



Land Title Market Analysis by Total Transactions: Routt County

Gross Volume

Month	Dollar Volume 2006	Dollar Volume 2007	Actual % Change	Dollar Volume 2008	Actual % Change	Dollar Volume 2009	Actual % Change	Dollar Volume 2010	Actual % Change	Dollar Volume 2011	Actual % Change	Dollar Volume 2012	Actual % Change	Dollar Volume 2013	Actual % Change
January	\$47,741,500	\$100,388,000	110.27%	\$80,775,200	-19.54%	\$23,760,700	-70.58%	\$49,807,800	109.62%	\$42,060,200	-15.55%	\$42,660,000	1.43%	\$34,454,900	-19.23%
February	\$48,469,000	\$74,817,700	54.36%	\$59,799,800	-20.07%	\$12,071,300	-79.81%	\$32,234,900	167.04%	\$21,041,600	-34.72%	\$22,452,400	6.70%		-100.00%
March	\$76,032,100	\$141,794,800	86.49%	\$52,278,700	-63.13%	\$19,894,200	-61.95%	\$43,661,200	119.47%	\$32,004,300	-26.70%	\$38,091,500	19.02%		-100.00%
April	\$68,152,500	\$154,031,800	126.01%	\$67,237,500	-56.35%	\$27,469,200	-59.15%	\$53,646,200	95.30%	\$32,443,500	-39.52%	\$31,406,700	-3.20%		-100.00%
May	\$88,595,100	\$205,527,100	131.98%	\$68,152,000	-66.84%	\$17,799,200	-73.88%	\$40,211,100	125.92%	\$50,417,300	25.38%	\$31,562,700	-37.40%		-100.00%
June	\$93,477,400	\$151,501,800	62.07%	\$101,755,200	-32.84%	\$30,581,700	-69.95%	\$35,689,200	16.70%	\$39,752,300	11.38%	\$65,420,500	64.57%		-100.00%
July	\$102,809,200	\$176,003,400	71.19%	\$71,139,100	-59.58%	\$35,618,400	-49.93%	\$36,925,400	3.67%	\$31,628,400	-14.35%	\$33,443,700	5.74%		-100.00%
August	\$101,555,363	\$152,660,300	50.32%	\$58,864,100	-61.44%	\$33,040,500	-43.87%	\$46,343,500	40.26%	\$46,522,400	0.39%	\$43,473,200	-6.55%		-100.00%
September	\$133,075,900	\$132,588,800	-0.37%	\$37,364,200	-71.82%	\$27,238,500	-27.10%	\$50,689,800	86.10%	\$35,317,400	-30.33%	\$25,825,950	-26.87%		-100.00%
October	\$124,721,400	\$100,504,000	-19.42%	\$49,635,100	-50.61%	\$39,111,000	-21.20%	\$41,353,400	5.73%	\$31,640,400	-23.49%	\$43,470,100	37.39%		-100.00%
November	\$138,544,400	\$89,777,000	-35.20%	\$37,955,800	-57.72%	\$89,994,700	137.10%	\$27,275,714	-69.69%	\$40,648,300	49.03%	\$32,661,400	-19.65%		-100.00%
December	\$97,862,200	\$107,762,800	10.12%	\$40,144,500	-62.75%	\$83,194,900	107.24%	\$54,261,900	-34.78%	\$47,103,200	-13.19%	\$73,431,700	55.90%		-100.00%
Year to Date:	\$47,741,500	\$100,388,000	110.27%	\$80,775,200	-19.54%	\$23,760,700	-70.58%	\$49,807,800	109.62%	\$42,060,200	-15.55%	\$42,660,000	1.43%	\$34,454,900	-19.23%
TOTAL	\$1,121,036,063	\$1,587,357,500	41.60%	\$725,101,200	-54.32%	\$439,774,300	-39.35%	\$512,100,114	16.45%	\$450,579,300	-12.01%	\$483,899,850	7.40%	\$34,454,900	-92.88%

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Number of Transactions

Month	Dollar Volume 2006	Dollar Volume 2007	Actual % Change	Dollar Volume 2008	Actual % Change	Dollar Volume 2009	Actual % Change	Dollar Volume 2010	Actual % Change	Dollar Volume 2011	Actual % Change	Dollar Volume 2012	Actual % Change	Dollar Volume 2013	Actual % Change
January	223	180	-19.28%	136	-24.44%	176	29.41%	109	-38.07%	136	24.77%	66	-51.47%	101	53.03%
February	205	151	-26.34%	109	-27.81%	47	-56.88%	78	65.96%	105	34.62%	69	-34.29%		-100.00%
March	298	242	-18.79%	89	-63.22%	54	-39.33%	125	131.48%	142	13.60%	99	-30.28%		-100.00%
April	405	230	-43.21%	140	-39.13%	59	-57.86%	104	76.27%	72	-30.77%	90	25.00%		-100.00%
May	412	291	-29.37%	98	-66.32%	46	-53.06%	190	313.04%	137	-27.89%	79	-42.34%		-100.00%
June	318	266	-16.35%	92	-65.41%	67	-27.17%	167	149.25%	94	-43.71%	109	15.96%		-100.00%
July	280	240	-14.29%	94	-60.83%	44	-53.19%	213	384.09%	79	-62.91%	100	26.58%		-100.00%
August	340	270	-20.59%	70	-74.07%	72	2.86%	271	276.39%	134	-50.55%	138	2.99%		-100.00%
September	274	189	-31.02%	64	-66.14%	86	34.38%	212	146.51%	140	-33.96%	84	-40.00%		-100.00%
October	266	196	-26.32%	68	-65.31%	125	83.82%	176	40.80%	99	-43.75%	119	20.20%		-100.00%
November	262	159	-39.31%	49	-69.18%	131	167.35%	93	-29.01%	124	33.33%	93	-25.00%		-100.00%
December	194	141	-27.32%	68	-51.77%	156	129.41%	79	-49.36%	136	72.15%	130	-4.41%		-100.00%
Year to Date:	223	180	-19.28%	136	-24.44%	176	29.41%	109	-38.07%	136	24.77%	66	-51.47%	101	53.03%
TOTAL	3477	2555	-26.52%	1077	-57.85%	1063	-1.30%	1817	70.93%	1398	-23.06%	1176	-15.88%	101	-91.41%

