



Neighborhood Report



Bernard Overby, REALTOR®, e-PRO

ERA Home Traditions

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Presented By

Bernard Overby, REALTOR® , e-PRO



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Our Company

ERA Real Estate has been in the business of fulfilling the dream of homeownership since 1972 as Electronic Realty Associates. Today, it is one of the world's leading residential franchise brokerage networks, with more than 28,000 brokers and sales associates. For most people, buying or selling a home is one of the biggest financial commitments they will make in their lifetime. That's why ERA® professionals are committed to guiding customers through each step of the transaction and going beyond the basic responsibilities of a real estate broker or sales associate. We have been conducting business in the local area for many years. We have and continue to work hard to gain the respect of these many distinguished communities. This recognition is built upon a respect for our clients and neighbors. We hope your experience with us will further this reputation of personalized service and client satisfaction.

Our company is comprised of people who live and work in the surrounding communities. We have personal knowledge of each neighborhood's nature, and growth possibilities. Based on this we hope to find the perfect fit for you and your family. Every community is different. Whether your focus is schools, shopping, transportation, or recreational facilities our associates will draw upon their knowledge of the local areas to find the ideal property to meet your needs.

Our dedicated and talented staff of professionals will make every effort to make sure your transaction goes as smoothly as possible. We understand that we need to earn your business. We hope the level of detail found within this Comparative Market Analysis helps you with your decision making process. We want to do as much as possible to give you the information you need to price and market your most valuable asset - your home.

ERA Real Estate is the company of choice for customers and agents because ERA® sales associates are ethical, forward-thinking and results-oriented professionals who take a proactive approach to real estate. Agents can be sure they'll have the best tools and training to accomplish any job, while consumers can have total confidence that they are dealing with a consummate professional demonstrating the highest level of service and integrity.

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Property Highlights



BENICIA, CA



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BENICIA, CA



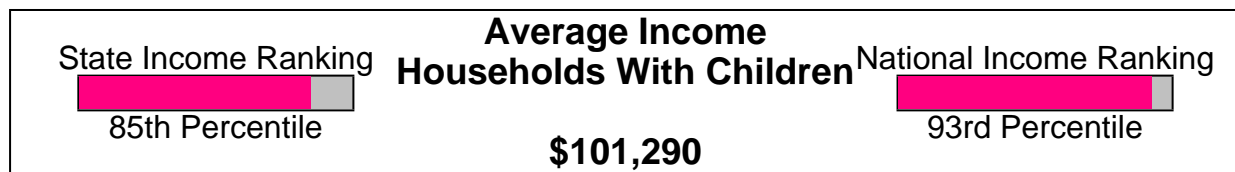
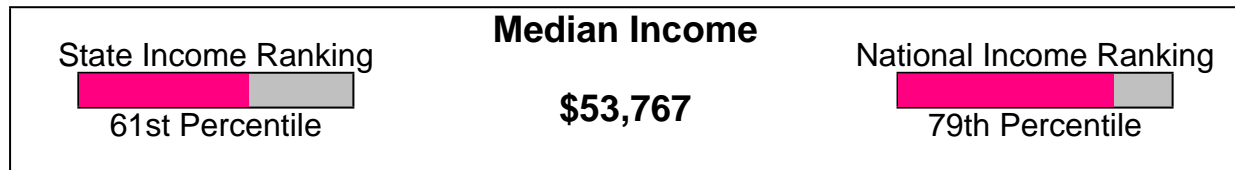


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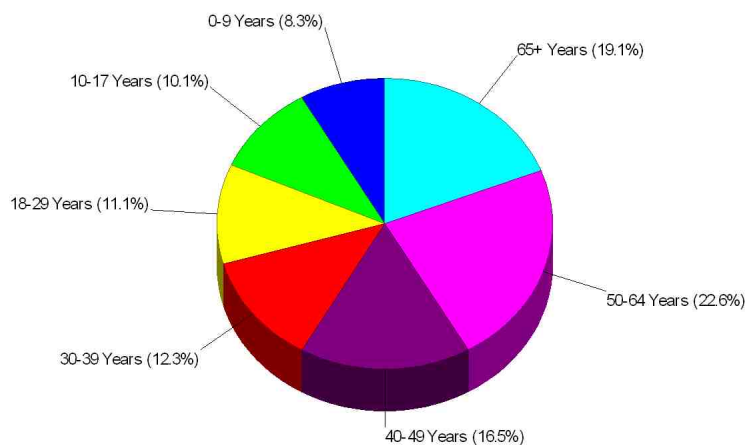
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Income For Neighborhood Within City of Benicia



Age Breakdown For Neighborhood Within City of Benicia Average Age = 45.7 Years



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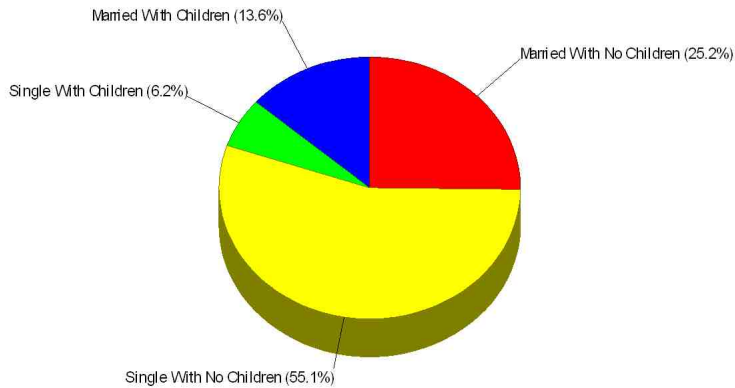
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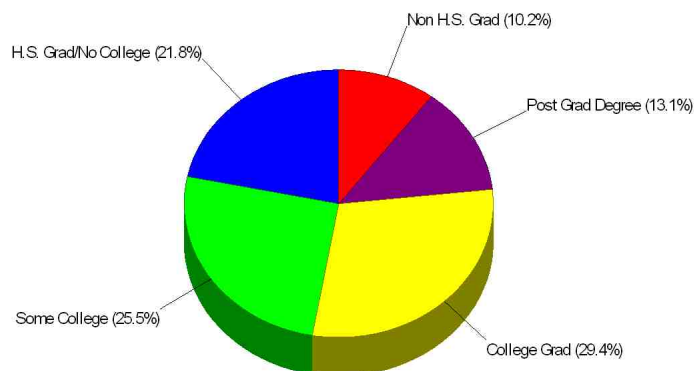
Household Characteristics For Neighborhood Within City of Benicia

38.8% Married
19.8% With Children



Adult Education Level For Neighborhood Within City of Benicia

89.8% High School Graduates
42.5% College Graduates



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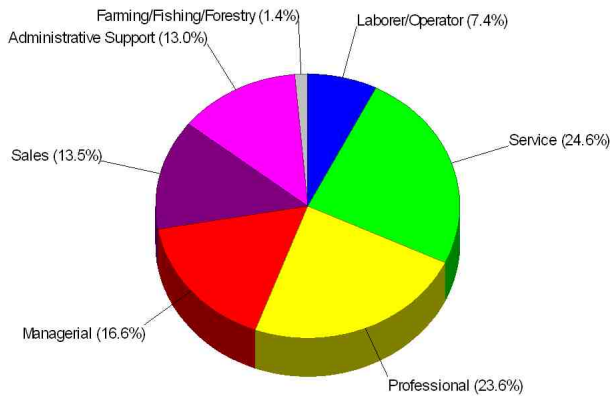


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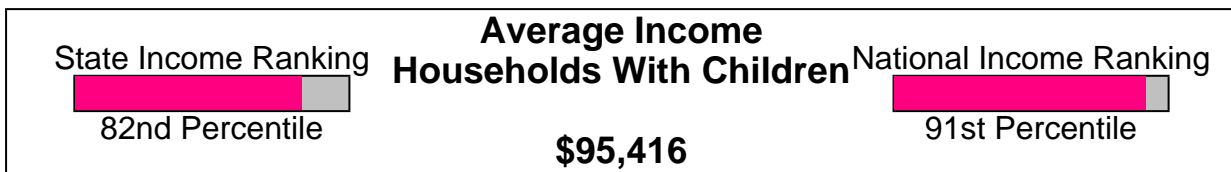
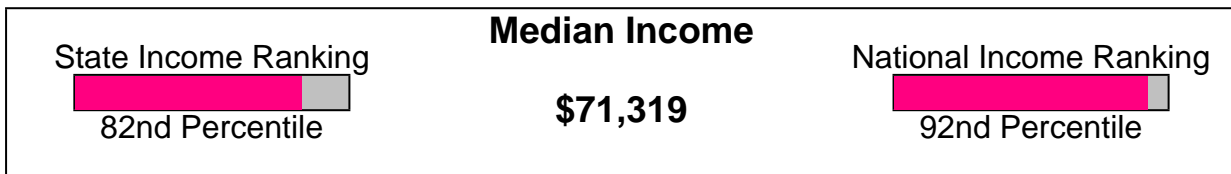


Employment For Neighborhood Within City of Benicia Average Travel Time To Work = 29.5 Minutes



Occupation

Income For City of Benicia



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Population For City of Benicia

Population = 26,941
Land Area = 12.9 Square Miles

State Density Ranking



30th Percentile

**Population
Density**

2,088

Persons
Per Square Mile

National Density Ranking



68th Percentile

State Growth Ranking



15th Percentile

**Population
Growth Rate**

0.0%

Annualized
(Last 5 Years)

