

REIA Report®

Top 50 Best Buys List:

Pittsburgh

Customized search for
Any Serious Investor

1234 Any Street
Anytown, State, Zip
999-999-9999
anyname@domain.com

on

July 15, 2008

*The information, calculations & data presented in this report are believed to be accurate but are not guaranteed or warranted.
This report was constructed using first and second party information, conservative assumptions, and industry standards.
The information contained in this report shall not be considered as a substitution for legal, accounting or other professional advise.
Please seek proper real estate, legal, and tax advice as appropriate before making any purchases of real estate.*

REIA Report[®] : Table of Contents

Content	Page
How to use this list	2
REIA Report: Limitations	3-4
Glossary	5
Top 50 Best Buys List	6-9
Qualified Real Estate Investment Practitioners in the area	10

How to Use This List

Thank you for your interest and purchase of our **REIA Report®: Top 50 Best Buys List**. This report and analysis has been created from years of working with buyers and sellers of income producing property, and lending institutions- intensely listening to every ones needs and comments, asking and getting feedback, and then taking action to improve our research, analysis, and reports. This customized report has been created just for you based on your earlier request and needs.

Every attempt has been taken to make the information easy to understand and reference. In addition, every attempt has also been made to be as accurate and conservative with the data and calculations as possible using accounting, data collection, and banking standards as the benchmarks. However, as with any research, there are always limitations of data collection and reporting that impact the outputs of analysis. Included in this report, is a copy of my **Limitations of a REIA Report®**. It is the same document you reviewed, signed, and included with your order for this report. Also included in this report is a **Glossary of Terms** to help you better understand the definition and use terms as reported on the property list itself.

How to Use This List

This list represents the “best” properties from our investment database for your selected area and investment selection criteria. Each row of the report provides the financial performance of the property as reported by the owner, or their agent. To use this list:

- Align page one & two for the first 25 properties next to each other. Do the same for the second sets of properties.
- Identify those properties you are most interested based on their performance and your investment need
- Make a decision on how you would like to proceed about a property (a, b, or c)
 1. Purchase the Full REIA Report for the property
 - a. View Input Data Summary Sheet to see data used in analysis
 - b. Use the contact info on the front cover to contact the listing agent to confirm input data
 - c. Use provided code to have re-run the analysis for Free using any new or different input data
 - d. Move forward to purchase the property or exit without purchase
 2. Purchase the property direct using
 - a. Local “Qualified Real Estate Investment Practitioner” (QREIS)
 - b. Real Estate Investment Strategist from, Max Business Group Real Estate Services- Western PA only
 - c. Local real estate professional knowledgeable about investment property in that area
 - d. Legal counsel
 3. Exit without purchase

If you have any additional questions or concerns, please do not hesitate to contact us by email at:

REIATop 50@AEIAlliance.com. We will get back to you directly. If you would like I to call you direct, please provide your phone number and a convenient time to call. We will confirm that call by email when possible.

Thank you for providing all of us here at the **REIAlliance** the opportunity to serve you.

NOTE: The Top 50 Best Buys List changes every day. Even in the hottest markets, we suggest that our **REIA Report®: Top 50 Best Buys List** will stay fairly viable when purchasing properties that report higher than average returns for between 60-90 days- depending on the market. The list can change every day due to new properties entering the market while other are sold off the market. With this in mind, we suggest that once you purchase our list for a given area, you might **NOT purchase** another list in that area for at least 90 days. For the newest listings in that area, we suggest you contact a local Realtor® and have them send you daily update on new properties that match you criteria. When you find a new property of interest, and have collected all the accurate data for the property, you can always run an individual **REIA Report®: Investor** analysis on the property.

REIA Report[®] : Limitations

A REIA Report[®] is a financial analysis of a selected property's financial performance based on reported historical, actual, and/or projected performance. The REIA Report[®] you are about to order, have ordered, or are about to view, may contain certain limitations. It is necessary that you understand those possible limitations and methods used to collect and analyze the financial information on which the analysis was based. Each limitation can and will have a direct bottom line effect on the costs and performance of the investment made- now and into the future.

