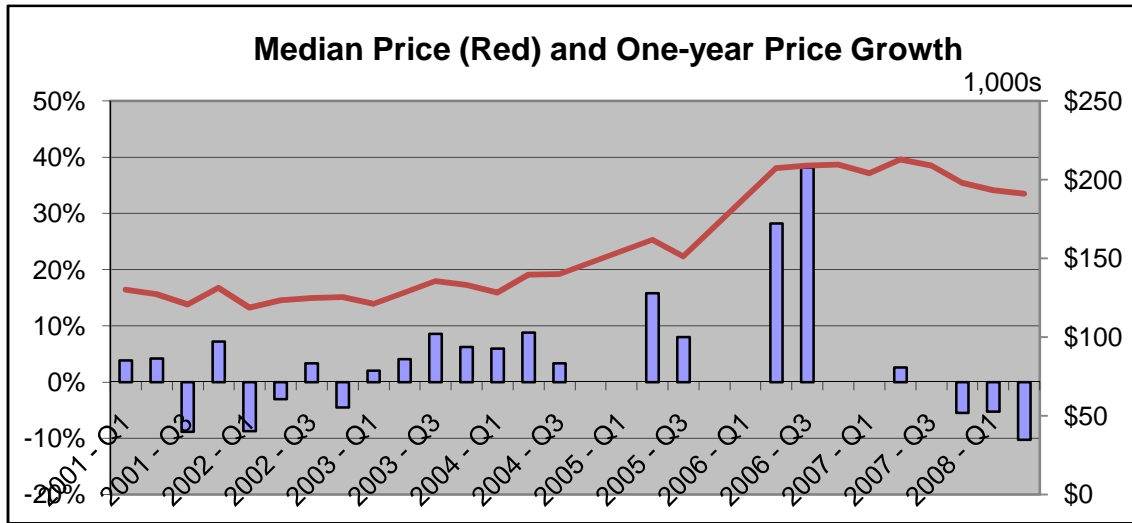
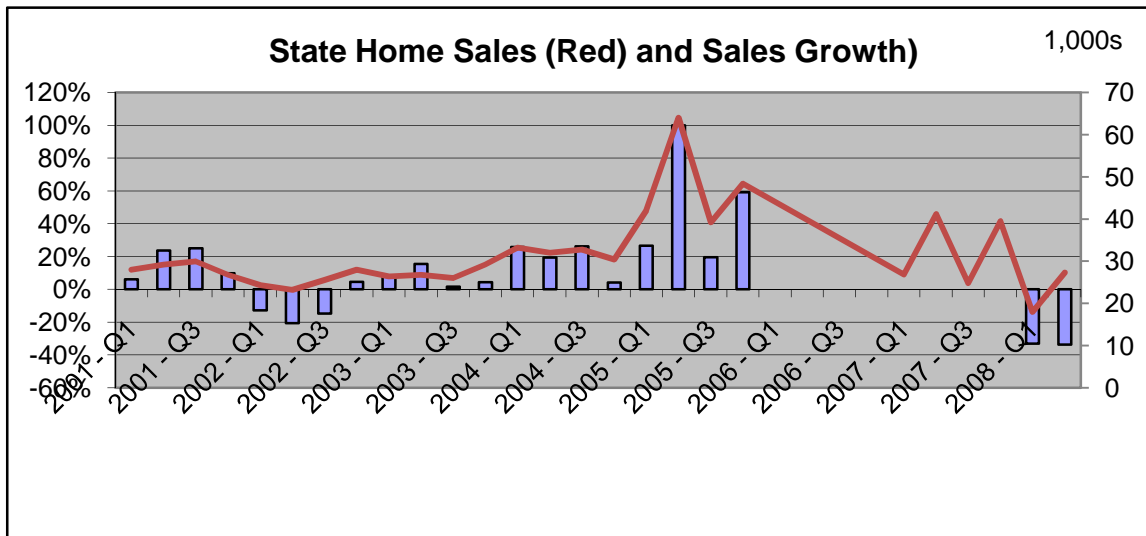




Boise City-Nampa Area Metro Market Report



	Boise City	U.S.	Local Trend
Price Activity			
1-year Appreciation (2008 Q2)	-10.2%	-7.1%	Weak for this metro area
3-year Appreciation (2008 Q2)	18.0%	-5.6%	Good for this market
3-year Housing Equity Gain	\$29,200	-\$12,333	
7-year Housing Equity Gain	\$63,700	\$56,500	
9-year Housing Equity Gain	\$64,200	\$67,900	