This data is reported from the Clerk & Recorder's office and believed to be accurate but is not guaranteed.

Figures shown reflect arms-length property only and do not include deeds on which a documentary fee was not paid.



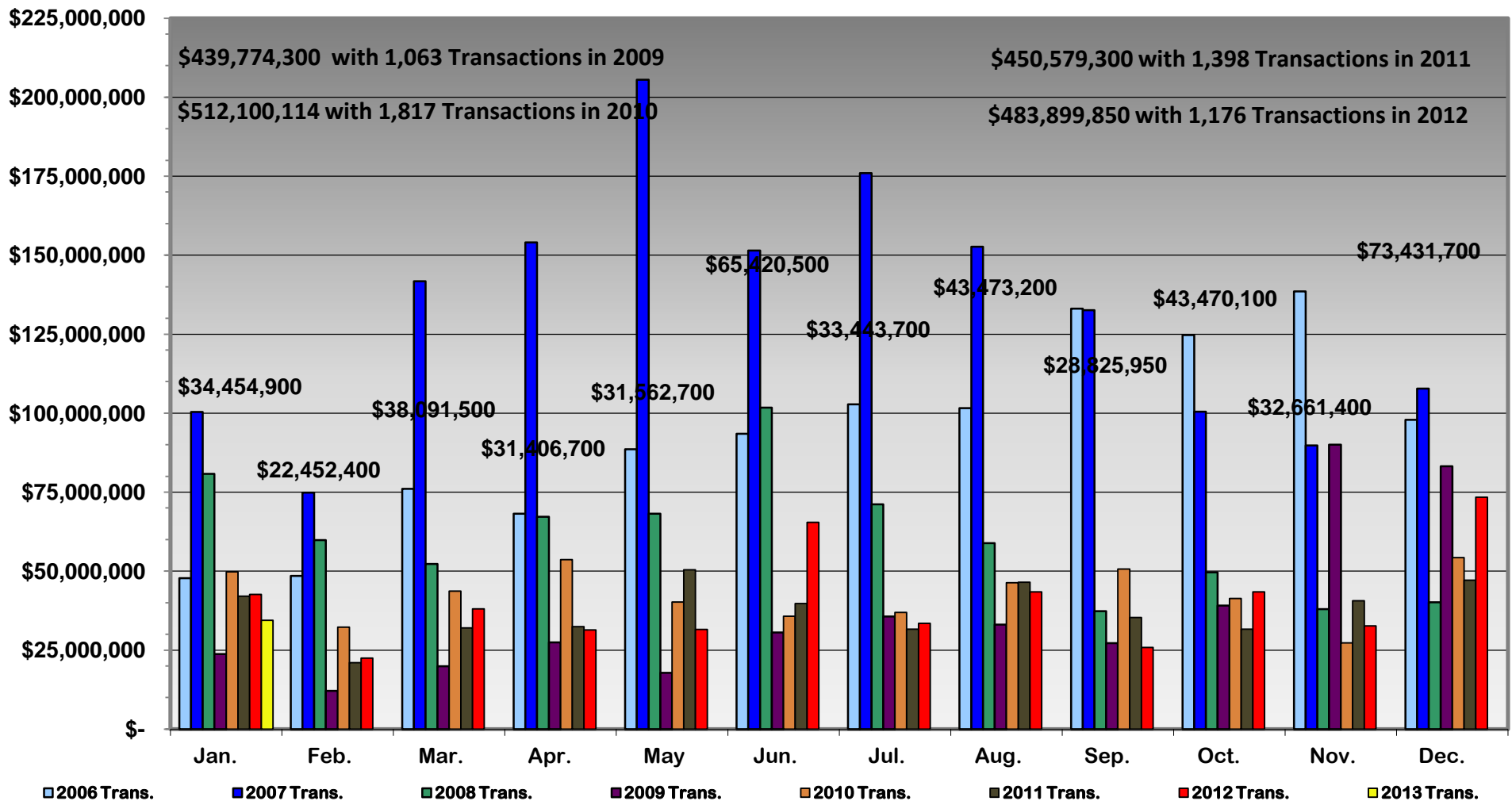
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Land Title Market Analysis Historical Gross Sales Volume: Routt County 2006 - YTD. 2013

