

MEI LING'S 2016 LISTINGS & SALES



MEI ANNOUNCES MOVE TO SERENO GROUP'S NEW SARATOGA OFFICE!

2017 promises to be an exciting new year. I am pleased to announce that in order to better serve my clients, I have joined the Sereno Group. Sereno has been ranked among the top four real estate firms in Silicon Valley according to the Silicon Valley Business Journal. The firm enjoys the highest per agent productivity as compared to all other residential real estate firms in the Silicon Valley/Bay Area. I have been offered the opportunity to become part of the Saratoga office and am thrilled to be joining a company that is young, energetic, intelligent and flexible.

2016 has been challenging and successful. With **71** closings, it is the best year in my real estate career. I attribute this success to 12 years of accumulated experience in real estate, and my clients' ongoing patronage and referrals. So to all my clients, past and present, thanks again for another incredible year!

MARKET TRENDS

In 2016, according to the Santa Clara Real Estate Report, the median home price in Santa Clara County increased by 9.4% year-over-year. The report also shows that the average sale price rose by 3.4%. These upward trends in regional home prices have slowed, but are still expected to edge up slightly in 2017.

Additionally, more millennials will be entering the housing market and continued job gains will boost overall demand, leading to a slight increase in existing-home sales in 2017. According to Realtor Karen Trolan, Vice President of the Silicon Valley Association of Realtors said, "There is a strong feeling among millennials that now is the time to buy a home." Trolan added, "2017 will be another good year for Silicon Valley's housing market, yet challenging because of the limited housing supply."

Due to these market conditions, savvy homebuyers—especially first-time buyers—can benefit from working with an experienced real estate pro who can help narrow their home search and avoid delays or costly mistakes. I am a specialist in the Santa Clara/Silicon Valley region. I will continue to utilize a comprehensive sales system that gives my clients every advantage. I provide a list of services for sellers including contractors, painters, home staging and a strategic marketing program that sells homes fast! I am an **Accredited Staging Professional**. With my training in interior design, I can make each home show at its best, and sell faster for a higher price. I also offer **Full-Service Leasing and Rentals Management**. As your Sereno Group agent, 2017 will be another year dedicated to helping you and your friends.

Best Wishes for a Happy Holiday Season and a healthy, productive 2017!

Mei

SARATOGA



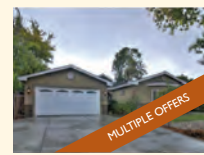
18802 Devon Avenue
4 Beds, 2.5 Baths
DOM: 60, List Date: 12/31/15
LIST PRICE: \$2,600,000
SALE PRICE: \$2,225,000
Represented Buyer

SARATOGA



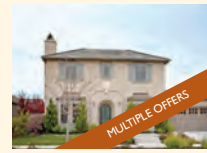
20108 Marigny Place
3 Beds, 2.5 Baths
DOM: 9, Close Date: 4/17/16
LIST PRICE: \$1,680,000
SALE PRICE: \$1,700,000
Represented Buyer

SARATOGA



18256 Purdue Drive
4 Beds, 3 Baths
DOM: 9, List Date: 10/17/16
LIST PRICE: \$1,888,000
SALE PRICE: \$1,950,000
Represented Seller

MOUNTAIN VIEW



140 Levin Avenue
5 Beds, 2.5 Baths
DOM: 22, List Date: 3/14/16
LIST PRICE: \$2,895,000
SALE PRICE: \$2,850,000
Represented Buyer

MOUNTAIN VIEW



1968 San Luis Avenue
2 Beds, 2.5 Baths
DOM: 59, List Date: 2/10/16
LIST PRICE: \$1,325,000
SALE PRICE: \$1,300,000
Represented Buyer

PALO ALTO



250 San Fernando Avenue
3 Beds, 3 Baths
DOM: 61, List Date: 5/19/16
LIST PRICE: \$2,795,000
SALE PRICE: \$2,500,000
Represented Buyer

NORTH SAN JOSE



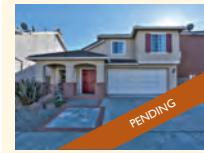
4298 Verdigris Circle
3 Beds, 2.5 Baths
DOM: 9, List Date: 3/14/16
LIST PRICE: \$949,800
SALE PRICE: \$1,115,800
Represented Seller

NORTH SAN JOSE



774 Ovation Court
1 Beds, 1 Baths
DOM: 5, List Date: 6/16/16
LIST PRICE: \$480,000
SALE PRICE: \$510,000
Represented Seller

NORTH SAN JOSE



4214 Verdigris Circle
3 Beds, 2.5 Baths
DOM: 7, List Date: 12/7/16
LIST PRICE: \$1,099,000
Represented Seller

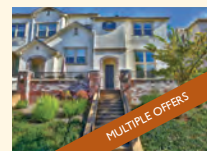
Custom Home Staging

Mei's custom home staging service gives her listings a real showroom shine

YOUR HOME COULD BE THE NEXT STAR!



SUNNYVALE



1147 Munich Terrace
4 Beds, 3 Baths
DOM: 9, List Date: 11/11/16
LIST PRICE: \$1,088,000
SALE PRICE: \$1,216,000
Represented Buyer

CAMPBELL



2610 Curtner Glen Court
3 Beds, 2.5 Baths
DOM: 30, List Date: 9/28/16
LIST PRICE: \$998,800
SALE PRICE: \$990,000
Represented Seller

CENTRAL SAN JOSE



1390 Saddle Rack Street #449
3 Beds, 2.5 Baths
DOM: 9, List Date: 4/25/16
LIST PRICE: \$649,800
SALE PRICE: \$715,000
Represented Seller

Mei sold my primary residence, and it sold for more than 10 percent above the asking price! I trusted her and agreed to do interior upgrades as she suggested. She found good contractors with reasonable prices to do the work, and helped design and pick materials. She is very experienced and has good taste. Our open house drew tremendous numbers of people and garnered several offers. Mei came highly recommended by former clients—my friends and neighbors—who had worked with her in the past. Mei made the sales process hassle free and she always promptly responded to my questions. I am extremely satisfied with the excellent result she delivered. Highly recommend!

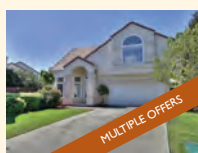
Mora Kanjanaplang, Fremont

DUBLIN RANCH



4809 Perugia Street
2 Beds, 2.5 Baths
DOM: 7, List Date: 4/9/16
LIST PRICE: \$649,800
SALE PRICE: \$668,000
Represented Seller

FREMONT



34295 Mimosa Terrace
3 Beds, 2.5 Baths
DOM: 9, List Date: 3/23/16
LIST PRICE: \$998,000
SALE PRICE: \$1,110,000
Represented Seller

FREMONT



3889 Fiano Common
4 Beds, 3.5 Baths
Close Date: 11/28/16
SALE PRICE: \$1,149,600
Represented Buyer

- **The #1 REALTOR® in Your Neighborhood**
- **Highly effective staging, marketing and negotiating skills to get you "Top Dollar"**
- **Success based on referrals by always exceeding my client's expectations**
- **Annual sponsor of the Rivermark Spring Fling & Rivermark Diwali Festival**



MEI LING
REALTOR®, ASP

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CalBRE # 01425296



Scan the QR Code with your Smartphone to visit my website!
www.MeiLingHomes.com

SJMC HB626 #0633564139. This is not intended to solicit other brokers' listings. All information deemed reliable but not guaranteed.



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MULTIPLE OFFERS

RIVERMARK - SANTA CLARA

834 East River Parkway

4 Beds, 3.5 Baths

DOM: 13, List Date: 1/12/15

LIST PRICE: \$1,888,000

SALE PRICE: \$1,900,000

Represented Buyer



SOLD OFF MARKET

RIVERMARK - SANTA CLARA

4561 Laird Circle

3 Beds, 2.5 Baths

DOM: 0, Close Date: 1/29/16

LIST PRICE: \$1,088,000

SALE PRICE: \$1,120,000

Represented Buyer



MULTIPLE OFFERS

RIVERMARK - SANTA CLARA

4036 Crandall Circle

3 Beds, 2.5 Baths

DOM: 10, List Date: 1/11/16

LIST PRICE: \$1,088,000

SALE PRICE: \$1,171,000

Represented Seller



MULTIPLE OFFERS

RIVERMARK - SANTA CLARA

4317 Watson Circle

3 Beds, 3.5 Baths

DOM: 10, List Date: 10/18/16

LIST PRICE: \$1,188,000

SALE PRICE: \$1,225,000

Represented Seller



MULTIPLE OFFERS

RIVERMARK - SANTA CLARA

583 Moreland Way

3 Beds, 2.5 Baths

DOM: 8, List Date: 10/26/16

LIST PRICE: \$1,180,000

SALE PRICE: \$1,230,000

Represented Buyer & Seller



MULTIPLE OFFERS

MISSION GARDEN - SANTA CLARA

1938 Garzoni Place

5 Beds, 3 Baths

DOM: 9, List Date: 2/10/16

LIST PRICE: \$1,050,000

SALE PRICE: \$1,116,000

Represented Seller



SOLD OFF MARKET

RIVERMARK - SANTA CLARA

4460 Billings Circle

3 Beds, 2.5 Baths

DOM: 0, Close Date: 2/26/16

LIST PRICE: \$1,250,000

SALE PRICE: \$1,250,000

Represented Buyer & Seller



SOLD OFF MARKET

RIVERMARK - SANTA CLARA

4378 Headen Way

3 Beds, 2.5 Baths

DOM: 0, Close Date: 3/21/16

LIST PRICE: \$1,188,000

SALE PRICE: \$1,250,000

Represented Seller



MULTIPLE OFFERS

RIVERMARK - SANTA CLARA

4258 Rivermark Parkway

4 Beds, 3.5 Baths

DOM: 10, List Date: 4/18/16

LIST PRICE: \$1,738,000

SALE PRICE: \$1,770,000

Represented Seller



MULTIPLE OFFERS

MISSION GARDEN - SANTA CLARA

1849 Garzoni Place

3 Beds, 2.5 Baths

DOM: 14, List Date: 3/7/16

LIST PRICE: \$978,000

SALE PRICE: \$1,020,000

Represented Seller



MULTIPLE OFFERS

MISSION GARDEN - SANTA CLARA

1873 Silva Place

3 Beds, 2.5 Baths

DOM: 13, List Date: 3/22/16

LIST PRICE: \$948,000

SALE PRICE: \$983,000

Represented Seller



SOLD OVER ASKING

MISSION GARDEN - SANTA CLARA

1929 Garzoni Place

3 Beds, 2.5 Baths

DOM: 9, List Date: 4/6/16

LIST PRICE: \$948,500

SALE PRICE: \$995,000

Represented Seller

CLIENT TESTIMONIALS

After meeting and interviewing a couple other agents who are also “area specialists” in Rivermark, we’ve decided to go with Mei Ling. Our decision was based on her comprehensive understanding of the market and superior ability to showcase the house. Working with Mei is very easy. Her staging and attention to detail are head and shoulders above the others. By the way, we had four offers after just one open house weekend. The home sold for well over our “good case” expectation. Mei is simply the best agent in the area.

Randy and Ling, Rivermark, Santa Clara



MULTIPLE OFFERS

RIVERMARK - SANTA CLARA

849 Agnew Road

3 Beds, 2.5 Baths

DOM: 8, List Date: 4/6/16

LIST PRICE: \$1,050,000

SALE PRICE: \$1,100,000

Represented Buyer & Seller



MULTIPLE OFFERS

RIVERMARK - SANTA CLARA

4035 Crandall Circle

3 Beds, 2.5 Baths

DOM: 8, List Date: 3/30/16

LIST PRICE: \$1,095,000

SALE PRICE: \$1,193,000

Represented Seller



MULTIPLE OFFERS

RIVERMARK - SANTA CLARA

4083 Crandall Circle

3 Beds, 2.5 Baths

DOM: 8, List Date: 4/20/16

LIST PRICE: \$1,125,000

SALE PRICE: \$1,180,000

Represented Buyer & Seller



MULTIPLE OFFERS

MISSION PLACE - SANTA CLARA

1550 Avina Circle #4

3 Beds, 3 Baths

DOM: 9, List Date: 2/8/16

LIST PRICE: \$899,800

SALE PRICE: \$950,000

Represented Seller



SOLD OVER ASKING

MISSION PLACE - SANTA CLARA

1520 Avina Circle #7

3 Beds, 3.5 Baths

DOM: 33, List Date: 6/8/16

LIST PRICE: \$969,800

SALE PRICE: \$975,000

Represented Seller



MULTIPLE OFFERS

MISSION TERRACE

1883 Agnew Road #426

2 Beds, 2 Baths

DOM: 10, List Date: 10/24/16

LIST PRICE: \$669,800

SALE PRICE: \$746,000

Represented Seller



SOLD OVER ASKING

RIVERMARK - SANTA CLARA

995 Garrity Way

5 Beds, 4 Baths

DOM: 16, List Date: 4/13/16

LIST PRICE: \$1,678,000

SALE PRICE: \$1,680,000

Represented Buyer



MULTIPLE OFFERS

RIVERMARK - SANTA CLARA

1022 Brackett Way

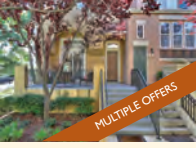
4 Beds, 3.5 Baths

DOM: 8, List Date: 4/27/16

LIST PRICE: \$1,680,000

SALE PRICE: \$1,710,000

Represented Seller



MULTIPLE OFFERS

RIVERMARK - SANTA CLARA

901 Cole Place

3 Beds, 2.5 Baths

DOM: 10, List Date: 5/27/16

LIST PRICE: \$1,148,000

SALE PRICE: \$1,175,000

Represented Seller



MULTIPLE OFFERS

MIRAVAL RIVERMARK - SANTA CLARA

3901 Lick Mill Blvd. #134

1 Beds, 1 Baths

DOM: 10, List Date: 10/5/16

LIST PRICE: \$549,800

SALE PRICE: \$545,000

Represented Seller



SOLD BEFORE OPEN HOUSE

MIRAVAL RIVERMARK - SANTA CLARA

3901 Lick Mill Blvd. #106

1 Beds, 1 Baths

DOM: 5, List Date: 11/25/16

LIST PRICE: \$578,000

SALE PRICE: \$600,000

Represented Seller



MULTIPLE OFFERS

ROBIN'S RUN - SANTA CLARA

2177 Kingsbury Circle

4 Beds, 2.5 Baths

DOM: 21, List Date: 4/13/16

LIST PRICE: \$949,800

SALE PRICE: \$957,800

Represented Seller



MULTIPLE OFFERS

RIVERMARK - SANTA CLARA

4186 Marston Lane

4 Beds, 2.5 Baths

DOM: 10, List Date: 5/9/16

LIST PRICE: \$1,368,800

SALE PRICE: \$1,426,000

Represented Seller



SOLD OVER ASKING

RIVERMARK - SANTA CLARA

4070 Fitzpatrick Way

3 Beds, 2.5 Baths

DOM: 11, List Date: 5/30/16

LIST PRICE: \$1,150,000

SALE PRICE: \$1,185,000

Represented Buyer & Seller



SOLD OVER ASKING

RIVERMARK - SANTA CLARA

4316 Watson Circle

3 Beds, 3 Baths

DOM: 31, List Date: 5/23/16

LIST PRICE: \$1,199,800

SALE PRICE: \$1,200,000

Represented Buyer & Seller

Mei is a first class real estate agent. She is super smart, competent and offers everything one might want in a realtor. She has a comprehensive understanding of the Rivermark area and she is strategic about every aspect of the process, including timing, pricing, marketing and staging. I hired Mei after a disastrous experience with a less seasoned agent. Night and day difference! I regret not picking her at first. It would've saved me a ton of stress. With Mei, you turn over the keys and she takes care of the rest. For example, one day we met at my home, and when I arrived she was mopping my floors because the window was left open. Her husband was changing a hallway air filter. She took out my trash and helped organize the garage down to the last detail. Based on my experience, if you want to buy or sell a home in or near Rivermark, definitely go with Mei.

Carrie Lee, Mission Garden, Santa Clara



MULTIPLE OFFERS

RIVERMARK - SANTA CLARA

906 Hargis Way

4 Beds, 3.5 Baths

DOM: 8, List Date: 6/22/16

LIST PRICE: \$1,488,000

SALE PRICE: \$1,625,000

Represented Seller



MULTIPLE OFFERS

RIVERMARK - SANTA CLARA

1122 Doyle Circle

4 Beds, 3.5 Baths

DOM: 8, List Date: 7/6/16

LIST PRICE: \$1,648,000

SALE PRICE: \$1,800,000

Represented Seller



SOLD OVER ASKING

RIVERMARK - SANTA CLARA

871 Harrigan Drive

2 Beds, 2.5 Baths

DOM: 14, List Date: 7/20/16

LIST PRICE: \$949,800

SALE PRICE: \$957,600

Represented Seller



MULTIPLE OFFERS

ROBIN'S RUN - SANTA CLARA

4564 Cheeney Street

3 Beds, 2.5 Baths

DOM: 9, List Date: 7/13/16

LIST PRICE: \$928,800

SALE PRICE: \$945,000

Represented Seller



MULTIPLE OFFERS

ROBIN'S RUN - SANTA CLARA

2156 Esperanca Avenue

3 Beds, 2.5 Baths

DOM: 9, List Date: 8/24/16

LIST PRICE: \$938,000

SALE PRICE: \$972,000

Represented Seller



MULTIPLE OFFERS

ROBIN'S RUN - SANTA CLARA

2137 Kingsbury Circle

4 Beds, 2.5 Baths

DOM: 11, List Date: 9/5/16

LIST PRICE: \$936,800

SALE PRICE: \$960,000

Represented Seller



MULTIPLE OFFERS

RIVERMARK - SANTA CLARA

4008 Fitzpatrick Way

3 Beds, 2.5 Baths

DOM: 20, List Date: 8/5/16

LIST PRICE: \$1,198,800

SALE PRICE: \$1,220,000

Represented Seller



SOLD OVER ASKING

RIVERMARK - SANTA CLARA

4482 Lick Mill Blvd.

3 Beds, 2.5 Baths

DOM: 9, List Date: 8/17/16

LIST PRICE: \$1,169,000

SALE PRICE: \$1,200,000

Represented Seller



MULTIPLE OFFERS

RIVERMARK - SANTA CLARA

4493 Laird Circle

3 Beds, 3 Baths

DOM: 8, List Date: 8/31/16

LIST PRICE: \$995,000

SALE PRICE: \$1,075,000

Represented Seller



SOLD OFF MARKET

ROBIN'S RUN - SANTA CLARA

2133 Kingsbury Circle

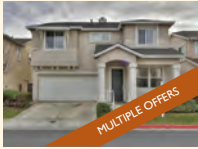
3 Beds, 2.5 Baths

DOM: 0, Close Date: 11/16/16

LIST PRICE: \$960,000

SALE PRICE: \$960,000

Represented Seller



MULTIPLE OFFERS

TALAVERA - SANTA CLARA

2036 Finley Place

4 Beds, 2.5 Baths

DOM: 94, List Date: 11/30/15

LIST PRICE: \$999,800

SALE PRICE: \$1,250,000

Represented Seller



ALL CASH OFFER

SARATOGA

14360 Lutheria Way

4 Beds, 2 Baths

DOM: 94, List Date: 10/30/15

LIST PRICE: \$2,899,000

SALE PRICE: \$2,899,000

Represented Buyer



SOLD OVER ASKING

RIVERMARK - SANTA CLARA

4214 Tobin Circle

3 Beds, 3.5 Baths

DOM: 8, List Date: 9/21/16

LIST PRICE: \$1,178,800

SALE PRICE: \$1,210,000

Represented Seller



SOLD OFF MARKET

RIVERMARK - SANTA CLARA

4094 Lick Mill Blvd.

3 Beds, 3 Baths

DOM: 0, Close Date: 11/16/16

LIST PRICE: \$1,098,000

SALE PRICE: \$1,098,000

Represented Seller



MULTIPLE OFFERS

RIVERMARK - SANTA CLARA

4433 Laird Circle

3 Beds, 3 Baths

DOM: 8, List Date: 10/10/16

LIST PRICE: \$1,175,000

SALE PRICE: \$1,230,000

Represented Seller

We worked with Mei Ling three times over the past several years, and we were absolutely pleased in each each case. She was spot-on with pricing recommendations on two home sales and one home purchase. Mei kept the process simple and stress-free, making our real estate experiences the best of any in the previous three decades. We would never consider another agent in the San Jose/Santa Clara region. Mei goes above and beyond whenever a challenge arises. We recommend you call Mei first! She is simply the best.

Jeff and Sylvie Whitney, San Jose

Mei provided exceptional service from the beginning to closing. She started by understanding our needs, providing insights on the process and the Rivermark community, and following up on key milestones. She did a great job preparing our house for sale and ensuring that we got the price that we expected.

Sam, Santa Clara, 07/2015

BERRYESSA - SAN JOSE



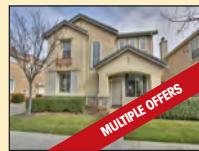
1570 Taipei Drive
4 Beds, 3 Baths
DOM: 9, Close Date: 6/25/2015
LIST PRICE: \$799,000
SALE PRICE: \$921,000
Represented Seller

BERRYESSA - SAN JOSE



843 Salt Lake Drive
3 Beds, 2 Baths
DOM: 9, Close Date: 2/25/2015
LIST PRICE: \$699,000
SALE PRICE: \$800,000
Represented Buyer

BERRYESSA - SAN JOSE



1731 Wayne Circle
3 Beds, 2.5 Baths
DOM: 12, Close Date: 3/25/2015
LIST PRICE: \$799,000
SALE PRICE: \$900,000
Represented Seller

Mei is extremely focused and precise about what needs to be done. She is the undisputed expert in the area who brings a strong database of committed and qualified buyers. She is also open to suggestions, which makes her a delight to work with.

Sonesh, Santa Clara, 07/2015

CENTRAL SAN JOSE



359 Cereza Place
2 Beds, 2.5 Baths
DOM: 7, Close Date: 8/19/2015
LIST PRICE: \$599,000
SALE PRICE: \$635,000
Represented Buyer

CENTRAL SAN JOSE



88 Bush Street #2120
1 Beds, 1.5 Baths
DOM: 8, Close Date: 12/22/2015
LIST PRICE: \$525,000
SALE PRICE: \$543,000
Represented Seller

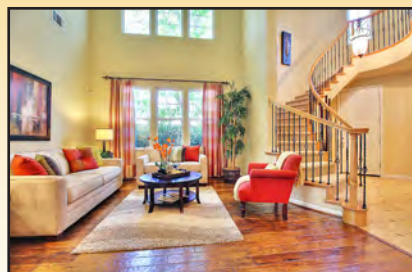
REDWOOD SHORES



728 Newport Circle
3 Beds, 2.5 Baths
DOM: 27 Sale Date: 11/20/2015
LIST PRICE: \$1,499,941
Represented Buyer

Custom Home Staging

Mei's custom home staging service gives her listings a real showroom shine!



