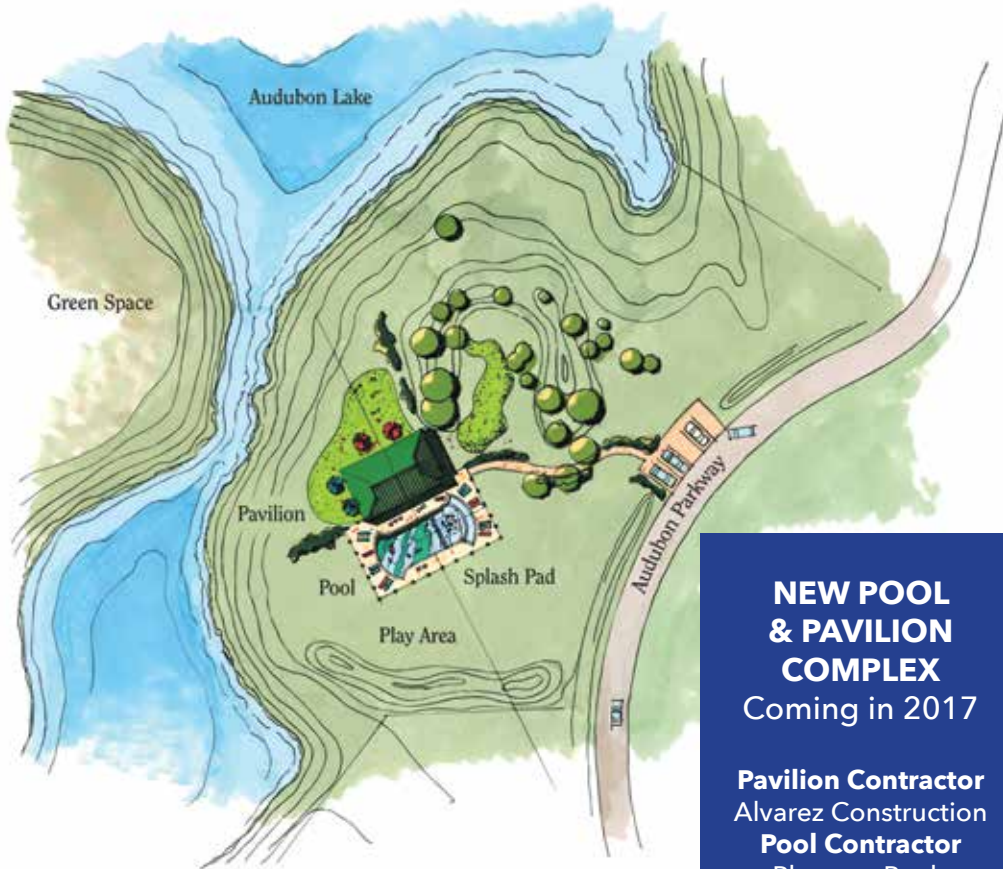


Market Report



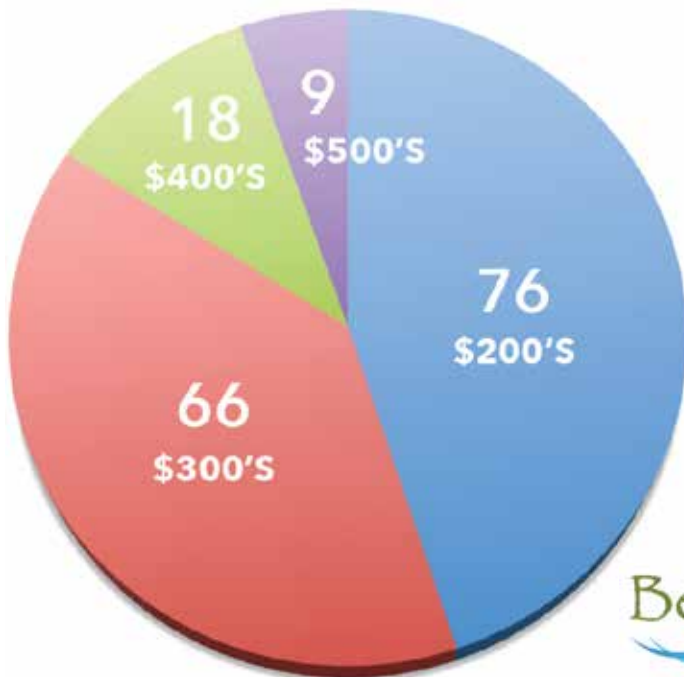
NEW POOL & PAVILION COMPLEX
Coming in 2017

