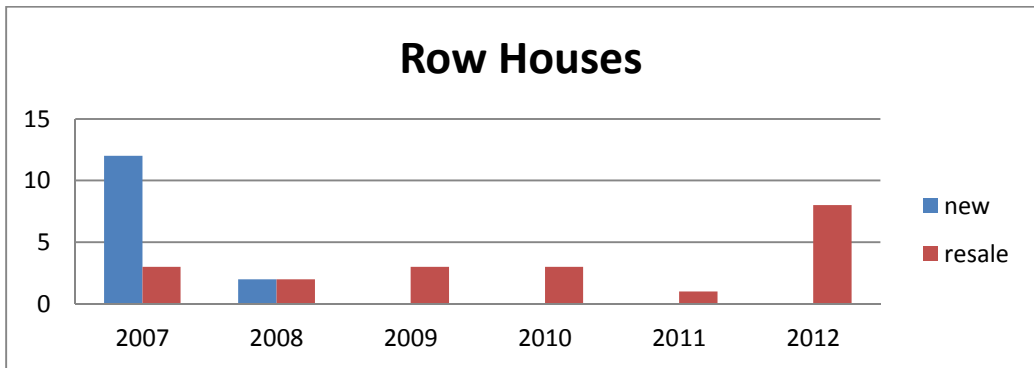
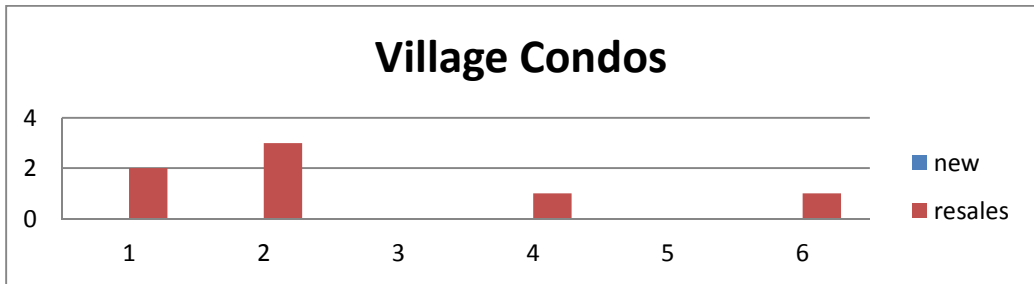
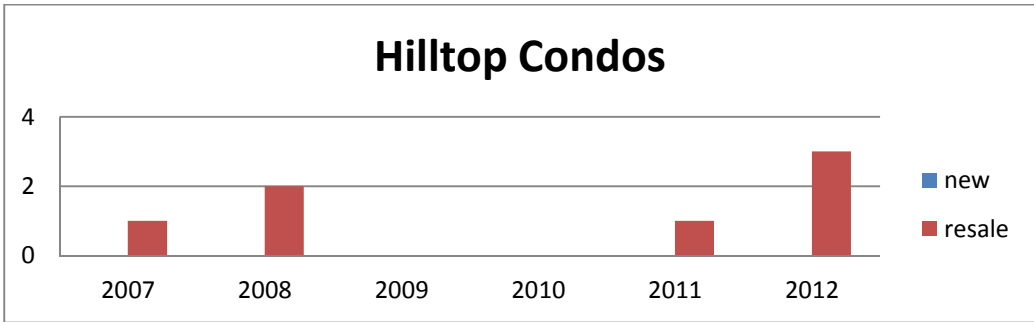
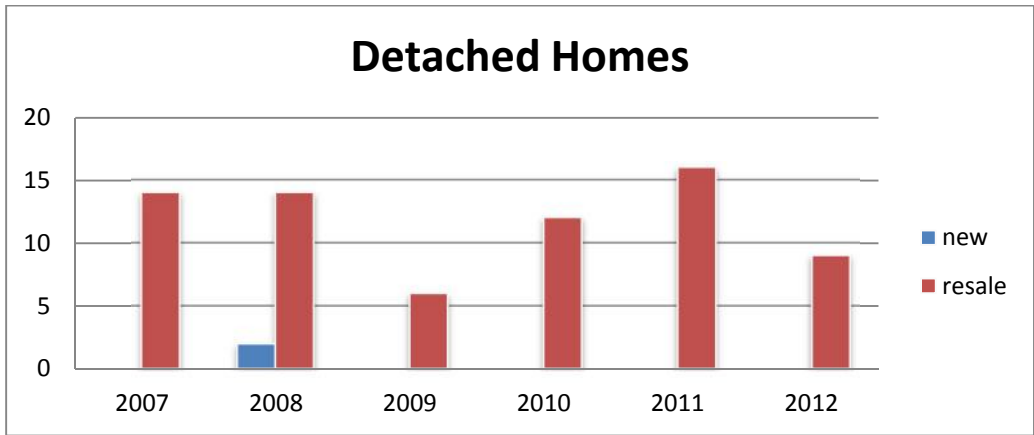


