

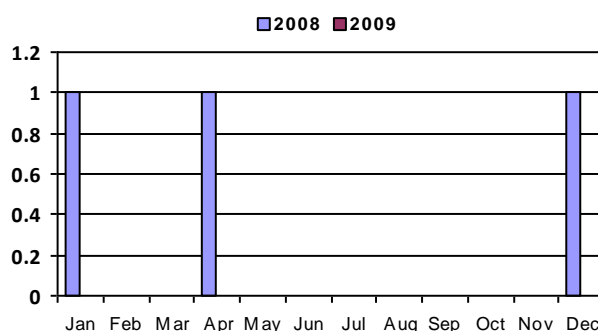
December 2009 - Real Estate Market Statistics



Downtown Denver - DTD

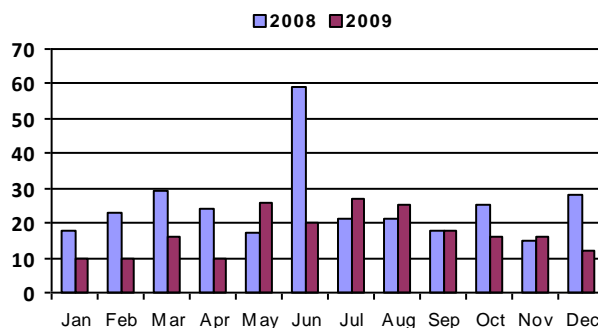
Closed Residential

| Category | Dec-08 | Dec-09 | % Change |
|-----------------------------|---------|--------|----------|
| #Of Closed Sales - Month | 1 | | -100.0% |
| #Of Closed Sales - YTD | 3 | | -100.0% |
| Avg. Days On Market | 640 | | -100.0% |
| # Of Active Listings | 9 | 18 | 100.0% |
| # Of NEW Listings | 1 | | -100.0% |
| Absorption Rate (in months) | 9. | . | -100.0% |
| Average Price (Sold) | 399,000 | | -100.0% |



Closed Condo

| Category | Dec-08 | Dec-09 | % Change |
|-----------------------------|---------|---------|----------|
| #Of Closed Sales - Month | 28 | 12 | -57.1% |
| #Of Closed Sales - YTD | 298 | 206 | -30.9% |
| Avg. Days On Market | 192 | 252 | 31.3% |
| # Of Active Listings | 312 | 353 | 13.1% |
| # Of NEW Listings | 72 | 36 | -50.0% |
| Absorption Rate (in months) | 12.1 | 32.8 | 169.7% |
| Average Price (Sold) | 574,166 | 416,833 | -27.4% |



Land Title Guarantee Company

<http://www.ltgc.com>

Based on information from Metrolist, Inc. for the period Jan 2007 through present. Note: This representation is based in whole or in part on data supplied by Metrolist, Inc. Metrolist, Inc. does not guarantee nor is in any way responsible for its accuracy. Data maintained by metrolist, Inc. may not reflect all real estate activity in the market.