



MARKET ANALYSIS

Interval/Fractional Unit Sales Breakdown Routt County, Colorado MARCH 2010

Compliments of:
Land Title
Steamboat Springs
Bruce Carta
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Area	\$ Volume Transactions	% of \$ Volume	# of Transactions	% of Transactions	Average \$ Transaction Price	Median \$ Transaction Price
Christie Club Fractional	\$200,000	2.39%	1	1.54%	\$200,000	data not applicable
Golden Triangle Fractional	\$0	0.00%	0	0.00%	\$0	\$0
Hilltop Resort Interval	\$3,300	0.04%	2	3.08%	\$1,650	data not applicable
The Porches: Mores Corner TH Fractional	\$393,800	4.71%	1	1.54%	\$393,800	data not applicable
North Star Interval	\$0	0.00%	0	0.00%	\$0	\$0
OSP at Apres Ski Way	\$3,962,000	47.37%	9	13.85%	\$440,222	\$435,000
Phoenix @ Steamboat Interval	\$0	0.00%	0	0.00%	\$0	\$0
Ranch @ Steamboat Interval	\$0	0.00%	0	0.00%	\$0	\$0
Rockies Fractional	\$500	0.01%	1	1.54%	\$500	data not applicable
Shadow Run Fractional	\$0	0.00%	0	0.00%	\$0	\$0
Ski Time Square Interval	\$0	0.00%	0	0.00%	\$0	\$0
Steamboat Grand Fractional	\$906,500	10.84%	7	10.77%	\$129,500	\$120,000
Steamboat Villas Fractional	\$105,600	1.26%	4	6.15%	\$26,400	\$28,950
Suites at Steamboat Interval	\$1,000	0.01%	2	3.08%	\$500	data not applicable
Sumburst Interval	\$0	0.00%	0	0.00%	\$0	\$0
Thunder Mountain Interval	\$0	0.00%	0	0.00%	\$0	\$0
Village at Steamboat Fractional	\$2,791,400	33.37%	38	58.46%	\$100,752	\$61,600
West Fractional	\$0	0.00%	0	0.00%	\$0	\$0
TOTAL	\$8,364,100	100.00%	65	100.00%	\$ 128,678	\$65,800

Please note: The above figures are an unofficial tabulation of Routt County records that are believed to be reasonably accurate. Average & Median Price are calculated without Timeshare/Interval Interests.

Interval/Fractional Unit Sales Breakdown Routt County, Colorado Year-To-Date 2010: March 31st, 2010

* In January 2010, there was one Project Transfer for \$6,579,000 in The Village at Steamboat for Multiple Interests.
The Median & Average shown for the Village line do not include this transaction.



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Area	\$ Volume Transactions	% of \$ Volume	# of Transactions	% of Transactions	Average \$ Transaction Price	Median \$ Transaction Price
Christie Club Fractional	\$200,000	0.72%	1	0.56%	\$200,000	data not applicable
Golden Triangle Fractional	\$0	0.00%	0	0.00%	\$0	\$0
Hilltop Resort Interval	\$11,100	0.04%	3	1.69%	\$3,700	\$2,800
The Porches: Mores Corner TH Fractional	\$393,800	1.41%	1	0.56%	\$393,800	data not applicable
North Star Interval	\$500	0.00%	1	0.56%	\$500	data not applicable
OSP at Apres Ski Way	\$9,972,000	35.73%	22	12.43%	\$453,273	\$435,000
Phoenix @ Steamboat Interval	\$52,000	0.19%	2	1.13%	\$26,000	data not applicable
Ranch @ Steamboat Interval	\$0	0.00%	0	0.00%	\$0	\$0
Rockies Fractional	\$9,600	0.03%	2	1.13%	\$4,800	data not applicable
Shadow Run Fractional	\$0	0.00%	0	0.00%	\$0	\$0
Ski Time Square Interval	\$0	0.00%	0	0.00%	\$0	\$0
Steamboat Grand Fractional	\$1,111,500	3.98%	9	5.08%	\$123,500	\$120,000
Steamboat Villas Fractiona;	\$354,500	1.27%	10	5.65%	\$35,450	\$28,950
Suites at Steamboat Interval	\$124,800	0.45%	15	8.47%	\$8,320	\$10,000
Sumburst Interval	\$1,600	0.01%	1	0.56%	\$1,600	data not applicable
Thunder Mountain Interval	\$0	0.00%	0	0.00%	\$0	\$0
Village at Steamboat Fractional	\$15,676,300	56.17%	110	62.15%	\$83,461	\$64,700
West Fractional	\$0	0.00%	0	0.00%	\$0	\$0
TOTAL	\$27,907,700	100.00%	177	100.00%	\$121,186	\$63,500

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