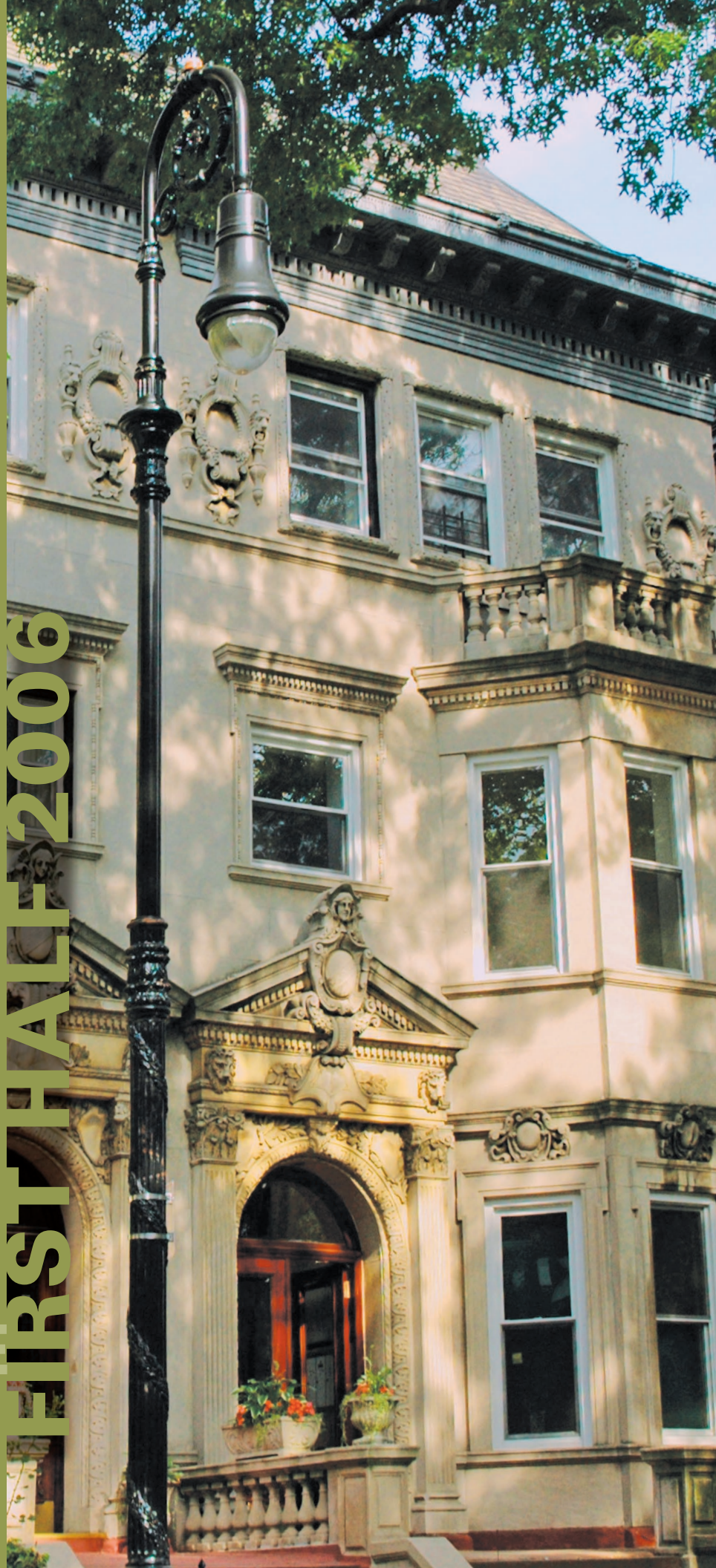


FIRST HALF 2006

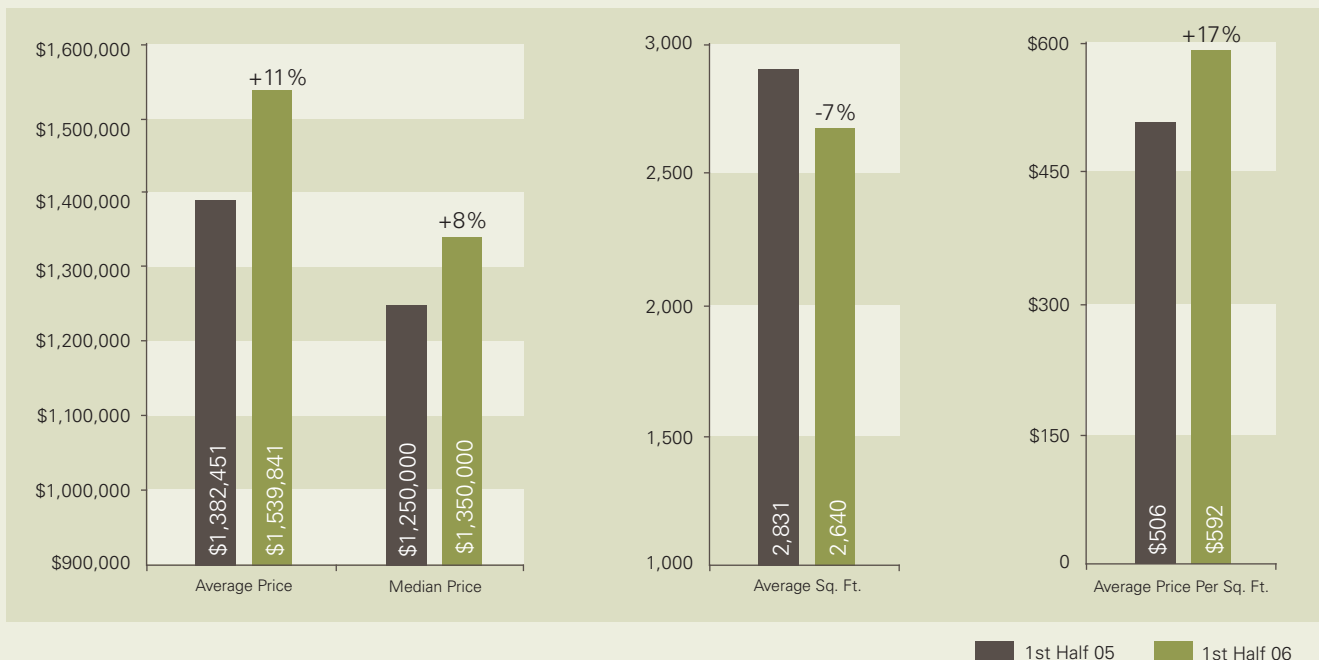
**BROOKLYN
TOWNHOUSE
SALES
REPORT**



