

## Market Activity by Zip/Month

01/12/10

11:09 AM

Property Type: 2-4 Units

County: San Diego

| Month/Year | Zip   | Active Listings |             |             | New Listings |             |             | Sold Listings |           |           |           | Off Mrkt  |       | MO    |        |
|------------|-------|-----------------|-------------|-------------|--------------|-------------|-------------|---------------|-----------|-----------|-----------|-----------|-------|-------|--------|
|            |       | #               | Avg LP      | Median LP   | #            | Avg LP      | Median LP   | #             | Avg LP    | Median LP | Avg SP    | Median SP | # Exp | # Oth | INV    |
| Dec 2009   | 91901 | 1               | \$375,000   | \$375,000   | 0            | --          | \$0         | 0             | --        | \$0       | --        | \$0       | 0     | 0     | --     |
| Dec 2009   | 91905 | 1               | \$125,000   | \$125,000   | 0            | --          | \$0         | 0             | --        | \$0       | --        | \$0       | 0     | 0     | --     |
| Dec 2009   | 91906 | 2               | \$294,500   | \$294,500   | 0            | --          | \$0         | 0             | --        | \$0       | --        | \$0       | 1     | 0     | --     |
| Dec 2009   | 91910 | 20              | \$351,940   | \$309,950   | 2            | \$427,500   | \$427,500   | 2             | \$244,450 | \$244,450 | \$273,000 | \$273,000 | 1     | 1     | 20.00% |
| Dec 2009   | 91911 | 17              | \$362,776   | \$299,000   | 5            | \$263,360   | \$262,900   | 1             | \$250,000 | \$250,000 | \$230,000 | \$230,000 | 1     | 2     | 5.67%  |
| Dec 2009   | 91932 | 27              | \$465,004   | \$398,000   | 6            | \$304,953   | \$319,950   | 2             | \$290,560 | \$290,560 | \$301,000 | \$301,000 | 4     | 2     | 6.75%  |
| Dec 2009   | 91935 | 1               | \$999,000   | \$999,000   | 0            | --          | \$0         | 0             | --        | \$0       | --        | \$0       | 0     | 0     | --     |
| Dec 2009   | 91941 | 12              | \$529,658   | \$512,450   | 3            | \$321,667   | \$325,000   | 0             | --        | \$0       | --        | \$0       | 3     | 0     | 12.00% |
| Dec 2009   | 91942 | 5               | \$413,900   | \$335,000   | 0            | --          | \$0         | 0             | --        | \$0       | --        | \$0       | 0     | 0     | 5.00%  |
| Dec 2009   | 91945 | 17              | \$329,665   | \$275,000   | 1            | \$219,500   | \$219,500   | 2             | \$198,450 | \$198,450 | \$199,000 | \$199,000 | 2     | 1     | --     |
| Dec 2009   | 91950 | 32              | \$282,596   | \$260,000   | 3            | \$247,667   | \$260,000   | 3             | \$234,333 | \$225,000 | \$230,667 | \$225,000 | 1     | 0     | 10.67% |
| Dec 2009   | 91977 | 20              | \$323,745   | \$282,000   | 6            | \$262,483   | \$265,000   | 1             | \$285,000 | \$285,000 | \$285,000 | \$285,000 | 8     | 1     | --     |
| Dec 2009   | 92004 | 2               | \$150,000   | \$150,000   | 0            | --          | \$0         | 0             | --        | \$0       | --        | \$0       | 0     | 0     | --     |
| Dec 2009   | 92008 | 4               | \$1,296,750 | \$1,124,000 | 0            | --          | \$0         | 0             | --        | \$0       | --        | \$0       | 2     | 0     | --     |
| Dec 2009   | 92014 | 2               | \$1,999,000 | \$1,999,000 | 1            | \$1,999,000 | \$1,999,000 | 0             | --        | \$0       | --        | \$0       | 1     | 0     | --     |
| Dec 2009   | 92019 | 3               | \$485,667   | \$425,000   | 0            | --          | \$0         | 0             | --        | \$0       | --        | \$0       | 0     | 0     | --     |
| Dec 2009   | 92020 | 10              | \$366,900   | \$330,500   | 4            | \$286,250   | \$292,500   | 1             | \$269,000 | \$269,000 | \$250,000 | \$250,000 | 1     | 0     | --     |
| Dec 2009   | 92021 | 15              | \$429,840   | \$345,000   | 2            | \$547,450   | \$547,450   | 1             | \$319,800 | \$319,800 | \$393,000 | \$393,000 | 1     | 0     | 7.50%  |
| Dec 2009   | 92024 | 15              | \$911,418   | \$825,000   | 0            | --          | \$0         | 0             | --        | \$0       | --        | \$0       | 0     | 0     | 15.00% |