Pavilion Contractor
Alvarez Construction
Pool Contractor
Pleasure Pools

ANOTHER GREAT YEAR AT BEDICO CREEK!

For the second consecutive year, Bedico Creek Preserve has finished the 2016 calendar year with more than 80 homes sold! This accounts for 50% of the total new home sales in the entire Madisonville area!

This strong showing does not include new lots in Heron Lake, Lakeside, Cypress Bend, Deer Trail, Preserve III and Heron Point (see page 5 for more details). The lots in those neighborhoods were initially offered in late 2016, but new homes are just beginning to come out of the ground in the first and second quarters of 2017. Undoubtedly, this will be a major factor in the continuing strong sales showing expected this year.



Madisonville New Home Sales by Price
Year End 2016

Chart data reported by Deano & Associates

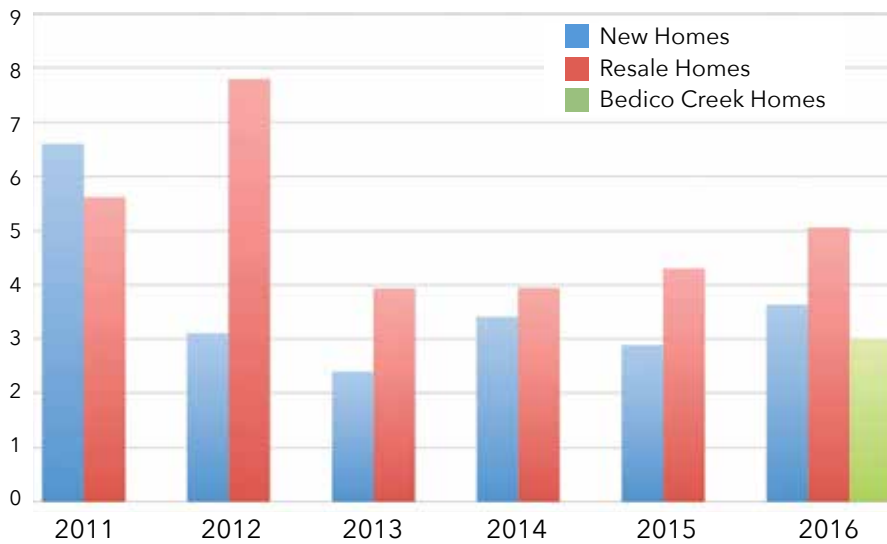


Another strong indicator of continuing sales is the much anticipated expansion of the amenities package. Construction begins in March 2017 on Bedico Creek's Second Pool Complex. This new family-friendly amenity will feature a spacious pavilion, a fenced pool and splash pad. The complex will be located on Audubon Boulevard, just north of Deer Park, overlooking Audubon Lake. The facilities are expected to be complete for this summer's swimming season!

