



The Perfect Storm

At this writing, the surface pool of Lake Lanier stands at 1,055.04 some 15.96 feet from its full pool of 1071. And while Lake Lanier still has a surface area of 30,000 acres (down from 38,000 acres) and is still a great lake that's not the real story.

The bedrock of Lake Lanier has come to the surface as the shore line is exposed along its rim. The true value of Lanier is in its resiliency and strength of its homes to withstand even the most "perfect" storm. (For lack of a storm producing water.) Note Lanier water levels are at or near historic low levels. Speculative construction of Lake homes are all but a memory. Second home discretionary buyers are sidelined with a crisis in consumer confidence. Yet home prices on Lake Lanier are relatively stable. The numbers speak for themselves.

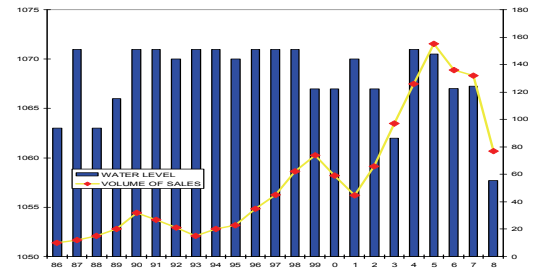
	Avg. home price	# Lake Homes Sold
2008	\$605,500	88
2007	\$645,000	173
2006	\$588,254	232

Based on actual closings January- December 15, 2008 FMLS MLS for homes with private boat slips on Lake Lanier.

While the velocity of sales (total units) has declined some 50.9%, the average home price for property on Lake Lanier has only fallen 6.1%. The strength of Lanier's housing economy glimmers across the remaining water surface.

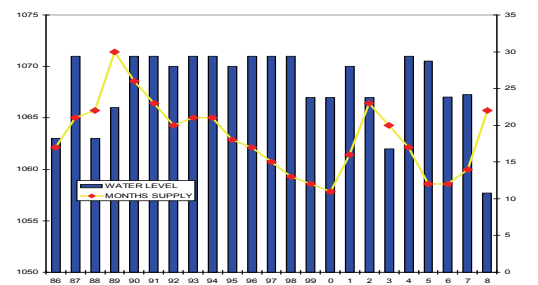
Lake homeowners by and large are discretionary sellers and buyers anyway (they don't have to do anything); they have substantial home equity, aren't effected by subprime lending or bank foreclosure. Norton Native Intelligence™ can count on two hands the Lake Lanier spec home failures and Lanier's resiliency shines through. The power of Lake Lanier in this era of economic calamity is clearly evident. Lake Lanier Property is like money in the bank...only this time better.

LAKE LANIER WATER LEVELS VS VOLUME OF SALES



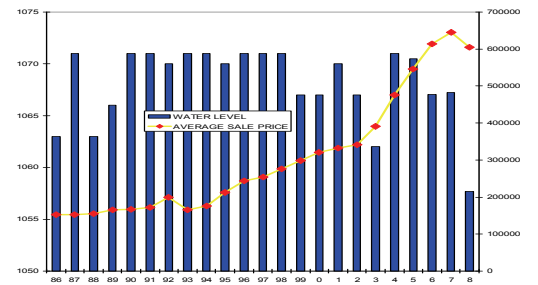
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LAKE LANIER WATER LEVELS VS MONTHS SUPPLY