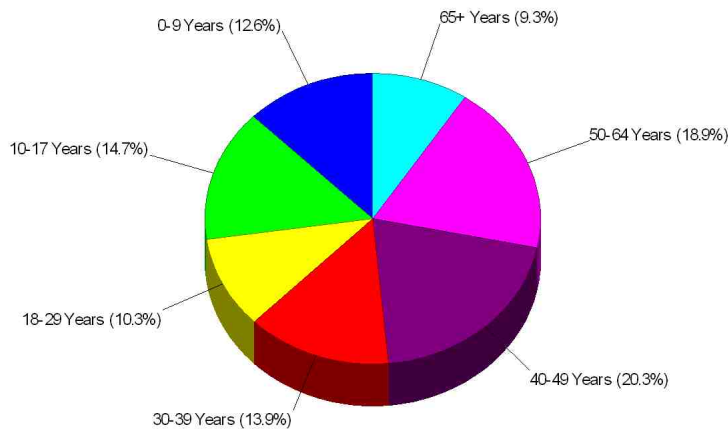
National Growth Ranking



45th Percentile

Age Breakdown For City of Benicia

Average Age = 39.1 Years



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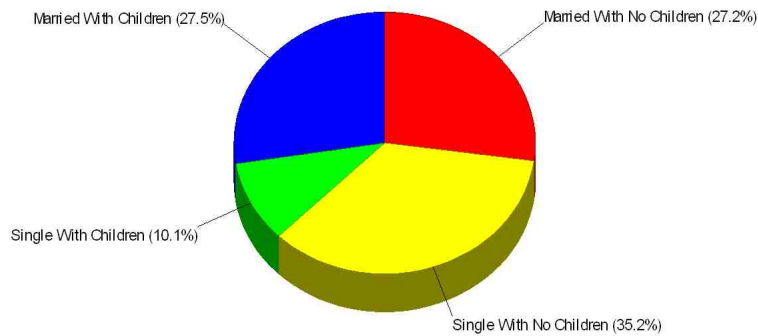
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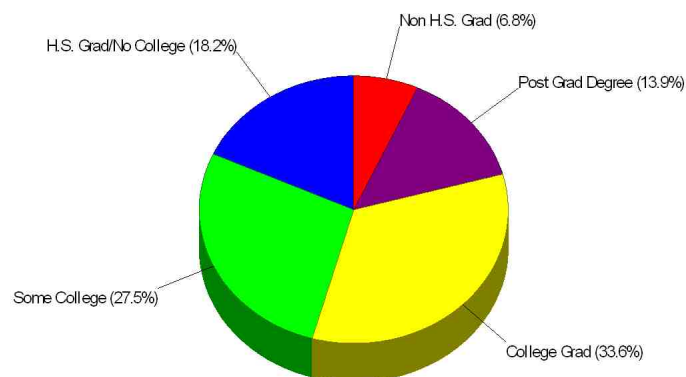
Household Characteristics For City of Benicia

54.7% Married
37.6% With Children



Adult Education Level For City of Benicia

93.2% High School Graduates
47.5% College Graduates



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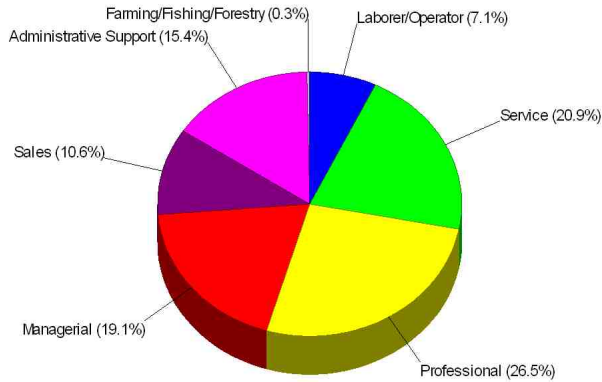
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Employment For City of Benicia

Average Travel Time To Work = 34.0 Minutes



Occupation

Income For Area of Vallejo



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Population For Area of Vallejo

Population = 146,849
Land Area = 70.2 Square Miles

State Density Ranking



30th Percentile

Population
Density

2,092

Persons
Per Square Mile

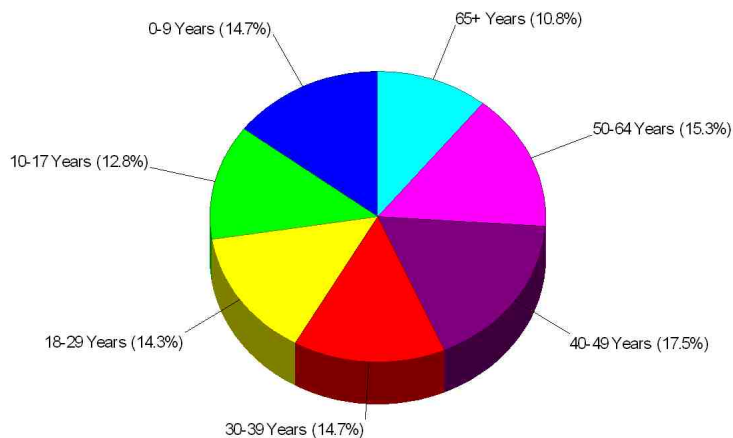
National Density Ranking



68th Percentile

Age Breakdown For Area of Vallejo

Average Age = 35.9 Years



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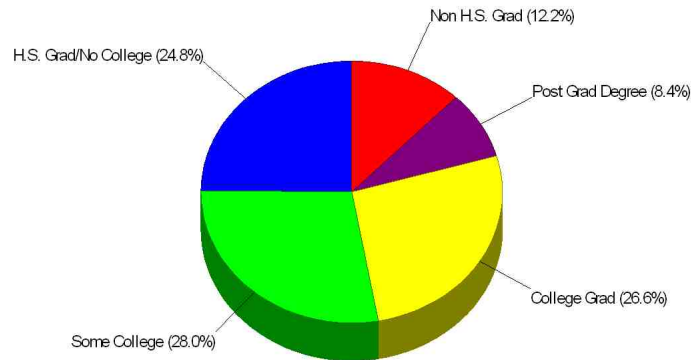
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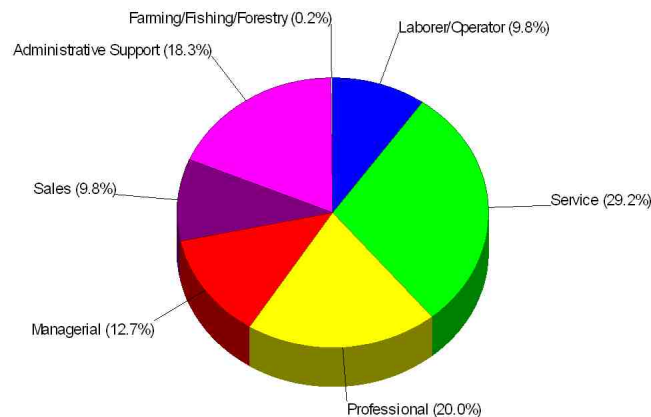
Adult Education Level For Area of Vallejo

**87.8% High School Graduates
35.0% College Graduates**



Employment For Area of Vallejo

Average Travel Time To Work = 37.4 Minutes



Occupation

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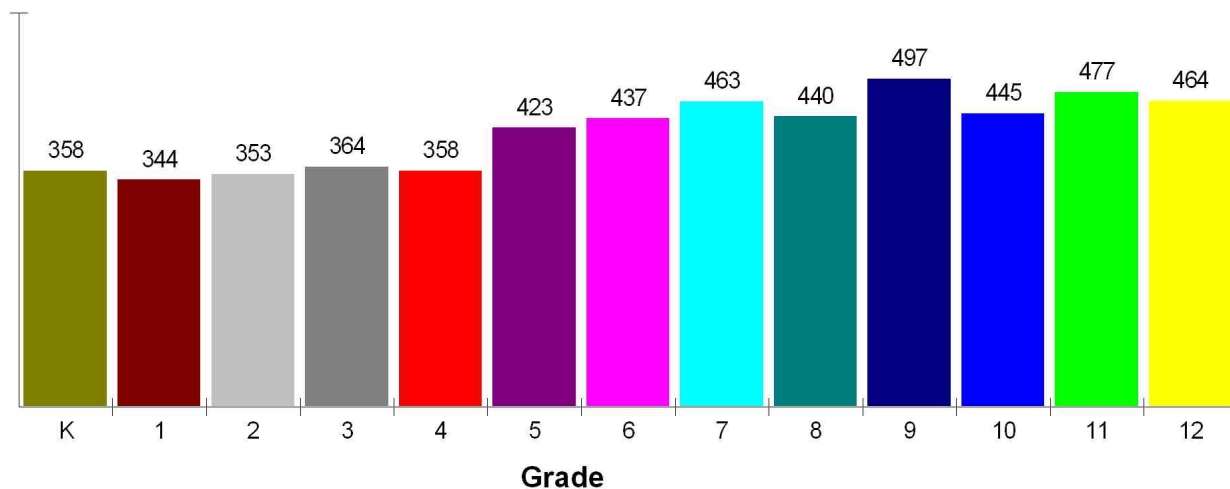
General Facts FOR BENICIA UNIFIED

BENICIA UNIFIED
350 EAST K ST.
BENICIA, CA 94510
(707)747-8300

Type:	Independent Local District
Grade Range:	K - 12
Schools:	9
Teacher:	270
Students:	5,423
Student/Teacher Ratio:	20.1 To 1
Student/Librarian Ratio:	Not Available
Secondary Student/Guidance Ratio:	495.5 To 1

Student Enrollment By Grade FOR BENICIA UNIFIED

Total Enrollment = 5,423



National Enrollment Ranking: 1,664 of 15,679 (89th Percentile)