YOUR HOME COULD BE THE NEXT STAR!

Mei is very easy to work with. She is a hardworking agent. She made herself available every time I wanted to ask questions related to the house. It was really good experience. **Her knowledge and talent in staging is outstanding.** I will recommend her to other buyers/sellers.

Doris, Santa Clara, 08/15

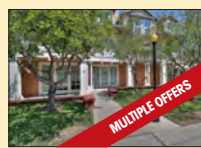


SARATOGA



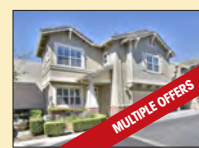
18891 Biarritz Lane
3 Beds, 2 Baths
DOM: 23, Close Date: 10/30/2015
LIST PRICE: \$998,000
SALE PRICE: \$975,000
Represented Buyer

CAMPBELL



63/65 Civic Center Drive
3 Beds, 3.5 Baths
DOM: 28, Close Date: 9/23/2015
LIST PRICE: \$995,000
SALE PRICE: \$995,000
Represented Seller

CAMPBELL



157 Heritage Place
2 Beds, 1 Bath
DOM: 9, Close Date: 10/9/2015
LIST PRICE: \$599,950
SALE PRICE: \$677,500
Represented Seller

MEI LING'S 2015 LISTINGS & SALES

MEI LING IS THE CENTURY 21 TOP PRODUCER OF THE YEAR... AGAIN!

Dear Friends & Neighbors,

This year I celebrated my eleventh year in real estate. I'd like to express how grateful I am to you, my valued clients. I couldn't have achieved this great success without your ongoing patronage and referrals.

In 2015, according to the Santa Clara Real Estate Report, the median home price in Santa Clara County increased by 13.8% and the City of Santa Clara increased by 25.2% year-over-year. Home prices in Silicon Valley experienced some of the highest increases in the country. According to the C.A.R. release of its 2016 California Housing Market Forecast, *California home sales to increase slightly, while prices post slowest gain in five years.*

I am an expert in the buying and selling process specializing in the Silicon Valley region. I know what buyers want, and provide a list of services for sellers including contractors, painters, home staging and a strategic marketing program that sells homes fast! I am an Accredited Staging Professional. With my training in interior design, I can make each home show at its best, and sell faster for a higher price. I also offer Full Property Management Service.

2015 has been an amazing year. With 58 transactions, I am ranked as **Century 21's #1 Top Producer in the Northern California region.** REAL Trends, a leader in ranking the performance of top real estate firms, teams and agents, recently published a list in The Wall Street Journal in which **I ranked #227 of the most productive real estate professionals by individual sales volume in the U.S.**

So to all my clients, thank you for another great year! I look forward to 2016 and another year of helping you and your friends with your real estate needs.

Happy Holidays and Best Wishes for a healthy and successful New Year!

Mei

COMING SOON IN 2016!

4460 BILLINGS CIRCLE SANTA CLARA 95054

Rivermark The Landings Plan 3 Townhouse
3 bedrooms, 2.5 baths + greenbelt views
Approx. 1,894 sq. ft. of living space

4036 CRANDALL CIRCLE SANTA CLARA 95054

Rivermark The Landings Plan 2 Townhouse
3 bedrooms, 2.5 baths + park views
Approx. 1,716 sq. ft. of living space

1550 AVINA CIRCLE #4 SANTA CLARA 95054

Mission Place Townhouse near Rivermark
3 bedrooms, 3 baths
Approx. 1,645 sq. ft. of living space

764 LIMERICK COURT SUNNYVALE 94087

Brand new single family home
4 bedrooms, 3 baths + study
Approx. 2,055 sq. ft. of living space

2036 FINLEY PLACE SANTA CLARA 95050

Single family residential home
4 bedrooms, 2.5 baths
Approx. 2,360 sq. ft. of living space

**CALL MEI FOR MORE INFORMATION ABOUT THESE LISTINGS,
OR IF YOU PLAN TO SELL OR BUY A HOME IN 2016**

- The #1 REALTOR® in Your Neighborhood
- Highly effective staging, marketing and negotiating skills to get you "Top Dollar"
- Success based on referrals by always exceeding my client's expectations
- Annual sponsor of the Rivermark Spring Fling & Rivermark Diwali Festival



M&M AND ASSOCIATES

Mei Ling, ASP®, REALTOR®

CENTURY 21 Area Specialist
10420 S. De Anza Blvd.
Cupertino, CA 95014
(408) 829-3994
mei@c21mm.com
www.MeiLingHomes.com CalBRE# 01425296



Scan the QR Code
with your Smartphone
to visit my website!
www.MeiLingHomes.com

Handbill Permit No. C-0300772 This is not intended to solicit other brokers' listings. All information deemed reliable but not guaranteed.



Mei Ling, ASP, REALTOR®

Your Area Specialist
(408) 829-3994

mei@c21mm.com | www.MeiLingHomes.com



M&M AND ASSOCIAT

Client Testimonials...

Mei is an amazing real estate agent who earns her commission, and then some. Along with her impressive knowledge of pricing and sales techniques, Mei does an incredible job staging and preparing properties for sale. What I didn't expect was how much she would go "above and beyond." While we were out of town, she turned our formerly rented condo into a beautifully staged home. I would highly recommend Mei as she helped us sell for an amount that more than justified her commission.

Jeff & Sarah, Santa Clara, 09/2015

RIVERMARK - SANTA CLARA



1140 E. River Parkway
3 Beds, 2.5 Baths
DOM: 8, Close Date: 6/10/2015
LIST PRICE: \$1,499,800
SALE PRICE: \$1,530,000
Represented Seller & Buyer

RIVERMARK - SANTA CLARA



4138 Tobin Circle
3 Beds, 2.5 Baths
DOM: 7, Close Date: 4/10/2015
LIST PRICE: \$1,200,000
SALE PRICE: \$1,360,000
Represented Seller

RIVERMARK - SANTA CLARA



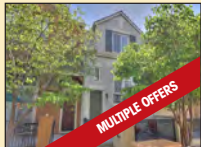
861 Transill Circle
3 Beds, 2.5 Baths
DOM: 7, Close Date: 12/8/2015
LIST PRICE: \$998,800
SALE PRICE: \$1,125,000
Represented Seller

RIVERMARK - SANTA CLARA



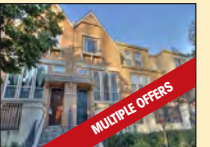
4345 Headen Way
3 Beds, 2.5 Baths
DOM: 6, Close Date: 4/10/2015
LIST PRICE: \$896,800
SALE PRICE: \$995,000
Represented Seller & Buyer

RIVERMARK - SANTA CLARA



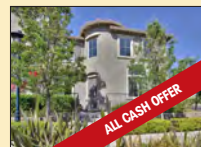
4573 Laird Circle
3 Beds, 3 Baths
DOM: 8, Close Date: 8/14/2015
LIST PRICE: \$929,800
SALE PRICE: \$975,000
Represented Seller

RIVERMARK - SANTA CLARA



4038 Lick Mill Blvd.
2 Beds, 2.5 Baths
DOM: 8, Close Date: 2/10/2015
LIST PRICE: \$738,800
SALE PRICE: \$818,000
Represented Seller

MISSION GARDEN - SANTA CLARA



4522 Saint Palais Place
4 Beds, 3 Baths
DOM: 12, Close Date: 7/1/2015
LIST PRICE: \$1,098,500
SALE PRICE: \$1,060,000
Represented Seller

MISSION GARDEN - SANTA CLARA



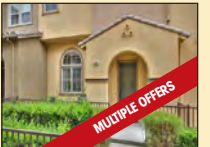
4501 Saint Palais Place
4 Beds, 3 Baths
DOM: 10, Close Date: 6/29/2015
LIST PRICE: \$998,800
SALE PRICE: \$1,050,000
Represented Seller

MISSION GARDEN - SANTA CLARA



4525 Saint Palais Place
4 Beds, 3 Baths
DOM: 8, Close Date: 1/21/2015
LIST PRICE: \$899,950
SALE PRICE: \$998,000
Represented Seller

MISSION GARDEN - SANTA CLARA



2005 Garzoni Place
3 Beds, 2.5 Baths
DOM: 6, Close Date: 4/28/2015
LIST PRICE: \$845,000
SALE PRICE: \$985,000
Represented Seller

MISSION PLACE - SANTA CLARA



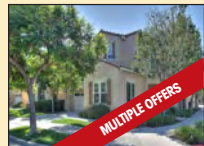
1540 Avina Circle #6
3 Beds, 3.5 Baths
DOM: 9, Close Date: 6/29/2015
LIST PRICE: \$899,000
SALE PRICE: \$965,000
Represented Seller

MISSION PLACE - SANTA CLARA



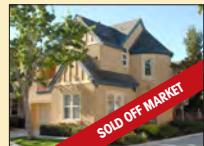
1535 Agnew Road #8
3 Beds, 3.5 Baths
DOM: 8, Close Date: 7/15/2015
LIST PRICE: \$900,000
SALE PRICE: \$950,000
Represented Seller

RIVERMARK - SANTA CLARA



1049 Garrity Way
5 Beds, 4 Baths
DOM: 8, Close Date: 10/6/2015
LIST PRICE: \$1,649,800
SALE PRICE: \$1,715,000
Represented Seller & Buyer

RIVERMARK - SANTA CLARA



1175 Doyle Circle
4 Beds, 3.5 Baths
DOM: 0, Close Date: 10/26/2015
LIST PRICE: \$1,700,000
SALE PRICE: \$1,690,000
Represented Seller

RIVERMARK - SANTA CLARA



4349 Watson Circle
3 Beds, 2.5 Baths
DOM: 7, Close Date: 7/7/2015
LIST PRICE: \$1,299,800
SALE PRICE: \$1,320,000
Represented Seller

RIVERMARK - SANTA CLARA



983 Cole Place
3 Beds, 3 Baths
DOM: 9, Close Date: 10/2/2015
LIST PRICE: \$935,000
SALE PRICE: \$975,000
Represented Seller

RIVERMARK - SANTA CLARA



3901 Lick Mill Blvd. #318
3 Beds, 2 Baths
DOM: 33, Close Date: 10/14/2015
LIST PRICE: \$749,888
SALE PRICE: \$770,000
Represented Buyer

MISSION GARDEN - SANTA CLARA



2013 Garzoni Place
3 Beds, 2.5 Baths
DOM: 6, Close Date: 6/25/2015
LIST PRICE: \$945,000
SALE PRICE: \$1,010,000
Represented Seller

MISSION GARDEN - SANTA CLARA



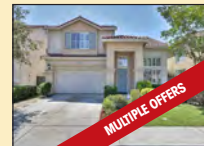
4478 Moulin Place
3 Beds, 2.5 Baths
DOM: 28, Close Date: 8/14/2015
LIST PRICE: \$975,000
SALE PRICE: \$965,000
Represented Seller

MISSION PLACE - SANTA CLARA



1540 Avina Circle #5
3 Beds, 3 Baths
DOM: 8, Close Date: 6/10/2015
LIST PRICE: \$868,000
SALE PRICE: \$922,000
Represented Seller & Buyer

MISSION PARK - SANTA CLARA



2318 Gianera Street
3 Beds, 2.5 Baths
DOM: 6, Close Date: 8/14/2015
LIST PRICE: \$999,800
SALE PRICE: \$1,060,000
Represented Seller

MISSION TERRACE - SANTA CLARA



1883 Agnew Road #235
3 Beds, 2 Baths
DOM: 4, Close Date: 12/18/2015
LIST PRICE: \$799,800
SALE PRICE: \$820,000
Represented Seller

NORTH SAN JOSE



4216 Verdigris Circle
3 Beds, 2.5 Baths
DOM: 10, Close Date: 10/9/2015
LIST PRICE: \$1,065,000
SALE PRICE: \$1,165,000
Represented Seller

SANTA CLARA

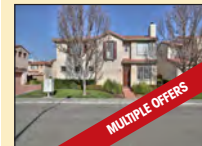


3161 Cecil Avenue
4 Beds, 3.5 Baths
DOM: 16, Sale Date: 11/20/2015
LIST PRICE: \$1,788,800
Represented Seller & Buyer

We chose Mei to sell our townhome at Rivermark because she is the local area expert. Mei was always super responsive and provided a clear timeline of the listing and sale process. She is an amazing home stager and delivered as promised. We sold our townhouse under strict timelines for tax purposes, and Mei produced excellent results. The sale closed for \$50K above our listing price. We highly recommend Mei for all your real estate needs.

Rich & Connie, Santa Clara, 08/2015

MISSION PARK - SANTA CLARA



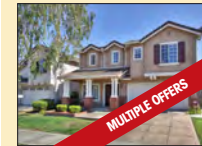
2201 Gianera Street
4 Beds, 2.5 Baths
DOM: 8, Close Date: 4/7/2015
LIST PRICE: \$875,000
SALE PRICE: \$948,888
Represented Seller

MISSION TERRACE - SANTA CLARA



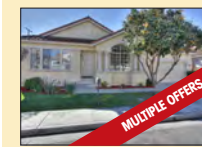
1883 Agnew Road #421
2 Beds, 2 Baths
DOM: 8, Close Date: 5/29/2015
LIST PRICE: \$619,900
SALE PRICE: \$670,003
Represented Seller

NORTH SAN JOSE



4212 Verdigris Circle
3 Beds, 2.5 Baths
DOM: 7, Close Date: 7/16/2015
LIST PRICE: \$1,049,500
SALE PRICE: \$1,109,999
Represented Seller

BIRDLAND - SANTA CLARA



3630 Warbler Avenue
3 Beds, 2 Baths
DOM: 9, Close Date: 3/17/2015
LIST PRICE: \$1,299,800
SALE PRICE: \$1,570,000
Represented Seller

SANTA CLARA



1942 Beech Street
4 Beds, 3 Baths
DOM: 2, Close Date: 5/8/2015
LIST PRICE: \$989,000
SALE PRICE: \$1,094,000
Represented Seller

SANTA CLARA



769 Caldwell Place
3 Beds, 2.5 Baths
DOM: 17, Close Date: 11/24/2015
LIST PRICE: \$879,000
SALE PRICE: \$877,000
Represented Seller

ROBIN'S RUN - SANTA CLARA



2148 Kingsbury Circle
4 Beds, 2.5 Baths
DOM: 7, Close Date: 7/30/2015
LIST PRICE: \$899,800
SALE PRICE: \$940,000
Represented Seller

MISSION TERRACE



1883 Agnew Road #202
2 Beds, 2 Baths
DOM: 14, Close Date: 9/16/2015
LIST PRICE: \$649,000
SALE PRICE: \$670,000
Represented Buyer

NORTH SAN JOSE



4217 Verdigris Circle
3 Beds, 2.5 Baths
DOM: 8, Close Date: 2/27/2015
LIST PRICE: \$818,800
SALE PRICE: \$1,000,000
Represented Seller

SANTA CLARA



2471 Ramke Place
4 Beds, 2 Baths
DOM: 11, Close Date: 4/21/2015
LIST PRICE: \$950,000
SALE PRICE: \$1,232,000
Represented Buyer

SANTA CLARA



3050 Santa Maria Avenue
3 Beds, 2 Baths
DOM: 8, Close Date: 12/16/2015
LIST PRICE: \$849,950
SALE PRICE: \$938,000
Represented Seller

SANTA CLARA



4230 Ramshall Place
3 Beds, 2.5 Baths
DOM: 11, Close Date: 3/27/2015
LIST PRICE: \$699,800
SALE PRICE: \$750,000
Represented Seller

SUNNYVALE



1084 Interlaken Terrace
4 Beds, 3 Baths
DOM: 8, Close Date: 8/27/2015
SALE PRICE: \$1,238,717
Represented Buyer

SANTA CLARA



2200 Agnew Road #311
2 Beds, 2 Baths
DOM: 8, Close Date: 9/8/2015
LIST PRICE: \$499,800
SALE PRICE: \$650,000
Represented Seller

SANTA CLARA



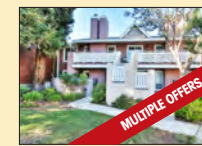
2200 Agnew Road #318
2 Beds, 2 Baths
DOM: 11, Sale date: 12/19/2015
LIST PRICE: \$635,000
Represented Seller

SUNNYVALE



435 Topaz Terrace
2 Beds, 2.5 Baths
DOM: 3, Close Date: 7/13/2015
LIST PRICE: \$799,000
SALE PRICE: \$845,000
Represented Buyer

SUNNYVALE



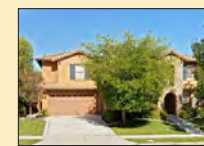
621 E El Camino Real #201
2 Beds, 2 Baths
DOM: 7, Close Date: 10/14/2015
LIST PRICE: \$599,800
SALE PRICE: \$630,200
Represented Seller

CUPERTINO



1095 Windsor Street
4 Beds, 3.5 Baths
DOM: 29, Close Date: 2/24/2015
LIST PRICE: \$2,388,800
SALE PRICE: \$2,300,000
Represented Seller

SILVER CREEK - SAN JOSE



4969 Bridgeview Lane
5 Beds, 4.5 Baths
DOM: 6, Close Date: 2/27/2015
LIST PRICE: \$1,875,000
SALE PRICE: \$1,838,000
Represented Buyer

SAN JOSE



2937 Williams Road
3 Beds, 3 Baths
DOM: 11, Close Date: 3/17/2015
LIST PRICE: \$1,075,000
SALE PRICE: \$1,200,000
Represented Buyer

Nothing fazes Mei. She is professional, hardworking, organized and detail oriented. She and her team went above and beyond to help us sell our townhouse, which sold for way over the asking price. Don't buy or sell without talking to Mei first.

Wilson & Sabrina, San Jose, 08/2015

MEI LING'S 2014 LISTINGS & SALES

MEI LING CELEBRATES 10 YEARS AS A TOP PRODUCER AT CENTURY 21!

Dear Friends & Neighbors,

As 2014 comes to a close, my tenth year with Century 21, I am filled with gratitude. It's been a decade of hard work on my part, but I couldn't have succeeded without the ongoing patronage and referrals from you, my valued clients! I want to thank you for helping me become a Top Producer at Century 21 and to share the accomplishments you all helped me achieve.

In 2014, according too the Santa Clara Real Estate Report,the median home price in Santa Clara County increased by nearly13% year-over-year. The report also shows that the average sale price rose by 13.8% year-over-year. Overall in the Silicon Valley, 2014 home prices jumped higher than any other region in the country.

The key factor driving prices is a lack of inventory. There are several reasons for fewer available homes, the foremost being international buyers who shut out local buyers with all-cash offers. That leaves people who want to move up in an untenable position because they can't compete with the all-cash, zero-contingency buyers. In February, absentee buyers bought 1,044 houses and condos—28% of sales—in the counties of Santa Clara, San Mateo, Alameda and Contra Costa. That is the highest percentage since 2000. Almost a third of all buyers paid cash in those four counties, the highest percentage since 1988, according to DataQuick.

Because we see all-cash offers for most listings, homeowners who want to upgrade to a better school district or a larger home really need a professional realtor who is an expert in the buying and selling process, and who specializes in the area.

My comprehensive sales system gives my clients every advantage. I know what buyers want, and provide a list of services for sellers including contractors, painters, home staging and a strategic marketing program that sells homes fast! I am also an Accredited Staging Professional. With my training in interior design, I can make each home show at its best, and sell faster for a higher price.

With more than 60 closings in 2014, I am the #1 Century 21 Top Producer in Northern California, and ranked #2 in the nation again this year. Most of those homes received multiple offers and sold for more than the list price.

So to all my clients, thank you for ten great years! I look forward to another decade of helping you—and your friends—with your real estate needs starting in 2015.

Happy Holidays and Best Wishes for a healthy and successful New Year!