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Land Title Market Snapshot by Area: Routt County

January: Full Year 2012 versus YTD. 2013

Area	Average Price Single Family 2012	Average Price Single Family 2013	% Change vs. Prior Year	Average Price Multi-Family 2012	Average Price Multi-Family 2013	% Change vs. Prior Year	Average Price Residential Land 2012	Average Price Residential Land 2013	% Change vs. Prior Year
Fish Creek	\$867,462	\$697,667	-20%	\$284,100	\$535,500	88%	\$417,300	\$0	n/a
Hayden & Surrounding Area	\$517,753	\$440,000	-15%	\$72,800	\$0	n/a	\$608,413	\$0	n/a
Oak Creek, Phippsburg	\$613,974	\$47,200	-92%	\$136,000	\$157,500	16%	\$390,000	\$0	n/a
North Routt County	\$401,830	\$402,500	0%	\$99,000	\$150,000	52%	\$206,946	\$310,000	50%
South Routt County	\$631,026	\$620,000	-2%	\$130,425	\$0	n/a	\$691,510	\$0	n/a
Stagecoach	\$352,433	\$0	n/a	\$62,559	\$0	n/a	\$24,885	\$0	n/a
Steamboat - Downtown Area	\$527,866	\$527,200	n/a	\$428,689	\$0	n/a	\$241,709	\$0	n/a
Steamboat - Mountain Area	\$832,791	\$0	n/a	\$447,987	\$549,859	23%	\$501,900	\$0	n/a
Strawberry Park, Elk River	\$1,059,305	\$975,000	-8%	\$0	\$0	0%	\$1,291,833	\$0	n/a
Catamount	\$1,794,800	\$0	n/a	\$0	\$0	0%	\$800,000	\$0	n/a
West Steamboat	\$359,737	\$261,167	-27%	\$289,000	\$0	n/a	\$90,529	\$0	n/a
Gross Live Average:	\$631,203	\$490,805	-22%	\$411,113	\$524,982	28%	\$413,884	\$235,833	-43%

Please note: The above figures are an unofficial tabulation of Summit County records that are believed to be reasonably accurate. Sales believed to be inaccurate indicators of the market have been eliminated.

Full Interest, Fee Simple, Arms-Length transactions only, are shown in the Market Snapshot Report.

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Area	Median Price Single Family 2012	Median Price Single Family 2013	% Change vs. Prior Year	Median Price Multi-Family 2012	Median Price Multi-Family 2013	% Change vs. Prior Year	Median Price Residential Land 2012	Median Price Residential Land 2013	% Change vs. Prior Year
Fish Creek	\$830,000	\$638,000	-23%	\$310,000	dna	n/a	\$329,000	\$0	-100%
Hayden & Surrounding Area	\$180,000	dna	n/a	\$74,900	\$0	n/a	\$100,000	\$0	-100%
Oak Creek, Phippsburg	\$131,400	dna	n/a	dna	dna	0%	\$306,000	\$0	-100%
North Routt County	\$300,000	dna	n/a	dna	dna	0%	\$169,500	dna	dna
South Routt County	\$485,000	\$637,500	31%	\$130,000	\$0	-100%	\$169,000	\$0	-100%
Stagecoach	\$289,500	\$0	-100%	\$59,900	\$0	-100%	\$17,500	\$0	-100%
Steamboat - Downtown Area	\$450,000	\$565,000	26%	\$419,900	\$0	-100%	\$235,000	\$0	-100%
Steamboat - Mountain Area	\$707,500	\$0	-100%	\$304,400	\$345,000	13%	\$375,000	\$0	-100%
Strawberry Park, Elk River	\$665,000	dna	n/a	\$0	\$0	0%	\$1,350,000	\$0	-100%
Catamount	\$1,550,000	\$0	n/a	\$0	\$0	0%	dna	\$0	n/a
West Steamboat	\$340,000	\$205,000	-40%	\$250,000	\$0	n/a	\$105,000	\$0	-100%
Gross Live Median:	\$410,000	\$550,000	34%	\$299,000	\$335,000	12%	\$169,000	\$200,000	18%



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Land Title Market Analysis by Area: Routt County