State Enrollment Ranking: 257 of 1,055 (75th Percentile)

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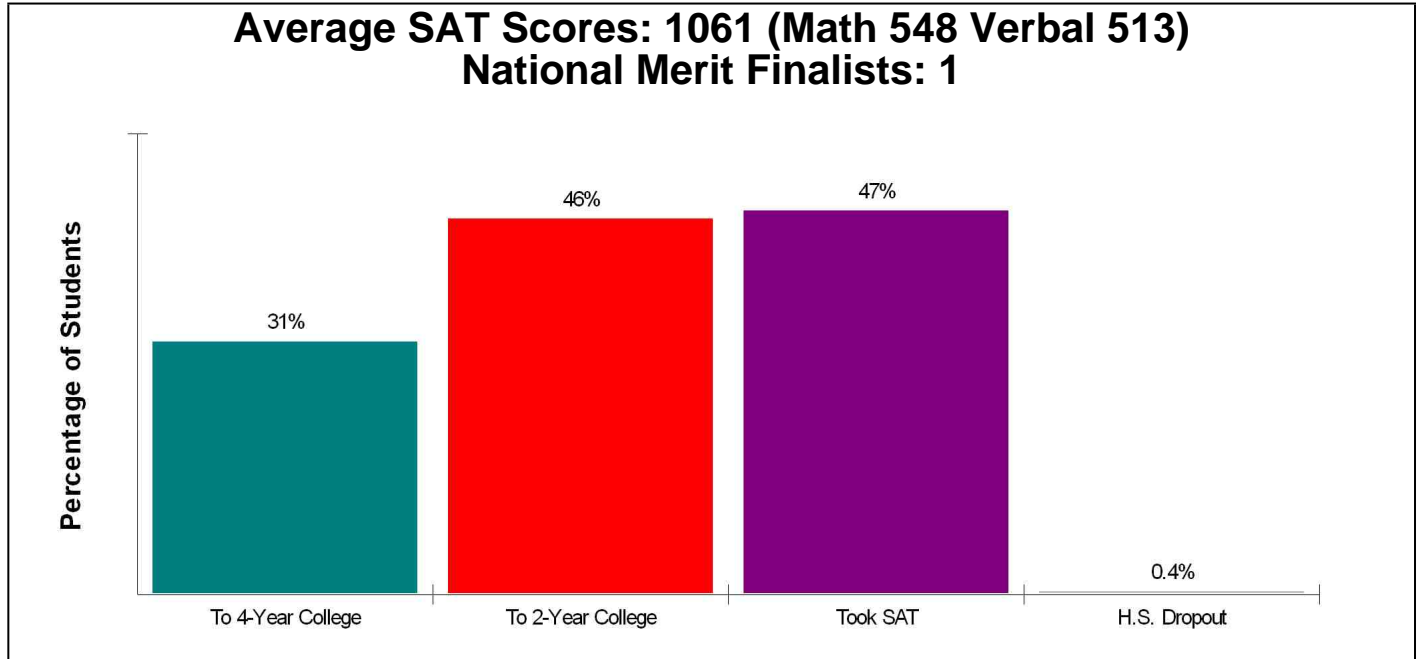
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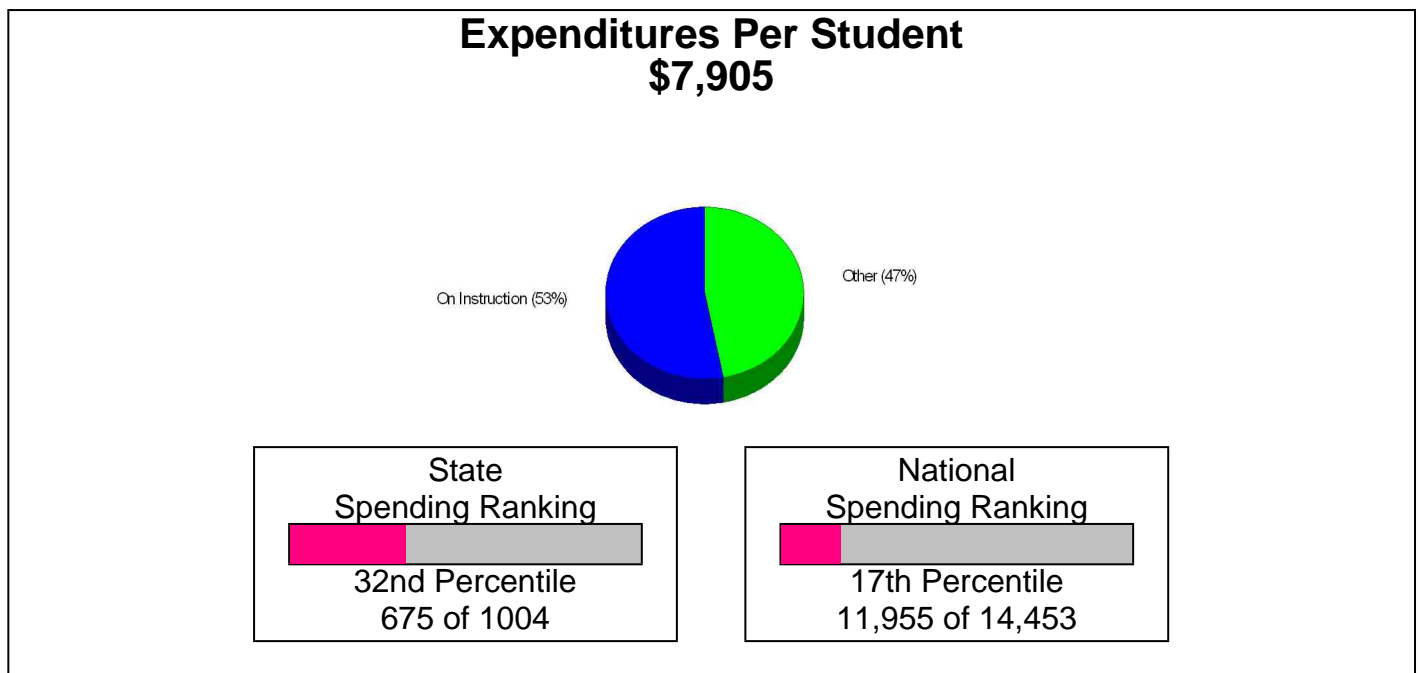
High School Statistics FOR BENICIA UNIFIED

Average SAT Scores: 1061 (Math 548 Verbal 513)
National Merit Finalists: 1



School Expenditures FOR BENICIA UNIFIED

Expenditures Per Student
\$7,905



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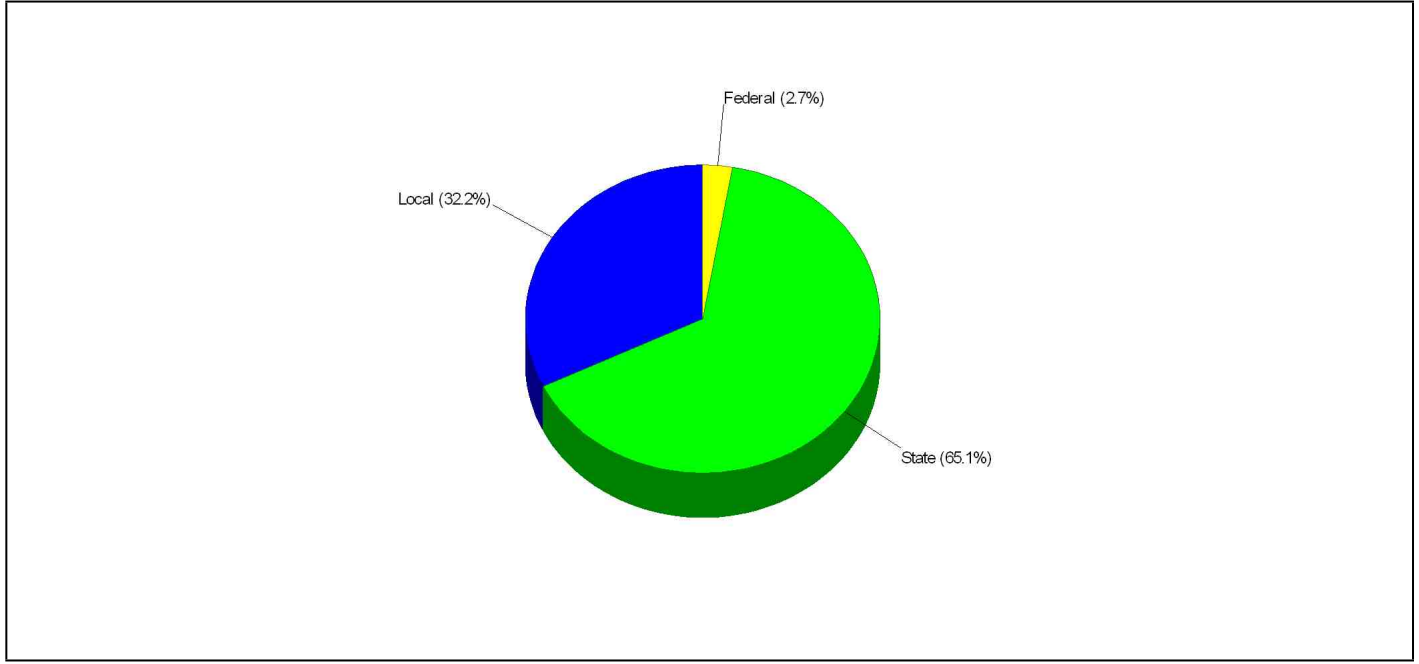


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School Funding FOR BENICIA UNIFIED



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Public Schools for District

HOME INDEPENDENT STUDY

350 EAST K STREET, BENICIA, CA 94510

Distance from Subject: 0.4 Miles
Student/Teacher Ratio: 15.0 to 1

School Type: Alternative
Students/Teachers: 30/2

Phone: (707)747-8300
Grades: K - 12

LIBERTY HIGH (CONT.)

