

**WALT FLOOD REALTY****ATKINSON TOWERS, INC. - COMPARABLES**

<u>UNIT #</u>	<u>SIZE</u>	<u>BDR</u>	<u>LISTING PRICE</u>	<u>SOLD PRICE</u>	<u>DATE</u>	<u>DOM</u>	<u>AGENT</u>
306	858	ONE	\$ 145,000.00 FS	\$ 138,000.00 FS	4/14/2003	11	HAND
505	760	ONE	\$ 149,000.00 FS	\$ 145,000.00 FS	1/17/2003	47	THAC
207	858	ONE	\$ 154,000.00 FS	\$ 157,000.00 FS	5/30/2003	96	MCGH
1604	730	ONE	\$ 155,000.00 FS	\$ 155,000.00 FS	8/7/2002	365	WALD
806	730	ONE	\$ 175,000.00 FS	\$ 165,000.00 FS	11/24/2003	272	SYKE
1206	816	ONE	\$ 180,000.00 FS	\$ 178,040.00 FS	2/7/2002	301	NEWH
1207	816	ONE	\$ 180,000.00 LH	\$ 197,000.00 FS	2/27/2004	372	LOCA
804	858	TWO	\$ 189,500.00 FS	\$ 185,000.00 FS	11/5/2002	128	FLOOD
508	840	ONE	\$ 190,000.00 FS	\$ 190,000.00 FS	1/29/2004	9	HAND
1105	725	ONE	\$ 192,000.00 FS	\$ 184,000.00 FS	5/22/2003	64	NATH
707	730	ONE	\$ 195,000.00 FS	\$ 190,000.00 FS	1/16/2003	9	EAST
1204	816	TWO	\$ 185,000.00 FS	\$ 177,000.00 FS	12/29/2003	14	FLOOD
1402	816	ONE	\$ 210,000.00 FS	\$ 195,000.00 FS	2/2/2004	14	FLOOD
305	816	TWO	\$ 210,000.00 FS	\$ 210,000.00 FS	2/14/2004	9	FLOOD
1504	858	TWO	\$ 225,000.00 FS	\$ 210,000.00 FS	10/3/2003	3	FLOOD
601	1048	THREE	\$ 245,000.00 FS	\$ 245,000.00 FS	7/7/2004	56	FLOOD
1101	1048	THREE	\$ 265,000.00 FS	\$ 266,000.00 FS	10/21/2004	95	FLOOD
604	816	TWO	\$ 252,500.00 FS	\$ 250,000.00 FS	11/19/2004	109	FLOOD
501	1048	TWO	\$ 240,000.00 FS	\$ 240,000.00 FS	11/29/2004	180	FLOOD
1103	816	TWO	\$ 268,000.00 FS	In Escrow FS	1/3/2005		FLOOD
<b>1102</b>	<b>816</b>	<b>ONE</b>	<b>\$ 268,000.00 FS</b>	<b>ACTIVE FS</b>		<b>17</b>	<b>FLOOD</b>

As of December 9, 2004