



Market Analysis Report

Prepared on
July 11, 2007

Exclusively for the Home
Located at
1234 Main Street
Apache Junction, AZ 85220

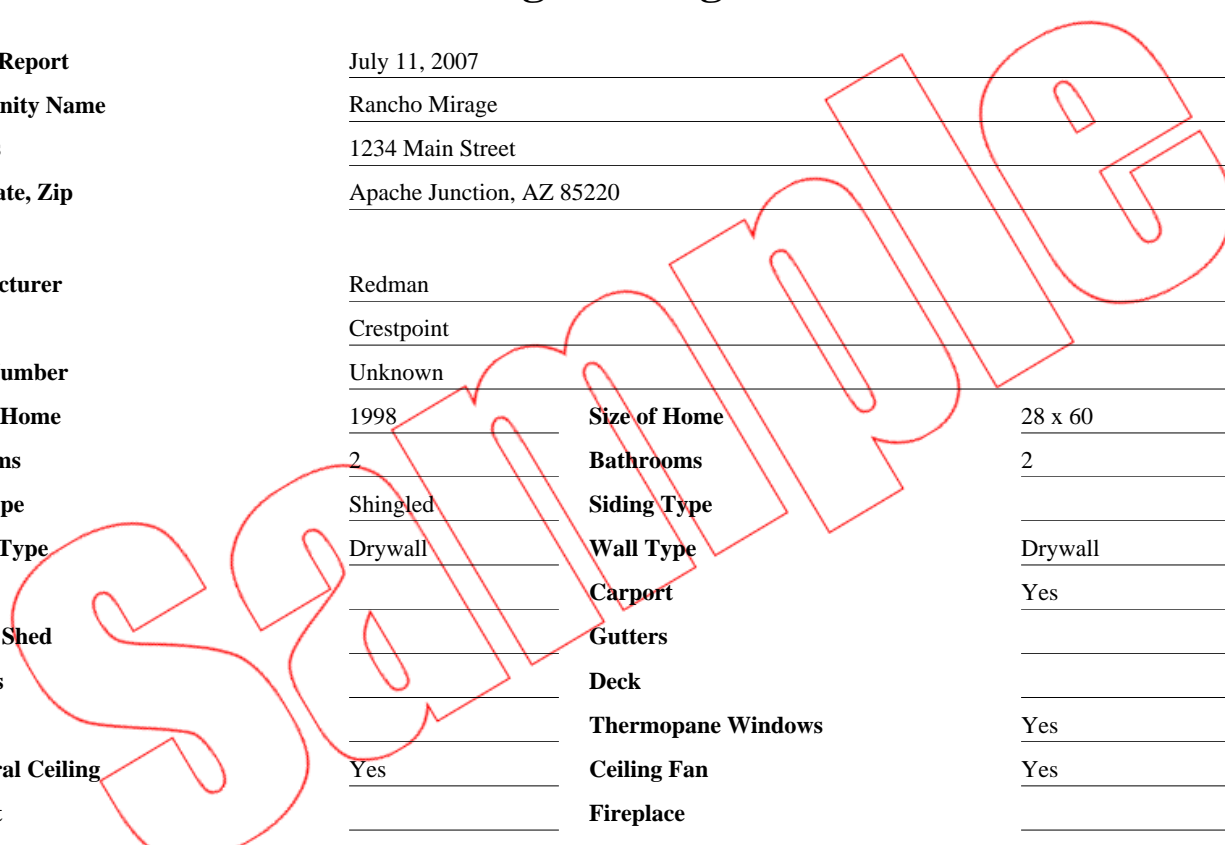


Table of Contents

Subject Home Summary Page	3
Subject Home versus Homes Currently For Sale	
Homes with Similar Features	4
Homes with Similar Price	5
Homes with Similar Price per Square Foot	6
Subject Home versus Homes Recently Sold	
Homes with Similar Features	7
Homes with Similar Price	8
Homes with Similar Price per Square Foot	9
Area Manufactured Home Communities	10
Area Manufactured Home Retailers and Brokers	11
Area Zip Code Statistics	12
Census Bureau Information	13
Community Profile	17
Local Service Providers	19
Guidelines, Limitations, and Recommendations	20

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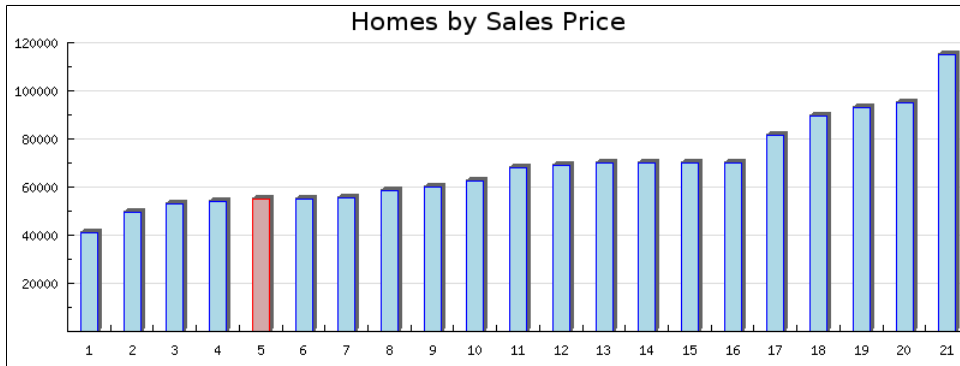
Date of Report	July 11, 2007		
Community Name	Rancho Mirage		
Address	1234 Main Street		
City, State, Zip	Apache Junction, AZ 85220		
Manufacturer	Redman		
Model	Crestpoint		
Serial Number	Unknown		
Year of Home	1998	Size of Home	28 x 60
Bedrooms	2	Bathrooms	2
Roof Type	Shingled	Siding Type	
Ceiling Type	Drywall	Wall Type	Drywall
Garage		Carport	Yes
Storage Shed		Gutters	
Shutters		Deck	
Patio		Thermopane Windows	Yes
Cathedral Ceiling	Yes	Ceiling Fan	Yes
Skylight		Fireplace	
Central Air	Yes	Walk-in Closet	
Laundry Room		Pantry	
Sun Room		Garden Tub	Yes
Basement		Garbage Disposal	
Microwave		Oven	Yes
Refrigerator	Yes	Dishwasher	Yes
Clothes Washer	Yes	Clothes Dryer	Yes
Lot Rent	447	Utilities	
Prop Taxes			



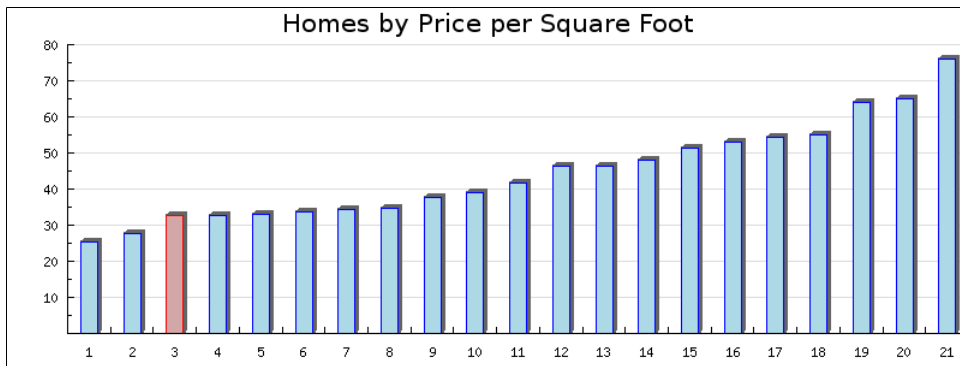
1998 Redman vs Other Similar Homes for Sale

The following homes are currently for sale in the area and are similar in age, size, and room count to the 1998 Redman. Use this information to help you evaluate the home's asking price. You may be able to use the information on this page to negotiate a better price.