Madisonville Absorption Rates

Months Supply of Homes Available in the 4th Quarter 2016

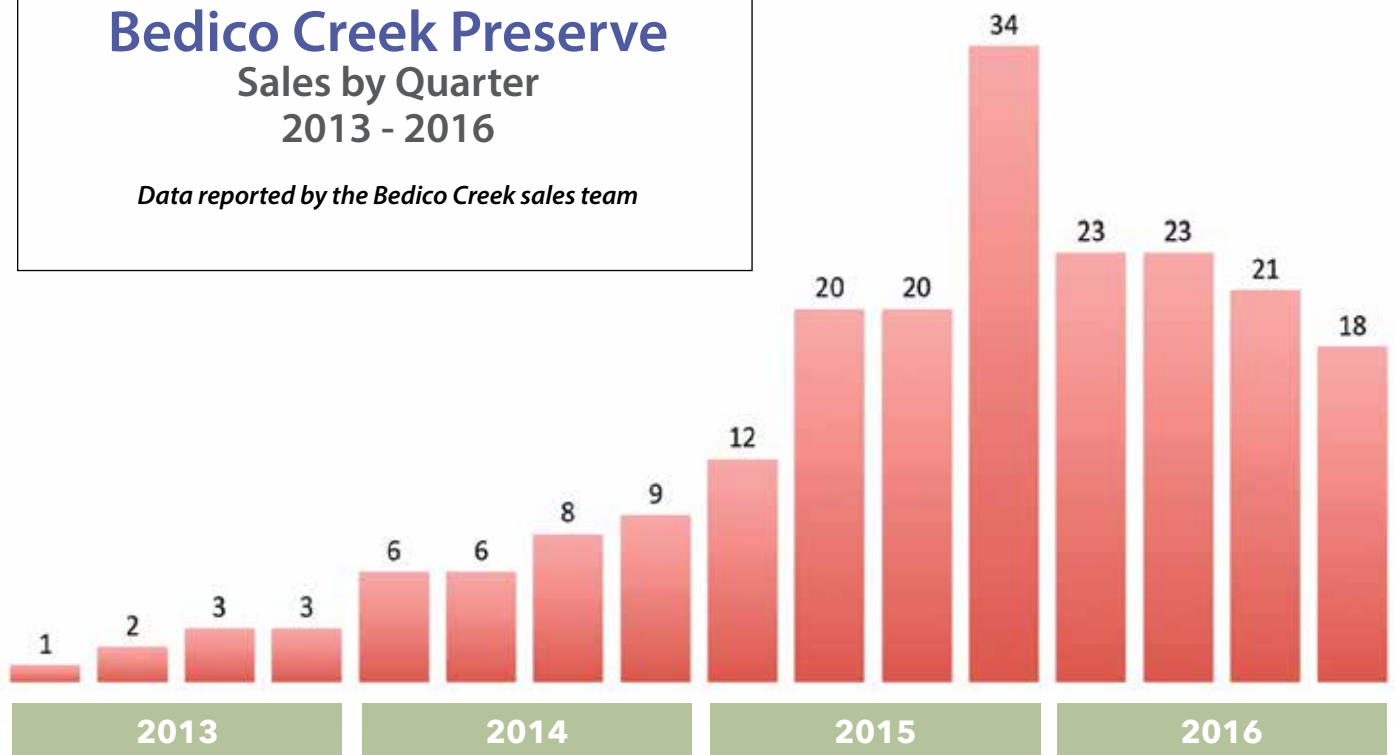
Chart data reported by Deano & Associates and the Bedico Creek Sales Team



Bedico Creek continues to SELL FAST with a market-busting 3 month Supply of Homes!

Bedico Creek Preserve Sales by Quarter 2013 - 2016

Data reported by the Bedico Creek sales team



It's clear... 2016 was another banner year at Bedico Creek!



HOUSING TRENDS

TOTAL VALUE OF U.S. HOUSING REACHES AN ALL-TIME HIGH

by Kelly Waltemath
Bedico Creek New Home and Resale Specialist
Keller Williams Realty New Orleans

According to a recent report from Zillow, the total value of U.S. housing stock has never been worth more than it is right now at \$29.6 trillion.

There was a \$1.6 trillion increase from 2015-2016. This increase is remarkable as it shows that the U.S. housing market has finally regained the value that was lost (a total of \$6.4 trillion from 2006-2012) after the housing crisis.

