



Comps Report

City/State: MORENO VALLEY CA

March 2008

Address	TG Map	SalePrice	Sq. Feet	Price/Foot	Beds	Baths	YearBuilt	SaleDate
25232 FIR AVE	717-G3	105,000	938	112	2	2.0	1981	3/28/2008
23841 NANWOOD DR	717-D5	110,000	1,100	100	3	2.0	1983	3/7/2008
12165 MARIGOLD AVE	717-F2	110,000	906	121	2	1.0	1959	3/27/2008
23317 BAY AVE	717-C5	121,000	820	148	2	1.0	1982	3/7/2008
24408 DORNER DR	717-E5	132,500	1,342	99	4	2.0	1975	3/20/2008
24169 RADWELL DR	717-E4	135,000	896	151	2	2.0	1984	3/20/2008
25256 SWEETGRASS DR	717-G5	136,500	906	151	2	1.0	1986	3/21/2008
23329 BREEZY WAY		138,500	825	168	2	1.0	1984	3/14/2008
12176 CARNATION LN C	717-G2	139,000	1,030	135	2	2.0	1972	3/21/2008
12830 ORLEANS DR	717-J3	140,000	1,282	109	3	2.0	1989	3/21/2008
13577 SYLMAR DR	717-D5	140,000	1,374	102	3	3.0	1979	3/19/2008
23489 DOME ST	717-D5	142,000	1,474	96	3	3.0	1982	3/10/2008
25315 HEMLOCK AVE	717-H2	149,000	1,304	114	3	2.0	1981	3/28/2008
25388 FIR AVE	717-H3	150,000	1,512	99	3	2.0	1977	3/25/2008
24621 SINGER ST	717-F2	150,000	1,011	148	3	2.0	1961	3/6/2008
14552 CHOLLA DR	717-G6	152,500	1,312	116	3	2.0	1983	3/14/2008
24649 MOONTIDE LN	687-F7	152,500	1,151	132	3	2.0	1980	3/7/2008
13624 PERSIMMON RD	717-G5	155,000	1,116	139	3	2.0	1979	3/31/2008
24326 BLUEGRASS CT	717-F7	155,000	1,490	104	4	2.0	1984	3/19/2008
24392 DELPHINIUM AVE	717-F7	157,500	1,106	142	3	2.0	1977	3/27/2008
13097 PAN AM BLVD	717-C4	160,000	766	209	2	1.0	1984	3/6/2008
13106 PAVILLION CT	717-D4	160,000	1,437	111	3	2.0	1983	3/18/2008
11756 DAVIS ST	717-E1	163,500	1,420	115	3	2.0	1944	3/19/2008
12889 BARBAZON DR	717-J3	164,500	1,587	104	3	3.0	1991	3/6/2008
24418 BAY AVE	717-F5	165,000	1,542	107	4	2.0	1978	3/21/2008
25318 FIR AVE	717-H3	170,000	1,616	105	4	2.0	1977	3/24/2008
15762 JALANIE LN	747-F2	171,000	1,521	112	3	3.0	1987	3/31/2008
13631 BLUE SPRUCE CT	717-H5	171,000	1,434	119	3	3.0	1986	3/7/2008
26159 DARDANELLE CT	717-J4	173,500	1,760	99	4	2.0	1990	3/10/2008
13616 ELSWORTH ST	717-B5	175,000	1,240	141	3	2.0	1970	3/24/2008
24172 POPPYSTONE DR	747-E1	178,000	1,577	113	3	3.0	1988	3/20/2008
25527 DELPHINIUM AVE	717-H7	180,000	1,514	119	3	2.0	1986	3/19/2008
13347 NINEBARK ST	717-H4	180,000	1,655	109	3	2.0	1987	3/6/2008
12744 FOXDALE DR	717-D3	180,000	1,116	161	3	2.0	1982	3/24/2008
24575 PACE DR	717-F2	182,000	1,350	135	4	2.0	1983	3/7/2008
15775 NINYA AVE	747-G2	184,000	1,954	94	4	3.0	1988	3/6/2008



