

Comparative Market Analysis

Summary of Comparable Listings

January 25, 2010

This page summarizes the comparable listings contained in this market analysis.

Pending/Backup Listings

| Address | L/S Price | Bd | Bth | Sqft | \$/Sq | Built | ML# | List Date | CDOM |
|-------------------------|-------------------|------------|-------------|--------------|--------------|-------------|-----------|-----------|---------------|
| 3483 Sweetwater CR | \$218,000 | 3 | 2.00 | 1,280 | \$170 | 1989 | I09118114 | 11/04/09 | 5 |
| 1049 Cinnamon LN | \$249,000 | 3 | 2.00 | 1,427 | \$174 | 1988 | S578830 | 6/20/09 | 2 |
| 1468 Elegante CT | \$259,000 | 2 | 3.00 | 1,471 | \$176 | 1990 | K10004798 | 1/14/10 | 5 |
| 3150 Sagewood LN | \$319,900 | 3 | 2.00 | 1,427 | \$224 | 1988 | I09128858 | 11/12/09 | 33 |
| 864 Meridian LN | \$335,000 | 3 | 3.00 | 1,794 | \$187 | 1988 | I09089294 | 8/12/09 | 17 |
| 3235 Timberline DR | \$349,900 | 4 | 3.00 | 1,852 | \$189 | 1988 | C09117623 | 11/03/09 | 3 |
| 836 Meridian LN | \$389,000 | 3 | 3.00 | 1,794 | \$217 | 1988 | H10005908 | 1/18/10 | 23 |
| 1541 Dominguez Ranch RD | \$395,000 | 5 | 3.00 | 2,715 | \$145 | 1989 | P654240 | 8/30/08 | 207 |
| 1500 San Almada RD | \$399,000 | 4 | 3.00 | 2,002 | \$199 | 1989 | E09091858 | 8/17/09 | 26 |
| 2670 Via Corazon DR | \$399,000 | 4 | 3.00 | 2,510 | \$159 | 1989 | P654245 | 8/25/08 | 80 |
| 888 Summit View CT | \$399,900 | 3 | 3.00 | 1,997 | \$200 | 1988 | H09125913 | 11/30/09 | 12 |
| 1580 Dominguez Ranch RD | \$465,000 | 5 | 3.00 | 2,970 | \$157 | 1989 | K09114671 | 8/22/09 | 108 |
| 3241 Diamond View ST | \$479,000 | 3 | 3.00 | 2,902 | \$165 | 1990 | K09127312 | 12/03/09 | 27 |
| 3571 Rio Ranch RD | \$504,900 | 5 | 3.00 | 3,031 | \$167 | 1990 | K10002128 | 1/04/10 | 18 |
| 3209 Crystal Ridge CR | \$509,900 | 4 | 3.00 | 2,891 | \$176 | 1990 | K10002041 | 1/07/10 | 14 |
| 3232 Crystal Ridge Cr. | \$549,950 | 4 | 3.00 | | | 1990 | K10006726 | 1/18/10 | 124 |
| 3924 Elderberry CR | \$550,000 | 5 | 5.00 | 4,878 | \$113 | 2005 | I09131167 | 6/19/09 | 180 |
| 2078 Saltbush CR | \$619,900 | 4 | 4.00 | 4,073 | \$152 | 2005 | K09126703 | 12/02/09 | 15 |
| 1816 Oakridge DR | \$695,000 | 5 | 5.00 | 4,878 | \$142 | 2005 | C09045838 | 4/11/09 | 167 |
| 3521 Doe Spring RD | \$269,000 | 3 | 2.00 | 1,280 | \$210 | 1989 | K08176395 | 12/29/08 | 491 |
| 3372 Fallenleaf DR | \$275,000 | 3 | 3.00 | 1,695 | \$162 | 1988 | P672450 | 1/12/09 | 378 |
| 2561 Northmoor DR | \$275,000 | 4 | 2.00 | 1,785 | \$154 | 2000 | Y904653 | 9/25/09 | 122 |
| 1533 Elegante CT | \$280,000 | 2 | 3.00 | 1,471 | \$190 | 1990 | C09059472 | 5/29/09 | 209 |
| 3001 Mountainside DR | \$374,800 | 4 | 3.00 | 2,080 | \$180 | 1988 | S599855 | 12/28/09 | 28 |
| 3580 Copper Ridge DR | \$415,000 | 4 | 3.00 | 2,156 | \$192 | 1988 | S597930 | 12/04/09 | 52 |
| 1072 Vista Lomas LN | \$419,000 | 3 | 3.00 | 2,184 | \$192 | 1989 | K09131814 | 12/17/09 | 39 |
| 1512 Dominguez Ranch RD | \$419,900 | 4 | 3.00 | 2,970 | \$141 | 1990 | P707742 | 10/20/09 | 93 |
| 2745 Hidden Hills WY | \$420,000 | 4 | 4.00 | 3,060 | \$137 | 1993 | P709614 | 10/25/09 | 175 |
| 2880 Amber DR | \$444,900 | 4 | 3.00 | 2,514 | \$177 | 1989 | 09380701 | 6/29/09 | 197 |
| 2134 Saltbush CR | \$449,000 | 4 | 5.00 | 4,450 | \$101 | 2005 | P713329 | 12/04/09 | 52 |
| 2700 Amber CR | \$449,900 | 4 | 3.00 | 2,314 | \$194 | 1989 | S584395 | 8/04/09 | 174 |
| 3025 Wilderness DR | \$459,900 | 4 | 3.00 | 2,898 | \$159 | 1992 | P705694 | 9/24/09 | 123 |
| 3610 Santa Elena CR | \$470,000 | 5 | 3.00 | 2,756 | \$171 | 1993 | C09134110 | 12/29/09 | 356 |
| 2806 Hidden Hills WY | \$589,000 | 5 | 5.00 | 3,473 | \$170 | 2006 | S585245 | 8/11/09 | 167 |
| 2218 Saltbush CR | \$619,900 | 5 | 4.00 | 4,073 | \$152 | 2005 | K09118788 | 11/05/09 | 81 |
| 3753 Elderberry CR | \$637,000 | 4 | 3.00 | 3,346 | \$190 | 2005 | K09094842 | 9/01/09 | 149 |
| | 426,490.28 | 4.0 | 3.20 | 2,583 | \$171 | 1993 | | | 109.78 |

