



## Comps Report

City/State: PALM DESERT CA

March 2008

Address	TG Map	SalePrice	Sq. Feet	Price/Foot	Beds	Baths	YearBuilt	SaleDate
72702 WILLOW ST 4	848-D3	116,000	924	126	2	1.0	1971	3/18/2008
72654 THRUSH DR 2	848-D3	137,500	840	164	2	1.0	1971	3/20/2008
72787 FLEETWOOD CIR	818-D6	200,000	1,223	164	2	2.0	1979	3/31/2008
44432 SAN RAFAEL AVE	848-F1	200,000	1,280	156	3	2.0	1958	3/19/2008
73280 SANTA ROSA WAY	818-F7	200,000	962	208	2	1.0	1961	3/6/2008
145 DESERT FALLS DR E	819-A3	210,000	1,330	158	2	2.0	1988	3/7/2008
45348 DRIFTWOOD DR	848-H1	220,000	1,457	151	2	2.0	1979	3/18/2008
73030 CATALINA WAY	818-E7	220,000	1,589	138	3	2.0	1985	3/13/2008
77375 MINNESOTA AVE	819-E5	225,000	1,339	168	2	2.0	1961	3/27/2008
73335 SHADOW MOUNTAIN DR 3	848-G2	230,000	1,026	224	2	1.0	1981	3/26/2008
45451 LUPINE LN 23	848-F1	240,000	1,250	192	2	3.0	1973	3/25/2008
78563 GLASTONBURY WAY		250,000	1,128	222	2	2.0	2002	3/14/2008
78514 ROCKWELL CIR		250,000	1,110	225	2	2.0	2002	3/7/2008
41923 PRESTON TRL		260,000	1,091	238	2	2.0	1987	3/7/2008
78247 BROOKHAVEN LN		265,000	1,229	216	2	2.0	2000	3/7/2008
41102 WOODHAVEN DR E	819-E4	270,000	1,392	194	2	2.0	1984	3/28/2008
78242 SILVER SAGE DR	789-F7	280,000	1,836	153	2	2.0	1992	3/7/2008
73750 CALLE BISQUE	818-F4	280,000	1,537	182	3	2.0	1985	3/17/2008
44099 CHAMONIX CT	818-H7	289,000	1,543	187	3	2.0	1980	3/26/2008
130 WILLOW LAKE DR		289,000	1,138	254	2	2.0	1984	3/26/2008
37715 DREXELL DR		289,000			3	2.0	1997	3/7/2008
500 FLOWER HILL LN	818-F4	290,000	1,138	255	2	2.0	1984	3/31/2008
5 PAUME LN	818-G4	295,000	1,070	276	2	2.0	1987	3/31/2008
40280 ORCHIDTREE CT	818-E3	297,727	1,824	163	3	2.0	1982	3/18/2008
74388 MYRSINE AVE	818-H6	300,000	1,506	199	4	2.0	1979	3/7/2008
42170 SAND DUNE DR	819-C5	300,000	1,295	232	1	2.0	1986	3/14/2008
161 GRAN VIA	818-F5	300,000	1,303	230	2	2.0	1979	3/26/2008
159 GRAN VIA	818-F5	300,000	1,584	189	2	2.0	1979	3/26/2008
157 GRAN VIA	818-F5	300,000	1,584	189	2	2.0	1979	3/26/2008
38565 NASTURTIUM WAY	819-B1	300,000	1,515	198	2	3.0	1989	3/28/2008
155 GRAN VIA	818-F5	300,000	1,303	230	2	2.0	1979	3/26/2008
43740 TENNESSEE AVE		300,000	1,818	165	2	3.0	2006	3/14/2008
31 CAMINO ARROYO PL		300,000	1,533	196	2	2.0	1981	3/7/2008
36454 ROYAL SAGE CT		305,000	1,366	223	2	2.0	1999	3/31/2008
48634 MOON TERRACE LN	848-D5	308,181	1,548	199	3	2.0	1974	3/20/2008
74337 PEPPERGRASS ST	848-H2	311,000	1,725	180	3	2.0	1961	3/21/2008