Meadowmont Real Estate Activity Full Year 2012

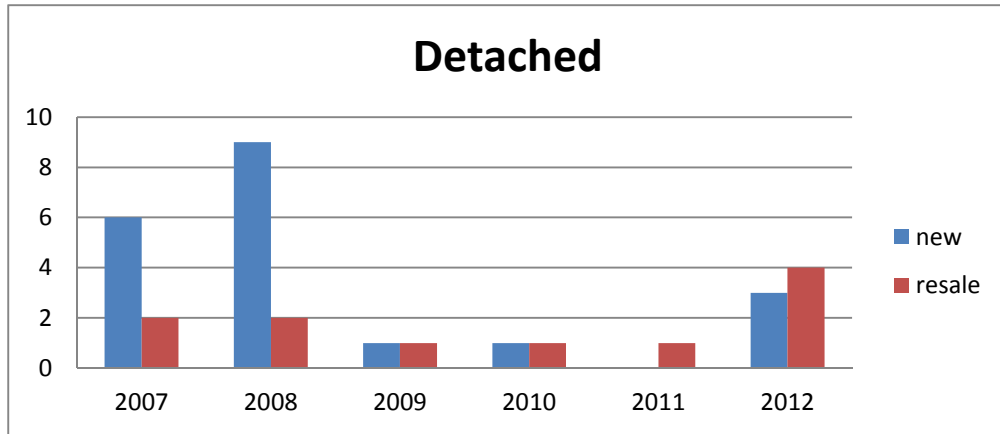
<u>Type of Home Site</u>	<u>Orange County</u>	<u>Durham County</u>
Detached	274	55
Village Condos	24	0
Hilltop Condos	47	0
Castalia Condos	6	0
Summit Park Row Houses	68	0
Cedars Retirement	0	306
Affordable Housing	48	0
Apartments	26	232



Orange County – Units Sold 2007-2012



Durham County – Units Sold 2007 – 2012



(note: above includes homes built and not recorded in MLS)

2012 - Real Estate Activity - Homes

Orange County								
Closed								
Detached								
		Total	Liv Area	Bed	Full	Original	List	Sales
Status	Address	Living Area	Below	Rooms	Baths	List Price	Price	Price
CLOSD	206 Weaver Mine Trail	1921	0	3	2	440,000	420,000	410,000
CLOSD	205 Weaver Mine Trail	2002	0	3	2	439,000	439,000	432,000
CLOSD	103 Little Branch Trail	2145	0	3	2	449,000	449,000	440,500
CLOSD	115 Simerville Road	3201	0	4	2	659,200	659,200	545,000
	note: above was a "short sale"							
CLOSD	118 Little Branch Trail	3410	960	4	3	630,000	620,000	610,000
CLOSD	200 Simerville Road	4509	723	6	5	925,000	925,000	875,000
CLOSD	416 Simerville Road	4615	0	5	4	929,000	929,000	897,000
CLOSD	313 Meadowmont Lane	6872	1806	6	5	1,295,000	1,295,000	975,000
CLOSD	410 Simerville Road	5557	1719	6	5	1,135,900	1,135,900	1,014,000
Condos								
		Total	Liv Area	Bed	Full	Original	List	Sales
Status	Address	Living Area	Below	Rooms	Baths	List Price	Price	Price
CLOSD	123 Meadowmont Village Circle	1290	0	2	2	279,900	279,900	265,000
CLOSD	623 W Barbee Chapel Road	2308	0	3	2	498,000	498,000	465,000
CLOSD	521 W Barbee Chapel Road	2371	0	3	2	499,900	499,900	490,000
CLOSD	642 W Barbee Chapel Road	2362	0	3	2	499,900	499,900	499,900
RowHouse								
		Total	Liv Area	Bed	Full	Original	List	Sales
Status	Address	Living Area	Below	Rooms	Baths	List Price	Price	Price
CLOSD	306 W Barbee Chapel Road	3752	148	3	2	798,300	597,000	560,000
CLOSD	214 W Barbee Chapel Road	3142	56	3	2	740,000	740,000	700,000
CLOSD	305 Circle Park Place	4123	487	4	4	875,000	875,000	840,000
CLOSD	316 Circle Park Place	5770	602	3	4	1,400,000	1,000,000	800,000
CLOSD	222 Oval Park Place	3439	0	3	4	839,900	839,900	800,000
CLOSD	224 Oval Park Place	3737	138	3	3	895,000	895,000	880,000
CLOSD	200 Oval Park Place	4411	1115	3	3	985,000	985,000	875,000
CLOSD	208 Oval Park Place	5306	585	3	4	1,195,000	995,000	900,000