January 2013

All Transaction Summary

Residential Summary

Area	\$ Volume Transactions	% of \$ Volume	# of Transactions	% of Transactions	Average \$ Transaction Price	Median \$ Transaction Price	Average \$ Residential Price	Median \$ Residential Price	Average \$ Residential PPSF
Fish Creek	6	5.94%	\$3,944,000	11.45%	\$657,333	\$709,000	\$632,800	\$638,000	\$255
Hayden & Surrounding Area	1	0.99%	\$440,000	1.28%	\$440,000	dna	\$440,000	dna	\$150
Oak Creek, Phippsburg	4	3.96%	\$431,900	1.25%	\$107,975	\$114,250	\$83,967	\$71,000	\$84
North Routt County	4	3.96%	\$1,265,000	3.67%	\$316,250	\$265,000	\$318,333	\$220,000	\$144
South Routt County	4	3.96%	\$2,480,000	7.20%	\$620,000	\$637,500	\$620,000	\$637,500	\$206
Stagecoach	0	0.00%	\$0	0.00%	\$0	\$0	\$0	\$0	\$0
Steamboat - Downtown Area	7	6.93%	\$3,033,500	8.80%	\$433,357	\$375,000	\$527,200	\$565,000	\$251
Steamboat - Mountain Area	32	31.68%	\$17,644,900	51.21%	\$551,403	\$356,250	\$549,859	\$345,000	\$364
Strawberry Park, Elk River	1	0.99%	\$975,000	2.83%	\$975,000	dna	\$975,000	dna	\$364
Catamount	0	0.00%	\$0	0.00%	\$0	\$0	\$0	\$0	\$0
West Steamboat	4	3.96%	\$943,500	2.74%	\$235,875	\$199,250	\$261,167	\$205,000	\$130
Quit Claim Deeds	2	1.98%	\$353,500	1.03%	\$176,750	dna	\$0	\$0	\$0
Timeshare & Interval Unit Sales	36	35.64%	\$2,943,600	8.54%	\$81,767	\$49,250	\$0	\$0	\$0
TOTAL	101	100.00%	\$34,454,900	100.00%	\$657,333	\$213,200	\$511,691	\$386,250	\$287
(BANK SALES)	23	22.77%	8,466,500	24.57%	\$368,109	\$275,000	\$354,079	\$273,500	\$218

Average PPSF is calculated for properties with available Square Footage Living Area from Assessor's Record.

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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.

Average & Median Residential Price & PPSF includes Improved Residential Properties of all Property Type: Single Family, Duplex, Townhome, Condo.



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Land Title Market Analysis by Area: Routt County

YTD: Jan. 2013

All Transaction Summary

Residential Summary

Area	\$ Volume Transactions	% of \$ Volume	# of Transactions	% of Transactions	Average \$ Transaction Price	Median \$ Transaction Price	Average \$ Residential Price	Median \$ Residential Price	Average \$ Residential PPSF
Fish Creek	6	5.94%	\$3,944,000	11.45%	\$657,333	\$709,000	\$632,800	\$638,000	\$255
Hayden & Surrounding Area	1	0.99%	\$440,000	1.28%	\$440,000	dna	\$440,000	dna	\$150
Oak Creek, Phippsburg	4	3.96%	\$431,900	1.25%	\$107,975	\$114,250	\$83,967	\$71,000	\$84
North Routt County	4	3.96%	\$1,265,000	3.67%	\$316,250	\$265,000	\$318,333	\$220,000	\$144
South Routt County	4	3.96%	\$2,480,000	7.20%	\$620,000	\$637,500	\$620,000	\$637,500	\$206
Stagecoach	0	0.00%	\$0	0.00%	\$0	\$0	\$0	\$0	\$0
Steamboat - Downtown Area	7	6.93%	\$3,033,500	8.80%	\$433,357	\$375,000	\$527,200	\$565,000	\$251
Steamboat - Mountain Area	32	31.68%	\$17,644,900	51.21%	\$551,403	\$356,250	\$549,859	\$345,000	\$364
Strawberry Park, Elk River	1	0.99%	\$975,000	2.83%	\$975,000	dna	\$975,000	dna	\$364
Catamount	0	0.00%	\$0	0.00%	\$0	\$0	\$0	\$0	\$0
West Steamboat	4	3.96%	\$943,500	2.74%	\$235,875	\$199,250	\$261,167	\$205,000	\$130
Quit Claim Deeds	2	1.98%	\$353,500	1.03%	\$176,750	dna	\$0	\$0	\$0
Timeshare & Interval Unit Sales	36	35.64%	\$2,943,600	8.54%	\$81,767	\$49,250	\$0	\$0	\$0
TOTAL	101	100.00%	\$34,454,900	100.00%	\$657,333	\$213,200	\$511,691	\$386,250	\$287
(BANK SALES)	23	22.77%	8,466,500	24.57%	\$368,109	\$275,000	\$354,079	\$273,500	\$218

Average PPSF is calculated for properties with available Square Footage Living Area from Assessor's Record.

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Average & Median Residential Price & PPSF includes Improved Residential Properties of all Property Type: Single Family, Duplex, Townhome, Condo.



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Land Title Interval Sales Analysis: Routt County

January 2013

Area	\$ Volume Transactions	% of \$ Volume	# of Transactions	% of Transactions	Average \$ Transaction Price	Median \$ Transaction Price
Christie Club Fractional	0	0.00%	0	0.00%	\$0	\$0
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	1	2.78%	520,500	17.68%	\$520,500	DNA
North Star Interval	0	0.00%	0	0.00%	\$0	\$0
Mountaineer @ Steamboat	0	0.00%	0	0.00%	\$0	\$0
OSP at Apres Ski Way	1	2.78%	330,000	11.21%	\$330,000	DNA
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	3	8.33%	151,500	5.15%	\$50,500	\$41,500
Steamboat Villas Fractional	0	0.00%	0	0.00%	\$0	\$0
Suites at Steamboat Interval	0	0.00%	0	0.00%	\$0	\$0
Sunburst Interval	0	0.00%	0	0.00%	\$0	\$0
Thunder Mountain Interval	0	0.00%	0	0.00%	\$0	\$0
Village at Steamboat Fractional	31	86.11%	1,941,600	65.96%	\$62,632	\$48,800
West Fractional	0	0.00%	0	0.00%	\$0	\$0
TOTAL	36	100.00%	\$2,943,600	100.00%	\$81,766.67	\$49,250

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.

