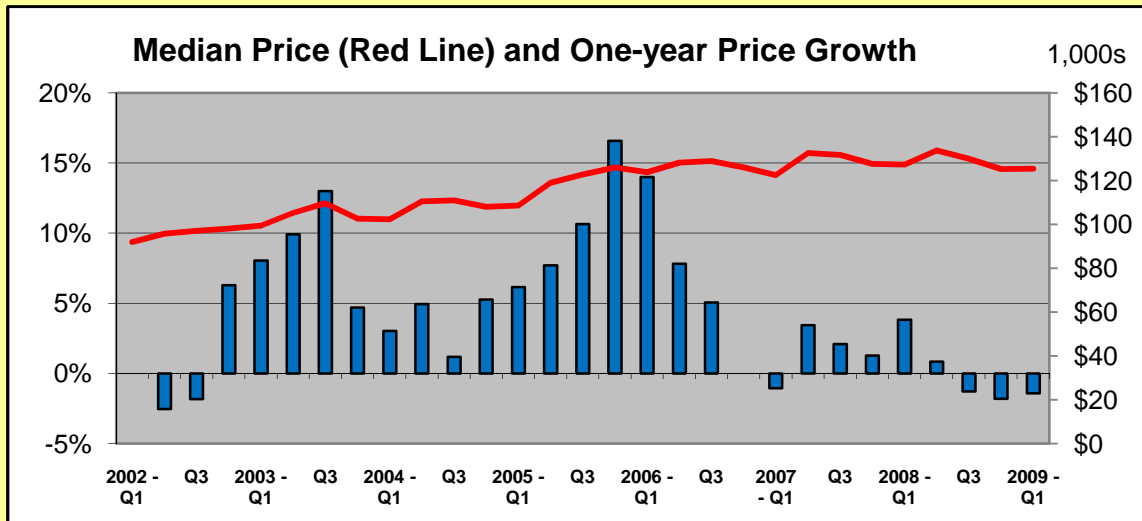


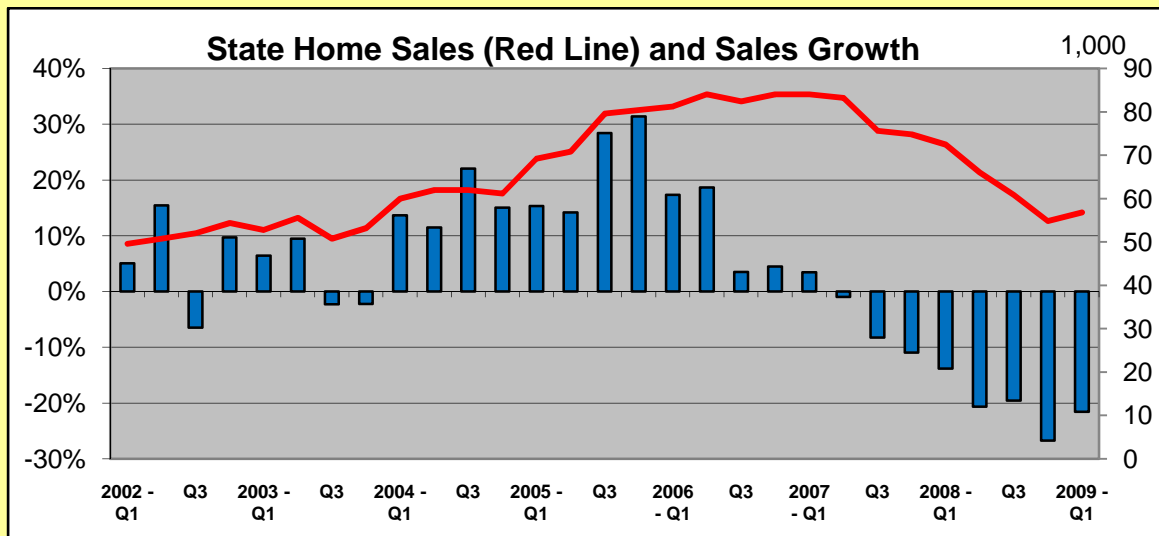


## Little Rock-N. Little Rock Area Metro Market Report, First Quarter 2009

### Today's Market...



	Little Rock	U.S.	Local Trend
<b>Price Activity</b>			
Current Median Home Price (2009 - Q1)	\$125,400	\$169,400	Prices are down from a year ago, but appear to have stabilised
1-year Appreciation (2009 - Q1)	-1.4%	-8.8%	
3-year Appreciation (2009 - Q1)	1.3%	-21.9%	
3-year (12-quarter) Housing Equity Gain	\$1,600	-\$47,500	The area has held onto a modest improvement in equity despite the market decline
7-year (28 q) Housing Equity Gain	\$14,500	-\$29,600	
9-year (36 q) Housing Equity Gain	\$28,400	\$2,400	



Home Sales and Construction Growth	Arkansas	U.S.	
*State Existing Home Sales (2009 - Q1)	-21.5%	-8.2%	Weak compared to recent state average

