



**Cottages at Carson Valley  
Value Ratio Graph ("CMA")**

New Homes			
Cottages Base Prices			
Square Feet	Price	\$/sf	Lot Size (avg.)
1750	\$ 389,990	\$223	5869
1950	\$ 399,990	\$205	5869
2150	\$ 409,990	\$191	5869
1550	\$ 379,990	\$245	5869
<b>1850</b>	<b>\$ 394,990</b>	<b>\$214</b>	<b>5869</b>

Heyborne			
Square Feet	Price	\$/sf	Lot Size
1717	\$ 413,062	\$241	9148
1717	\$ 382,790	\$223	9148
1717	\$ 436,115	\$254	8276
1855	\$ 389,990	\$210	8276
1855	\$ 444,291	\$240	10019
1986	\$ 459,887	\$232	7841
1986	\$ 449,795	\$226	8712
1986	\$ 475,124	\$239	7841
1986	\$ 417,390	\$210	6098
2058	\$ 463,056	\$225	7405
2058	\$ 420,990	\$205	9148
2058	\$ 467,767	\$227	10019
2058	\$ 434,707	\$211	6970
2058	\$ 416,649	\$202	6534
2058	\$ 430,999	\$209	6970
2083	\$ 450,000	\$216	8276
2197	\$ 484,000	\$220	6970
2332	\$ 515,000	\$221	10890
<b>2022</b>	<b>\$ 440,203</b>	<b>\$222</b>	<b>8252</b>

Monterra			
Square Feet	Price	\$/sf	Lot Size
2076	\$ 414,900	\$200	9148
1920	\$ 427,000	\$222	11761
1852	\$ 415,000	\$224	8276
1956	\$ 425,000	\$217	8712
2179	\$ 450,000	\$207	9148
1853	\$ 435,000	\$235	9583
<b>1938</b>	<b>\$ 426,000</b>	<b>\$217</b>	<b>8710</b>

Resale Listings			
Size	Price	\$/sf	Lot Size
2248	\$ 449,000	\$200	5663
1595	\$ 425,000	\$266	13939
2033	\$ 449,000	\$221	9148
1855	\$ 498,200	\$269	8276
1888	\$ 479,000	\$254	9148
<b>1888</b>	<b>\$ 449,000</b>	<b>\$254</b>	<b>9235</b>

Shultz Ranch			
Square Feet	Price	\$/sf	Lot Size
1953	\$ 399,950	\$205	6000
2200	\$ 429,950	\$195	6000
2400	\$ 454,950	\$190	6000
2547	\$ 474,950	\$186	6000
<b>2300</b>	<b>\$ 442,450</b>	<b>\$213</b>	<b>7476</b>

La Costa			
Square Feet	Price	\$/sf	Lot Size
2358	\$ 434,900	\$184	5663
<b>2329</b>	<b>\$ 434,900</b>	<b>\$199</b>	<b>6569</b>

Example Only