Year	Make	Size	Beds	Baths	Roof Type	Siding Type	Price	Price / Foot	Located in the same
1997	Fleetwood Lake Pointe	28x58	3	2	Shingled		\$40,900	\$25.18	Community
2000	Crestridge	32x56	3	2	Shingled	Other	\$49,500	\$27.62	State
1999	Palm Harbor 8561-LE Magic Manor	28x56	4	2	Shingled	Other	\$53,000	\$33.80	State
2000	Crest Ridge	28x56	3	2	Shingled	Other	\$53,900	\$34.38	State
1998	Redman Crestpoint	28x60	2	2	Shingled		\$54,900	\$32.68	Community
2000	Redman Americana	28x60	3	2	Shingled	Other	\$55,500	\$33.04	State
1994	Fleetwood	28x60	3	2			\$58,500	\$34.82	State
1996	Skyline	26x61	2	2	Shingled	Other	\$59,900	\$37.77	Zip
1998	Champion SunVI	24x56	3	2			\$62,500	\$46.50	Zip
1998	Champion 2 bed + Den	24x52	2	2	Shingled	Other	\$67,900	\$54.41	City
1996	Redman	28x48	2	2			\$68,900	\$51.26	Zip
1998	Golden West	28x60	3	2			\$69,900	\$41.61	State
2000	Cavco	28x64	2	2	Shingled	Other	\$69,900	\$39.01	State
2000	Cavco	28x54	3	2	Shingled	Other	\$69,900	\$46.23	City
2000	Palm Harbor	28x52	3	2	Shingled	Other	\$69,900	\$48.01	County
1997	Palm Harbor Liberator II	28x53	2	2	Shingled	Other	\$81,500	\$54.92	City
2003	Cavco McDowell	26x65	2	2	Shingled	Other	\$89,500	\$52.96	State
1998	Cavco	28x52	3	2			\$93,000	\$63.87	State
1999	Cavco	26x48	2	2			\$95,000	\$76.12	State
1998	Cavco McDowell	26x68	3	2			\$115,000	\$65.05	State



This graph displays the sales price of similar homes in the area. The red bar represents the 1998 Redman. If the home is to the left of the center of the graph, the home is priced less than most similar homes. If the home is to the right of the center, the home is priced more than most similar homes.

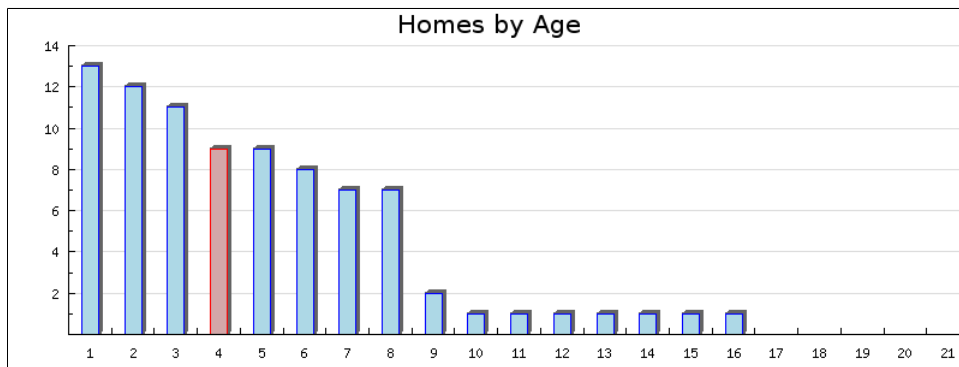


This graph shows the price per square foot of similar homes in the area. The red bar represents the price per square foot of the 1998 Redman home. If the home is to the left of the center of the graph, the home is priced less per square foot than most similar homes. If the home is to the right of the center, the home is priced more per square foot than most similar homes.

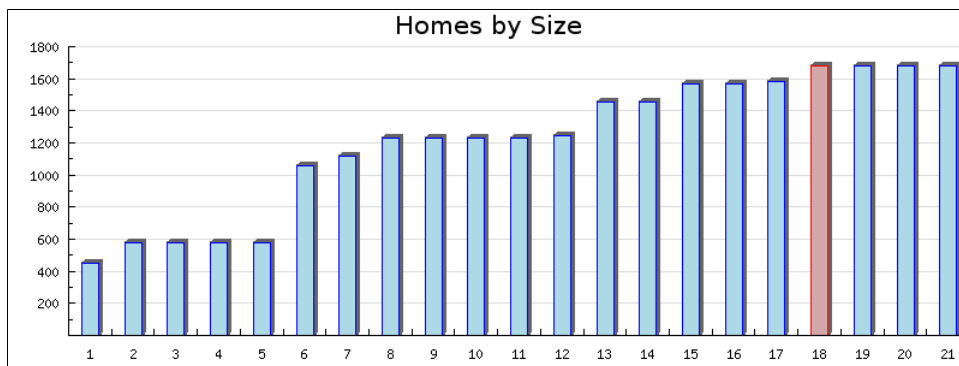
1998 Redman vs Similarly Priced Homes for Sale

The following homes are currently for sale in the area and are priced similarly to the 1998 Redman. These homes could be purchased for approximately the same amount of money as the 1998 Redman. Consider how these homes compare in terms of size and features and adjust your offer accordingly.

Year	Make	Size	Beds	Baths	Roof Type	Siding Type	Price	Price / Foot	Located in the same
2006	Cavco 9014LT	11x41	1	1			\$49,900	\$110.64	State
2007	Palm Harbor DVG366L2	16x70	3	2			\$49,900	\$44.55	State
1999	Palm Harbor 8561-LE Magic Manor	28x56	4	2	Shingled	Other	\$53,000	\$33.80	State
2000	Crest Ridge	28x56	3	2	Shingled	Other	\$53,900	\$34.38	State
1995	Skyline	24x44	2	2	Shingled	Vinyl	\$54,900	\$51.99	Zip
1998	Redman Crestpoint	28x60	2	2	Shingled		\$54,900	\$32.68	Community
2000	Redman Americana	28x60	3	2	Shingled	Other	\$55,500	\$33.04	State
2007	Fleetwood Celebration	28x44	3	2	Shingled	Other	\$56,900	\$46.19	City
2007	Fleetwood Celebration	28x44	3	2	Shingled	Other	\$56,900	\$46.19	State
2007	Fleetwood Celebration	28x44	3	2	Shingled	Other	\$56,900	\$46.19	State
2007	Fleetwood Celebration	28x44	3	2	Shingled	Other	\$56,900	\$46.19	State
2005	Clayton	28x52	3	2	Shingled	Other	\$57,500	\$39.49	Zip
1994	Fleetwood	28x60	3	2			\$58,500	\$34.82	State
1996	Skyline	26x61	2	2	Shingled	Other	\$59,900	\$37.77	Zip
2006	Shult	24x52	2	2	Shingled		\$59,900	\$48.00	Zip
2006	Cavco LS1636	16x36	1	1			\$59,900	\$103.99	State
2006	Clayton	28x52	3	2	Shingled	Other	\$59,900	\$41.14	Zip
2006	Cavco LS1636	16x36	1	1			\$59,900	\$103.99	State
2006	Cavco LS1636	16x36	1	1			\$59,900	\$103.99	State
2006	Cavco LS1636	16x36	1	1			\$59,900	\$103.99	State



This graph displays the age of similarly priced homes in the area. The red bar represents the 1998 Redman. If the home is to the left of the center of the graph, the home is older than most similarly priced homes. If the home is to the right of the center, the home is newer than most similarly priced homes.