Mei

Mei Ling #1 Sales Agent in Northern California, Grand Centurion REALTOR® Century 21 M&M Associates

- The #1 REALTOR® in Your Neighborhood
- Highly effective staging, marketing and negotiating skills to get you “Top Dollar”
- Success based on referrals by always exceeding my client's expectations
- Annual sponsor of the Rivermark Spring Fling & Rivermark Diwali Festival



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to visit my website!
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Mei Ling, ASP®, REALTOR®

CENTURY 21 Area Specialist

10420 S. De Anza Blvd.

Cupertino, CA 95014

(408) 829-3994

mei@c21mm.com

www.MeiLingHomes.com CalBRE# 01425296



M&M AND ASSOCIATES

LOS GATOS

1511 Elwood Drive

4 Beds, 2 Baths
DOM: 8, List Date: 3/25/2014
LIST PRICE: \$1,198,000
SALE PRICE: \$1,350,000
Represented Buyer



CALDERON PALMS - MOUNTAIN VIEW

62 Eldora Drive

3 Beds, 2 Baths
DOM: 0, Sale Date: 2/18/2014
LIST PRICE: \$1,160,000
SALE PRICE: \$1,160,000
Represented Buyer



CAPITOLA

4725 Woolsey Circle

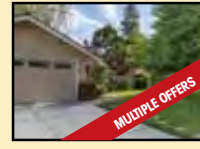
3 Beds, 2.5 Baths
DOM: 44, List Date: 1/6/2014
LIST PRICE: \$849,000
SALE PRICE: \$830,000
Represented Seller



WESTWOOD OAKS - SANTA CLARA

657 Hudson Drive

3 Beds, 2 Baths
DOM: 9, List Date: 5/21/2014
LIST PRICE: \$949,000
SALE PRICE: \$1,110,000
Represented Buyer



BIRDLAND - SANTA CLARA

3620 Warbler Avenue

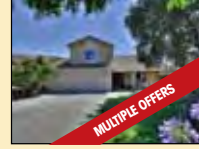
3 Beds, 2 Baths
DOM: 8, List Date: 7/30/2014
LIST PRICE: \$1,198,800
SALE PRICE: \$1,388,000
Represented Seller



SANTA TERESA

7538 Aaron Place

5 Beds, 3 Baths
DOM: 9, List Date: 7/2/2014
LIST PRICE: \$799,000
SALE PRICE: \$838,000
Represented Seller



EVERGREEN - SAN JOSE

4167 Grapeleaf Way

4 Beds, 3 Baths
DOM: 11, List Date: 6/23/2014
LIST PRICE: \$1,248,000
SALE PRICE: \$1,350,000
Represented Buyer



CENTRAL SAN JOSE

1390 Saddle Rack Str #449

3 Beds, 2 Baths
DOM: 6, List Date: 2/12/2014
LIST PRICE: \$530,000
SALE PRICE: \$530,000
Represented Buyer



CENTRAL SAN JOSE

356 North 16th Street

3 Beds, 2 Baths
DOM: 9, List Date: 4/11/2014
LIST PRICE: \$549,000
SALE PRICE: \$590,000
Represented Seller



SOUTH SAN JOSE

3405 Vittoria Place #2

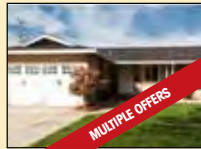
2 Beds, 2 Baths
DOM: 40, List Date: 1/2/2014
LIST PRICE: \$499,000
SALE PRICE: \$485,000
Represented Buyer



CAMBRIAN

4913 Anna Drive

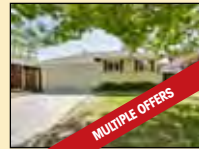
3 Beds, 2 Baths
DOM: 12, List Date: 3/23/2014
LIST PRICE: \$899,500
SALE PRICE: \$990,000
Represented Buyer



CAMBRIAN

4887 Kingwood Way

3 Beds, 2 Baths
DOM: 8, List Date: 6/11/2014
LIST PRICE: \$838,000
SALE PRICE: \$901,000
Represented Buyer



BERRYESSA - SAN JOSE

2521 Heron Court

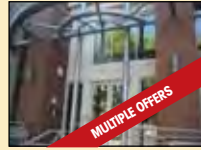
3 Beds, 3 Baths
DOM: 7, List Date: 1/15/2014
LIST PRICE: \$499,950
SALE PRICE: \$575,000
Represented Seller



CAMPBELL

912 Campisi Way #317

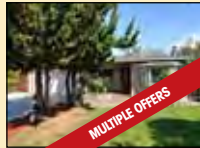
3 Beds, 2 Baths
DOM: 36, List Date: 9/18/2014
LIST PRICE: \$749,999
SALE PRICE: \$730,000
Represented Buyer



FREMONT

35468 Niles Blvd

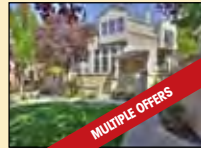
3 Beds, 2.5 Baths
DOM: 9, List Date: 4/7/2014
LIST PRICE: \$798,800
SALE PRICE: \$820,000
Represented Seller



MILPITAS

1481 Gingerwood Drive

3 Beds, 2.5 Baths
DOM: 9, List Date: 9/10/2014
LIST PRICE: \$599,800
SALE PRICE: \$620,888
Represented Seller



Custom Home Staging

Mei's custom home staging service gives
her listings a real showroom shine!



YOUR HOME COULD BE THE NEXT STAR!

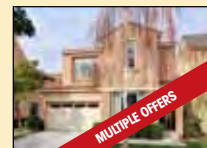
Client Testimonials...

Mei,

Thank you for making our recent move unbelievably smooth. You addressed all our needs and concerns in an extremely professional manner. As sellers in the popular Rivermark area, we had choices in selecting a real estate agent. We chose well when we chose you. In addition to obtaining a record price for our model home, your advice and assistance with our purchase was priceless.

Matt & Joanie Santos, 1/2014

RIVERMARK - SANTA CLARA



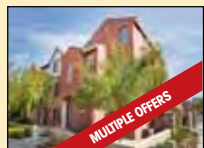
4439 Billings Circle
4 Beds, 3.5 Baths
DOM: 7, List Date: 1/8/14
LIST PRICE: \$1,349,980
SALE PRICE: \$1,425,000
Represented Buyer & Seller

RIVERMARK - SANTA CLARA



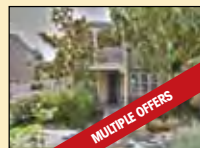
857 Agnew Road
2 Beds, 2.5 Baths
DOM: 4, List Date: 1/23/14
LIST PRICE: \$750,000
SALE PRICE: \$775,000
Represented Buyer

RIVERMARK - SANTA CLARA



4333 Watson Circle
3 Beds, 3 Baths
DOM: 9, List Date: 1/22/14
LIST PRICE: \$945,000
SALE PRICE: \$980,000
Represented Buyer & Seller

RIVERMARK - SANTA CLARA



4170 Marston Lane
4 Beds, 3.5 Baths
DOM: 8, List Date: 8/13/2014
LIST PRICE: \$1,249,999
SALE PRICE: \$1,320,000
Represented Seller

RIVERMARK - SANTA CLARA



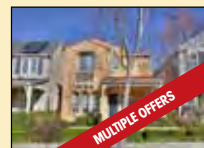
4242 Tobin Circle
3 Beds, 3 Baths
DOM: 36, List Date: 7/7/2014
LIST PRICE: \$949,800
SALE PRICE: \$967,000
Represented Seller

RIVERMARK - SANTA CLARA



4395 Laird Circle
3 Beds, 3.5 Baths
DOM: 3, List Date: 9/2/2014
LIST PRICE: \$988,000
SALE PRICE: \$1,050,000
Represented Seller

RIVERMARK - SANTA CLARA



4225 Rivermark Parkway
4 Beds, 2.5 Baths
DOM: 6, List Date: 12/18/13
LIST PRICE: \$1,330,000
SALE PRICE: \$1,330,000
Represented Buyer

RIVERMARK - SANTA CLARA



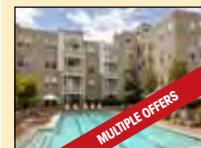
4044 Crandall Circle
3 Beds, 2.5 Baths
DOM: 9, List Date: 11/4/2014
LIST PRICE: \$989,000
SALE PRICE: \$1,020,000
Represented Buyer

RIVERMARK - SANTA CLARA



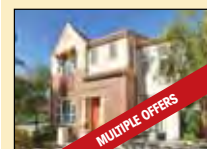
1161 Doyle Circle
4 Beds, 2.5 Baths
DOM: 9, List Date: 10/22/2014
LIST PRICE: \$1,350,000
SALE PRICE: \$1,412,000
Represented Buyer & Seller

MIRAVAL - SANTA CLARA



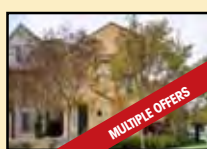
3901 Lick Mill Blvd., #116
2 Beds, 2 Baths
DOM: 8, List Date: 4/30/14
LIST PRICE: \$565,000
SALE PRICE: \$618,000
Represented Seller

RIVERMARK - SANTA CLARA



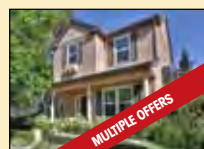
4110 Tobin Circle
3 Beds, 2.5 Baths
DOM: 9, List Date: 2/21/14
LIST PRICE: \$1,150,000
SALE PRICE: \$1,167,000
Represented Seller

RIVERMARK - SANTA CLARA



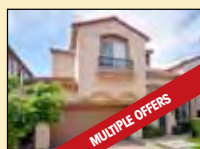
4360 Laird Circle
3 Beds, 3 Baths
DOM: 8, List Date: 4/2/14
LIST PRICE: \$975,000
SALE PRICE: \$1,020,000
Represented Seller

RIVERMARK - SANTA CLARA



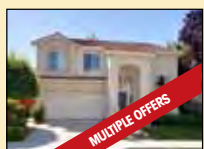
952 Garrity Way
4 Beds, 3.5 Baths
DOM: 8, List Date: 9/24/2014
LIST PRICE: \$1,599,900
SALE PRICE: \$1,700,000
Represented Seller

MISSION PARK - SANTA CLARA



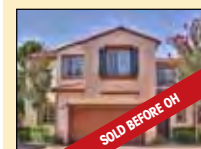
2233 Duvall Court
4 Beds, 3 Baths
DOM: 9, List Date: 4/9/2014
LIST PRICE: \$899,980
SALE PRICE: \$937,000
Represented Seller

MISSION PARK - SANTA CLARA



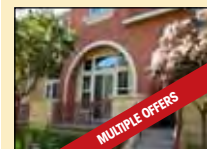
2382 Lass Drive
4 Beds, 3 Baths
DOM: 8, List Date: 5/28/2014
LIST PRICE: \$849,800
SALE PRICE: \$1,050,000
Represented Seller

MISSION PARK - SANTA CLARA



2209 Duvall Court
4 Beds, 2.5 Baths
DOM: 6, List Date: 7/28/2014
LIST PRICE: \$849,800
SALE PRICE: \$947,000
Represented Seller

RIVERMARK - SANTA CLARA



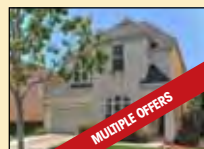
4412 Headen Way
3 Beds, 2.5 Baths
DOM: 9, List Date: 4/1/2014
LIST PRICE: \$848,000
SALE PRICE: \$858,000
Represented Buyer

RIVERMARK - SANTA CLARA



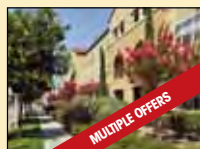
4179 Tobin Circle
4 Beds, 2.5 Baths
DOM: 7, List Date: 4/25/2014
LIST PRICE: \$1,188,800
SALE PRICE: \$1,188,800
Represented Seller

RIVERMARK - SANTA CLARA



1179 Doyle Circle
4 Beds, 3.5 Baths
DOM: 7, List Date: 4/25/2014
LIST PRICE: \$1,349,500
SALE PRICE: \$1,450,000
Represented Seller

MISSION TERRACE - SANTA CLARA



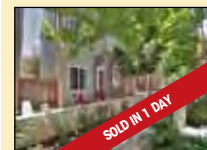
1883 Agnew Road #348
2 Beds, 2 Baths
DOM: 12, List Date: 11/4/2013
LIST PRICE: \$539,800
SALE PRICE: \$547,000
Represented Seller

MISSION TERRACE - SANTA CLARA



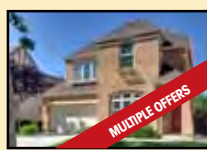
1883 Agnew Road #424
2 Beds, 2 Baths
DOM: 0, Sale Date: 8/20/2014
LIST PRICE: \$570,000
SALE PRICE: \$582,000
Represented Seller

RIVERMARK - SANTA CLARA



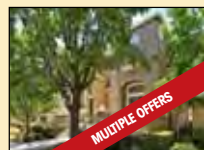
4394 Laird Circle
3 Beds, 3.5 Baths
DOM: 1, List Date: 5/14/2014
LIST PRICE: \$982,000
SALE PRICE: \$1,030,000
Represented Seller

RIVERMARK - SANTA CLARA



1133 Doyle Circle
4 Beds, 3.5 Baths
DOM: 9, List Date: 5/14/2014
LIST PRICE: \$1,395,500
SALE PRICE: \$1,480,000
Represented Seller

RIVERMARK - SANTA CLARA



976 Cole Place
3 Beds, 2.5 Baths
DOM: 7, List Date: 6/4/2014
LIST PRICE: \$888,000
SALE PRICE: \$940,000
Represented Seller

MISSION TERRACE - SANTA CLARA



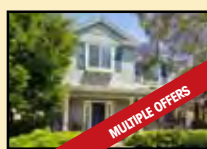
1883 Agnew Road #424
2 Beds, 2 Baths
DOM: 0, Sale Date: 8/20/2014
LIST PRICE: \$570,000
SALE PRICE: \$582,000
Represented Seller

RIVERMARK - SANTA CLARA



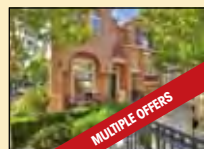
4484 Lick Mill Blvd
3 Beds, 2.5 Baths
DOM: 9, List Date: 5/7/2014
LIST PRICE: \$849,500
SALE PRICE: \$854,000
Represented Buyer & Seller

RIVERMARK - SANTA CLARA



1056 Garrity Way
3 Beds, 2.5 Baths
DOM: 9, List Date: 5/26/2014
LIST PRICE: \$1,448,000
SALE PRICE: \$1,520,000
Represented Seller

RIVERMARK - SANTA CLARA



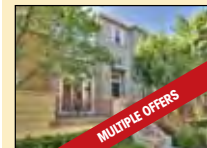
822 Transill Circle
3 Beds, 2.5 Baths
DOM: 10, List Date: 6/11/2014
LIST PRICE: \$899,000
SALE PRICE: \$965,000
Represented Seller

MISSION GARDEN - SANTA CLARA



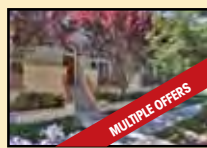
2009 Silva Place
3 Beds, 2.5 Baths
DOM: 8, List Date: 1/20/2014
LIST PRICE: \$750,000
SALE PRICE: \$791,500
Represented Seller

RIVERMARK - SANTA CLARA



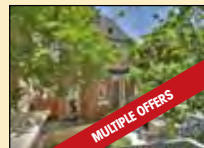
4493 Headen Way
2 Beds, 2.5 Baths
DOM: 11, List Date: 6/10/2014
LIST PRICE: \$749,800
SALE PRICE: \$800,000
Represented Buyer & Seller

RIVERMARK - SANTA CLARA



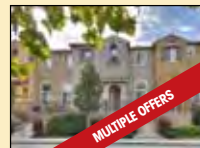
4406 Billings Circle
2 Beds, 2.5 Baths
DOM: 8, List Date: 6/30/2014
LIST PRICE: \$788,000
SALE PRICE: \$825,000
Represented Seller

RIVERMARK - SANTA CLARA



4436 Laird Circle
3 Beds, 3 Baths
DOM: 8, List Date: 6/25/2014
LIST PRICE: \$969,000
SALE PRICE: \$995,000
Represented Buyer & Seller

MISSION GARDEN - SANTA CLARA



4462 Moulin Place
3 Beds, 2.5 Baths
DOM: 7, List Date: 11/12/2014
LIST PRICE: \$788,800
SALE PRICE: \$847,000
Represented Seller

MISSION GARDEN - SANTA CLARA



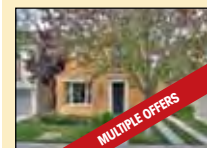
4525 Saint Palais Place
4 Beds, 3 Baths
List Date: 12/8/2014
LIST PRICE: \$899,950
CALL FOR MORE INFORMATION!
Represented Seller

MISSION PLACE - SANTA CLARA



1655 Agnew Road, #2
3 Beds, 3 Baths
DOM: 14, List Date: 7/16/2014
LIST PRICE: \$799,000
SALE PRICE: \$812,000
Represented Seller

RIVERMARK - SANTA CLARA



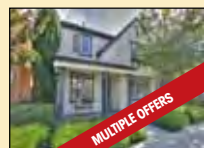
1041 Garrity Way
4 Beds, 2.5 Baths
DOM: 11, List Date: 6/23/2014
LIST PRICE: \$1,368,000
SALE PRICE: \$1,400,000
Represented Seller

RIVERMARK - SANTA CLARA



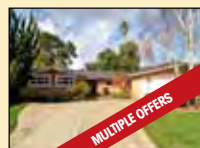
4226 Tobin Circle
3 Beds, 3.5 Baths
DOM: 8, List Date: 10/15/2014
LIST PRICE: \$999,800
SALE PRICE: \$1,052,000
Represented Seller

RIVERMARK - SANTA CLARA



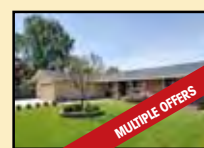
910 Hargis Way
3 Beds, 3.5 Baths
DOM: 9, List Date: 11/5/2014
LIST PRICE: \$1,288,000
SALE PRICE: \$1,360,000
Represented Seller

SARATOGA



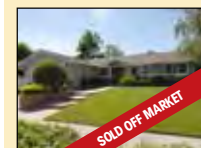
13695 Fortuna Court
4 Beds, 3 Baths
DOM: 8, List Date: 3/3/2014
LIST PRICE: \$1,993,888
SALE PRICE: \$2,200,000
Represented Seller

SUNNYVALE



1571 Lewiston Drive
4 Beds, 2.5 Baths
DOM: 8, List Date: 4/9/2014
LIST PRICE: \$1,599,000
SALE PRICE: \$1,943,000
Represented Seller

SUNNYVALE



1575 Lewiston Drive
4 Beds, 2 Baths
DOM: 0, Sale Date: 5/20/2014
LIST PRICE: \$1,943,000
SALE PRICE: \$1,943,000
Represented Seller

Dear Mei,

We want to offer our most sincere gratitude for everything you did in the sale and purchase of our homes. The title *real estate agent* is inadequate to describe you. We think of you as our **great partner and advisor**. A few other words I would add are *dedicated, meticulous, hardworking, knowledgeable, smart and responsive*! You are the best real estate partner we have ever worked with.

Previously, we worked with different agents when buying and selling our homes. However, we always felt something was lacking with the other agents. Living near Rivermark, we saw your name many times on numerous open houses. We concluded that you're very good. So when the time came to sell our home, we knew we had to call you. You and your team of experts not only worked at a super fast pace, but also delivered such high quality! Your advice on what needed to be done to get the home ready for sale was indispensable. You and your crew managed everything. We appreciated that you took great care of our home. As a result, we received multiple offers and our home sold for a higher price than we thought possible! Simply amazing!! Buying a home in today's hyper-competitive market is not easy. However, you were patient and thoughtful, never pushing us. Eventually, it was your reputation in the market that helped us secure our new home.

The right partner makes a huge difference! From now on, ***you are our one and only real estate partner!***

Best, Victor Thu, Santa Clara, 4/2014

Custom Home Staging

Mei's custom home staging service gives her listings a real showroom shine!



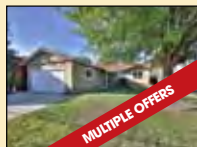
YOUR HOME COULD BE THE NEXT STAR!

SAN JOSE



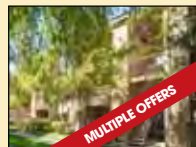
492 King George Ave
3 Beds, 3.5 Baths
DOM: 21, List Date: 8/14/13
LIST PRICE: \$545,000
SALE PRICE: \$545,000
Represented Seller

SAN JOSE



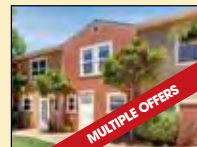
4613 Bucknall Road
4 Beds, 2 Baths
DOM: 8, List Date: 10/1/13
LIST PRICE: \$798,800
SALE PRICE: \$920,000
Represented Seller

SANTA CLARA



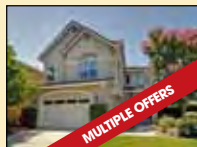
2250 Monroe Street #351
1 Beds, 1 Bath
DOM: 12, List Date: 8/28/13
LIST PRICE: \$339,000
SALE PRICE: \$345,000
Represented Seller

SUNNYVALE



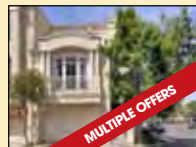
865 Carlisle Way #104
3 Beds, 2.5 Baths
DOM: 8, List Date: 6/19/13
LIST PRICE: \$668,000
SALE PRICE: \$708,000
Represented Seller

EAST PALO ALTO



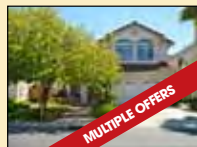
22 Shorebreeze Court
4 Beds, 2.5 Baths
DOM: 14, List Date: 7/12/13
LIST PRICE: \$699,000
SALE PRICE: \$715,000
Represented Seller

MILPITAS



877 Inspiration Place
4 Beds, 3.5 Baths
DOM: 19, List Date: 6/12/13
LIST PRICE: \$698,000
SALE PRICE: \$685,000
Represented Seller

MILPITAS



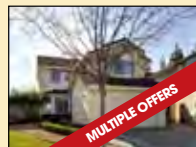
161 Meadowland Drive
4 Beds, 3 Baths
DOM: 14, List Date: 6/17/13
LIST PRICE: \$949,000
SALE PRICE: \$975,000
Represented Buyer

MILPITAS



912 RAIN DANCE
3 Beds, 3.5 Baths
DOM: 13, List Date: 9/12/13
LIST PRICE: \$639,800
SALE PRICE: \$631,500
Represented Buyer & Seller

MILPITAS



991 Sandalwood Lane
3 Beds, 2.5 Baths
DOM: 8, List Date: 12/3/13
LIST PRICE: \$799,900
SALE PENDING
Represented Seller

We worked with Mei as buyers and sellers. She is very professional, communicates clearly and works hard for her clients. She sold our townhouse with a 20-day close for significantly more than the asking price. She definitely earned her money, working closely with the buyers to help them get through the bank approval process as well as their own first-time jitters! Additionally, she helped us find our new house in a very challenging, low-inventory market, and then coached us to make an offer that was accepted! Her team of escrow and mortgage professionals was outstanding! We highly recommend Mei Ling! **Patrick and Shelley Flanagan, Santa Clara, 3/2013**

I wanted to sell my condo near Rivermark, and my brother referred Mei Ling, the top agent in the Rivermark area. Mei was on task from day one. Within a few days, she got inspections, repairs and paint work done, then staged the home for showing. The staging, photos and virtual tour were great. We received multiple offers—at higher than the list price—and sold within a few days of listing. WE also like the convenience of “electronic signing.” Mei is a Rivermark expert and it was very nice working with her. We are very happy we chose Mei as our agent and strongly recommend her. **Bhaskar & Sudha, Santa Clara, 7/2013**

Hi Mei,

I want to thank you for all the wonderful work you did to sell our house quickly and at a good price. I loved your creativity staging the house and great managing of the buyers during a highly uncertain time. GREAT JOB!! **Ajay, Milpitas, 6/2013**

When we decided to sell our Rivermark home, we considered Mei Ling and another agent. We are so glad we chose Mei. She sold our home for more than 10% above asking price. Her professionalism, speed, communication, staging, attention to detail and quality of work are unmatched. It is no wonder she has become one of the top agents in the region. Our only regret is that she doesn't service other areas of the country. Mei more than exceeded our expectations and we recommend her without hesitation. **Sekou Page, Santa Clara, 5/2013**

MEI LING'S 2013 LISTINGS & SALES

MEI LING IS THE #1 CENTURY 21 AGENT IN NORTHERN CALIFORNIA AND #2 IN THE NATION!

Dear Friends & Neighbors,

The housing market has steadily improved over the past four years, and home prices are projected to rise again in next year. In 2013, my ninth year with Century 21, the housing market showed strong positive signs with Santa Clara home prices trending upward 18.5 percent. The forecast for 2014, according to the Santa Clara County Real Estate Report, is that we won't see those double-digit increases, but prices will still rise approximately six percent.

