



Comps Report

City/State: SAN JACINTO CA

March 2008

Address	TG Map	SalePrice	Sq. Feet	Price/Foot	Beds	Baths	YearBuilt	SaleDate
372 E 5TH ST	811-B2	75,000	720	104	2	1.0	1926	3/28/2008
188 VICTORIA AVE	811-A2	81,000	928	87	2	1.0	1947	3/14/2008
454 EL DORADO ST	811-A1	105,000	1,249	84	4	2.0	1972	3/24/2008
662 S CAMINO LOS BANOS	811-D2	115,500	1,252	92	3	2.0	1963	3/5/2008
1057 ENCANTO DR	810-J1	133,000	1,215	109	2	2.0	2005	3/28/2008
734 MARGARITA ST	811-D2	134,000	1,170	115	2	2.0	1987	3/3/2008
460 EL DORADO ST	811-A1	135,000	1,279	106	4	2.0	1972	3/6/2008
332 E 1ST ST	811-B1	140,000	1,056	133	2	2.0	1944	3/26/2008
921 ALISON WAY	811-C2	145,000	1,572	92	2	2.0	1989	3/21/2008
665 CARMEN DR	811-C2	157,500	1,473	107	3	2.0	1989	3/25/2008
1284 RAPHAEL CT	811-E3	160,000	1,397	115	3	2.0	2000	3/27/2008
1215 AVENIDA FLORIBUNDA	811-E4	163,000	1,405	116	3	2.0	1990	3/26/2008
1965 MANCHESTER CT	810-F2	168,000	2,050	82	4	2.0	1998	3/25/2008
1865 RUE MERLOT		180,000	1,734	104	4	2.0	2001	3/27/2008
1326 CORTE FLORADORA	811-E3	188,500	1,809	104	3	2.0	1992	3/14/2008
821 CHATHAM WAY	811-C3	189,500	1,771	107	4	3.0	1991	3/28/2008
935 CYPRESS DR		195,000	2,022	96	4	2.0	2002	3/20/2008
1949 TUDOR DR	811-F4	195,000	1,400	139	3	2.0	1999	3/28/2008
988 CYPRESS DR		200,000	1,380	145	3	2.0	2002	3/31/2008
253 SHOAL REEF AVE		200,000	1,872	107	4	2.0	2006	3/11/2008
1101 SAGEBRUSH AVE		200,000	1,703	117	3	2.0	2005	3/28/2008
1745 WASHINGTON AVE		210,000	2,223	94	4	2.0	2006	3/28/2008
1060 SERENA DR	780-J6	210,000	2,218	95	4	3.0	1990	3/13/2008
615 DRAKE DR		215,000	2,850	75	5	4.0	2005	3/4/2008
1811 CAPE HORSE DR		220,000	2,030	108	4	2.0	2006	3/19/2008
764 LAXFORD RD	781-B7	220,500	1,967	112	4	3.0	2003	3/18/2008
1422 CHASE ST	780-J6	225,000	1,992	113	4	3.0	1991	3/31/2008
262 SPINNAKER ST		225,000	2,087	108	4	2.0	2005	3/10/2008
1125 POLZIN WAY		230,000	1,741	132	3	2.0	2006	3/31/2008
286 GALLEY CT		230,000	1,986	116	4	3.0	2005	3/3/2008
1086 OXFORD LN	781-A7	235,000	2,174	108	3	3.0	1991	3/7/2008
1182 KATRINA LN		235,000	2,267	104	5	3.0	2005	3/27/2008
256 GARCIA DR		235,000	2,279	103	4	3.0	2005	3/21/2008
561 CACTUS ST		235,500	2,515	94	4	3.0	2006	3/27/2008
721 SWEET CLOVER LOOP		245,000	2,723	90	4	3.0	2005	3/28/2008
20275 SUBLETTE RD	780-H3	245,000	1,359	180	2	2.0	1972	3/13/2008



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1010 FALCON CT	811-D3	245,000	2,308	106	4	3.0	1991	3/17/2008
2720 NEWCASTLE WAY		260,000	3,148	83	5	4.0	2005	3/13/2008
964 E AGAPE AVE		261,000	2,227	117	4	3.0	2005	3/17/2008
1498 BURNS LN		261,500	3,087	85	5	3.0	2005	3/28/2008
2814 BURGUNDY LACE LN		265,000	3,377	78	5	3.0	2005	3/12/2008
1648 ANDALUSIAN ST		275,000	1,712	161	4	2.0	2005	3/17/2008
1587 NAPA CT	811-E5	279,000	1,539	181	3	2.0	1991	3/13/2008
665 DRAKE DR		356,000	3,148	113	5	4.0	2005	3/10/2008
45057 LAUREL GLEN CIR		565,000	3,792	149	5	5.0	2006	3/31/2008

The Total Sales Are 45
The Average Sales Price Is: \$209,856
The Average Square Footage Is: 1938
The Average Cost Per Square Foot Is: \$110

The above Comps reflect full value transfers only