

Duplex - Four Plex

Closed Sales&R 4th Qtr - 2009

Street No	Street Name	City	Zip Code	Year Blt	List Price	Sold Price	U-1 Bed	U-1 Bath	U-1 half	U-1 Rent	U-2 Bed	U-2 Bath	U-2 half	U-2 Rent	List Date	Pending Date	Close of Escrow Date	Gross Annual Income	Gross Mltpl	Days on Market	Fin.	List Price / Sales Price Ratio
2515	Garfield	Carm.	95608	2006	\$302,580	\$357,500	3	2	0	0	3	3	0	0	7/2/09	11/2/09	12/1/09	0	0	45	CASH	118.15%
5642	Clark	Carm.	95608	1971	\$193,050	\$202,000	2	1	0	0	2	1	0	0	10/22/09	10/30/09	12/15/09	0	0	6	CASH	104.64%
4536	Glover	Carm.	95608	1972	\$285,900	\$285,000	3	2	0	1200	3	2	0	1135	10/28/09	11/3/09	11/30/09	30000	0	6	CASH	99.69%
4933	Douvan	Carm.	95608	1964	\$179,950	\$170,000	2	1	0	925	2	1	0	0	11/5/09	11/5/09	11/30/09	21600	0	0	CASH	94.47%
5800	Cash	Carm.	95608	1976	\$165,825	\$152,900	2	2	0	750	2	1	0	750	6/19/09	10/16/09	11/17/09	18000	0	63	Cash	92.21%
5311	Gibbons	Carm.	95608	1971	\$210,000	\$230,000	2	1	0	825	2	1	0	975	5/13/09	12/10/09	12/11/09	8519	0	210	CONV	109.52%
6046	Remington	Carm.	95608	1964	\$165,000	\$165,000	2	1	0	550	0	0	0	0	7/31/09	9/9/09	11/12/09	13200	0	25	CONV	100.00%
6053	Leafwood	Carm.	95608	1965	\$150,000	\$150,000	2	2	0	975	2	2	0	975	7/31/09	8/4/09	11/6/09	23400	0	4	CONV	100.00%
5629	W Palm	Carm.	95841	1979	\$249,000	\$235,000	2	3	0	1100	2	0	0	0	8/21/09	8/26/09	10/1/09	0	0	5	CONV	94.38%
6004	Bourbon	Carm.	95608	1963	\$211,000	\$190,000	2	1	0	850	2	1	0	850	10/13/09	10/23/09	11/25/09	20000	0	10	CONV	90.05%
4932	Douvan	Carm.	95608	1964	\$179,950	\$170,000	2	1	0	925	2	1	0	875	11/5/09	11/5/09	12/7/09	21600	0	0	CONV	94.47%
3626	Hallelujah	Carm.	95608	1987	\$293,000	\$328,000	3	1	1	1050	2	1	0	800	8/28/09	9/1/09	10/2/09	0	0	4	CONV	111.95%
5339	Nyoda	Carm.	95608	1978	\$235,000	\$255,000	2	1	1	1000	2	1	1	1000	6/23/09	9/28/09	11/4/09	24000	0	85	FHAA	108.51%
6024	Bourbon	Carm.	95608	1963	\$196,000	\$200,000	2	1	0	850	2	1	0	850	9/18/09	10/6/09	12/15/09	20400	0	18	FHAA	102.04%