| Dec 2009   | 92025 | 21              | \$374,410   | \$330,000   | 5            | \$347,980   | \$215,000   | 1             | \$299,000 | \$299,000 | \$299,000 | \$299,000 | 2     | 0     | 21.00% |
| Dec 2009   | 92026 | 3               | \$219,967   | \$255,000   | 1            | \$274,900   | \$274,900   | 0             | --        | \$0       | --        | \$0       | 0     | 0     | 3.00%  |
| Dec 2009   | 92028 | 6               | \$351,117   | \$364,450   | 0            | --          | \$0         | 2             | \$284,900 | \$284,900 | \$296,500 | \$296,500 | 1     | 0     | 3.00%  |
| Dec 2009   | 92036 | 2               | \$797,500   | \$797,500   | 1            | \$445,000   | \$445,000   | 0             | --        | \$0       | --        | \$0       | 0     | 0     | --     |
| Dec 2009   | 92037 | 6               | \$2,205,500 | \$1,319,000 | 0            | --          | \$0         | 0             | --        | \$0       | --        | \$0       | 2     | 1     | --     |
| Dec 2009   | 92040 | 8               | \$404,731   | \$366,975   | 0            | --          | \$0         | 0             | --        | \$0       | --        | \$0       | 0     | 1     | --     |
| Dec 2009   | 92054 | 23              | \$734,387   | \$595,000   | 4            | \$531,600   | \$528,200   | 1             | \$595,000 | \$595,000 | \$570,000 | \$570,000 | 3     | 0     | 7.67%  |
| Dec 2009   | 92058 | 7               | \$315,514   | \$299,900   | 3            | \$329,900   | \$299,900   | 0             | --        | \$0       | --        | \$0       | 0     | 2     | 3.50%  |
| Dec 2009   | 92064 | 1               | \$234,900   | \$234,900   | 0            | --          | \$0         | 0             | --        | \$0       | --        | \$0       | 0     | 0     | --     |
| Dec 2009   | 92065 | 4               | \$238,225   | \$189,900   | 0            | --          | \$0         | 1             | \$138,600 | \$138,600 | \$152,750 | \$152,750 | 2     | 0     | --     |
| Dec 2009   | 92069 | 2               | \$455,000   | \$455,000   | 0            | --          | \$0         | 0             | --        | \$0       | --        | \$0       | 2     | 0     | --     |
| Dec 2009   | 92071 | 3               | \$651,000   | \$659,000   | 1            | \$769,000   | \$769,000   | 0             | --        | \$0       | --        | \$0       | 1     | 1     | --     |
| Dec 2009   | 92075 | 2               | \$909,944   | \$909,944   | 0            | --          | \$0         | 0             | --        | \$0       | --        | \$0       | 0     | 0     | 2.00%  |
| Dec 2009   | 92082 | 1               | \$649,000   | \$649,000   | 0            | --          | \$0         | 0             | --        | \$0       | --        | \$0       | 0     | 0     | --     |
| Dec 2009   | 92083 | 5               | \$313,448   | \$299,000   | 0            | --          | \$0         | 1             | \$187,500 | \$187,500 | \$215,500 | \$215,500 | 0     | 1     | --     |
| Dec 2009   | 92084 | 13              | \$296,012   | \$250,000   | 4            | \$234,875   | \$244,500   | 2             | \$369,850 | \$369,850 | \$356,500 | \$356,500 | 2     | 0     | 3.25%  |
| Dec 2009   | 92101 | 2               | \$1,148,750 | \$1,148,750 | 0            | --          | \$0         | 0             | --        | \$0       | --        | \$0       | 0     | 0     | --     |
| Dec 2009   | 92102 | 58              | \$374,725   | \$347,000   | 14           | \$290,249   | \$242,400   | 8             | \$320,010 | \$267,450 | \$325,313 | \$265,500 | 6     | 1     | 5.80%  |
| Dec 2009   | 92103 | 26              | \$847,534   | \$734,938   | 2            | \$457,000   | \$457,000   | 2             | \$612,000 | \$612,000 | \$545,500 | \$545,500 | 4     | 0     | 26.00% |
| Dec 2009   | 92104 | 38              | \$540,552   | \$527,000   | 7            | \$523,843   | \$388,900   | 5             | \$471,780 | \$510,000 | \$459,200 | \$480,000 | 6     | 1     | 9.50%  |
| Dec 2009   | 92105 | 62              | \$324,661   | \$297,000   | 10           | \$261,450   | \$214,950   | 6             | \$221,650 | \$216,700 | \$238,333 | \$255,000 | 4     | 3     | 8.86%  |
| Dec 2009   | 92106 | 1               | \$899,000   | \$899,000   | 0            | --          | \$0         | 0             | --        | \$0       | --        | \$0       | 0     | 0     | --     |
| Dec 2009   | 92107 | 24              | \$790,158   | \$647,000   | 1            | \$499,900   | \$499,900   | 1             | \$599,000 | \$599,000 | \$605,000 | \$605,000 | 2     | 1     | 24.00% |