A REIA Report[®] **IS NOT**: AN APPRAISAL; IT IS NOT AN OPINION; IT IS NOT A VALUATION OF THE PROPERTY OR PROPERTIES; IT IS ONLY A COLLECTION OF FINANCIAL CALCULATIONS BASED ON INFORMATION PROVIDED FROM OUTSIDE SOURCES. NO INTERPRETATION OF THE CALCULATIONS IS PROVIDED. THE INFORMATION AND CALCULATIONS PRESENTED IN THIS ANALYSIS ARE BELIEVED TO BE ACCURATE, BUT ARE NOT GUARANTEED.

When viewing a REIA Report[®] you should know that: "THIS ANALYSIS HAS NOT BEEN PERFORMED IN ACCORDANCE WITH THE UNIFORM STANDARDS OF PROFESSIONAL APPRAISAL PRACTICE WHICH REQUIRE VALUERS TO ACT AS UNBIASED, DISINTERESTED THIRD PARTIES WITH IMPARTIALITY, OBJECTIVITY AND INDEPENDENCE AND WITHOUT ACCOMMODATION OF PERSONAL INTEREST. IT IS NOT TO BE CONSTRUED AS AN APPRAISAL AND MAY NOT BE USED AS SUCH FOR ANY PURPOSE."

Again- this is NOT AN APPRAISAL.

Also know that information within this report may be seen as "forward looking statements" within the meaning of Section 27A of the Securities Act of 1933 and Section 21B of the Securities Exchange Act of 1934. Any statements that express or involve discussions with respect to predictions, goals, expectations, beliefs, plans, projections, objectives, assumptions or future events or performance are not statements of historical fact and may be "forward looking statements" and are limited to the collection of the data on which they were formed.

Forward looking statements are based on expectations, estimates and projections at the time the statements are made and involve a number of risks and uncertainties which could cause actual results or events to differ materially from those presently anticipated. Forward looking statements in this report may be identified through the use of words such as: "exploratory", "investigative," "projected", "reported," "estimate," "believes," "understands" "will," (or any of their semantic truncations) or by statements indicating certain actions such as "may," "could," "should," "would", "will," or "might" occur. All information provided within this communication is understood as "information provided" and NOT INVESTMENT ADVICE on which action should be taken without further investigation.

The limitations of a REIA Report[®] may be, but not limited to:

1. COLLECTION OF DATA: All analysis has been conducted based on the information provided by the owner of the property, their contractual representative, or through some other investigation by the buyer of this report. The REIAAlliance, owner of all REIA Reports[®], assumes no responsibility as to the accuracy of that information and therefore the outcomes of any analysis. Calculated financial factors are greatly effected by missing and incomplete data- information that could make one property look to be a better investment than another with more complete data. Please review the information provided for the analysis on the page entitled REIA Report[®] : Investor Input Data Sheet or REIA Report[®] : Seller Input Data Sheet . We would also suggest that you confirm that data for yourself with the seller or listing agent (contact info on front cover). You will see at the bottom of the input data sheets that some assumptions have been made. Please review these assumptions as a small change in any one of them can and will effect the financial performance of the property. NOTE: If you have purchased a REIA Report directly from our website, you will be given a code to allow you FREE access to go back into the input data and make any changes you find necessary. These changes may be changes in assumptions, income, expenses, etc. Once complete you will be able to print out the more accurate version of the report at no cost to you. You will have 14 days from date of original report to complete the update.

2. ASSUMPTIONS USED IN ANALYSIS: At times, it has been necessary to make certain assumptions and estimates to run even the most preliminary of analysis- as these reports provide. Every attempt has been made to use accurate, "common," and "conservative" values and industry standards- as to NOT make a property perform better on paper than in reality. Another assumption is that the user will use the report as a "sorting" mechanism- one that can provide insights into a property in a way that a decision whether or not to continue the investigation and analysis into that property is warranted. Another assumption is that this report can best meet the needs of its user by being created using a pure "income" approach to calculate and project future performance using current situations, conditions, and marketplace variables. Please note that these assumptions can change quickly and are effected by socio-economic, political and financial factors.

