

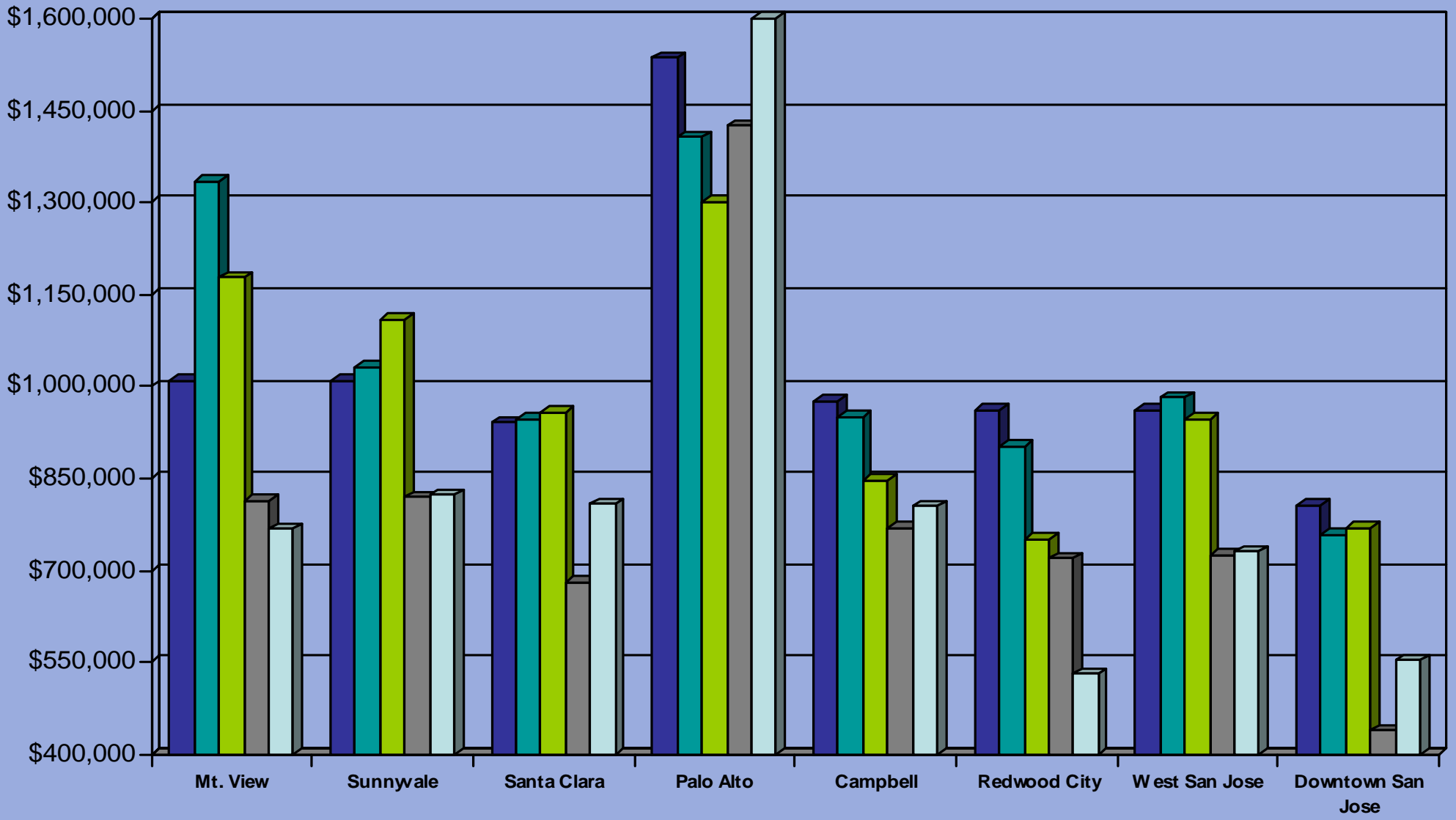


Submarket Comparison Report 4-Plexes



Submarket Comparison 4-Plex