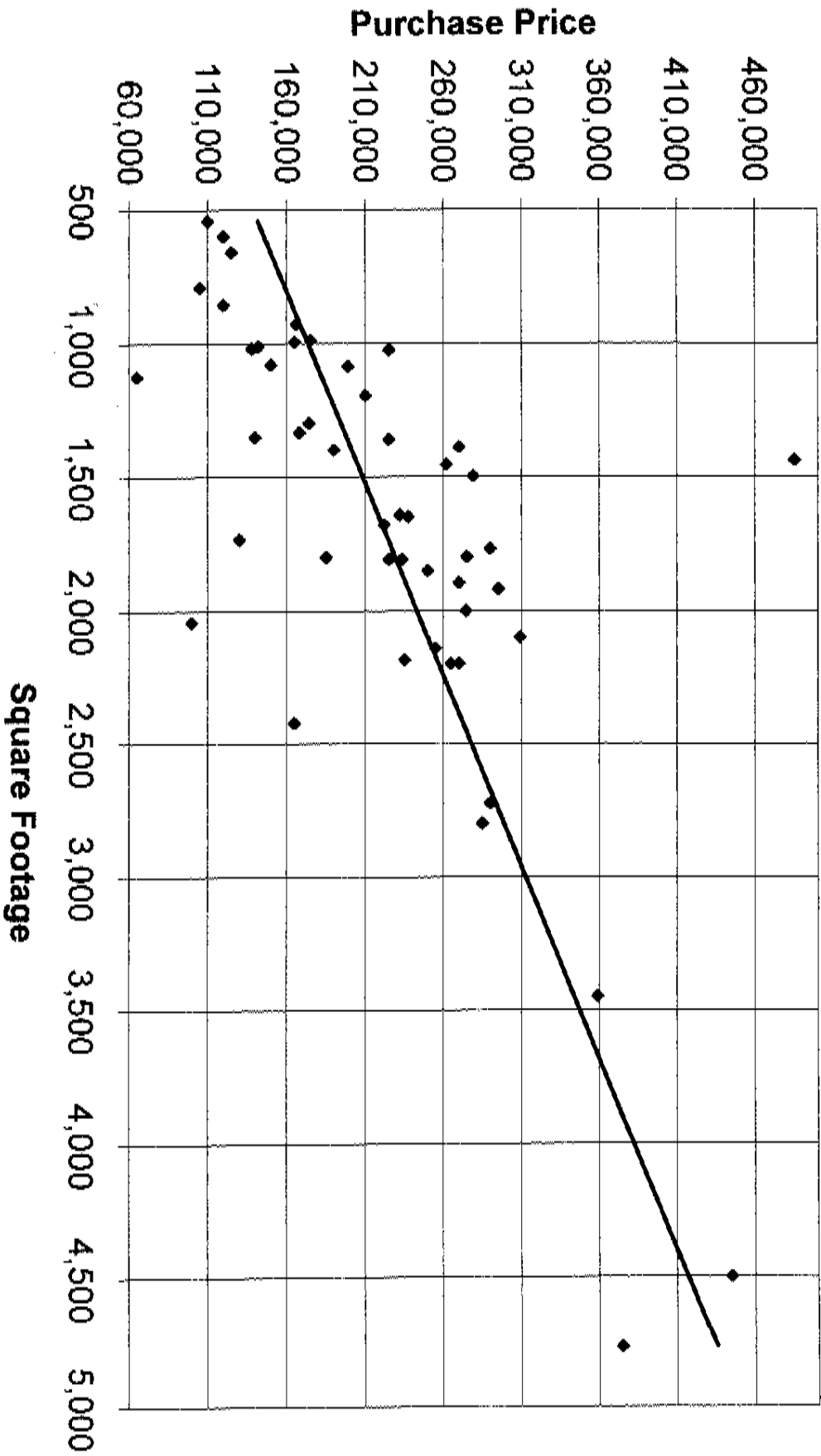


Bywater Subdivision Post-Katrina Sales Review					
7/10/2007					
Sales					
	Address	Purchase Date	Purchase Price	Living Area	Sq/Ft Rate
1	731 Bartholomew St	11/07/05	233,500	1,808	129.15
2	3601 Dauphine St	12/09/05	100,000	2,043	48.95 *
3	616 Louisa St	12/09/05	290,000	2,724	106.46
4	619 Gallier St	12/19/05	270,000	2,200	122.73
5	3334 N Rampart St	12/27/05	65,000	1,124	57.83 *
6	908 Montegut St	12/30/05	165,000	995	165.83
7	3408 St Claude Ave (Condo)	01/04/06	166,000	928	178.88
8	908 Congress St	01/04/06	190,000	1,400	135.71
9	711 Congress St.	01/12/06	165,000	2,425	68.04 *
10	824 Poland Ave	01/13/06	237,500	1,650	143.94
11	3044 Royal St	01/19/06	485,000	1,442	336.34 *
12	800 Poland Ave	01/27/06	274,500	2,000	137.25
13	3154 N Rampart St	01/30/06	120,000	600	200.00
14	629 Louisa St	02/10/06	270,000	1,896	142.41
15	900 Pauline St	02/15/06	309,000	2,100	147.14
16	3137 Burgundy St	02/15/06	375,000	4,770	78.62 *
17	3410 St Claude Ave (Condo)	02/17/06	125,000	660	189.39
18	916 Lesseps St	02/24/06	110,000	544	202.21
19	1020 Gallier St	03/10/06	225,000	1,025	219.51
20	718 Bartholomew St	03/13/06	130,000	1,734	74.97 *
21	833 Piety St	03/16/06	290,000	1,770	163.84
22	4015 N. Rampart St.	04/13/06	359,000	3,450	104.06
23	613 Louisa St	04/18/06	225,000	1,808	124.45
24	906 Mazant St.	04/27/06	445,000	4,500	98.89
25	4103 Dauphine St.	05/03/06	285,000	2,800	101.79
26	623 Bartholomew St	05/10/06	150,000	1,080	138.89
27	3147 Dauphine St	05/16/06	270,000	1,390	194.24
28	636 Congress St	05/17/06	232,000	1,643	141.21
29	3427 Royal St.	05/17/06	175,000	990	176.77
30	3153 Royal St	05/24/06	255,000	2,142	119.05
31	3139 Royal St	06/02/06	295,000	1,920	153.65
32	622 Poland Ave	06/11/06	250,000	1,850	135.14
33	3930 Dauphine St	06/16/06	279,000	1,500	186.00
34	3107 Dauphine St	07/12/06	235,000	2,185	107.55
35	3815 Marais St	08/01/06	119,900	855	140.23
36	822 Clouet St	08/10/06	168,000	1,335	125.84
37	723 Montegut St	08/14/06	275,000	1,800	152.78
38	924 Independence St	08/28/06	262,000	1,456	179.95
39	3323 Dauphine St	09/08/06	265,000	2,200	120.45
40	1225 Desire St	09/13/06	138,000	1,020	135.29
41	3515 Dauphine St	09/14/06	222,000	1,680	132.14
42	3054 Burgundy St	10/10/06	199,000	1,085	183.41
43	3042 Burgundy St.	10/13/06	210,000	1,195	175.73
44	3011 Dauphine St	11/22/06	185,000	1,800	102.78
45	708 France St	11/29/06	105,000	792	132.58
46	815 Pauline St	12/12/06	142,000	1,011	140.45
47	933 France St	12/28/06	174,000	1,300	133.85
48	3155 Burgundy St	12/29/06	225,000	1,360	165.44
49	719 Pauline St	02/01/07	140,000	1,352	103.55
		Mean	222,049	1,701	141.95
			@	90%	127.75
	*Outliner exclude from computation.		@	85%	120.65