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779 MONTANA VISTA DR		313,500	1,330	236	2	2.0	1991	3/31/2008
40487 SAGEWOOD DR	818-E4	315,000	2,155	146	4	2.0	1980	3/20/2008
76676 HOLLYHOCK DR	819-C3	325,000	1,343	242	2	2.0	1984	3/14/2008
39850 REGENCY WAY	819-C3	325,000	2,081	156	2	3.0	1988	3/21/2008
687 VISTA LAGO CIR N		329,090	1,330	247	2	2.0	1990	3/18/2008
39179 SWEETWATER DR	819-A2	330,000	1,741	190	3	2.0	1985	3/18/2008
78265 SILVERLEAF CT		330,000	1,664	198	3	2.0	2000	3/25/2008
77324 OLYMPIC WAY	819-D3	330,000	1,177	280	2	2.0	1981	3/27/2008
78115 JALOUSIE DR	819-F1	335,000	1,836	182	2	2.0	1996	3/18/2008
72738 HEDGEHOG ST	848-D2	335,000	1,859	180	3	2.0	1980	3/27/2008
72494 PITAHAYA ST	848-D2	344,000	1,360	253	3	2.0	1973	3/12/2008
41693 PRESTON TRL	819-E5	350,000	1,158	302	2	2.0	1987	3/17/2008
77639 BARONS CIR	819-E3	360,000	2,220	162	3	3.0	1989	3/26/2008
78581 GORHAM LN	819-G1	365,000	2,029	180	3	3.0	1994	3/11/2008
76854 MOROCCO RD	819-C5	368,500	1,704	216	3	3.0	1988	3/27/2008
77516 BARONS CIR	819-E3	370,000	2,018	183	3	2.0	1999	3/3/2008
76964 SCIMITAR WAY	819-D5	375,000	1,585	237	3	2.0	1990	3/18/2008
73467 TRAVERS ST		375,000	2,464	152	3	4.0	2006	3/7/2008
221 VISTA ROYALE CIR W	818-J2	379,000	1,330	285	2	2.0	1989	3/25/2008
77611 CARINA CT	819-E3	385,000	2,220	173	3	3.0	1991	3/31/2008
292 VISTA ROYALE CIR E	818-J2	385,000	1,814	212	2	3.0	1989	3/14/2008
73398 MARIPOSA DR	848-E6	396,000	1,293	306	2	2.0	1979	3/14/2008
11 CAMISA LN	818-F5	399,000	1,821	219	3	2.0	1981	3/5/2008
73412 MARIPOSA DR	848-F5	400,000	1,358	295	2	2.0	1979	3/21/2008
76152 HONEYSUCKLE DR	819-B3	410,000	1,627	252	2	2.0	1985	3/14/2008
40697 MEADOW LN	818-E4	412,500	1,720	240	3	3.0	1986	3/31/2008
65 LAREDO LN	818-J4	413,000	1,661	249	1	2.0	1983	3/26/2008
76529 DAFFODIL DR	819-C2	415,000	1,627	255	2	2.0	1985	3/31/2008
77598 WESTBROOK CT	819-E3	420,000	2,660	158	4	3.0	1991	3/10/2008
41945 MAYRN CT	819-A5	425,000	2,562	166	4	3.0	1992	3/28/2008
74090 W PETUNIA PL		425,000	2,560	166	4	3.0	2002	3/5/2008
76767 MANOR LN	819-C3	425,500	2,793	152	4	4.0	1988	3/11/2008
34997 STACCATO ST		430,000	2,142	201	2	2.0	2003	3/28/2008
78706 GORHAM LN	819-G1	430,000	1,836	234	2	2.0	1994	3/27/2008
47295 GOLDEN BUSH CT	848-F3	435,000	1,840	236	3	3.0	1988	3/27/2008
12 S LAGO DE PALMAS		440,000	2,760	159	2	3.0	1985	3/19/2008



