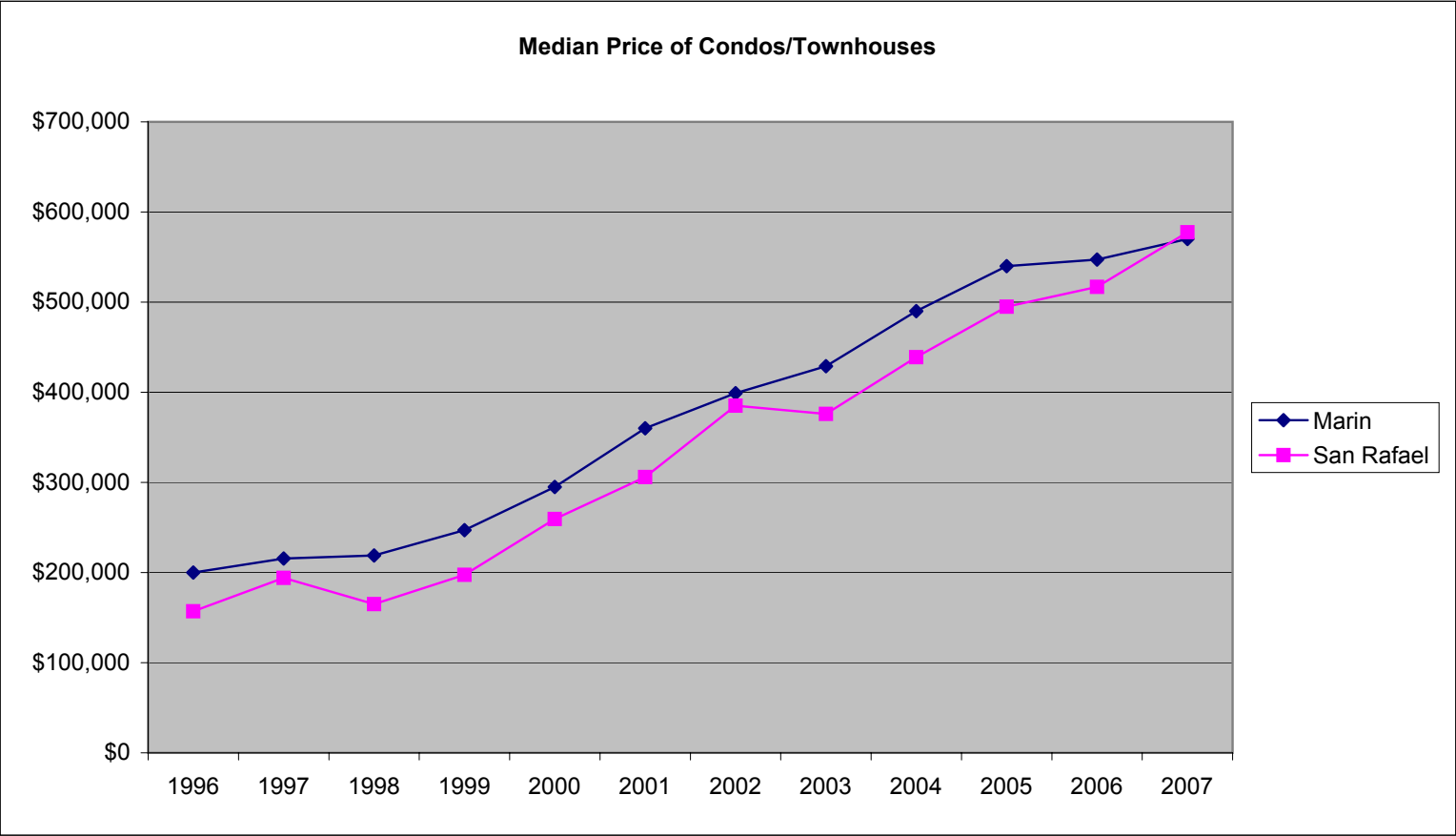


Loretta Ferraro & Peter Nielsen

Volkin Management Group

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	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007
Marin	\$200,000	\$215,500	\$219,000	\$247,000	\$295,000	\$360,000	\$399,000	\$429,000	\$490,000	\$540,000	\$547,250	\$570,000
San Rafael	\$157,000	\$194,000	\$165,000	\$197,500	\$259,450	\$306,000	\$385,150	\$376,000	\$439,000	\$495,000	\$516,970	\$577,500
Appreciation		24%	-15%	20%	31%	18%	26%	-2%	17%	13%	4%	12%
Average appreciation =		13%										