Current trends indicate that the market is transitioning toward primary homebuyers who have been competing with investors and a severe shortage of available homes over the past few years. While inventories will remain tight, the number of primary buyers returning to the market will increase as homes become a somewhat less attractive option to investors. With the improving market, previously underwater homeowners will look toward selling, making housing inventory less scarce in 2014, according to the Real Estate Report. Interest rates on a 30-year fixed mortgage are projected to rise to 5.3 percent in 2014, so financing will still be relatively affordable. Additionally, buyers recognize prices are still going up and want to purchase a home before prices get even higher.

Whether you want to buy or sell a home in the Bay Area, you need a real estate expert in all phases of the buy/sell process who specializes in the area.

I offer my clients a comprehensive sales system that gives them every advantage. I know what buyers want, and provide a list of services for sellers including contractors, painters, home staging and a strategic marketing program that sells homes fast!

In 2013, with 66 closings, I am the #1 Century 21 Top Producer in Northern California, and #2 in the nation again this year. Most of my listings received multiple offers, sold in one week, and sold for more than the listing price.

I want to wish you all a happy holiday season and all the best for a healthy and successful New Year. Thank you for your ongoing patronage and referrals! I look forward to another exciting year in 2014.

Mei

Mei Ling #1 Sales Agent in Northern California, Grand Centurion REALTOR® Century 21 MM Associates



- The #1 REALTOR® in Your Neighborhood
- High effective staging, marketing and negotiating skills to get you “Top Dollar”
- Success based on referrals by always exceeding my client's expectations
- Annual sponsor of the Rivermark Spring Fling & Rivermark Diwali Festival

Mei Ling, ASP, REALTOR®
Your Area Specialist
(408) 829-3994
mei@c21mm.com

Mei Ling
Realtor®

Century 21
FINE HOMES
& ESTATES

M&M AND ASSOCIATES

Century 21
FINE HOMES
& ESTATES

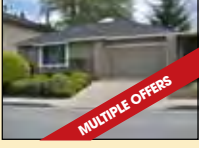


Mei Ling, ASP®, REALTOR®
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Cupertino, CA 95014
(408) 829-3994
mei@c21mm.com
www.MeiLingHomes.com CalBRE# 01425296



Scan the QR Code
with your Smartphone
to visit my website!
www.MeiLingHomes.com

Mei Ling
Realtor®

SARATOGA  19400 Dehavilland Drive 4 Beds, 2 Baths DOM: 14, List Date: 02/07/12 LIST PRICE: \$1,299,800 SALE PRICE: \$1,280,000 Represented Seller	SUNNYVALE  776 Sequoia Drive 5 Beds, 2.5 Baths DOM: 13, List Date: 11/28/12 LIST PRICE: \$968,800 SALE PRICE: \$??? Represented Seller	SUNNYVALE  610 Santa Catalina Ter 3 Beds, 2.5 Baths DOM: 16, List Date: 06/11/12 LIST PRICE: \$995,000 SALE PRICE: \$725,000 Represented Seller
SUNNYVALE  763 Danforth Ter 3 Beds, 2.5 Baths DOM: 7, List Date: 06/20/12 LIST PRICE: \$688,800 SALE PRICE: \$727,000 Represented Seller	SUNNYVALE  612 Santa Catalina Ter 3 Beds, 2.5 Baths DOM: 6, List Date: 07/18/12 LIST PRICE: \$749,800 SALE PRICE: \$770,000 Represented Buyer & Seller	SAN JOSE  4818 Vesca Way 2 Beds, 2 Baths DOM: 10, List Date: 10/15/12 LIST PRICE: \$499,888 SALE PRICE: \$535,000 Represented Buyer
SAN JOSE  1761 Dalton Place 3 Beds, 2 Baths DOM: 8, List Date: 02/21/12 LIST PRICE: \$688,800 SALE PRICE: \$701,000 Represented Seller	SAN JOSE  83 S 16th street 3 Beds, 3 Baths DOM: 9, List Date: 09/29/12 LIST PRICE: \$548,800 SALE PRICE: \$549,000 Represented Seller	SAN JOSE  1252 Chiapas Ter 2 Beds, 2.5 Baths DOM: 7, List Date: 03/22/12 LIST PRICE: \$438,800 SALE PRICE: \$482,888 Represented Seller
SAN JOSE  4808 Rio Vista Ave 3 Beds, 2 Baths DOM: 8, List Date: 03/26/12 LIST PRICE: \$779,000 SALE PRICE: \$850,000 Represented Buyer	SAN JOSE  1365 Longfellow Way 4 Beds, 3 Baths DOM: 11, List Date: 05/28/12 LIST PRICE: \$1,499,880 SALE PRICE: \$1,570,000 Represented Seller	SAN JOSE  973 Ketch Place 5 Beds, 2.5 Baths DOM: 7, List Date: 06/07/12 LIST PRICE: \$649,000 SALE PRICE: \$685,000 Represented Buyer
SAN JOSE  5102 Archangel Drive 3 Beds, 2.5 Baths DOM: 12, List Date: 06/27/12 LIST PRICE: \$558,000 SALE PRICE: \$565,000 Represented Seller	MORGAN HILL  18225 San Carlos Place 4 Beds, 3.5 Baths DOM: 12, List Date: 03/12/12 LIST PRICE: \$949,900 SALE PRICE: \$930,000 Represented Buyer	MORGAN HILL  13437 Sycamore Drive 4 Beds, 3.3 Baths DOM: 8, List Date: 03/08/12 LIST PRICE: \$839,000 SALE PRICE: \$850,000 Represented Buyer

Mei’s custom home staging service gives her listings a real showroom shine!
Your home could be the next star! See Examples of Mei’s Staging online at
www.MeiLingHomes.com or CALL FOR DETAILS!

Mei Ling is a highly experienced, efficient real estate agent with an effective sales strategy and proven track record. She is a true professional, and one who gets the job done with great results. She is easy to work with, attentive to her clients and provides sound advice and valuable recommendations. We wanted to buy another home and move in prior to the sale of the home where we lived. Mei was the agent for both of these transactions. With her help, the entire process from purchasing a new home and moving to sale closure of our previous home—including remodeling, inspections, staging and open home presentations, took less than three months. The process was extremely efficient, went like clockwork, and was smooth and painless for us. Mei Ling completely took away any stress or worry. During the entire process we were out of the country on vacation, but Mei took care of every detail. She managed and scheduled everything to get the house ready, did an unbelievably great job staging it and sold it well above list price after the first open house. Mei is very dedicated, takes great pride in her work and provides excellent services. She really showed us what a difference a good agent can make. *Stephen and Andrea Fong, Cupertino, August 2012*

I want to say “Thanks so much!” for the extremely professional way Mei Ling handled the sale of our home this year. From our first meeting and walk-through, Mei was so helpful suggesting repairs, and then setting up the contractors and painter to come in on short notice. She made sure that every task was finished on time and that our home was listed quickly. Mei then guided us through the sale and a very smooth closing. We very much appreciate Mei’s hard work and would like to say “thank you” once again. *Suraj and Anjali, Robin’s Run, October 2012*



M&M AND ASSOCIATES



Mei Ling, ASP®, REALTOR®
CENTURY 21 Area Specialist
10420 S. De Anza Blvd.
Cupertino, CA 95014
(408) 829-3994
mei@c21mm.com
www.MeiLingHomes.com DRE# 01425296





MEI LING'S 2012 LISTINGS & SALES
TOP CENTURY 21 SALES AGENT IN NORTHERN CALIFORNIA

Dear Friends & Neighbors,

With 2013 just around the corner, it’s time to take a look back at 2012. Last year, my eighth with Century 21, the real estate market showed some positive signs with home prices trending upward from 10-20 percent throughout the region. As a result, I was able to help my cli-ents—buyers and sellers—not only reach, but also exceed their real estate goals.

Several factors account for current market conditions. First, mortgage interest rates continue to hover at or near historic lows, which is good for buyers. Fewer short sales and foreclosures have reduced the inventory of available homes. Additionally, buyers recognized the upward pricing trend and wanted to purchase a home before prices get even higher. Specific situations influenced the market such as the Facebook IPO that created hundreds of “instant millionaires” who all want to own homes in the area. These factors serve to create greater demand. An example of how these factors drive prices is Rivermark in Santa Clara. There prices have increased by approximately 10 percent in 2012. Prices increased more than 20 percent in Bay Area communities such as Palo Alto and San Jose.

With so many factors affecting the market, homebuyers and sellers need a real estate agent with the expertise to get the best results for every client.

My comprehensive sales system gives my clients every advantage. I offer an á la carte menu of services including contractors, painters, home staging and a multi-faceted marketing program.

My system worked well in 2012. With 70 closings, I am the #1 Century 21 Top Producer in Northern California, and #2 in the nation. Most of those homes received multiple offers, sold in one week, and sold for more than the listing price.

Thanks to every client for your ongoing patronage and referrals. I look forward to another exciting year in 2013.

Happy holidays and best of luck for 2013!

Mei

Mei Ling #1 Sales Agent in Northern California
Grand Centurion REALTOR®
Century 21 M&M and Associates

Find market updates anytime on my website:
www.MeiLingHomes.com

There you can subscribe to my monthly newsletter, check on real estate sales activity in several Santa Clara neighborhoods, view virtual tours of my current listings and more.



- **#1 CENTURY 21 Agent in the West United States**
- **Grand Centurion award winner,The highest Possible Designation**
- **High effective staging, marketing and negotiating skills to get you “Top Dollar”**
- **Success based on referrals by always exceeding my client’s expectations**
- **Annual sponsor of the Rivermark Spring Fling & Rivermark Diwali Festival**



Mei Ling, ASP, REALTOR®
Your Area Specialist
(408) 829-3994
mei@c21mm.com



M&M AND ASSOCIATES

Client Testimonials...

We are very glad we chose Mei to sell our home. Once we made that important decision, the rest happened automatically. Our home sold in only seven days at an excellent price. To make things a little more difficult, we were out of the country during the whole process. Mei kept us well informed and responded to all our queries, even after office hours, and sometimes quite late. All repair and refurbishing work was done in about a week and our home was listed shortly thereafter. Mei staged the home beautifully, a factor we think made our home stand out among other similar homes in the market at that time. We also liked the way Mei interacted with us. While selling a home can sometimes be stressful, Mei made us comfortable throughout the entire process.

Shriram & Srividya., Rivermark, October 2012

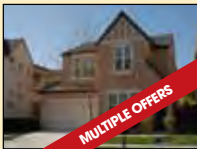
We chose Mei Ling to help us sell our home because we saw her signs all over Rivermark. But we knew we made the right decision at our very first meeting. Mei specializes in Santa Clara/South Bay Area real estate and her depth of knowledge of the area is extensive. Just a month after our first meeting, our house was cleaned, staged, marketed and sold at an unexpectedly high price. Her method for marketing homes is flawless. She manages every step of the process down to the final detail so that when the time comes to show the house, it sparkles with warmth and cleanliness. All the crews that she sent to our home were equally professional and efficient and had nothing but praise for Mei. Every step of the way, Mei went above and beyond our expectations making the entire process of selling our Rivermark townhouse swift, professional, exciting (at times), and best of all, profitable. We have nothing but praise for Mei as a realtor and would highly recommend that anyone looking for an awesome agent, choose Mei Ling. There is no one better! Thank you again, **Steve & Kimberly Cook, Rivermark, July 2012**

RIVERMARK - SANTA CLARA



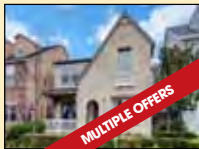
902 E River Parkway
4 Beds, 3.5 Baths
DOM: 0, List Date: 12/19/12
LIST PRICE: \$1,300,000
SALE PRICE: \$1,108,000
Represented Buyer & Seller

RIVERMARK - SANTA CLARA



4320 Rivermark Parkway
4 Beds, 3.5 Baths
DOM: 0, List Date: 03/28/12
LIST PRICE: \$1,100,000
SALE PRICE: \$1,108,000
Represented Buyer & Seller

RIVERMARK - SANTA CLARA



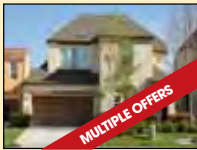
913 E River Parkway
4 Beds, 3.5 Baths
DOM: 12, List Date: 03/02/12
LIST PRICE: \$1,168,200
SALE PRICE: \$1,179,000
Represented Buyer & Seller

RIVERMARK - SANTA CLARA



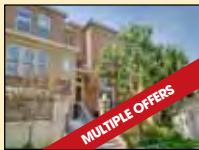
4330 Watson Circle
3 Beds, 3 Baths
DOM: 9, List Date: 03/13/12
LIST PRICE: \$770,000
SALE PRICE: \$802,000
Represented Buyer & Seller

RIVERMARK - SANTA CLARA



1021 E River Parkway
4 Beds, 3.5 Baths
DOM: 0, List Date: 03/29/12
LIST PRICE: \$1,100,000
SALE PRICE: \$1,112,000
Represented Buyer & Seller

RIVERMARK - SANTA CLARA



4080 Lick Mill Blvd
3 Beds, 2.5 Baths
DOM: 8, List Date: 05/02/12
LIST PRICE: \$715,000
SALE PRICE: \$755,100
Represented Seller

RIVERMARK - SANTA CLARA



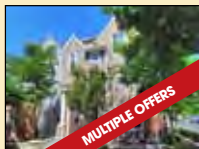
840 E River Parkway
4 Beds, 3.5 Baths
DOM: 0, List Date: 06/15/12
LIST PRICE: \$1,200,000
SALE PRICE: \$1,210,000
Represented Buyer & Seller

RIVERMARK - SANTA CLARA



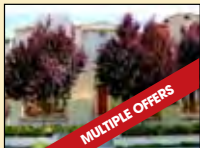
825 Transill Circle
3 Beds, 2.5 Baths
DOM: 8, List Date: 06/20/12
LIST PRICE: \$759,950
SALE PRICE: \$788,000
Represented Buyer & Seller

RIVERMARK - SANTA CLARA



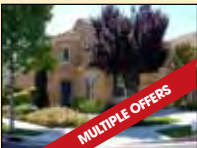
4406 Laird Circle
3 Beds, 3.5 Baths
DOM: 7, List Date: 06/06/12
LIST PRICE: \$825,000
SALE PRICE: \$852,000
Represented Seller

RIVERMARK - SANTA CLARA



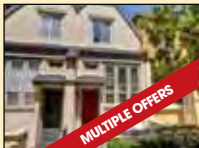
4444 Billings Circle
2 Beds, 2.5 Baths
DOM: 3, List Date: 07/09/12
LIST PRICE: \$548,888
SALE PRICE: \$602,000
Represented Cash Buyer

RIVERMARK - SANTA CLARA



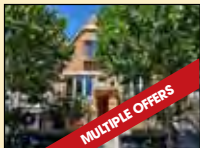
994 Brackett Way
5 Beds, 4 Baths
DOM: 0, List Date: 08/14/12
LIST PRICE: \$1,200,000
SALE PRICE: \$1,200,000
Represented Buyer & Seller

RIVERMARK - SANTA CLARA



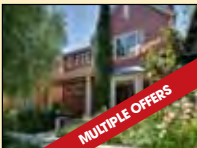
834 Transil Circle
2 Beds, 2.5 Baths
DOM: 9, List Date: 07/11/12
LIST PRICE: \$610,000
SALE PRICE: \$640,000
Represented Seller

RIVERMARK - SANTA CLARA



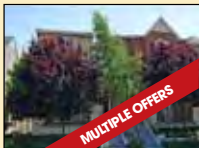
4515 Lick Mill Blvd
2 Beds, 2.5 Baths
DOM: 8, List Date: 07/25/12
LIST PRICE: \$620,000
SALE PRICE: \$645,000
Represented Buyer & Seller

RIVERMARK - SANTA CLARA



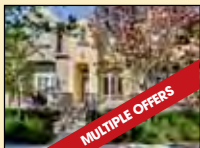
4250 Marston Lane
4 Beds, 3.5 Baths
DOM: 0, List Date: 09/14/12
LIST PRICE: \$1,020,000
SALE PRICE: \$1,020,000
Represented Buyer & Seller

RIVERMARK - SANTA CLARA



4512 Lick Mill Blvd
3 Beds, 2.5 Baths
DOM: 20, List Date: 05/22/12
LIST PRICE: \$698,888
SALE PRICE: \$710,000
Represented Cash Buyer - Short Sale

RIVERMARK - SANTA CLARA



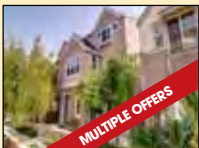
4370 Headen Way
2 Beds, 2.5 Baths
DOM: 8, List Date: 10/03/12
LIST PRICE: \$590,000
SALE PRICE: \$621,000
Represented Seller

RIVERMARK - SANTA CLARA



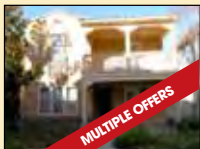
4256 Marston Lane
3 Beds, 3.5 Baths
DOM: 14, List Date: 09/18/12
LIST PRICE: \$1,025,000
SALE PRICE: \$1,030,000
Represented Seller

RIVERMARK - SANTA CLARA



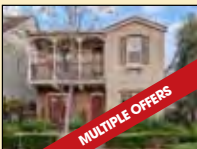
4348 Watson Circle
3 Beds, 3.5 Baths
DOM: 7, List Date: 09/26/12
LIST PRICE: \$838,000
SALE PRICE: \$850,000
Represented Seller

RIVERMARK - SANTA CLARA



4325 Marston Lane
4 Beds, 3.5 Baths
DOM: 0, List Date: 10/27/12
LIST PRICE: \$998,000
SALE PRICE: \$998,000
Represented Buyer & Seller

RIVERMARK - SANTA CLARA



875 E River Parkway
4 Beds, 3.5 Baths
DOM: 11, List Date: 11/22/12
LIST PRICE: \$1,225,000
SALE PRICE: \$???
Represented Seller

Mei Ling, ASP, REALTOR®

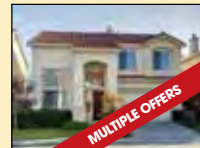
(408) 829-3994

mei@c21mm.com

www.MeiLingHomes.com

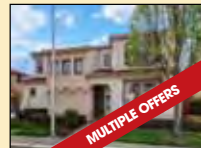
DOM = DAYS ON MARKET

MISSION PARK



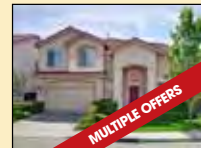
2330 Esperanca Ave
4 Beds, 3 Baths
DOM: 8, List Date: 01/18/12
LIST PRICE: \$829,990
SALE PRICE: \$825,000
Represented Seller

MISSION PARK



2218 Gianera Street
3 Beds, 2.5 Baths
DOM: 9, List Date: 04/04/12
LIST PRICE: \$645,000
SALE PRICE: \$657,000
Represented Seller

MISSION PARK



2340 Esperanca Ave
4 Beds, 2.5 Baths
DOM: 13, List Date: 04/18/12
LIST PRICE: \$779,500
SALE PRICE: \$795,000
Represented Seller

MISSION PARK



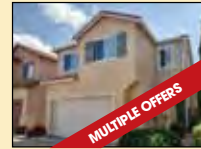
2223 Lenox Place
3 Beds, 2.5 Baths
DOM: 9, List Date: 07/04/12
LIST PRICE: \$599,000
SALE PRICE: \$626,000
Represented Seller

MISSION PARK



2292 Alcalde Street
3 Beds, 2.5 Baths
DOM: 7, List Date: 12/05/12
LIST PRICE: \$599,800
SALE PRICE: \$???
Represented Seller

ROBIN'S RUN



2150 Kingsbury Circle
4 Beds, 2 Baths
DOM: 9, List Date: 04/25/12
LIST PRICE: \$615,000
SALE PRICE: \$616,000
Represented Seller

ROBIN'S RUN



2150 Esperanca Ave
3 Beds, 2.5 Baths
DOM: 9, List Date: 06/13/12
LIST PRICE: \$640,900
SALE PRICE: \$650,000
Represented Seller

ROBIN'S RUN



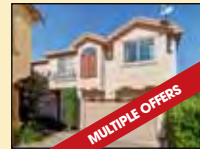
2238 Schott Court
3 Beds, 2.5 Baths
DOM: 23, List Date: 08/08/12
LIST PRICE: \$599,800
SALE PRICE: \$603,000
Represented Seller

ROBIN'S RUN



2164 Esperanca Ave
3 Beds, 2.5 Baths
DOM: 10, List Date: 08/27/12
LIST PRICE: \$610,000
SALE PRICE: \$625,000
Represented Seller

ROBIN'S RUN



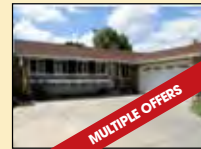
4570 Cheeney Street
3 Beds, 2.5 Baths
DOM: 8, List Date: 10/10/12
LIST PRICE: \$669,950
SALE PRICE: \$695,000
Represented Seller

SANTA CLARA



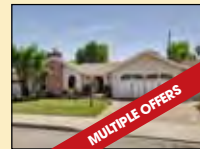
1520 Avina Circle, Unit 1
3 Beds, 3.5 Baths
DOM: 15, List Date: 11/16/12
LIST PRICE: \$725,888
SALE PRICE: \$710,000
Represented Buyer

SANTA CLARA



128 Cronin Drive
3 Beds, 2 Baths
DOM: 15, List Date: 04/24/12
LIST PRICE: \$899,500
SALE PRICE: \$945,000
Represented Buyer

SANTA CLARA



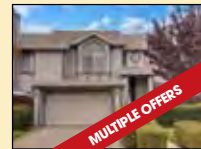
2338 Glendenning
3 Beds, 3 Baths
DOM: 8, List Date: 05/09/12
LIST PRICE: \$710,000
SALE PRICE: \$815,000
Represented Seller

SANTA CLARA



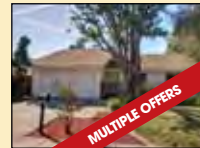
1580 Shore Place #4
3 Beds, 3 Baths
DOM: 33, List Date: 05/12/12
LIST PRICE: \$698,888
SALE PRICE: \$670,000
Represented Buyer

SANTA CLARA



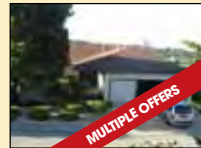
2309 Gianera Street
3 Beds, 2.5 Baths
DOM: 8, List Date: 10/31/12
LIST PRICE: \$450,000
SALE PRICE: \$528,888
Represented Seller

SANTA CLARA



4958 Avenida De Los Arboles
3 Beds, 2 Baths
DOM: 7, List Date: 11/14/12
LIST PRICE: \$595,000
SALE PRICE: \$658,000
Represented Seller

BELMONT



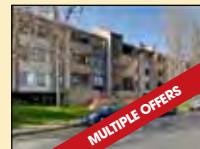
16 Elder Drive
4 Beds, 2.5 Baths
DOM: 125, List Date: 07/12/12
LIST PRICE: \$1,295,000
SALE PRICE: \$1,230,000
Represented Buyer

MOUNTAIN VIEW



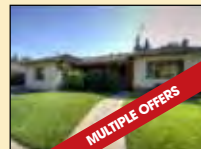
400 Ortega Ave #B300
2 Beds, 1 Bath
DOM: 7, List Date: 07/03/12
LIST PRICE: \$419,000
SALE PRICE: \$391,000
Represented Buyer

MOUNTAIN VIEW



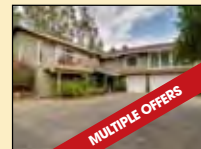
2111 Latham St. #321
2 Beds, 2 Baths
DOM: 2, List Date: 07/03/12
LIST PRICE: \$419,750
SALE PRICE: \$440,000
Represented Buyer

MOUNTAIN VIEW



1745 Pilgrim Ave
4 Beds, 2 Baths
DOM: 10, List Date: 09/25/12
LIST PRICE: \$988,000
SALE PRICE: \$988,000
Represented Buyer

LOS ALTOS HILLS



12869 Robleda Road
4 Beds, 3.5 Baths
DOM: 7, List Date: 09/06/12
LIST PRICE: \$2,599,000
SALE PRICE: \$2,747,000
Represented Seller

We were very pleased to work with Mei Ling on the sale of our home in Santa Clara's Mission Park neighborhood. As her neighbor, we watched Mei's business grow over the years, and when the time came to sell our home we knew we wanted to work with her. It was a fabulous experience! Mei knows the market, she knows what buyers want, and she knows how to close a deal. Our home was on the market for just four days when we received an offer matching our asking price. Escrow closed 21 days later. We credit our success to Mei's great marketing skills, her knowledge of desirable upgrades, the capability to get all pre-sale work done quickly and her amazing ability to stage a home. We have told many of our friends about Mei Ling and highly recommend working with her!