Average Sale Price

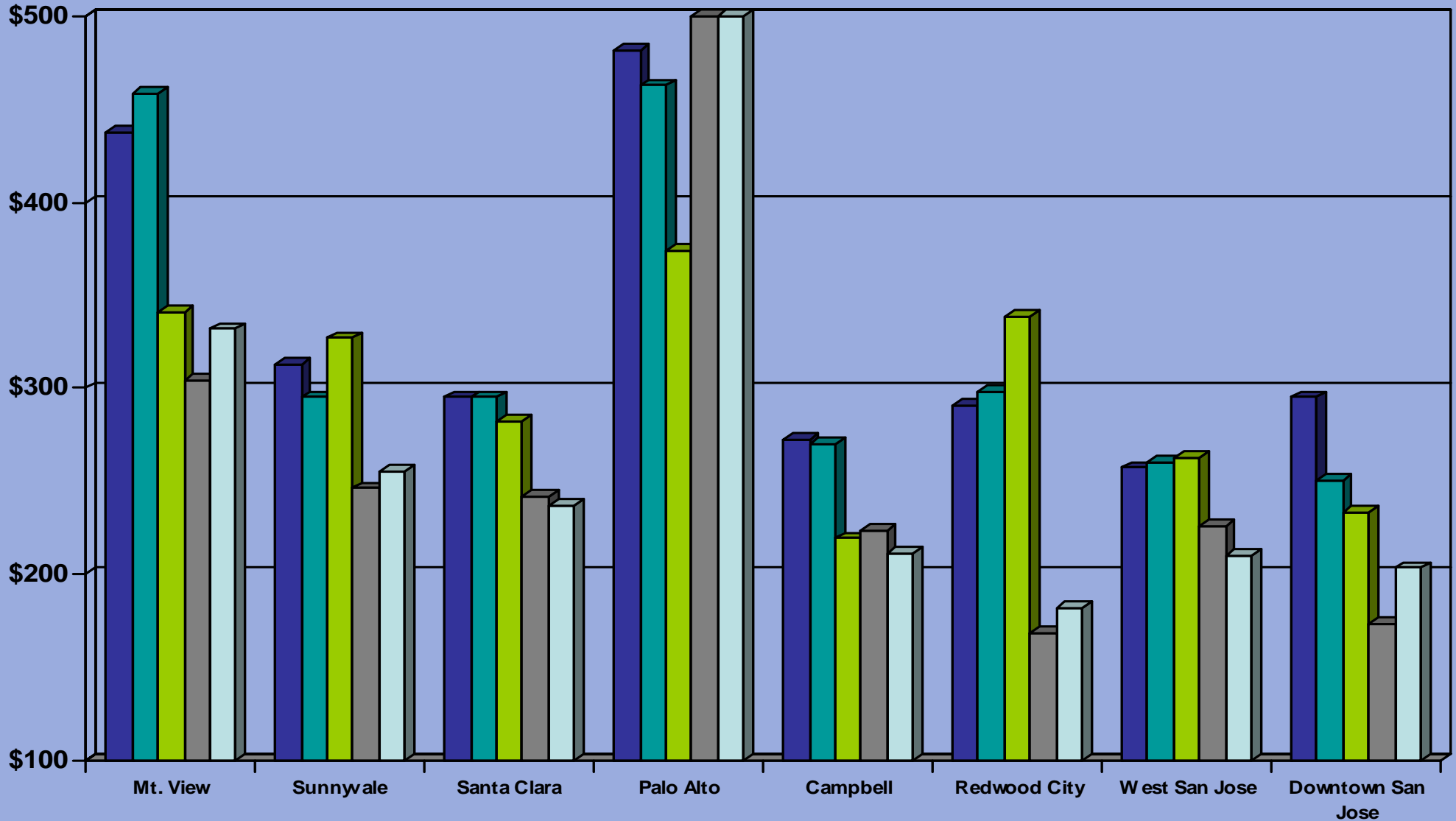
■ 2006
 ■ 2007
 ■ 2008
 ■ 2009
 ■ 2010 3Q