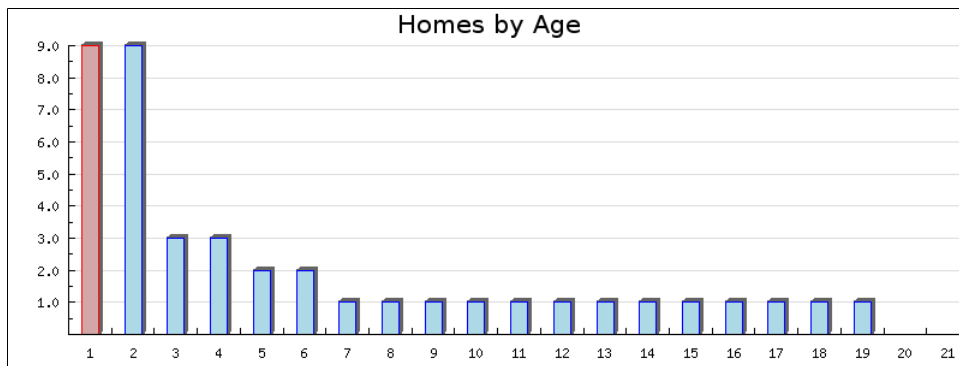


This graph shows the size of similarly priced homes in the area. The red bar represents the size of the 1998 Redman. If the home is to the left of the center of the graph, the home is smaller than most similarly priced homes. If the home is to the right of the center, the home is larger than most similarly priced homes.

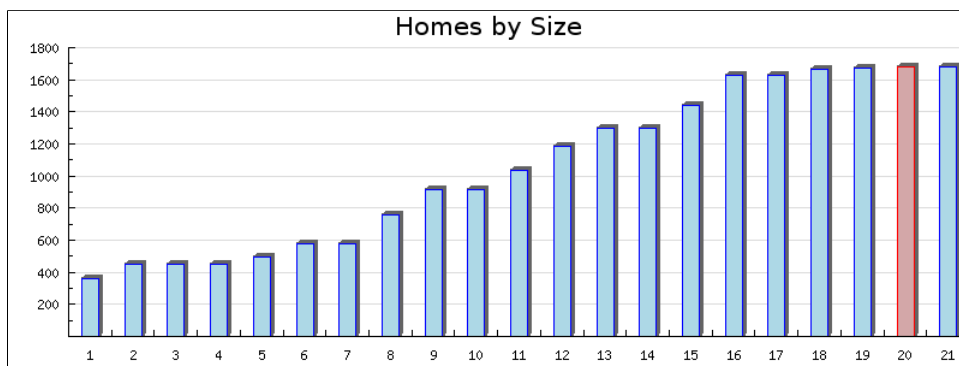
1998 Redman vs Similar Size Adjusted Homes for Sale

The following homes are currently for sale in the area and have a similar price per square foot. The price per square foot is calculated by dividing the price of the home by the size of the home. Compare the 1998 Redman to these homes to verify that the asking price is reasonable for a home of that size.

Year	Make	Size	Beds	Baths	Roof Type	Siding Type	Price	Price / Foot	Located in the same
2007	Cavco Ridgeview	27x44	2	2			\$80,535	\$67.79	State
2007	Cavco Sonoran Villa	13x38	1	1			\$36,900	\$74.70	State
2006	Champion EPA 183-PR	27x48	3	2			\$100,900	\$77.85	City
2006	Fleetwood 3502 X Alt	24x54	3	2			\$100,900	\$77.85	City
1998	Silvercrest Doublewide	24x43	2	2	Shingled	Other	\$85,000	\$82.36	State
2006	Palm Harbor Hawthorne	24x38	1	1.5			\$79,900	\$87.61	State
2006	Cavco 9113A	11x41	1	1			\$39,900	\$88.47	State
2006	Palm Harbor Hawthorne	24x38	1	1.5			\$84,500	\$92.65	State
2006	Palm Harbor Eastwood	20x38	1	2			\$73,900	\$97.24	State
2006	Cavco 9003C	11x41	1	1			\$43,900	\$97.34	State
2006	Cavco LS1636	16x36	1	1			\$59,900	\$103.99	State
2006	Cavco LS1636	16x36	1	1			\$59,900	\$103.99	State
2004	Cavco Broadmoor	27x62	2	2			\$179,500	\$107.23	State
2006	Cavco 9113A	11x33	1	1			\$39,900	\$109.92	State
2006	Cavco 9014LT	11x41	1	1			\$49,900	\$110.64	State
2004	Cavco Broadmoor	28x60	2	2			\$199,900	\$118.99	State
2006	Cavco Cambridge	28x58	2	2			\$199,900	\$123.09	State
2005	Cavco Legend	30x48	2	2			\$185,000	\$128.47	State
2006	Cavco Broadmoor	26x64	2	2			\$219,900	\$132.15	State
2005	Cavco Cambridge	28x58	2	2			\$244,000	\$150.25	State



This graph displays the age of similar size adjusted homes in the area. The red bar represents the 1998 Redman. If the home is to the left of the center of the graph, the home is older than most similar size adjusted homes. If the home is to the right of the center, the home is newer than than most similar size adjusted homes.

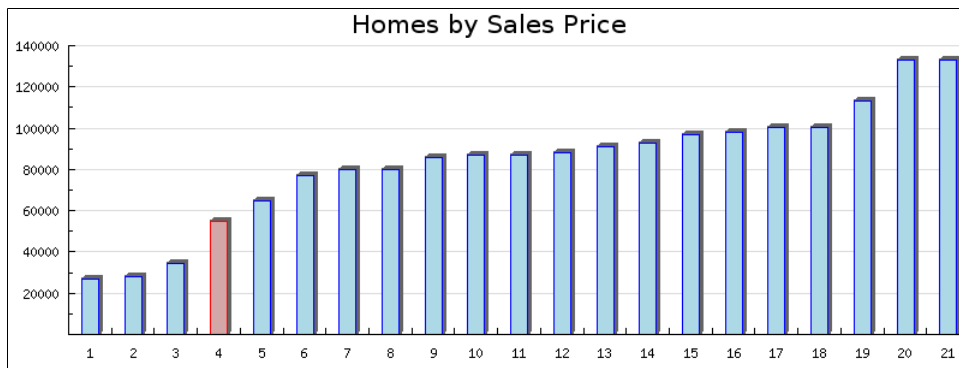


This graph shows the size of similar size adjusted homes in the area. The red bar represents the size of the 1998 Redman. If the home is to the left of the center of the graph, the home is smaller than most similar size adjusted homes. If the home is to the right of the center, the home is larger than most similar sized adjusted homes.

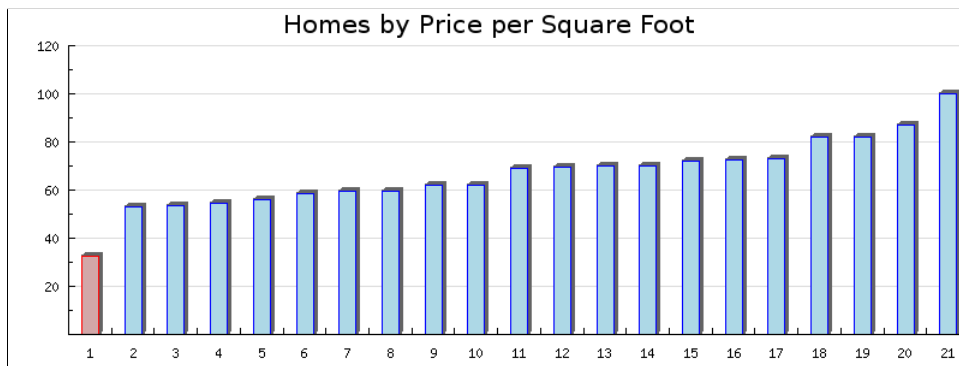
1998 Redman vs Recently Sold Homes

The following homes have recently sold in the area and are similar in age, size, and room count to the 1998 Redman. Use this information to help you evaluate the home's asking price. You may be able to use the information on this page to negotiate a better price.

