



# MARKET ANALYSIS

## Interval/Fractional Unit Sales Breakdown Routt County, Colorado JUNE 2010

Compliments of:  
Land Title  
Steamboat Springs  
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| Area                                    | \$ Volume Transactions | % of \$ Volume | # of Transactions | % of Transactions | Average \$ Transaction Price | Median \$ Transaction Price |
|---|------------------------|----------------|-------------------|-------------------|------------------------------|-----------------------------|
| Christie Club Fractional                | \$155,000              | 2.88%          | 1                 | 0.85%             | \$155,000                    | 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                    | \$0                    | 0.00%          | 0                 | 0.00%             | \$0                          | \$0                         |
| 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              | \$0                    | 0.00%          | 0                 | 0.00%             | \$0                          | \$0                         |
| Steamboat Villas Fractional             | \$67,800               | 1.26%          | 2                 | 1.71%             | \$33,900                     | DNA                         |
| Suites at Steamboat Interval            | \$500                  | 0.01%          | 1                 | 0.85%             | \$500                        | DNA                         |
| Sumburst Interval                       | \$500                  | 0.01%          | 1                 | 0.85%             | \$500                        | DNA                         |
| Thunder Mountain Interval               | \$0                    | 0.00%          | 0                 | 0.00%             | \$0                          | \$0                         |
| Village at Steamboat Fractional         | \$5,149,700            | 95.84%         | 112               | 95.73%            | \$100,752                    | \$28,350                    |
| West Fractional                         | \$0                    | 0.00%          | 0                 | 0.00%             | \$0                          | \$0                         |
| <b>TOTAL</b>                            | <b>\$5,373,500</b>     | <b>100.00%</b> | <b>117</b>        | <b>100.00%</b>    | <b>\$ 45,927</b>             | <b>\$27,800</b>             |

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/Fractional Unit Sales Breakdown Routt County, Colorado Year-To-Date 2010: June 30th , 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                | \$355,000              | 0.76%          | 2                 | 0.43%             | \$177,500                    | DNA                         |
| Golden Triangle Fractional              | \$0                    | 0.00%          | 0                 | 0.00%             | \$0                          | \$0                         |
| Hilltop Resort Interval                 | \$11,100               | 0.02%          | 3                 | 0.65%             | \$3,700                      | \$2,800                     |
| The Porches: Mores Corner TH Fractional | \$393,800              | 0.84%          | 1                 | 0.22%             | \$393,800                    | DNA                         |
| North Star Interval                     | \$1,500                | 0.00%          | 2                 | 0.43%             | \$750                        | DNA                         |
| OSP at Apres Ski Way                    | \$14,477,000           | 30.99%         | 35                | 7.56%             | \$413,629                    | \$415,000                   |
| Phoenix @ Steamboat Interval            | \$52,000               | 0.11%          | 2                 | 0.43%             | \$26,000                     | DNA                         |
| Ranch @ Steamboat Interval              | \$0                    | 0.00%          | 0                 | 0.00%             | \$0                          | \$0                         |
| Rockies Fractional                      | \$9,600                | 0.02%          | 2                 | 0.43%             | \$4,800                      | DNA                         |
| 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              | \$1,683,600            | 3.60%          | 17                | 3.67%             | \$99,035                     | \$81,300                    |
| Steamboat Villas Fractiona;             | \$811,400              | 1.74%          | 21                | 4.54%             | \$38,638                     | \$29,900                    |
| Suites at Steamboat Interval            | \$125,800              | 0.27%          | 17                | 3.67%             | \$7,400                      | \$10,000                    |
| Sumburst Interval                       | \$2,100                | 0.00%          | 2                 | 0.43%             | \$1,050                      | DNA                         |
| Thunder Mountain Interval               | \$0                    | 0.00%          | 0                 | 0.00%             | \$0                          | \$0                         |
| Village at Steamboat Fractional         | \$28,797,200           | 61.64%         | 359               | 77.54%            | \$62,062                     | \$46,400                    |
| West Fractional                         | \$0                    | 0.00%          | 0                 | 0.00%             | \$0                          | \$0                         |
| <b>TOTAL</b>                            | <b>\$46,720,100</b>    | <b>100.00%</b> | <b>463</b>        | <b>100.00%</b>    | <b>\$86,885</b>              | <b>\$47,950</b>             |

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