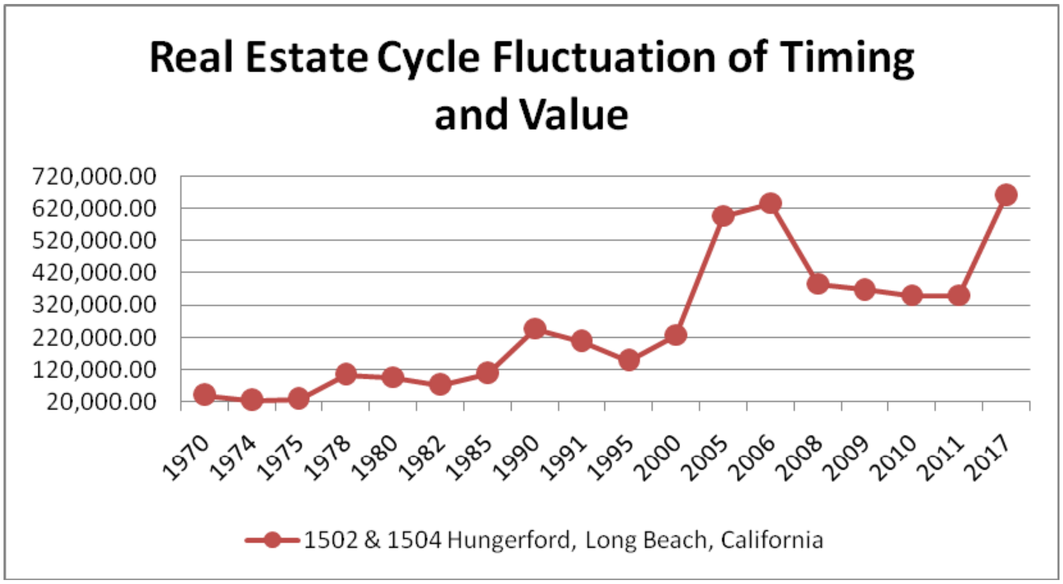
35 Years of Experience to Forecast the Direction of Real Estate



1970	$39,750
1974	$24,500
1975	$30,000
1978	$105,000
1980	$95,000
1982	$73,500
1985	$109,500
1990	$245,000
1991	$207,000
1995	$149,000
2000	$225,000
2005	$595,000
2006	$635,000
2008	$385,000
2009	$367,250
2010	$348,887
2011	$348,887
2017	$661,050

* Values shown are based on actual sales prices and comparables for surrounding neighborhood of duplexes and two houses on a lot, with similar square footage of 1,616sf.

This graph represents the tracking of value of the first property that Tomblin & Associates purchased in November of 1973 and closed escrow on January 4, 1974. The property was 2 houses on one lot purchased from children who inherited the property at a value was $5,000 under the then current market. The purchase price was $24,500.00. The property was sold in 1979 for $105,000.00. Tomblin & Associates purchased this property at the bottom of the first real estate downturn that Tomblin & Associates experienced.

The tracking of this property illustrates the timing of purchasing, selling, or refinancing of property for a long term hold. The cycle peaks are usually 10 years between peaks with the cycle bottoming at years 4 to 5 in the cycle. The one exception to this 10 year cycle periods was the run up of property values starting in 1997 and peaking at the end of 2006 and 3rd quarter of 2007. This longer up cycle was due to the influx of international money into the purchase of the United States Treasury bills, setting a historical low for real estate financing capital. Additionally the introduction of such financing vehicles as mortgage backed securities (which created the current banking and economic downturn). As a historical note certificate of deposit savings interest rates in 1980 were averaging 14-15 percent annualized interest paid with mortgage rates at the same levels and upwards to 18 percent.

Based on the competition for real estate owned, distressed, and value added real estate product, Tomblin Realty Group feels we have now reached a stabilized bottom with some small price adjustments (plus or minus 5 percent) in 2009 and 2010. This forecast is based on discussions with lenders and whole sale dealers of distressed real estate notes and properties. Our 35 years of experience and 4 real estate cycles have shown that in order to be considered a major buyer of distressed real estate assets you must be one of the front runners to begin establishing relationships and purchasing distressed real estate assets from lenders, and large opportunity funds who are purchasing bulk distressed assets in billion dollar figures. Those purchases have already begun to occur and are being readied to be sold to second tier investors such as the Tomblin Realty Group. We have successfully used this business plan in the last 2 real estate cycles. We have established relationships in order to take advantage of the distressed product that is now and will be available. Therefore, we are cautiously as well as selectively aggressively reviewing and ready to make offers on single asset to bulk asset distressed product. If we do not become active now, we will lose our position but more importantly the relationships with the companies and their professionals to obtain the best pricing but more importantly the opportunity to be on the list to be considered to be a candidate to purchase their product.

Again, this business plan was instrumental in Tomblin & Associates having exclusive first right of refusal both for purchasing and marketing Security Pacific Banks subsidiaries, Security Pacific finance, real estate owned Portfolio.