Lori Bartels & Ed Menard, Mission Park, (Month) 2012

Mei Ling did a great job selling our Santa Clara home. She has a comprehensive knowledge of the real estate market, she is extremely efficient and a true professional. Mei advised us that our house needed paint and some other work to fetch the best price. Her contractors did a good job, very quickly, at a reasonable price. It's been said that "time is money," and Mei knows how to sell fast. We had eight offers after the first open house, and the house sold for well over the listing price. KUDOS TO MEI! We highly recommend her.

San & Harpreet, Robin's Run, July 2012

Properly pricing your home will make a difference in the number of days your home will stay on the market. Her expanded knowledge of the area will help determine the best price to attract the most qualified buyers to your home. With a proven track record, when it comes to selling, your neighbors called Mei. You should too!



Scan the QR Code
with your Smartphone
to visit my website!

www.MeiLingHomes.com

Handbill Permit No. C-0300772 This is not intended to solicit other brokers' listings. All information deemed reliable but not guaranteed. Each office independently owned and operated.

SARATOGA



19540 Tweed Ct. Saratoga

5 Bedrooms, 3.5 Bathrooms,
D.O.M. : 35, List Date: 09/07/11
LIST PRICE: \$1,999,000
SALE PRICE: \$1,900,000

Represented Seller

SAN JOSE



5160 N. 1st Street San Jose

3 Bedrooms, 2.5 Bathrooms,
D.O.M. : 119, List Date: 05/26/11
LIST PRICE: \$499,000
SALE PRICE: \$500,000

Represented Seller

SAN JOSE



1157 Doralee Way San Jose

5 Bedrooms, 4 Bathrooms,
D.O.M. : 86, List Date: 08/13/10
LIST PRICE: \$1,585,000
SALE PRICE: \$1,500,000

Represented Seller

SUNNYVALE

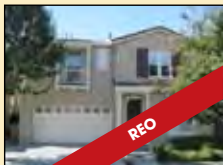


1055 Iris Ave. Sunnyvale

4 Bedrooms, 2.5 Bathrooms,
D.O.M. : 12, List Date: 03/16/11
LIST PRICE: \$899,000
SALE PRICE: \$889,000

Represented Seller

SAN JOSE



2969 Abigail Lane San Jose

4 Bedrooms, 2.5 Bathrooms,
D.O.M. : 33, List Date: 10/28/11
LIST PRICE: \$553,900
SALE PRICE: \$550,000

Represented Buyer

SAN JOSE

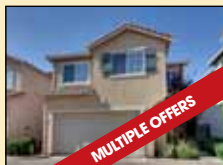


1240 Grand Blvd San Jose

4 Bedrooms, 3 Bathrooms,
D.O.M. : 10, List Date: 01/03/11
LIST PRICE: \$665,000
SALE PRICE: \$650,500

Represented Seller

ROBIN'S RUN

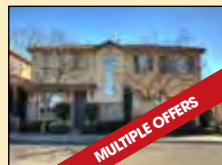


2175 Kingsbury Cir. Santa Clara

4 Bedrooms, 2.5 Bathrooms,
D.O.M. : 7, List Date: 09/15/11
LIST PRICE: \$599,800
SALE PRICE: \$605,000

Represented Seller

ROBIN'S RUN



2236 Schott Ct. Santa Clara

4 Bedrooms, 2.5 Bathrooms,
D.O.M. : 9, List Date: 02/09/11
LIST PRICE: \$665,000
SALE PRICE: \$665,000

Represented Seller

SUNNYVALE



416 Topaz Terrace Sunnyvale

3 Bedrooms, 2.5 Bathrooms,
Approx. 1332 SF, List Date: 04/29/11
LIST PRICE: \$550,204
SALE PRICE: \$550,204

Represented Buyer

SUNNYVALE



1139 Kassel Terrace Sunnyvale

3 Bedrooms, 2.5 Bathrooms,
D.O.M. : 14, List Date: 05/31/11
LIST PRICE: \$599,950
SALE PRICE: \$576,000

Represented Buyer & Seller

MOUNTAIN VIEW



171 Cameron Dr. Mountain View

2 Bedrooms, 2.5 Bathrooms,
D.O.M. : 28, List Date: 07/08/11
LIST PRICE: \$615,000
SALE PRICE: \$600,000

Represented Buyer



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www.MeiLingHomes.com

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We want to thank Mei Ling so much for taking us through the process of selling our home from beginning to end. She was able to garner a lot of interest with many marketing options, able to handle all of the curve balls, and overall, made the process a smooth one. Thanks so much for helping make this happen.

Michael and Jenny Bennette, Robin's Run, 11/2011

Mei Ling is a solid real estate professional who helped us sell our home in a difficult economy. We appreciated her great advice, beautiful staging of our house, timely updates and all her support from start to finish. She helped make the entire transaction run very smoothly. We are extremely satisfied with Mei's work and highly recommend her.

David and Linda Liu, Robin's Run, 3/2011

**Mei's custom home staging
service gives her listings a real
showroom shine! Your home
could be the next star!**
CALL FOR DETAILS!



Dear Friends & Neighbors,

I hope this letter finds you well as we look forward to 2012. In 2011, my seventh year with Century 21, the real estate market presented many challenges. However, I am pleased to have successfully helped my clients—buyers *and* sellers—reach their real estate goals.

Many Bay Area buyers share the perception that the real estate market is down and home prices are dropping. Generally, that is true. But in some neighborhoods, such as Rivermark in Santa Clara, prices are not only holding but have increased by three to five percent. This increase is due to a lack of inventory, and mortgage interest rates that continue to hover at or near historic lows. As a result, buyers in Santa Clara can find exceptional home values, and sellers can expect more favorable sale prices than earlier in the year.

These market conditions call for a real estate agent with a proven track record: A specialist with comprehensive expertise in the South Bay Area. That's where I come in.

With seven years of experience, I have developed a comprehensive system that gives my clients every advantage. Backed by a team of professionals—including contractors, painters and cleaning crew—I provide services such as repair, refurbishing, and home staging that make each home sparkle. My marketing program includes print ads, virtual Internet tours, and networking through a buyer's database and other agents to reach the ideal buyer for each home. I listen carefully to clients, provide real estate advice and negotiate tenaciously on their behalf.

This method worked well in 2011. With over 40 closings, I am the #1 Century 21 Top Producer again this year. Many of those homes received multiple offers and sold at or over the listing price.

Thanks to every client for your continuing patronage and referrals. With your support, I look forward to another successful year. **Happy holidays and all the best for 2012!**



Mei

Mei Ling #1 Sales Agent, Grand Centurion REALTOR® Century 21 M&M Associates

**For current market updates,
visit my website
www.MeiLingHomes.com**

- **#1 CENTURY 21 Agent in Northern California Region**
- **Grand Centurion award winner, The highest Possible Designation**
- **Averaging 1 home sale every week**
- **High effective staging, marketing and negotiating skills to get you "Top Dollar"**
- **Success based on referrals by always exceeding my client's expectations**
- **Annual sponsor of the Rivermark Spring Fling & Rivermark Diwali Festival**



Mei Ling, ASP®, REALTOR®

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Cupertino, CA 95014
(408) 829-3994
mling@century21champion.com
www.MeiLingHomes.com DRE# 01425296



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Your Area Specialist
(408) 829-3994
www.MeiLingHomes.com



CLIENT TESTIMONIALS

It has now been a year since we have been in our new house and we absolutely love it. I want to thank Mei Ling for her amazing ability to get our house closed in a record 20 days! Mei has a definite knack for style, as demonstrated by the staging of our home. We actually liked the house much better when Mei was done with it. On a personal note, I have never experienced such efficiency and attention to detail in the real estate or any other industry. Based on our experience, we heartily recommend Mei Ling. It was an absolute pleasure to work with her.

Oliver Deng, Rivermark, 9/2011

I am writing to express my sincere appreciation for the outstanding job Mei Ling did selling my house in Rivermark. I was very impressed by her professionalism, deep real estate knowledge, attention to details, and top-notch staging. I am delighted to say we got multiple offers even before the first open house. Mei’s excellent marketing program and networking got me \$100,000 above the appraised value with absolutely NO contingencies! All this was made possible because Mei was very diligent and efficient in all areas. Hiring Mei was like hiring an entire real-estate team. She is so organized; took on multiple roles; and provided excellent follow-through with lender, appraiser, title company, and between the buyer and seller. Again, thank you very much!

Narender R., Rivermark, 7/2011



MULTIPLE OFFERS

4094 Lick Mill Blvd Santa Clara

3 Bedrooms, 3 Bathrooms,
D.O.M. : 8, List Date: 02/09/11

LIST PRICE: \$619,000
SALE PRICE: \$630,000

Represented Seller



MULTIPLE OFFERS

4211 Tobin Circle Santa Clara

3 Bedrooms, 3.5 Bathrooms,
D.O.M. : 6, List Date: 02/16/2011

LIST PRICE: \$769,500
SALE PRICE: \$773,000

Represented Buyer & Seller



MULTIPLE OFFERS

4050 Fitzpatrick Way Santa Clara

3 Bedrooms, 2.5 Bathrooms,
D.O.M. : 7, List Date: 03/02/11

LIST PRICE: \$726,000
SALE PRICE: \$722,000

Represented Buyer & Seller



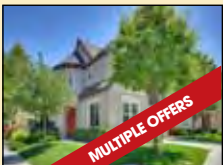
SHORT SALE

4044 Crandall Circle Santa Clara

3 Bedrooms, 2.5 Bathrooms,
D.O.M. : 320, List Date: 01/26/10

LIST PRICE: \$645,000
SALE PRICE: \$645,000

Represented Seller



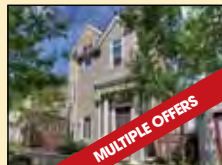
MULTIPLE OFFERS

4457 Billings Circle Santa Clara

5 Bedrooms, 4 Bathrooms,
D.O.M. : 1, List Date: 07/21/11

LIST PRICE: \$1,159,000
SALE PRICE: \$1,180,000

Represented Buyer & Seller



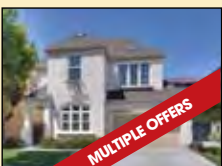
MULTIPLE OFFERS

4386 Watson Circle Santa Clara

3 Bedrooms, 3.5 Bathrooms,
D.O.M. : 9, List Date: 07/20/11

LIST PRICE: \$759,800
SALE PRICE: \$760,000

Represented Seller



MULTIPLE OFFERS

975 Garrity Way Santa Clara

4 Bedrooms, 3.5 Bathrooms,
D.O.M. : 4, List Date: 08/31/11

LIST PRICE: \$1,060,000
SALE PRICE: \$1,065,000

Represented Seller

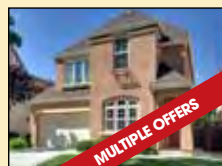


1203 Doyle Circle Santa Clara

5 Bedrooms, 5 Bathrooms,
D.O.M. : 0, List Date: 10/06/11

LIST PRICE: \$1,140,000
SALE PRICE: \$1,140,000

Represented Buyer & Seller



MULTIPLE OFFERS

1133 Doyle Circle Santa Clara

4 Bedrooms, 3.5 Bathrooms,
D.O.M. : 8, List Date: 09/21/11

LIST PRICE: \$1,058,000
SALE PRICE: \$1,090,000

Represented Seller



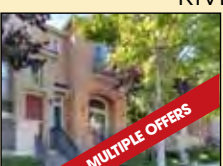
MULTIPLE OFFERS

4101 Tobin Circle Santa Clara

3 Bedrooms, 3 Bathrooms,
D.O.M. : 7, List Date: 10/05/11

LIST PRICE: \$757,000
SALE PRICE: \$765,000

Represented Seller



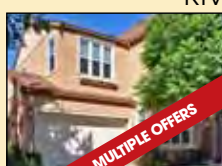
MULTIPLE OFFERS

4058 Rivermark Pkwy Santa Clara

3 Bedrooms, 2.5 Bathrooms,
D.O.M. : 9, List Date: 09/28/11

LIST PRICE: \$715,000
SALE PRICE: \$716,000

Represented Seller



MULTIPLE OFFERS

1037 Garrity Way Santa Clara

3 Bedrooms, 3.5 Bathrooms,
D.O.M. : 7, List Date: 10/27/11

LIST PRICE: \$1,068,500
SALE PRICE: \$1,072,000

Represented Buyer & Seller



PENDING

4047 Crandall Circle Santa Clara

3 Bedrooms, 2.5 Bathrooms,
D.O.M. : 8, List Date: 12/07/11

LIST PRICE: \$668,000
MULTIPLE OFFERS

Represented Seller



MULTIPLE OFFERS

4508 Billings Circle Santa Clara

3 Bedrooms, 2.5 Bathrooms,
D.O.M. : 8, List Date: 09/07/11

LIST PRICE: \$775,000
SALE PRICE: \$750,000

Represented Seller



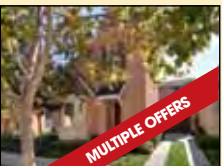
PENDING

4169 Marston Lane Santa Clara

3 Bedrooms, 2.5 Bathrooms,
D.O.M. : 13, List Date: 11/23/11

LIST PRICE: \$865,000
MULTIPLE OFFERS

Represented Seller



MULTIPLE OFFERS

1142 Doyle Circle Santa Clara

4 Bedrooms, 2.5 Bathrooms,
D.O.M. : 8, List Date: 11/02/11

LIST PRICE: \$1,035,000
SALE PRICE: \$1,038,888

Represented Seller

I have nothing but praise for our realtor, Mei Ling, who helped us sell our Rivermark townhouse. It was a long process for the buyer to get the loan. Mei got us a good price and managed the long process extremely professionally and helped in every conceivable way. This included overcoming all the obstacles created by HOA litigation. If you want to buy/sell/refinance, talk to Mei. She knows what she’s doing.

Florian Brody, Rivermark, 11/2011



MULTIPLE OFFERS

2220 Esperanca Ave Santa Clara

5 Bedrooms, 3 Bathrooms,
D.O.M. : 10, List Date: 01/17/11

LIST PRICE: \$818,800
SALE PRICE: \$828,888

Represented Seller



MULTIPLE OFFERS

2258 Gianera St. Santa Clara

3 Bedrooms, 2.5 Bathrooms,
D.O.M. : 8, List Date: 02/23/11

LIST PRICE: \$645,000
SALE PRICE: \$645,000

Represented Seller



SHORT SALE

2260 Lenox Place Santa Clara

3 Bedrooms, 2.5 Bathrooms,
D.O.M. : 2, List Date: 03/21/11

LIST PRICE: \$630,000
SALE PRICE: \$630,000

Represented Seller



2355 Lass Dr. Santa Clara

4 Bedrooms, 2.5 Bathrooms,
D.O.M. : 7, List Date: 05/11/11

LIST PRICE: \$778,000
SALE PRICE: \$769,000

Represented Seller



2305 Alcalde St. Santa Clara

4 Bedrooms, 3 Bathrooms,
D.O.M. : 21, List Date: 05/04/11

LIST PRICE: \$849,800
SALE PRICE: \$840,000

Represented Buyer & Seller



MULTIPLE OFFERS

2246 Gianera St. Santa Clara

4 Bedrooms, 3 Bathrooms,
D.O.M. : 15, List Date: 05/24/11

LIST PRICE: \$762,800
SALE PRICE: \$745,000

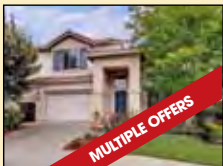
Represented Seller

Mei Ling was the realtor for our house on Lass Drive in Santa Clara. Right from the very first time I engaged with her, our whole experience has been nothing but simply fantastic. She is the kind of realtor where-in once you give her your house, she takes complete ownership on ensuring the house gets sold. She goes out of her way to help out. We had several odd jobs that needed fixing around the house. She referred me to her handyman who had everything fixed in just 2 days. She referred me to an excellent painter, wood work person and all the things around the house were fixed in one week, at low cost without any issues. The other thing which sets her apart from other realtors, is her ability to stage homes. We were sooo amazed with the way she staged our house, and definitely know that her staging was one of the main reasons our house was sold within 3 weeks of listing. Our house was listed in a pretty bad market, where homes were staying on the market an average of more than 2 months. We not only sold our house within 3 weeks, we also were able to get a price which was way over the market rate. Make sure you heed to her advice on her strategy to get multiple offers. In summary, if you want to get your house sold for the highest price, and not have to worry about anything, Mei Ling is the person to go to! She is the absolute BEST realtor in the bay area!

Aruna Ravichandran, Mission Park, 07/2011

Mei Ling helped us sell our home this spring. I was very impressed by her professionalism, her deep knowledge of the real estate market, her attention to detail and her top notch staging services. Mei transformed our house into a model-like home in a matter of days. Unbelievably, she had the house totally remodeled within a week, got us multiple offers within five days, and we closed escrow in less than 20 days. Mei is truly amazing! She makes the entire process so easy and worry free!

Jennifer Zhang and YaQing Wang, Mission Park, 3/2011



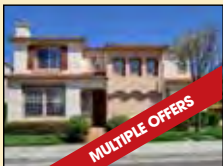
MULTIPLE OFFERS

2310 Lass Dr. Santa Clara

4 Bedrooms, 2.5 Bathrooms,
D.O.M. : 21, List Date: 05/18/11

LIST PRICE: \$750,000
SALE PRICE: \$745,000

Represented Seller



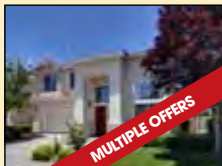
MULTIPLE OFFERS

4621 Cheeney St. Santa Clara

3 Bedrooms, 2.5 Bathrooms,
D.O.M. : 46, List Date: 06/01/11

LIST PRICE: \$649,000
SALE PRICE: \$647,000

Represented Seller



MULTIPLE OFFERS

2322 Lass Dr. Santa Clara

4 Bedrooms, 3 Bathrooms,
D.O.M. : 5, List Date: 07/21/11

LIST PRICE: \$829,000
SALE PRICE: \$829,000

Represented Seller

We were very pleased to utilize Mei Ling, to sell our home in Santa Clara’s Mission Park community. Mei did a very professional job from her starting advice through close of escrow. Because we were living out of the area, she managed all the inspections, minor repairs, kept us updated, and kept the process moving, minimizing the need for multiple return trips to Santa Clara. Mei’s artistic staging turned our home into a showcase. The virtual tour and the marketing brochures she created were very impressive. All Mei’s efforts sold our home just five days after it was listed.

There are many good agents in the market, but Mei Ling has a great natural touch in the successful outcome of the sale. We will definitely seek Mei’s help for any future real estate need, and very strongly recommend her to others who want peace of mind and satisfaction regarding any real estate matter.