Year	Make	Size	Beds	Baths	Roof Type	Siding Type	Price	Price / Foot	Located in the same
2007	Cavco Summer Sizzler	11x35					\$26,900	\$69.87	State
2007	Cavco Summer Sizzler	11x35					\$27,900	\$72.47	State
2007	Cavco Sonoran Villa	13x38					\$34,610	\$70.06	State
2007	Cavco LS1836	18x36					\$64,900	\$100.15	State
2006	Palm Harbor Winslow	24x44					\$76,900	\$72.82	State
2007	Cavco Oakcrest	24x56					\$79,900	\$59.45	State
2007	Cavco Oakcrest	24x56					\$79,900	\$59.45	State
2007	Cavco Ashfield w/Retreat	27x60					\$85,900	\$53.02	State
2007	Palm Harbor Ridgeview	27x37					\$86,900	\$86.99	State
2007	Cavco Lincolnshire	27x60					\$86,900	\$53.64	State
2007	Cavco Lincolnshire	27x60					\$87,900	\$54.26	State
2007	Palm Harbor Lincolnshire	27x60					\$90,900	\$56.11	State
2007	Palm Harbor Oakcrest	24x56					\$92,900	\$69.12	State
2007	Palm Harbor Oakcrest	24x56					\$96,900	\$72.10	State
2007	Palm Harbor Glenview	28x60					\$97,900	\$58.27	State
2006	Palm Harbor Lincolnshire	27x60					\$100,500	\$62.04	State
2006	Palm Harbor Lincolnshire	27x60					\$100,500	\$62.04	State
2006	Palm Harbor Lincolnshire	27x60					\$112,900	\$69.69	State
2007	Palm Harbor Lincolnshire	27x60					\$133,000	\$82.10	State
2007	Palm Harbor Lincolnshire	27x60					\$133,000	\$82.10	State



This graph displays the price of similar homes that have recently sold in the area. The red bar represents the 1998 Redman. If the home is to the left of the center of the graph, the home is priced less than what most similar homes have sold for. If the home is to the right of the center, the home is priced more than what most similar homes have sold for.

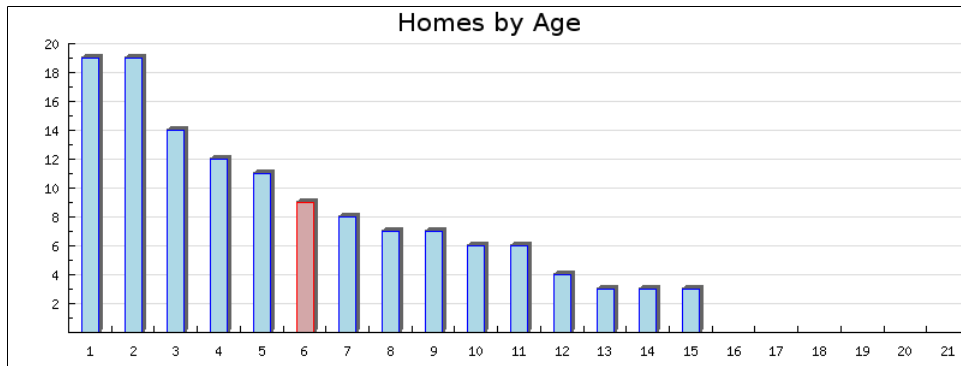


This graph shows the price per square foot of similar homes that have recently sold in the area. The red bar represents the price per square foot of the 1998 Redman. If the home is to the left of the center of the graph, the home is priced less per square foot than what most similar homes have sold for. If the home is to the right of the center, the home is priced more per square foot than what most similar homes have sold for.

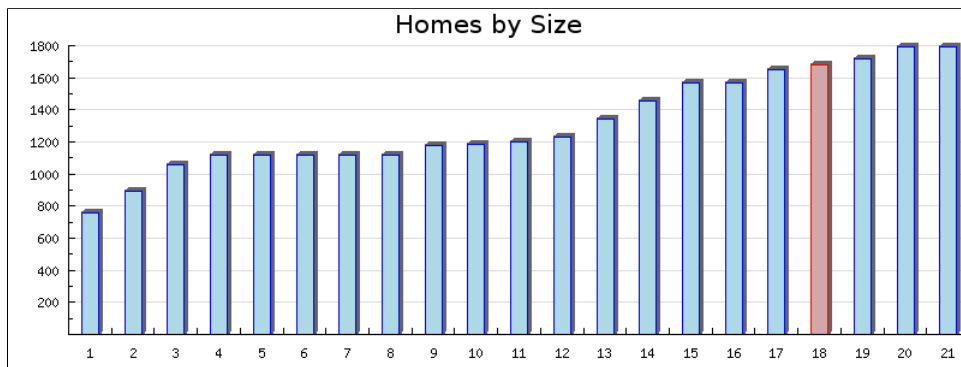
1998 Redman vs Recently Sold Similarly Priced Homes

The following homes have recently sold in the area and were priced similarly to the 1998 Redman. These homes could have been purchased for approximately the same amount of money as the 1998 Redman. Consider how these homes compare in terms of size and features and adjust your offer accordingly.

Year	Make	Size	Beds	Baths	Roof Type	Siding Type	Price	Price / Foot	Located in the same
1993	Palm Harbor Phoenix	27x44	2	2	Metal	Other	\$49,900	\$42.00	State
2004	Palm Harbor Eastwood	20x38	2	2	Shingled	Other	\$49,900	\$65.66	State
2007	Palm Harbor Casita	16x70	3	2			\$49,900	\$44.55	State
2000	Cavco	28x56	3	2			\$49,900	\$31.82	State
2007	Palm Harbor	16x70	3	2			\$49,900	\$44.55	State
2007	Palm Harbor Casita	16x70	3	2			\$49,900	\$44.55	State
2007	Palm Harbor Casita	16x70	3	2			\$49,900	\$44.55	State
2007	Palm Harbor Casita DVG366L2	16x70	3	2			\$49,900	\$44.55	State
1996	SKYLINE SKYLINE	26x66	4	2	Shingle	C	\$50,017	\$29.15	State
1999	Fleetwood Festi	16x56	2	1			\$51,900	\$57.92	City
2001	STONECREE	28x56	0	0	maybe	maybe	\$51,923	\$33.11	State
1988	Fuqua	28x64	4	2	Shingled		\$53,500	\$29.85	State
1988	Redman	24x44	2	2	Shingled	Other	\$54,900	\$51.99	State
2001	CMH Mfg Clayton Dream	28x59	3	2	Shingled	Other	\$55,900	\$33.84	Zip
2000	XL	28x64	3	2	Shingled	Other	\$56,500	\$31.53	Zip
2007	Fleetwood Celebration	28x44	3	2	Shingled	Other	\$56,900	\$46.19	State
2003	Champion	28x52	4	2	Shingled	Other	\$58,900	\$40.45	Zip
1995	Palm Harbor	28x48	2	2	Shingled	Other	\$59,900	\$44.57	Zip
2004	Fleetwood	24x49	3	2			\$60,000	\$51.02	State
2004	Fleetwood	24x50	3	2			\$60,000	\$50.00	State



This graph displays the age of similarly priced homes that have recently sold in the area. The red bar represents the 1998 Redman. If the home is to the left of the center of the graph, the home is older than most similarly priced homes. If the home is to the right of the center, the home is newer than than most similarly priced homes.