350 EAST K ST., BENICIA, CA 94510

Distance from Subject: 0.4 Miles
Student/Teacher Ratio: 14.0 to 1

School Type: Alternative
Students/Teachers: 84/6

Phone: (707)747-8323
Grades: 10 - 12

MILLS ELEMENTARY SCHOOL

401 EAST K ST., BENICIA, CA 94510

Distance from Subject: 0.4 Miles
Student/Teacher Ratio: 18.5 to 1
Mascot: Marsh Mice

School Type: Regular
Students/Teachers: 351/19
School Colors : Royal & White

Phone: (707)747-8380
Grades: K - 5

SEMPLE (ROBERT) ELEMENTARY SCHOOL

2015 E. THIRD ST., BENICIA, CA 94510

Distance from Subject: 0.9 Miles
Student/Teacher Ratio: 21.1 to 1

School Type: Regular
Students/Teachers: 421/20

Phone: (707)747-8360
Grades: K - 5

FARMAR (MARY) ELEMENTARY SCHOOL

901 MILITARY WEST, BENICIA, CA 94510

Distance from Subject: 1.0 Miles
Student/Teacher Ratio: 18.2 to 1

School Type: Regular
Students/Teachers: 382/21

Phone: (707)747-8350
Grades: K - 5

BENICIA HIGH

1101 MILITARY WEST, BENICIA, CA 94510

Distance from Subject: 1.3 Miles
Student/Teacher Ratio: 19.9 to 1
Mascot: Black Panthers
Average SAT: 1061 (Math 548 Verbal 513)
Students Taking SAT: 47.0%

School Type: Regular
Students/Teachers: 1,792/90
School Colors : Royal & Gold
Graduates To 2-Year College: 46.0%
Graduates To 4-Year College: 31.0%
National Merit Finalists: 1

Phone: (707)747-8325
Grades: 9 - 12





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Public Schools for District

BENICIA MIDDLE

1100 SOUTHAMPTON ROAD, BENICIA, CA 94510

Phone: (707)747-8340

Grades: 6 - 8

Distance from Subject: 1.6 Miles

Student/Teacher Ratio: 21.2 to 1

Mascot: Vikings

School Type:

Regular

Students/Teachers:

1,335/63

School Colors :

White & Royal

TURNER (MATTHEW) ELEMENTARY SCHOOL

540 ROSE DR., BENICIA, CA 94510

Phone: (707)747-8390

Grades: K - 5

Distance from Subject: 2.1 Miles

Student/Teacher Ratio: 20.2 to 1

Mascot: Dolphins

School Type:

Regular

Students/Teachers:

464/23

School Colors :

Navy & Gray

HENDERSON (JOE) ELEMENTARY SCHOOL

650 HASTINGS DR., BENICIA, CA 94510

Phone: (707)747-8370

Grades: K - 5

Distance from Subject: 2.4 Miles

Student/Teacher Ratio: 20.9 to 1

Mascot: Hounds

School Type:

Regular

Students/Teachers:

564/27

School Colors :

