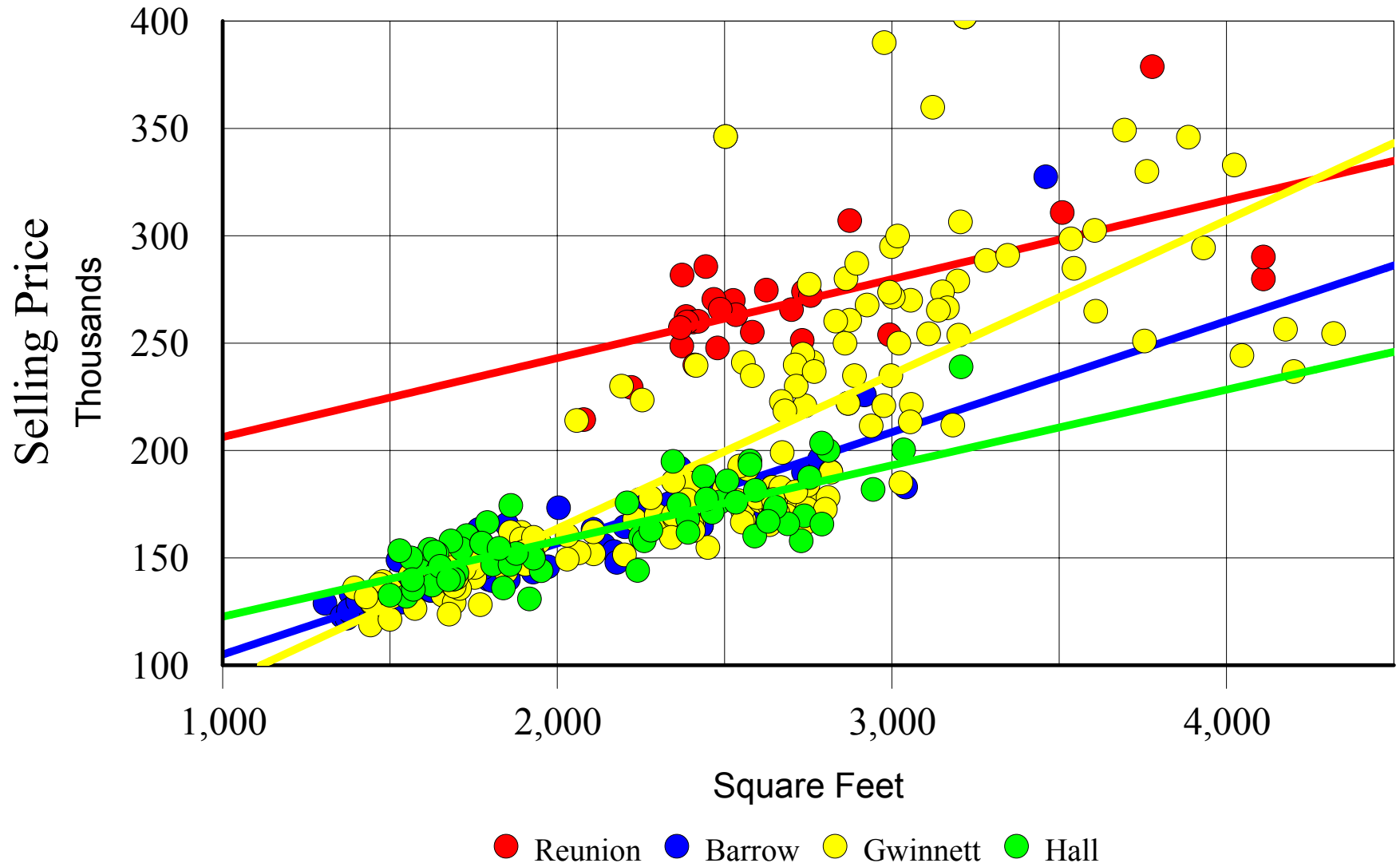


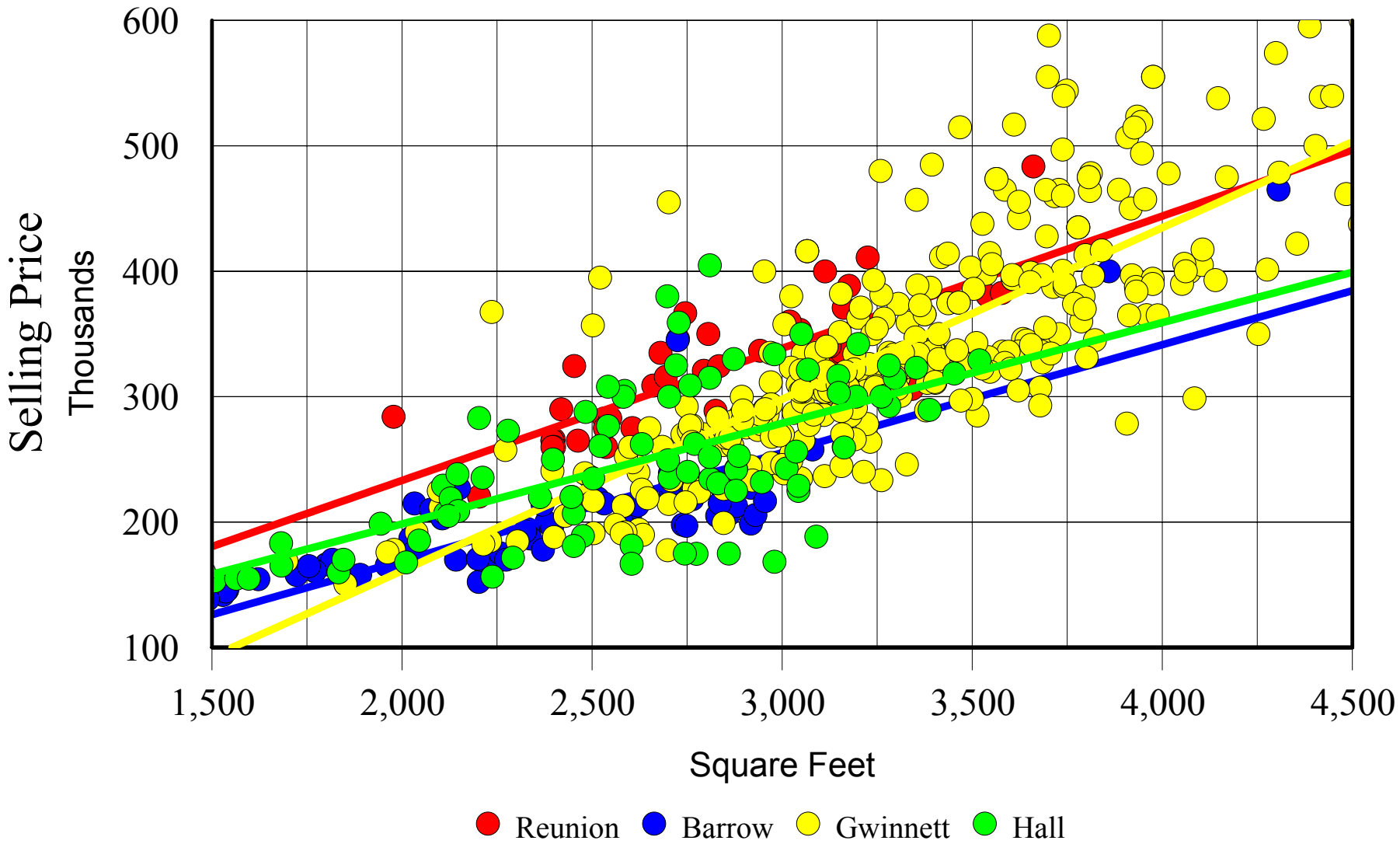
Price & Value Analysis Slab/Crawl: Sq Ft