Orange County - continued

"Under Contract" - Contingent or Pending (as of 12/31/2012)								
Detached		Total	Liv Area	Bed	Full	Original	List	Sales
Status	Address	Living Area	Below	Rooms	Baths	List Price	Price	Price
PEND	509 Meadowmont Lane	6300	1800	6	4	984,190	984,190	
note: to be built, originally listed as a building lot for \$525,000								
Condos		Total	Liv Area	Bed	Full	Original	List	Sales
Status	Address	Living Area	Below	Rooms	Baths	List Price	Price	Price
PEND	331 W Barbee Chapel Rd	2840	0	2	2	1,100,000	1,550,000	
note: this condo has been "pending" since 3/23/2008								
Row Houses			Liv Area					
Status	Address	Tot LA	Below	BR	FB	Or LP	List Price	Sales Price
CONTG	206 W Barbee Chapel Road	3444	132	4	3	689,900	600,000	
Expired or Withdrawn and not relisted during 2012								
DETACHED		Total	Liv Area	Bed	Full	Original	List	Sales
Status	Address	Living Area	Below	Rooms	Baths	List Price	Price	Price
WITH	407 Weaver Mine Trail	2061	0	4	2	449,000	435,000	
WITH	212 Weaver Mine Trail	3480	1665	4	3	529,000	529,000	
WITH	202 Falkner Drive	2807	0	4	3	654,900	654,900	
EXP	108 Faison Road	3665	0	3	2	800,000	779,000	
WITH	207 Falkner Drive	3754	0	5	4	899,000	868,000	
EXP	203 Simerville Lane	3881	0	5	3	900,000	860,000	
EXP	406 Simerville Road	4745	0	7	4	1,100,000	1,100,000	
note: above house not built, also listed as a building lot								
WITH	104 Falkner Drive	4726	1048	5	4	1,199,900	999,000	
Condos		Total	Liv Area	Bed	Full	Original	List	Sales
Status	Address	Living Area	Below	Rooms	Baths	List Price	Price	Price
WITH	732 Barbee Chapel Road	2444	0	3	2	485,000	485,000	
EXP	513 W Barbee Chapel Road	2240	0	3	2	495,000	495,000	
WITH	431 W Barbee Chapel Road	2308	0	3	2	535,000	535,000	
EXP	632 Meadowmont Village Circle	1292	0	2	2	476,260	476,260	
RowHouse		Total	Liv Area	Bed	Full	Original	List	Sales
Status	Address	Living Area	Below	Rooms	Baths	List Price	Price	Price
EXP	200 Oval Park Place	4411	1115	3	3	1,399,900	1,299,000	