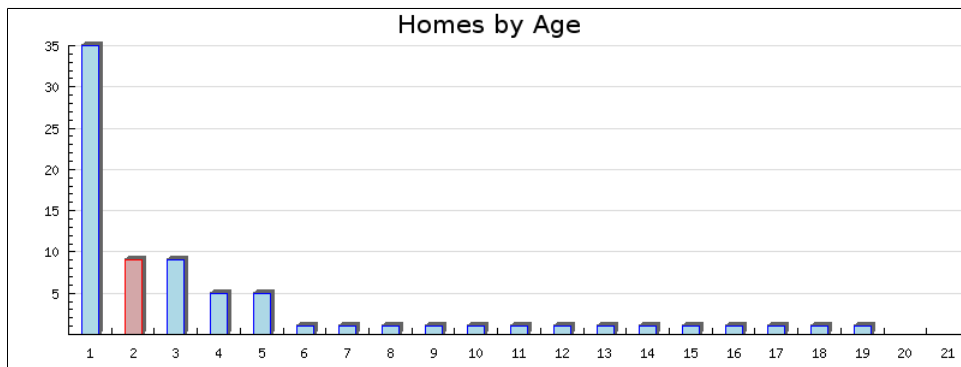


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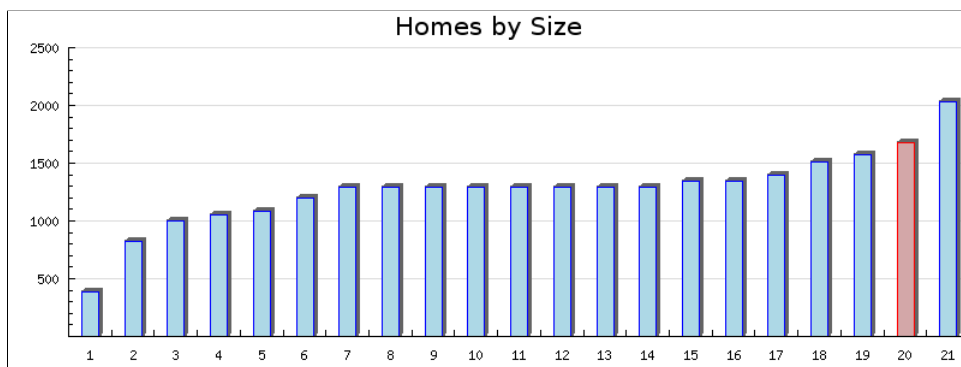
1998 Redman vs Similar Recently Sold Size Adjusted Homes

The following homes have recently sold in the area and had a similar price per square foot. The price per square foot is calculated by dividing the price of the home by the size of the home. Compare the 1998 Redman to these homes to verify that the asking price is reasonable for a home of your size.

Year	Make	Size	Beds	Baths	Roof Type	Siding Type	Price	Price / Foot	Located in the same
2002	Hallmark	39x52	2	2	Shingled	Other	\$169,500	\$83.58	State
2006	Champion EPA 183-PR	27x48	3	2			\$99,900	\$77.08	City
2006	Fleetwood 3502 X Alt	24x54	3	2			\$103,900	\$80.17	City
2006	Palm Harbor SEP6	27x48	2	2			\$130,900	\$101.00	City
2006	Champion EPA 183-PR	27x48	3	2			\$99,900	\$77.08	City
2006	Fleetwood 3502 X Alt	24x54	3	2			\$99,900	\$77.08	City
2006	Champion EPA 183-PR	27x48	3	2			\$100,900	\$77.85	City
2006	Fleetwood 3502 X Alt	24x54	3	2			\$100,900	\$77.85	City
2006	Palm Harbor SEP6	27x48	2	2			\$130,900	\$101.00	City
2006	Champion EPA 182-PR	27x56	3	2			\$109,900	\$72.69	City
2002	HBOS MANUFACTURING, LP OAKWOODAC	28x56	3	2	Shingled	Other	\$122,529	\$78.14	State
2006	Redman	28x48	2	2	Shingled	Other	\$93,500	\$69.57	State
2006	Champion	28x50	3	2	Shingled	Other	\$94,700	\$67.64	State
2006	Redman	28x48	3	2	Shingled	Other	\$95,000	\$70.68	State
1972	unknown single wide	12x60	2	1.5	Metal	Metal	\$75,000	\$91.46	State
2007	Palm Harbor Ridgeview	27x37					\$86,900	\$86.99	State
2007	Cavco Summer Sizzler	11x35					\$26,900	\$69.87	State
2006	Palm Harbor Winslow	24x44					\$76,900	\$72.82	State
1998	Cavco	27x40	2	2			\$89,900	\$83.24	State
2006	Fleetwood	24x50	3	2			\$93,900	\$78.25	State



This graph displays the age of similar sized adjusted homes that have recently sold in the area. The red bar represents the 1998 Redman. If the home is to the left of the center of the graph, the home is older than most similar size adjusted homes. If the home is to the right of the center, the home is newer than than most similar size adjusted homes.



This graph shows the size of similar size adjusted homes that have recently sold in the area. The red bar represents the size of the 1998 Redman. If the home is to the left of the center of the graph, the home is smaller than most similar size adjusted homes. If the home is to the right of the center, the home is larger than most similar adjusted homes.

Manufactured Home Communities in the Area

The following communities are in the area and have homes for sale. You may want to visit these communities, inspect the homes for sale, and adjust your offer accordingly.

Name	Address	City, State	Phone	For Sale	Sold	Avg * Days
Apache East Estates	3500 South Tomahawk Road	Apache Junction, AZ	(480) 983-1172	3	6	180
Apache Skies Mobile Home Park	102 South Ironwood Drive	Apache Junction, AZ	(480) 982-6916	0	0	
Bonita Vista Mobile Home Park	2175 West Southern Avenue	Apache Junction, AZ	(480) 982-5630	1	0	
Cactus Gardens Mobile Home Park	1024 South Cedar Drive	Apache Junction, AZ	(602) 983-6528	0	0	
Countryside RV Resort	2701 South Idaho Road	Apache Junction, AZ	(480) 982-1537	0	0	
Denali Park Estates	3405 South Tomahawk Road	Apache Junction, AZ	(480) 982-4019	6	7	196
Desert Harbor	3700 South Ironwood	Apache Junction, AZ	(480) 288-8876	1	0	
Desert Park	900 South Idaho Road	Apache Junction, AZ	(602) 982-3009	0	0	
La Casa Blanca	2208 West Baseline Road	Apache Junction, AZ	(480) 983-0466	6	1	56
Lamplighter Mobile Village	2810 West 4th Avenue	Apache Junction, AZ	(602) 982-4302	0	0	
Mountain Vista	1100 South Warner Drive	Apache Junction, AZ	(480) 983-5484	0	0	
Palmas Del Sol East	3400 South Ironwood Road	Apache Junction, AZ	(480) 983-4084	0	0	
Paradise Mobile Home Park	2481 West Broadway Avenue	Apache Junction, AZ	(602) 982-6768	0	0	
Pueblo Mobile Manor	834 South Meridian Road	Apache Junction, AZ	(480) 984-6811	1	0	
Quail Run	3700 South Tomahawk	Apache Junction, AZ	(480) 983-9807	0	0	
Raindance Mobile Home Park	2605 South Tomahawk	Apache Junction, AZ	(480) 982-1886	0	0	
Sierra Del Saguario	1855 West Southern Avenue	Apache Junction, AZ	(480) 982-2444	0	0	
Sunrise Rv Resort	1403 West Broadway Avenue	Apache Junction, AZ	(602) 983-2500	0	0	
Superstition Falls	3301 Gold Field Drive	Apache Junction, AZ	(480) 288-1818	0	0	
Superstition Sunrise	702 South Meridian	Apache Junction, AZ	(480) 986-4524	0	0	

* Average number of days a home was on the market before it sold.

Manufactured Home Retailers and Brokers in the Area

The following retailers and brokers in your area can assist you with your home buying and selling needs. Contact them to learn what they can do for you.