REIA Report[®] : Limitations

3. USE OF REPORTS: All versions of a REIA Report[®] are intended to PROVIDE INSIGHTS that help the consumer of the report make decisions on whether or not continue on the pathway for FURTHER INVESTIGATION BEFORE PURCHASE. They are NOT intended to be used as the sole basis for selection or purchase as the incomplete information and assumptions used CANNOT PROVIDE ACCURATE ANALYSIS at the level needed to make accurate and informed decisions. We have (and will) always recommend and encouraged all customers and clients to minimally HAVE AN APPRAISAL CONDUCTED BY A QUALIFIED AND CERTIFIED APPRAISER, one knowledgeable and experienced in the area and type of property being appraised before writing a contract for purchase! AGAIN, A REIA Report[®] IS NOT AN APPRAISAL.

In closing, this document has been provided to inform you the consumer about the limitations of every REIA Report[®] BEFORE purchasing and viewing it. As with any financial analysis, the outcome is only as good as the information available and level of comprehensiveness. The analysis you are about to view may have many limitations (some having been presented earlier in this document). The reports are provided to help you gain "insights" into a particular property. In the event an interest is developed based on the information provided in this report, it will be absolutely necessary to investigate and research into the property further in order to achieve the level of information needed to make an informed decision.

MUST READ: IMPORTANT

If you, the owner/purchaser of any version of this REIA Report[®], choose to share your report with others (your accountant, lawyer, real estate agent, friends, potential buyers or sellers, etc.), it is your sole responsibility to have a complete copy of this two page limitations document signed and retained BEFORE providing the report to others for review. THIS DOCUMENT MUST BE SIGNED BELOW BY ANY AND ALL PARTIES BEFORE VIEWING ANY VERSION OF REIA Report[®]. NOT MEETING THIS CONDITION VIOLATES THE CONDITIONS OF THE CONTRACTUAL SALE OF SUCH INFORMATION AND TRANSFERS ALL LIABILITY OF USE AND OR INTERPRETATION TO THE PURCHASER.

I/We have read this disclosure form and acknowledge by my/our signature and dating below.

_____ : _____ / _____ / _____
Customer

_____ : _____ / _____ / _____
Customer

_____ : _____ / _____ / _____
Customer

_____ : _____ / _____ / _____
Customer

_____ : _____ / _____ / _____
Witness

I/We have read this disclosure form and acknowledge by my/our signature and dating below.

_____ : _____ / _____ / _____
Provided information to:

_____ : _____ / _____ / _____
Provided information to:

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Provided information to:

_____ : _____ / _____ / _____
Provided information to:

_____ : _____ / _____ / _____
Owner/purchaser of report

REIA Report[®] : Glossary of Terms

Data Complete- Amount of data provided to achieve a level of confidence. 1=Lowest confidence while 5= Highest confidence.

of Units- The number of rental units in a particular building or project. May have multiple units in multiple buildings.

Purchase Price- The actual amount paid to and accepted by a seller for a particular property.

Gross Annual Income (GAI)- Total yearly income from all sources before expenses are deducted for a given property.

Net Operating Income (NOI)- Income after deducting operating expenses but before deducting for income taxes and interest.

Cash Flow Before Taxes (CFBT)- Net Operating Income minus the yearly debt services (principal and interest payments).

Tax Benefits (Tax Ben)- The estimate of tax benefits a property may provide its owner at a given time. A negative number suggests a profit while a positive number suggests an income loss. Note: this loss may be a function of depreciation.

Cash Flow After Taxes (CFAT)- The amount of cash generated from an investment after taxes have been paid per year.

Appreciation (Apprec)- The increase in value of a property over a given period of time. Usually reported in a %.

Principal Reduction End Year 1 (Prin Red EY1)- The amount of principal that has been paid down at the end of year one.

Bank Equity End Year 1 (Bank Eqty EY1)- The amount of equity in the property as recognizable by a bank. This would include aggregated increases in Appreciation, Principal Reduction, and Down Payment for year one.