Red & Royal





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Private Schools

Private School Enrollment= 14.71% within School District

ST. DOMINIC ELEMENTARY SCHOOL

935 E 5th St., BENICIA, CA 94510

Distance from Subject: 0.5 Miles

Affiliation: Roman Catholic

Students: 400

Student/ Homeroom Ratio: 44.4

School Colors: Navy & White

Enrollment By Grade: PK-40 K-40 1-40 2-40 3-40 4-40 5-40 6-40 7-40 8-40

Phone: (707)745-1266

Grades: PK - 8

School Type: Regular

Gender: Coed

Student/Teacher Ratio: 17.5 to 1

Mascot: Knicks

JEFFERSON PARK SCHOOL

1451 Park Rd., BENICIA, CA 94510

Distance from Subject: 1.2 Miles

Affiliation: Nonsectarian

Students: 37

Enrollment By Grade: PK-22 K-15

Phone: (707)746-8119

Grades: PK - K

School Type: Early Childhood

Gender: Coed

Student/Teacher Ratio: 9.2 to 1

ST. CATHERINE OF SIENA SCHOOL

604 Mellus St., MARTINEZ, CA 94553

Distance from Subject: 2.7 Miles

Affiliation: Roman Catholic

Students: 264

Student/ Homeroom Ratio: 29.3

School Colors: Navy & Gold

Enrollment By Grade: K-32 1-30 2-30 3-25 4-28 5-27 6-30 7-30 8-32

Phone: (925)228-4140

Grades: K - 8

School Type: Regular

Gender: Coed

Student/Teacher Ratio: 22.8 to 1

KINDER CARE LEARNING CENTER

1101 Rose Dr., BENICIA, CA 94510

Distance from Subject: 3.0 Miles

Affiliation: Nonsectarian

Students: 75

Enrollment By Grade: PK-61 K-14

Phone: (707)745-0916

Grades: PK - K

School Type: Early Childhood

Gender: Coed

Student/Teacher Ratio: 14.0 to 1

PATCHINS ELEMENTARY SCHOOL

1124 Ferry St., MARTINEZ, CA 94553

Distance from Subject: 3.5 Miles

Affiliation: Nonsectarian

Students: 36

Student/ Homeroom Ratio: 6.0

School Colors: Royal & White

Enrollment By Grade: K-11 1-11 2-10 3-3 5-1

Phone: (925)228-1295

Grades: K - 5

School Type: Regular

Gender: Coed

Student/Teacher Ratio: 9.2 to 1

Mascot: Panthers





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Private Schools

Private School Enrollment= 14.71% within School District

ST PATRICK ST VINCENT HIGH SCHOOL

1500 Benicia Rd, VALLEJO, CA 94591

Distance from Subject: 3.7 Miles

Affiliation: Roman Catholic

Students: 680

Student/ Homeroom Ratio: 22.7

School Colors: Gold & Kelly Green

Enrollment By Grade: 9-181 10-159 11-165 12-175

Phone: (707)644-4425

Grades: 9 - 12

School Type: Regular

Gender: Coed

Student/Teacher Ratio: 14.7 to 1

Mascot: Bruins

NEW VISTAS CHRISTIAN SCHOOL

68 Morello Ave., MARTINEZ, CA 94553

Distance from Subject: 4.2 Miles

Affiliation: Christian

Students: 77

Student/ Homeroom Ratio: 9.6

School Colors: Black & Gold

Enrollment By Grade: 1-1 2-1 3-3 4-4 5-3 6-10 7-5 8-11 9-13 10-10
11-9 12-7

Phone: (925)370-7767

Grades: 1 - 12

School Type: Special Education

Gender: Coed

Student/Teacher Ratio: 8.2 to 1

THE CONCORDIA SCHOOL

100 Church St., MARTINEZ, CA 94553

Distance from Subject: 4.8 Miles

Affiliation: Nonsectarian

Students: 24

Enrollment By Grade: PK-21 K-3

Phone: (925)689-6910

Grades: PK - K

School Type: Montessori

Gender: Coed

Student/Teacher Ratio: 0.7 to 1

ST. CATHERINE OF SIENA SCHOOL

3460 Tennessee St., VALLEJO, CA 94591

Distance from Subject: 4.8 Miles

Affiliation: Roman Catholic

Students: 339

Student/ Homeroom Ratio: 24.2

School Colors: Red & White

Enrollment By Grade: K-38 1-37 2-38 3-37 4-37 5-38 6-38 7-38 8-38

Phone: (707)643-6691

Grades: K - 8

School Type: Regular

Gender: Coed

Student/Teacher Ratio: 25.9 to 1

Mascot: Stars

LA PETICE ACADEMY

470 Avain Dr., VALLEJO, CA 94591

Distance from Subject: 4.8 Miles

Affiliation: Nonsectarian

Students: 101

Enrollment By Grade: PK-90 K-11

Phone: (707)642-7500

Grades: PK - K

School Type: Early Childhood

Gender: Coed

Student/Teacher Ratio: 11.0 to 1



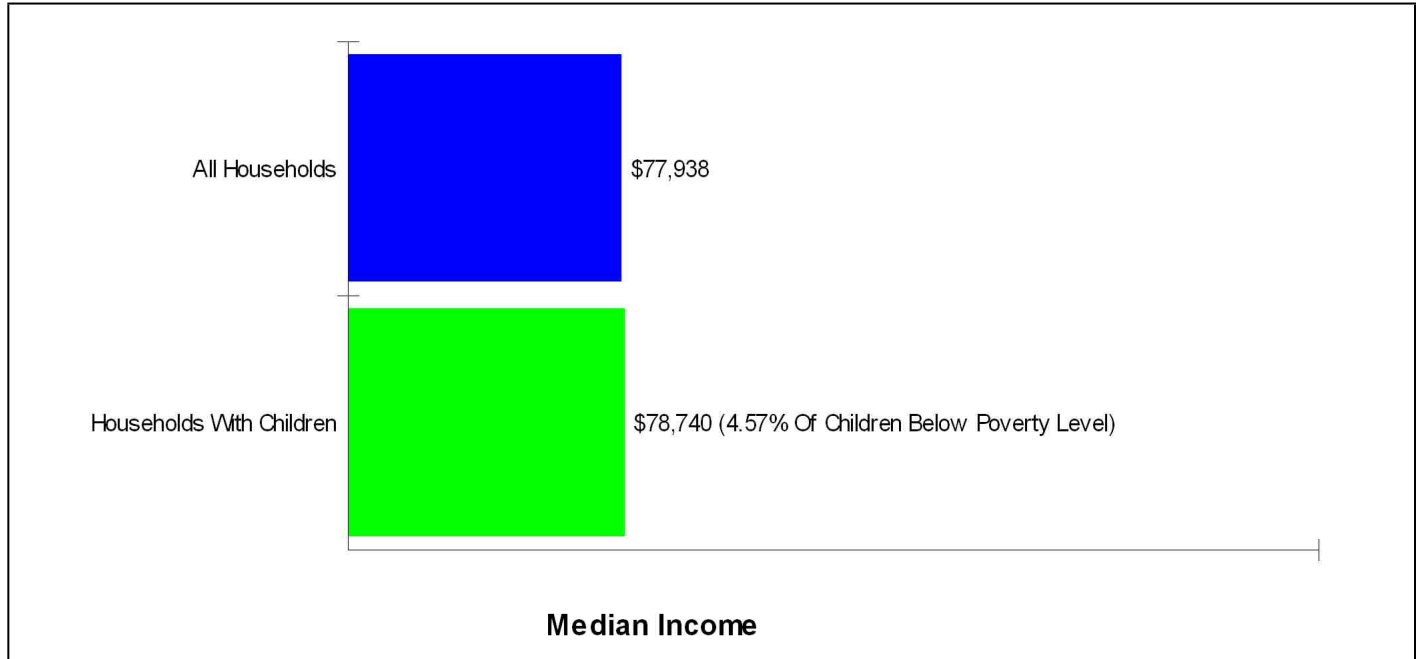


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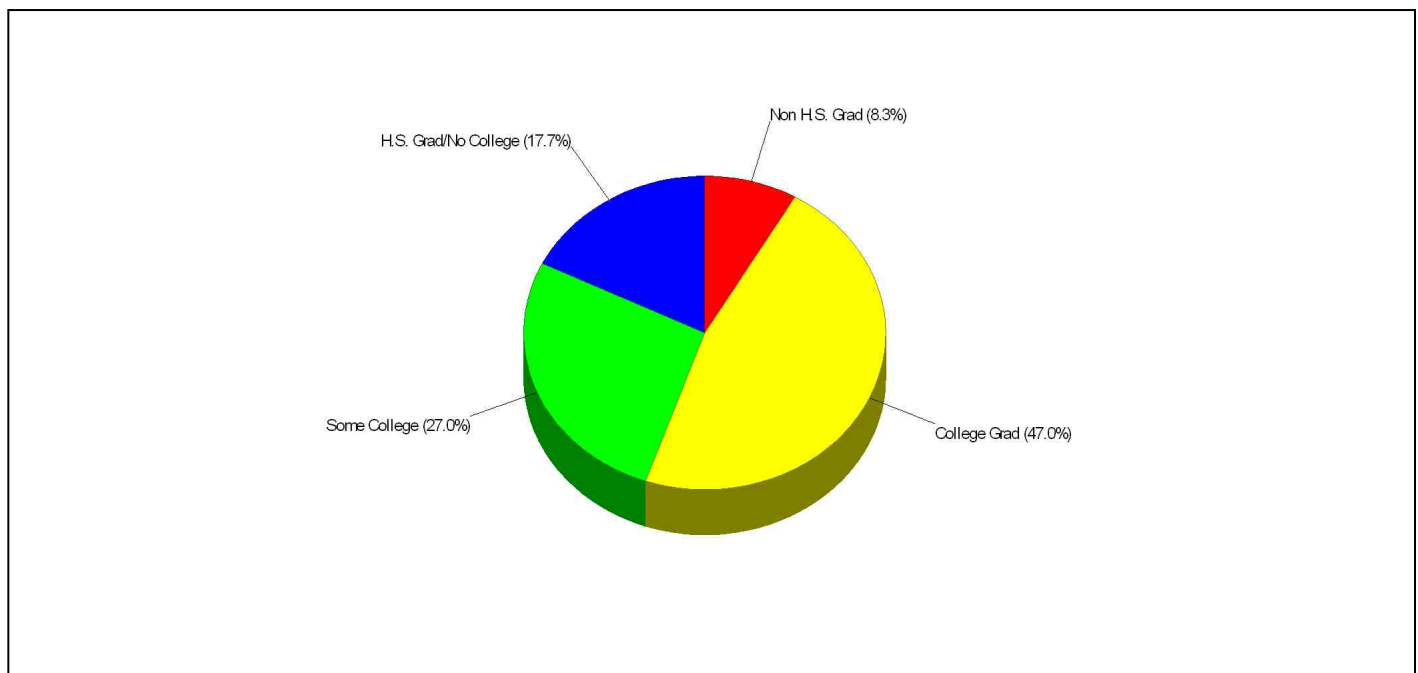
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Income FOR BENICIA UNIFIED



Parent Education Level FOR BENICIA UNIFIED



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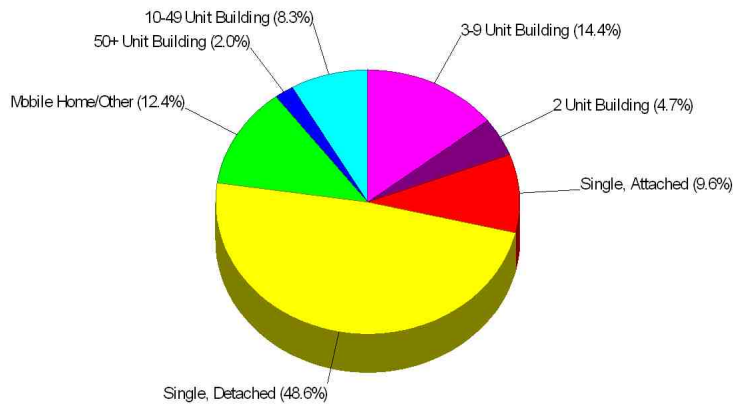
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Housing Characteristics For Neighborhood Within City of Benicia

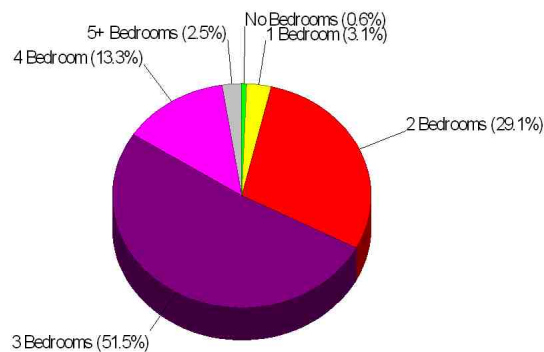
Average Age of Housing 28 years



Type of Dwelling

Home Ownership For Neighborhood Within City of Benicia

Owner Occupied Households = 58.6%
Median Housing Value = \$265,300
Median Number of Bedrooms = 3



Home Size Breakdown

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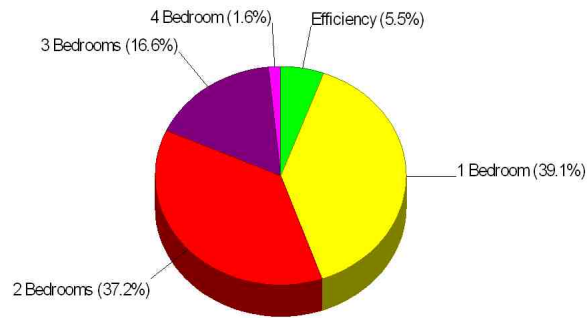
Rental

For Neighborhood Within City of Benicia

Renter Occupied Households = 41.4%

Median Monthly Rent = \$788

Median Number of Bedrooms = 2



Home Size Breakdown

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Recent Home Sales

279 E H ST, BENICIA, CA 94510

Price Sold:	\$153,000	Sq. Ft.:	959
Mortgage:	\$114,000	Year Built/ Age:	1986
Date Sold/ Recorded:	10/13/2004		
Distance from Subject:	0.2 miles		
Lot Size:	0.02 Acres		

192 W H ST, BENICIA, CA 94510

Price Sold:	\$180,000	Sq. Ft.:	1,303
Mortgage:	\$160,000	Year Built/ Age:	1922
Date Sold/ Recorded:	9/10/2004		
Distance from Subject:	0.2 miles		
Lot Size:	0.1 Acres		

300 E H ST, BENICIA, CA 94510

Price Sold:	\$85,000
Mortgage:	N/A
Date Sold/ Recorded:	6/25/2004
Distance from Subject:	0.2 miles
Lot Size:	29.28 Acres

223 E J ST, BENICIA, CA 94510

Price Sold:	\$439,000
Mortgage:	\$351,000
Date Sold/ Recorded:	6/23/2004
Distance from Subject:	0.2 miles

1036 1ST ST, BENICIA, CA 94510

Price Sold:	\$800,000
Mortgage:	\$535,000
Date Sold/ Recorded:	11/18/2004
Distance from Subject:	0.2 miles

215 W H ST, BENICIA, CA 94510

Price Sold:	\$420,000	Sq. Ft.:	1,416
Mortgage:	\$300,000	Year Built/ Age:	1900
Date Sold/ Recorded:	12/23/2003		
Distance from Subject:	0.2 miles		
Lot Size:	0.13 Acres		