7/2003-10/2004



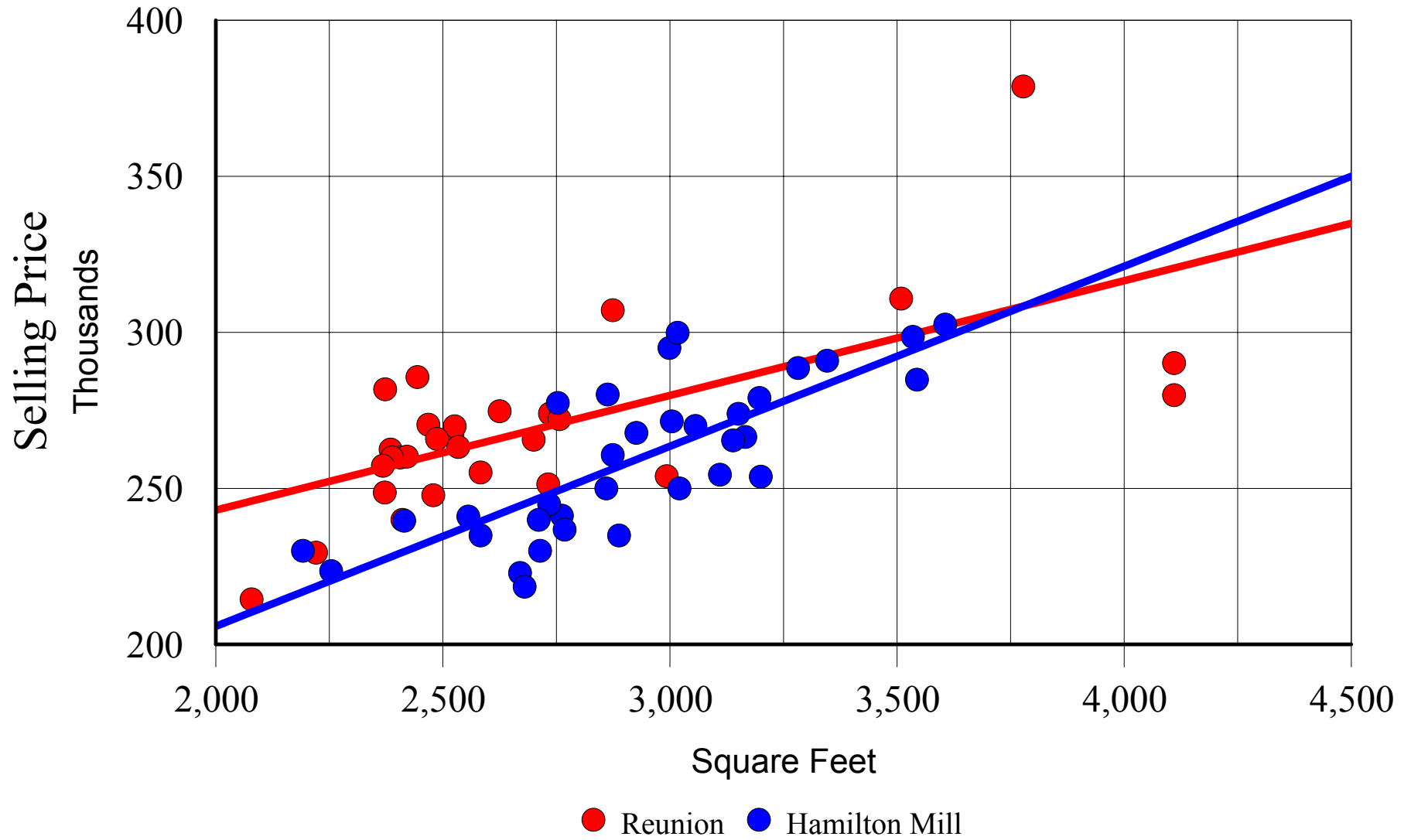
Price & Value Analysis Basement: Sq Ft

7/2003-10/2004



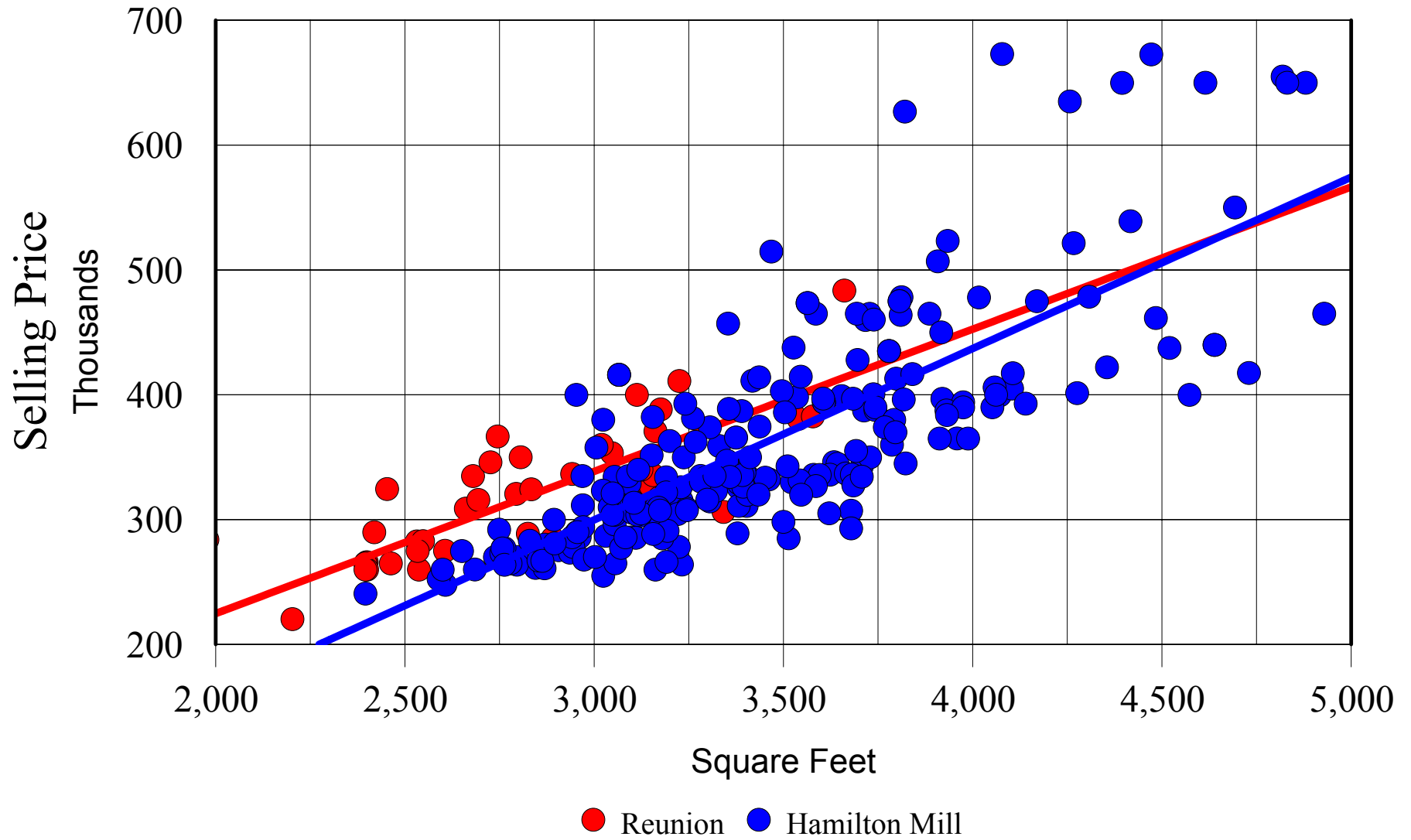
Price & Value Analysis Slab/Crawl: Sq Ft