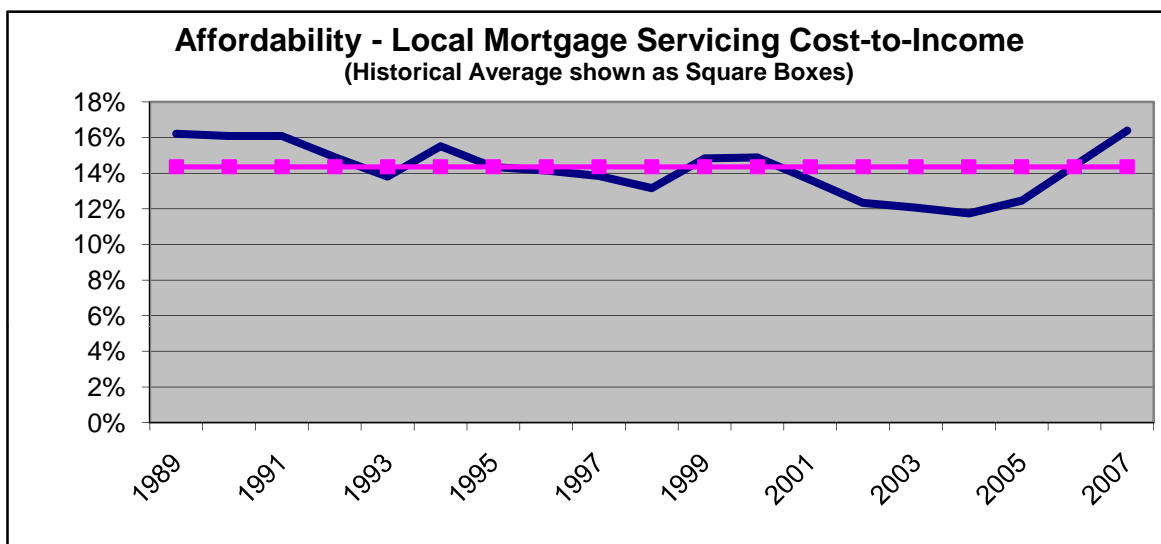
Home Sales and Construction Growth	Boise City	U.S.	
*State Existing Home Sales(2008 Q2)	-33.7%	-16.3%	Weak compared to local average
** Single-Family Housing Permits (2008 July)	-42.3%	-38.2%	Important to reduce supply

*versus same quarter, year-ago

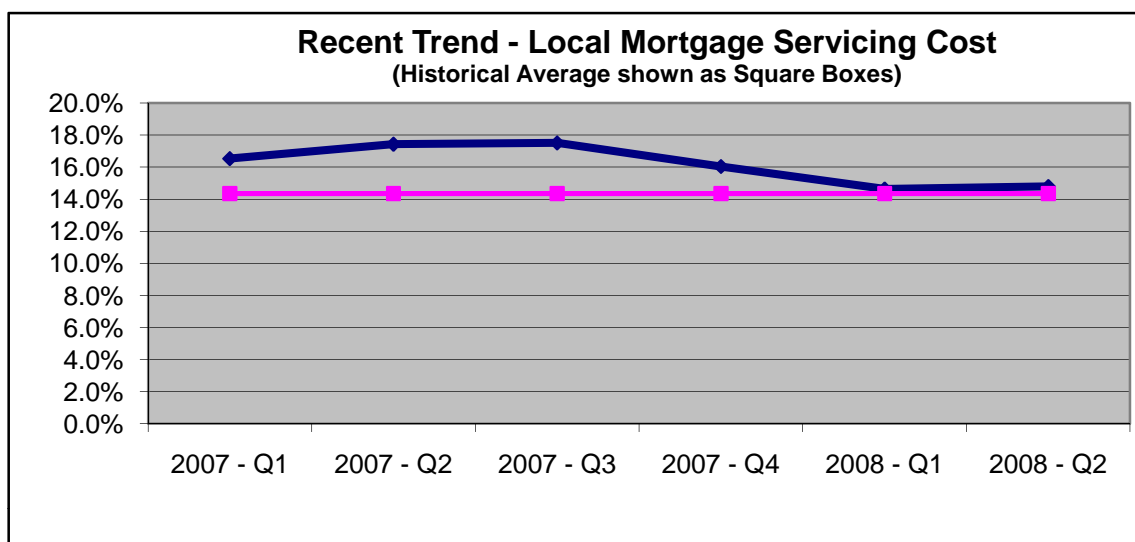
**Rolling 12-month sum vs. a year ago

Local Economic Outlook	Boise City	U.S.	
1-year Job Additions (2008 July)	-1,900	Not Comparable	Soft for this market
3-year Job Additions (2008 July)	19,400	Not Comparable	Weaker than local average
State Economic Activity Index	Idaho	U.S.	
12-month change (2008 July)	-1.5%	1.0%	Weak compared with nation
36-month change (2008 July)	11.1%	7.4%	Good relative to the nation

