



MARKET ANALYSIS

Compliments of:
**Land Title
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Interval/Fractional Unit Sales Breakdown
 Routt County, Colorado
 AUGUST 2011

Area	\$ Volume Transactions	% of \$ Volume	# of Transactions	% of Transactions	Average \$ Transaction Price	Median \$ Transaction Price
Christie Club Fractional	\$200,000	2.67%	1	1.52%	\$200,000	DNA
Golden Triangle Fractional	\$0	0.00%	0	0.00%	\$0	\$0
Hilltop Resort Interval	\$0	0.00%	0	0.00%	\$0	\$0
The Porches: Mores Corner TH Fractional	\$0	0.00%	0	0.00%	\$0	\$0
North Star Interval	\$0	0.00%	0	0.00%	\$0	\$0
OSP at Apres Ski Way	\$4,649,600	61.98%	16	24.24%	\$290,600	\$290,600
Phoenix @ Steamboat Interval	\$0	0.00%	0	0.00%	\$0	\$0
Ranch @ Steamboat Interval	\$0	0.00%	0	0.00%	\$0	\$0
Rockies Fractional	\$0	0.00%	0	0.00%	\$0	\$0
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	\$186,500	2.49%	2	3.03%	\$93,250	DNA
Steamboat Villas Fractional	\$0	0.00%	0	0.00%	\$0	\$0
Suites at Steamboat Interval	\$0	0.00%	0	0.00%	\$0	\$0
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	\$2,465,300	32.86%	47	71.21%	\$52,453	\$49,900
West Fractional	\$0	0.00%	0	0.00%	\$0	\$0
TOTAL	\$7,501,400	100.00%	66	100.00%	\$ 113,658	\$60,050

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
 YTD: August 2010



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Area	\$ Volume Transactions	% of \$ Volume	# of Transactions	% of Transactions	Average \$ Transaction Price	Median \$ Transaction Price
Christie Club Fractional	\$1,539,200	6.09%	9	2.21%	\$171,022	\$155,000
Golden Triangle Fractional	\$0	0.00%	0	0.00%	\$0	\$0
Hilltop Resort Interval	\$3,500	0.01%	6	1.47%	\$583	\$600
The Porches: Mores Corner TH Fractional	\$320,000	1.27%	1	0.25%	\$320,000	DNA
North Star Interval	\$6,500	0.03%	4	0.98%	\$1,625	\$500
OSP at Apres Ski Way	\$5,811,600	22.98%	19	4.66%	\$305,874	\$290,600
Phoenix @ Steamboat Interval	\$25,000	0.10%	2	0.49%	\$12,500	DNA
Ranch @ Steamboat Interval	\$0	0.00%	0	0.00%	\$0	\$0
Rockies Fractional	\$38,200	0.15%	3	0.74%	\$12,733	\$13,200
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	\$1,407,900	5.57%	18	4.41%	\$78,217	\$73,000
Steamboat Villas Fractional;	\$3,498,300	13.83%	132	32.35%	\$26,502	\$19,900
Suites at Steamboat Interval	\$0	0.00%	0	0.00%	\$0	\$0
Sumburst Interval	\$3,500	0.01%	1	0.25%	\$3,500	DNA
Thunder Mountain Interval	\$10,000	0.04%	1	0.25%	\$10,000	DNA
Village at Steamboat Fractional	\$12,622,400	49.92%	212	51.96%	\$59,540	\$47,000
West Fractional	\$0	0.00%	0	0.00%	\$0	\$0
TOTAL	\$25,286,100	100.00%	408	100.00%	\$61,976	\$36,100

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