Total Equity End Year 1 (Tot Eqty EY1)- The amount of total equity in the property as recognized by the owner at the end of year one. This includes the Bank Equity plus Cash Flow After Taxes.

Capitalization Rate (Cap Rate)- An estimation of a property's rate of return by consideration of net annual income as a percentage of its investment cost. The higher the rate (in %), the better the property may perform.

Debt Service Coverage Ratio (DSCR)- A risk index used by lending institutions as to the properties ability to repay the debt service over time from cash flows. Preferred ratios are 1.2 or greater. A lower ratio may be accepted for a "strong" buyer.

Net Income Multiplier (NIM)- A measure for judging how effective a property is generating income as compared to its market price. It is the direct inverse of Cap Rate. The lower the number, the better the property may perform.

Gross Rent Multiplier (GRM)- A ratio of a property's value by consideration of the sales price to total gross rents. GRM is limited to use as it does not factor in NOI nor Vacancy rates. The lower the number, the better the property may perform.

Mortgage Constant Factor (MCF)- A factor which expresses the cash cost of borrowing money. It is a ratio between the loan payment (principle and interest) and the loan amount of a specific property. Once calculated, this rate is presented as a %.

Cash on Cash Return- A ratio of the annual before-tax cash flow to the total amount of cash invested. It is presented as a %. It can be used by investors to evaluate the cash flow from an income-producing asset.

Payback of Cash to Close using Cash Flow After Taxes in Years- A ratio of the total amount of cash invested to the annual after-tax cash flow. It is the direct inverse of Cash on Cash Return. Provides the number of years it will take to recoup the total investment from after-tax cash flows only.

Payback of Cash to Close using Total Wealth Growth in Years- A ratio of the total amount of cash invested to the annual total wealth growth. Provides the number of years it will take to recoup the total investment based on the total yearly equity gain. No "return on investment" until held for this period of time.

Break Even Occupancy Rate- A ratio of the expenses and financing costs to the Gross Annual Income. This factor, presented as a %, reports the minimum occupancy rate required for the gross income to cover the debt service.

Supported Loan Value at DSCR of 1.XX (SLV/DSCR)- The maximum loan value of a property calculated by holding a typical lenders Debt Service Coverage Ratio of 1.XX as a constant.

Investment Advantage- This property is reporting a performance level that is above (a positive dollar amount), equal to (\$0 dollar amount) or below (a negative dollar amount) its asking price

Before Tax IRR: Sell @ Yr X- The before tax internal rate or return of the property if sold at year X. The year has been selected by analyzing projected performance for next 30 years. End of year X provides highest before-tax return.

After Tax IRR: Sell @ Yr X- The after tax internal rate or return of the property if sold at year X. The year has been selected by analyzing projected performance