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YTD: Jan. 2013

Area	\$ Volume Transactions	% of \$ Volume	# of Transactions	% of Transactions	Average \$ Transaction Price	Median \$ Transaction Price
Christie Club Fractional	0	0.00%	0	0.00%	\$0	\$0
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	1	2.78%	520,500	17.68%	\$520,500	DNA
North Star Interval	0	0.00%	0	0.00%	\$0	\$0
Mountaineer @ Steamboat	0	0.00%	0	0.00%	\$0	\$0
OSP at Apres Ski Way	1	2.78%	330,000	11.21%	\$330,000	DNA
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 YTIME Square Interval	0	0.00%	0	0.00%	\$0	\$0
Steamboat Grand Fractional	3	8.33%	151,500	5.15%	\$50,500	\$41,500
Steamboat Villas Fractional	0	0.00%	0	0.00%	\$0	\$0
Suites at Steamboat Interval	0	0.00%	0	0.00%	\$0	\$0
Sunburst Interval	0	0.00%	0	0.00%	\$0	\$0
Thunder Mountain Interval	0	0.00%	0	0.00%	\$0	\$0
Village at Steamboat Fractional	31	86.11%	1,941,600	65.96%	\$62,632	\$48,800
West Fractional	0	0.00%	0	0.00%	\$0	\$0
TOTAL	36	100.00%	\$2,943,600	100.00%	\$81,766.67	\$49,250



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Land Title Price Point Analysis: Routt County

January 2013

Residential Transactions

	# Transactions	% of Transactions	Gross Volume	% of Gross Volume
<=200,000	10	19%	\$1,378,800	5%
200,001 to 300,000	10	19%	\$2,356,400	9%
300,001 to 500,000	13	24%	\$5,155,800	19%
500,001 to 600,000	5	9%	\$2,872,500	10%
600,001 to 700,000	3	6%	\$1,962,000	7%
700,001 to 800,000	4	7%	\$3,017,500	11%
800,001 to 900,000	3	6%	\$2,518,300	9%
900,001 to 1,000,000	2	4%	\$1,925,000	7%
1,000,001 to 1,500,000	2	4%	\$2,375,000	9%
1,500,001 to 2,000,000	1	2%	\$1,905,000	7%
2,000,001 to 2,500,000	1	2%	\$2,165,000	8%
2,500,001 to 3,000,000	0	0%	\$0	0%
over \$ 3 Million	0	0%	\$0	0%
Total:	54	100%	\$27,631,300	100%

YTD: Jan. 2013

Residential Transactions

	# Transactions	% of Transactions	Gross Volume	% of Gross Volume
<=200,000	10	19%	\$1,378,800	5%
200,001 to 300,000	10	19%	\$2,356,400	9%
300,001 to 500,000	13	24%	\$5,155,800	19%
500,001 to 600,000	5	9%	\$2,872,500	10%
600,001 to 700,000	3	6%	\$1,962,000	7%
700,001 to 800,000	4	7%	\$3,017,500	11%
800,001 to 900,000	3	6%	\$2,518,300	9%
900,001 to 1,000,000	2	4%	\$1,925,000	7%
1,000,001 to 1,500,000	2	4%	\$2,375,000	9%
1,500,001 to 2,000,000	1	2%	\$1,905,000	7%
2,000,001 to 2,500,000	1	2%	\$2,165,000	8%
2,500,001 to 3,000,000	0	0%	\$0	0%
over \$ 3 Million	0	0%	\$0	0%
Total:	54	100%	\$ 27,631,300	100%

Full Year: 2012

Residential Transactions

	# Transactions	% of Transactions	Gross Volume	% of Gross Volume
<=200,000	179	26%	\$ 20,021,900	6%
200,001 to 300,000	121	18%	\$ 30,956,400	9%
300,001 to 500,000	197	29%	\$ 77,582,700	22%
500,001 to 600,000	42	6%	\$ 23,605,200	7%
600,001 to 700,000	30	4%	\$ 19,504,900	6%
700,001 to 800,000	26	4%	\$ 19,823,000	6%
800,001 to 900,000	18	3%	\$ 15,295,700	4%
900,001 to 1,000,000	17	2%	\$ 16,176,700	5%
1,000,001 to 1,500,000	26	4%	\$ 31,667,900	9%
1,500,001 to 2,000,000	13	2%	\$ 23,045,500	7%
2,000,001 to 2,500,000	6	1%	\$ 13,545,000	4%
2,500,001 to 3,000,000	4	1%	\$ 10,520,000	3%
over \$ 3 Million	7	1%	\$ 45,425,000	13%
Total:	686	100%	\$ 347,169,900	100%