4936	Douvan	Carm.	95608	1964	\$179,950	\$175,000	2	1	0	925	2	1	0	875	11/5/09	11/5/09	11/25/09	21600	0	0	FHAA	97.25%
7817	Sayonara	C.H.	95610	1963	\$250,000	\$200,000	2	1	0	0	2	1	0	800	3/31/08	8/7/09	12/9/09	24800	0	489	CASH	80.00%
6552	Mauana	C.H.	95610	1976	\$130,000	\$140,000	2	1	0	900	0	0	0	0	2/20/09	7/14/09	11/23/09	21600	0	144	CASH	107.69%
7849	Sayonara	C.H.	95610	1963	\$244,900	\$245,500	2	1	0	0	2	1	0	0	8/7/09	9/1/09	11/16/09	33600	7.3	24	CASH	100.24%
7004	Amsterdam	C.H.	95621	1963	\$117,900	\$120,000	2	1	0	1	2	1	0	0	8/26/09	9/4/09	10/7/09	0	0	8	CASH	101.78%
7776	Lialana	C.H.	95610	1974	\$138,600	\$185,000	2	1	0	0	2	1	0	0	9/14/09	9/21/09	10/9/09	0	0	5	CASH	133.48%
6341	San Benito	C.H.	95610	1963	\$137,900	\$165,000	2	1	0	800	2	1	0	800	9/21/09	9/30/09	10/15/09	0	0	7	CASH	119.65%
6514	Mauana	C.H.	95610	1974	\$153,000	\$153,000	2	1	0	750	2	1	0	750	10/8/09	11/10/09	11/17/09	0	0	25	CASH	100.00%
7107	Madison	C.H.	95621	1964	\$132,500	\$165,000	2	1	0	850	2	1	0	850	10/12/09	10/20/09	11/13/09	20400	0	6	CASH	124.53%
7528	Gallant	C.H.	95621	1977	\$245,000	\$244,000	3	2	0	1100	2	2	0	950	9/24/09	9/27/09	10/29/09	24600	0	3	CONV	99.59%
7535	Cook	C.H.	95610	1971	\$225,000	\$250,000	2	1	0	650	2	1	0	650	8/6/09	8/8/09	10/2/09	31200	0	2	CONV	111.11%
7711	Poplar	C.H.	95621	1979	\$190,000	\$192,500	3	1	0	0	2	1	0	0	9/16/09	9/17/09	10/22/09	11400	0	1	FHAA	101.32%
9352	Camada	Elk Grove	95624	1979	\$148,105	\$149,000	3	2	0	0	2	2	0	0	9/16/09	9/17/09	10/8/09	0	0	0	CASH	100.60%
9554	Colton	Elk Grove	95624	1952	\$475,000	\$375,000	1	1	0	900	1	1	0	875	2/14/09	8/17/09	10/2/09	42300	0	181	CONV	78.95%
9398	Mary Ellen	Elk Grove	95624	1968	\$214,900	\$215,000	2	1	0	850	2	1	0	900	9/10/09	11/1/09	12/16/09	21000	0	52	CONV	100.05%
7952	Cavalli	Fair Oaks	95628	1979	\$230,900	\$250,000	3	2	0	0	2	2	0	0	7/23/09	10/2/09	11/6/09	0	0	22	CONV	108.27%
511	Crystal	Galt	95632	1950	\$199,000	\$160,000	2	1	0	350	0	0	0	0	5/26/09	11/10/09	12/8/09	8340	0	166	CASH	80.40%