Customized REIA REPORT[®]: TOP 50 BEST BUYS LIST

July 15, 2008

ALL COUNTIES

ALL COUNTIES

Street	City	State	Zip	County	Prop Code	Data Reliability	# of Units	Sales Price	Gross AI	NOI	CFBT
1 215-219 East Ninth	Homestead	PA	15120	South Alleg	702335	2	22	\$545,000	\$114,459	\$96,274	\$52,511
2 7817 Madiera	Wilkinsburg	PA	15221	East Alleg	706528	1	16	\$310,000	\$84,480	\$69,419	\$45,444
3 Buildings at Walnut Street	Neville Island	PA	15225	NW Alleg	708608	5	28	\$1,000,000	\$151,500	\$108,143	\$30,806
4 105 Jefferson	Evans City	PA	16033	Butler	730420	2	20	\$500,000	\$91,057	\$67,099	\$28,430
5 626-636 Waddell	Donora	PA	15033	Washington	699499	1	10	\$199,900	\$48,180	\$41,626	\$25,574
6 503 N Negley	East Liberty	PA	15206	East Alleg	722798	3	11	\$324,900	\$70,440	\$46,941	\$21,814
7 1201-1205 Highwood	North Versailles	PA	15137	East Alleg	713903	5	32	\$750,000	\$167,040	\$77,420	\$19,418
8 5 N Greenwood	New Castle	PA	16101	Lawrence	709342	1	3	\$35,000	\$19,800	\$16,268	\$13,919
9 1441 Fairmont	Wilkinsburg	PA	15221	East Alleg	730805	3	10	\$299,900	\$66,200	\$36,322	\$13,129
10 2539 Perrysville	Observatory	PA	15214	North Alleg	702773	1	7	\$174,900	\$33,600	\$28,619	\$14,575
11 2114-2116 South Braddock	Swissvale	PA	15218	East Alleg	701273	4	13	\$585,000	\$86,150	\$60,847	\$13,873
12 746-752 Franklin	Wilkinsburg	PA	15221	East Alleg	714960	3	8	\$215,000	\$44,700	\$29,018	\$12,390
13 305 Olivia	McKees Rocks	PA	15136	NW Alleg	729559	4	6	\$149,900	\$33,300	\$23,593	\$12,000
14 1226-1234 Album	East Liberty	PA	15206	East Alleg	724145	3	5	\$109,000	\$28,500	\$20,333	\$11,903
15 141-143 Brownsville	Mount Oliver	PA	15210	South Alleg	709352	1	4	\$159,900	\$29,520	\$21,844	\$11,111
16 7367 Denniston	Swissvale	PA	15218	East Alleg	733928	1	4	\$80,000	\$21,480	\$16,684	\$11,314
17 2901-2909 Chartiers	Corliss	PA	15204	West Alleg	702556	4	12	\$299,500	\$73,800	\$36,892	\$12,842
18 1605-1609 Brighton	Pittsburgh	PA	15212	North Alleg	703629	1	3	\$83,250	\$22,308	\$18,598	\$12,325
19 1524 Brighton	Pittsburgh	PA	15212	North Alleg	703616	1	3	\$32,875	\$17,244	\$15,116	\$12,639
20 1214 Highland	New Castle	PA	16105	Lawrence	686086	3	5	\$119,000	\$38,700	\$23,978	\$12,516
21 200 S Fairmount	Bloomfield	PA	15224	East Alleg	732796	2	6	\$229,600	\$42,060	\$28,737	\$10,980
22 930 Brookline	Brookline	PA	15226	South Alleg	731400	4	4	\$250,000	\$40,620	\$26,202	\$9,421
23 431 E 7th	Tarentum	PA	15084	North Alleg	731895	4	12	\$427,970	\$77,100	\$43,438	\$10,340
24 7045-7046.5 Idlewild	Homewood	PA	15208	East Alleg	702980	5	12	\$400,000	\$70,560	\$43,295	\$11,176
25 215 E Lincoln	New Castle	PA	16101	Lawrence	729296	5	8	\$269,900	\$50,160	\$31,037	\$10,164

Based on: 5% Vac, 28% Tax Base, 10% Prop Mgmt Fees, 3% of GOI Maint Reserves, 2% Appr Rate, 10% down for 1-2 units/30yrs/8%, 30% down for 3-4 units, 20% down for Com 20yrs/10%. New analysis can be run based on your criteria.

Sort criteria as requested by buyer of report: All property types. No limit to number of units. Sort for Cash Flow After Taxes

