



Multi-Family (2-4 Units) Sold 7/1/2006 - 9/30/2006 - 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	2	1,750	0.24	56	\$ 550,000	\$ 555,000	9/28/2006	22.36	2	\$ 1,100	2	\$ 950					\$ 24,600	\$ 9,110	\$ 277,500
Napa	2	1,811	0.08			\$ 590,000	7/21/2006												
Napa	2	2,200	0.09	227	\$ 599,000	\$ 599,000	8/31/2006	21.70	2	\$ 1,125	2	\$ 1,125					\$ 27,600		\$ 299,500
Napa			0.17			\$ 615,000	9/15/2006												
Napa		2,000	0.17			\$ 620,000	9/28/2006												
Napa	2	1,918	0.20	36	\$ 670,000	\$ 670,000	9/29/2006		2	\$ 1,300	2	\$ 1,300							\$ 335,000
Napa	2	800	0.15	81	\$ 709,000	\$ 680,000	8/1/2006		2	\$ 1,300	2	\$ 1,300							\$ 340,000
Napa	3	2,500	0.23	115	\$ 747,000	\$ 730,000	7/28/2006	19.86	2	\$ 1,065	2	\$ 970	2	\$ 1,100			\$ 37,620	\$ 14,000	\$ 243,333
Napa	3	2,500	0.27	137	\$ 747,000	\$ 730,000	8/31/2006	19.76	2	\$ 1,060	2	\$ 1,010	2	\$ 1,080			\$ 37,800	\$ 14,000	\$ 243,333
Napa	2	2,270	0.13	103	\$ 760,000	\$ 745,000	8/7/2006		2	\$ 1,300	2	\$ 1,350							\$ 372,500
Napa			0.36			\$ 753,000	8/1/2006												
Napa			0.68			\$ 800,000	9/6/2006												
Calistoga			0.29			\$ 825,000	7/18/2006												
Napa			0.33			\$ 865,000	9/29/2006												
Napa			0.17			\$ 890,000	7/24/2006												
Napa			0.42			\$ 900,000	7/11/2006												
St. Helena			0.26			\$ 1,150,000	7/11/2006												
Napa	4		20.92	56	\$ 1,795,000	\$ 1,795,000	9/15/2006		3	\$ 1,295	2	\$ 1,110	2	\$ 1,200	2	\$ 795			\$ 448,750

Multi-Family (5+ Units) Sold 7/1/2006 - 9/30/2006 - 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
Calistoga			0.11	182	\$ 595,000	\$ 525,000	7/19/2006	14.17									\$ 42,000	\$ 8,975	