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24982 NOGAL ST	717-G6	185,000	1,490	124	3	2.0	1984	3/27/2008
11572 SPYGLASS CIR	687-E7	186,000	1,557	119	3	2.0	1980	3/18/2008
13980 KALAHARI CT	717-C5	189,000	1,646	115	4	3.0	1986	3/14/2008
25550 FRUIT TREE ST		189,000	1,496	126	3	2.0	1988	3/20/2008
26221 PICARDY PL		190,500	970	196	3	2.0	1989	3/14/2008
16531 WAR CLOUD DR	747-G4	200,000	2,054	97	4	3.0	1990	3/4/2008
13735 PECAN PL	717-F4	200,000	1,568	128	4	2.0	1979	3/10/2008
14935 BRIANA ST	717-E7	200,000	1,196	167	3	2.0	1987	3/5/2008
16395 HEATHER GLEN RD	747-H3	202,000	1,060	191	3	2.0	1988	3/7/2008
14946 BLUEBERRY RD	717-F7	205,000	1,437	143	3	2.0	1979	3/25/2008
25165 SLATE CREEK DR	747-G4	208,500	1,588	131	4	3.0	1988	3/24/2008
23870 REDBARK DR	687-D6	210,000	1,441	146	3	2.0	1989	3/25/2008
27930 JOHN F KENNEDY DR 2174		210,000	1,781	118	2	3.0	2005	3/20/2008
21380 DOUGLASIS CT	716-H2	210,000	1,650	127	3	3.0	1989	3/25/2008
26435 CAPE MENDOCINO CT		210,000	1,763	119	3	3.0	1987	3/6/2008
12885 MONTECELLO DR		210,000	1,282	164	3	2.0	1989	3/28/2008
15419 ALOSTA LN	747-J1	210,000	1,184	177	3	2.0	2000	3/7/2008
25570 DRACAEA AVE	717-H4	210,000	1,402	150	3	2.0	1986	3/21/2008
25751 BRUMELIA CT	717-H3	210,000	1,466	143	4	2.0	1987	3/28/2008
13012 NINEBARK ST	717-H3	210,000	1,560	135	4	3.0	1987	3/4/2008
12373 CHAMPLAIN ST	717-H1	210,000	1,633	129	4	3.0	1987	3/7/2008
25385 MOORLAND RD	747-H3	211,000	1,520	139	3	3.0	1989	3/21/2008
25980 YANEZ TRAIL RD	747-J3	215,000	1,415	152	3	2.0	1997	3/4/2008
24589 WISTERIA LN	687-F6	216,500	1,472	147	3	3.0	1986	3/13/2008
25356 ORBIT CT	747-H3	218,000	1,578	138	3	3.0	1989	3/14/2008
11561 DAVIS ST	687-E7	220,000	1,982	111	3	2.0	1959	3/26/2008
23855 WOLCOTT DR	717-D4	220,000	1,543	143	3	2.0	1981	3/20/2008
15449 ALOSTA LN	747-J1	220,000	1,382	159	3	3.0	2000	3/6/2008
24437 CARMAN LN	747-F2	220,000	1,587	139	3	3.0	1988	3/3/2008
24520 FREEPORT DR	747-F4	225,000	1,770	127	4	3.0	1989	3/21/2008
14583 CAGNEY CT	717-E7	225,000	1,547	145	4	3.0	1989	3/27/2008
16425 VISTA CONEJO DR	747-J3	225,000	1,717	131	3	3.0	1995	3/4/2008
10905 BREEZY MEADOW DR	687-C6	225,000	1,329	169	3	2.0	1987	3/5/2008
13825 CHERVIL CT	717-J5	225,000	1,697	133	4	3.0	1987	3/26/2008
25765 VIA SALERNO CT		229,000	1,907	120	4	3.0	1990	3/24/2008
16185 ONDA CIR		230,000	1,784	129	3	3.0	2003	3/21/2008