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5107	Hoover	N.hglnds	95660	1984	\$130,800	\$148,000	2	2	0	0	2	2	0	0	9/24/09	10/1/09	10/15/09	1	0	7	CASH	113.15%
3638	Bellinger	N.hglnds	95660	1979	\$195,000	\$199,000	2	1	0	0	0	0	0	0	11/16/09	12/1/09	12/21/09	0	0	14	CASH	102.05%
4207	Tresler	N.hglnds	95660	1961	\$199,000	\$205,000	2	1	0	670	2	1	0	650	4/2/09	10/28/09	11/25/09	31200	0	209	CONV	103.02%
5901	Gilman	N.hglnds	95660	1979	\$149,000	\$135,000	2	1	0	0	2	1	0	0	7/28/09	12/18/09	12/18/09	0	0	100	CONV	90.60%
3732	Lenore	N.hglnds	95660	1974	\$123,900	\$120,000	2	1	0	0	2	1	0	0	8/14/09	8/23/09	10/19/09	0	0	7	CONV	96.85%
5000	Polk	N.hglnds	95660	1976	\$89,250	\$120,000	2	1	0	0	2	1	0	0	9/10/09	9/15/09	10/19/09	0	0	4	CONV	134.45%
3735	Myrtle	N.hglnds	95660	1989	\$119,900	\$130,000	2	2	0	0	2	2	0	0	9/16/09	11/5/09	12/8/09	0	0	12	CONV	108.42%
8891	Evening Star	O-Vale	95662	1974	\$168,000	\$175,000	2	1	0	0	2	1	0	0	8/24/09	9/15/09	11/23/09	0	0	22	CONV	104.17%
10904	Gadsten	R.C.	95670	1976	\$121,770	\$130,000	2	1	0	0	2	1	0	0	9/18/09	9/25/09	11/24/09	0	0	6	CASH	106.76%
10544	Mills Tower	R.C.	95670	1977	\$124,900	\$134,125	2	1	0	0	2	1	0	0	10/9/09	10/19/09	10/30/09	0	0	10	CASH	107.39%
3192	Laurelhurst	R.C.	95670	1979	\$169,900	\$175,000	2	2	0	900	3	2	0	900	10/22/09	11/10/09	11/30/09	21600	0	15	CASH	103.00%
10413	Mills Tower	R.C.	95670	1963	\$99,800	\$102,000	2	1	0	0	2	1	0	0	11/10/09	11/13/09	12/2/09	0	0	2	CASH	102.20%
2622	Bravado	R.C.	95670	1964	\$187,800	\$180,000	3	2	0	1220	3	2	0	1250	5/28/09	10/12/09	12/31/09	29640	0	133	CONV	95.85%
10413	White Rock	R.C.	95670	1962	\$114,000	\$125,000	2	1	0	0	0	0	0	0	6/9/09	6/17/09	10/15/09	0	0	4	CONV	109.65%
2622	Bravado	R.C.	95670	1964	\$187,800	\$180,000	3	2	0	1220	3	2	0	1250	5/28/09	10/12/09	12/31/09	29640	0	133	CONV	95.85%