230 E K ST, BENICIA, CA 94510

Price Sold:	\$449,000	Sq. Ft.:	2,505
Mortgage:	\$359,000	Year Built/ Age:	1934
Date Sold/ Recorded:	10/18/2004		
Distance from Subject:	0.3 miles		
Lot Size:	0.2 Acres		

1027 E 3RD ST, BENICIA, CA 94510

Price Sold:	\$383,000	Sq. Ft.:	1,042
Mortgage:	\$306,000	Year Built/ Age:	1942
Date Sold/ Recorded:	11/23/2004		
Distance from Subject:	0.3 miles		
Lot Size:	0.1 Acres		

311 E 2ND ST, BENICIA, CA 94510

Price Sold:	\$369,000	Sq. Ft.:	1,544
Mortgage:	\$258,000	Year Built/ Age:	1982
Date Sold/ Recorded:	1/5/2004		
Distance from Subject:	0.3 miles		
Lot Size:	0.03 Acres		

Prepared by Bernard Overby, REALTOR®, e-PRO





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Recent Home Sales

284 E 2ND ST, BENICIA, CA 94510

Price Sold:	\$443,000	Sq. Ft.:	1,409
Mortgage:	\$354,000	Year Built/ Age:	1984
Date Sold/ Recorded:	7/30/2004		
Distance from Subject:	0.3 miles		
Lot Size:	0.02 Acres		

221 E L ST, BENICIA, CA 94510

Price Sold:	\$570,000	Sq. Ft.:	2,065
Mortgage:	\$456,000	Year Built/ Age:	1940
Date Sold/ Recorded:	5/28/2004		
Distance from Subject:	0.3 miles		
Lot Size:	0.16 Acres		

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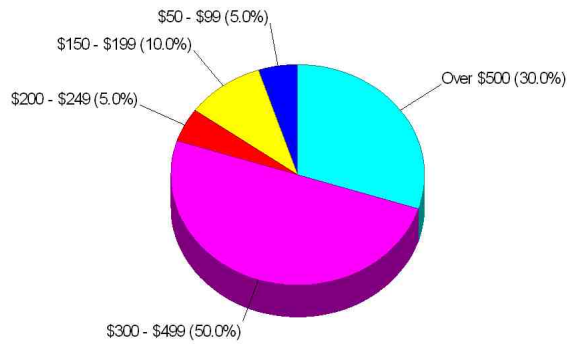
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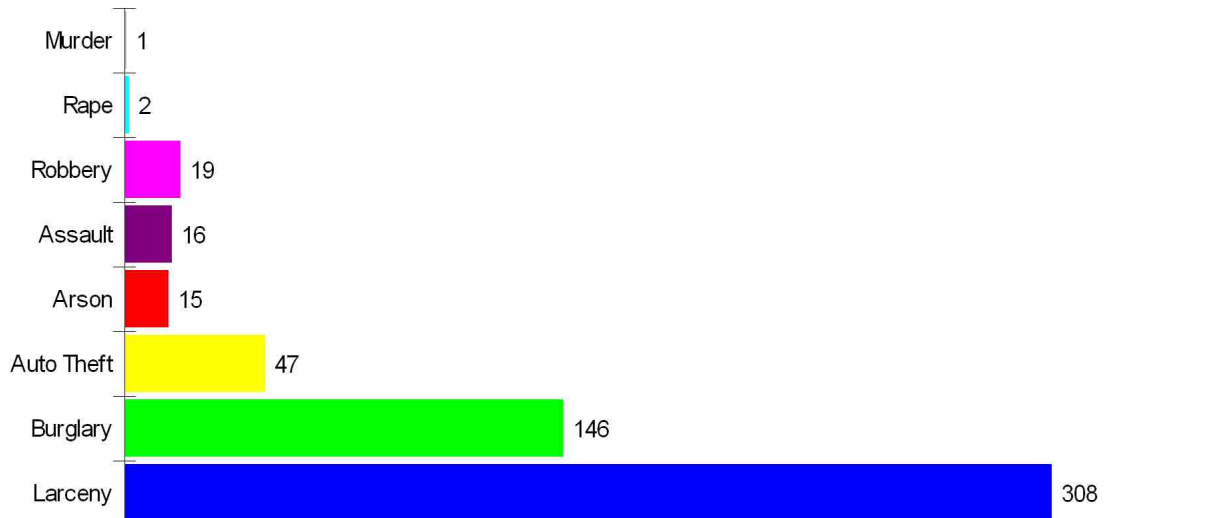
Home Sales Pricing Pattern (Closest 20)

Median Price = \$441,000
Average Price = \$439,250



Dollars In Thousands
Homes Sold In Past Year

Crime Incidents For City of Benicia



Crimes Committed Last Year

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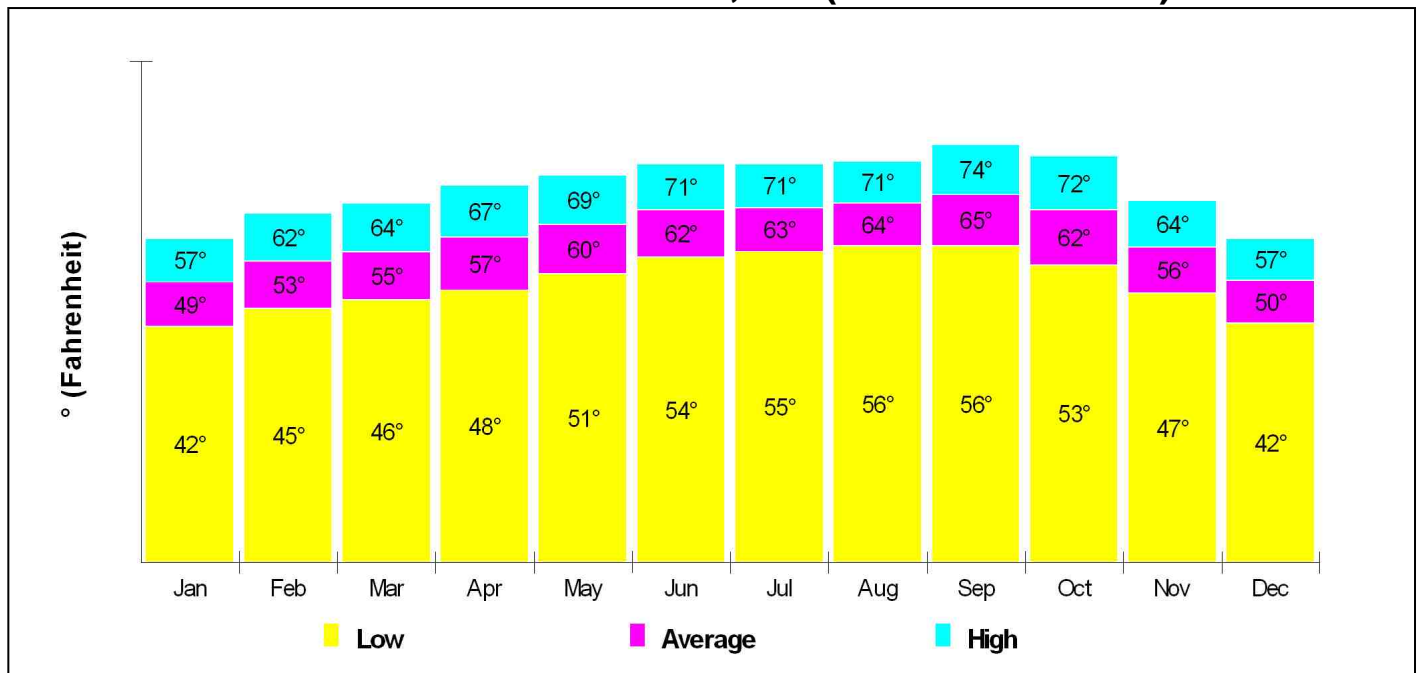
Crime Index For City of Benicia



2.02% Chance Of Being The Victim Of A Crime

0.14% Chance Of Being The Victim Of A Bodily Crime

Temperature Measured at RICHMOND, CA (elevation = 55ft.)



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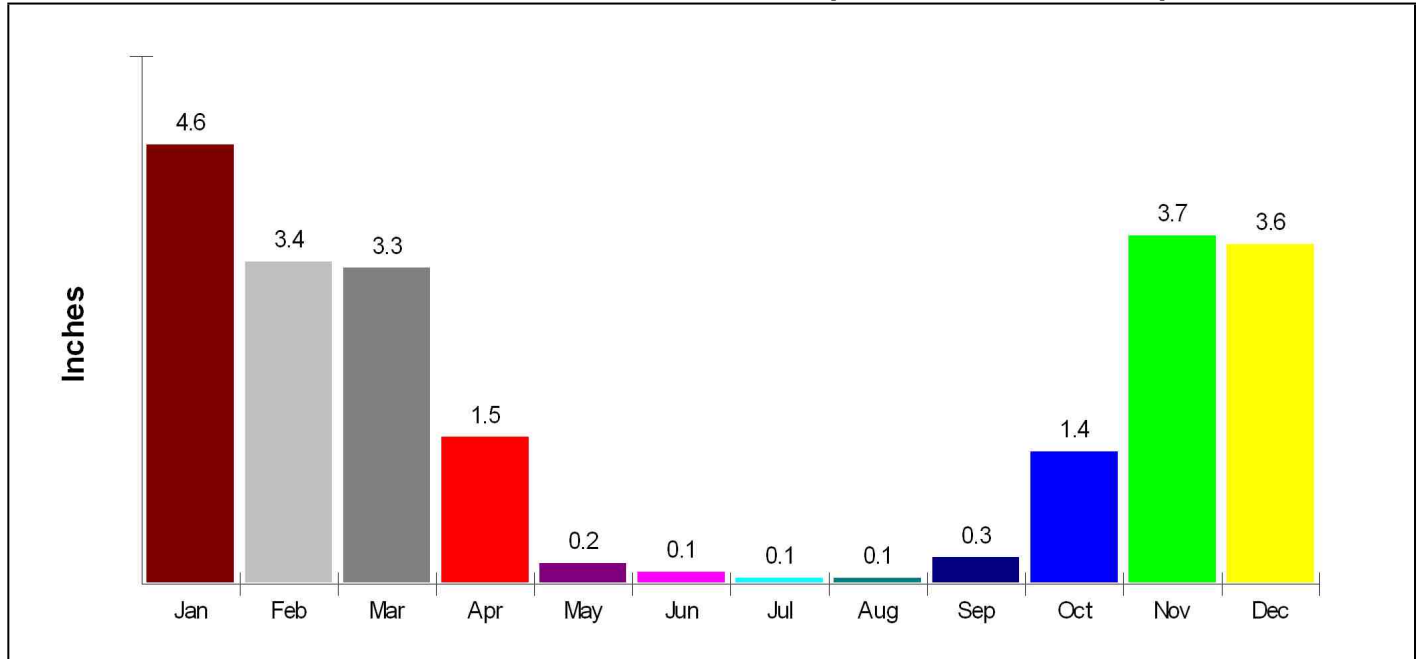