## Market Activity by Zip/Month

01/12/10

11:09 AM

Property Type: 2-4 Units

County: San Diego

| Month/Year | Zip   | Active Listings |             |             | New Listings |           |           | Sold Listings |           |           |           |           | Off Mrkt |       | MO     |
|------------|-------|-----------------|-------------|-------------|--------------|-----------|-----------|---------------|-----------|-----------|-----------|-----------|----------|-------|--------|
|            |       | #               | Avg LP      | Median LP   | #            | Avg LP    | Median LP | #             | Avg LP    | Median LP | Avg SP    | Median SP | # Exp    | # Oth | INV    |
| Dec 2009   | 92109 | 63              | \$1,113,160 | \$999,000   | 8            | \$744,850 | \$839,950 | 3             | \$979,667 | \$895,000 | \$903,333 | \$850,000 | 11       | 2     | 21.00% |
| Dec 2009   | 92110 | 4               | \$704,750   | \$672,000   | 1            | \$400,000 | \$400,000 | 0             | --        | \$0       | --        | \$0       | 1        | 0     | --     |
| Dec 2009   | 92111 | 7               | \$419,557   | \$419,000   | 1            | \$250,000 | \$250,000 | 1             | \$449,900 | \$449,900 | \$460,000 | \$460,000 | 0        | 1     | 7.00%  |
| Dec 2009   | 92113 | 59              | \$281,498   | \$250,000   | 11           | \$253,445 | \$272,900 | 7             | \$219,671 | \$199,000 | \$207,864 | \$200,000 | 7        | 4     | 5.36%  |
| Dec 2009   | 92114 | 22              | \$276,964   | \$229,450   | 4            | \$304,750 | \$277,000 | 2             | \$166,950 | \$166,950 | \$186,925 | \$186,925 | 2        | 1     | 7.33%  |
| Dec 2009   | 92115 | 30              | \$393,603   | \$393,500   | 3            | \$340,833 | \$300,000 | 2             | \$392,000 | \$392,000 | \$375,000 | \$375,000 | 1        | 1     | 7.50%  |
| Dec 2009   | 92116 | 24              | \$542,071   | \$522,000   | 4            | \$624,750 | \$514,999 | 0             | --        | \$0       | --        | \$0       | 5        | 4     | 6.00%  |
| Dec 2009   | 92117 | 5               | \$423,958   | \$440,000   | 1            | \$375,000 | \$375,000 | 0             | --        | \$0       | --        | \$0       | 2        | 1     | --     |
| Dec 2009   | 92121 | 1               | \$1,648,000 | \$1,648,000 | 0            | --        | \$0       | 0             | --        | \$0       | --        | \$0       | 0        | 0     | --     |
| Dec 2009   | 92123 | 1               | \$715,000   | \$715,000   | 0            | --        | \$0       | 1             | \$715,000 | \$715,000 | \$620,000 | \$620,000 | 0        | 0     | --     |
| Dec 2009   | 92139 | 5               | \$278,800   | \$275,000   | 1            | \$329,000 | \$329,000 | 0             | --        | \$0       | --        | \$0       | 0        | 0     | 2.50%  |
| Dec 2009   | 92154 | 4               | \$287,250   | \$300,000   | 0            | --        | \$0       | 1             | \$250,000 | \$250,000 | \$235,000 | \$235,000 | 1        | 1     | --     |
| Dec 2009   | 92173 | 1               | \$259,000   | \$259,000   | 0            | --        | \$0       | 0             | --        | \$0       | --        | \$0       | 0        | 0     | --     |

Totals: --- \$518,861 --- 120 \$380,227 --- 60 \$348,412 --- \$342,794 --- 93 34