



Comps Report

City/State: RANCHO MIRAGE CA

March 2008

Address	TG Map	SalePrice	Sq. Feet	Price/Foot	Beds	Baths	YearBuilt	SaleDate
899 ISLAND DR 308	818-B2	69,500	1,711	41	2	2.0	1973	3/4/2008
89 VIA SAN MARCO		89,000	2,803	32	3	4.0	2003	3/10/2008
4 VALENCIA DR	818-B4	195,000	882	221	1	2.0	1975	3/14/2008
28 MALAGA DR	818-B5	260,000	1,320	197	2	2.0	1975	3/28/2008
66 SHORELINE DR		261,000	1,541	169	3	2.0	2004	3/4/2008
71828 SAN GORGONIO RD	818-B6	275,000	1,238	222	2	2.0	1954	3/21/2008
26 LA CERRA DR	818-B4	285,000	1,581	180	2	2.0	1975	3/19/2008
15 CADIZ ST	818-B4	310,000	1,320	235	2	2.0	1975	3/12/2008
97 LA CERRA DR	818-B4	320,000	1,581	202	2	2.0	1975	3/13/2008
39 LA RONDA DR	818-B3	321,000	1,320	243	2	2.0	1975	3/14/2008
62 SAN SEBASTIAN DR	818-D6	364,000	1,680	217	3	2.0	1977	3/13/2008
21 BARCELONA DR		370,000	1,270	291	2	2.0	1977	3/11/2008
15 AUGUSTA DR	788-C5	379,000	1,332	285	2	2.0	1987	3/14/2008
37 SUNRISE DR	818-B4	387,000	1,581	245	2	2.0	1975	3/27/2008
56 LAKE SHORE DR	818-D4	400,000	1,615	248	2	3.0	1990	3/31/2008
63 CALLE SOLANO	787-H7	409,000	2,116	193	3	3.0	1980	3/5/2008
71417 MIRAGE RD	818-B6	425,000	1,675	254	3	2.0	1951	3/14/2008
14 VISTA MIRAGE WAY		425,000	1,845	230	3	2.0	2003	3/14/2008
39 COLONIAL DR	788-B5	432,000	1,620	267	2	2.0	1989	3/14/2008
2 WAKE FOREST CT	818-B2	440,000	2,561	172	3	3.0	1975	3/19/2008
17 OAK TREE DR	788-B5	450,000	2,644	170	3	4.0	1987	3/14/2008
51 N KAVENISH DR	818-C2	450,000	2,372	190	2	3.0	1985	3/7/2008
70400 TAMARISK LN	787-J7	475,000	1,811	262	3	3.0	1958	3/7/2008
29 VISTA MIRAGE WAY		475,000	1,845	257	3	2.0	2003	3/28/2008
4 LAKE GENEVA CT		499,000	2,102	237	3	3.0	2005	3/21/2008
26 SHORELINE DR		500,000	1,922	260	3	3.0	2004	3/3/2008
71 COLGATE DR	818-C3	500,000	2,994	167	3	3.0	1978	3/14/2008
12 BRIARCLIFF CT	818-A2	525,000	2,694	195	3	3.0	1980	3/12/2008
43 OAK TREE DR	788-B5	546,500	2,259	242	2	3.0	1987	3/31/2008
203 DESERT LAKES DR	818-D3	550,000	2,417	228	3	3.0	1985	3/31/2008
6 MOUNT HOLYOKE	818-A3	560,000	3,136	179	3	3.0	1983	3/25/2008
2 TEMPLE CT	818-A2	570,000	2,908	196	3	3.0	1980	3/11/2008
70910 ANDREWS CIR	788-A7	585,000	2,422	242	2	2.0	1977	3/5/2008
16 MOUNT HOLYOKE		637,500	3,097	206	3	3.0	1984	3/31/2008
4 MESQUITE RIDGE LN		650,000	2,910	223	3	3.0	1999	3/28/2008
65 PRINCETON DR	818-A2	679,000	3,056	222	3	3.0	1980	3/28/2008



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132 COLUMBIA DR	818-A2	700,000	2,950	237	3	3.0	1983	3/11/2008
7 STONECREST CIR		725,000	2,910	249	3	3.0	2000	3/25/2008
14 CORTE DEL SOL		725,000	2,458	295	2	3.0	2002	3/31/2008
21 CORTE DEL SOL		730,000	2,910	251	3	3.0	2002	3/21/2008
4 VIA SANTO TOMAS		730,000	3,108	235	3	4.0	2004	3/21/2008
71386 BISKRA RD	818-A6	750,000	2,036	368	3	2.0	1998	3/21/2008
1 BAKER CT	817-J1	772,500	3,389	228	3	4.0	1985	3/31/2008
3 RIDGELINE WAY		810,000	3,318	244	3	4.0	2005	3/31/2008
43 BIRKDALE CIR		900,000	2,849	316	3	3.0	2000	3/20/2008
8 CHANDON CT		1,000,000	4,456	224	5	5.0	2006	3/18/2008
71558 ESTELLITA DR		1,000,000	2,090	478	2	1.0	1971	3/26/2008
1 BIRKDALE CIR		1,020,000	3,169	322	3	4.0	1999	3/14/2008
5 CAMELOT CT	817-J2	1,030,000	2,955	349	3	3.0	1983	3/3/2008
15 BIRKDALE CIR		1,050,000	3,169	331	3	4.0	2000	3/14/2008
22 JOHNNAR BLVD	817-J2	1,115,000	4,167	268	3	5.0	1986	3/14/2008
150 WATERFORD CIR	818-A2	1,200,000	4,978	241	4	6.0	1995	3/12/2008
70338 CALICO RD	817-J4	1,250,000	3,052	410	3	3.0	1958	3/19/2008
40275 CLUB VIEW DR	818-A4	1,505,000						3/17/2008
70750 SUNNY LN	787-J7	1,700,000	5,715	297	4	5.0	1987	3/7/2008
44 AMBASSADOR CIR		1,850,000	4,577	404	4	5.0	2006	3/14/2008
70288 PECOS RD	817-H4	2,500,000	5,317	470	4	10.0	1963	3/31/2008
72200 RANCHO CLANCY LN		3,260,000	6,155	530	4	5.0	1978	3/31/2008

The Total Sales Are 58
The Average Sales Price Is: \$713,638
The Average Square Footage Is: 2567
The Average Cost Per Square Foot Is: \$248

The above Comps reflect full value transfers only