Muhammad Choudhry, Mission Park, 6/2011



MULTIPLE OFFERS

2272 Lenox Place Santa Clara

3 Bedrooms, 2.5 Bathrooms,
D.O.M. : 145, List Date: 08/02/11

LIST PRICE: \$648,800
SALE PRICE: \$650,000

Represented Seller

Mei Ling, ASP, REALTOR®
(408) 829-3994
www.MeiLingHomes.com

CUPERTINO
21101 White Fir Ct. Cupertino
 3 Bedrooms, 2 Bathrooms,
 D.O.M. : 22, List Date: 06/15/10
LIST PRICE: \$738,000
SALE PRICE: \$710,000



Represented Buyer

CUPERTINO
1604 Larkin Ave. San Jose
 4 Bedrooms, 3.5 Bathrooms,
 D.O.M. : 23, List Date: 06/30/10
LIST PRICE: \$1,799,000
SALE PRICE: \$1,799,000



Represented Seller

CUPERTINO
10837 N. Stelling Rd. Cupertino
 3 Bedrooms, 2.5 Bathrooms,
 Brand New!, Sale Date: 02/12/10
LIST PRICE: \$775,000
SALE PRICE: \$755,000



Represented Buyer

SARATOGA
13595 Howen Dr. Saratoga
 4 Bedrooms, 3.5 Bathrooms,
 D.O.M. : 10, List Date: 03/09/10
LIST PRICE: \$1,550,000
SALE PRICE: \$1,600,000



Represented Seller

SARATOGA
20755 Seaton Ave. Saratoga
 4 Bedrooms, 2.5 Bathrooms,
 D.O.M. : 4, List Date: 04/26/10
LIST PRICE: \$1,899,000
SALE PRICE: \$1,950,000



Represented Buyer

LOS GATOS
590 Vasona Ave. Los Gatos
 2 Bedrooms, 2.5 Bathrooms,
 D.O.M. : 8, List Date: 08/27/10
LIST PRICE: \$800,000
SALE PRICE: \$800,000



Represented Buyer

SUNNYVALE
213 W. Ferndale Ave. Sunnyvale
 3 Bedrooms, 2.5 Bathrooms,
 D.O.M. : 9, List Date: 09/14/10
LIST PRICE: \$715,000
SALE PRICE: \$716,000



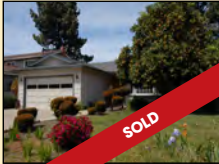
Represented Seller

SUNNYVALE
769 Sheraton Dr. Sunnyvale
 4 Bedrooms, 2 Bathrooms,
 D.O.M. : 10, List Date: 03/30/10
LIST PRICE: \$838,000
SALE PRICE: \$840,000



Represented Buyer

SUNNYVALE
1167 Bodega Dr. Sunnyvale
 4 Bedrooms, 2 Bathrooms,
 D.O.M. : 4, List Date: 03/22/10
LIST PRICE: \$690,000
SALE PRICE: \$785,000



Represented Buyer

EVERGREEN
3110 Linkfield Wy. San Jose
 4 Bedrooms, 2 Bathrooms,
 D.O.M. : 10, List Date: 08/06/10
LIST PRICE: \$699,000
SALE PRICE: \$703,000



Represented Seller

EVERGREEN
4019 Bouquet Park Ln. San Jose
 5 Bedrooms, 4 Bathrooms,
 D.O.M. : 6, List Date: 03/17/10
LIST PRICE: \$1,068,800
SALE PRICE: \$1,080,000



Represented Buyer & Seller

WILLOW GLEN
1157 Doralee Way San Jose
 5 Bedrooms, 4.5 Bathrooms,
 D.O.M. : 86, List Date: 08/13/10
LIST PRICE \$1,580,000
SALE PRICE \$1,500,000



Represented Seller



Dear Friends & Neighbors,

I hope this letter finds you well as 2011 gets underway. I am relieved to say that 2010, while challenging, was a successful year. Even in a tough real estate market, I was able to help many home buyers and sellers reach their goals.

The fourth quarter of 2010 showed a significant dip in both the median home price and average sales price. Additionally, homes stayed on the market longer. Selling time averaged 56 days, which is about two weeks longer than the previous quarter and a week longer than the same period in 2010.

However, since January the market has started on an upward trend. For buyers, mortgage interest rates continue to stay relatively low. I am receiving multiple offers on most homes, and many are selling at above list price. That is good news for sellers.

Even with an improving market, buyers and sellers still have a very narrow margin for error, and their choice of real estate agent is critical.

My formula for success continues to be a comprehensive sales approach. This includes listening carefully to clients, advising them on real estate matters, negotiating on their behalf, paying attention to the details, and staying in close communication through the entire process. I also provide services such as repair and refurbishing, home staging, and a complete marketing program designed to reach the ideal buyer for each home.

This formula worked well last year. With more than 40 closings, I am the #1 Century 21 Top Producer in the Northern California Region, and #5 in the nation for 2010. Many of those homes sold in less than a month and received multiple offers.

So last year, the successes definitely outweighed the challenges. Thanks to every client for your continuing support and patronage.

I look forward to another great year, and wish everyone the best for 2011.



Mei

- #1 CENTURY 21 Agent in Northern California Region
- #5 CENTURY 21 Agent in the Nation
- Grand Centurion award winner, The highest Possible Designation
- Averaging 1 home sale every week
- High effective staging, marketing and negotiating skills to get you "Top Dollar"
- Success based on referrals by always exceeding my client's expectations
- Annual sponsor of the Rivermark Spring Fling & Rivermark Diwali Festival



See More Examples of Mei's Staging at www.Meilinghomes.com

Mei's custom home staging service gives her listings a real showroom shine! Your home could be the next star! Call for details!

Properly pricing your home will make a difference in the number of days your home will stay on the market. Her expanded knowledge of the area will help determine the best price to attract the most qualified buyers to your home. With a proven track record, when it comes to selling, your neighbors called Mei. You should too!

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Mei Ling, ASP®, REALTOR®
 CENTURY 21 Area Specialist
 10420 S. De Anza Blvd.
 Cupertino, CA 95014
 (408) 829-3994
mei@c21mm.com
www.MeilingHomes.com DRE# 01425296



Mei Ling, ASP, REALTOR®
 Your Area Specialist
(408) 829-3994





RIVERMARK
4132 Marston Ln. Santa Clara
4 Bedrooms, 3.5 Bathrooms,
D.O.M. : 9, List Date: 02/03/10
LIST PRICE: \$1,199,880
SALE PRICE: \$1,190,000

Represented Buyer & Seller



RIVERMARK
4027 Crandall Cl. Santa Clara
2 Bedrooms, 2.5 Bathrooms,
D.O.M. : 14, List Date: 01/28/10
LIST PRICE: \$585,000
SALE PRICE: \$575,000

Represented Buyer



RIVERMARK
1026 Brackett Wy. Santa Clara
3 Bedrooms, 2.5 Bathrooms,
D.O.M. : 7, List Date: 02/24/10
LIST PRICE: \$988,000
SALE PRICE: \$995,000

Represented Buyer & Seller

I want to give Mei Ling a BIG THANK YOU for all her help selling my home!

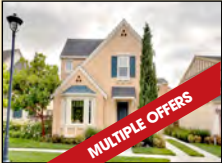
I strongly believe that her extensive knowledge of the business, expertise in the local real estate market, personal network, gorgeous staging work, as well as her marketing initiatives made a huge difference in getting my home sold quickly and for the right price! We received multiple offers in the first open house and were able to secure a buyer right after that. As importantly, it was great to rely on Mei’s advice and recommendations, which translated into a very professional and expeditious sales process.

Joni Girardi, Santa Clara, May 2010

Picking Mei as our selling agent was a no-brainer and most definitely the wisest choice that we ever made. She is super-organized, and has well thought out strategies for every step of the sales process. Her staging is impeccable (many friends stopped by our staged home to get decorating ideas), her marketing is perfect and she presents the home at its best. She is always available to answer our questions, responds promptly to queries and pays great attention to detail.

We have heard that selling a house can be very stressful, but with Mei we never experienced it. It was a smooth ride all along and for that, a heartfelt, “Thank you, Mei. You are the best!

Ram & Akila, Santa Clara, June 2010



RIVERMARK
4425 Rivermark Pkwy. Santa Clara
4 Bedrooms, 2.5 Bathrooms,
D.O.M. : 9, List Date: 06/02/10
LIST PRICE: \$998,800
SALE PRICE: \$998,800

Represented Seller



RIVERMARK
1220 Kelley Wy. Santa Clara
3 Bedrooms, 2 Bathrooms,
D.O.M. : 112, List Date: 06/10/10
LIST PRICE: \$670,000
SALE PRICE: \$650,000

Represented Buyer & Seller



RIVERMARK
4250 Marston Ln. Santa Clara
4 Bedrooms, 3.5 Bathrooms,
D.O.M. : 7, List Date: 06/16/10
LIST PRICE: \$930,000
SALE PRICE: \$930,000

Represented Buyer & Seller



SANTA CLARA
2327 Villa Pl. Santa Clara
3 Bedrooms, 2.5 Bathrooms,
D.O.M. : 8, List Date: 01/20/10
LIST PRICE: \$475,000
SALE PRICE: \$565,000

Represented Seller



SANTA CLARA
3001 Mark Ave. Santa Clara
3 Bedrooms, 2 Bathrooms,
D.O.M. : 7, List Date: 04/06/10
LIST PRICE: \$598,000
SALE PRICE: \$655,000

Represented Buyer



SANTA CLARA
2020 Gammell Brown Santa Clara
5 Bedrooms, 3 Bathrooms,
D.O.M. : 71, List Date: 08/02/10
LIST PRICE: \$788,000
SALE PRICE: \$760,000

Represented Seller

CLIENT TESTIMONIALS

I was apprehensive about selling my 20-year-old townhouse in this market (early 2010). But Mei said she could do it. She recommended new flooring, a few minor repairs and interior paint. Her staging service magically transformed my house into a beautiful, model-like home. Looking at the photos on her web site and her brochure, I couldn’t believe it was the same house! Mei carefully considered how to price the home, and her instincts must have been right on, because we got 11 offers right away, and the house sold for 20% over the asking price! Every aspect of the sale process was easy and straightforward thanks to Mei’s expert advice and professionalism. I would recommend Mei to anybody, and I’d love to work with her again.

George Yefchak, Santa Clara, March 2010

We recently worked with Mei to sell our home in Rivermark. We wanted our house to sell quickly and for top dollar. Now we realize that Mei was the perfect person to accomplish our goal. Her expertise, organization, stellar marketing collateral and excellent staging abilities made the whole process fast and painless. Mei understands what buyers are looking for and presented our home in its best light. Our home sold in just six days! We got more than the asking price and it sold faster than other comparable homes in the area. We could not have been more pleased with the job Mei did. She was wonderful to work with and we recommend her without hesitation.

Scott and Christin Sanchez, Santa Clara, March 2010



SANTA CLARA
2037 Finley Pl. Santa Clara
3 Bedrooms, 2.5 Bathrooms,
D.O.M. : 13, List Date: 05/12/10
LIST PRICE: \$785,000
SALE PRICE: \$778,000

Represented Buyer & Seller



SANTA CLARA
2183 Hunter Pl. Santa Clara
4 Bedrooms, 2.5 Bathrooms,
D.O.M. : 8, List Date: 03/24/10
LIST PRICE: \$699,000
SALE PRICE: \$711,000

Represented Seller



MISSION PARK
2222 Duvall Ct. Santa Clara
3 Bedrooms, 2.5 Bathrooms,
D.O.M. : 10, List Date: 12/10/10
LIST PRICE: \$639,950
SALE PRICE: \$641,000

Represented Seller



SANTA CLARA
488 Norwood Cl. Santa Clara
4 Bedrooms, 2.5 Bathrooms,
D.O.M. : 14, List Date: 02/22/10
LIST PRICE: \$998,000
SALE PRICE: \$990,150

Represented Seller



MISSION PARK
2262 Lenox Pl. Santa Clara
3 Bedrooms, 2.5 Bathrooms,
D.O.M. : 8, List Date: 06/09/10
LIST PRICE: \$640,000
SALE PRICE: \$639,000

Represented Seller



MISSION PARK
2230 Duvall Ct. Santa Clara
4 Bedrooms, 2.5 Bathrooms,
D.O.M. : 6, List Date: 08/04/10
LIST PRICE: \$725,000
SALE PRICE: \$725,000

Represented Seller



RIVERMARK
4381 Headen Wy. Santa Clara
3 Bedrooms, 2.5 Bathrooms,
D.O.M. : 8, List Date: 06/23/10
LIST PRICE: \$749,000
SALE PRICE: \$749,000

Represented Seller



RIVERMARK
4145 Tobin Cl. Santa Clara
3 Bedrooms, 2.5 Bathrooms,
D.O.M. : 1, List Date: 07/01/10
LIST PRICE: \$910,000
SALE PRICE: \$910,000

Represented Seller



RIVERMARK
905 Hargis Wy. Santa Clara
4 Bedrooms, 3.5 Bathrooms,
D.O.M. : 7, List Date: 07/21/10
LIST PRICE: \$940,000
SALE PRICE: \$940,000

Represented Buyer & Seller



MISSION PARK
4714 Cheeney St. Santa Clara
4 Bedrooms, 2.5 Bathrooms,
D.O.M. : 6, List Date: 09/09/10
LIST PRICE: \$729,500
SALE PRICE: \$729,500

Represented Seller



MISSION PARK
2298 Lenox Pl. Santa Clara
3 Bedrooms, 2.5 Bathrooms,
D.O.M. : 7, List Date: 06/30/10
LIST PRICE: \$650,000
SALE PRICE: \$650,000

Represented Buyer & Seller



MISSION PARK
2347 Lass Dr. Santa Clara
4 Bedrooms, 3 Bathrooms,
D.O.M. : 64, List Date: 08/11/10
LIST PRICE: \$799,000
SALE PRICE: \$780,000

Represented Seller



RIVERMARK
4385 Laird Cl. Santa Clara
3 Bedrooms, 3.5 Bathrooms,
D.O.M. : 14, List Date: 09/01/10
LIST PRICE: \$749,500
SALE PRICE: \$748,000

Represented Buyer & Seller



RIVERMARK
818 Transill Cl. Santa Clara
2 Bedrooms, 2.5 Bathrooms,
D.O.M. : 34, List Date: 09/15/10
LIST PRICE: \$550,000
SALE PRICE: \$535,000

Represented Seller



RIVERMARK
1027 Brackett Wy. Santa Clara
4 Bedrooms, 3.5 Bathrooms,
D.O.M. : 9, List Date: 10/13/10
LIST PRICE: \$998,800
SALE PRICE: \$1,010,000

Represented Buyer

In a down market, when everybody said we could not sell a house, Mei met with us and confidently told us we could do it. True to her words, our house was sold in a matter of days with multiple offers. Mei is an ultimate professional and extremely detail oriented. She stages the house exceptionally well and ensures that everything is in perfect order so buyers can make a quick decision. She executes the selling process, similar to a project manager would execute a plan, capturing every detail and also following up on a regular basis. Given our experience, I gladly recommend Mei to anyone who wants to sell his or her home.

Vishu Chittibabu, Santa Clara, July 2010



RIVERMARK
4454 Laird Cl. Santa Clara
3 Bedrooms, 3 Bathrooms,
D.O.M. : 6, List Date: 10/22/10
LIST PRICE: \$609,900
SALE PRICE: \$618,000

Represented Seller

D.O.M. = DAYS ON MARKET

Our deep appreciation goes to Mei Ling for selling our house. The real estate market was in a downturn towards the end of 2010, and we knew that selling was going to be difficult towards the end of the year. However, Mei presented our 10-year-old house very well. We chose Mei because her staging was really good. Now we realize that her suggestions regarding fixing the house—bringing our home to a condition that was attractive to buyers—was also a huge advantage. From start to finish, we were very happy with her work. We were very relieved when we got several offers after the first open house in this challenging market. Now if we have plans to sell a home in the future, we know where to find a great realtor. Thank you Mei!

Priya and Mohan, Sunnyvale, October 2010



ROBINS RUN
2133 Kingsbury Cl. Santa Clara
3 Bedrooms, 2.5 Bathrooms,
D.O.M. : 6, List Date: 08/18/10
LIST PRICE: \$609,000
SALE PRICE: \$620,000

Represented Seller

Mei Ling, ASP, REALTOR®

(408) 829-3994

mei@c21mm.com

www.MeiLingHomes.com



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www.MeiLingHomes.com DRE# 01425296

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With a shift in the market, it pays to work with a REALTOR® who is well versed in the current market trends.

Properly pricing your home will make a difference in the number of days your home will stay on the market. Her expanded knowledge of the area will help determine the best price to attract the most qualified buyers to your home. With proven track record, when it comes to selling, your neighbors called Mei. You should too!

2009: A Real Estate Retrospective

Dear Friends & Neighbors,

As we approach the end of another challenging year, there is cause for optimism. While the economy has not completely recovered, there are encouraging signs that the Real Estate market is improving, at least in Santa Clara County where I am a specialist.

I take great pride in my expertise and knowledge of market trends and have seen several positives in 2009. For example, in November, the median price for single-family, resale homes in Santa Clara climbed over the \$600,000 mark for the first time since August 2008. Additionally, sales in November '09 were up more than 35% compared to November '08. Actual sale prices stayed over 100% for the fifth month in a row. Also, pending sales, an indicator of what will happen in the next month or two, were up more than 90% over the same period a year ago.

I believe the market hit bottom in early 2009, but has heated up since May. Since then, all my listings received multiple offers and sold within one week, most for more than the list price. For buyers, mortgage interest rates are at historic lows, plus the \$8000 federal credit is still available for those purchasing their first home.

My goal is to provide outstanding service no matter what the market conditions. Whether you are a buyer or a seller, my strategic marketing approach and dedication are unmatched. I truly believe that my success is measured by your satisfaction. Thank you for your continuing support and patronage.



I wish you and your family all the best for a wonderful 2010.

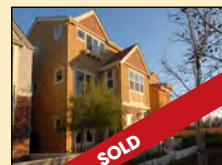
Mei
Mei Ling #1 CENTURY 21 Sales Agent in Santa Clara County.



SETTING NEW RECORDS IN SALES AND SERVICE

MEI LING'S 2009 LISTINGS AND SALES IN RIVERMARK, MISSION PARK, ROBIN'S RUN, SARATOGA, SUNNYVALE AND BEYOND

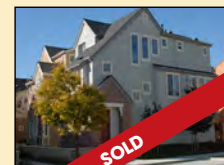
RIVERMARK



4238 Tobin Circle
3 Bedrooms, 3.5 Baths, 1,657 sq. ft.
D.O.M. : 35, List Date: 1/14/09
LIST PRICE \$749,500
SALE PRICE \$725,000

Represented Seller

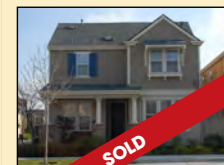
RIVERMARK



4390 Watson Circle
3 Bedrooms, 3 Baths, 1,590 sq. ft.
D.O.M. : 14, List Date: 2/18/09
LIST PRICE \$729,950
SALE PRICE \$705,000

Represented Seller

RIVERMARK



902 Hargis Way
3 Bedrooms, 3.5 Baths, 2,128 sq. ft.
D.O.M. : 73, List Date: 1/7/09
LIST PRICE \$949,000
SALE PRICE \$875,000

Represented Seller

RIVERMARK



849 Agnew Rd.
3 Bedrooms, 2.5 Baths, 1,700 sq. ft.
D.O.M. : 116, List Date: 12/22/08
LIST PRICE \$599,000
SALE PRICE \$590,000

Represented Buyer

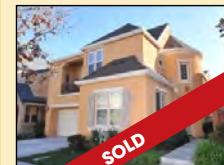
RIVERMARK



757 E. River Pkwy.
3 Bedrooms, 3 Baths, 1,590 sq. ft.
D.O.M. : 7, List Date: 4/29/09
LIST PRICE \$699,988
SALE PRICE \$715,000

Represented Seller & Buyer

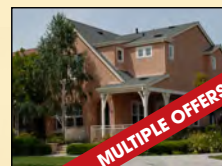
RIVERMARK



1138 Doyle Circle
4 Bedrooms, 4 Baths, 2,645 sq. ft.
D.O.M. : 131, List Date: 12/9/08
LIST PRICE \$1,059,000
SALE PRICE \$1,000,000

Represented Buyer

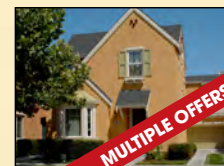
RIVERMARK



4201 Rivermark Pkwy.
4 Bedrooms, 2.5 Baths, 2,627 sq. ft.
D.O.M. : 9, List Date: 6/15/09
LIST PRICE \$998,800
SALE PRICE \$1,040,000

Represented Seller & Buyer

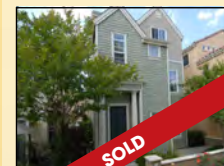
RIVERMARK



1161 Doyle Circle
4 Bedrooms, 2.5 Baths, 2,331 sq. ft.
D.O.M. : 7, List Date: 7/1/09
LIST PRICE \$978,800
SALE PRICE \$985,000

Represented Seller

RIVERMARK



4226 Tobin Circle
3 Bedrooms, 3.5 Baths, 1,657 sq. ft.
C.O.E 4/20/09
LIST PRICE \$739,000
SALE PRICE \$690,000

Represented Buyer

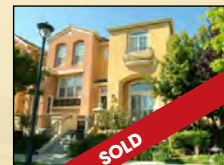
RIVERMARK



4304 Marston Lane
3 Bedrooms, 3.5 Baths, 2,128 sq. ft.
D.O.M. : 7, List Date 8/26/09
LIST PRICE \$899,980
SALE PRICE \$906,000

Represented Seller

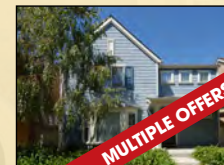
RIVERMARK



4022 Rivermark Pkwy.
3 Bedrooms, 2.5 Baths, 1,700 sq. ft.
D.O.M. : 9, List Date 7/10/09
LIST PRICE \$689,000
SALE PRICE \$695,000

Represented Buyer

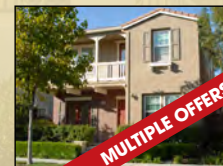
RIVERMARK



4321 Marston Lane
4 Bedrooms, 3.5 Baths, 2,083 sq. ft.
D.O.M. : 9, List Date 9/15/09
LIST PRICE \$895,000
SALE PRICE \$890,000

Represented Seller

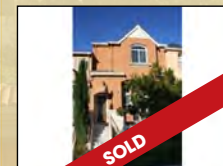
RIVERMARK



819 E. River Pkwy.
4 Bedrooms, 3.5 Baths, 2,989 sq. ft.
D.O.M. : 18, List Date 9/22/09
LIST PRICE \$1,099,800
SALE PRICE \$1,110,000

Represented Seller

RIVERMARK



4063 Crandall Circle
3 Bedrooms, 2.5 Baths, 1,716 sq. ft.
D.O.M. : 6, List Date 11/4/09
LIST PRICE \$660,000
SALE PRICE \$686,000

Represented Buyer

RIVERMARK



3901 Lick Mill Blvd #244
1 Bedroom, 1 Bath, 908 sq. ft.
D.O.M. : 7, List Date 4/23/09
LIST PRICE \$268,800
SALE PRICE \$270,000

Represented Seller

RIVERMARK



3901 Lick Mill Blvd #234
1 Bedroom, 1 Bath, 908 sq. ft.
D.O.M. : 55, List Date 12/19/09
LIST PRICE \$291,900
SALE PRICE \$235,000

Represented Buyer

D.O.M. = DAYS ON MARKET C.O.E = CLOSE OF ESCROW R.E.O. = BANK OWNED PROPERTY



Mei Ling, ASP, REALTOR®
Your Area Specialist
(408) 829-3994
www.MeiLingHomes.com



SUNNYVALE



529 Isla Vista Terrace
4 Bedrooms, 2.5 Baths, 1,694 sq. ft.
D.O.M. : 8, List Date: 5/27/09
LIST PRICE \$719,988
SALE PRICE \$729,000

Represented Seller

SUNNYVALE



621 E El Camino Real #201
2 Bedrooms, 2 Baths, 878 sq. ft.
D.O.M. : 197, List Date 2/24/09
LIST PRICE \$349,900
SALE PRICE \$340,000

Represented Buyer

SUNNYVALE



545 E. Duane Ave
3 Bedrooms, 2.5 Baths, 1,468 sq. ft.
D.O.M. : 9, List Date 9/8/09
LIST PRICE \$638,000
SALE PRICE \$669,255

Represented Seller

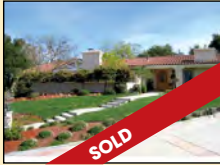
SUNNYVALE



1071 W. Knickerbocker Dr
3 Bedrooms, 2 baths, 1,345 sq. ft.
D.O.M. : 7, List Date 9/2/09
LIST PRICE \$799,000
SALE PRICE \$815,000

Represented Buyer

SARATOGA



18500 Aquino WY
4 Bedrooms, 2.5 Baths, 3,524 sq. ft.
D.O.M. : 62, List Date: 1/27/09
LIST PRICE \$1,999,999
SALE PRICE \$1,900,000

Represented Buyer

SARATOGA



20860 Meadow Oak Rd
4 Bedrooms, 2 Baths, 2,286 sq. ft.
D.O.M. : 8, List Date 7/7/09
LIST PRICE \$1,499,000
SALE PRICE \$1,485,000

Represented Seller

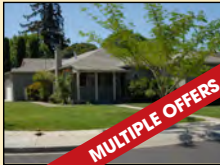
SANTA CLARA



1950 Santa Cruz Ave
3 Bedrooms, 2.5 Baths, 1,534 sq. ft.
D.O.M. : 7, List Date: 5/6/09
LIST PRICE \$649,988
SALE PRICE \$650,000

Represented Seller

SANTA CLARA



1942 De La Pena Ave
3 Bedrooms, 2 Baths, 1,806 sq. ft.
D.O.M. : 8, List Date: 5/13/09
LIST PRICE \$658,000
SALE PRICE \$666,066

Represented Seller

SANTA CLARA



2495 Benton Street
3 Bedrooms, 2 bath, 1,564 Sq. ft.
D.O.M. : 33, List Date 7/22/09
LIST PRICE \$675,000
SALE PRICE \$668,000

Represented Seller

CLIENT TESTIMONIALS

Dear Mei,
You are, without a doubt, the best REALTOR® that we have ever worked with. After seeing your professional presentation, your thorough analysis of the market and the many value-added services you provide, we concluded that there is clearly a reason that you outperform all others. We were delighted with every phase of the process. Your targeted Web and print-mail marketing was exceptional. Your expert staging of our home made it show like a photo spread from an Interior Design magazine. As a result of your hard work our home sold in just four days, with multiple bids, over our asking price, the buyers were well qualified, and the closing was a breeze.