Submarket Comparison 4-Plex Average Price/SF

■ 2006
 ■ 2007
 ■ 2008
 ■ 2009
 ■ 2010 3Q

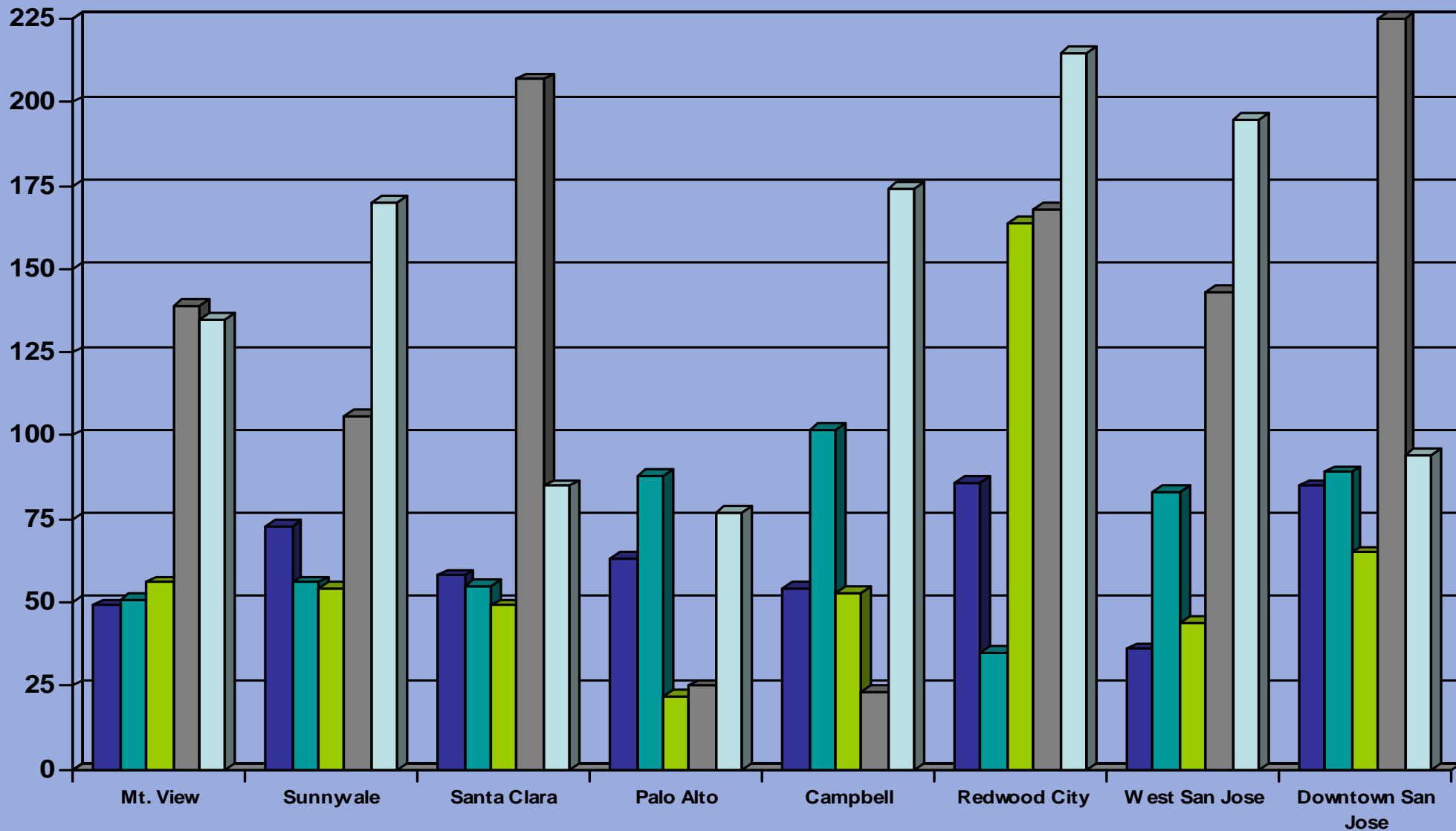