Company	Address	City, State	Phone	Homes For Sale
Park Home Sales	260 N. Gilbert Rd. #2	Mesa, AZ	(480) 854-7088	31
Cardinal Homes	330 S. 72nd Place	Mesa, AZ	(480) 985-3200	19
Nuevo Manufactured Homes	3300 E Broadway Rd #67	Mesa, AZ	(480) 747-7482	5
Summit Homes	7016 E EXMOOR DR	Mesa, AZ	(480) 854-4424	4
Bronco Homes, Inc	2849 E Main Street	Mesa, AZ	(800) 487-0712	29
Easy Living Solutions Realty	2500 S Power Rd Ste 103	Mesa, AZ	(800) 847-3687	18
Park Place Resort	306 S Recker Road	Mesa, AZ	(480) 830-1080	14
Hometown America	1650 South Arizona Avenue	Chandler, AZ	(480) 963-4455	14
Hometown America	8500 East Southern Avenue	Mesa, AZ	(480) 373-8500	13
Hometown America	3405 South Tomahawk Road	Apache Junction, AZ	(480) 982-4019	6
Homes of America	9846 E. Apache Trail	Mesa, AZ	(480) 474-8783	6
Coyote Home Sales	10702 E. Apache Trail	Apache Junction, AZ	(480) 235-8787	4
Hometown America	3500 South Tomahawk Road	Apache Junction, AZ	(480) 983-1172	3
Apache Gardens Home Communtiy, LLC	1617 N Ironwood Dr.	Apache Junction, AZ	(480) 288-0311	3
Goldfield Homes	5058 N Delaware Dr	Apache Junction, AZ	(480) 474-2484	1
Winterhaven	2400 E. Baseline Ave. #6	Apache Junction, AZ	(480) 288-9276	1
Manufactured Home Sales				
Welcome Home	8610 east Apache Trail	Mesa, AZ	(480) 380-4088	0
Kelly's Mobile Home Sales, Inc.	40 W. Baseline Rd.	Tempe, AZ	(480) 345-3534	0
practical holdings group	331 west indigo drive	Chandler, AZ	(480) 510-6276	0
Sundancer Manufactured Home Sales	1616 E Main St. Ste. 106	Mesa, AZ	(480) 610-4660	0
City Gate Properties	1042 W. Farmdale Ave.	Mesa, AZ	(480) 650-6373	0
Nuevo Manufactured Homes	3300 E Broadway Rd #67	Mesa, AZ	(480) 247-2189	0

Currently for Sale Home Statistics by Zip Code

The following table displays the average year, price, and home size for homes currently for sale in the area. The zip code of the 1998 Redman is in bold and blue.

Zip	Average Year	Average Price	Average Home Size	Zip	Average Year	Average Price	Average Home Size
	1997	\$50,793	1,309	85026	1999	\$46,900	1,344
85099	1998	\$39,700	1,092	85201	1994	\$42,272	1,141
85202	1999	\$49,950	1,416	85203	2000	\$42,000	1,280
85204	1988	\$51,157	1,202	85205	1983	\$11,533	453
85206	1998	\$62,800	1,224	85207	2004	\$48,032	764
85208	2002	\$82,992	1,194	85209	1996	\$108,818	1,359
85212	2005	\$199,900	1,652	85213	1997	\$57,605	1,275
85215	1990	\$54,450	1,278	85219	1997	\$64,000	1,269
85220	1999	\$51,391	1,283	85224	2001	\$32,900	1,232
85225	1983	\$20,020	941	85242	1999	\$52,567	1,403
85248	2002	\$55,800	1,224	85264	1999	\$29,500	1,056
85290	2004	\$52,400	1,232	85396	2000	\$43,567	1,285

For all Zip Codes: Average Home Year **1997** Average Home Price **\$56,294** Average Home Size **1,205**

Recently Sold Home Statistics by Zip Code

The following table displays the average year, price, and home size for homes that have recently sold in the area. The zip code of the 1998 Redman is in bold and blue.

Zip	Average Year	Average Price	Average Home Size	Zip	Average Year	Average Price	Average Home Size
	1998	\$37,564	1,318	85201	1994	\$26,524	1,154
85202	1978	\$15,374	856	85203	1993	\$25,279	1,267
85204	1984	\$21,856	1,118	85205	1981	\$16,996	868
85206	1996	\$53,063	1,371	85207	1996	\$43,215	1,184
85208	1997	\$71,955	1,379	85209	1989	\$34,367	1,068
85210	1991	\$28,657	987	85212	2000	\$115,000	1,968
85213	1993	\$49,532	1,117	85215	1985	\$49,900	1,152
85219	1998	\$60,210	1,223	85220	1995	\$32,848	1,180
85224	1985	\$24,410	1,265	85225	1990	\$24,010	1,073
85242	1998	\$51,379	1,477	85248	1996	\$47,404	1,304
85249	1998	\$17,400	2,240	85256	1997	\$24,657	1,120
85296	1992	\$8,000	1,152	85396	1999	\$25,000	1,904

For all Zip Codes: Average Home Year **1993** Average Home Price **\$37,692** Average Home Size **1,281**

Census Statistics for Mesa, 85201

Manufactured Housing				Site Built Housing					
# Homes Sited	2108	Median Value	\$24,500	# Homes Occupied	19182	Vacant Homes	2078	Median Value	\$96,500
# Owned	1442	Cost per Month (w/ Mort)	\$680	# By Owner	8706	For Sale	259	Cost per Month (w/ Mort)	\$873
# Rental	380	Cost per Month (w/o Mort)	\$540	# By Renter	10476	For Rent	1463	Cost per Month (w/o Mort)	\$270
# Vacant	286	Family Size Occupied	2.8	Family Size Occ.	2.80	Seasonal	268	Rent per Month Occupied	\$552
		Family Size Renter	3.4	Family Size Renter	2.36	Room Count	4.20	Rent per Month Vacant	\$684

Census Statistics for Mesa, 85202

Manufactured Housing				Site Built Housing					
# Homes Sited	813	Median Value	\$19,500	# Homes Occupied	16782	Vacant Homes	1369	Median Value	\$118,600
# Owned	399	Cost per Month (w/ Mort)	\$705	# By Owner	8189	For Sale	95	Cost per Month (w/ Mort)	\$987
# Rental	45	Cost per Month (w/o Mort)	\$426	# By Renter	8593	For Rent	771	Cost per Month (w/o Mort)	\$280
# Vacant	369	Family Size Occupied	1.8	Family Size Occ.	2.77	Seasonal	468	Rent per Month Occupied	\$609
		Family Size Renter	1.4	Family Size Renter	2.15	Room Count	4.40	Rent per Month Vacant	\$631

Census Statistics for Mesa, 85203

Manufactured Housing				Site Built Housing					
# Homes Sited	479	Median Value	\$32,800	# Homes Occupied	12672	Vacant Homes	679	Median Value	\$124,100
# Owned	371	Cost per Month (w/ Mort)	\$515	# By Owner	7807	For Sale	108	Cost per Month (w/ Mort)	\$1,049
# Rental	37	Cost per Month (w/o Mort)	\$386	# By Renter	4865	For Rent	373	Cost per Month (w/o Mort)	\$302
# Vacant	71	Family Size Occupied	2.1	Family Size Occ.	3.10	Seasonal	111	Rent per Month Occupied	\$559
		Family Size Renter	3.6	Family Size Renter	2.55	Room Count	5.20	Rent per Month Vacant	\$577

Census Statistics for Mesa, 85204

Manufactured Housing				Site Built Housing					
# Homes Sited	2757	Median Value	\$20,700	# Homes Occupied	21021	Vacant Homes	2110	Median Value	\$102,200
# Owned	1633	Cost per Month (w/ Mort)	\$445	# By Owner	12955	For Sale	104	Cost per Month (w/ Mort)	\$920
# Rental	146	Cost per Month (w/o Mort)	\$145	# By Renter	8066	For Rent	794	Cost per Month (w/o Mort)	\$276
# Vacant	978	Family Size Occupied	1.8	Family Size Occ.	3.11	Seasonal	1009	Rent per Month Occupied	\$585
		Family Size Renter	2.1	Family Size Renter	2.89	Room Count	4.80	Rent per Month Vacant	\$622

