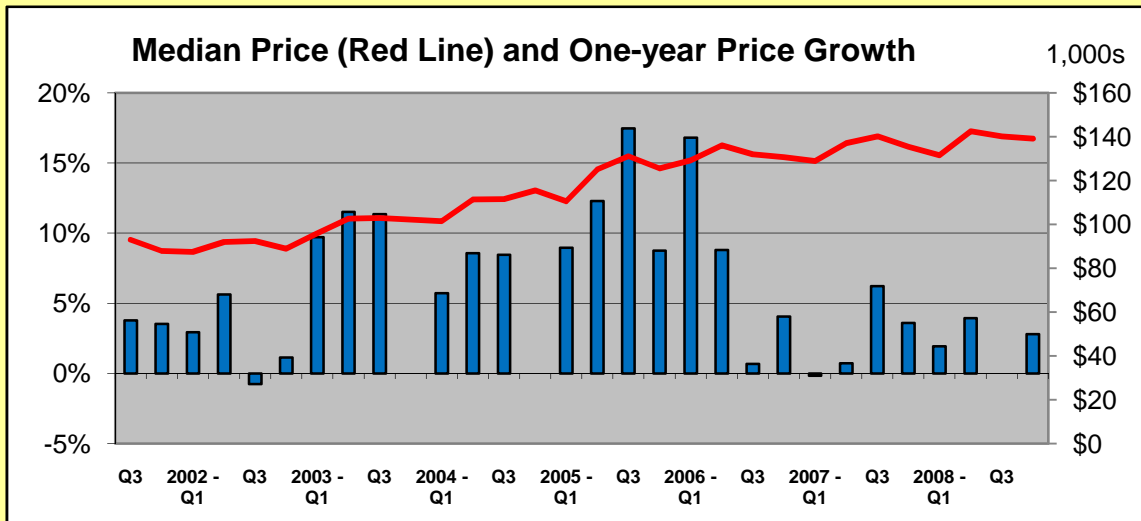


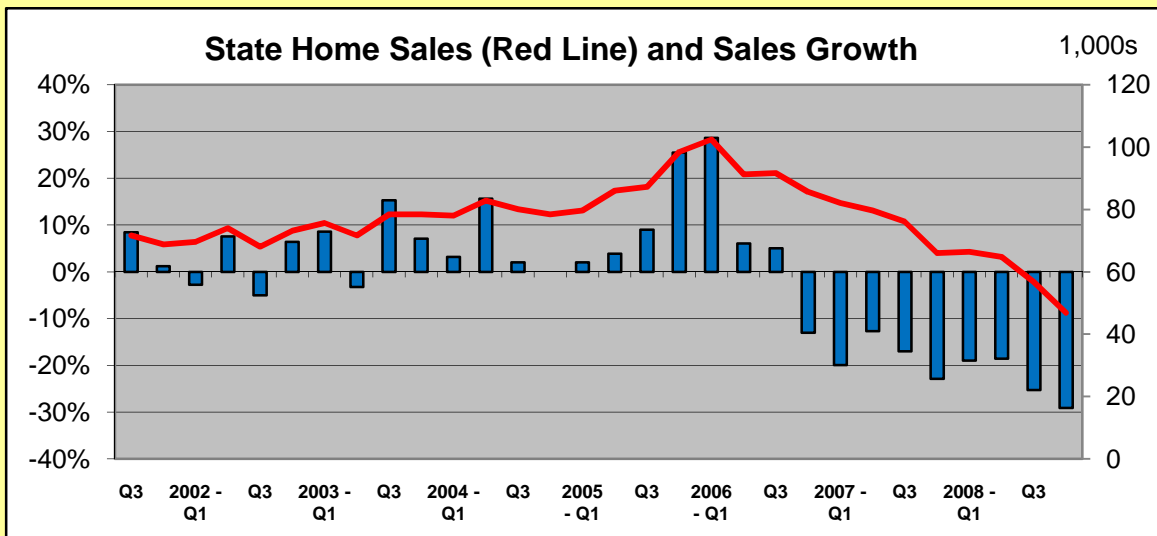


## Shreveport-Bossier City Area Metro Market Report, Fourth Quarter 2008

### Today's Market...



	Shreveport	U.S.	Local Trend
<b>Price Activity</b>			
Current Median Home Price (2008 - Q4)	\$139,200	\$180,800	
1-year Appreciation (2008 - Q4)	2.8%	-7.0%	Good for this metro area
3-year Appreciation (2008 - Q4)	10.8%	-19.8%	Respectable for this market
3-year (12-quarter) Housing Equity Gain	\$13,600	-\$44,567	
7-year (28 q) Housing Equity Gain	\$27,800	-\$13,167	
9-year (36 q) Housing Equity Gain	\$47,200	\$16,967	



Home Sales and Construction Growth	Louisiana	U.S.	
*State Existing Home Sales (Q4)	-29.1%	-16.4%	Weak compared to local average