Full Year: 2011

Residential Transactions

	# Transactions	% of Transactions	Gross Volume	% of Gross Volume
<=200,000	172	29%	\$ 20,720,400	7%
200,001 to 300,000	114	19%	\$ 28,476,500	9%
300,001 to 500,000	111	19%	\$ 42,856,400	14%
500,001 to 600,000	37	6%	\$ 20,394,700	7%
600,001 to 700,000	29	5%	\$ 18,842,100	6%
700,001 to 800,000	27	5%	\$ 20,488,500	7%
800,001 to 900,000	11	2%	\$ 9,497,400	3%
900,001 to 1,000,000	12	2%	\$ 11,654,500	4%
1,000,001 to 1,500,000	40	7%	\$ 48,331,600	16%
1,500,001 to 2,000,000	15	3%	\$ 26,865,000	9%
2,000,001 to 2,500,000	14	2%	\$ 31,472,400	10%
2,500,001 to 3,000,000	5	1%	\$ 14,040,000	5%
over \$ 3 Million	4	1%	\$ 15,799,000	5%
Total:	591	100%	\$ 309,438,500	100%

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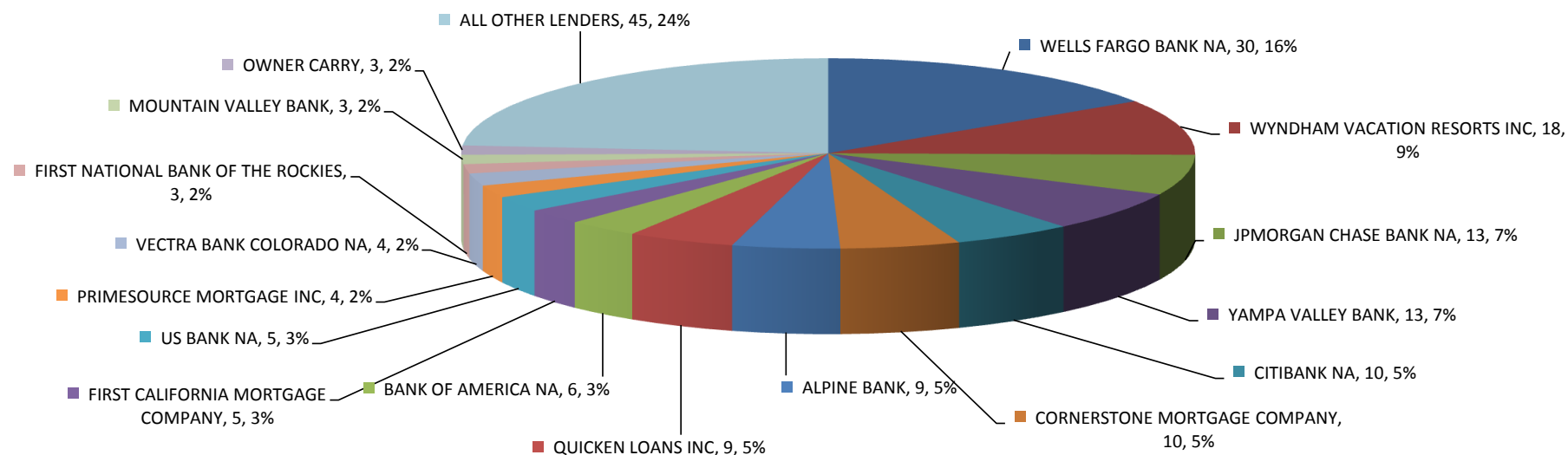
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Land Title Lender Analysis: Routt County Top 76% Lenders - January 2013

Number of Loans: 190



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Land Title Lender Analysis: Routt County