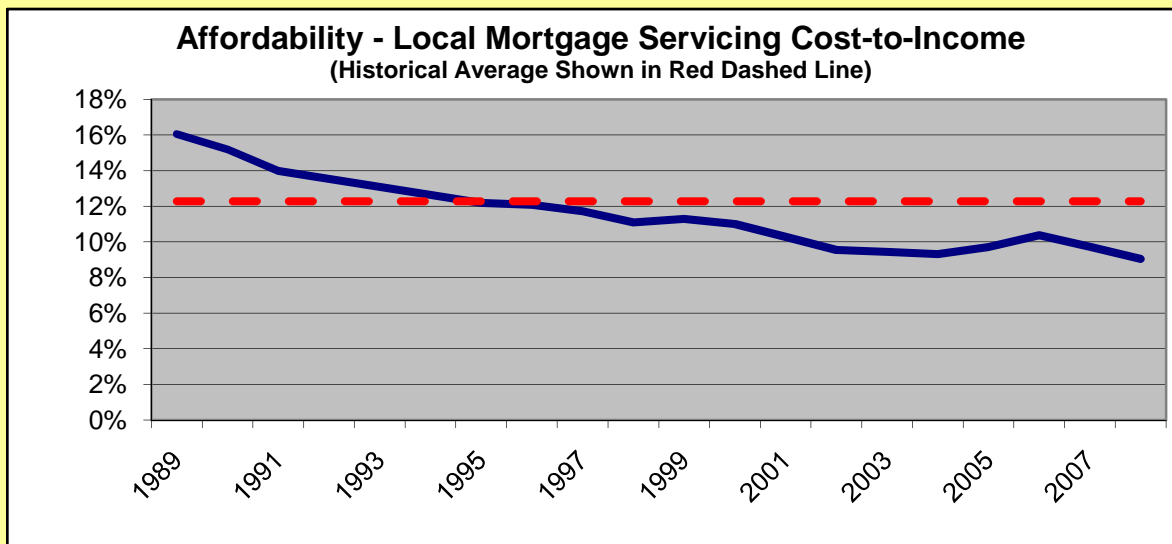
\*versus same quarter, year-ago

# Local Supply and Demand...

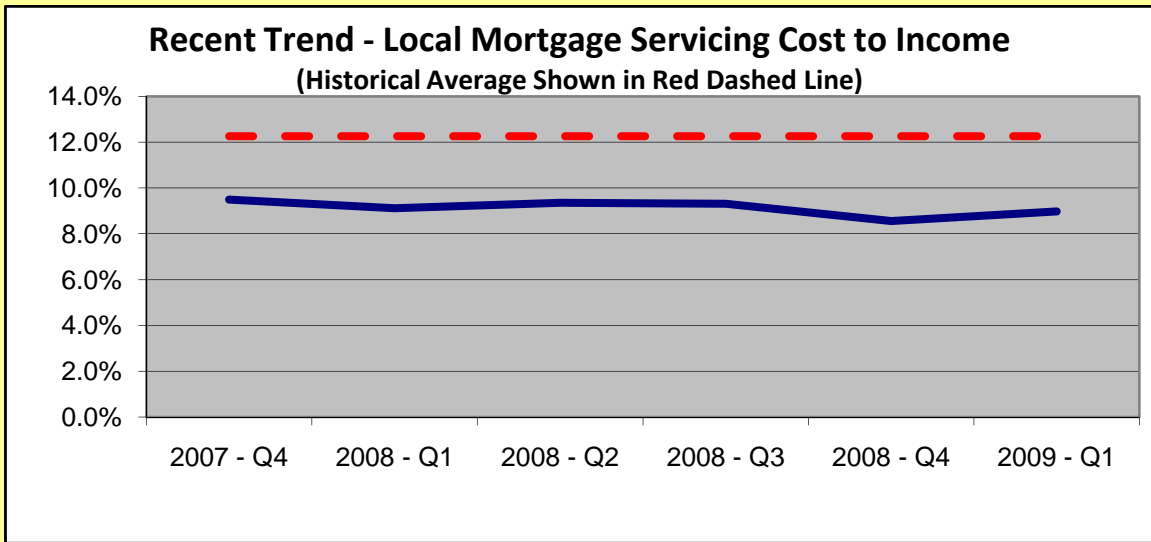
Local Economic Outlook	Little Rock	U.S.	
1-year Job Additions (2009 - )	-4,700	Not Comparable	Weak for this market and could impact demand
3-year Job Additions (2009 - )	3,900	Not Comparable	
State Economic Activity Index	Arkansas	U.S.	
12-month change (2009 - )	-3.5%	-2.8%	Contracting faster than the rest of the nation
36-month change (2009 - )	-0.4%	1.6%	

Local Fundamentals	Little Rock	U.S.	
1-year (12 month) Job Growth Rate	-1.3%	-1.3%	Weak compared to other markets
3-year (36 month) Job Growth Rate	1.1%	1.2%	Weaker than most metro areas
1-year Job Gain to New Single-Family Homes	-1.6	0.0	Weak compared to the national average
3-year Job Gain to New Single-Family Homes	0.4	7.5	Weak compared to the nation
** Single-Family Housing Permits (2009 - )	-31.9%	-41.6%	Important to reduce supply