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LAKE LANIER WATER LEVELS VS AVERAGE SALE PRICE

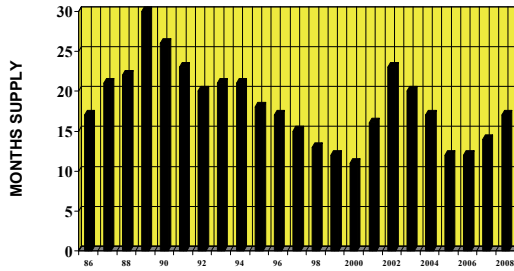


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LAKE LANIER 2009



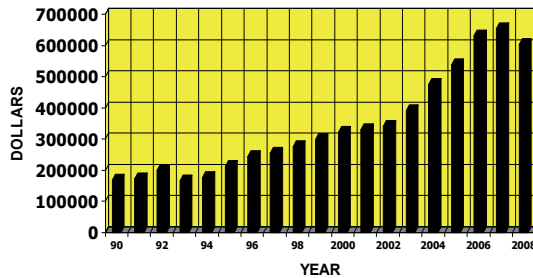
LAKE LANIER HOME SUPPLY & DEMAND



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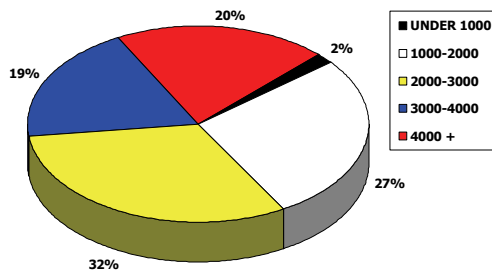
LAKE LANIER AVERAGE SALE PRICE



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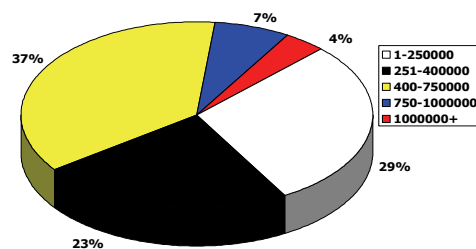
LAKE LANIER SQ FT ANALYSIS SALES



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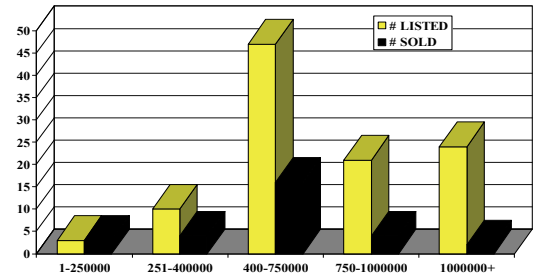
LAKE LANIER PRICE RANGE SOLD 2008



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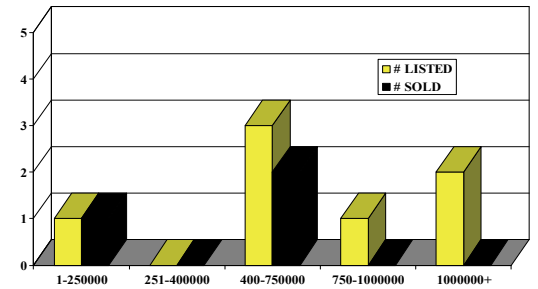
FORSYTH LAKE PROPERTY #2008 LISTED VS SOLD



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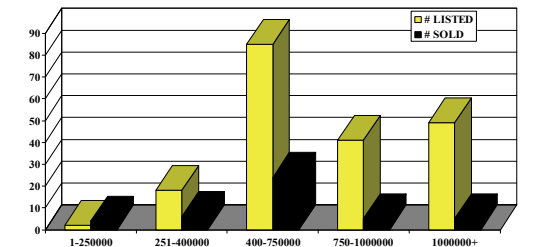
GWINNETT LAKE PROPERTY #2008 LISTED VS SOLD



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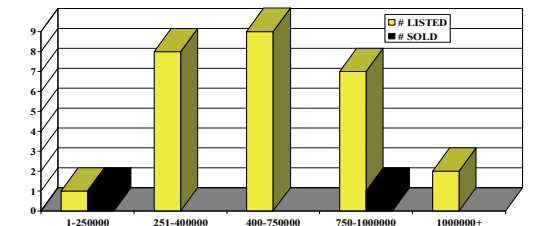
HALL LAKE PROPERTY #2008 LISTED VS SOLD



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DAWSON LAKE PROPERTY # 2008 LISTED VS SOLD



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