7/2003-10/2004



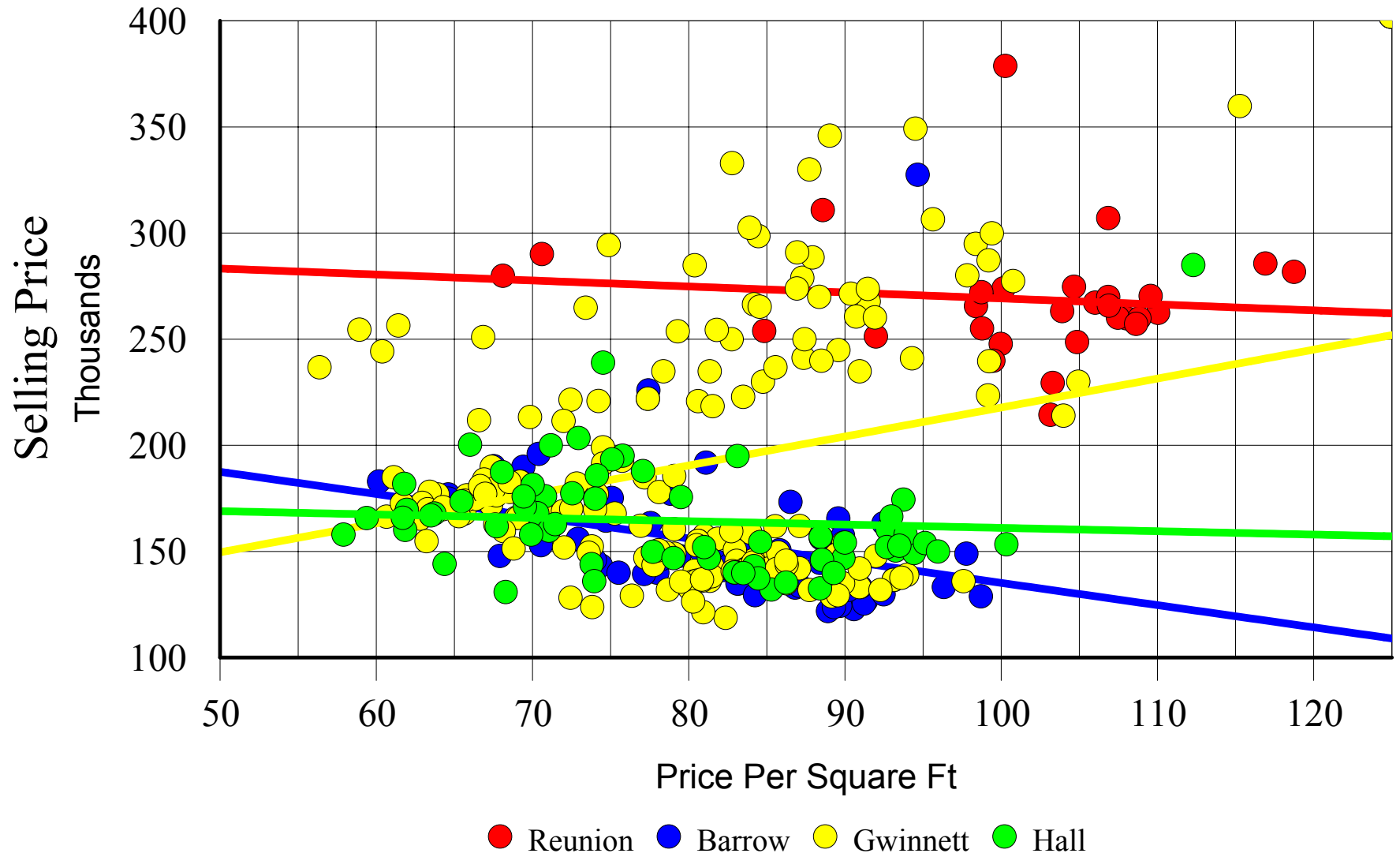
Price & Value Analysis Basement: Sq Ft