Comps Report

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12390 LASSELLE ST		230,000	1,641	140	3	3.0	1987	3/13/2008
17700 CAMINO SAN SIMEON		230,000	1,869	123	4	3.0	2005	3/11/2008
10070 WHITEWATER RD	687-B4	230,000	1,479	156	4	3.0	1993	3/19/2008
25629 LOS CABOS DR	747-H2	230,000	1,952	118	4	3.0	1989	3/13/2008
12159 PONCE DE LEON DR	717-J2	234,000	1,200	195	3	2.0	1985	3/19/2008
12401 LOREZ DR	717-G2	235,000	1,556	151	4	2.0	1979	3/28/2008
15090 JACQUETTA AVE		235,000	1,622	145	4	2.0	1985	3/4/2008
12547 NINEBARK ST	717-J3	235,000	2,168	108	4	3.0	1985	3/31/2008
26271 IRIS AVE D		235,000	1,360	173	2	3.0	2006	3/18/2008
26327 IRIS AVE C		237,000	1,360	174	2	3.0	2006	3/17/2008
12625 SOFTWIND DR	717-D3	238,000	1,582	150	3	2.0	1981	3/10/2008
17685 CAMINO SAN SIMEON		238,000	1,757	135	3	3.0	2005	3/21/2008
12377 MARMONT PL	717-G2	240,000	1,431	168	4	2.0	1980	3/11/2008
13427 GLORYBOWER ST		240,000	1,432	168	2	2.0	2003	3/27/2008
26025 IRIS AVE B		240,000	1,544	155	3	3.0	2006	3/18/2008
11764 BETULA CIR	716-H1	240,000	1,636	147	4	3.0	1986	3/5/2008
25820 KARISA CIR	747-J2	241,000	2,168	111	4	2.0	2000	3/28/2008
26311 IRIS AVE D		243,000	1,381	176	2	3.0	2006	3/24/2008
12859 PEMBRIDGE DR	717-B3	245,000	1,516	162	4	2.0	1993	3/28/2008
25968 ANDRE CT	717-J3	245,000	2,060	119	3	3.0	1991	3/20/2008
25628 JONESTOWN DR	717-H6	246,000	1,611	153	4	2.0	1988	3/21/2008
12918 VELVETLEAF ST	717-H3	250,000	2,144	117	4	3.0	1987	3/14/2008
24720 SUPERIOR AVE	747-F4	250,000	2,343	107	4	3.0	1992	3/13/2008
25926 AVENIDA CLASSICA		252,000	2,258	112	5	3.0	2006	3/21/2008
24623 PEPPERMILL DR	687-F5	252,500	2,363	107	5	3.0	1988	3/10/2008
14739 WHITE BOX LN		253,000	2,367	107	3	3.0	2005	3/27/2008
26263 IRIS AVE B		253,500	1,544	164	3	3.0	2006	3/31/2008
25958 MAGNIFICA CT		255,000	2,480	103	3	3.0	2004	3/28/2008
13714 GOLDEN EAGLE CT	717-D5	255,000	1,188	215	3	2.0	1979	3/27/2008
23927 CREEKWOOD DR	687-D5	255,000	2,167	118	4	3.0	1988	3/12/2008
23332 SONNET DR	687-C7	255,000	1,438	177	3	2.0	1984	3/14/2008
23405 GERBERA ST	717-D5	255,000	1,532	166	4	2.0	1986	3/24/2008
28260 GRANDVIEW DR		260,000	1,510	172	2	2.0	2003	3/31/2008
17410 KENTUCKY DERBY DR		260,000	2,231	117	3	3.0	2005	3/25/2008
14889 CHAMPIONSHIP DR		260,000	2,685	97	4	3.0	2002	3/13/2008
23865 LAKE VISTA RD		261,000	2,150	121	3	3.0	1989	3/11/2008