Thank you for making our home sale such a success!
Dave and Vivian Bruce, Rivermark, Santa Clara, October 2009

Dear Mei,
We truly enjoyed having you as our seller agent during our relocating to the East Coast. It gave us such peace of mind having you on our side and we are very happy that our house sold so fast. You were on top of everything with great professionalism, high quality standards and hard work. We appreciated your excellent follow-up and follow-through! Your e-mails and calls were always timely, informative and relevant. We recommend you—without any hesitation—to anyone who needs to sell or buy a home. Thank you for taking such good care of our home while we were in the other coast. It really made our relocation much smoother and stress-free.

Ana and Luis Maranga, Mission Garden, Santa Clara, September 2009

RIVERMARK



2003 Gammell Brown Pl.
4 Bedrooms, 2.5 Baths, 1,902 sq. ft.
D.O.M. : 8, List Date 6/10/09
LIST PRICE \$699,988
SALE PRICE \$715,000

Represented Seller

SANTA CLARA



2004 Gammell Brown Cl.
4 Bedrooms, 2.5 Baths, 1,902 sq. ft.
D.O.M. : 7, List Date 10/21/09
LIST PRICE \$695,000
SALE PRICE \$705,000

Represented Seller

SANTA CLARA



2017 Gammell Brown Cl.
4 Bedrooms, 2.5 Baths, 2,190 sq. ft.
D.O.M. : 10, List Date 9/29/09
LIST PRICE \$780,000
SALE PRICE \$770,000

Represented Seller

SAN JOSE



2236 Arleen WY
4 Bedrooms, 2 Baths, 1,441 sq. ft.
D.O.M. : 8, List Date: 3/19/09
LIST PRICE \$739,950
SALE PRICE \$710,000

Represented Buyer

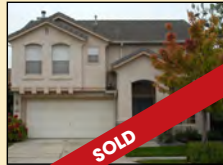
SAN JOSE



210 Monte Vista Dr.
3 Bedrooms, 2.5 Baths, 1,951 sq. ft.
D.O.M. : 106, List Date: 1/15/09
LIST PRICE \$510,000
SALE PRICE \$510,000

Represented Buyer

SAN JOSE



4220 Verdigris Circle
3 Bedrooms, 2.5 Baths, 1,828 sq. ft.
D.O.M. : 5, List Date 11/4/09
LIST PRICE \$789,930
SALE PRICE \$798,000

Represented Seller

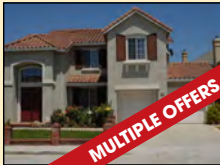
EVERGREEN



3975 Carracci Lane
3 Bedrooms, 2 Baths, 1,875 sq. ft.
D.O.M. : 8, List Date 10/13/09
LIST PRICE \$838,000
SALE PRICE \$860,000

Represented Seller & Buyer

EVERGREEN



4020 Emerald Isle Lane
5 Bedrooms, 3 Baths, 3,027 sq. ft.
D.O.M. : 9, List Date 6/24/09
LIST PRICE \$999,500
SALE PRICE \$980,000

Represented Seller



Mei Ling, ASP®, REALTOR®
(408) 829-3994

miling@century21champion.com
www.MeiLingHomes.com

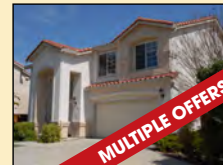
DRE# 01425296

Mei's performance as the agent responsible for selling our home in fall of 2009 can be characterized by one word, flawless. From start to finish, each step demonstrated Mei's professionalism and experience. Following Mei's advice, we performed some upgrades prior to the selling of our home. Mei scheduled the contractors, who did an excellent job at a great rate. Mei was quick to line up all necessary inspections, work, staging, etc. Everything fell into place like clockwork. Her marketing machine generated the buzz necessary to get as many potential buyers flowing through the house as possible. Having created a bullet-proof laundry list of features and selling points to our home, Mei calculated a flawless timeline to force interested parties to enter any serious bids in a timely manner.

Once the offers came in, Mei quickly triaged the list into those that were serious and those that were simply low-ball bids. Additionally, as we were dealing with this process remotely, Mei arranged for a notary to come over and walk us through the paper work, and then take the signed documents to be sent back to the main title company. In summary, Mei's extensive knowledge of the industry allows her to price a home, stage it, and handle the paper work to successfully close a transaction. She is able to handle offers and buyers efficiently, allowing a seller to get the best possible outcome.

Wes and Lisa Chou, Sunnyvale, September 2009

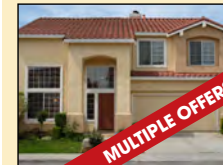
MISSION PARK



2363 Lass Dr
4 Bedrooms, 3 Baths, 2,326 sq. ft.
D.O.M. : 9, List Date: 4/1/09
LIST PRICE \$788,800
SALE PRICE \$788,800

Represented Seller

MISSION PARK



2230 Esperanca Ave
4 Bedrooms, 3 Baths, 2,326 sq. ft.
D.O.M. : 8, List Date: 4/22/09
LIST PRICE \$785,000
SALE PRICE \$795,000

Represented Seller

MISSION PARK



2290 Lenox Place
4 Bedrooms, 3 Baths, 2,223 sq. ft.
C.O.E 4/10/09
SALE PRICE \$730,000

Represented Seller & Buyer

MISSION PARK



2247 Lenox Place
4 Bedrooms, 2.5 Baths, 1,685 sq. ft.
D.O.M. : 11, List Date: 5/18/09
LIST PRICE \$645,000
SALE PRICE \$645,000

Represented Seller

MISSION PARK



2210 Lenox Pl
3 Bedrooms, 2.5 Baths, 1,473 sq. ft.
D.O.M. : 54, List Date: 10/15/08
LIST PRICE \$635,000
SALE PRICE \$590,000

Represented Seller & Buyer

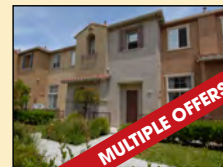
MISSION PARK



2304 Alcalde Street
4 Bedrooms, 3 Baths, 2,326 sq. ft.
C.O.E. 11/30/09
LIST PRICE \$730,000
SALE PRICE \$730,000

Represented Buyer

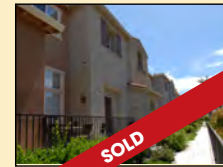
MISSION GARDENS



1917 Silva Place
3 Bedrooms, 2.5 Baths, 1,458 sq. ft.
D.O.M. : 27, List Date 6/17/09
LIST PRICE \$545,000
SALE PRICE \$540,000

Represented Seller

MISSION GARDENS



1974 Garzoni Place
3 Bedrooms, 2.5 Baths, 1,458 sq. ft.
D.O.M. : 36, List Date 7/15/09
LIST PRICE \$569,900
SALE PRICE \$550,000

Represented Seller

MISSION GARDENS



1978 Garzoni Place
3 Bedrooms, 2.5 Baths, 1,646 sq. ft.
D.O.M. : 7, List Date 8/3/09
LIST PRICE \$599,880
SALE PRICE \$599,880

Represented Seller

ROBINS RUN



2232 Schott Court
3 Bedrooms, 2.5 Baths, 1,400 sq. ft.
D.O.M. : 7, List Date: 5/20/09
LIST PRICE \$545,000
SALE PRICE \$550,000

Represented Seller

RIVER OAKS



422 Galleria Dr #1
3 Bedrooms, 2.5 Baths, 1,920 sq. ft.
D.O.M. : 8, List Date 8/19/09
LIST PRICE \$545,000
SALE PRICE \$572,000

Represented Seller

We are extremely happy with the way Mei Ling handled the sale of our San Jose home.

The process involved a number of things including: replacing the carpets, painting the whole home and a number of other major and minor items in preparation for presenting the property to prospective buyers. She completed all the items with amazing speed and got the home ready to show within a week after we moved out. The way she handled the whole sales process resulted in multiple offers. The quick sale is a testament to Mei's creativity, experience and hard work.

Ramesh & Mala, Evergreen, August 2009

Hello Mei,

Thank you so much for the great job you did for us. You undertook a complicated process and made it as simple as possible. When you interviewed with us a couple of months ago, you mentioned staging as your strength. You do have excellent taste in staging, but what I valued most was your sound advice and the way you negotiated on our behalf. We're very thankful to have you on our side!

Loren and Jenny, Santa Clara, May 2009

In June 2009, Mei Ling represented us in the sale of our home in North Sunnyvale. We received six offers and the home sold within a week. We're certain that if it weren't for Mei Ling, it would have taken much longer. We worked with other agents, and Mei Ling was by far the best. Her expertise, from pricing to the "ins and outs" of what must be fixed and her ability to magically transform a mediocre home to like-new condition was amazing. Our only regret was not finding her sooner.

Oliver & Eva Tse, Sunnyvale, June 2009



1329 Daniel Court
 • 2 Beds/2.5 Baths • 1,223 Sq. Ft.
 Sale Date 03/18/08
SALE PRICE \$400,000
 Represented Buyer
MILPITAS



4393 Miller Avenue
 • 4 Beds/2 Baths • 1,990 Sq. Ft.
 Sale Date 03/18/08
SALE PRICE \$1,100,000
 Represented Buyer
PALO ALTO



5 Pilot Circle
 • 2 Beds/2.5 Baths • 1,178 Sq. Ft.
 Sale Date 07/13/08
SALE PRICE \$660,000
 Represented Buyer
REDWOOD SHORES



1089 Cotton Wood Court
 • 5 Beds/4 Baths • 2,045 Sq. Ft.
 Sale Date 08/27/08
SALE PRICE \$820,000
 Represented Seller
SAN JOSE



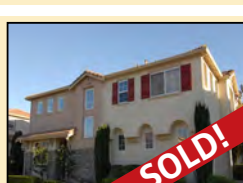
18433 Vanderbilt Drive
 • 3 Beds/2 Baths • 1,352 Sq. Ft.
 Sale Date 09/08/08
SALE PRICE \$770,000
 Represented Buyer
SARATOGA



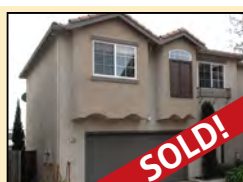
12746 Chaparral Avenue
 • 4 Beds/3 Baths • 1,902 Sq. Ft.
 Sale Date 02/14/08
SALE PRICE \$970,000
 Represented Seller
SARATOGA



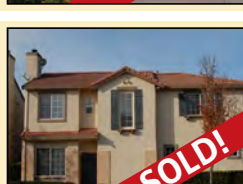
2367 Lass Drive
 • 3 Beds/2.5 Baths • 2,106 Sq. Ft.
 Sale Date 05/23/08
SALE PRICE \$790,000
 Represented Seller
MISSION PARK



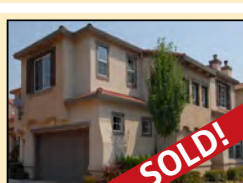
2194 Esperanca Avenue
 • 4 Beds/2.5 Baths • 1,705 Sq. Ft.
 Sale Date 02/15/08
SALE PRICE \$752,500
 Represented Seller
ROBIN'S RUN



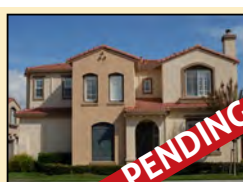
2195 Kingsbury Circle
 • 3 Beds/2.5 Baths • 1,620 Sq. Ft.
 Sale Date 03/03/08
SALE PRICE \$722,500
 Represented Seller
ROBIN'S RUN



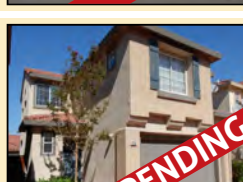
2183 Esperanca Avenue
 • 4 Beds/2.5 Baths • 1,685 Sq. Ft.
 Sale Date 04/29/08
SALE PRICE \$692,000
 Represented Seller/Buyer
MISSION PARK



2291 Lenox Place
 • 3 Beds/2.5 Baths • 1,667 Sq. Ft.
 Sale Date 07/21/08
SALE PRICE \$700,000
 Represented Seller/Buyer
MISSION PARK



4701 Cheeney Street
 • 3 Beds/2.5 Baths • 1,667 Sq. Ft.
 Sale Date 11/20/08
SALE PRICE PENDING
 Represented Seller
MISSION PARK



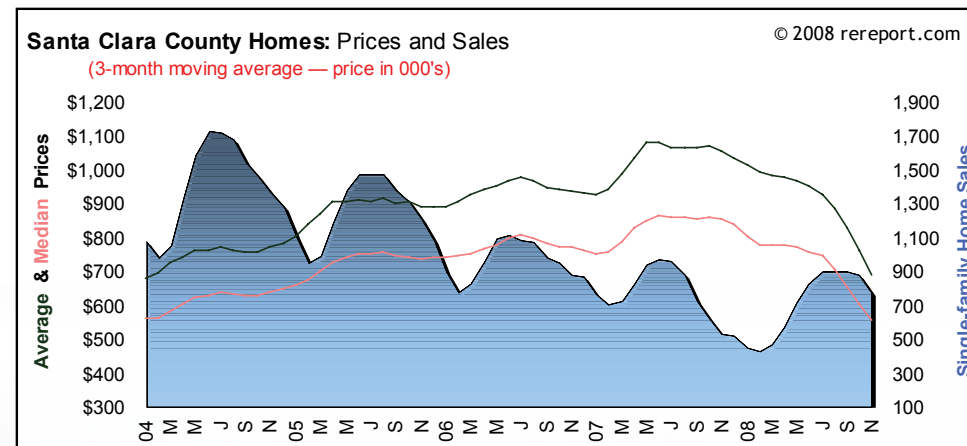
2210 Lenox Place
 • 3 Beds/2.5 Baths • 1,473 Sq. Ft.
 Sale Date 12/07/08
SALE PRICE PENDING
 Represented Seller
MISSION PARK

2008 Retrospective

Dear Friends & Neighbors,

As 2008 closes, we look back and realize how different this year has been compared to every year prior. There have been many ups and downs; some good and some bad. We witnessed a year of financial change, a year of historical measures and witnessed predictions that became reality. We learned as the year progressed forward that these changes had a direct effect on the Real Estate market. The sales trends stayed fairly steady, but did begin to decline as we approached the end of the year. Inventory has increased, as we all expected, which is the motivating factor to the new up and coming wave of buyers. This will lead to a fantastic opportunity for people looking to buy, and will be a significant portion of the predicted economic rise of 2009. Other positive notes would include the Federal Reserve instituting more stable and logical programs. From my experience, agents who are knowledgeable on current events are maintaining their business and relationships with their clients.

Comparison of home sale prices from 2004 - 2008



HOW MUCH WOULD YOUR
HOME SELL FOR IN
TODAY'S MARKET?

Get the latest Neighborhood
Market Update online at
www.MeiLingHomes.com

Dear Mei,

We are very grateful to you for all your help with the recent sale of our townhouse. We were very, very pleased with your service and how you assisted us in every step. Selling a home can be a very stressful event especially in this difficult market and you really did so much to make the process easy for us! This was my first experience selling a home plus we had moved out of the area. We really appreciated how efficiently you communicated with us via email and phone to expedite the sale. You handled everything for us including kindly explaining the paperwork, advising us on price, negotiating for us, and setting up the house cleaning/painting. I must say the real perk was how beautifully and tastefully you staged our home! THANK YOU!

Have a wonderful holiday season. We wish you much success in the coming new year!

Sincerely,
Ehud & Elena Kedar 06/2008 (Seller, Rivermark)

"Mei transformed our home into a masterpiece, creating a selling ambiance that greatly helped in our quick sell in a difficult market. She went above and beyond as a realtor in preparation and marketing, helping us get the little things done, and guidance when it came to contracts. I highly recommend Mei to anyone looking to get the most value for their home in the quickest and easiest manner."

Ryan Tabrah 12/2008 (Seller, Mission Park)

Dear Mei,

We would like to thank you from the bottom of our hearts!

Right from the beginning, on day 1, we knew we were in the right hands. Your incredible knowledge of the area, your thoroughness to all details, your direct conversation, your style to manage process, absolute passion in work, and the list goes on, made us feel we made the best choice. You proved over and over again that we were blessed in your guidance. Mei, you are a wonderful and honest person. we are lucky to know you. Please stay in touch.

We thank you once again for the exceptional sale you made for us. No one could have pulled it off so well.

Best regards,
Suki and Jahangir 03/2008 (Seller, Robins Run)

I have been fortunate to have yet another successful year despite the hardships that were placed upon us. On average, my listings sold faster than comparable listings placed on the market in your neighborhood. I have dedicated myself and will continue to make extra efforts in understanding what is occurring within the market so that I can be of better assistance to the ones who matter most; you my clients.

In closing, I want to thank you again for your continuous business and support. I want to wish you a prosperous New Year as we enter into 2009 and reiterate that I am always here for you and your Real Estate needs. Through the good and difficult times, I will always be the one who will keep your best interests as my top priority.

From my family to yours,
Have a wonderful 2009!

Mei

Mei Ling #1 Sales Agent in Northern California, Triple Centurion Realtor® Century 21 Champion



Mei Ling, ASP, Realtor®
 Your Area Specialist
 (408) 829-3994
www.MeiLingHomes.com



SETTING NEW RECORDS IN SALES AND SERVICE

MEI LING'S 2008 LISTINGS AND SALES IN RIVERMARK, MISSION PARK, ROBIN'S RUN, SARATOGA, SUNNYVALE AND BEYOND



952 Garrity Way
• 4 Beds/3.5 Baths • 3,395 Sq. Ft.
Sale Date 09/12/08
SALE PRICE \$1,300,000
Represented Seller
RIVERMARK



4218 Marston Lane
• 5 Beds/4 Baths • 3,113 Sq. Ft.
Sale Date 10/03/08
SALE PRICE \$1,325,000
Represented Seller/Buyer
RIVERMARK



4281 Rivermark Parkway
• 4 Beds/4+ Baths • 3,073 Sq. Ft.
Sale Date 06/19/08
SALE PRICE \$1,260,000
Represented Seller
RIVERMARK



4209 Stewart Lane
• 4 Beds/3.5 Baths • 3,073 Sq. Ft.
Sale Date 04/16/08
SALE PRICE \$1,250,000
Represented Seller
RIVERMARK



1049 Garrity Way
• 5 Beds/4 Baths • 2,645 Sq. Ft.
Sale Date 06/17/08
SALE PRICE \$1,265,000
Represented Buyer
RIVERMARK



4387 Rivermark Parkway
• 3 Beds/3.5 Baths • 2,408 Sq. Ft.
Sale Date 02/04/08
SALE PRICE \$1,230,000
Represented Seller
RIVERMARK



4320 Rivermark Parkway
• 4 Beds/3.5 Baths • 2,408 Sq. Ft.
Sale Date 05/22/08
SALE PRICE \$1,195,000
Represented Seller/Buyer
RIVERMARK



4467 Billings Circle
• 4 Beds/2.5 Baths • 2,331 Sq. Ft.
Sale Date 11/11/08
SALE PRICE PENDING
Represented Buyer
RIVERMARK



1199 Doyle Circle
• 3 Beds/2.5 Baths • 2,331 Sq. Ft.
Sale Date 08/20/08
SALE PRICE \$1,010,000
Represented Buyer
RIVERMARK



4186 Marston Lane
• 4 Beds/2.5 Baths • 1,754 Sq. Ft.
Sale Date 05/06/08
SALE PRICE \$938,000
Represented Seller
RIVERMARK



4277 Marston Lane
• 3 Beds/2.5 Baths • 1,754 Sq. Ft.
Sale Date 07/30/08
SALE PRICE \$920,000
Represented Seller
RIVERMARK

Dear Mei,

Irene and I want to thank you for your expertise in handling the sale of our rental property in Santa Clara. From our experience it was never a question who to call to handle our property. Once we turned the property over to you we would have never thought that it would be sold so quickly. Whenever there was a decision you seemed to know what avenue to take and always kept us up to date. You have great resources that can get things done in record time. Overall an excellent experience and smooth transaction working with you. I would highly recommend your name to my friends and family.

