



## Market Conditions Addendum to the Appraisal Report

Analysis based on data gathered on 1/9/09



Inventory Analysis	Prior 7-12 Months	Prior 4-6 Months	Current-3 Months
Total # of Comparable Sales (Settled)	5	2	1
Absorption Rate (Total Sales / Months)	0.83	0.67	0.33
Total # of Comparable Active Listings	8	8	7
Months of Housing Supply (Total Listings / Ab Rate)	9.6	12.0	21.0
Median Sale & List Price, DOM, List/Sale Ratio	Prior 7-12 Months	Prior 4-6 Months	Current-3 Months
Median Comparable Sale Price	\$215,000	\$191,000	\$206,874
Median Comparable Sales Days on Market	105.0	147.5	68.0
Median Comparable List Price	\$215,000	\$219,950	\$224,900
Median Comparable Listings Days on Market	111.0	63.0	101.0
Median List-to-Sale Price Ratio	0.97	0.96	0.97

List of Activity for Fairview West Current - 3 Months													
List of properties sold from 10/9/08 - 1/9/09											*Seller concessions are not included		
MLS #	Status	Property Address	Style	FSF	TSF	Bd	Ba	Yr	List Prc	DTS	Sold Date	Sold Prc	*Difference
579253	Sold	1700 W Lake St	1 Story/Ranch	1685	2106	4	2	1966	\$213,500	68	11/03/08	\$206,874	(6,626.00)
List of properties withdrawn/expired from 10/9/08 - 1/9/09													
MLS #	Status	Property Address	Style	FSF	TSF	Bd	Ba	Yr	List Prc	DOM	Off Mkt		
575685	With/Exp	1512 Constitution Ave	Tri-Level	1628	1628	4	2	1968	\$185,000	107	11/02/08		
List of properties for sale on 1/9/09													
MLS #	Status	Property Address	Style	FSF	TSF	Bd	Ba	Yr	List Prc	DOM			
575757	For Sale	1120 Skyline Dr	1 Story/Ranch	1834	1834	3	2	1967	\$230,000	177			
581958	For Sale	1405 S Bryan Ave	1 Story/Ranch	1025	2050	4	2	1967	\$260,000	101			
581960	For Sale	1600 Lakeridge Ct	Bi-Level	2198	2198	4	2	1969	\$224,900	101			
585404	U/C	1512 Constitution Ave	Tri-Level	1628	1628	4	2	1968	\$185,000	51			
587919	For Sale	1013 Skyline Dr	Tri-Level	2002	2002	4	3	1970	\$238,000	1			
List of Activity for Fairview West Prior 4 - 6 Months													
List of properties sold from 7/9/08 - 10/9/08											*Seller concessions are not included		
MLS #	Status	Property Address	Style	FSF	TSF	Bd	Ba	Yr	List Prc	DTS	Sold Date	Sold Prc	*Difference
549636	Sold	1725 W Lake St	1 Story/Ranch	1352	2496	3	2	1966	\$215,000	273	07/15/08	\$195,000	(20,000.00)
575564	Sold	1420 Skyline Dr	Tri-Level	1663	1663	3	2	1966	\$185,000	22	07/31/08	\$187,000	2,000.00
List of properties withdrawn/expired from 7/9/08 - 10/9/08													
MLS #	Status	Property Address	Style	FSF	TSF	Bd	Ba	Yr	List Prc	DOM	Off Mkt		
562305	With/Exp	1509 Constitution Ave	1 Story/Ranch	2548	2548	5	3	1968	\$255,000	201	10/01/08		
List of properties for sale on 10/9/08													
MLS #	Status	Property Address	Style	FSF	TSF	Bd	Ba	Yr	List Prc	DOM			
575757	For Sale	1120 Skyline Dr	1 Story/Ranch	1834	1834	3	2	1967	\$230,000	85			
581958	For Sale	1405 S Bryan Ave	1 Story/Ranch	1025	2050	4	2	1967	\$260,000	9			
581960	For Sale	1600 Lakeridge Ct	Bi-Level	2198	2198	4	2	1969	\$224,900	9			