7/2003-10/2004



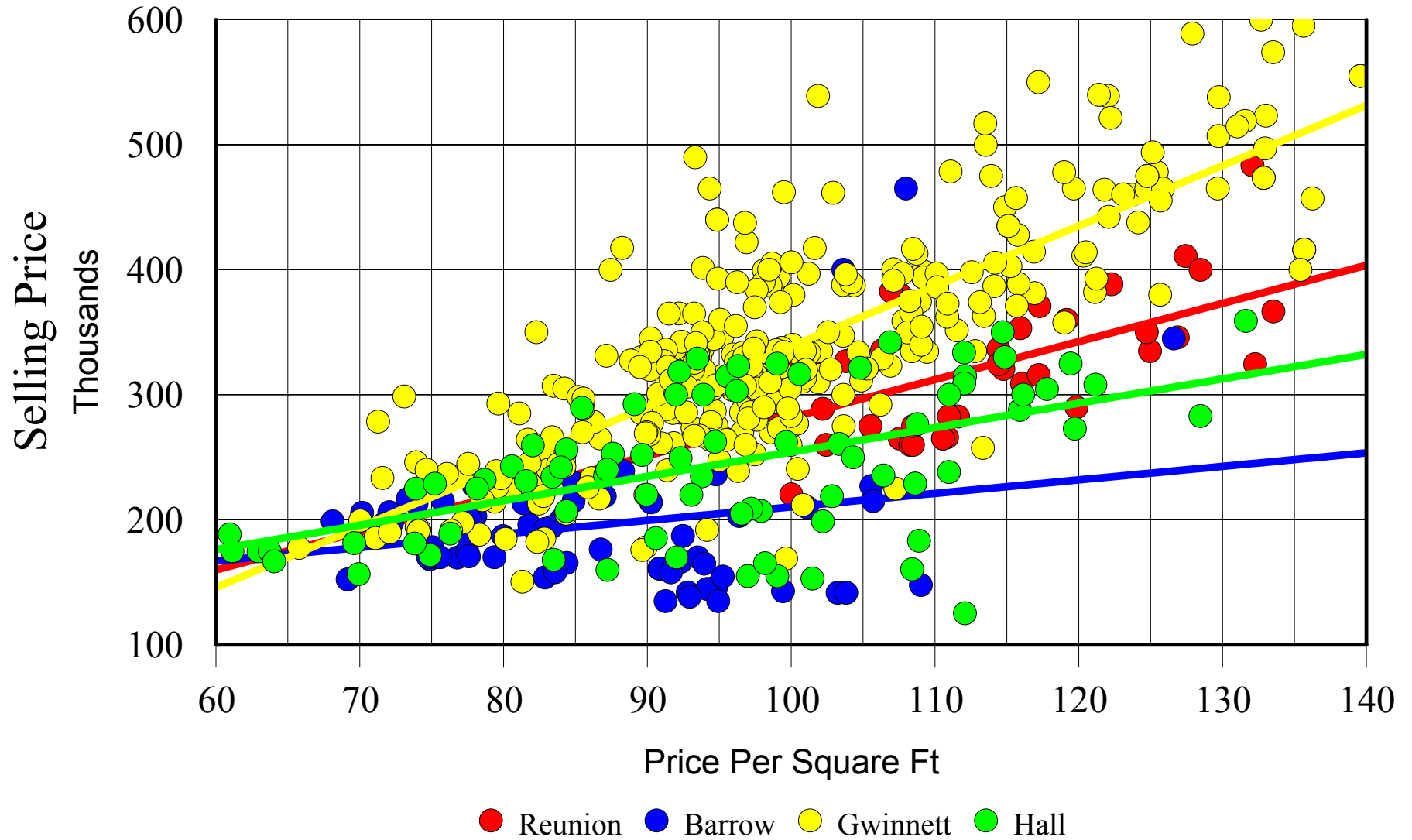
Price & Value Analysis Price Per Sq Ft - Slab

