

COMPARABLE MARKET ANALYSIS

Subject Property

Comparable Analysis Data used for pricing a 2 Bedroom/2Bath, totally renovated, South facing apartment at Union Wharf.

Sold

<u>Address</u>	<u>Type</u>	<u>SqFt</u>	<u>Sales Price/Sq.Ft.Price</u>		<u>Date Sold</u>	<u>Parking</u>	<u>Comments</u>
Union Wharf, TH12	4/2.5	2,292	\$2,000,000	\$873	11/07/05	Deeded	Total Renovation, Townhome, 2 Decks, Fireplace, South Facing
Lewis Wharf, 632-634	3/2.5	1,872	\$1,650,000	\$881	07/18/05	Rental	Penthouse, Fireplace, Bricks & Beams, Views, W/D, 2 Small Balconies
500 Commercial St., #3B	2+/2	1,962	\$1,575,000	\$802	07/08/05	Garage	Total Renovation, Brick & Beam, Fireplace
500 Commercial St., #2A	2/2	1,623	\$1,350,000	\$831	01/13/05	Garage	Total Renovation, Brick & Beam, Views, Deck
Union Wharf, TH25	3/2.5	2,290	\$1,875,000	\$818	01/05/05	Deeded	TH, 2 Decks, Views, Fireplace, Needed Renovation
Burroughs Wharf, PH07	2/2	1,662	\$1,528,000	\$919	08/10/04	Garage	PH, Views, Fireplace
Burroughs Wharf, #305	2/2.5	1,613	\$1,250,000	\$774	06/29/04	Garage	Deck, Total Renovation, Fireplace
Union Wharf, #212	2/2	1,685	\$1,161,000	\$689	06/07/04	Deeded	Total Renovation, Brick & Beam, Deck+ (lower floor, softer market)