Census Statistics for Mesa, 85205

Manufactured Housing				Site Built Housing					
# Homes Sited	6693	Median Value	\$33,400	# Homes Occupied	16947	Vacant Homes	6002	Median Value	\$114,300
# Owned	2312	Cost per Month (w/ Mort)	\$419	# By Owner	12869	For Sale	208	Cost per Month (w/ Mort)	\$1,031
# Rental	111	Cost per Month (w/o Mort)	\$166	# By Renter	4078	For Rent	472	Cost per Month (w/o Mort)	\$218
# Vacant	4270	Family Size Occupied	1.6	Family Size Occ.	2.46	Seasonal	5229	Rent per Month Occupied	\$562
		Family Size Renter	1.4	Family Size Renter	2.19	Room Count	4.60	Rent per Month Vacant	\$522

Census Statistics for Mesa, 85206

Manufactured Housing				Site Built Housing					
# Homes Sited	2195	Median Value	\$40,100	# Homes Occupied	12690	Vacant Homes	2638	Median Value	\$124,400
# Owned	1358	Cost per Month (w/ Mort)	\$583	# By Owner	9892	For Sale	275	Cost per Month (w/ Mort)	\$1,045
# Rental	109	Cost per Month (w/o Mort)	\$375	# By Renter	2798	For Rent	470	Cost per Month (w/o Mort)	\$234
# Vacant	728	Family Size Occupied	2	Family Size Occ.	2.39	Seasonal	1782	Rent per Month Occupied	\$755
		Family Size Renter	1.9	Family Size Renter	1.97	Room Count	5.10	Rent per Month Vacant	\$830

Census Statistics for Mesa, 85207

Manufactured Housing				Site Built Housing					
# Homes Sited	4242	Median Value	\$29,600	# Homes Occupied	9262	Vacant Homes	2987	Median Value	\$133,900
# Owned	1596	Cost per Month (w/ Mort)	\$491	# By Owner	8126	For Sale	150	Cost per Month (w/ Mort)	\$1,093
# Rental	313	Cost per Month (w/o Mort)	\$255	# By Renter	1136	For Rent	152	Cost per Month (w/o Mort)	\$284
# Vacant	2333	Family Size Occupied	1.8	Family Size Occ.	2.79	Seasonal	2410	Rent per Month Occupied	\$601
		Family Size Renter	2.5	Family Size Renter	2.99	Room Count	5.10	Rent per Month Vacant	\$531

Census Statistics for Mesa, 85208

Manufactured Housing				Site Built Housing					
# Homes Sited	9838	Median Value	\$53,200	# Homes Occupied	17317	Vacant Homes	6889	Median Value	\$126,700
# Owned	5069	Cost per Month (w/ Mort)	\$507	# By Owner	15838	For Sale	497	Cost per Month (w/ Mort)	\$1,048
# Rental	522	Cost per Month (w/o Mort)	\$288	# By Renter	1479	For Rent	433	Cost per Month (w/o Mort)	\$244
# Vacant	4247	Family Size Occupied	2	Family Size Occ.	2.41	Seasonal	5747	Rent per Month Occupied	\$502
		Family Size Renter	2.5	Family Size Renter	2.89	Room Count	4.80	Rent per Month Vacant	\$534

Census Statistics for Mesa, 85210

Manufactured Housing				Site Built Housing					
# Homes Sited	864	Median Value	\$10,500	# Homes Occupied	13507	Vacant Homes	1336	Median Value	\$108,900
# Owned	514	Cost per Month (w/ Mort)	\$426	# By Owner	6373	For Sale	110	Cost per Month (w/ Mort)	\$972
# Rental	130	Cost per Month (w/o Mort)	\$108	# By Renter	7134	For Rent	865	Cost per Month (w/o Mort)	\$244
# Vacant	220	Family Size Occupied	1.8	Family Size Occ.	3.00	Seasonal	284	Rent per Month Occupied	\$570
		Family Size Renter	2.9	Family Size Renter	2.59	Room Count	4.30	Rent per Month Vacant	\$609

Census Statistics for Mesa, 85212

Manufactured Housing				Site Built Housing					
# Homes Sited	223	Median Value	\$83,600	# Homes Occupied	3582	Vacant Homes	1198	Median Value	\$150,200
# Owned	133	Cost per Month (w/ Mort)	\$595	# By Owner	3107	For Sale	548	Cost per Month (w/ Mort)	\$1,256
# Rental	18	Cost per Month (w/o Mort)	\$360	# By Renter	475	For Rent	220	Cost per Month (w/o Mort)	\$253
# Vacant	72	Family Size Occupied	2.7	Family Size Occ.	2.85	Seasonal	178	Rent per Month Occupied	\$655
		Family Size Renter	1.7	Family Size Renter	2.94	Room Count	6.00	Rent per Month Vacant	\$717

Census Statistics for Mesa, 85213

Manufactured Housing				Site Built Housing					
# Homes Sited	4479	Median Value	\$16,900	# Homes Occupied	11012	Vacant Homes	3377	Median Value	\$147,600
# Owned	1637	Cost per Month (w/ Mort)	\$459	# By Owner	8944	For Sale	137	Cost per Month (w/ Mort)	\$1,188
# Rental	152	Cost per Month (w/o Mort)	\$139	# By Renter	2068	For Rent	292	Cost per Month (w/o Mort)	\$336
# Vacant	2690	Family Size Occupied	1.7	Family Size Occ.	2.96	Seasonal	2665	Rent per Month Occupied	\$624
		Family Size Renter	1.7	Family Size Renter	2.53	Room Count	5.10	Rent per Month Vacant	\$558

Census Statistics for Mesa, 85215

Manufactured Housing				Site Built Housing					
# Homes Sited	2431	Median Value	\$64,200	# Homes Occupied	6781	Vacant Homes	1634	Median Value	\$151,500
# Owned	1468	Cost per Month (w/ Mort)	\$450	# By Owner	6281	For Sale	143	Cost per Month (w/ Mort)	\$1,191
# Rental	91	Cost per Month (w/o Mort)	\$219	# By Renter	500	For Rent	61	Cost per Month (w/o Mort)	\$274
# Vacant	872	Family Size Occupied	1.6	Family Size Occ.	2.39	Seasonal	1298	Rent per Month Occupied	\$768
		Family Size Renter	1.4	Family Size Renter	2.29	Room Count	5.40	Rent per Month Vacant	\$775

Census Statistics for Apache Junction, 85219

Manufactured Housing				Site Built Housing					
# Homes Sited	6424	Median Value	\$57,400	# Homes Occupied	10581	Vacant Homes	6693	Median Value	\$146,700
# Owned	3121	Cost per Month (w/ Mort)	\$577	# By Owner	9054	For Sale	799	Cost per Month (w/ Mort)	\$1,036
# Rental	265	Cost per Month (w/o Mort)	\$390	# By Renter	1527	For Rent	333	Cost per Month (w/o Mort)	\$291
# Vacant	3038	Family Size Occupied	2	Family Size Occ.	2.19	Seasonal	5332	Rent per Month Occupied	\$462
		Family Size Renter	2.9	Family Size Renter	2.80	Room Count	4.40	Rent per Month Vacant	\$433

Census Statistics for Apache Junction, 85220

Manufactured Housing				Site Built Housing					
# Homes Sited	11654	Median Value	\$35,100	# Homes Occupied	13667	Vacant Homes	7177	Median Value	\$100,300
# Owned	5755	Cost per Month (w/ Mort)	\$552	# By Owner	11596	For Sale	387	Cost per Month (w/ Mort)	\$913
# Rental	674	Cost per Month (w/o Mort)	\$349	# By Renter	2071	For Rent	875	Cost per Month (w/o Mort)	\$223
# Vacant	5225	Family Size Occupied	2	Family Size Occ.	2.31	Seasonal	5389	Rent per Month Occupied	\$464
		Family Size Renter	2.6	Family Size Renter	2.40	Room Count	4.20	Rent per Month Vacant	\$471