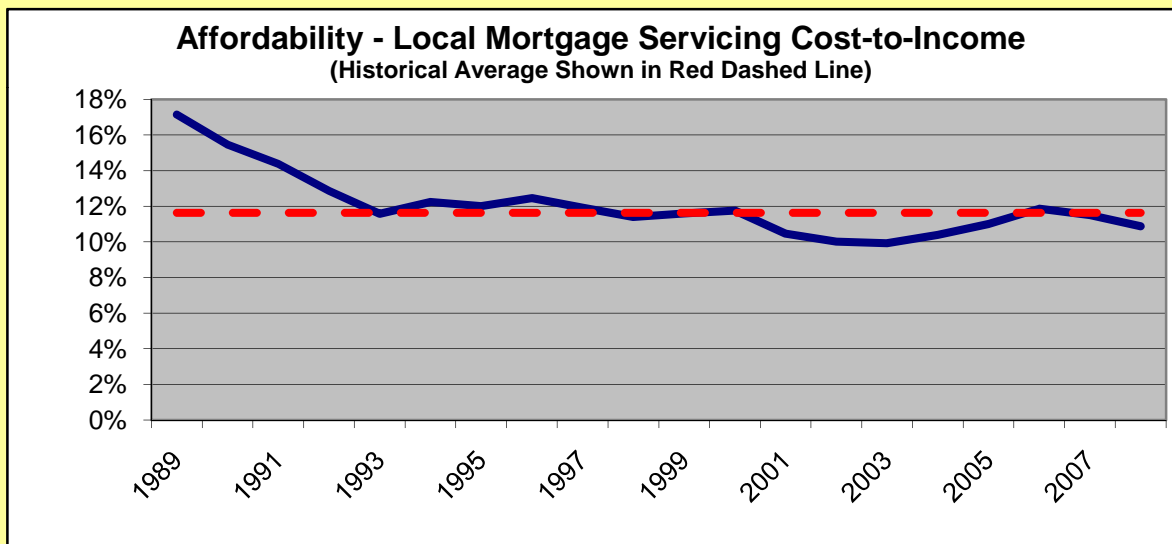
\*versus same quarter, year-ago

# Local Supply and Demand...

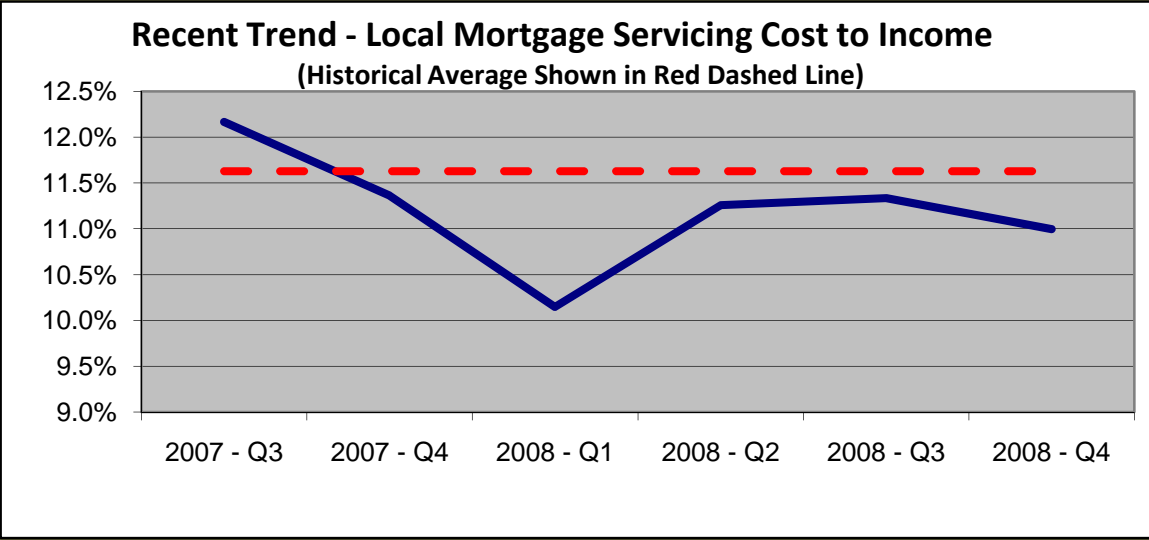
Local Economic Outlook	Shreveport	U.S.	
1-year Job Additions (2008 - Dec)	200	Not Comparable	Soft for this market
3-year Job Additions (2008 - Dec)	4,100	Not Comparable	Weaker than local average
State Economic Activity Index	Louisiana	U.S.	
12-month change (2008 - Dec)	0.8%	-0.9%	Good compared with nation
36-month change (2008 - Dec)	11.0%	4.5%	Good relative to the nation

Local Fundamentals	Shreveport	U.S.	
1-year (12 month) Job Growth Rate	0.1%	-0.4%	Respectable compared to other markets
3-year (36 month) Job Growth Rate	2.3%	2.5%	Weaker than most metro areas
1-year Job Gain to New Single-Family Homes	0.2	0.0	Good compared to the nation
3-year Job Gain to New Single-Family Homes	0.9	13.9	Weak compared to the nation
** Single-Family Housing Permits (2008 - Dec)	-35.0%	-41.3%	Important to reduce supply