Customized REIA REPORT®: TOP 50 BEST BUYS LIST

Customized Search for: July 15, 2008

PAGE A2

ALL COUNTIES		ALL COUNTIES													
TAX BEN	CFAT	APPREC	PRIN RED EY1	BANK EQTY	TOT EQY EY1	CAP RATE	DSCR	SLV/DSCR	BT IRR	AT IRR					
1	-\$14,153	\$38,358	\$10,900	\$9,216	\$129,116	\$167,474	17.7%	2.20	\$999,167	58%	42%				
2	-\$8,081	\$37,363	\$6,200	\$5,563	\$73,763	\$111,126	22.4%	2.90	\$748,013	74%	53%				
3	-\$5,111	\$25,695	\$20,000	\$17,945	\$237,945	\$263,641	10.8%	1.40	\$1,165,282	25%	18%				
4	-\$4,914	\$23,517	\$10,000	\$8,973	\$118,973	\$142,489	13.4%	1.74	\$723,012	34%	25%				
5	-\$6,959	\$18,615	\$3,998	\$3,380	\$47,358	\$65,973	20.8%	2.60	\$431,451	68%	49%				
6	-\$3,797	\$18,017	\$6,498	\$5,830	\$77,308	\$95,325	14.4%	1.87	\$505,806	38%	27%				
7	-\$3,166	\$16,252	\$15,000	\$13,459	\$178,459	\$194,711	10.3%	1.33	\$834,232	22%	16%				
8	-\$2,382	\$11,537	\$700	\$258	\$7,958	\$19,495	46.5%	6.92	\$201,961	118%	85%				
9	-\$2,237	\$10,892	\$5,998	\$5,382	\$71,360	\$82,252	12.1%	1.57	\$391,384	26%	19%				
10	-\$3,905	\$10,671	\$3,498	\$2,957	\$41,435	\$52,106	16.4%	2.10	\$297,330	49%	35%				
11	-\$3,294	\$10,579	\$11,700	\$9,892	\$138,592	\$149,171	10.4%	1.30	\$633,750	28%	20%				
12	-\$2,143	\$10,248	\$4,300	\$3,858	\$51,158	\$61,406	13.5%	1.75	\$312,678	31%	23%				
13	-\$2,102	\$9,898	\$2,998	\$2,690	\$35,668	\$45,566	15.7%	2.04	\$254,225	39%	28%				
14	-\$2,104	\$9,799	\$2,180	\$1,956	\$25,936	\$35,735	18.7%	2.41	\$219,093	46%	33%				
15	-\$1,383	\$9,728	\$3,198	\$1,179	\$36,357	\$46,086	13.7%	2.04	\$271,189	36%	26%				
16	-\$1,733	\$9,581	\$1,600	\$590	\$18,190	\$27,771	20.9%	3.11	\$207,131	57%	41%				
17	-\$3,294	\$9,549	\$5,990	\$5,064	\$70,954	\$80,503	12.3%	1.60	\$381,863	35%	25%				
18	-\$2,919	\$9,406	\$1,665	\$523	\$10,513	\$19,919	22.3%	3.00	\$206,044	108%	77%				
19	-\$3,329	\$9,310	\$658	\$206	\$4,151	\$13,462	46.0%	6.10	\$167,115	164%	118%				
20	-\$3,410	\$9,106	\$2,380	\$2,102	\$10,432	\$19,538	20.1%	2.10	\$207,258	128%	92%				
21	-\$1,881	\$9,099	\$4,592	\$4,120	\$54,632	\$63,732	12.5%	1.62	\$309,649	28%	20%				
22	-\$723	\$8,699	\$5,000	\$1,844	\$56,844	\$65,542	10.5%	1.56	\$325,293	24%	17%				
23	-\$1,673	\$8,667	\$8,559	\$7,680	\$101,834	\$110,501	10.1%	1.31	\$468,061	21%	15%				
24	-\$2,726	\$8,450	\$8,000	\$6,764	\$94,764	\$103,214	10.8%	1.40	\$450,000	29%	21%				
25	-\$1,714	\$8,450	\$5,398	\$4,843	\$64,221	\$72,671	11.5%	1.49	\$334,438	25%	18%				

NOTE: CFBT + TAX SAV = CFAT APPREC + PRIN RED + DOWN PAYMENT = BANK EOT EY1 CFAT + BANK EQTY EY1= TOTAL EQUITY EY1
 NOTE: Use Before Tax Internal Rate of Return (BT IRR) and After Tax Internal Rate of Return (AT IRR) to compare real estate to stocks, bonds, annuities, savings account returns, etc.