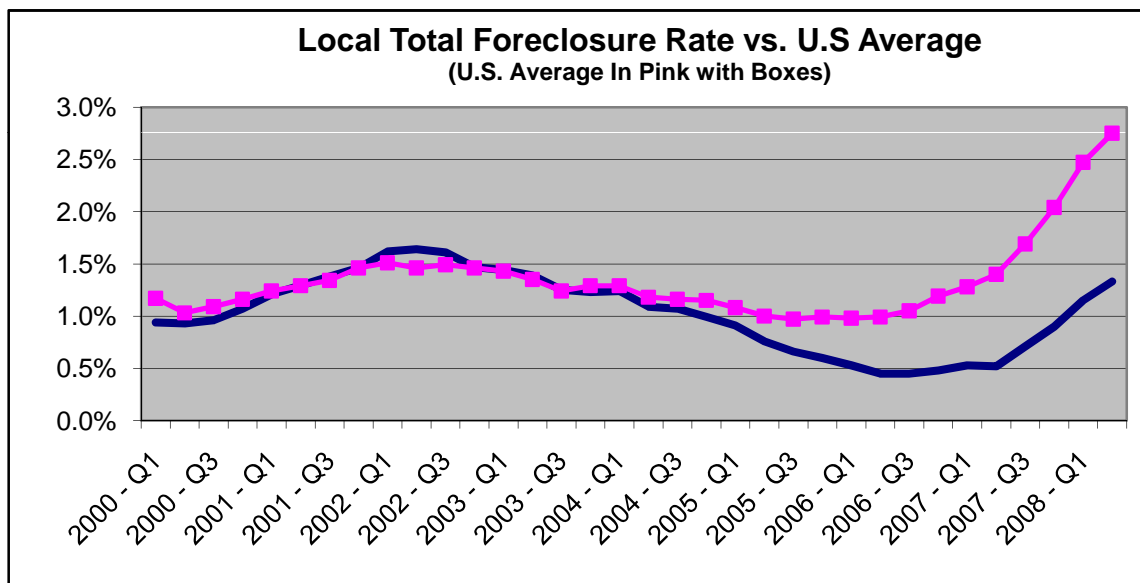
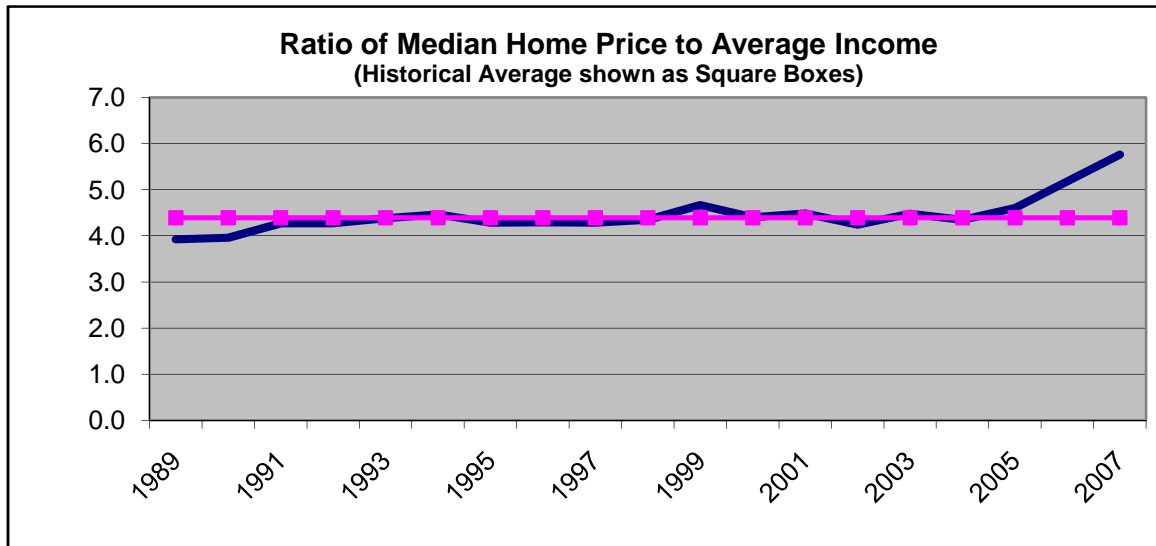
Local Demand Fundamentals	Boise City	U.S.	
1-year Job Growth Rate	-0.7%	-0.1%	Weak compared to other markets
3-year Job Growth Rate	7.6%	2.7%	Stronger than most metro areas
1-year Job Gain to New Single-Family Homes	-0.5	-0.1	Weak compared to the national average
3-year Job Gain to New Single-Family Homes	1.0	0.7	Good compared to the national average



Monthly Mortgage Payment to Income	Boise City	U.S.	
Ratio for all of 2007	16.4%	22.4%	Weak affordability
Ratio for Q2 2008	14.8%	20.8%	Weak by local standards
Historical Local Average	14.4%	22.8%	Good relative to the nation



Median Home Price to Income	Boise City	U.S.	
Ratio for 2007	5.8	7.9	Weak Relative to Local History
Historical Local Average	4.4	7.2	Good Compared to Nation Average



Monthly Market	Idaho	U.S.	
State Foreclosure Rate (2008 Q2)	1.3%	2.8%	Worrisome Local Increase
State Foreclosure Rate (2007 Q2)	0.5%	1.4%	Strong Compared to the Nation
State: Total Foreclosure Volume	3,505	Not Comparable	
State: Total Mortgages Serviced	263,524	Not Comparable	
State Prime Foreclosure Rate (2008 Q2)	0.7%	1.4%	Low for this area
State Subprime Foreclosure Rate (2008 Q2)	11.8%	19.4%	Worrisome relative to local history

30-year Fixed Mortgage Rate

