



Multi-Family (2-4 Units) Sold 10/1/2006 - 12/31/2006 - Napa County																			
City	# of Units	Square Footage	Lot Size - Acres	DOM	Listing Price	Selling Price	Selling Date	GRM	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	4	3700	0.2	377	1,095,000	940,000	12/26/2006	21.99	1	950	1	800	2	1200	2	1200	78,600		235,000
Napa	3	2490	0.22	186	669,000	615,000	11/20/2006		1	800	2	1000	2	1000			57,600		205,000
Napa	2	1708	0.12	101	630,000	640,000	12/11/2006		2	1100	2								320,000
Napa	2	791	0.2	130	550,000	535,000	12/22/2006		2		2								267,500
Yountville	2	1528	0.138	76	849,000	765,000	11/17/2006		2	1500	1	1100					49,200		382,500
Napa	2	1800	0.21	2	598,000	598,000	10/10/2006		2		2								299,000
Napa	2	2252	0.14	50	645,000	650,000	11/22/2006		3		3	1092					39,312		325,000
Napa	2	1800	0.15	32	535,000	535,000	12/15/2006		2	740	2	900					39,360		267,500
Napa	2	748	0.17	3	349,000	320,000	12/15/2006		2		1								160,000
Napa		1612	0.27			717,000	9/27/2006												
Deer Park		1818	0.35			625,000	10/5/2006												
St. Helena			0.23			570,000	11/6/2006												
Napa			0.59			1,255,000	11/28/2006												
Yountville			0.28			108,000	11/29/2006												
Multi-Family (5+ Units) Sold 10/1/2006 - 12/31/2006 - Napa County																			
City	# of Units	Square Footage	Lot Size - Acres	DOM	Listing Price	Selling Price	Selling Date	GRM	# 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	6	5282	0.25	237	1,275,000	1,200,000	11/3/2006	16.87			6	1350					75600	17078	200,000
Napa	8	12896	0.99	98	2,075,000	2,010,000	12/1/2006	13.48	2	1175	8	1390					153876	47330	251,250