10448	Buena Plaza	R.C.	95670	1962	\$129,600	\$134,600	2	1	0	850	0	0	0	0	7/29/09	8/20/09	10/19/09	20400	0	19	FHAA	103.86%
10258	Mills Station	R.C.	95670	1972	\$240,000	\$250,000	3	1	1	1000	3	1	1	1000	8/6/09	9/3/09	12/18/09	47940	0	27	Prvt	104.17%
7001	Demaret	Sac.	95822	1964	\$97,000	\$80,000	2	1	0	0	2	1	0	0	3/10/09	4/23/09	11/24/09	0	0	44	CASH	82.47%
3913	35th	Sac.	95820	1928	\$60,000	\$47,500	1	1	0	0	1	1	0	0	7/20/09	9/29/09	10/14/09	0	0	52	CASH	79.17%
2526	E	Sac.	95816	1946	\$519,000	\$475,000	2	1	0	1350	2	1	0	1195	7/23/09	10/13/09	11/17/09	30540	0	82	CASH	91.52%
1238	Bell	Sac	95825	1977	\$169,900	\$150,000	2	2	0	1000	2	2	0	1000	7/22/09	10/27/09	11/13/09	24000	0	74	CASH	88.29%
3625	50th	Sac.	95820	1990	\$189,900	\$189,000	3	2	0	895	3	2	0	895	7/31/09	9/28/09	10/16/09	93080	0	51	CASH	99.53%
87	Hidden Lake	Sac.	95831	1984	\$324,900	\$305,000	2	2	0	0	2	2	0	0	8/12/09	10/5/09	12/4/09	0	0	53	CASH	93.88%
3425	Viking	Sac.	95827	1977	\$169,900	\$155,000	3	2	0	950	3	2	0	950	8/19/09	10/7/09	11/10/09	22800	0	49	CASH	91.23%
5124	Gordon	Sac.	95824	1949	\$65,900	\$66,000	1	1	0	0	1	1	0	0	8/24/09	10/2/09	10/23/09	0	0	25	CASH	100.15%
4212	16th	Sac.	95820	1960	\$49,900	\$48,000	1	1	0	0	1	0	0	0	8/22/09	10/5/09	11/18/09	0	0	42	CASH	96.19%
3601	Pansy	Sac.	95817	1964	\$64,900	\$58,657	2	1	0	0	2	1	0	0	8/27/09	9/3/09	11/9/09	0	0	7	CASH	90.38%
4537	Ashcroft	Sac.	95841	1963	\$158,400	\$165,000	2	1	0	0	2	1	0	0	8/31/09	9/4/09	10/14/09	0	0	4	CASH	104.17%
1622	18th	Sac.	95811	1920	\$222,750	\$240,000	2	1	0	0	2	1	0	0	9/1/09	9/9/09	10/20/09	0	0	8	CASH	107.74%
9401	Maria	Sac.	95827	1978	\$169,900	\$195,900	3	2	0	1100	3	2	0	1000	8/31/09	10/26/09	11/20/09	24000	0	55	CASH	115.30%

