

# COMPARABLE MARKET ANALYSIS

## Subject Property

*Comparable Analysis Data used for pricing an apartment  
at Commercial Wharf East.*

### Under Agreement

| <u>Address</u>          | <u>Type</u> | <u>SqFt</u> | <u>Sales Price</u> | <u>Sq.Ft.Price</u> | <u>Parking</u>  | <u>Comments</u>   |
|-------------------------|-------------|-------------|--------------------|--------------------|-----------------|---|
| 55 1&2 Commercial Wharf | 3/2.5       | 2,473       | \$1,995,000        | \$807              | 2- Excl. Rights | New Construction w/ Fabulous Detail, Views, High Ceilings, No Balcony |

### 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>  |
|----------------|-------------|-------------|--------------------------------|------------------|----------------|--|
| 43-6 CWE       | 1+2         | 1,329       | \$820,000 \$598                | 06/07/04         | Excl Rights    | Beautiful Renovation, Den w/ French Doors, 2 Balconies, Views  |
| 51-5 CWE       | 2/2         | 1,184       | \$799,000 \$629                | 04/08/05         | Excl Rights    | Needed Renovation, Balcony, Wood-burning Stove   |
| 47-2 CWE       | 1+2         | 1,330       | \$925,000 \$695                | 10/08/04         | Excl Rights    | New Construction w/ extras (developer built- out for himself then sold), Den, Central Air, Views, Laundry Room |
| 47-4 CWE       | 1+1         | 1,327       | \$749,000 \$550                | 01/06/04         | Excl Rights    | Renovated, 2 Balconies, Views  |
| 59-4 CWE*      | 1/1         | 1,320       | \$805,000 \$609                | 05/27/05         | Excl Rights    | Balcony, Fireplace   |
| 59-6 CWE*      | 1/1         | 1,320       | \$805,000 \$609                | 05/27/05         | Excl Rights    | Balcony  |

\*Buyer purchased who intends to put together both units as a duplex. Needs Renovation.

The INC magazine units that were listed and sold to two developers were renovated and resold as residential. The residential resales were beautifully renovated with central air but no balconies. The average price per sq. ft. was \$600.