Fidelity National Title

Sales Comparables

December 2011

Big Bear City

Site Address	Parcel Number	SalePrice	Sq. Feet	Beds	Baths	Yr. Built	SaleDate	Price/Foot
2138 6th Ln	0315-125-07	$50,000	560	2	1	1979	20111227	$89
605 Wabash Ln	2350-533-01	$58,000	896	2	1	1979	20111202	$65
1011 Mountain View Blvd	0311-012-35	$65,000	950	2	1	1977	20111227	$68
214 W Aeroplane Blvd	0311-161-35	$65,000	952	3	1	1971	20111227	$68
1113 Mountain View Blvd	0311-011-11	$65,450	720	2	1	1965	20111227	$91
320 E Barker Blvd	0311-187-08	$73,000	702	2	1	1938	20111202	$104
452 Wabash Ln	2350-522-34	$78,300	1084	2	2	1990	20111222	$72
1149 Pine Ridge Ln	0315-111-13	$80,000	1056	2	1.5	1981	20111220	$76
565 Kern Ave	2350-452-08	$84,000	832	1	1	1940	20111206	$101
303 Holmes Ln	2350-515-47	$85,000	828	2	1	1961	20111214	$103
451 Leonard Ln	2350-524-36	$85,000	760	1	1	1955	20111227	$112
227 E Mountain View Blvd	0311-174-14	$89,000	1024	3	1	1983	20111229	$87
653 W Valley Blvd	0311-062-05	$90,000	924	2	2	1975	20111219	$97
341 Kern Ave	2350-432-11	$90,000	858	2	1	1990	20111206	$105
760 Spruce Ln	2350-635-29	$92,000	2048	3	2	1978	20111219	$45
220 E Sherwood Blvd	0311-196-06	$94,760	1144	3	2	1972	20111221	$83
205 Shore Dr	0313-081-02	$96,000	1078	3	1	1955	20111201	$89
1011 W Rainbow Blvd	0311-047-31	$100,000	738	2	1	1961	20111219	$136
1091 Gold Mountain Dr	0313-244-04	$100,000	1040	2	2	1972	20111212	$96
175 Winding Ln	0311-088-07	$100,500	896	2	1	1977	20111227	$112
332 Brewer Way	0314-543-08	$101,000	816	2	1	1974	20111201	$124
308 Tiger Lily Dr	0313-115-10	$102,500	1239	3	2	1977	20111221	$83
1221 Mann Dr	0312-035-11	$104,500	747	2	1	1957	20111227	$140
1191 Willow Ln	0315-351-50	$107,500	1760	3	2	1972	20111201	$61
1105 Wendy Ave	0313-062-22	$108,900	952	2	1	1971	20111222	$114
375 Riverside Ave	2350-433-04	$109,000	832	2	1	1978	20111216	$131

Fidelity National Title

Sales Comparables

December 2011

Site Address	Parcel Number	SalePrice	Sq. Feet	Beds	Baths	Yr. Built	SaleDate	Price/Foot
1503 Graphite Ln	0314-204-01	$110,000	1705	3	2	2007	20111228	$65
210 W Rainbow Blvd	0311-162-25	$112,000	1120	3	1	1971	20111206	$100
781 Wabash Ln	2350-553-05	$112,500	896	2	1	1979	20111227	$126
758 Leonard Ln	2350-553-40	$114,500	1064	2	1.5	1984	20111208	$108
2142 3rd Ln	0315-134-56	$115,000	1324	2	1.5	1982	20111212	$87
212 Wabash Ln	2350-502-18	$115,000	988	3	1	1972	20111209	$116
348 Montclair Dr	0314-512-19	$115,000	1260	3	1	1977	20111216	$91
208 E Mojave Blvd	0311-195-03	$115,500	1256	2	2	1959	20111213	$92
328 E Mountain View Blvd	0311-178-08	$116,500	760	2	1	1976	20111201	$153
342 Pioneer Ln	0313-073-27	$120,000	741	1	1	1967	20111222	$162
192 Pine Ln	2350-576-37	$120,000	1016	3	2	1970	20111205	$118
2028 Cedar Pine Ln	0315-101-19	$129,000	1000	2	2	1983	20111207	$129
1190 Pinon Ave	0315-112-02	$130,000	1560	3	2	1989	20111222	$83
1440 Malabar Way	0314-502-03	$140,000	1468	2	2	1975	20111207	$95
743 Villa Grove Ave	2328-613-32	$146,700	954	2	2	1961	20111222	$154
1082 Rocky Mountain Rd	0313-301-24	$150,000	910	2	1	1978	20111228	$165
600 W Rainbow Blvd	0311-102-16	$150,000	1140	2	2	1976	20111229	$132
200 E Cinderella Dr	0313-245-16	$151,500	2256	3	3	1971	20111205	$67
644 Sunset Ln	2350-541-41	$152,000	1444	3	2	2007	20111220	$105
765 Santa Barbara Ave	2350-471-45	$155,000	977	2	2	1971	20111216	$159
1149 Pinon Ln	0315-334-14	$160,000	1300	3	2	1984	20111216	$123
724 E Meadow Ln	0313-155-29	$160,000	1315	3	2	1967	20111206	$122
340 Downey Dr	0314-542-04	$165,000	1211	3	2	1986	20111207	$136
1320 Hemlock Ln	0315-321-17	$182,000	1634	3	2	2005	20111202	$111
380 Pine Ln	0314-631-08	$186,000	1341	3	2.5	1992	20111205	$139
787 E Mountain View Blvd	0355-074-27	$189,000	2611	3	2.5	1951	20111227	$72
607 Sugarloaf Blvd	0311-102-47	$198,000	2504	4	3.5	1984	20111228	$79
1225 Fox Farm Rd	2328-415-05	$200,000	1120	3	1	1971	20111208	$179

Fidelity National Title

December 2011

Sales Comparables

Site Address	Parcel Number	SalePrice	Sq. Feet	Beds	Baths	Yr. Built	SaleDate	Price/Foot
789 Raleigh Dr	0311-314-15	$200,000	2545	3	2	1981	20111221	$79
518 E Country Club Blvd	0312-391-40	$205,500	1552	3	2	2002	20111205	$132
1093 Mount Shasta Rd	0313-323-06	$211,000	1404	3	2	1976	20111215	$150
2041 Manzanita Ln	0315-105-17	$215,500	1496	2	2	2004	20111221	$144
1195 Oak Dr	0315-461-31	$225,000	2330	3	2.5	1988	20111228	$97
1696 Columbine Dr	0310-765-05	$229,000	1326	3	2	1984	20111202	$173
43290 Moonridge Rd	0310-434-01	$242,000	1440	3	2	1974	20111208	$168
1817 Shay Rd	0314-291-28	$260,000	2409	3	2.5	2007	20111219	$108
1925 Baldwin Lake Rd	0314-077-39	$337,000	3032	3	2.5	2005	20111213	$111
1104 Mount Shasta Rd	0313-324-06	$387,500	2033	3	2	1999	20111216	$191

Total Number of Sales 64