Orange County - continued

Active as of 12/31/2012								
Detached		Total	Liv Area	Bed	Full	Original	List	Sales
Status	Address	Living Area	Below	Rooms	Baths	List Price	Price	Price
ACT	403 WEAVER MINE Trail	1956	0	3	2	469,000	469,000	
ACT	107 Faison Road	5011	1328	5	5	924,900	924,900	
Condos								
Condos		Total	Liv Area	Bed	Full	Original	List	Sales
Status	Address	Living Area	Below	Rooms	Baths	List Price	Price	Price
ACT	335 W Barbee Chapel (Castalia)	3108	0	3	2	1,400,000	1,400,000	
ACT	424 Barbee Chapel Road	2308	0	3	2	584,000	500,000	
ACT	531 W Barbee Chapel Road	2305	0	3	2	525,000	525,000	
ACT	624 W Barbee Chapel Road	2308	0	3	2	498,000	489,900	
ACT	741 W Barbee Chapel Road	2497	0	3	2	499,000	499,000	
ACT	532 Meadowmont Village Circle	1299	0	2	2	299,900	299,900	
ACT	621 Meadowmont Village Circle	1557	0	2	2	498,000	498,000	
Row Houses								
Row Houses		Total	Liv Area	Bed	Full	Original	List	Sales
Status	Address	Living Area	Below	Rooms	Baths	List Price	Price	Price
ACT	320 Circle Park Place	3946	393	3	3	965,000	965,000	
ACT	201 Oval Park Place	4237	763	3	4	990,000	990,000	
ACT	207 Oval Park Place	4522	720	4	5	995,000	995,000	
ACT	226 Oval Park Place	6062	1238	4	4	1,100,000	1,100,000	

	Durham County							
	Detached Homes							
	Closed							
		Total	Liv Area	Bed	Full	Original	List	Sales
Status	Address	Liv Area	Below	Rooms	Baths	List Price	Price	Price
CLOSD	205 N Park Bluff Drive	3170	0	4	3	586,000	549,000	525,000
CLOSD	102 Millingport Court	4455	1035	5	4	595,000	530,000	510,000
CLOSD	105 Iron Mountain Road	3820	0	4	3	673,486	673,486	674,945
CLOSD	703 Meadowmont Lane	4459	0	5	5	750,000	750,000	708,500
CLOSD	111 Springdale Way	4706	0	5	5	849,000	799,000	752,000
	Under Contract - Contingent or Pending							
		Total	Liv Area	Bed	Full	Original	List	Sales
Status	Address	Liv Area	Below	Rooms	Baths	List Price	Price	Price
PEND	101 Iron Mountain Road	4838	1250	5	4	679,900	719,900	
	Active as of 1/12/2012							
		Total	Liv Area	Bed	Full	Original	List	Sales
Status	Address	Liv Area	Below	Rooms	Baths	List Price	Price	Price
ACT	112 Springdale Way	3900	0	5	3	625,000	600,000	
ACT	103 Iron Mountain Road	3908	0	4	3	629,900	670,577	
ACT	107 Iron Mountain Road	3633	0	4	3	634,700	660,922	
ACT	606 Meadowmont Lane	5820	0	4	3	989,000	989,000	
	Withdrawn / Expired - and not relisted - Detached - None							
	"the Cedars"							
EXP	515 Cedar Club Circle	1842	0	2	2	739,000	625,000	
WITH	339 Cedar Club Circle	1721	0	2	2	439,000	439,000	

2012 Real Estate Activity - Building Lots

Building Lots - Orange County					
Status	Address	# Acre	Or LP	LP	
ACT	406 Simerville Road	0.305	475,000	350,000	
ACT	1104 Pinehurst Drive	0.476	800,000	450,000	
EXPIRED	1108 Pinehurst Drive	0.54	1,100,000	1,100,000	
CLOSD	1117 Pinehurst Drive	0.621	800,000	600,000	550,000

Building Lots - Durham County					
Status	Address	# Acre	Or LP	LP	Sales Price
ACT	402 Meadowmont Lane	0.468	214,500	160,000	
ACT	404 Meadowmont Lane	0.481	214,500	160,000	
ACT	406 Meadowmont Lane	0.498	195,000	160,000	
ACT	706 Meadowmont Lane	0.51	247,500	150,000	
ACT	113 Springdale Way	0.24	125,000	100,000	
CLOSD	101,103,105,107 Iron Mountain		600,000		480,000
	note - above 4 lots sold as a package to David Weekly Homes				