

Comparable Lots: Offered as Short Sales or Bank Owned

Community	Type	Address	City	Asking	Original	Discount	%	DOM
CLEAR WATER	Waterfront	Lot 21	Seneca	\$129,000	\$129,000	\$0	0%	59
CLIFFS AT KEOWEE FALLS		Lot HR 58	Salem	\$179,000	\$199,000	\$20,000	10%	188
CLIFFS AT KEOWEE FALLS		Lot LP 44	Salem	\$179,000	\$199,000	\$20,000	10%	189
CLIFFS AT KEOWEE FALLS SOUTH	Waterfront	LP79 & 80 Windsong Trail	Salem	\$1,100,000	\$1,000,000	(\$100,000)	-10%	126
CLIFFS AT KEOWEE FALLS SOUTH		Lot HR63	Salem	\$650,000	\$650,000	\$0	0%	104
CLIFFS AT KEOWEE FALLS SOUTH	Waterfront	JC-28 Jasmine Point	Salem	\$650,000	\$725,000	\$75,000	10%	192
CLIFFS AT KEOWEE FALLS SOUTH	Waterfront	Lot 92 Placid Cove Way	Salem	\$299,000	\$375,000	\$76,000	20%	90
CLIFFS AT KEOWEE FALLS SOUTH		Lot HR 62	Salem	\$249,000	\$249,000	\$0	0%	55
CLIFFS AT KEOWEE FALLS SOUTH		HR 13 Cliffs Falls South	Salem	\$179,000	\$179,000	\$0	0%	26
CLIFFS AT KEOWEE FALLS SOUTH		Lot LP 32	Salem	\$179,000	\$199,000	\$20,000	10%	182
CLIFFS AT KEOWEE FALLS SOUTH		Lot EB 15	Salem	\$179,000	\$199,000	\$20,000	10%	182
CLIFFS AT KEOWEE FALLS SOUTH		Lot LP123	Salem	\$159,000	\$159,000	\$0	0%	48
CLIFFS AT KEOWEE FALLS SOUTH		Lot HR46	Salem	\$144,900	\$144,900	\$0	0%	46
CLIFFS AT KEOWEE FALLS SOUTH		Lot HR48	Salem	\$144,900	\$144,900	\$0	0%	46
CLIFFS AT KEOWEE FALLS SOUTH		Lot HR47	Salem	\$144,900	\$144,900	\$0	0%	46
CLIFFS AT KEOWEE FALLS SOUTH		Lot HR45	Salem	\$144,900	\$144,900	\$0	0%	47
CLIFFS AT KEOWEE FALLS SOUTH		HR48 Cliffs Falls South	Salem	\$144,900	\$144,900	\$0	0%	46
CLIFFS AT KEOWEE SPRINGS		1-96 Scenic Crest Way	Six Mile	\$245,000	\$245,000	\$0	0%	236
CLIFFS AT KEOWEE SPRINGS	Waterfront	Lot 107 Phase 2	Six Mile	\$225,000	\$225,000	\$0	0%	187
CLIFFS AT KEOWEE SPRINGS		209 Creek Stone Court	Six Mile	\$175,000	\$175,000	\$0	0%	223
CLIFFS AT KEOWEE SPRINGS		Lot 63 Phase II	Six Mile	\$165,000	\$165,000	\$0	0%	35
CLIFFS AT KEOWEE SPRINGS		186 Creek Stone Court	Six Mile	\$159,000	\$159,000	\$0	0%	236
CLIFFS AT KEOWEE SPRINGS		133 Big Creek Trail	Six Mile	\$129,900	\$129,900	\$0	0%	147
CLIFFS AT VINYARD		242 Long Cove Court	Sunset	\$400,000	\$450,000	\$50,000	11%	114
CLIFFS AT VINYARD		237 Long Cove Court	Sunset	\$395,000	\$475,000	\$80,000	17%	1259
CLIFFS AT VINYARD	Waterfront	W91 222 Buttercup Way	Sunset	\$269,000	\$269,000	\$0	0%	152
CLIFFS AT VINYARD	Waterfront	201 Pitcher Plant Lane	Sunset	\$159,000	\$249,000	\$90,000	36%	839
CLIFFS AT VINYARD		106 Dutchmans Pipe Trail	Sunset	\$129,000	\$189,000	\$60,000	32%	477
CLIFFS AT VINYARD		304 Ginseng Drive	Sunset	\$59,000	\$119,000	\$60,000	50%	454
HIDDEN FALLS	Waterfront	Lot 30 Hidden falls of Keowee	West Union	\$109,900	\$145,000	\$35,100	24%	102
KEOWEE BAY	Waterfront	Lot 3	Salem	\$299,900	\$299,900	\$0	0%	45
KEOWEE KEY		Starboard Tack Drive	Salem	\$80,000	\$80,000	\$0	0%	5
KEOWEE KEY		88 Starboard Tack	Salem	\$13,500	\$20,000	\$6,500	33%	358
KEOWEE MOUNTAIN		604 Scharlin Drive	Pickens	\$29,900	\$79,900	\$50,000	63%	952
KEOWEE MOUNTAIN		113 Bernhardt Way	Pickens	\$24,900	\$69,900	\$45,000	64%	913
LANDING AT BAREFOOT COVE	Waterfront	Lot 8 Barefoot Cove Drive	West Union	\$249,000	\$466,500	\$217,500	47%	589
LANDING AT BAREFOOT COVE	Waterfront	Lot 7 Barefoot Cove Drive	West Union	\$249,000	\$499,000	\$250,000	50%	975