Jeff and Irene 09/2008 (Seller, Rivermark)

We chose Mei Ling after doing a lot of research in the Rivermark area, and we know that we made the right choice. Mei staged our home beautifully, using a lot of her own furniture and accessories, making it look like a model home. She was great through the whole process including pricing, sales strategy, open house and the final negotiations and closing the sale. Mei always went the extra mile and was extremely helpful, professional and available when we needed her.

Best regards,
Kim and Suzie 02/2008 (Seller, Rivermark)

Dear Mei,

Firstly, thank you so much for putting us into such a wonderful house in a beautiful neighborhood with good schools, and within our budget, exactly what had aimed for when we set out on a home search with you.

We had seen the way you had professionally staged homes for sale in our neighborhood and then read testimonials on your web page, and knew that we had to go with the best in the business to do the sale of our home for us.

When we started, we had no idea how the home buying search would turn out to be. However we were impressed with your dedication, hard work, drive towards results and help in narrowing down the homes-list based on our needs.

Once we found the home of our choice, we were further impressed on the way you worked with the seller's agent to get the deal done in our favor! You even provided us after-sale consulting when needed. Thank you so much for the outstanding service!

The sale of our old home turned out to be smooth too. Both me and my husband have extremely busy work lives and taking the time out from that to prep the home for sale was unimaginable. You advised on the options and helped pick the approach that suited us - buy then sell, rather than rent, sell, buy, or sell, rent-back, buy. Also, picking the right price in the slowing economy, although lower than what one would have liked, was a very very important decision as it helped us sell our house within 10 days even in a slow market. Once again your service was amazing as you took care of everything - from inspections, paperwork, to the repairs and ultimately the professional grade staging. This was a huge relief for us as we did not have to pay mortgages for 2 homes.

We can see that you treat this profession as both an art and a science that you've perfected it over time.

Thank you so much for taking care of such an important aspect of our life in such a professional yet friendly manner. Would be great to work with you again!

-Priya & Bhaskar 06/2008 (Seller, Rivermark)

"...your service was amazing as you took care of everything - from inspections, paperwork, to the repairs and ultimately the professional grade staging."

HERE'S WHAT CLIENTS HAVE BEEN SAYING ABOUT MEI.

Dear Mei,

David and I decided to write the following testimonial to express how much we appreciated to have you as our sales agent:

Because of the recent downturn in the local economy, homeowners and home buyers alike are left in a period of great uncertainty. Especially when we wanted to make sure that whomever we went could deliver results nothing short of excellent. After interviewing with different people who professed to have a specialty in the area, we decided to go with Mei Ling to take care of the sale of our home. From our numerous in-person and telephone communications together with her over the past 2 months, we can confirm without hesitation that Mei is simply the best Realtor we have ever known. She has exceeded our expectations in every aspect - from the honesty and knowledge she presented in our initial interviews, the amazing custom staging of our home to optimize its perception to buyers,

her skill in communication towards what is a true win-win for all parties (buyer, buyer's agent, seller - her natural gift here is very rare), her amazingly detailed accounts of each of our open houses and buyers who were possibly interested in our property, her patience and kindness even after the close of escrow just to make sure that we were doing ok. We highly recommend Mei to anyone who may be thinking of either buying or selling in the Rivermark area. If only all Realtors were only half as wonderful to work with and effective in producing results as she is.

Eileen and David 06/2008 (Seller, Rivermark)

"...we can confirm without hesitation that Mei is simply the best Realtor we have ever known



4113 Tobin Circle
• 3 Beds/3 Baths • 1,590 Sq. Ft.
Sale Date 06/12/08
SALE PRICE \$790,000
Represented Seller
RIVERMARK



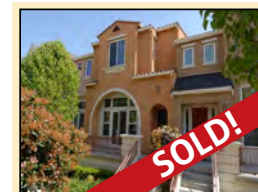
4341 Headen Way
• 3 Beds/2.5 Baths • 1,907 Sq. Ft.
Sale Date 04/15/08
SALE PRICE \$790,000
Represented Seller
RIVERMARK



4482 Lick Mill Boulevard
• 3 Beds/2.5 Baths • 1,894 Sq. Ft.
Sale Date 07/07/08
SALE PRICE \$782,500
Represented Seller/Buyer
RIVERMARK



4460 Headen Way
• 3 Beds/2.5 Baths • 1,894 Sq. Ft.
Sale Date 12/01/08
SALE PRICE \$750,000
Represented Seller
RIVERMARK



4385 Headen Way
• 3 Beds/2.5 Baths • 1,716 Sq. Ft.
Sale Date 06/06/08
SALE PRICE \$735,000
Represented Seller
RIVERMARK



831 Harrigan Drive
• 2 Beds/2.5 Baths • 1,616 Sq. Ft.
Sale Date 10/03/08
SALE PRICE \$626,000
Represented Buyer
RIVERMARK



Represented Seller
2286 ALCALDE STREET
 • 4 Beds/3 Baths • 2,326 Sq. Ft.
 Sale Date 1/16/07
SALE PRICE \$940,888
MISSION PARK



Represented Seller
2318 LASS DRIVE
 • 4 Beds/2.5 Baths • 2,106 Sq. Ft.
 Sale Date 2/21/07
SALE PRICE \$902,000
MISSION PARK



Represented Seller
2260 LENOX PLACE
 • 3 Beds/2.5 Baths • 1,667 Sq. Ft.
 Sale Date 6/13/07
SALE PRICE \$785,000
MISSION PARK



Represented Seller
2323 LASS DRIVE
 • 4 Beds/3 Baths • 2,326 Sq. Ft.
 Sale Date 6/27/07
SALE PRICE \$951,000
MISSION PARK



Represented Seller
2270 GIANERA STREET
 • 4 Beds/2.5 Baths • 2,086 Sq. Ft.
 Sale Date 8/7/07
SALE PRICE \$819,000
MISSION PARK



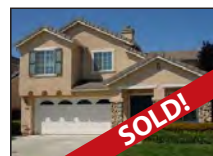
Represented Seller
2351 LASS DRIVE
 • 5 Beds/3 Baths • 2,326 Sq. Ft.
 Sale Date 9/29/07
SALE PRICE \$944,000
MISSION PARK



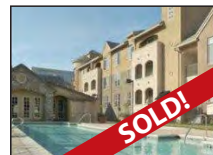
Listed & Sold By Mei
2321 ESPERANCA AVENUE
 • 4 Beds/2.5 Baths • 2,106 Sq. Ft.
 Sale Date 11/14/07
SALE PRICE \$868,880
MISSION PARK



Represented Seller
4703 CHEENEY STREET
 • 3 Beds/2.5 Baths • 1,667 Sq. Ft.
 Sale Date 12/1/07
LIST PRICE \$749,000
MISSION PARK



Listed & Sold By Mei
4118 FEAFEL COURT
 • 3 Beds/2.5 Baths • 1,616 Sq. Ft.
 Sale Date 3/4/07
SALE PRICE \$810,000
 CALIFORNIA IMPRESSIONS, SAN JOSE



Represented Buyer
1550 TECHNOLOGY DRIVE #4078
 • 2 Beds/2 Baths • 1,113 Sq. Ft.
 Sale Date 4/24/07
SALE PRICE \$510,000
SAN JOSE



Represented Seller
3962 CARACCI LANE
 • 3 Beds/2 Baths • 1,875 Sq. Ft.
 Sale Date 4/24/07
SALE PRICE \$983,000
EVERGREEN, SAN JOSE



Represented Seller
3663 CABERNET VINEYARD CIR.
 • 2 Beds/2.5 Baths • 1,496 Sq. Ft.
 Sale Date 5/2/07
SALE PRICE \$617,500
SAN JOSE



Represented Buyer
1125 POME AVENUE
 • 3 Beds/2 Baths • 1,772 Sq. Ft.
 Sale Date 3/7/07
SALE PRICE \$1,168,000
SUNNYVALE



Represented Seller
575 MONTEGO TERRACE
 • 2 Beds/2.5 Baths • 1,576 Sq. Ft.
 Sale Date 5/14/07
SALE PRICE \$690,000
SUNNYVALE



Represented Buyer
583 KIHOLLO TERRACE
 • 3 Beds/2.5 Baths • 1,720 Sq. Ft.
 Sale Date 7/28/07
SALE PRICE \$720,000
SUNNYVALE



Represented Seller
18360 SWATHMORE DRIVE
 • 4 Beds/3 Baths • 2,455 Sq. Ft.
 Sale Date 2/23/07
SALE PRICE \$1,379,000
SARATOGA



Represented Buyer
10130 HEATH STREET
 • 5 Beds/2 Baths • 2,002 Sq. Ft.
 Sale Date 10/17/07
SALE PRICE \$1,029,000
SARATOGA

A Retrospective

Dear Friends & Neighbors,

With 2008 upon us, I am honored to have participated in an ever changing market. Nationally 2007 brought skepticism to all aspects of the housing industry. The frailty that gripped the real estate markets across the country left the immediate Bay Area market relatively untouched as inventories grew in the spring. Sales in many local neighborhoods maintained their strength and listings produced multiple offers. As summer closed, lenders tightened their grip on home buyers and home values began to fall outside the core of Santa Clara County. The market became more challenging. Fears rippled among buyers and sellers alike. Only savvy realtors were able to navigate this turbulent market and keep home values strong.

I take pride in staying educated and understanding the market trends. I assist my clients with their real estate needs by passing my knowledge and expertise on. The decision of buying or selling is a difficult one to make. I work diligently to uphold my dedication to my clients by ensuring that their best interest is always my priority.

I believe that service is the most important link between a Realtor® and their client. I support their vision and know that a timely listing is important in obtaining satisfaction. The pre-listing process is a crucial part of my marketing strategy. Whether assisting with upgrades, touch-ups or staging the property; I am there every step of the way. I have relationships with reliable vendors and coordinate what is needed from them. There is no detail overlooked. Once a home hits the market; you can be certain it is in pristine condition. This creates an amazing visual for prospective buyers. It also ensures a great showing when Realtors® bring their clients to view the home.

My goal is for clients to have the best Real Estate experience possible. Communication is a necessary aspect of the relationship. I believe that being available for clients regardless of the question or concern instills a platform for a long-term relationship. I work with my clients as well as for them. I believe in maintaining the relationship created. When you trust me as your Realtor®, you can be assured that you can count on me with any Real Estate related situation, anytime.

My abilities, expertise and successes stand alone. Whether you are in the market to buy a home or sell an existing home, my strategic marketing approach and outstanding service are unparalleled. You can rest assure that no matter what other Realtors® are doing to move listings off the market, I will work tirelessly to keep home values up in your neighborhood. I will go the extra mile for you, as I am dedicated and driven to bring you the best results

Thank you for your continued patronage and support in 2007... my warmest wishes to you and your family for a wonderful and prosperous new year!

Mei



Mei Ling
 Realtor®

Mei Ling, ASP, Realtor®
 Your Area Specialist
 (408) 829-3994
 www.MeiLingHomes.com

Century21.
 FINE HOMES
 & ESTATES™
 Champion

SETTING NEW RECORDS IN SALES AND SERVICE

MEI LING'S 2007 LISTINGS AND SALES IN RIVERMARK, MISSION PARK, ROBIN'S RUN, SARATOGA, SUNNYVALE AND BEYOND

We wanted to write this letter to express our gratitude for the outstanding job Mei did as the listing agent in the sale of our home in Santa Clara. My wife and I have bought and sold numerous homes over the years. Mei is, without a doubt, the best realtor we have ever worked with. Before selecting Mei to be our agent, we evaluated the three top realtors in our neighborhood. After seeing her professional presentation, her thorough analysis of the market, and then understanding the many value-added services that Mei provided, we concluded that there is clearly a reason that Mei outperformed all others. We were delighted with every phase of the process. Given that the market had taken a turn for the worse, we were of course concerned about pricing and marketing the house. Mei helped us pick the right price point; her web-based, print-mail, and targeted marketing was exceptional. The staging of the house made the home show like it came out of the pages of a design magazine. And, the open-houses, managed directly by Mei, could not have been more effective. The result of all of these things was that we sold our house in four days. We received multiple bids, achieved a price point that was over our asking price where the buyers were well qualified, and the closing was a breeze. We stand ready to serve as a reference for Mei to anyone. She is outstanding at what she does. We would not hesitate to use Mei to buy or sell a home if we are ever in that market again. Thank you Mei for all that you did to make our sale such a success.

Warmest Regards,
Tom & Celia Lewis, Sellers, 4016 Crandall Circle



Represented Seller
4490 LICK MILL BOULEVARD
• 3 Beds/2.5 Baths • 1716 Sq. Ft.
Sale Date 2/14/07
SALE PRICE \$820,500
RIVERMARK



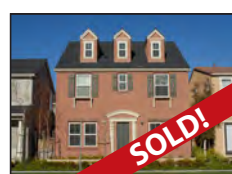
Represented Buyer
4170 MARSTON LANE
• 4 Beds/3.5 Baths • 2,128 Sq. Ft.
Sale Date 3/11/07
SALE PRICE \$1,048,000
RIVERMARK



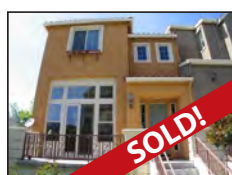
Listed & Sold By Mei
4521 BILLINGS CIRCLE
• 4 Beds/3.5 Baths • 2,408 Sq. Ft.
Sale Date 2/6/07
SALE PRICE \$1,200,000
RIVERMARK



Represented Seller
4201 MARSTON LANE
• 4 Beds/3.5 Baths • 2,083 Sq. Ft.
Sale Date 4/18/07
SALE PRICE \$1,081,000
RIVERMARK



Listed & Sold By Mei
853 EAST RIVER PARKWAY
• 5 Beds/4 Baths • 3,113 Sq. Ft.
Sale Date 4/12/07
SALE PRICE \$1,355,000
RIVERMARK



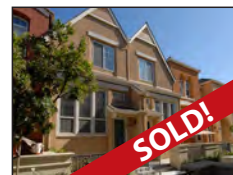
Represented Buyer
4360 HEADEN WAY
• 3 Beds/2.5 Baths • 1,894 Sq. Ft.
Sale Date 6/10/07
SALE PRICE \$860,000
RIVERMARK



Mei Ling
Realtor®



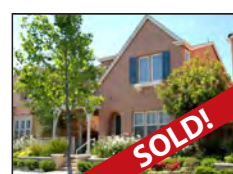
Represented Seller
841 EAST RIVER PARKWAY
• 4 Beds/3.5 Baths • 2,989 Sq. Ft.
Sale Date 3/18/07
SALE PRICE \$1,395,000
RIVERMARK



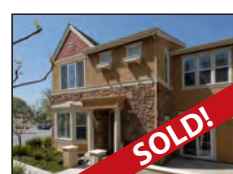
Represented Seller
867 TRANSILL CIRCLE
• 2 Beds/2.5 Baths • 1,437 Sq. Ft.
Sale Date 4/16/07
SALE PRICE \$686,800
RIVERMARK



Represented Seller
583 MORELAND WAY
• 3 Beds/2.5 Baths • 1,894 Sq. Ft.
Sale Date 4/9/07
SALE PRICE \$868,000
RIVERMARK



Listed & Sold By Mei
4290 RIVERMARK PARKWAY
• 4 Beds/2.5 Baths • 2,627 Sq. Ft.
Sale Date 5/16/07
SALE PRICE \$1,240,000
RIVERMARK



Represented Seller
4150 TOBIN CIRCLE
• 3 Beds/2.5 Baths • 2,036 Sq. Ft.
Sale Date 6/1/07
SALE PRICE \$947,000
RIVERMARK



Listed & Sold By Mei
998 GARRITY WAY
• 3 Beds/2.5 Baths • 3,044 Sq. Ft.
Sale Date 7/24/07
SALE PRICE \$1,288,000
RIVERMARK



Listed & Sold By Mei
4364 BURDICK LANE
• 4 Beds/3.5 Baths • 3,395 Sq. Ft.
Sale Date 7/11/07
SALE PRICE \$1,377,000
RIVERMARK



Represented Seller
4016 CRANDALL CIRCLE
• 3 Beds/2.5 Baths • 1,894 Sq. Ft.
Sale Date 10/8/07
SALE PRICE \$885,000
RIVERMARK



Represented Buyer
1165 DOYLE CIR
• 4 Beds/4 Baths • 2,645 Sq. Ft.
Sale Date 9/12/07
SALE PRICE \$1,260,000
RIVERMARK

AWESOME! EXCEPTIONAL! FABULOUS!

That's how I would describe Mei to anyone who is thinking of selling or buying a home!

I considered Mei to list my home because (1) I often saw her signs in the neighborhood, (2) I was very impressed by her web site, (3) I liked the way she advertised her listings. During our initial meeting, I was quite impressed with her knowledge of the neighborhood and the real estate market. Mei's confidence and honesty about my home was refreshing! Plus, I was extremely impressed that she had called one of her former buyers to check on them after they had moved into their new home. Even before the end of our first meeting, I had no doubt that I wanted Mei to list my home. I made the decision without interviewing any other agents.

Now came the first test: How would Mei handle the entire selling process? As it turned out, I had absolutely nothing to worry about because she took care of everything. Mei had the house staged and ready to be shown within one week!! She knew I was hesitant about the staging, but she alleviated all my concerns. My house looked like a model home! Mei was always prompt in answering my calls and emails, and resolved every problem I brought to her with efficiency and friendliness.

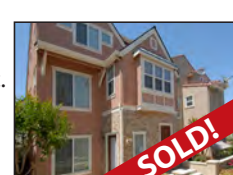
I knew my home was in a challenging location and Mei helped me set my expectations realistically. I was pleasantly surprised to find that my home sold in 7 days and for above the list price. I am confident that my home would not have sold so quickly without HER professional expertise.

Mei ran interference with the buyers and the buyers' agent. She watched out for my best interest. Again, I didn't need to stress because **Mei took care of everything!** She is simply **THE BEST AGENT EVER!** I will be a walking advertisement for Mei and recommend her to anyone who wants to buy or sell a home!! THANK YOU! THANK YOU! THANK YOU!

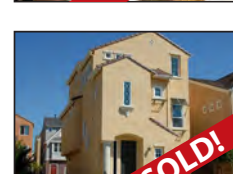
Sincerely,
Lynn Hu, Seller, 2136 Kingsbury Circle



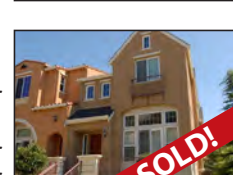
Represented Seller
4412 HEADEN WAY
• 3 Beds/2.5 Baths • 1,716 Sq. Ft.
Sale Date 5/24/07
SALE PRICE \$809,950
RIVERMARK



Represented Seller
4317 WATSON CIRCLE
• 3 Beds/3.5 Baths • 1,657 Sq. Ft.
Sale Date 6/9/07
SALE PRICE \$872,000
RIVERMARK



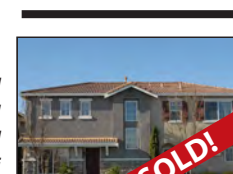
Represented Seller
920 GARRITY WAY
• 3 Beds/3 Baths • 1,590 Sq. Ft.
Sale Date 7/10/07
SALE PRICE \$895,000
RIVERMARK



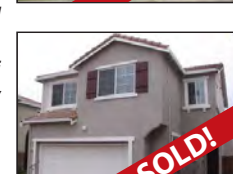
Listed & Sold By Mei
4358 HEADEN WAY
• 3 Beds/2.5 Baths • 1,907 Sq. Ft.
Sale Date 11/2/07
SALE PRICE \$846,000
RIVERMARK



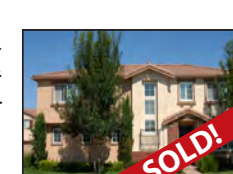
Represented Seller
4338 BURDICK LANE
• 4 Beds/3.5 Baths • 2,989 Sq. Ft.
Sale Date 11/11/07
SALE PRICE \$1,331,000
RIVERMARK



Represented Seller
2235 3RD STREET
• 4 Beds/2.5 Baths • 1,705 Sq. Ft.
Sale Date 2/28/07
SALE PRICE \$780,000
ROBIN'S RUN



Represented Buyer
4536 CHEENEY STREET
• 4 Beds/2.5 Baths • 1,602 Sq. Ft.
Sale Date 3/8/07
SALE PRICE \$770,000
ROBIN'S RUN



Represented Seller
2205 3RD STREET
• 4 Beds/2.5 Baths • 1,705 Sq. Ft.
Sale Date 11/20/07
SALE PRICE \$765,000
ROBIN'S RUN

Professional, committed and savvy - these are only three of the words that come immediately to mind when thinking of Mei. We couldn't be more pleased that we chose Mei to represent us when we sold our house in Santa Clara. Mei was simply outstanding and did everything possible to ensure that our home sold quickly with multiple offers; including lining up contractors for remodeling, beautifully staging our home and setting the right offer price. To anyone looking for a Realtor, she has our highest recommendation.

Sarah & Emanuel Noik, Sellers, 2318 Lass Drive



Represented Seller
2136 KINGSBURY CIRCLE
• 4 Beds/2.5 Baths • 1,602 Sq. Ft.
Sale Date 5/9/07
SALE PRICE \$750,000
ROBIN'S RUN



Represented Seller
2168 ESPERANCA AVENUE
• 4 Beds/2.5 Baths • 1,602 Sq. Ft.
Sale Date 7/24/07
SALE PRICE \$755,000
ROBIN'S RUN



Represented Seller
2212 SCHOTT COURT
• 3 Beds/2.5 Baths • 1,589 Sq. Ft.
Sale Date 9/19/07
SALE PRICE \$760,000
ROBIN'S RUN

We recently sold our home in Santa Clara. We definitely made the right decision in choosing Mei as the realtor to sell our home. If we could make a list of all the characteristics that distinguish Mei differently from other agents, it would be the following:

- Mei is very knowledgeable in the local market. Her information and data is reliable.
- Mei has excellent staging skills and pays attention to the details. While staging the home, she thinks like a buyer. This was one of the many benefits of working with Mei.
- Mei sets the expectations accordingly. Her understanding of the market condition was very useful when selling our home.
- Mei is very friendly, has a positive attitude and was always available for us when we needed information. She is very courteous and has high integrity which was important to us.
- Mei is one of the best realtors we have ever worked with and I would not hesitate to use her experience and services again in our property transactions in the future.

Mayilraj Krishnan & Radha Natarajan
Sellers, 2212 Schott Court

Your "True" Area Specialist

For a complete 2007 Market Update, please visit Mei's Website at www.MeiLingHomes.com

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Century21
FINE HOMES
& ESTATES®
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