7/2003-10/2004

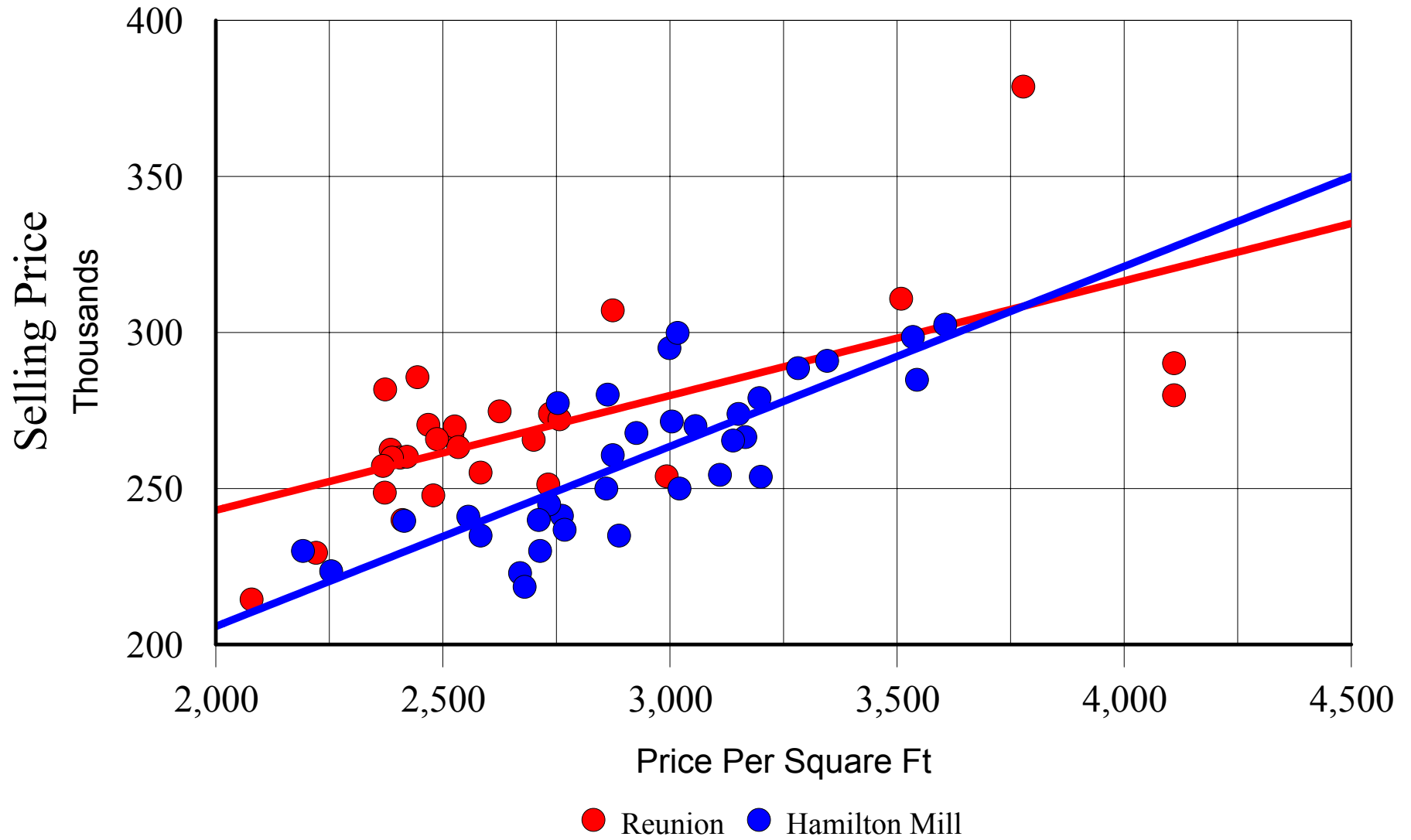


Price & Value Analysis Basement: Price Per Sq Ft

7/2003-10/2004

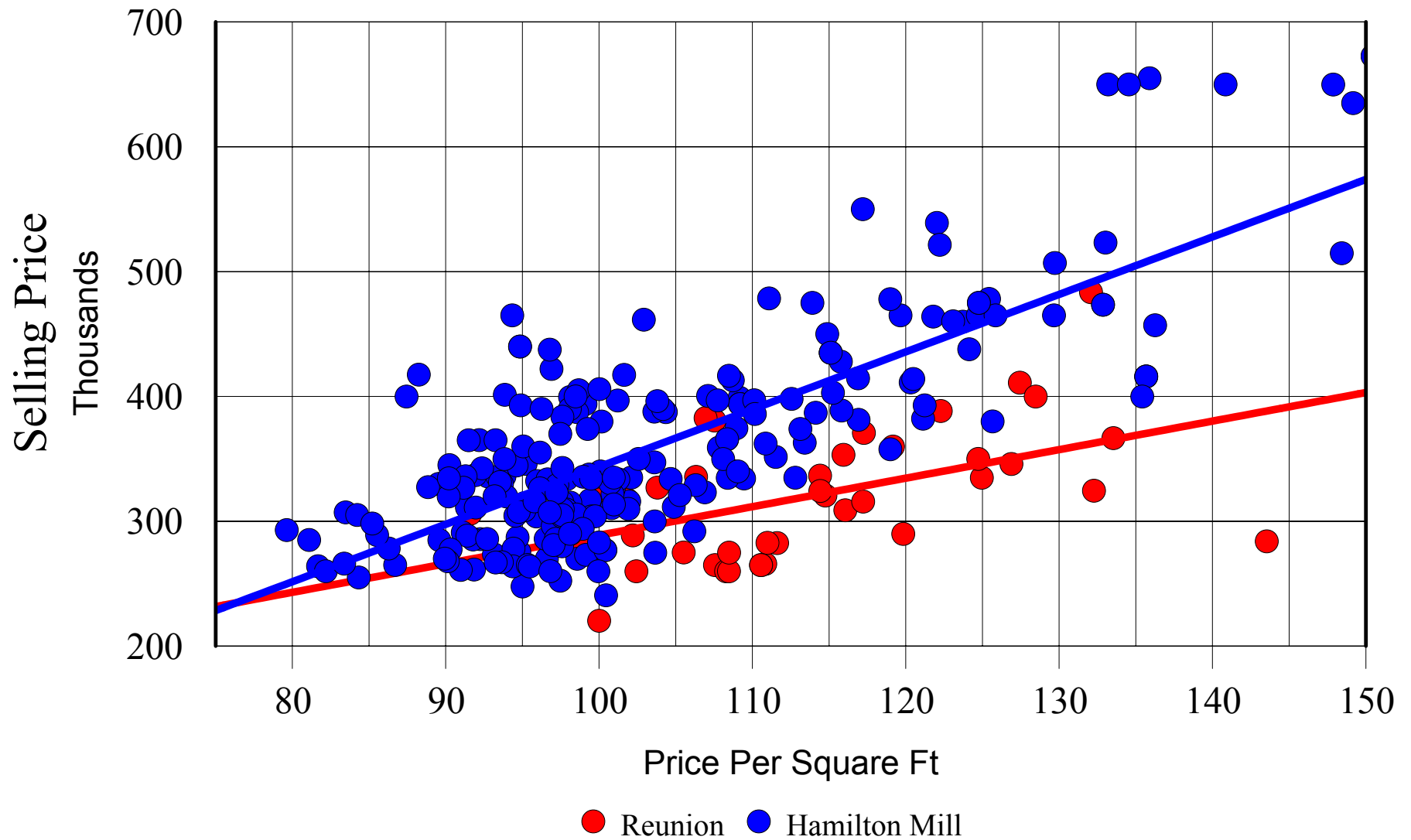


