EXHIBIT B
SAMPLE CALCULATIONS

Example 1:

Home is purchased on January 1, 1995 for $100,000. The seller wishes to sell in December 1997. To determine maximum sales price:

Look to table of Average Wage prepared by Colorado Department of Labor and Employment consider percentage increase for Eagle County for each year in question:

1995 - 4.81%
1996 - 5.47%
1997 - 5.82%

1995- owned entire year- $100,000 x .0481 = $4,810. $100,000 + $4,810 = $104,810.00
1996- owned entire year- $104,810 x.0547 = $5,733. $104,810 + $5733 = $110,543.00
1997- owned entire year- $110,543 x.0582 = $6433. $110,543 + $6433 = $116,976.00

Thus Maximum Sales Price is $116,976 plus any permitted capital improvement and actual sales costs not to exceed 2% of maximum sale price.

Example 2:

Home is purchased on January 1, 1995 for $100,000. Seller wishes to sell in December 1999. To determine maximum sales price:

Look to table of Average Wage prepared by Colorado Department of Labor and Employment and consider percentage increase for Eagle County for each year in question:

1995 - 4.81%
1996 - 5.47%
1997 - 5.82%
1998 - 6.46%
1999 - 4.72 %

1995- owned entire year- $100,000 x .0481 = $4,810. $100,000 + $4,810 = $104,810.00
1996- owned entire year- $104,810 x.0547 = $5,733. $104,810 + $5733 = $110,543.00
1997- owned entire year- $110,543 x.0582 = $6433. $110,543 + $6433 = $116,976.00
1998- owned entire year- $116,976 x.06 (because percentage increase was in excess of - 6% and restriction caps the appreciation at that figure) = $7,018.
$116,976 + $7018= $123,994
1999- owned entire year- $123,994 x .0472 =$5852. $123,994 + $5852 = $129,846

Thus Maximum Sales Price is $129,846 plus permitted capital improvements and actual sales

costs not to exceed 2% of maximum sale price.

Example 3: Home is purchased on January 1, 1995 for $100,000. The seller closed on a sale in April, 1997. To determine maximum sales price:

Look to table of Average Wage prepared by Colorado Department of Labor and Employment and consider percentage increase for Eagle County for each year in question:

1995 - 4.81%
1996 - 5.47%
1997 - 5.82%

> 1995- owned entire year- $100,000 x .0481 = $4,810. $100,000 + $4,810 = $104,810.00
> 1996- owned entire year- $104,810 x.0547 = $5,733. $104,810 + $5733 = $110,543.00
> 1997- owned first quarter and part of second quarter of 1997.
> Owner receives credit for both first and second quarter. $110,543 x .0582 x .5 = $3216
> $110,543 + $3216= $113,759.

Thus Maximum Sales Price is $113,759 plus any permitted capital improvement and actual sales costs not to exceed 2% of maximum sale price.

Example 4: Home is purchased in July, 1995 for $100,000. The seller closed on a sale in December 1997. To determine maximum sales price:

Look to table of Average Wage prepared by Colorado Department of Labor and Employment and consider percentage increase for Eagle County for each year in question:

1995- 4.81%
1996-5.47%
1997-5.82%

> 1995- owned into the 3rd quarter. $100,000 x.0481 x.75 = $3607
> $100,000 + $ 3607 = $103,607.
> 1996- owned entire year- $103,607 x .0547 =$5667. $103,607 + 5667 = $109,274
> 1997- owned entire year- $109,274 x .0582 =$6359. $109,274 + 6359 = $115,633

Thus Maximum Sales Price is $115,633 plus any permitted capital improvement and actual sales costs not to exceed 2% of maximum sale price.

G:\dhm\calculation.wpd