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July 15, 2008

Customized Search for:

ALL COUNTIES

ALL COUNTIES

Street	City	State	Zip	County	Prop Code	Data Reliability	# of Units	Sales Price	Gross AI	NOI	CFBT	
26 E Wallace Ave	New Castle	PA	16101	Lawrence	703757	1	4	\$49,900	\$18,000	\$15,039	\$11,279	26
27 223 McCoy	McKees Rocks	PA	15136	NW Alleg	733263	3	4	\$100,000	\$22,560	\$16,496	\$9,784	27
28 1603 Evans	McKeesport	PA	15132	East Alleg	731249	2	4	\$64,900	\$19,800	\$14,241	\$9,885	28
29 718 Sarah	Carnegie	PA	15106	West Alleg	712855	3	6	\$130,000	\$34,860	\$20,142	\$10,088	29
30 4813 Sardis	Lower Burrell	PA	15068	Westmoreland	687957	2	9	\$159,900	\$45,900	\$26,779	\$11,378	30
31 1111 Overland	Duquesne	PA	15110	East Alleg	712373	2	8	\$375,000	\$57,457	\$38,822	\$9,821	31
32 119-123 S Second	Jeannette	PA	15644	Westmoreland	725626	3	13	\$155,000	\$54,540	\$21,891	\$9,903	32
33 708-5-715 7th	Beaver Falls	PA	15010	Beaver	690676	5	42	\$570,000	\$190,080	\$65,454	\$10,553	33
34 625-627 W 8th	Homestead	PA	15120	South Alleg	734356	1	3	\$25,000	\$14,500	\$11,260	\$9,582	34
35 547 A,B,&C Water	Indiana	PA	15701	Indiana	695713	1	3	\$249,000	\$36,990	\$31,226	\$8,762	35
36 631 S Oakland	Sharon	PA	16146	Mercer	706761	5	2	\$52,000	\$34,200	\$14,722	\$10,307	36
37 1900 Maple	Homestead	PA	15120	South Alleg	694791	1	4	\$150,000	\$24,408	\$20,712	\$9,410	37
38 815 North	Wilkesburg	PA	15221	East Alleg	713904	5	14	\$370,000	\$81,480	\$37,575	\$8,961	38
39 617 Hampshire	South Hills	PA	15216	South Alleg	699223	1	3	\$98,000	\$21,000	\$16,852	\$9,468	39
40 428 North Taylor	Pittsburgh	PA	15212	North Alleg	735107	2	4	\$179,900	\$28,320	\$20,145	\$8,069	40
41 211 E 7th	Tarentum	PA	15084	North Alleg	728292	1	3	\$45,000	\$15,600	\$11,690	\$8,669	41
42 501 S Central	Canonsburg	PA	15317	Washington	722397	4	7	\$132,000	\$34,560	\$18,913	\$8,705	42
43 276 15th	Ambridge	PA	15003	Beaver	698424	1	4	\$69,900	\$17,400	\$14,538	\$9,272	43
44 1831 Union	McKeesport	PA	15132	East Alleg	693846	3	3	\$105,000	\$21,400	\$16,770	\$8,859	44
45 1722 Brighton	Pittsburgh	PA	15212	North Alleg	703640	1	3	\$87,125	\$19,080	\$15,532	\$8,968	45
46 219-221 Liberty	New Castle	PA	16102	Lawrence	723895	4	6	\$69,900	\$25,900	\$13,898	\$8,493	46
47 83 W Walnut	Washington	PA	15301	Washington	721540	3	3	\$69,500	\$17,700	\$12,845	\$8,180	47
48 210 Youghiogheny	Penn	PA	15675	Westmoreland	695375	3	4	\$179,900	\$27,240	\$21,408	\$7,853	48
49 421 Glenn	Clairton	PA	15025	South Alleg	684829	2	3	\$65,000	\$19,872	\$14,263	\$8,684	49
50 1015 Brackenridge	Brackenridge	PA	15014	North Alleg	702477	4	5	\$105,000	\$23,400	\$17,488	\$9,057	50

Customized REIA REPORT[®]: TOP 50 BEST BUYS LIST

July 15, 2008

Customized Search for:

PAGE B2

ALL COUNTIES													
TAX BEN	CFAT	APPREC	PRIN RED EY1	BANK EQTY	TOT EQY EY1	CAP RATE	DSCR	SP/DSCR	BT IRR	AT IRR			
26	-\$2,839	\$8,440	\$998	\$313	\$6,301	\$14,741	30.14%	4.00	\$166,333	126%	91%		
27	-\$1,378	\$8,406	\$2,000	\$737	\$22,737	\$31,144	16.50%	2.46	\$204,799	42%	30%		
28	-\$1,534	\$8,351	\$1,298	\$479	\$14,757	\$23,107	21.94%	3.27	\$176,797	54%	39%		
29	-\$1,766	\$8,323	\$2,600	\$2,333	\$30,933	\$39,256	15.49%	2.00	\$217,039	32%	23%		
30	-\$3,058	\$8,320	\$3,198	\$2,825	\$14,018	\$22,338	16.75%	1.80	\$231,855	104%	75%		
31	-\$1,603	\$8,217	\$7,500	\$6,730	\$89,230	\$97,447	10.35%	1.34	\$418,320	21%	15%		
32	-\$1,720	\$8,183	\$3,100	\$2,782	\$36,882	\$45,064	14.12%	1.83	\$235,879	31%	23%		
33	-\$2,501	\$8,053	\$11,400	\$10,070	\$49,970	\$58,022	11.48%	1.20	\$565,250	62%	45%		
34	-\$1,636	\$7,946	\$500	\$184	\$5,684	\$13,630	45.04%	6.71	\$139,787	92%	66%		
35	-\$911	\$7,851	\$4,980	\$1,734	\$14,184	\$22,035	12.54%	1.40	\$288,425	105%	76%		
36	-\$2,510	\$7,797	\$1,040	\$336	\$6,576	\$14,373	28.31%	3.33	\$144,483	212%	153%		
37	-\$1,677	\$7,734	\$3,000	\$942	\$18,942	\$26,675	13.81%	1.90	\$228,750	66%	48%		
38	-\$1,450	\$7,511	\$7,400	\$6,640	\$88,040	\$95,551	10.16%	1.31	\$404,888	21%	15%		
39	-\$2,025	\$7,443	\$1,960	\$615	\$12,375	\$19,818	17.20%	2.30	\$186,200	81%	58%		
40	-\$753	\$7,316	\$3,598	\$1,327	\$40,905	\$48,220	11.20%	1.67	\$250,089	26%	19%		
41	-\$1,392	\$7,277	\$900	\$332	\$10,232	\$17,509	25.98%	3.87	\$145,126	62%	45%		
42	-\$1,514	\$7,191	\$2,640	\$2,369	\$31,409	\$38,600	14.33%	1.85	\$203,800	31%	22%		
43	-\$2,150	\$7,122	\$1,398	\$439	\$8,827	\$15,949	20.80%	2.80	\$160,770	92%	66%		
44	-\$1,810	\$7,049	\$2,100	\$659	\$13,259	\$20,308	15.97%	2.20	\$185,500	74%	54%		
45	-\$1,954	\$7,013	\$1,743	\$547	\$11,002	\$18,015	17.83%	2.40	\$172,072	82%	59%		
46	-\$1,505	\$6,988	\$1,398	\$1,254	\$16,632	\$23,620	19.88%	2.57	\$149,761	44%	32%		
47	-\$1,207	\$6,973	\$1,390	\$513	\$15,803	\$22,775	18.48%	2.75	\$159,471	46%	33%		
48	-\$1,050	\$6,804	\$3,598	\$1,129	\$22,717	\$29,521	11.90%	1.60	\$236,868	55%	40%		
49	-\$2,025	\$6,659	\$1,300	\$440	\$4,990	\$11,648	21.94%	2.60	\$138,667	122%	88%		
50	-\$2,430	\$6,627	\$2,100	\$1,775	\$24,875	\$31,502	16.66%	2.10	\$181,125	47%	34%		

NOTE: CFBT + TAX SAV = CFAT APPREC + PRIN RED + DOWN PAYMENT = BANK EOT EY1 CFAT + BANK EQTY EY1 = TOTAL EQUITY EY1

Qualified Real Estate Investment Specialists[®]

Knowledgeable Specialists For Properties Located Within and Around: East Allegheny County, PA

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