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Average Precipitation Measured at RICHMOND, CA (elevation = 55ft.)



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Houses of Worship

SAINT PAUL'S PARISH HALL Phone: (707)745-9936
120 E J ST, BENICIA, CA 94510 Distance from Subject: 0.20 miles
Denomination: Episcopal Churches

PEDDLER'S FAIR Phone: (707)745-8680
122 E J ST, BENICIA, CA 94510 Distance from Subject: 0.20 miles
Denomination: Episcopal Churches

BENICIA FELLOWSHIP CHURCH Phone: (707)746-5673
935 W 2ND ST, BENICIA, CA 94510 Distance from Subject: 0.20 miles
Denomination: Baptist Churches

SAINTDOMINICS Phone: (707)747-7240
433 E I ST, BENICIA, CA 94510 Distance from Subject: 0.40 miles
Denomination: Catholic Churches

SAINT DOMINIC'S Phone: (707)747-7220
475 E I ST, BENICIA, CA 94510 Distance from Subject: 0.40 miles
Denomination: Catholic Churches

HRTG PRESBYTERIAN CHURCH AT BENICIA Phone: (707)745-6650
1400 E 2ND ST, BENICIA, CA 94510 Distance from Subject: 0.40 miles
Denomination: Presbyterian Churches

COMMUNITY CONGREGATIONAL CHURCH UNITED Phone: (707)745-0674
1305 W 2ND ST, BENICIA, CA 94510 Distance from Subject: 0.50 miles
Denomination: Churches of Christ

BENICIA LUTHERAN CHURCH Phone: (707)746-0201
201 RAYMOND DR, BENICIA, CA 94510 Distance from Subject: 0.60 miles
Denomination: Lutheran Churches

CHURCH OF CHRIST Phone: (707)745-0869
430 E N ST, BENICIA, CA 94510 Distance from Subject: 0.60 miles
Denomination: Churches of Christ

UNITED PENTECOSTAL CHURCH BENICIA Phone: (707)746-7771
525 MILITARY E, BENICIA, CA 94510 Distance from Subject: 0.60 miles
Denomination: Pentecostal Churches





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Houses of Worship

KINGDOM HALL OF JEHOVAHS WITNESSES

1845 E 3RD ST, BENICIA, CA 94510

Denomination: Jehovah's Witnesses

Phone: (707)745-0846

Distance from Subject: 0.80 miles

EASTGATE CHRISTIAN CHURCH

BENICIA, CA 94510

Denomination: Christian & Reformed Churches

Phone: (707)747-5522

Distance from Subject: 1.10 miles

NEW HARBOR COMMUNITY CHURCH

1101 MILITARY W, BENICIA, CA 94510

Denomination: Baptist Churches

Phone: (707)747-5971

Distance from Subject: 1.30 miles

SOLOMON KING MISSIONARY BAPTIST CHURCH

W 11TH & MILITARY WEST, BENICIA, CA 94510

Denomination: Baptist Churches

Phone: (707)745-3764

Distance from Subject: 1.40 miles

LIGHTHOUSE COVENANT FELLOWSHIP

1175 CHURCH ST, BENICIA, CA 94510

Denomination: Assembly of God Churches

Phone: (707)745-5040

Distance from Subject: 1.50 miles



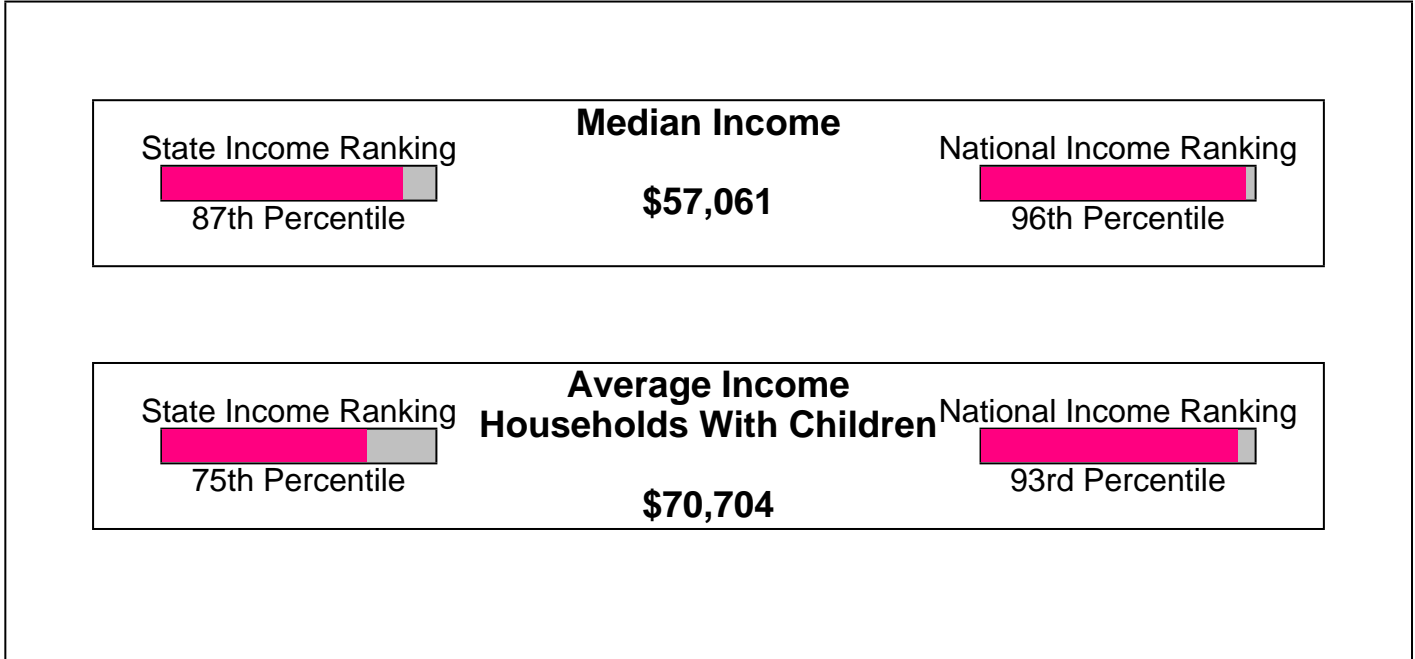


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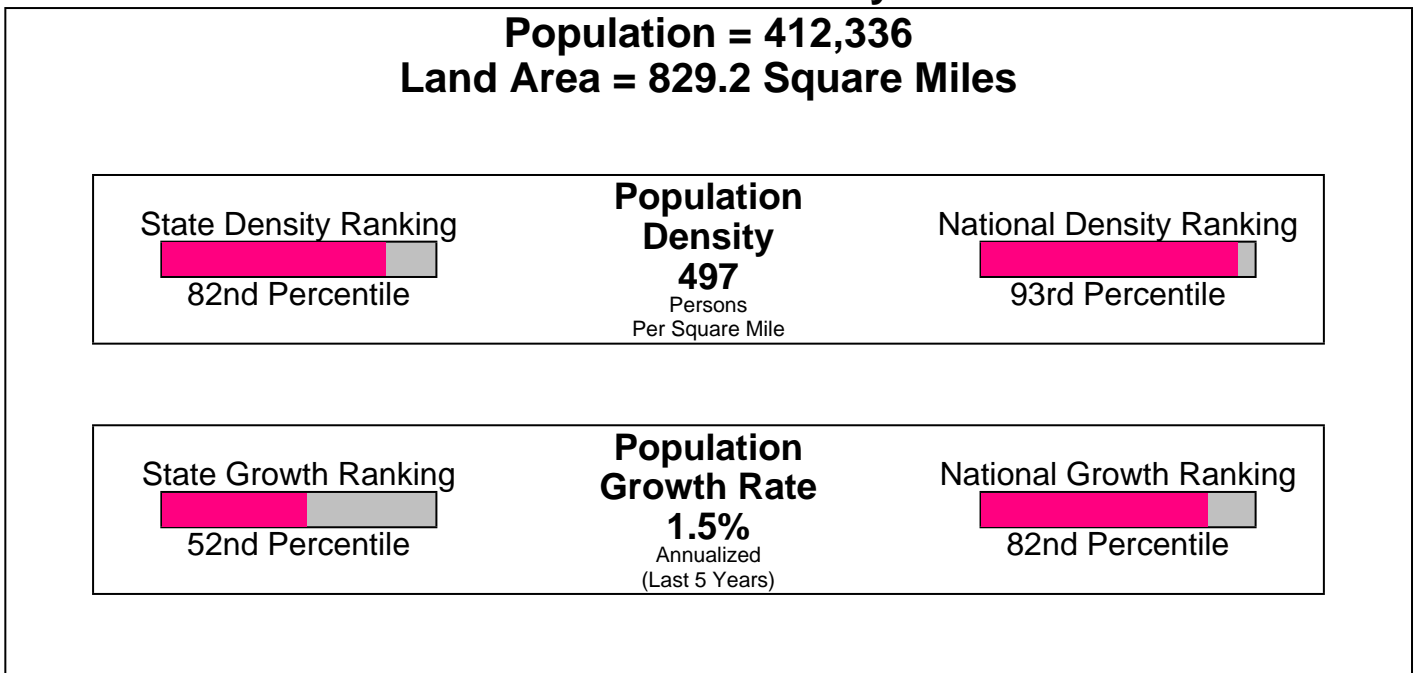