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73436 POINCIANA PL		445,000	1,358	328	2	2.0	1979	3/31/2008
76088 IMPATIENS CIR	819-B2	446,500	1,627	274	2	2.0	1985	3/13/2008
74128 COLLEGE VIEW CIR E		462,500	2,303	201	4	3.0	2001	3/5/2008
76777 MINARET WAY	819-C6	466,500	1,787	261	2	2.0	1999	3/3/2008
77516 ALCOT CIR		475,000	2,018	235	3	2.0	1997	3/28/2008
71 TEMPE TRL		485,000	2,330	208	4	3.0	1998	3/6/2008
241 BOUQUET CANYON DR	819-A3	485,000	1,746	278	2	2.0	1983	3/10/2008
35457 TALUS LN		485,000	2,515	193	3	3.0	2002	3/28/2008
110 AZZURO DR		490,000	2,814	174	4	3.0	2006	3/26/2008
48637 WOLFBERRY CT	848-E5	490,000	1,817	270	2	2.0	1983	3/7/2008
74116 PELE PL		493,500	2,344	211	4	4.0	2006	3/7/2008
241 CALLE DEL VERANO	818-F6	499,000	1,670	299	3	2.0	1980	3/10/2008
73950 MOUNTAIN VIEW AVE	848-G2	500,000	1,502	333	3	3.0	1957	3/26/2008
72259 EL PASEO 1503	848-D1	500,000	2,242	223	3	3.0	1969	3/11/2008
78845 SUNRISE CANYON AVE		500,000	2,034	246	4	3.0	2000	3/11/2008
73820 FLAGSTONE LN		512,500	3,249	158	2	2.0	1974	3/17/2008
77687 CHEVIOT CT		515,000	2,308	223	4	3.0	1996	3/20/2008
38312 ZINNIA LN E	819-B1	520,000	2,489	209	3	4.0	1990	3/31/2008
76579 DAFFODIL DR		540,000	1,627	332	2	2.0	1985	3/13/2008
73698 GREASEWOOD LN	848-F5	550,000	1,641	335	2	2.0	1977	3/21/2008
226 WILD HORSE DR	819-A3	562,500	2,363	238	4	4.0	1984	3/25/2008
15 ENSENADA LN	818-G3	575,000	1,992	289	3	3.0	1986	3/28/2008
554 RED ARROW TRL	819-C3	596,000	2,182	273	3	4.0	1993	3/5/2008
114 BATISTA CT		630,000	2,496	252	3	4.0	2005	3/25/2008
38250 PLUMOSA CIR	819-B1	650,000	2,489	261	3	4.0	1990	3/11/2008
114 DEER SPRING WAY	818-J3	700,000	2,679	261	2	4.0	1984	3/7/2008
197 GREEN MOUNTAIN DR	818-J4	740,000	2,679	276	2	4.0	1984	3/19/2008
57 LAKEN LN	819-A4	843,000	3,844	219	5	5.0	1998	3/27/2008
36875 MOJAVE SAGE ST	789-F7	875,000	2,761	317	3	4.0	1999	3/21/2008
322 WHITE HORSE TRL		905,000	2,712	334	3	4.0	1996	3/17/2008
717 ARROWHEAD DR		990,000	2,719	364	4	5.0	2001	3/19/2008
952 MESA GRANDE DR		1,100,000	2,742	401	3	4.0	1999	3/3/2008
45485 SUNSET LN	848-H1	1,200,000	1,830	656	2	4.0	1961	3/28/2008
640 SNOW CREEK CYN		1,400,000	3,082	454	3	4.0	1999	3/19/2008
611 INDIAN RIDGE DR		1,450,000	3,869	375	4	5.0	1999	3/7/2008
73441 MARIPOSA DR	848-F5	1,800,000	4,291	419	3	4.0	1985	3/21/2008



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49590 CANYON VIEW DR	848-E5	1,800,000	4,008	449	4	4.0	1985	3/21/2008
709 MISSION CREEK DR		1,875,000	4,575	410	4	5.0	2000	3/31/2008
432 MORNING DOVE		2,100,000	3,178	661	3	4.0	1999	3/11/2008

The Total Sales Are 111

The Average Sales Price Is: \$483,599

The Average Square Footage Is: 1909

The Average Cost Per Square Foot Is: \$238

The above Comps reflect full value transfers only