Courtesy of Burt M. Polson, Broker, CCIM
ACRES Real Estate Services

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Multi-Family (2-4 Units) Sold 7/1/2007 - 9/30/2007 - Napa County

City	# of Units	Square Footage	Lot Size - Acres	DOM	Listing Price	GRM	Selling Price	Selling Date	Unit 1 Bedrooms	Unit 1 Rent	Unit 2 Bedrooms	Unit 2 Rent	Unit 3 Bedrooms	Unit 3 Rent	Unit 4 Bedrooms	Unit 4 Rent	Gross Operating Income	Estimated Expense	Cost per Unit
Napa	2	1,930	0.15	259	$ 535,000		$ 540,000	7/2/2007	2	$ 1,000	2	$ 1,000							$ 270,000
Napa	4	3,952	0.17	112	$ 1,250,000	26.92	$ 950,000	7/31/2007	1	$ 975	1	$ 975	1	$ 960	1	$ 960	$ 1,363	$ 3,870	$ 237,500
Napa	3	2,464	0.14	120	$ 685,000		$ 598,500	8/10/2007	2	$ 850	1		2				$ 93		$ 199,500
Napa			0.14				$ 765,000	7/6/2007											
Napa			0.36				$ 67,500	7/16/2007											
Napa			0.31				$ 1,037,000	8/29/2007											
Napa		1,208	0.84				$ 860,000	7/24/2007											
Napa		1,260	0.17				$ 560,000	8/17/2007											
Napa			0.14				$ 750,000	7/27/2007											
Napa			0.13				$ 650,000	7/6/2007											

Multi-Family (5+ Units) Sold 7/1/2007 - 9/30/2007 - Napa County

City	# of Units	Square Footage	Lot Size - Acres	DOM	Listing Price	GRM	Selling Price	Selling Date	# of 1 Bedrooms	1 Bedroom Rent	# of 2 Bedrooms	2 Bedroom Rent	# of 3 Bedrooms	3 Bedroom Rent	# of 4 Bedrooms	4 Bedroom Rent	Scheduled Income	Estimated Expense	Cost per Unit
St. Helena			0.56	87	$ 1,500,000	17.36	$ 1,375,000	9/26/2007	2	$ 1,400	3	$ 1,550					$ 86,400	$ 8,859	

Blank Cell - No Data Provided

Information deemed reliable but not guaranteed.
Based on data derived from BAREIS MLS and the Napa County Tax Assessor and REALIST