BROOKLYN TOWNHOUSE PRICES

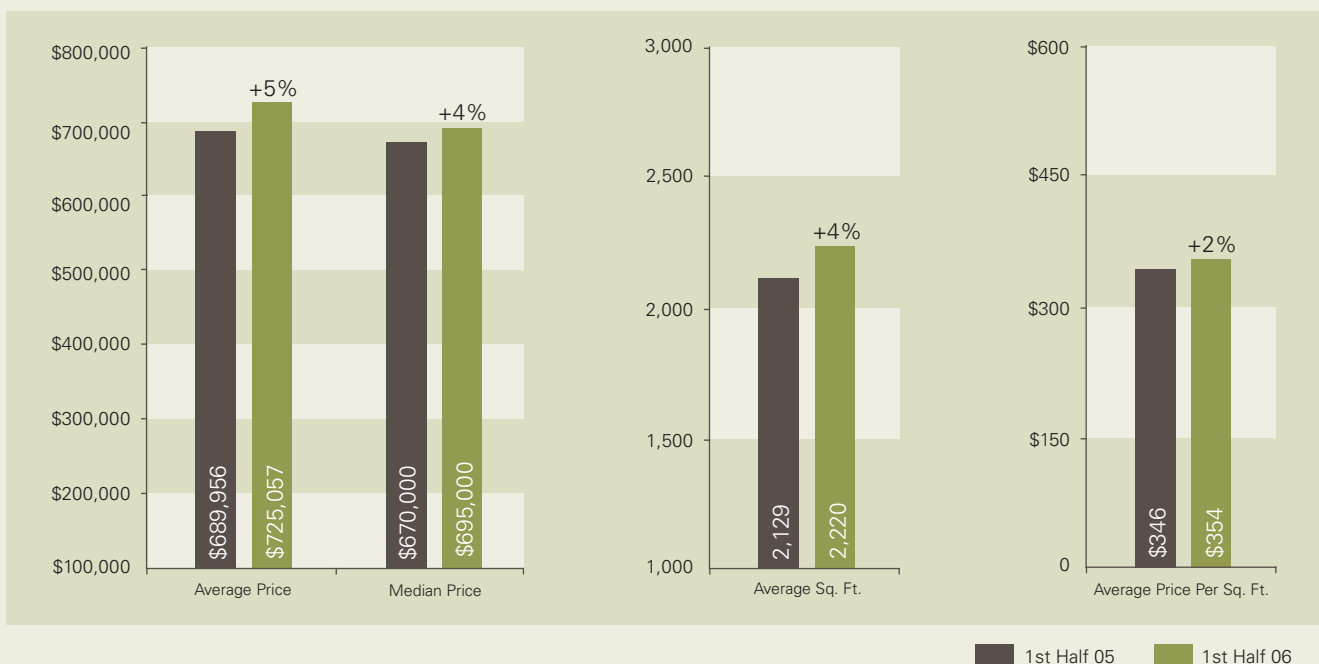
Boerum Hill / Brooklyn Heights / Carroll Gardens / Cobble Hill / Park Slope

