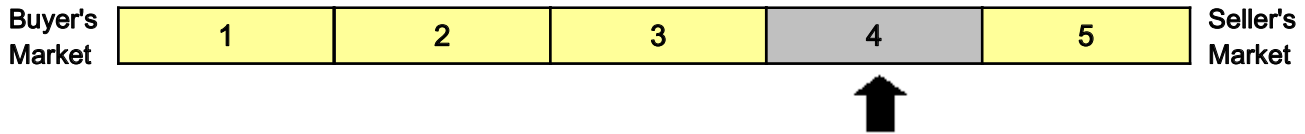


Manassas Park City, VA



Labor Market :

Employment declined by 285 jobs in January and February. The job losses brought about an increase in the average monthly unemployment rate from 3.9% in the fourth quarter to 6.7% for the first two months of the first quarter. Job losses are ticking upwards, creating a drag on buyer confidence and demand in Manassas Park City. However, historically low mortgage rates have created a favorable buying environment for those with a job.

Housing Market :

	Q4' 08	Q1' 09	Q2' 09 (Forecast)
Average Price	\$149,800	\$145,900	↔
# Homes on the Market *	168	202	↑
# Homes Sold **	155	129	↔
# New Homes Built ***	0	0	↑
Avg # of Days on Market	64	75	↑

* Available as of Mar. 31, 2009.

** May not add to total of zip codes.

*** During the first two months of 1st quarter.

Data by Zip Codes for Q1 2009

Zip Code	Average Price	Price Change ****	Total # Homes Sold (Quarter)	% Change in # Homes Sold ****	Average Days on Market	% of Asking Price (Sold/Original List Price)
OTHER	\$145,900	-38.59%	129	98.46%	75	97.0%

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