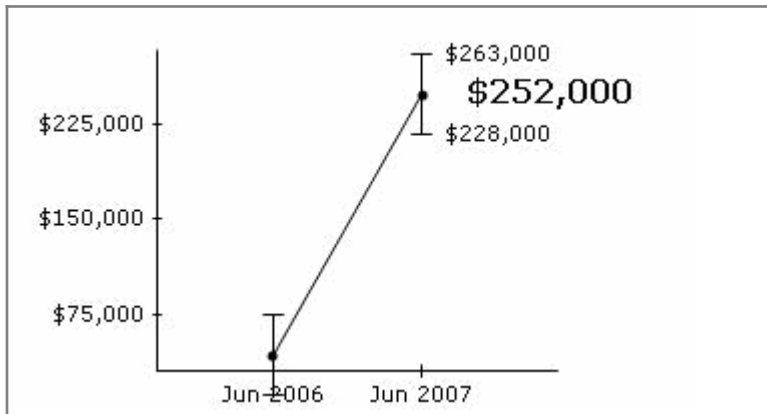


Homeowner Report

This report provides a current valuation and describes local market trends for 175 MANORA PL NE #57. These are based on a mathematical analysis of all historical sales which have occurred in a cluster of similar nearby properties. (For more on how this information is put together, please see www.homevaluationscanada.com)



Property Valuation

The current valuation for this property is \$252,000.

It is unlikely to be worth more than \$263,000 and less than \$228,000.

Confidence

An indication of the expected accuracy of the valuation.



Good

The last sale on record for this cluster of properties took place April 24, 2007. The most recent 5 sales occurred in a span of 32 days. On average, the difference between HVC valuation and those actual values has been 4.4%.

Market Trends

Taken from recent sales history in the cluster of properties.

Property values have risen dramatically by 62.3% over the last 12 months. The market has been quite active, but has been slowing recently.

Comparative Sales

These are considered the best comparatives at this time, and have been used in this valuation.

Address	Sale Date	Sale Price
1. 175 MANORA PL NE #10	Mar 23, 2007	\$202,500
2. 57 GEORGIAN VILLAS NE	Mar 21, 2007	\$214,000
3. 109 GEORGIAN VILLAS NE	Feb 15, 2007	\$209,000

Sales History

These are the previous sales on record for 175 MANORA PL NE #57.

Sale Date	Sale Price
Mar 8, 2004	TRANSFER OF LAND CASH & MORTG (DECLARED VALUE \$102000)

Cluster Details

The cluster is a group of similar nearby properties, on which the historical sales data is based.

This cluster is made up of 374 individual properties, with 585 sales on record, and 35 sales occurring in the last 6 months. Historically, sales have ranged from \$62,000 to \$275,000.

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