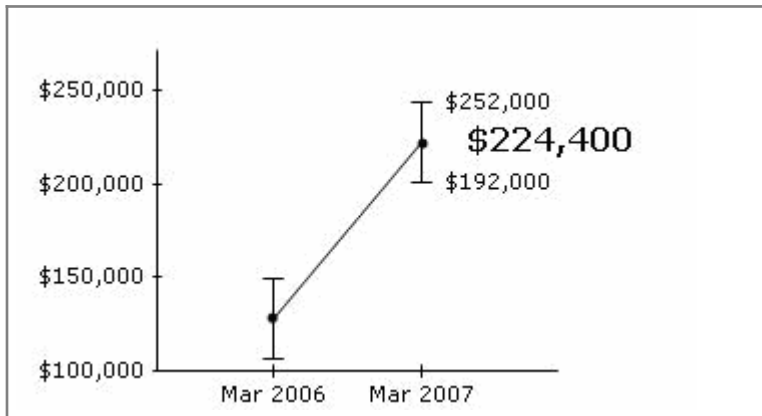


Homeowner Report

This report provides a current valuation and describes local market trends for 5850 46 AVE. 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 \$224,400.

It is unlikely to be worth more than \$252,000 and less than \$192,000.

Confidence

An indication of the expected accuracy of the valuation.



Good

The last sale on record for this cluster of properties took place January 31, 2007. The most recent 5 sales occurred in a span of 23 days. On average, the difference between HVC valuation and those actual values has been 7.9%.

Market Trends

Taken from recent sales history in the cluster of properties.

Property values have risen dramatically by 32.1% 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. 4401 58 ST	Nov 7, 2006	\$252,000
2. 5329 53 AVE	Nov 3, 2006	\$200,000
3. 4033 48 AVE	Nov 4, 2006	\$193,000

Sales History

These are the previous sales on record for 5850 46 AVE.

Sale Date	Sale Price
Mar 23, 2005	TRANSFER OF LAND \$189000
Nov 24, 2000	SUBDIVISION PLAN

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 2,077 individual properties, with 1,619 sales on record, and 104 sales occurring in the last 6 months. Historically, sales have ranged from \$4,000 to \$870,000.

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