			@	80%	113.56

Bywater Subdivision Post-Katrina Sales Analysis



Bywater Subdivision Sales Review							
7/10/2007							
Sales							
		Address		Purchase Date	Living Area	Purchase Price	Sq/Ft Rate
1	819	DESIRE	ST	01/31/05	500	117,500	235.00
2	916	LESSEPS	ST	02/24/06	544	110,000	202.21
3	606	LOUISA	ST	06/24/05	558	137,000	245.52
4	1038	BARTHOLOMEW	ST	08/16/05	576	110,000	190.97
5	630	INDEPENDENCE	ST	06/15/05	600	90,000	150.00
6	3410	ST CLAUDE	AV	02/17/06	660	125,000	189.39
7	3520	BURGUNDY	ST	03/02/06	744	134,500	180.78
8	708	FRANCE	ST	11/29/06	792	105,000	132.58
9	813	POLAND	AV	07/07/05	810	135,000	166.67
10	3815	MARAIS	ST	08/01/06	855	119,900	140.23
11	1010	BARTHOLOMEW	ST	06/29/05	900	146,000	162.22
12	3412	ST CLAUDE	AV	03/03/06	921	159,000	172.64
13	3414	ST CLAUDE	AV	04/03/06	921	159,000	172.64
14	3408	ST CLAUDE	AV	01/04/06	928	166,000	178.88
15	4125	RAMPART	ST	06/14/05	938	180,000	191.90
16	3422	ST CLAUDE	AV	03/31/06	990	169,000	170.71
17	3418	ST CLAUDE	AV	04/27/06	990	165,000	166.67
18	3427	ROYAL	ST	05/17/06	990	175,000	176.77
19	908	MONTEGUT	ST	12/30/05	995	165,000	165.83
20	815	PAULINE	ST	12/12/06	1,011	142,000	140.45
21	1225	DESIRE	ST	09/13/06	1,020	138,000	135.29
22	943	MAZANT	ST	09/22/04	1,037	159,000	153.33
23	3119	RAMPART	ST	02/13/04	1,059	127,000	119.92
24	623	BARTHOLOMEW	ST	05/10/06	1,080	150,000	138.89
25	3054	BURGUNDY	ST	10/10/06	1,085	199,000	183.41
26	3063	DAUPHINE	ST	07/16/04	1,100	155,000	140.91
27	1504	PIETY	ST	07/29/05	1,100	115,400	104.91
28	700	CONGRESS	ST	08/05/05	1,104	197,500	178.89
29	926	DESIRE	ST	03/17/06	1,146	135,000	117.80
30	3108	ROYAL	ST	03/28/05	1,150	175,000	152.17
31	715	MAZANT	ST	02/06/04	1,173	190,000	161.98
32	704	CONGRESS	ST	04/29/04	1,178	275,000	233.45
33	3042	BURGUNDY	ST	10/13/06	1,195	210,000	175.73
34	732	FRANCE	ST	02/28/05	1,217	167,500	137.63
35	3029	RAMPART	ST	05/14/04	1,250	223,000	178.40
36	625	INDEPENDENCE	ST	01/19/05	1,260	255,000	202.38
37	3522	DAUPHINE	ST	04/28/04	1,300	162,800	125.23
38	3112	MARAIS	ST	05/06/05	1,300	135,000	103.85
39	933	FRANCE	ST	12/28/06	1,300	174,000	133.85
40	3420	ST CLAUDE	AV	04/27/06	1,310	175,000	133.59
41	928	CONGRESS	ST	04/27/04	1,320	144,000	109.09
42	732	INDEPENDENCE	ST	03/11/05	1,320	195,000	147.73
43	822	CLOUET	ST	08/10/06	1,335	168,000	125.84
44	719	PAULINE	ST	02/01/07	1,352	140,000	103.55
45	635	CONGRESS	ST	02/09/05	1,358	210,000	154.64
46	3155	BURGUNDY	ST	12/29/06	1,360	225,000	165.44
47	3126	ROYAL	ST	04/26/05	1,368	250,000	182.75
48	3147	DAUPHINE	ST	05/16/06	1,390	270,000	194.24
49	837	LOUISA	ST	05/11/04	1,395	198,500	142.29
50	3146	RAMPART	ST	06/30/05	1,400	235,000	167.86
51	908	CONGRESS	ST	01/04/06	1,400	190,000	135.71