The average price for townhouses in these five neighborhoods rose 11% over the past year, reaching \$1,539,841. The median price of \$1,350,000 represented an 8% gain from 2005's first half. The townhouses sold in this area during the first half were smaller than a year ago, as the average size fell 7% to 2,640 square feet.



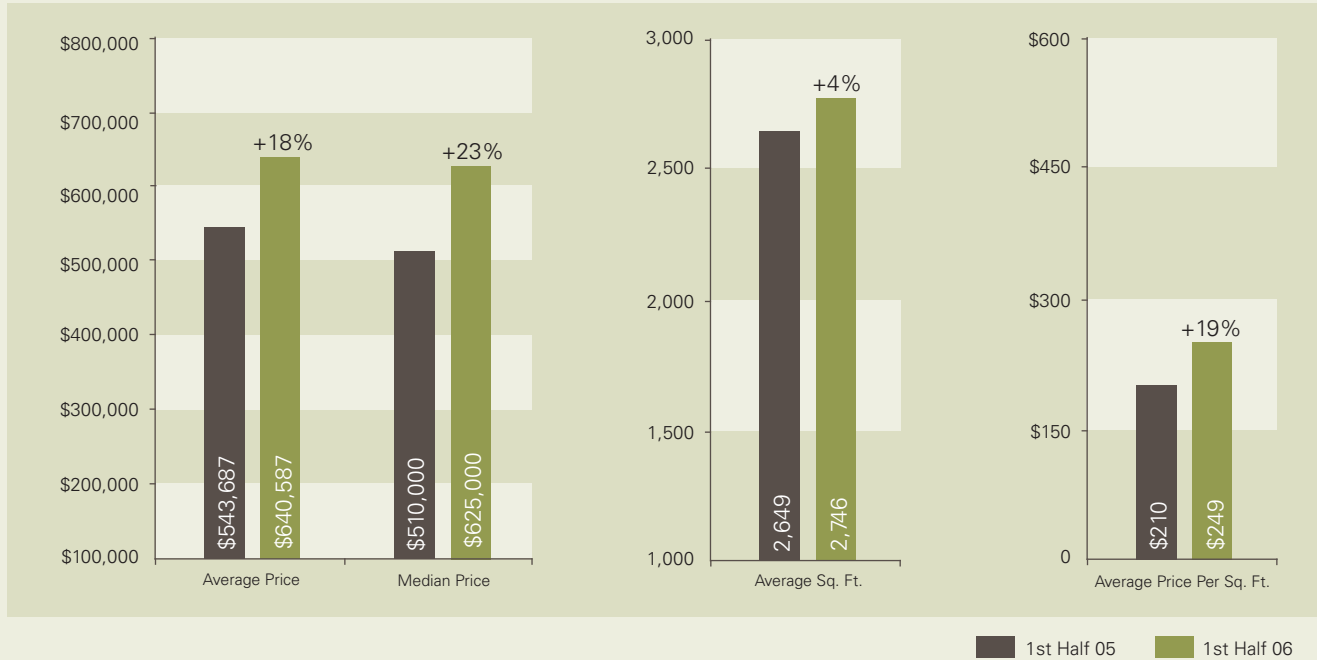
Bay Ridge / Bensonhurst / Dyker Heights

Bay Ridge, Bensonhurst and Dyker Heights townhouses sold for an average of \$725,057 in the first half of 2006, 5% higher than the same period last year. At \$695,000, the median price for sales in this area was 4% higher than 2005's first half.



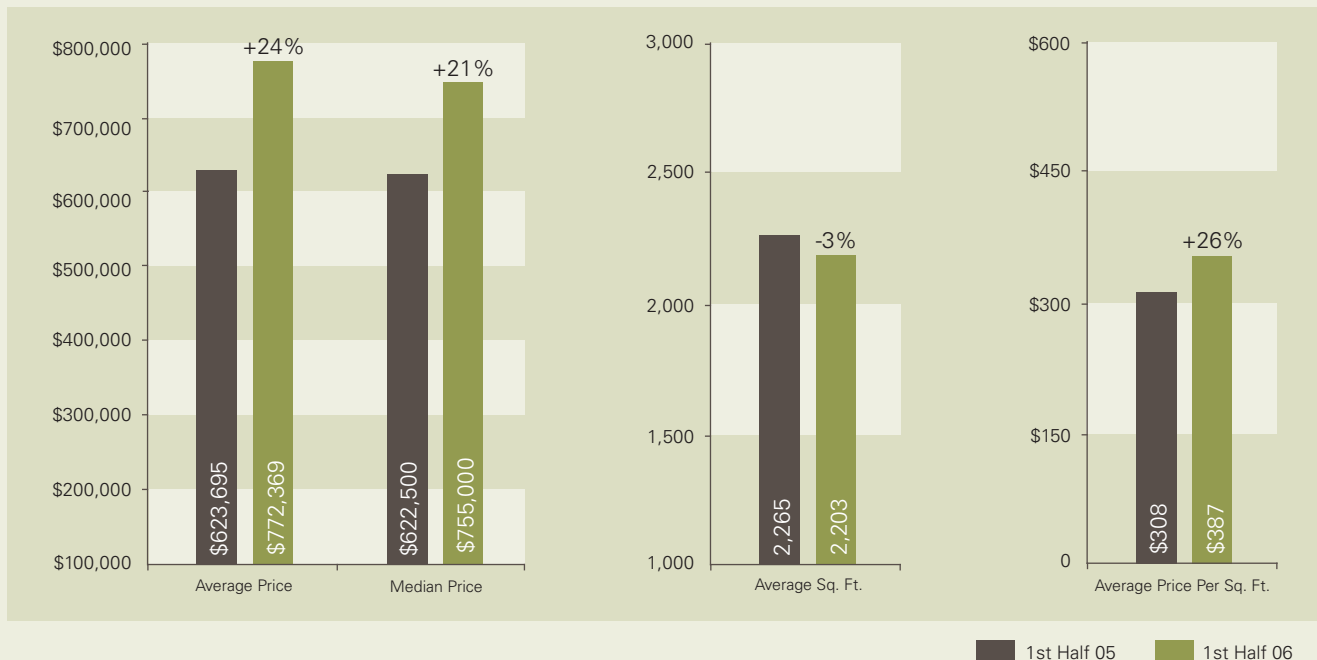
Bedford Stuyvesant / Clinton Hill / Fort Greene

Over the past year the average price for a townhouse rose 18% in Bedford Stuyvesant, Clinton Hill and Fort Greene, to \$640,587. The median price posted an even larger increase during this time, rising 23% to \$625,000.



Greenpoint / Williamsburg

Of the four areas surveyed, the Greenpoint/Williamsburg market posted the largest increase in townhouse prices over the past year. At \$772,369, the average price for these townhouses was 24% higher than during 2005's first half. The average price per square foot rose at an even sharper pace, and was up 26% from a year ago as the average size of sold townhouses fell.



