

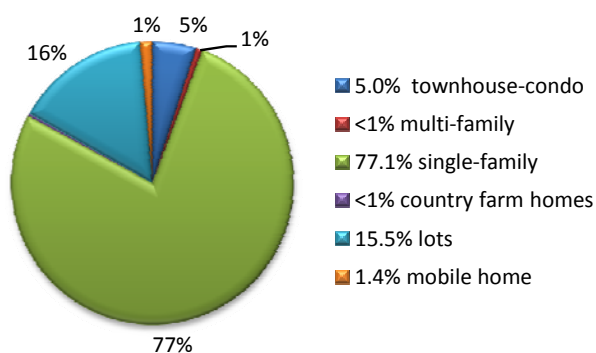


The Augusta area has remained fairly stable in the recent recession and was #6 in Businessweek's, America's 20 Strongest Building Markets. The number of sales in the first quarter of 2010 has increased about 9% compared to the first quarter of 2009. Recent REO/short sale activity has increased from 3% in Q1 2008, to 7.5% in Q1 2009, and to 13.7% in Q1 2010. The area's main employment and economic sources are Savannah River Site, with a workforce of about 11,000 and an annual economic impact of \$2.6 billion, and Fort Gordon, with an average daily on-post population of 22,279, not including veterans and off-post military and an estimated impact of \$1.38 billion. Darley America, owned by the ruling sheikh of Dubai purchased 360 acres in Aiken for \$4.4 million dollars, to use as a private thoroughbred training facility, which will create jobs and have a large impact on the local economy.

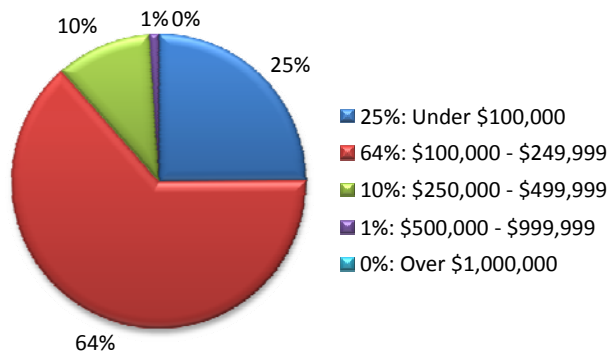
### MSA Statistics

	Mar-09	Mar-10	Change	Trend
Total Property Sales	390	478	23%	Pos
Total Dollar Volume	\$58,852,905	\$74,400,752	26%	Pos
Avg. Single Family-Sales Price	\$155,425	\$159,019	2%	Pos
Median Single Family-Sales Price	\$145,000	\$146,900	1%	Pos
Median Single Family -PSF	\$81	\$78	-4%	Neg
Avg. Days on Market - SFR	157	164	4%	Neg
Total Active Listings	Unknown	3,563	0%	0
Total Pending Sales	464	648	40%	Pos
Months Inventory	Unknown	8.0	0%	0
Single Family-Building Permits	132	287	117%	Pos
Avg. Condo/TH - Sales Price	\$109,038	\$111,819	3%	Pos
Median Condo/TH - Sales Price	\$95,950	\$106,600	11%	Pos
Total Condo/TH Sales	38	32	-16%	Neg
Median Condo/TH -PSF	\$82	\$82	1%	Pos
Avg. Days on Market - Condo/TH	137	159	16%	Neg
Unemployment Rate	8.8%	9.8%	11%	Neg
Avg. SFR List/Sales Price Ratio	96.5%	96.7%	0%	Pos
Avg Aptmt/House Rent/Mo.(1-2BR)	\$610	\$614	1%	Pos
Avg. Lot/Land Sales Price	\$101,688	\$53,710	-47%	Neg
	<b>2008</b>	<b>2009</b>		
Job Growth - Yearly Growth	215000	210000	-2%	Neg
Median Family Income - Yearly	\$54,300	\$55,500	2%	Pos
	<b>Q1 2009</b>	<b>Q1 2010</b>		
<b>Metrics Important to Locale</b>				
Avg. # Government Employees	43,733	44,133	1%	Pos
Avg. # Edu. & Medical Employees	28,600	28,633	0%	Pos

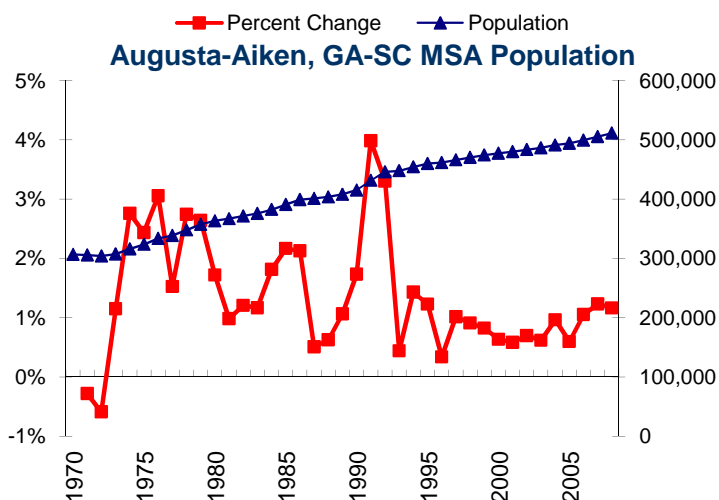
### Property Type Inventory - Mar 2010



### Closed SFR Sales - Mar 2010



### Augusta-Aiken, GA-SC MSA Population



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