LENDER	NUMBER LOANS	PERCENTAGE TOTAL	
WELLS FARGO BANK NA	30	15.79%	Top 76% Lenders for Routt County January 2013
WYNDHAM VACATION RESORTS INC	18	9.47%	
JPMORGAN CHASE BANK NA	13	6.84%	
YAMPA VALLEY BANK	13	6.84%	
CITIBANK NA	10	5.26%	
CORNERSTONE MORTGAGE COMPANY	10	5.26%	
ALPINE BANK	9	4.74%	
QUICKEN LOANS INC	9	4.74%	
BANK OF AMERICA NA	6	3.16%	
FIRST CALIFORNIA MORTGAGE COMPANY	5	2.63%	
US BANK NA	5	2.63%	
PRIMESOURCE MORTGAGE INC	4	2.11%	
VECTRA BANK COLORADO NA	4	2.11%	
FIRST NATIONAL BANK OF THE ROCKIES	3	1.58%	
MOUNTAIN VALLEY BANK	3	1.58%	
OWNER CARRY	3	1.58%	
ALL OTHER LENDERS	45	23.68%	
ALLY BANK CORP	2	1.05%	
ELEVATIONS CREDIT UNION	2	1.05%	
FIFTH THIRD MORTGAGE COMPANY	2	1.05%	
GOLDMAN SACHS LENDING PARTNERS LLC	2	1.05%	
SUNTRUST MORTGAGE INC	2	1.05%	
UNITED WHOLESALE MORTGAGE	2	1.05%	
ADVANCIAL FEDERAL CREDIT UNION	1	0.53%	
AMERICAN INTERNET MORTGAGE INC	1	0.53%	
AMERISAVE MORTGAGE CORPORATION	1	0.53%	
ASSOCIATED MORTGAGE BANKERS INC DBA	1	0.53%	
BANK OF THE WEST	1	0.53%	
BROKER SOLUTIONS INC	1	0.53%	
CALIBER FUNDING LLC	1	0.53%	
CBC NATIONAL BANK	1	0.53%	
CENTENNIAL BANK	1	0.53%	
CHEVRONWEST CREDIT UNION	1	0.53%	
CITYWIDE BANKS	1	0.53%	
CURTIS STATE BANK	1	0.53%	
DISTINCTIVE HOME LENDING INC	1	0.53%	
FIRST BEXLEY BANK	1	0.53%	
FIRST CHOICE LOAN SERVICES INC	1	0.53%	
FIRST FARMERS & MERCHANTS NATIONAL BANK	1	0.53%	
FIRST INTERSTATE BANK	1	0.53%	
FIRST WESTERN TRUST BANK	1	0.53%	
FIRSTBANK	1	0.53%	
GREAT WESTERN BANK	1	0.53%	
INTERBANK MORTGAGE COMPANY	1	0.53%	
KANSAS STATE BANK OF MANHATTAN	1	0.53%	
LAND HOME FINANCIAL SERVICES	1	0.53%	
LIBERTY FINANCIAL SERVICES LLC	1	0.53%	
LIBERTY SAVING BANK FSB	1	0.53%	
LOANDEPOT.COM LLC	1	0.53%	
PEOPLES NATIONAL BANK	1	0.53%	
PERL MORTGAGE INC	1	0.53%	
PLIMSOLL LLC	1	0.53%	
PST PROPERTIES LLC	1	0.53%	
USAA FSB	1	0.53%	
W J BRADLEY MORTGAGE CAPITAL LLC	1	0.53%	
WATERSTONE MORTGAGE CORPORATION	1	0.53%	
TOTAL LOANS FOR JANUARY 2013:	190	100.00%	



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Land Title Market Highlights: Routt County

Highest Priced Residential Sale: January 2013

Brm	Bath	Year Built	Size	Price	Legal	Purchaser	PPSF	Date	Street Address	Bank Reference
4	4.00	2009	2550	\$ 2,165,000	OSP Condo @ Apres Ski Way Unit R-710	P:Prime Chance LTD	\$ 849.02	01/10/13	N/A	

Highest Price PSF Residential Sale: January 2013

Brm	Bath	Year Built	Size	Price	Legal	Purchaser	PPSF	Date	Street Address	Bank Reference
4	4.00	2009	2550	\$ 2,165,000	OSP Condo @ Apres Ski Way Unit R-710	P:Prime Chance LTD	\$ 849.02	01/10/13	N/A	