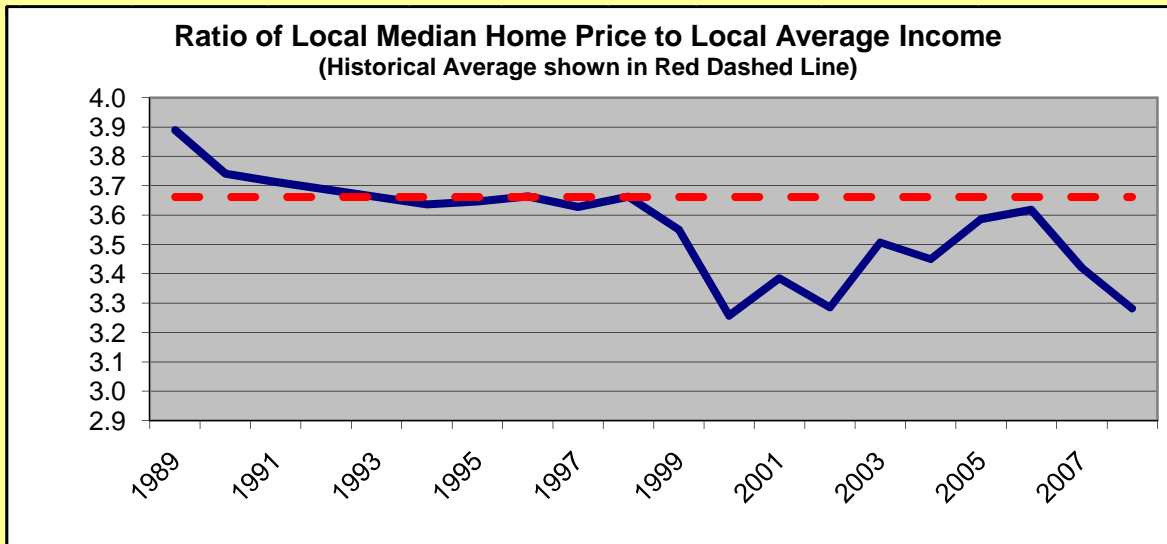
\*\*Rolling 12-month sum vs. a year ago



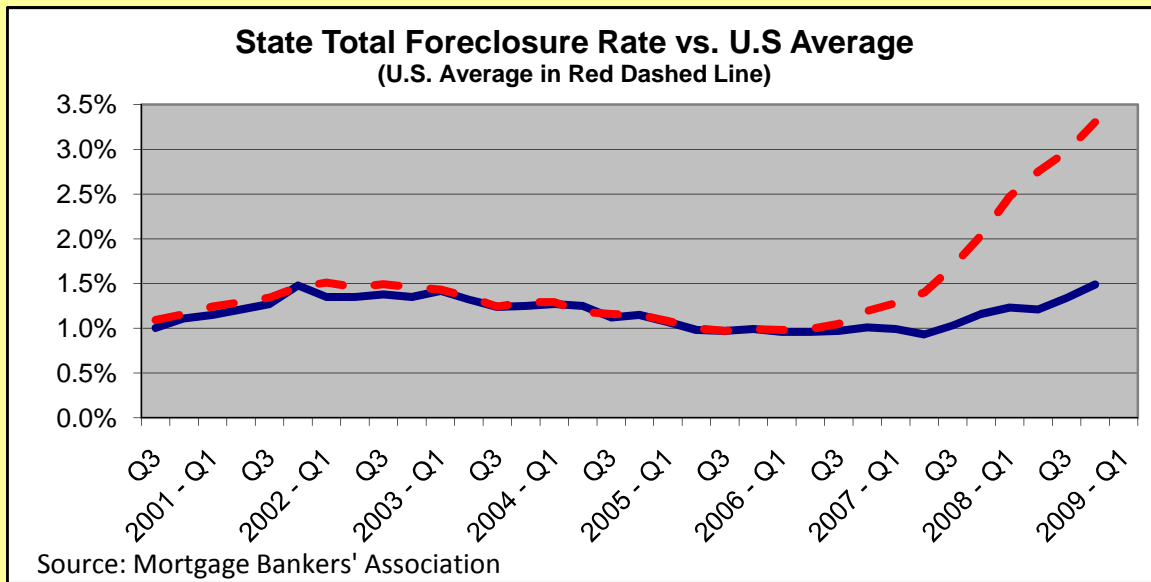
Monthly Mortgage Payment to Income	Little Rock	U.S.	
Ratio for all of 2008	9.4%	20.7%	Good local affordability
Ratio for 2009 - Q1	9.0%	17.7%	Improving and historically strong
Historical Local Average	12.3%	23.2%	Good relative to the nation



Median Home Price to Income	Little Rock	U.S.	
Ratio for 2008	3.3	7.2	Good Relative to Local History
Historical Local Average	3.7	7.2	Good Compared to Nation Average



# Looking Deeper....



Monthly Market Data -- February 2009	Little Rock	U.S.	
<b>PRIME</b> Market Share	89.7%	84.5%	Lower subprime exposure than average
<b>SUBPRIME</b> and <b>Alt-A</b> Market Share	10.3%	15.5%	Strong Compared to the Nation
<b>TOTAL</b> Foreclosure + REO Rate	0.6%	1.7%	There has been a large local increase versus a year ago
<b>TOTAL</b> Foreclosure + REO Rate (same period, 1-year earlier)	0.5%	0.8%	Compared to the nationial average, today's local rate is low
<b>SUBPRIME</b> Foreclosure + REO Rate	5.8%	14.6%	There has been little change locally compare to year ago
<b>SUBPRIME</b> Foreclosure + REO Rate (same period, 1-year earlier)	5.8%	11.6%	Locally, today's foreclosure rate is low relative to the nationial average
<b>ALT-A</b> Foreclosure + REO Rate	2.7%	12.1%	A large local increase occurred compared to a year ago
<b>ALT-A</b> Foreclosure + REO Rate (same period, 1-year earlier)	1.5%	5.5%	Today's local rate is low compared to the national average

Monthly Foreclosure data provided by First American CoreLogic, LoanPerformance data

# The Mortgage Market