Price & Value Analysis Slab/Crawl: Price Per Sq Ft 7/2003-10/2004



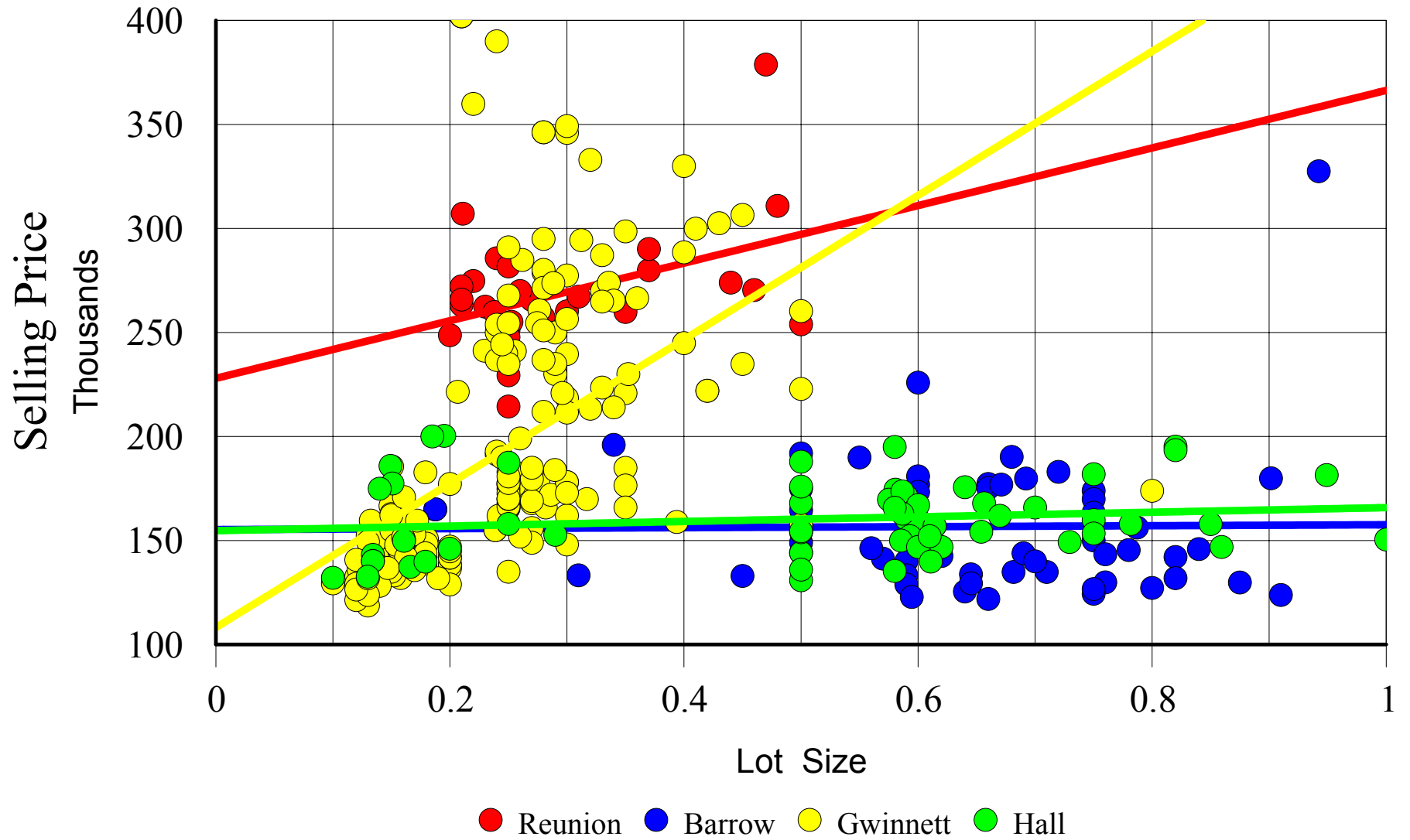
Price & Value Analysis Basement: Price Per Sq Ft