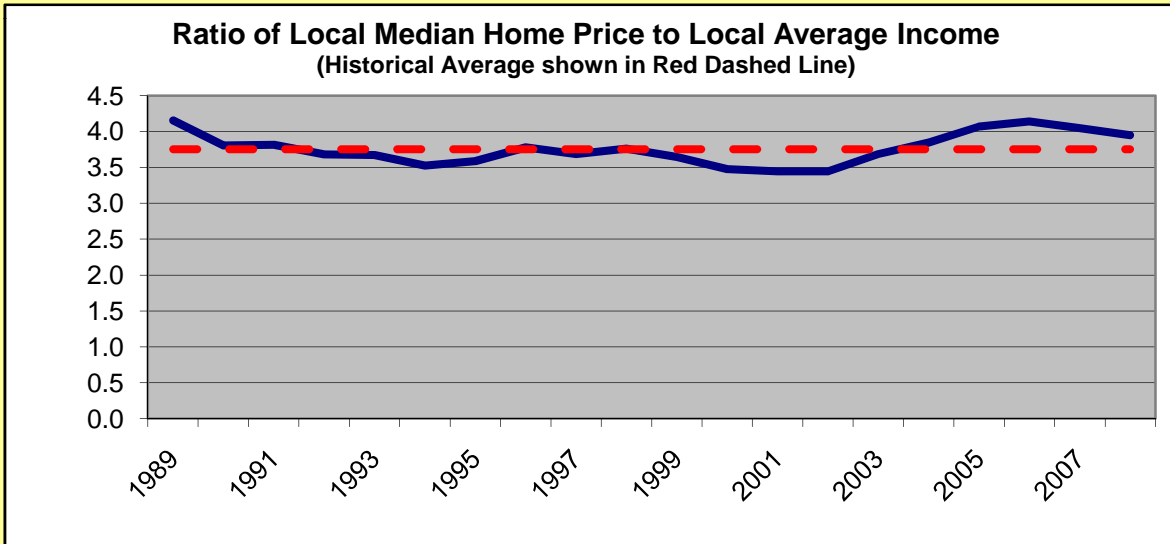
\*\*Rolling 12-month sum vs. a year ago



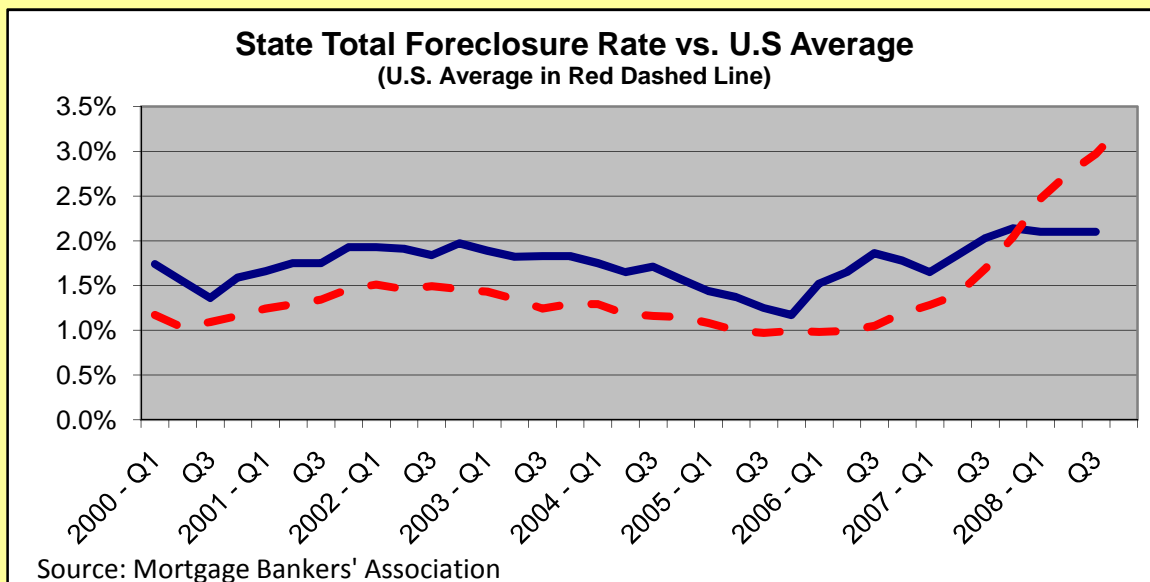
Monthly Mortgage Payment to Income	Shreveport	U.S.	
Ratio for all of 2008	11.2%	21.4%	Good local affordability
Ratio for 2008 - Q4	11.0%	20.6%	Improving and historically strong
Historical Local Average	11.6%	23.2%	Good relative to the nation



Median Home Price to Income	Shreveport	U.S.	
Ratio for 2008	4.0	7.4	Weak Relative to Local History
Historical Local Average	3.8	7.2	Good Compared to Nation Average



# Looking Deeper....



Monthly Market Data - October 2008	Shreveport	U.S.	
<b>PRIME</b> Market Share	86.0%	84.2%	Lower subprime exposure than average
<b>SUBPRIME</b> and <b>Alt-A</b> Market Share	14.0%	15.8%	Strong Compared to the Nation
<b>TOTAL</b> Foreclosure + REO Rate	1.0%	1.2%	Little local increase relative to year ago
<b>TOTAL</b> Foreclosure + REO Rate (same period, 1-year earlier)	0.8%	0.5%	The current local rate is high compared with the current U.S. average
<b>SUBPRIME</b> Foreclosure + REO Rate	7.0%	14.0%	There has been a large local increase versus a year ago
<b>SUBPRIME</b> Foreclosure + REO Rate (same period, 1-year earlier)	5.3%	7.2%	Locally, today's foreclosure rate is low relative to the national average
<b>ALT-A</b> Foreclosure + REO Rate	2.7%	9.0%	A large local increase occurred compared to a year ago
<b>ALT-A</b> Foreclosure + REO Rate (same period, 1-year earlier)	1.8%	2.5%	Today's local rate is low compared to the national average

Monthly Foreclosure data provided by First American CoreLogic, LoanPerformance data

# The Mortgage Market