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3404	24th	Sac.	95820		\$107,900	\$106,000	0	0	0	0	0	0	0	0	9/2/09	9/15/09	10/22/09	0	0	13	CASH	98.24%
4904	Springfield	Sac.	95841	1977	\$209,000	\$206,045	3	2	0	0	2	2	0	995	9/2/09	9/23/09	10/1/09	24000	0	14	CASH	98.59%
2410	24th	Sac.	95818	1915	\$174,900	\$175,000	2	1	0	0	2	1	0	0	9/3/09	9/8/09	10/14/09	0	0	4	CASH	100.06%
2821	32nd	Sac.	95824	1935	\$69,900	\$68,500	2	1	0	0	2	1	0	0	9/8/09	9/11/09	10/6/09	0	0	3	CASH	98.00%
3136	Edison	Sac.	95821	1956	\$152,900	\$153,000	3	1	0	0	2	1	0	0	9/8/09	11/12/09	12/2/09	0	0	15	CASH	100.07%
3412	Viking	Sac.	95827	1977	\$137,000	\$137,000	2	1	0	0	2	1	0	0	9/12/09	9/16/09	10/9/09	0	0	4	CASH	100.00%
2920	Norcade	Sac.	95826	1965	\$200,000	\$203,000	2	1	0	0	2	1	0	0	9/15/09	9/17/09	10/20/09	0	0	2	CASH	101.50%
5212	Karm	Sac.	95842		\$230,000	\$215,000	2	2	0	1050	2	1	0	1000	9/18/09	11/4/09	11/30/09	24600	0	41	CASH	93.48%
990	Arcade	Sac.	95815	1930	\$71,700	\$76,000	2	1	0	850	2	1	0	850	9/16/09	10/5/09	11/13/09	20400	0	19	CASH	106.00%
1716	F	Sac.	95814		\$303,000	\$308,000	1	1	0	0	1	1	0	0	9/21/09	9/28/09	11/3/09	0	0	7	CASH	101.65%
4501	Bomark	Sac.	95842	1964	\$119,000	\$113,580	2	1	0	700	0	0	0	0	9/23/09	11/10/09	11/17/09	16800	0	48	CASH	95.45%
2307	H	Sac.	95816	1900	\$332,500	\$345,000	1	1	0	0	2	1	0	0	9/29/09	10/1/09	10/28/09	0	0	2	CASH	103.76%
3166	4th	Sac.	95817	1991	\$149,900	\$155,000	3	2	0	0	3	2	0	0	9/29/09	10/8/09	10/27/09	0	0	8	CASH	103.40%
34	Nedra	Sac.	95822		\$124,900	\$142,000	2	1	0	0	2	2	0	0	10/1/09	10/15/09	11/4/09	0	0	13	CASH	113.69%
4526	Masonry	Sac.	95823	1969	\$109,000	\$125,000	2	1	0	0	2	1	0	0	10/1/09	10/6/09	11/17/09	36000	0	4	CASH	114.68%
4310	Marysville	Sac.	95838	2005	\$145,000	\$151,214	4	2	1	0	4	2	1	0	10/5/09	10/12/09	11/10/09	0	0	7	CASH	104.29%
6020	Camellia	Sac.	95824		\$58,694	\$65,000	1	1	0	500	1	1	0	500	10/13/09	10/28/09	11/23/09	12000	0	14	CASH	110.74%
925	Carro	Sac.	95825		\$419,000	\$405,000	2	1	0	795	2	1	0	795	10/13/09	11/30/09	12/11/09	38160	11	46	CASH	96.66%
5426	13th	Sac.	95820	1947	\$64,550	\$65,000	1	1	0	0	1	1	0	0	10/14/09	10/15/09	10/27/09	0	0	1	CASH	100.70%
2848	Norcade	Sac.	95826	1965	\$178,200	\$189,000	2	1	0	0	2	1	0	0	10/15/09	10/26/09	11/4/09	0	0	10	CASH	106.06%
3624	Fallis	Sac.	95832	1964	\$90,000	\$105,000	2	1	0	750	2	1	0	750	10/19/09	11/9/09	11/20/09	1500	0	21	CASH	116.67%
1615	Dreher	Sac.	95811	1950	\$85,000	\$95,000	1	1	0	550	1	1	0	550	10/18/09	11/3/09	11/20/09	13200	0	14	CASH	111.76%
1233	F	Sac.	95814	1920	\$262,900	\$269,000	0	1	0	0	0	1	0	0	10/19/09	10/29/09	11/6/09	0	0	9	CASH	102.32%
2811	Norcade	Sac.	95826	1965	\$188,900	\$223,000	2	1	0	0	2	1	0	0	10/19/09	10/27/09	11/17/09	0	0	7	CASH	118.05%
5321	14th	Sac.	95820	1947	\$144,900	\$150,000	2	1	0	800	2	1	0	700	10/16/09	11/12/09	12/9/09	18000	0	25	CASH	103.52%
7463	Della	Sac.	95828	1973	\$94,050	\$80,000	2	2	0	0	2	2	0	0	10/21/09	10/31/09	12/23/09	0	0	9	CASH	85.06%
1100	Roanoke	Sac.	95838	1992	\$107,900	\$98,000	3	1	1	0	2	1	1	0	11/6/09	12/3/09	12/23/09	0	0	27	CASH	90.82%
5896	79th	Sac.	95824	1961	\$69,900	\$87,000	2	1	0	0	2	1	0	0	11/6/09	11/23/09	11/30/09	0	0	17	CASH	124.46%
5913	Clover Manoi	Sac.	95824	1965	\$62,500	\$68,000	2	1	0	0	2	1	0	0	11/11/09	11/19/09	12/29/09	0	0	8	CASH	108.80%