7/2003-10/2004



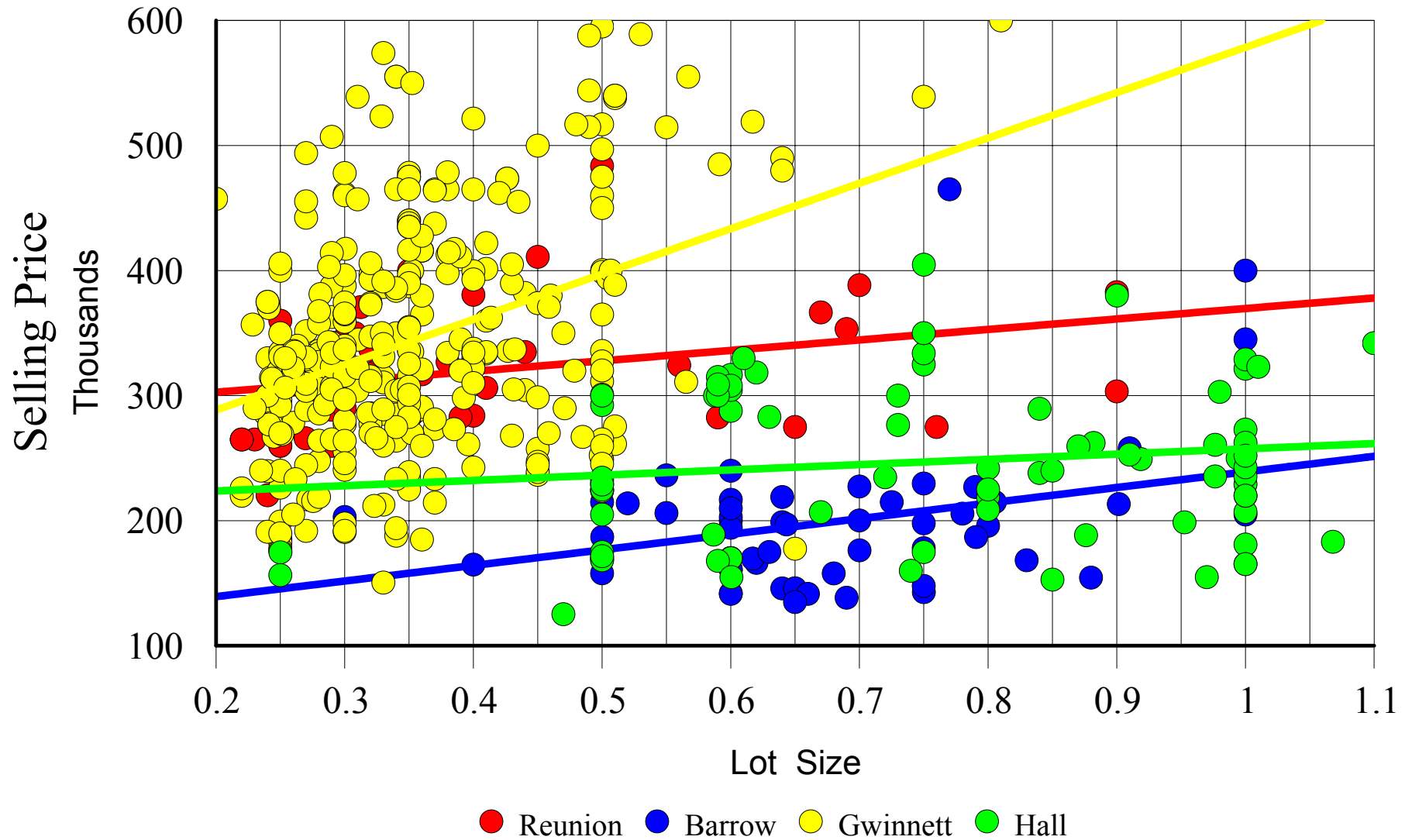
Price & Value Analysis Lot Size Slab

7/2003-10/2004



Price & Value Analysis Lot Size Basement

7/2003-10/2004



Forecasted Price - Gwinnett Market

Regression Output:							
Constant	-182124						
Std Err of Y Est	76167.1						
R Squared	0.76643						
No. of Observations	562						
Degrees of Freedom	557						
	<u>sf</u>	<u>Gar</u>	<u>bsmt</u>	<u>lotsize</u>	<u>BD</u>	<u>baths</u>	<u>rms</u>
X Coefficient(s)	103.904	40259.2	17374.9	233070			
Std Err of Coef.	6.30527	8094.35	8132.07	25219.3			

