Everett Duplexes Closed Sales	Address	Built Prior to 1960									
Date		Sale Price	Monthly Income	GAI	GRM	Assessed Value	Sales Price / Assessed Value	Square Feet	$ PSF	Monthly Rent $ PSF	Annual Rent $ PSF
5/9/2007	7010 Beverly	$335,000	$2,200	$26,400	12.69	$272,900	122.76%	2550	$131	$0.86	$10.35
5/4/2007	2206 Lombard	$361,000	$2,000	$24,000	15.04	$285,400	126.49%	2271	$159	$0.88	$10.57
5/30/2007	4629 Fowler	$267,300	$1,300	$15,600	17.13	$226,300	118.12%	1202	$222	$1.08	$12.98
6/29/2007	2012 34th St	$245,000	$1,050	$12,600	19.44	$238,300	102.81%	1380	$178	$0.76	$9.13
7/2/2007	1831 Madison	$257,000	$1,560	$18,720	13.73	$208,700	123.14%	1721	$149	$0.91	$10.88
7/6/2007	3223 Oakes	$276,000	$1,500	$18,000	15.33	$249,000	110.84%	1318	$209	$1.14	$13.66
7/13/2007	12018 Gibson	$345,000	$1,450	$17,400	19.83	$254,900	135.35%	1330	$259	$1.09	$13.08
8/2/2007	1026 Lane Pl	$271,500	$1,450	$17,400	15.60	$201,400	134.81%	1400	$194	$1.04	$12.43
8/9/2007	2509 Oakes	$290,000	$1,580	$18,960	15.30	$182,900	158.56%	1615	$180	$0.98	$11.74
9/4/2007	3214 Hoyt	$282,000	$1,550	$18,600	15.16	$219,400	128.53%	1519	$186	$1.02	$12.24
9/11/2007	1022 Oakes	$324,000	$2,000	$24,000	13.50	$239,700	135.17%	1894	$171	$1.06	$12.67
9/14/2007	2315 Colby	$319,500	$1,390	$16,680	19.15	$247,600	129.04%	1855	$172	$0.75	$8.99
10/1/2007	2101 Wetmore	$319,500	$1,900	$22,800	14.01	$272,500	117.25%	3024	$106	$0.63	$7.54
11/11/2007	3311 Hoyt	$315,000	$1,575	$18,900	16.67	$240,000	131.25%	1922	$164	$0.82	$9.83
12/18/2007	3616 Norton	$283,000	$1,300	$15,600	18.14	$230,100	122.99%	1974	$143	$0.66	$7.90
1/21/2008	1926 Rockefeller	$305,000	$1,550	$18,600	16.40	$255,700	119.28%	1992	$153	$0.78	$9.34
1/30/2008	1512 Cedar	$294,500	$1,750	$21,000	14.02	$263,700	111.68%	2053	$143	$0.85	$10.23
Averages		$299,429	$1,594	$19,133	15.95	$240,500	125.18%	1,825	$172	$0.90	$10.80