Bank Sales Detail: January 2013

Brm	Bath	Year Built	Size	Price	Legal	Purchaser	PPSF	Date	Street Address	Bank Reference
3	2.00	1995	1719	\$ 220,000	Elk Ridge Homesites Subd #1 Lot 17, Block 2	Bank Sale P:Brian P. Schaffer	\$ 127.98	01/15/13	29020 Owl Drive	Bank: FNMA
3	3.00	2006	2497	\$ 582,500	Emerald Knoll-Peddie Subd Lot 18	Bank Sale P:Bruce C. Logan	\$ 233.28	01/15/13	0637 Sandhill Circle	Bank: FHLMC
4	5.00	1990	4305	\$ 872,500	Fish Creek Meadows Subd Lot 2	Bank Sale P:Eric Verploeg	\$ 202.67	01/08/13	1510 Anglers Drive	Bank: Bank of America, NA
2	2.00	2008	1126	\$ 367,500	Trailhead Lodge @ Wildhorse Meadows Condo Unit 4114	Bank Sale P:George W. Connors, IV	\$ 326.38	01/30/13	1175 Bangtail Way	Bank: Trailhead Lodge Acquisitions, LLC
2	2.00	1970	886	\$ 191,000	Storm Meadows Condo 300-400 Unit T34	Bank Sale P:John G. Culkin	\$ 215.58	01/28/13	2235 Storm Meadows Drive, #3	Bank: FHLMC
1	1.00	2008	768	\$ 213,200	Trailhead Lodge @ Wildhorse Meadows Condo Unit 2110	Bank Sale P:John Vanderiaan	\$ 277.60	01/28/13	1175 Bangtail Way	Bank: Trailhead Lodge Acquisitions, LLC
2	1.00	1940	700	\$ 23,400	Capitol Hill Addn to Oak Creek Lot 5-6, Block 1	Bank Sale P:Kaja Holdings, LLC	\$ 33.43	01/30/13	0120 West Virginia Street	Bank: FNMA
4	5.50	2007	6229	\$ 725,000	Blacktail Mountain Estates Subd #1 Lot 2	Bank Sale P:Kenneth E. Nelson	\$ 116.39	01/04/13	28300 County Road #14	Bank: Exe Loan, LLC
5	4.00	1992	4683	\$ 585,000	M&B: Sec 27,28,33,34-8-85	Bank Sale P:Lawrence M. Belton	\$ 124.92	01/04/13	47050 County Road #129	Bank: Wells Fargo Bank, NA
4	2.00	1977	1464	\$ 205,000	Steamboat II Subd #1 Lot 46	Bank Sale P:Lindsay E. Morris	\$ 140.03	01/14/13	40513 Steamboat Drive	Bank: Bank of America, NA
3	2.50	1994	1500	\$ 375,000	Tamarack Point Subd Lot 5	Bank Sale P:Mark Thomas Dutton	\$ 250.00	01/17/13	0560 Wyatt Way	Bank: US Bank, NA
1	1.00	2008	769	\$ 213,200	Trailhead Lodge @ Wildhorse Meadows Condo Unit 4110	Bank Sale P:MBA Trailhead, LLC	\$ 277.24	01/07/13	1175 Bangtail Way	Bank: Trailhead Lodge Acquisitions, LLC
1	1.00	2008	663	\$ 189,000	Trailhead Lodge @ Wildhorse Meadows Condo Unit 3112	Bank Sale P:MMG Properties, LLC	\$ 285.07	01/07/13	1175 Bangtail Way	Bank: Trailhead Lodge Acquisitions, LLC
2	2.00	2008	1234	\$ 449,400	Trailhead Lodge @ Wildhorse Meadows Condo Unit 3117	Bank Sale P:Robert L. Gustofson	\$ 364.18	01/30/13	1175 Bangtail Way	Bank: Trailhead Lodge Acquisitions, LLC
3	2.00	2008	1351	\$ 472,500	Trailhead Lodge @ Wildhorse Meadows Condo Unit 5118	Bank Sale P:Russell Shane Burkett	\$ 349.74	01/09/13	1175 Bangtail Way	Bank: Trailhead Lodge Acquisitions, LLC
		n/a - vacant		\$ 780,000	Eco Corral Subd #1 Block 1, Parcel A	Bank Sale P:Steamboat Hilltop, LLC	\$ -	01/28/13	N/A	Bank: Wells Fargo Bank, NA
		1996	2228	\$ 524,000	Steamboat Crossing Comm Condo Unit 11A, Building B	Bank Sale P:Steamboat Offices, LLC	\$ 235.19	01/24/13	N/A	Bank: Wells Fargo Bank, NA
		1996	2228	\$ 275,000	Steamboat Crossing Comm Condo Unit 11A, Building B	Bank Sale P:Steamboat Offices, LLC	\$ 123.43	01/28/13	N/A	Bank: Wells Fargo Bank, NA
		1995	1560	\$ 160,000	Dover Comm Bldg at Elk River Road Business Park Unit D	Bank Sale P:Stetpro Investments, LLC aka	\$ 102.56	01/04/13	2754 Downhill Drive, Unit D	Bank: Wells Fargo Bank, NA
2	2.00	2008	1141	\$ 449,400	Trailhead Lodge @ Wildhorse Meadows Condo Unit 5115	Bank Sale P:Trailhead 5115, LLC	\$ 393.87	01/16/13	1175 Bangtail Way	Bank: Trailhead Lodge Acquisitions, LLC
2	1.00	1980	968	\$ 126,900	Whistler Village TH PH II Unit CE34	Bank Sale P:Vanessa F. Zegarra	\$ 131.10	01/02/13	0034 Cedar Court	Bank: FHLMC
3	2.00	1979	1768	\$ 193,500	Steamboat II Subd #2 Lot 46	Bank Sale P:William S. Manley	\$ 109.45	01/15/13	40383 Anchor Way	Bank: FHLMC
3	2.50	1982	1560	\$ 273,500	Mountain View TH Unit Lot A	Bank Sale QCD P:Jan R. Levy	\$ 175.32	01/03/13	0524 Buena Vista Court	Bank: First National Bank of Omaha



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Land Title Purchaser Profile Highlights & Abstract: Routt County

Upper End Purchaser Details: January 2013

Brm	Bath	Year Built	Size	Price	Legal	PPSF	Date	Street Address	Origin of Buyer: City	Origin of Buyer: State
4	4.00	2009	2550	\$ 2,165,000	OSP Condo @ Apres Ski Way Unit R-710	\$ 849.02	01/10/13	N/A	LAKE DALLAS	TX
4	4.00	2009	2284	\$ 1,905,000	OSP Condo @ Apres Ski Way Unit R-707	\$ 834.06	01/31/13	N/A	FORT WORTH	TX
3	3.00	2009	1748	\$ 1,275,000	Edgemont Condo Unit 2401	\$ 729.41	01/22/13	2410 Ski Trail Lane, #2401	ATLANTA	GA
3	2.50	2009	1552	\$ 1,100,000	Edgemont Condo Unit 2402	\$ 708.76	01/18/13	2410 Ski Trail Lane, #2402	SIDNEY NSW	AUSTRALIA

Purchaser Abstract: January 2013

All Sales		
Origin of Buyer	# of Trans.	% Overall
Local	37	37%
Front Range	14	14%
Out of State: Domestic	49	49%
International	1	1%
Total Sales	101	100%



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