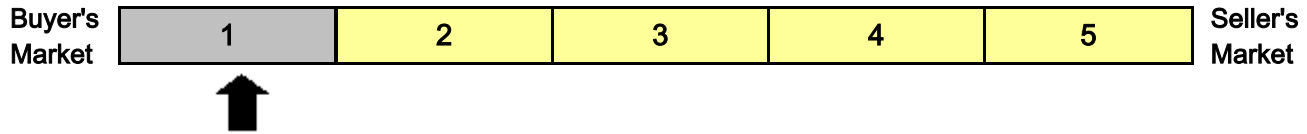


Culpeper County, VA



Labor Market :

In the first two months of the third quarter, 143 jobs were added to the payrolls of Culpeper County. As a result of these new jobs, the average monthly unemployment rate fell from 3.5% during the second quarter to 3.4% for July and August. The strong employment climate may help to create demand for home purchases. Favorable mortgage rates should augment this trend.

Housing Market :

| | Q2' 07 | Q3' 07 | Q4' 07 (Forecast) |
|--------------------------------|-----------|-----------|----------------------|
| Average Price | \$337,000 | \$328,000 | ↑ |
| # Homes on the Market * | 945 | 1,019 | ↔ |
| # Homes Sold ** | 109 | 86 | ↓ |
| # New Homes Built *** | 110 | 63 | ↓ |
| Avg # of Days on Market | 105 | 93 | ↑ |

* Available as of Sep. 30, 2007.

** May not add to total of zip codes.

*** During the first two months of 3rd quarter.

Data by Zip Codes for Q3 2007

| Zip Code | Average Price | Price Change **** | Total # Homes Sold (Quarter) | % Change in # Homes Sold **** | Average Days on Market | % of Asking Price (Sold/Original List Price) |
|----------|---------------|----------------------|------------------------------------|-------------------------------------|---------------------------|--|
| 20106 | \$387,100 | -10.41% | 7 | -12.50% | 120 | 92.6% |
| 22701 | \$312,200 | -3.79% | 59 | -27.16% | 94 | 92.2% |
| 22713 | \$351,900 | -9.77% | 4 | 33.33% | 121 | 98.7% |
| 22714 | \$360,000 | - | 1 | - | 45 | 96.0% |
| 22724 | \$534,000 | 29.99% | 5 | 66.67% | 134 | 94.2% |
| 22726 | \$310,000 | 94.97% | 3 | 200.00% | 70 | 93.0% |
| 22729 | \$170,000 | - | 1 | - | 13 | 94.4% |
| 22733 | \$257,500 | -30.22% | 2 | 100.00% | 36 | 99.1% |
| 22737 | \$268,500 | -19.44% | 2 | -71.43% | 8 | 100.2% |

**** % Change of current quarter compared to the same quarter to year ago.



Culpeper County, VA

Data by Zip Codes for Q3 2007

| Zip Code | Average Price | Price Change **** | Total # Homes Sold (Quarter) | % Change in # Homes Sold **** | Average Days on Market | % of Asking Price (Sold/Original List Price) |
|----------|---------------|----------------------|------------------------------------|-------------------------------------|---------------------------|--|
| OTHER | \$242,500 | -30.64% | 2 | -60.00% | 69 | 82.0% |

**** % Change of current quarter compared to the same quarter to year ago.