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7441	Power Inn	Sac.	95828	1988	\$199,900	\$200,000	2	2	0	0	2	2	0	0	11/22/09	12/2/09	12/22/09	0	0	10	CASH	100.05%
985	Johnfer	Sac.	95831	1971	\$235,500	\$235,000	2	1	0	0	2	1	0	0	12/2/09	12/10/09	12/23/09	1900	0	8	CASH	99.79%
5106	Thurman	Sac.	95824	1949	\$61,875	\$62,000	1	1	0	600	1	1	0	600	12/3/09	12/8/09	12/30/09	14400	0	4	CASH	100.20%
7972	Samantha	Sac.	95828	1965	\$109,900	\$135,000	3	2	3	2	0	0	0	0	12/15/09	12/21/09	12/31/09	0	0	6	CASH	122.84%
9433	Maria	Sac.	95827	1978	\$169,900	\$207,500	2	2	0	0	2	2	0	0	12/2/09	12/11/09	12/29/09	0	0	7	CASH	122.13%
7617	Bogey	Sac.	95828	1979	\$99,000	\$82,000	2	1	0	850	2	1	0	0	5/26/09	9/3/09	10/14/09	1	0	100	Cash	82.83%
7570	24th	Sac.	95822	1965	\$180,000	\$170,000	2	1	0	800	2	1	0	825	8/31/09	12/1/09	12/18/09	38400	0	92	Cash	94.44%
7433	19th	Sac.	95822	1963	\$100,000	\$115,000	2	1	0	900	0	0	0	0	10/1/09	11/4/09	11/18/09	21600	0	34	Cash	115.00%
3715	Knightlinger	Sac.	95838		\$200,000	\$170,000	4	2	1	1200	4	2	1	1200	7/30/08	6/30/09	10/8/09	28800	0	231	CONV	85.00%
3645	Altos	Sac.	95838	1963	\$199,000	\$158,000	2	1	0	750	2	1	0	750	12/8/08	5/7/09	10/19/09	34800	0	150	CONV	79.40%
3047	Montgomery	Sac.	95817	1910	\$249,000	\$232,500	2	2	0	950	2	1	0	850	3/9/09	10/22/09	12/24/09	22200	0	66	CONV	93.37%
2843	Clover	Sac.	95821	1962	\$219,000	\$160,000	2	1	0	0	2	1	0	0	3/11/09	6/25/09	11/16/09	0	0	106	CONV	73.06%
6100	40th	Sac.	95824	1990	\$139,000	\$150,000	3	2	0	0	3	2	0	0	4/13/09	5/18/09	11/2/09	28596	0	35	CONV	107.91%
1336	Sharon	Sac.	95831	1962	\$265,000	\$265,000	2	1	0	965	2	1	0	965	7/10/09	9/17/09	10/28/09	23160	0	69	CONV	100.00%
3724	5th	Sac.	95817	2005	\$185,000	\$192,000	3	2	0	0	3	2	0	0	7/17/09	9/27/09	11/13/09	0	0	58	CONV	103.78%
4500	Del Norte	Sac.	95820	1950	\$101,475	\$87,500	2	1	0	0	2	1	0	0	7/20/09	8/13/09	10/9/09	0	0	24	CONV	86.23%
313	20th	Sac.	95811	1950	\$339,900	\$339,900	1	1	0	650	1	1	0	650	7/27/09	10/6/09	12/4/09	0	0	70	CONV	100.00%
3036	Valkyrie	Sac.	95821	1962	\$265,000	\$265,000	2	1	0	1080	2	1	0	1080	7/28/09	9/27/09	11/17/09	25920	0	46	CONV	100.00%
3028	Valkyrie	Sac.	95821	1955	\$249,000	\$249,000	2	1	0	980	2	1	0	895	7/28/09	8/14/09	10/26/09	22500	0	17	CONV	100.00%
5417	Olympic	Sac.	95842	1972	\$168,000	\$170,000	2	1	0	0	2	1	0	0	7/31/09	8/12/09	10/5/09	21600	0	12	CONV	101.19%
3965	8th	Sac.	95817	2009	\$207,575	\$205,000	3	2	1	0	3	2	1	0	8/4/09	10/7/09	11/20/09	0	0	64	CONV	98.76%
10076	Nebula	Sac.	95827	1964	\$137,000	\$137,000	2	1	0	0	0	0	0	0	8/10/09	9/11/09	10/26/09	0	0	6	CONV	100.00%
3329	Rio Linda	Sac.	95838	1994	\$150,000	\$151,500	3	2	0	875	3	2	0	875	8/14/09	8/21/09	10/6/09	21000	0	7	CONV	101.00%
1432	Rodeo	Sac.	95819	1947	\$275,000	\$250,000	1	1	0	775	1	1	0	825	8/19/09	9/22/09	10/22/09	20100	0	33	CONV	90.91%
5101	Gordon	Sac.	95824	1949	\$64,800	\$77,000	1	1	0	0	1	1	0	0	9/2/09	9/18/09	10/21/09	0	0	16	CONV	118.83%
10152	Crawford	Sac.	95827	1965	\$113,850	\$117,000	3	2	0	0	3	2	0	0	9/3/09	9/15/09	10/14/09	0	0	12	CONV	102.77%
519	U	Sac.	95818	1900	\$450,000	\$419,000	1	1	0	650	1	1	0	650	9/14/09	10/2/09	11/6/09	31200	0	18	CONV	93.11%
935	Grand	Sac.	95838	2007	\$229,900	\$185,000	3	2	1	0	3	2	1	0	9/24/09	11/30/09	12/28/09	0	0	67	CONV	80.47%
6849	FLINTWOOI	Sac.	95831	1974	\$355,000	\$320,000	3	2	0	1000	2	2	0	0	9/26/09	10/10/09	11/18/09	0	0	14	CONV	90.14%
6260	Grangers Dai	Sac.	95831	1979	\$495,000	\$460,000	4	3	0	0	3	2	1	0	10/1/09	10/23/09	12/23/09	0	0	22	CONV	92.93%