LAUREL POINTE	Waterfront	Lot 1	Seneca	\$150,000	\$150,000	\$0	0%	68
LAUREL POINTE	Waterfront	Lot 7	Seneca	\$130,000	\$130,000	\$0	0%	68
OAK STONE SHORE	Waterfront	Lot 25	Seneca	\$185,000	\$355,000	\$170,000	48%	552
OTHER	Waterfront	Lot 4 Low Country Cove	Seneca	\$89,900	\$109,900	\$20,000	18%	75
POINTE HARBOR	Waterfront	Lot 40	S	\$49,000	\$164,900	\$115,900	70%	254
RIVERSTONE	Waterfront	Lot 85	Salem	\$199,900	\$199,900	\$0	0%	50
RIVERSTONE	Waterfront	Lot 80 RiverStone Drive	Salem	\$172,900	\$365,000	\$192,100	53%	552
RIVERSTONE	Waterfront	Lot 55 RiverStone Drive	Salem	\$149,500	\$360,000	\$210,500	58%	552
SOUTHWIND BAY		Lot 13 Live Oak Court	Seneca	\$94,450	\$150,000	\$55,550	37%	147
SWEETWATER		Lot 57 Sweetwater View Road	Seneca	\$40,000	\$40,000	\$0	0%	33
SWEETWATER		Lot 61 Sweetwater View Road	Seneca	\$40,000	\$40,000	\$0	0%	33
SWEETWATER		Lot 53 Sweetwater View Road	Seneca	\$40,000	\$40,000	\$0	0%	33
SWEETWATER		Lot 54 Sweetwater View Road	Seneca	\$40,000	\$40,000	\$0	0%	33
SWEETWATER		Lot 62 Sweetwater View Road	Seneca	\$40,000	\$40,000	\$0	0%	33
SWEETWATER		Lot 56 Sweetwater View Road	Seneca	\$40,000	\$40,000	\$0	0%	33
SWEETWATER		Lot 37	Seneca	\$39,000	\$50,000	\$11,000	22%	357
THE COVE	Waterfront	Lot 12	Salem	\$199,000	\$240,000	\$41,000	17%	362
The Reserve	Waterfront	112 Clear Lake Court	Sunset	\$449,900	\$490,000	\$40,100	8%	315
THE RESERVE AT LAKE KEOWEE	Waterfront	112 South Falls Road, Lot B21 & B22	Sunset	\$975,000	\$1,335,000	\$360,000	27%	350
THE RESERVE AT LAKE KEOWEE	Waterfront	112 South Falls Road, B21 & B22	Sunset	\$975,000	\$1,335,000	\$360,000	27%	350
THE RESERVE AT LAKE KEOWEE	Waterfront	222 Long Ridge Road, E-222	Sunset	\$799,900	\$799,900	\$0	0%	20
THE RESERVE AT LAKE KEOWEE	Waterfront	234 Long Ridge Road	Sunset	\$695,000	\$695,000	\$0	0%	101
THE RESERVE AT LAKE KEOWEE	Waterfront	318 Cool Water Way	Sunset	\$650,000	\$1,099,000	\$449,000	41%	862
THE RESERVE AT LAKE KEOWEE		114 Steele Court, E-178	Sunset	\$425,000	\$199,900	(\$225,100)	-113%	20
THE RESERVE AT LAKE KEOWEE	Waterfront	109 Sunrise Ridge	Sunset	\$300,000	\$439,000	\$139,000	32%	862
THE RESERVE AT LAKE KEOWEE	Waterfront	213 Saranac Drive	Sunset	\$299,000	\$249,000	(\$50,000)	-20%	101
THE RESERVE AT LAKE KEOWEE	Waterfront	213 Governor Glen Drive, K-012	Sunset	\$299,000	\$299,000	\$0	0%	146
THE RESERVE AT LAKE KEOWEE		132 Long Ridge Road, E-209	Sunset	\$289,900	\$199,900	(\$90,000)	-45%	20
THE RESERVE AT LAKE KEOWEE		116 Northington Court	Sunset	\$278,000	\$278,000	\$0	0%	516
THE RESERVE AT LAKE KEOWEE	Waterfront	224 Governor Glen Drive, K-7	Sunset	\$249,900	\$595,000	\$345,100	58%	656
THE RESERVE AT LAKE KEOWEE		113 Northington Court	Sunset	\$240,000	\$240,000	\$0	0%	516
THE RESERVE AT LAKE KEOWEE		129 Parkview Lane, H-61	Sunset	\$219,000	\$490,000	\$271,000	55%	970
THE RESERVE AT LAKE KEOWEE		413 Augusta Way, E-158	Sunset	\$183,000	\$213,000	\$30,000	14%	503
THE RESERVE AT LAKE KEOWEE		112 Baltusrol Court, E-23	Sunset	\$179,000	\$200,000	\$21,000	11%	589
THE RESERVE AT LAKE KEOWEE		105 Great Camp Court	Sunset	\$169,000	\$199,900	\$30,900	15%	963
THE RESERVE AT LAKE KEOWEE		110 Saranac Drive	Sunset	\$124,900	\$124,900	\$0	0%	84