Comps Report

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27922 CRESCENT CT		263,500	2,378	111	3	3.0	2004	3/26/2008
10582 MENDOZA RD	687-D6	265,000	2,179	122	5	3.0	1989	3/26/2008
25707 OAK CT	717-H1	265,000	1,930	137	3	2.0	1989	3/31/2008
27449 LAUREL CT	748-C2	265,000	2,458	108	4	3.0	2000	3/27/2008
14620 SHADY VALLEY WAY		265,000	2,378	111	3	3.0	2004	3/5/2008
16230 VIA ULTIMO	747-J3	270,000	2,125	127	5	3.0	2003	3/28/2008
13132 HONEYLOCUST AVE		270,000	2,712	100	5	3.0	2002	3/14/2008
11560 BLUE JAY CT		270,000	2,064	131	3	2.0	2006	3/31/2008
25045 QUEBRADA CT	717-G1	270,000	1,866	145	4	2.0	1984	3/21/2008
15344 ZAHARIAS ST	748-D1	270,000	2,407	112	4	3.0	1990	3/3/2008
23451 WOODLANDER WAY		280,000	1,308	214	3	2.0	1984	3/25/2008
12620 BROADLEAF LN	717-H3	280,000	2,074	135	4	3.0	1985	3/28/2008
10255 CORAL LN		280,000	2,418	116	3	3.0	2002	3/7/2008
27663 FAIRMONT DR		280,000	2,224	126	3	3.0	2004	3/5/2008
15288 ZAHARIAS ST	748-D1	281,000	2,677	105	5	4.0	1990	3/26/2008
14667 VASCO WAY		285,000	2,484	115	3	3.0	2004	3/14/2008
15420 CALLE CASTANO		285,000	2,570	111	4	3.0	2004	3/20/2008
17482 KENTUCKY DERBY DR		285,000	2,778	103	3	3.0	2004	3/12/2008
23981 ROWE DR	717-D1	285,000	2,380	120	4	3.0	1989	3/4/2008
23810 SUNCREST AVE		285,000	1,543	185	3	2.0	1981	3/3/2008
15244 LA CASA DR		295,000	2,925	101	4	3.0	2004	3/4/2008
27725 LEGENDARY DR		298,500	2,683	111	4	3.0	2005	3/7/2008
10650 MOHAVE CT	687-C6	300,000	2,279	132	3	3.0	1989	3/26/2008
27927 CRESCENT CT		310,000	2,841	109	3	3.0	2004	3/20/2008
27901 ROCKWOOD AVE		310,000	2,647	117	4	3.0	2004	3/17/2008
26579 DANUBE WAY		310,000	3,283	94	4	4.0	2005	3/19/2008
26587 PEGASUS WAY		315,000	2,985	106	4	3.0	2005	3/28/2008
12241 ROMFORD CT	717-B2	318,000	2,253	141	4	3.0	1987	3/24/2008
16639 COLT WAY		325,000	2,922	111	5	3.0	2004	3/19/2008
27011 SALT MISSIONS CIR		325,000	3,771	86	5	3.0	2006	3/28/2008
12070 FENIMORE DR		330,000	1,928	171	4	2.0	1986	3/7/2008
27440 DELPHINIUM AVE		331,000	3,337	99	4	4.0	2005	3/24/2008
26294 BARBADOS LN		332,000	3,283	101	4	4.0	2006	3/6/2008
9771 TAMALPAIS PL		340,000	2,397	142	3	3.0	2002	3/12/2008
15635 MESA VERDE DR		345,000	3,215	107	5	3.0	2004	3/7/2008
28705 BELMONT PARK WAY		358,000	3,293	109	5	4.0	2005	3/13/2008



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15874 TWIN LAKES DR		365,272	4,423	83	7	4.0		3/28/2008
26333 KALMIA AVE	687-J7	380,000	2,105	181	3	2.0	1971	3/28/2008
12592 MAGNOLIA DR		400,000	3,680	109	5	5.0	2006	3/21/2008
9825 SHADOW MOUNTAIN DR		404,000	3,189	127	4	5.0	2003	3/31/2008
24855 SKYLAND DR		408,500	2,411	169	5	3.0	2006	3/21/2008
13298 CANTERBURY DOWNS WAY		410,000	3,293	125	5	4.0	2005	3/6/2008
13422 ALPINE ST		425,090	2,530	168	5	4.0	2006	3/31/2008
26203 KALMIA AVE	687-J7	440,000	2,936	150	5	4.0	1973	3/6/2008
27181 ARLA ST		450,000	3,305	136	5	3.0	2003	3/31/2008
22912 ALLIES PL	717-C5	650,000						3/28/2008

The Total Sales Are 154
The Average Sales Price Is: \$239,590
The Average Square Footage Is: 1853
The Average Cost Per Square Foot Is: \$131

The above Comps reflect full value transfers only