Duplex - Four Plex

Closed Sales&R 4th Qtr - 2009

Street No	Street Name	City	Zip Code	Year Blt	List Price	Sold Price	U-1 Bed	U-1 Bath	U-1 half	U-1 Rent	U-2 Bed	U-2 Bath	U-2 half	U-2 Rent	List Date	Pending Date	Close of Escrow Date	Gross Annual Income	Gross Mltpl	Days on Market	Fin.	List Price / Sales Price Ratio
1919	11th	Sac.	95811	1962	\$350,000	\$350,000	2	1	0	0	1	1	0	0	10/5/09	10/8/09	12/18/09	0	0	2	CONV	100.00%
2732	Toy	Sac.	95822	1968	\$129,000	\$136,000	2	1	0	850	2	1	0	795	11/3/09	12/21/09	12/22/09	19740	0	24	CONV	105.43%
2040	15th	Sac.	95822	1967	\$138,600	\$162,000	2	1	0	0	2	0	0	0	11/16/09	11/20/09	12/29/09	0	0	4	CONV	116.88%
2417	N	Sac.	95816		\$549,000	\$510,000	0	1	0	795	1	1	0	795	4/2/09	11/4/09	12/11/09	46020	0	215	CONV	92.90%
7335	Gigi	Sac.	95828	1977	\$87,900	\$88,000	2	1	0	800	2	1	0	800	9/2/09	9/4/09	10/8/09	19200	0	2	CONV	100.11%
920	U	Sac.	95818	1915	\$289,920	\$293,555	2	1	0	1150	1	1	0	795	6/2/09	9/8/09	10/29/09	23340	0	97	FHAA	101.25%
2219	18th	Sac.	95818	1950	\$325,000	\$328,125	2	2	0	0	2	2	0	1200	6/15/09	8/13/09	10/21/09	29400	11.1	59	FHAA	100.96%
421	T	Sac.	95811	1890	\$375,000	\$350,000	2	1	0	0	0	0	0	0	7/9/09	7/15/09	10/1/09	36000	0	6	FHAA	93.33%
719	19th	Sac.	95811	1900	\$350,000	\$360,000	2	1	0	800	2	1	0	0	7/14/09	10/30/09	12/23/09	9600	0	107	FHAA	102.86%
5730	Blachly	Sac.	95841	1968	\$75,900	\$75,000	2	1	0	800	0	0	0	0	7/29/09	11/23/09	12/15/09	38400	0	98	FHAA	98.81%
2421	59th	Sac.	95817	1935	\$306,000	\$275,000	2	1	0	895	2	1	0	975	7/21/09	8/5/09	11/4/09	29640	0	0	FHAA	89.87%
1600	Eldridge	Sac.	95815	1951	\$109,000	\$115,000	1	1	0	675	1	1	0	675	8/7/09	9/17/09	11/16/09	16200	0	36	FHAA	105.50%
3034	6th	Sac.	95817	1905	\$275,000	\$256,000	2	1	0	950	2	1	0	950	8/11/09	10/1/09	12/3/09	0	0	50	FHAA	93.09%
5956	Garfield	Sac.	95841	1977	\$235,200	\$210,000	3	2	0	0	3	2	0	0	8/25/09	9/17/09	12/15/09	0	0	21	FHAA	89.29%
1480	51st	Sac.	95819	1956	\$230,000	\$230,000	1	1	0	0	1	1	0	0	10/16/09	10/26/09	12/17/09	0	0	10	FHAA	100.00%
2601	52nd	Sac.	95822	2005	\$165,000	\$150,000	3	2	0	0	3	2	0	0	10/13/09	10/26/09	12/18/09	0	0	13	OTHR	90.91%

Summary - 4 th Quarter 2009 - Duplex - Four-Plexes - Sacramento

TOTAL CLOSED SALES - 4TH QRT - 2009	134
All Cash Deals	70
Conventional Financing	47
F.H.A.	15
Other or Private Financing	2
Average List Price/Sales Price Ratio	100.67%

Duplex - Four Plex

Closed Sales&R 4th Qtr - 2009

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