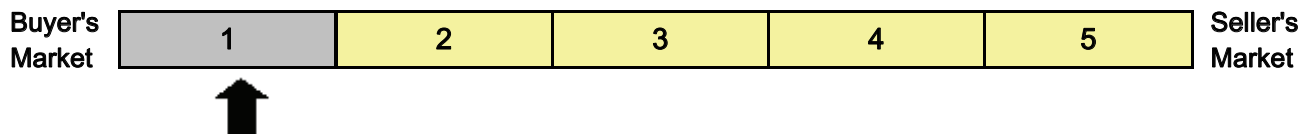




Fannin County, TX



Labor Market :

Employment increased by 72 jobs in Fannin County during January and February. However, the number of job seekers also increased. The combined effect of these two trends was an increase in the average monthly unemployment rate from 5.1% for the first quarter to 5.4% in the first two months of the second quarter. The solid job growth February provide strong home sales, while historically low mortgage rates should continue to spur sales.

Housing Market :

	Q4' 07	Q1' 08	Q2' 08 (Forecast)
Average Price	\$94,400	\$126,500	↑
# Homes on the Market *	300	415	↔
# Homes Sold **	66	53	↓
# New Homes Built ***	NA	NA	↓
Avg # of Days on Market	104	125	↑

* Available as of Mar. 31, 2008.

** May not add to total of zip codes.

*** During the first two months of 1st quarter.

Data by Zip Codes for Q1 2008

Zip Code	Average Price	Price Change ***	Total # Homes Sold (Quarter)	% Change in # Homes Sold ***	Average Days on Market	% of Asking Price (Sold/ List Price)
75418	\$109,600	28.04%	20	-28.57%	158	91.8%
75438	\$570,000	779.63%	1	-50.00%	122	100.0%
75446	\$74,500	59.19%	2	100.00%	62	92.5%
75449	\$49,500	-60.40%	1	0.00%	32	91.7%
75452	\$147,100	9.12%	11	-21.43%	127	98.3%
75476	\$60,900	-29.19%	4	300.00%	145	93.7%
75479	\$206,200	257.37%	3	50.00%	88	96.7%
75488	\$126,000	N/A	2	N/A	80	93.9%

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