Income For Solano County



Population For Solano County

Population = 412,336
Land Area = 829.2 Square Miles



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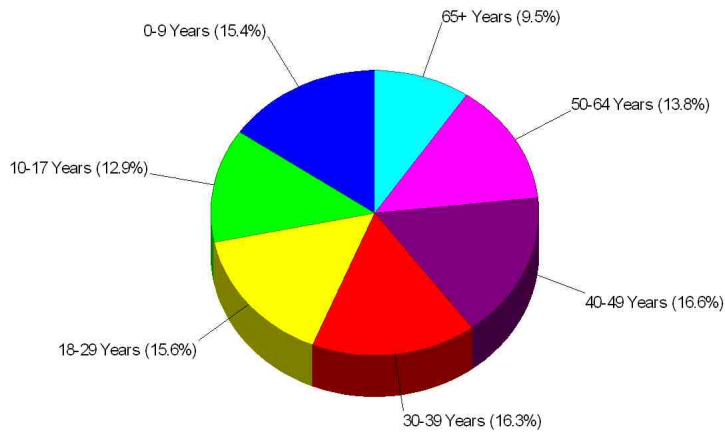


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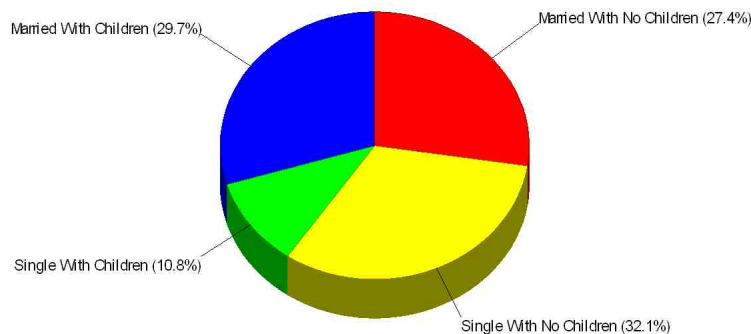


Age Breakdown For Solano County Average Age = 34.1 Years



Household Characteristics For Solano County

57.1% Married
40.5% With Children



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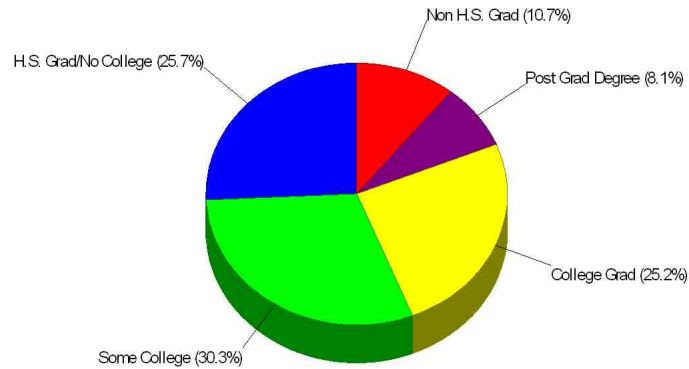
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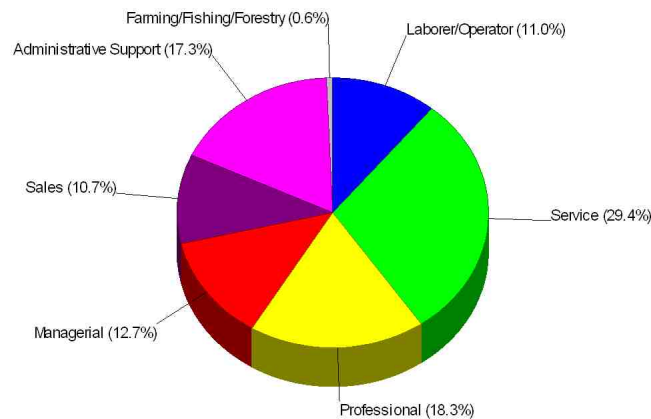
Adult Education Level For Solano County

**89.3% High School Graduates
33.3% College Graduates**



Employment For Solano County

Average Travel Time To Work = 34.3 Minutes



Occupation

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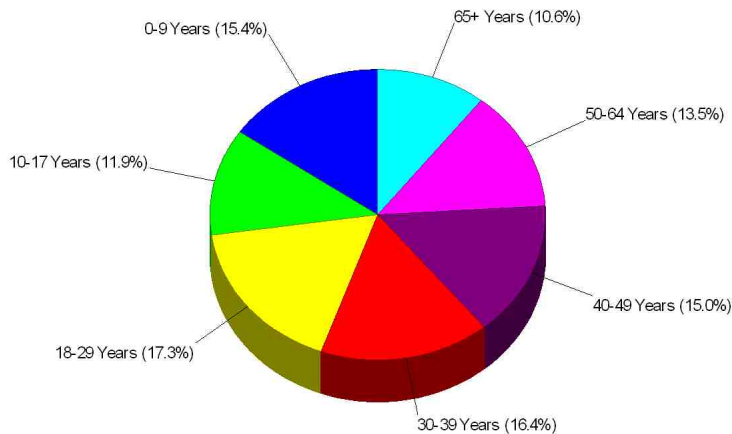
General Facts For California



Median Income:	\$47,493
Income (W/Children):	\$67,331
Population:	35,484,453
Land Area:	155,959 Square Miles
Population Density:	228 Persons Per Square Mile
Nickname:	Golden State
Capital:	Sacramento
Date of Statehood:	September 9, 1850
State Bird:	California Valley Quail
State Flower:	Golden Poppy
State Tree:	California Redwood

Age Breakdown For California

Average Age = 33.5 Years



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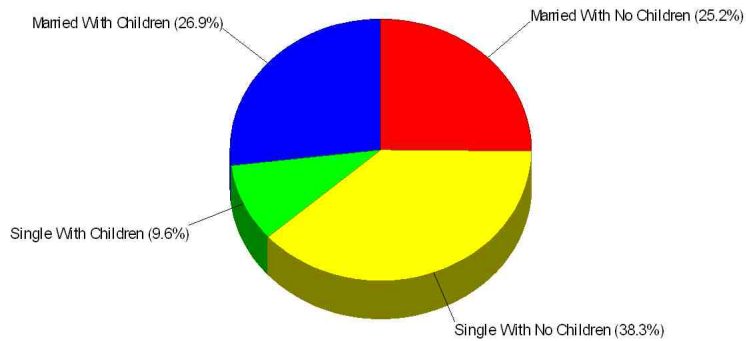
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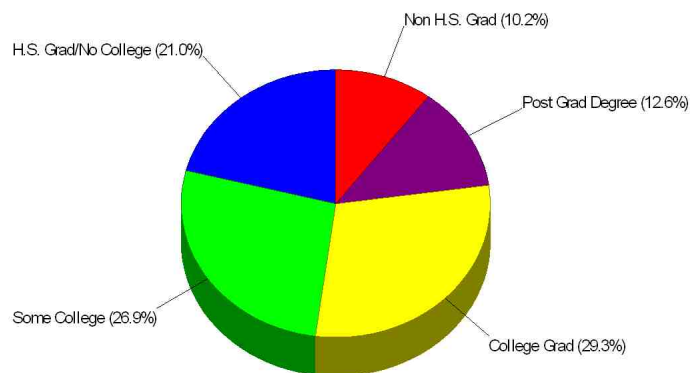
Household Characteristics For California

52.1% Married
36.6% With Children



Adult Education Level For California

89.8% High School Graduates
41.9% College Graduates



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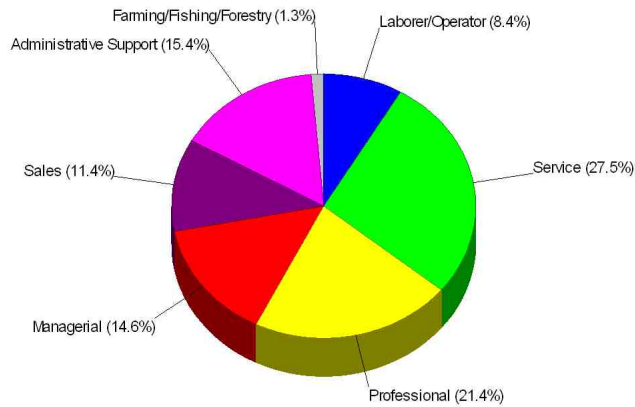
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Employment For California

Average Travel Time To Work = 29.9 Minutes



Occupation

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