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THE RESERVE AT LAKE KEOWEE		1004 St Andrews Court,	E-187	Sunset	\$75,000	\$75,000	\$0	0%	21
THE SUMMIT	Waterfront		Lot 89	Seneca	\$69,000	\$79,000	\$10,000	13%	222
TURTLEHEAD	Waterfront	101 Tuttlehead Drive & Deer Laurel Drive		Salem	\$153,000	\$153,000	\$0	0%	9
WATERFORD POINTE - OCONEE	Waterfront		Lot 27	Seneca	\$110,000	\$250,000	\$140,000	56%	616
WATERFORD RIDGE	Waterfront	Lot 8 Ferngrove Court		Seneca	\$295,000	\$369,900	\$74,900	20%	669
WATERFORD RIDGE			Lot 30	Seneca	\$55,000	\$62,500	\$7,500	12%	269
WATERS EDGE		Lot 98F W Waters Edge Lane		West Union	\$84,000	\$84,000	\$0	0%	532
WATERSIDECROSSI	Waterfront		Lot 158	Seneca	\$275,000	\$315,000	\$40,000	13%	636
	Waterfront	429 Luther Land Road		Seneca	\$520,000	\$520,000	\$0	0%	5
Count:	82				\$19,556,650	\$23,401,200	\$3,844,550		
					\$238,496	\$285,380	\$46,885	16%	294

Range: Lake Keowee Subdivision Lots Bank Owned and Short Sales

Offered: Based on information from the Western Upstate Multiple Listing Service as of November 15, 2010

Bank Owned Property

Short Sale