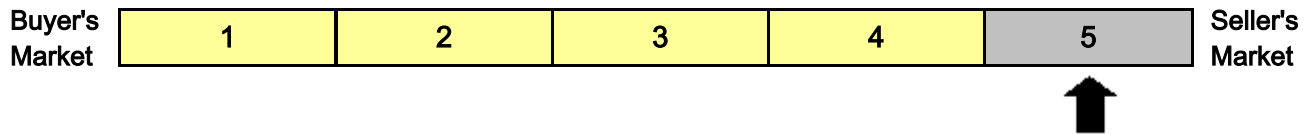


Manassas City, VA



Labor Market :

In the first two months of the second quarter, 273 jobs were added to the payrolls of Manassas City. As a result of these new jobs, the average monthly unemployment rate fell from 2.8% during the first quarter to 2.6% for April and May. The strong employment climate may help to create demand for home purchases. Favorable mortgage rates should augment this trend.

Housing Market :

	Q1' 06	Q2' 06	Q3' 06 (Forecast)
Average Price	\$373,800	\$368,200	↑
# Homes on the Market *	254	536	↓
# Homes Sold **	192	214	↑
# New Homes Built	42	26 ***	↑
Avg # of Days on Market	45	41	↓

* Available as of Jun. 30, 2006.

** May not add to total of zip codes.

*** During the first two months of 2nd quarter.

Data by Zip Codes for Q2 2006

Zip Code	Average Price	Price Change ****	Total # Homes Sold (Quarter)	% Change in # Homes Sold ****	Average Days on Market	% of Asking Price (Sold/List Price)
20110	\$368,900	6.71%	212	-35.37%	41	99.7%
OTHER	\$297,000	30.43%	2	-66.67%	92	98.2%

**** % Change of current quarter compared to the same quarter to year ago.