BROOKLYN TOWNHOUSE SALES REPORT

PREPARED BY Gregory Heym

CHIEF ECONOMIST, Halstead Property, LLC

Data is provided by ValuExchange™, a proprietary database that contains the transactions of all Terra Holdings companies.



AREA	AVERAGE PRICE			NUMBER OF SALES		
	First Half 2006	First Half 2005	% Change	First Half 2006	First Half 2005	% Change
Bath Beach	\$660,364	\$619,303	7%	61	64	-5%
Bay Ridge	\$849,117	\$707,825	20%	82	118	-31%
Bedford Stuyvesant	\$597,461	\$495,332	21%	531	446	19%
Bensonhurst	\$664,653	\$667,560	0%	130	124	5%
Bergen Beach	\$643,597	\$557,442	15%	55	78	-29%
Boerum Hill	\$1,388,868	\$1,247,400	11%	19	11	73%
Borough Park	\$779,069	\$696,559	12%	157	110	43%
Brighton Beach	\$668,974	\$536,910	25%	39	36	8%
Brooklyn Heights	\$3,151,875	\$2,704,500	17%	8	10	-20%
Brownsville	\$519,181	\$382,174	36%	98	96	2%
Bushwick	\$542,108	\$434,238	25%	283	272	4%
Canarsie	\$544,506	\$436,654	25%	275	289	-5%
Carroll Gardens	\$1,396,453	\$1,184,058	18%	17	29	-41%
Clinton Hill	\$1,317,762	\$1,053,850	25%	20	28	-29%
Cobble Hill	\$2,046,944	\$1,673,462	22%	9	13	-31%
Coney Island	\$455,167	\$322,409	41%	30	11	173%
Crown Heights	\$607,387	\$459,928	32%	155	172	-10%
Ditmas Park	\$870,722	\$666,000	31%	18	15	20%
Dyker Heights	\$687,018	\$653,622	5%	61	57	7%
East Flatbush	\$480,856	\$388,557	24%	278	281	-1%
East New York	\$500,592	\$398,661	26%	659	549	20%
East Williamsburg	\$694,481	\$562,833	23%	26	15	73%
Flatbush	\$530,541	\$438,528	21%	77	72	7%
Flatlands	\$483,749	\$412,640	17%	189	198	-5%
Fort Greene	\$1,512,155	\$1,061,220	42%	11	15	-27%
Gerritsen Beach	\$442,752	\$411,213	8%	26	32	-19%
Gravesend	\$835,908	\$658,107	27%	128	192	-33%
Greenpoint	\$752,819	\$662,969	14%	36	32	13%
Kensington	\$726,124	\$591,588	23%	53	54	-2%
Manhattan Beach	\$1,155,962	\$1,033,100	12%	13	15	-13%
Marine Park	\$535,573	\$478,219	12%	115	136	-15%
Midwood	\$893,986	\$815,857	10%	169	177	-5%
Mill Basin	\$814,385	\$692,611	18%	60	64	-6%
Park Slope	\$1,395,149	\$1,237,552	13%	84	67	25%
Prospect Heights	\$1,110,755	\$1,068,145	4%	12	7	71%
Prospect Park South	\$831,794	\$546,000	52%	4	6	-33%
Prospect-Lefferts Gardens	\$647,727	\$570,878	13%	30	41	-27%
Red Hook	\$704,688	\$616,333	14%	8	9	-11%
Sea Gate	\$595,311	\$675,653	-12%	9	15	-40%
Sheepshead Bay	\$672,763	\$641,505	5%	182	207	-12%
Sunset Park	\$667,526	\$607,980	10%	134	134	0%
Williamsburg North Side	\$1,104,280	\$693,813	59%	10	8	25%
Williamsburg South Side	\$674,000	\$523,167	29%	6	9	-33%
Windsor Terrace	\$853,075	\$678,997	26%	52	44	18%

This report includes every recorded sale in Brooklyn of a 1-4 family home, without commercial space, which closed during the first half of 2006.