Census Statistics for Chandler, 85224

Manufactured Housing				Site Built Housing					
# Homes Sited	47	Median Value	\$137,900	# Homes Occupied	15721	Vacant Homes	940	Median Value	\$126,700
# Owned	47	Cost per Month (w/ Mort)	\$1,560	# By Owner	10842	For Sale	77	Cost per Month (w/ Mort)	\$1,093
# Rental	0	Cost per Month (w/o Mort)	\$1,560	# By Renter	4879	For Rent	557	Cost per Month (w/o Mort)	\$291
# Vacant	0	Family Size Occupied	3	Family Size Occ.	2.97	Seasonal	129	Rent per Month Occupied	\$734
		Family Size Renter	NaN	Family Size Renter	2.22	Room Count	5.40	Rent per Month Vacant	\$849

Census Statistics for Chandler, 85225

Manufactured Housing				Site Built Housing					
# Homes Sited	1468	Median Value	\$18,400	# Homes Occupied	22050	Vacant Homes	1224	Median Value	\$122,500
# Owned	991	Cost per Month (w/ Mort)	\$463	# By Owner	15707	For Sale	279	Cost per Month (w/ Mort)	\$1,081
# Rental	234	Cost per Month (w/o Mort)	\$265	# By Renter	6343	For Rent	514	Cost per Month (w/o Mort)	\$303
# Vacant	243	Family Size Occupied	2.7	Family Size Occ.	2.91	Seasonal	302	Rent per Month Occupied	\$603
		Family Size Renter	3.7	Family Size Renter	3.19	Room Count	5.20	Rent per Month Vacant	\$653

Census Statistics for Queen Creek, 85242

Manufactured Housing				Site Built Housing					
# Homes Sited	1584	Median Value	\$95,100	# Homes Occupied	4035	Vacant Homes	410	Median Value	\$165,400
# Owned	1175	Cost per Month (w/ Mort)	\$858	# By Owner	3576	For Sale	109	Cost per Month (w/ Mort)	\$1,284
# Rental	206	Cost per Month (w/o Mort)	\$764	# By Renter	459	For Rent	19	Cost per Month (w/o Mort)	\$258
# Vacant	203	Family Size Occupied	3.3	Family Size Occ.	3.28	Seasonal	167	Rent per Month Occupied	\$515
		Family Size Renter	3.9	Family Size Renter	3.62	Room Count	5.60	Rent per Month Vacant	\$325

Census Statistics for Chandler, 85248

Manufactured Housing				Site Built Housing					
# Homes Sited	1410	Median Value	\$76,400	# Homes Occupied	14660	Vacant Homes	1841	Median Value	\$180,900
# Owned	1224	Cost per Month (w/ Mort)	\$528	# By Owner	13285	For Sale	256	Cost per Month (w/ Mort)	\$1,338
# Rental	44	Cost per Month (w/o Mort)	\$384	# By Renter	1375	For Rent	450	Cost per Month (w/o Mort)	\$296
# Vacant	142	Family Size Occupied	1.9	Family Size Occ.	2.34	Seasonal	966	Rent per Month Occupied	\$866
		Family Size Renter	3.4	Family Size Renter	2.61	Room Count	5.80	Rent per Month Vacant	\$849

Census Statistics for Chandler, 85249

Manufactured Housing				Site Built Housing					
# Homes Sited	334	Median Value	\$60,100	# Homes Occupied	3602	Vacant Homes	850	Median Value	\$149,500
# Owned	211	Cost per Month (w/ Mort)	\$575	# By Owner	3274	For Sale	180	Cost per Month (w/ Mort)	\$1,146
# Rental	114	Cost per Month (w/o Mort)	\$476	# By Renter	328	For Rent	34	Cost per Month (w/o Mort)	\$258
# Vacant	9	Family Size Occupied	2.3	Family Size Occ.	2.55	Seasonal	524	Rent per Month Occupied	\$598
		Family Size Renter	3.1	Family Size Renter	2.79	Room Count	5.10	Rent per Month Vacant	\$343

Census Statistics for Scottsdale, 85256

Manufactured Housing				Site Built Housing					
# Homes Sited	875	Median Value	\$24,200	# Homes Occupied	1266	Vacant Homes	529	Median Value	\$75,000
# Owned	316	Cost per Month (w/ Mort)	\$382	# By Owner	935	For Sale	23	Cost per Month (w/ Mort)	\$402
# Rental	56	Cost per Month (w/o Mort)	\$168	# By Renter	331	For Rent	12	Cost per Month (w/o Mort)	\$224
# Vacant	503	Family Size Occupied	2.3	Family Size Occ.	3.61	Seasonal	462	Rent per Month Occupied	\$141
		Family Size Renter	2.6	Family Size Renter	4.32	Room Count	4.20	Rent per Month Vacant	\$475

Census Statistics for Fort Mcdowell, 85264

Manufactured Housing				Site Built Housing					
# Homes Sited	42	Median Value	\$22,100	# Homes Occupied	254	Vacant Homes	45	Median Value	\$84,700
# Owned	27	Cost per Month (w/ Mort)	\$263	# By Owner	227	For Sale	0	Cost per Month (w/ Mort)	\$533
# Rental	10	Cost per Month (w/o Mort)	\$152	# By Renter	27	For Rent	4	Cost per Month (w/o Mort)	\$207
# Vacant	5	Family Size Occupied	2.8	Family Size Occ.	3.45	Seasonal	0	Rent per Month Occupied	\$263
		Family Size Renter	3.9	Family Size Renter	3.15	Room Count	5.50	Rent per Month Vacant	\$525

Census Statistics for Gilbert, 85296

Manufactured Housing				Site Built Housing					
# Homes Sited	76	Median Value	\$42,100	# Homes Occupied	10122	Vacant Homes	512	Median Value	\$164,100
# Owned	33	Cost per Month (w/ Mort)	\$215	# By Owner	9549	For Sale	289	Cost per Month (w/ Mort)	\$1,363
# Rental	36	Cost per Month (w/o Mort)	\$0	# By Renter	573	For Rent	33	Cost per Month (w/o Mort)	\$334
# Vacant	7	Family Size Occupied	2.8	Family Size Occ.	3.26	Seasonal	24	Rent per Month Occupied	\$987
		Family Size Renter	1.8	Family Size Renter	3.32	Room Count	6.70	Rent per Month Vacant	\$1,021

Community Profile

Rancho Mirage

2400 East Baseline Avenue
Apache Junction, AZ 85219

Year Built	1994	Age Restrictions	Yes
Number of Sites	312	Sidewalks	No
Vacant Sites	12	Swimming Pool	Yes
Rental Homes	0	Clubhouse	Yes
Street Width	Wide	Recreational Facilities	Yes
Street Type	Paved	Multisection Homes	100%
Offstreet Parking	Yes	Homes with Peaked Roofs	100%
Pets Allowed	Yes	Homes with Lap Siding	100%
Pets Restrictions	20 pounds and under		





Local Service Providers

Manufactured Home Lenders

The following companies are available to provide financing.

Company	Address	City, State	Phone
Country Place Mortgage	7165 E University Dr St 179-6	Mesa, AZ	(480) 355-5349

Manufactured Home Insurance

The following companies may be available to provide manufactured home insurance.

Company	Address	Phone
MHVillage	http://www.mhvillage.com/MobileHomeInsurance	(800) 397-2158

Manufactured Home Warranties

The following companies are available to provide manufactured home warranties.

Company	Address	Phone
MHVillage Home Guard	http://www.mhvillage.com/Warranty	(800) 397-2158

Manufactured Home Appraisals

The following companies are available to provide manufactured home appraisals.

Company	Address	Phone
Datacomp Appraisal Services	http://www.datacompusa.com/	(800) 365-1415

Market Analysis Report

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Use this report wisely and in the way it was intended

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