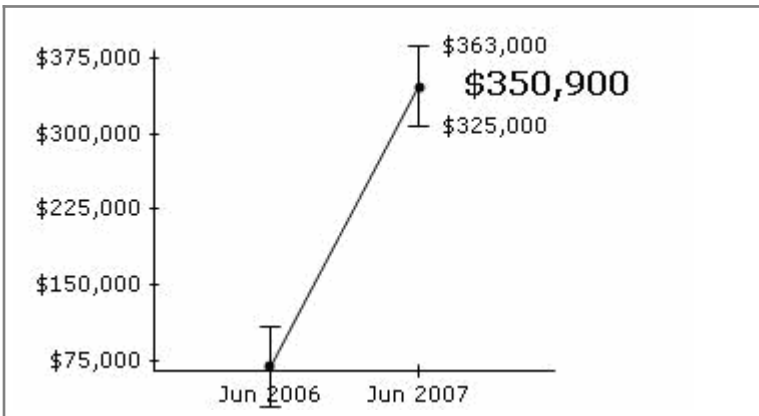


Homeowner Report

This report provides a current valuation and describes local market trends for 14724 122 ST NW. 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 \$350,900.

It is unlikely to be worth more than \$363,000 and less than \$325,000.

Confidence

An indication of the expected accuracy of the valuation.



Best

The last sale on record for this cluster of properties took place April 26, 2007. The most recent 5 sales occurred in a span of 37 days. On average, the difference between HVC valuation and those actual values has been 3.9%.

Market Trends

Taken from recent sales history in the cluster of properties.

Property values have risen dramatically by 61.8% over the last 12 months. Market activity has been normal, 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. 11804 152 AVE NW	Feb 28, 2007	\$322,500
2. 14608 117A ST NW	Mar 20, 2007	\$300,000
3. 14515 114A ST NW	Feb 28, 2007	\$340,000

Sales History

These are the previous sales on record for 14724 122 ST NW.

Sale Date	Sale Price
Nov 26, 2005	TRANSFER OF LAND NIL (DECLARED VALUE \$170000)
Jun 15, 2000	TRANSFER OF LAND \$133260

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 915 individual properties, with 668 sales on record, and 41 sales occurring in the last 6 months. Historically, sales have ranged from \$91,000 to \$370,000.

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