	Forecasted								
	<u>SPRICE</u>	<u>ppsf</u>	<u>sf</u>	<u>Gar</u>	<u>bsmt</u>	<u>lotsize</u>	<u>BD</u>	<u>baths</u>	<u>rms</u>
America									
Kelsey	344,364		3,505	2	0.75	0.295	5	3.5	10.0
Granger	302,075		3,098	2	0.75	0.295	5	3.0	9.0
Crowfield	320,258		3,273	2	0.75	0.295	5	4.0	10.0
Eldridge	287,736		2,960	2	0.75	0.295	4	3.5	9.0
Morrison	287,528		2,958	2	0.75	0.295	5	3.5	9.0
Celebration									
Hamilton	255,526		2,650	2	0.75	0.295	4	2.5	9.0
Fredrick	230,693		2,411	2	0.75	0.295	4	3.0	7.0
Bradford	271,631		2,805	2	0.75	0.295	4	3.5	9.0
Emerson	252,409		2,620	2	0.75	0.295	4	3.5	8.0
Elkton	240,148		2,502	2	0.75	0.295	4	2.5	9.0
Ellison	263,007		2,722	2	0.75	0.295	4	3.5	8.0
Homecoming									
Franklin	215,003		2,260	2	0.75	0.295	4	2.0	7.0
Barksdale	237,862		2,480	2	0.75	0.295	4	2.5	8.0
Clarksdale	237,862		2,480	2	0.75	0.295	4	2.5	7.0
Freedom									
Essex	287,113		2,954	2	0.75	0.295	4	3.5	9.0
Brentmoor	323,375		3,303	2	0.75	0.295	4	3.5	9.0
Oxford	247,629		2,574	2	0.75	0.295	4	3.5	9.0
Stratford	324,310		3,312	2	0.75	0.295	4	3.5	9.0

Forecasted Price - Hall Market

Regression Output:							
Constant	9557.13						
Std Err of Y Est	38963.9						
R Squared	0.64682						
No. of Observations	149						
Degrees of Freedom	144						
	<u>sf</u>	<u>Gar</u>	<u>bsmt</u>	<u>lotsize</u>	<u>BD</u>	<u>baths</u>	<u>rms</u>
X Coefficient(s)	58.0715	14022.2	51125.1	6416.89			
Std Err of Coef.	7.19294	9637.96	7293.8	8303.73			

	Forecasted								
	<u>SPRICE</u>	<u>ppsf</u>	<u>sf</u>	<u>Gar</u>	<u>bsmt</u>	<u>lotsize</u>	<u>BD</u>	<u>baths</u>	<u>rms</u>
America									
Kelsey	281,379		3,505	2	0.75	0.295	5	3.5	10.0
Granger	257,744		3,098	2	0.75	0.295	5	3.0	9.0
Crowfield	267,906		3,273	2	0.75	0.295	5	4.0	10.0
Eldridge	249,730		2,960	2	0.75	0.295	4	3.5	9.0
Morrison	249,614		2,958	2	0.75	0.295	5	3.5	9.0
Celebration									
Hamilton	231,728		2,650	2	0.75	0.295	4	2.5	9.0
Fredrick	217,849		2,411	2	0.75	0.295	4	3.0	7.0
Bradford	240,729		2,805	2	0.75	0.295	4	3.5	9.0
Emerson	229,986		2,620	2	0.75	0.295	4	3.5	8.0
Elkton	223,133		2,502	2	0.75	0.295	4	2.5	9.0
Ellison	235,909		2,722	2	0.75	0.295	4	3.5	8.0
Homecoming									
Franklin	209,080		2,260	2	0.75	0.295	4	2.0	7.0
Barksdale	221,856		2,480	2	0.75	0.295	4	2.5	8.0
Clarksdale	221,856		2,480	2	0.75	0.295	4	2.5	7.0
Freedom									
Essex	249,382		2,954	2	0.75	0.295	4	3.5	9.0
Brentmoor	269,649		3,303	2	0.75	0.295	4	3.5	9.0
Oxford	227,314		2,574	2	0.75	0.295	4	3.5	9.0
Stratford	270,171		3,312	2	0.75	0.295	4	3.5	9.0

Forecasted Price - Barrow Market

Regression Output:							
Constant	-87806						
Std Err of Y Est	23605						
R Squared	0.77691						
No. of Observations	134						
Degrees of Freedom	129						
	<u>sf</u>	<u>Gar</u>	<u>bsmt</u>	<u>lotsize</u>	<u>BD</u>	<u>baths</u>	<u>rms</u>
X Coefficient(s)	62.7485	59543.9	20119.2	295.375			
Std Err of Coef.	3.96129	14535.7	4242.53	3978.59			

	<u>Forecasted</u>	<u>ppsf</u>	<u>sf</u>	<u>Gar</u>	<u>bsmt</u>	<u>lotsize</u>	<u>BD</u>	<u>baths</u>	<u>rms</u>
	<u>SPRICE</u>								
America									
Kelsey	266,392		3,505	2	0.75	0.295	5	3.5	10.0
Granger	240,853		3,098	2	0.75	0.295	5	3.0	9.0
Crowfield	251,834		3,273	2	0.75	0.295	5	4.0	10.0
Eldridge	232,194		2,960	2	0.75	0.295	4	3.5	9.0
Morrison	232,068		2,958	2	0.75	0.295	5	3.5	9.0
Celebration									
Hamilton	212,742		2,650	2	0.75	0.295	4	2.5	9.0
Fredrick	197,745		2,411	2	0.75	0.295	4	3.0	7.0
Bradford	222,468		2,805	2	0.75	0.295	4	3.5	9.0
Emerson	210,859		2,620	2	0.75	0.295	4	3.5	8.0
Elkton	203,455		2,502	2	0.75	0.295	4	2.5	9.0
Ellison	217,260		2,722	2	0.75	0.295	4	3.5	8.0
Homecoming									
Franklin	188,270		2,260	2	0.75	0.295	4	2.0	7.0
Barksdale	202,075		2,480	2	0.75	0.295	4	2.5	8.0
Clarksdale	202,075		2,480	2	0.75	0.295	4	2.5	7.0
Freedom									
Essex	231,817		2,954	2	0.75	0.295	4	3.5	9.0
Brentmoor	253,717		3,303	2	0.75	0.295	4	3.5	9.0
Oxford	207,973		2,574	2	0.75	0.295	4	3.5	9.0
Stratford	254,281		3,312	2	0.75	0.295	4	3.5	9.0