The housing outlook brightens despite higher rates. Chief Economist of Trulia, Ralph

McLaughlin, predicts 2017 to be another solid year for housing. Existing home sales are predicted to reach a post-recession high of about \$5.5 million in 2017. These predictions exist despite the expected increase of about 4.6% in mortgage rates by the end of 2017 which totals to \$34 to a monthly mortgage check.

What does all this mean? The significant amount of value being gained back, consistent ongoing housing recovery, and bright future outlook for housing despite higher mortgage rates are all optimistic and hopeful signs for the U.S.

Hopeful Signs for the U.S. Housing Industry Abound.

10 Most Popular Real Estate Websites

Ranked by Number of Visitors
March 2017 Update*

- Zillow - 36 million
- Trulia - 23 million
- Yahoo - 20 million
- Realtor.com - 18 million
- Redfin - 6 million
- Homes.com - 5 million
- Apartment Guide - 2.5 million
- Curbed - 2 million
- ReMax - 1.8 million
- HotPad - 1.75 million

*Sites ranked by eBizMBA.com

*Another
Banner Year!*

2016 BEDICO CREEK HOME SALES

Price Per Square Foot by Neighborhood*
Year End 2016

Data reported by the Bedico Creek sales team

Neighborhood	# Homes	AVG Sq. Ft.	AVG \$ Price	AVG \$ Sq. Ft.
Audubon Way	1	3,892	\$1,000,000+	
Manors	0			
Estates	5	3,219	\$544,527	\$169.54
Lakeside (NEW)	0			
Preserve	4	3,440	\$426,750	\$158.60
Longview	10	2,537	\$393,060	\$156.31
Lakeview	4	2,501	\$400,725	\$158.90
Cypress Crossing	21	2,285	\$338,942	\$150.34
Garden/Courtyard	7	1,804	\$278,429	\$153.91
Deer Park	32	1,948	\$253,975	\$132.19
Heron Point (NEW)	0			
Heron Lake (NEW)	1	2,377	\$369,900	\$155.62
Cypress Bend (NEW)	0			
Deer Trail (NEW)	0			

*Some
Resales Included*

Total Homes Sold 85



**BEDICO
STATS**

*by Pat Lubking-Gauthier
Bedico Creek New Home Specialist*

2016 was another banner year for home and lot sales at Bedico Creek, and 2017 is on track to be yet another outstanding year!

Our "collection of neighborhoods" make Bedico Creek unique. With the introduction of new neighborhoods like Lakeside, Cypress Bend, Heron Lake, Heron Point, and Deer Trail; interest in Bedico Creek continues to snowball!

Potential homeowners and Realtors alike recognize Bedico Creek as the most popular and fastest selling community on the Northshore. And, as Bedico Creek expands, so do the amenities and the enhanced lifestyle they bring.



LOTS ARE FULL STEAM AHEAD IN 2017

by *Scott Waltemath*
Bedico Creek Director of Builders
and Lot Sales

The first quarter of 2017 has been very busy for lot sales at Bedico Creek. After closing out all lots in the first two phases of the Preserve last year, Preserve III has been completed as well. The first homes are now under construction. There are currently only 5 lots remaining in this new neighborhood!

We have begun a close out special for the first phase of Heron Lake, with only 3 lots remaining in the high \$60's-low \$70's. There is a 5% incentive if one of Bedico Creek's Preferred Builders is used and the slab is poured within 120 days of lot closing.

Construction on Phase 2 in Heron Lake has begun with an expected completion date in the 3rd quarter of 2017. Currently, there are already 35 lots under contract with only 11 lots remaining! Take advantage of the 5% incentive prior to the neighborhoods completion.



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*The Bedico Creek Sales Team is here to serve you.
They are on site, know the community, and are eager to work with you.
Each of them have had success inside and outside the gates of Bedico Creek,
but this community is their primary focus.*

*Call, email or text for an appointment to meet them in person.
They will help you find a new home,
sell your current one, or assist a friend or family member.
Trust them to ensure that your transaction will go as smoothly as possible.*