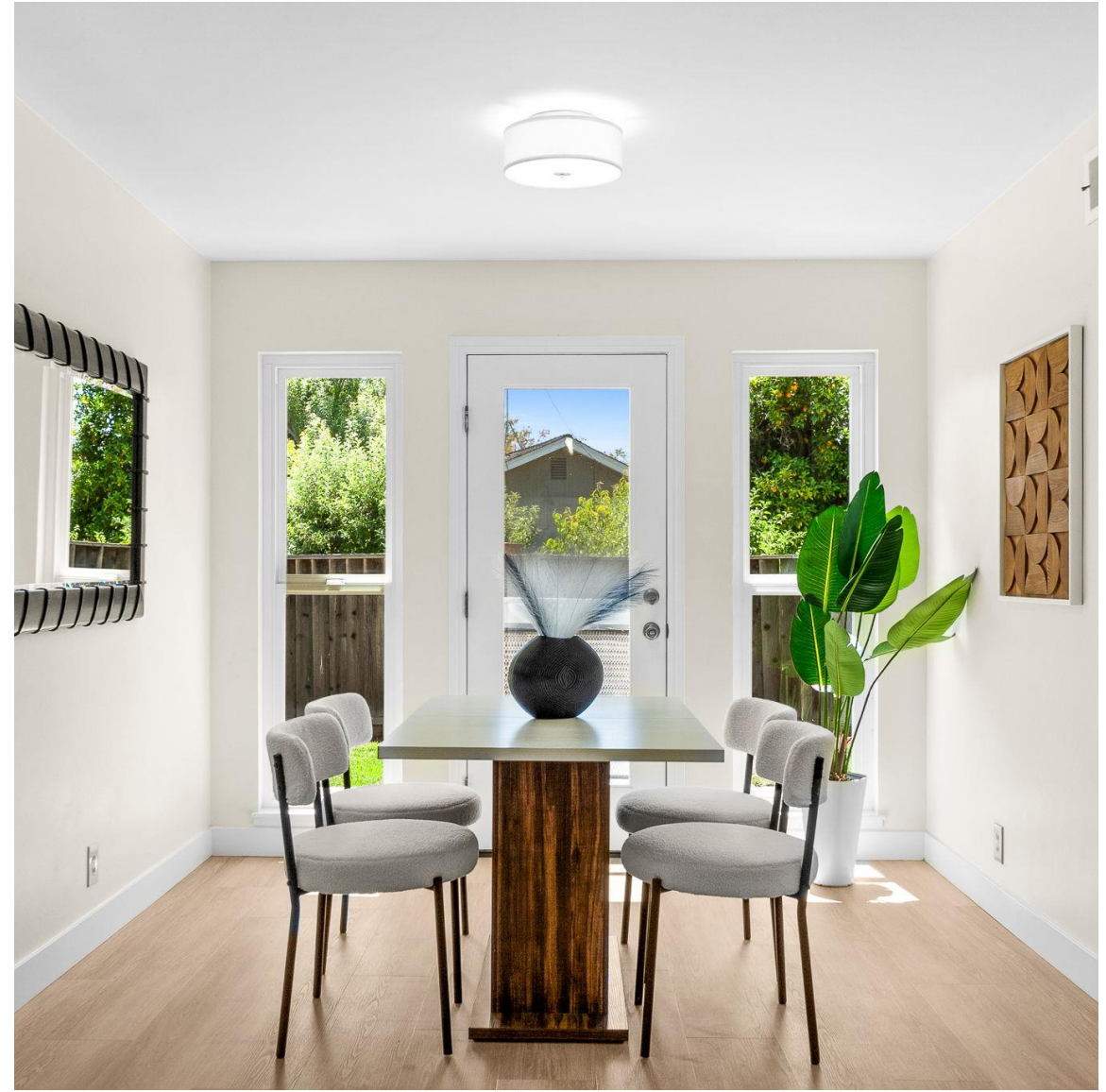


Kitchen





Eat-In Dining



Living Room





Primary Bedroom





Secondary Bedroom





Hall Bathroom





Exterior





1
7
8
6

Backyard Exterior





818

Sale Information

Offering Price: \$1,799,000

Sale Price: \$1,817,500

5 Days on Market

Received 2 Offers

Noncontingent, 30 Day Close, Clean Offer

Renovation & Prep Expenses: \$21,436

- Remove Carpeting
- Install All New SPC Flooring & Baseboard
- Reglaze Shower Tubs/Walls
- Full Interior Paint
- Full Exterior Paint
- Paint Kitchen Cabinets & Install Hardware
- Junk Removal/Haul Away
- New Lighting, Fixtures