Submarket Comparison

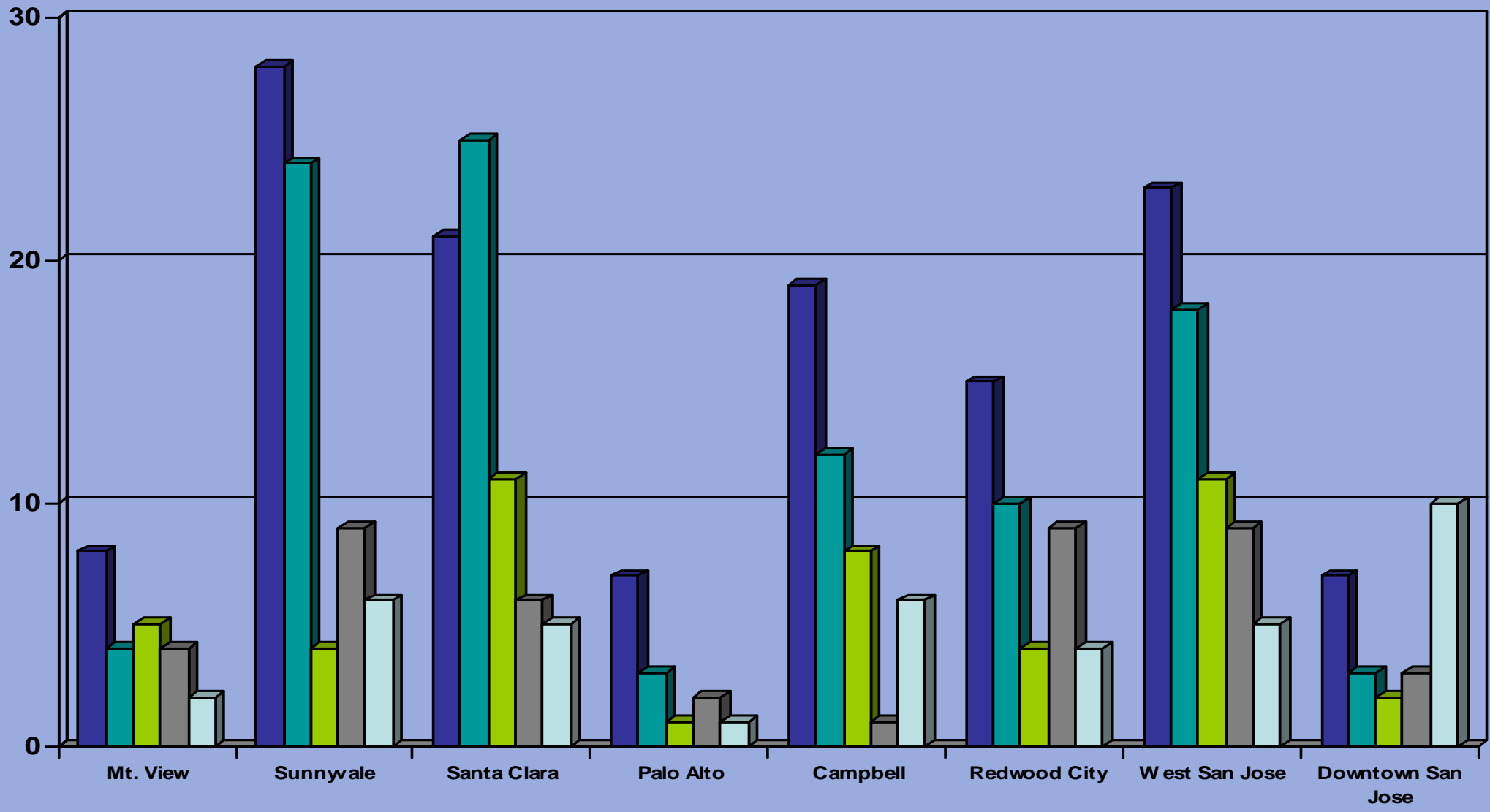
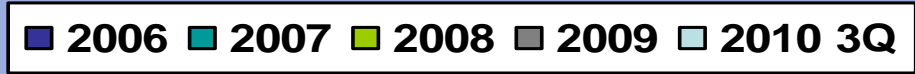
4-Plex Days on Market