Closed Sale Listings

| Address | L/S Price | Bd | Bth | Sqft | \$/Sq | Built | ML# | Sold Date | CDOM |
|-------------------------|-----------|----|------|-------|-------|-------|-----------|-----------|------|
| 2785 Via Cielo DR | \$369,000 | 3 | 3.00 | 1,908 | \$193 | 1989 | K09115327 | 12/16/09 | 13 |
| 3101 Juniper DR | \$370,000 | 4 | 3.00 | 1,804 | \$205 | 1989 | K09113955 | 1/20/10 | 84 |
| 1491 San Almada | \$385,000 | 4 | 2.00 | 2,002 | \$192 | 1989 | P687565 | 12/17/09 | 44 |
| 3414 Sterling DR | \$390,000 | 4 | 3.00 | 2,216 | \$176 | 1989 | R906776 | 1/22/10 | 14 |
| 878 Meridian LN | \$400,000 | 4 | 3.00 | 1,994 | \$201 | 1988 | P712458 | 1/08/10 | 50 |
| 1187 Bronwyn DR | \$400,200 | 3 | 3.00 | 2,199 | \$182 | 1988 | K09125966 | 12/18/09 | 9 |
| 798 Highland View DR | \$415,000 | 4 | 3.00 | 2,216 | \$187 | 1988 | K09110660 | 12/04/09 | 55 |
| 2764 Via Cielo DR | \$420,000 | 4 | 3.00 | 2,414 | \$174 | 1989 | K09115863 | 12/30/09 | 12 |
| 1230 Dominguez Ranch RD | \$465,000 | 4 | 3.00 | 2,194 | \$212 | 1990 | P711911 | 1/01/10 | 56 |

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| | | | | | | | | | |
|----------------------|-------------------|------------|-------------|--------------|--------------|-------------|-----------|----------|--------------|
| 1510 San Clemente LN | \$467,500 | 5 | 3.00 | 2,486 | \$188 | 1990 | K09120809 | 12/21/09 | 16 |
| 1498 Canyon Crest DR | \$505,000 | 5 | 3.00 | 3,342 | \$151 | 1992 | H09079333 | 12/29/09 | 40 |
| 3901 Mount Elena CR | \$560,000 | 4 | 3.00 | 2,970 | \$189 | 1989 | I09118667 | 12/15/09 | 34 |
| 2514 Bulrush | \$657,000 | 5 | 5.00 | 4,878 | \$135 | 2004 | K09116755 | 1/21/10 | 10 |
| 2302 Saltbush CR | \$689,000 | 4 | 4.00 | 4,073 | \$169 | 2005 | S09046590 | 12/09/09 | 21 |
| | 463,764.29 | 4.0 | 3.10 | 2,621 | \$182 | 1991 | | | 32.71 |

Median: **\$419,450**

Average: **\$436,927**

On average, these comparable listings sold in 33 days for \$ 463,764