52	624	GALLIER	ST	04/08/04	1,403	219,000	156.09
53	714	CONGRESS	ST	04/05/06	1,440	200,000	138.89
54	924	INDEPENDENCE	ST	08/28/06	1,456	262,000	179.95
55	3329	DAUPHINE	ST	08/05/04	1,485	200,000	134.68
56	737	LESSEPS	ST	06/15/04	1,500	169,900	113.27
57	708	PIETY	ST	04/01/05	1,500	185,000	123.33
58	832	CONGRESS	ST	04/07/06	1,500	169,000	112.67
59	3930	DAUPHINE	ST	06/16/06	1,500	279,000	186.00
60	828	MAZANT	ST	06/10/05	1,612	190,000	117.87
61	636	CONGRESS	ST	05/17/06	1,643	232,000	141.21
62	738	FRANCE	ST	12/29/04	1,649	169,000	102.49
63	824	POLAND	AV	01/13/06	1650	237,500	143.94
64	620	GALLIER	ST	04/13/06	1,652	242,500	146.79
65	3515	DAUPHINE	ST	09/14/06	1,680	222,000	132.14
66	3150	RAMPART	ST	06/03/04	1700	180,000	105.88
67	- 938	GALLIER	ST	01/14/05	1,760	224,000	127.27
68	723	MONTEGUT	ST	08/14/06	1,800	275,000	152.78
69	3011	DAUPHINE	ST	11/22/06	1,800	185,000	102.78
70	613	LOUISA	ST	04/18/06	1,808	225,000	124.45
71	930	LOUISA	ST	02/28/05	1,810	325,000	179.56
72	724	DESIRE	ST	02/27/04	1,827	189,000	103.45
73	622	POLAND	AV	06/11/06	1,850	250,000	135.14
74	3139	ROYAL	ST	06/02/06	1920	295,000	153.65
75	3134	DAUPHINE	ST	11/11/04	2,000	290,000	145.00
76	3031	RAMPART	ST	12/30/04	2000	220,000	110.00
77	824	INDEPENDENCE	ST	04/25/05	2,000	206,000	103.00
78	800	POLAND	AV	01/27/06	2000	274,500	137.25
79	3153	ROYAL	ST	05/24/06	2142	255,000	119.05
80	3107	DAUPHINE	ST	07/12/06	2,185	235,000	107.55
81	619	GALLIER	ST	12/19/05	2,200	270,000	122.73
82	3323	DAUPHINE	ST	09/08/06	2,200	265,000	120.45
83	822	GALLIER	ST	06/25/04	2,240	320,000	142.86
84	639	INDEPENDENCE	ST	03/08/05	2,256	232,000	102.84
85	3133	ROYAL	ST	03/30/04	2500	375,000	150.00
86	4103	DAUPHINE	ST	05/03/06	2,800	285,000	101.79
87	714	FRANCE	ST	07/19/05	2,900	330,000	113.79
88	4015	RAMPART	ST	04/13/06	3450	359,000	104.06
				Average	1,436	200,891	146.35
					@	90%	131.71
					@	85%	124.40
					@	80%	117.08

Bywater Subdivision Sales Analysis

