

**MARKET VALUES - HIDDEN VALLEY**

<b>RECENT SALES</b>	<b>Sale Price</b>	<b>Date Sold</b>	<b>BR</b>	<b>BA</b>	<b>Home Size (SF)</b>	<b>Lot Size (SF)</b>	<b>Value (\$/ Home SF)</b>	<b>Year Built</b>
3707 Modena Way	\$1,125,000	10/25/2005	3	2	1,770	8,712	\$636	1960
810 Palermo Dr	\$1,000,000	5/10/2006	3	2	1,770	8,276	\$565	1961
3728 Torino Dr	\$963,000	11/8/2005	4	2	1,725	8,276	\$558	1961
15 Fasano Way	\$1,000,000	5/11/2006	3	2	1,125	10,890	\$889	1964
818 Vincente Way	\$1,200,000	8/5/2005	3	2	1,574	10,890	\$762	1962
668 Catania Way	\$1,100,000	12/6/2006	3	2.5	1,685	7,840	\$653	1964
747 Palermo Dr	\$1,080,000	11/28/2005	3	2	1,177	8,276	\$918	1964
<b>Average</b>	<b>\$1,066,857</b>				<b>1,547</b>		<b>\$690</b>	<b>1962</b>

<b>CURRENTLY FOR SALE</b>	<b>List Price</b>	<b>BR</b>	<b>BA</b>	<b>Home Size (SF)</b>	<b>Lot Size (SF)</b>	<b>Value (\$/ Home SF)</b>	<b>Year Built</b>
1420 Las Positas Pl	\$ 1,219,000	4	2	n/a	7,405	n/a	1965
857 Veronica Springs Rd	\$ 1,350,000	3	2.5	2300	20,909	\$ 587	1962
2424 Modoc Rd	\$ 829,000	3	1.5	1040	6,098	\$ 797	1963
3770 Torino Dr	\$ 1,375,000	6	3	2674	7,875	\$ 514	1961

<b>DATAQUICK</b>	<b>Median Sale Price SFD</b>	<b>Median Value (\$/ Home SF)</b>
93105 Zip Code (May 2006)	\$ 1,154,000	\$ 704
93105 Zip Code (All 2005)	\$ 1,106,000	\$ 755

<b>ZILLOW.COM ESTIMATES</b>	<b>Estimated Value</b>	<b>BR</b>	<b>BA</b>	<b>Home Size (SF)</b>	<b>Lot Size (SF)</b>	<b>Value (\$/ Home SF)</b>	<b>Year Built</b>
988 Barcelona Dr	\$ 1,085,706	3	2	1700	7,840	\$ 639	1960
941 Palermo Dr	\$ 1,093,539	3	2	1693	8,712	\$ 646	1960

<b>UNIDEV ESTIMATE</b>	<b>Estimated Value SFD</b>	<b>BR</b>	<b>BA</b>	<b>Home Size (SF)</b>	<b>Lot Size (SF)</b>	<b>Value (\$/ Home SF)</b>	<b>Year Built</b>
Hidden Valley Site	\$ 1,600,000	4	3	2250	7,500	\$ 711	2006