■ 2006
 ■ 2007
 ■ 2008
 ■ 2009
 ■ 2010 3Q





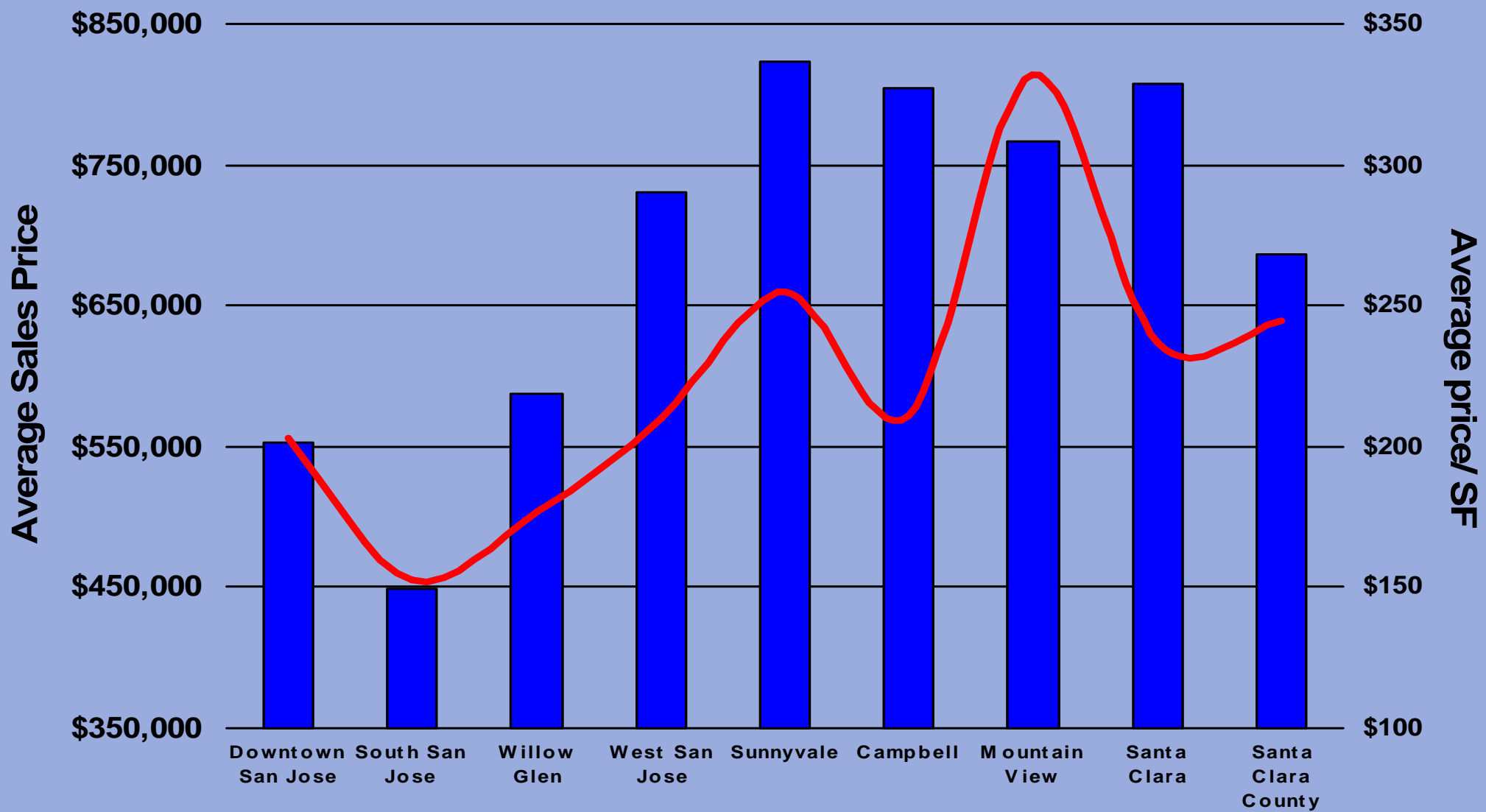
Submarket Comparison 4-Plex Annual Sales





2010 Santa Clara County 4-plexes

Average Sales Price **Average price/ SF**





2010 Santa Clara County 4-plexes

Days on Market **Annual Sales**

