

COMPARABLE MARKET ANALYSIS

Subject Property

Comparable Analysis Data used for pricing a “*prime positioned*” Residence on the Waterfront.

<u>Units On Market</u>						
<u>Address</u>	<u>Type</u>	<u>SqFt</u>	<u>Listing Price</u>	<u>Sq.Ft.Price</u>	<u>Parking</u>	<u>Comments</u>
65 E. India Row, #12EF	3/4	2,511	\$2,600,000	\$1,035	Rental	Magnificent Renovation, Direct Harbor Views
*Battery Wharf, #2410	3/2.5	2,265	\$2,850,000	\$1,258	DdGar	New Construction, Luxury Hotel Services
*500 Atlantic Ave., #21J	3/4.5	3,128	\$4,525,000	\$1,446	DdGar	New Construction, Luxury Hotel Services

** Sample of price per sq. ft. for new construction developments on the Waterfront.*

<u>Sold</u>						
<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	\$872	11/07/05	Deeded Total Renovation, Fireplace, 2 Decks, Limited Views
20 Rowes Wharf, #710	3/2.5	1,870	\$2,300,000	\$1,229	03/02/05	Deeded Original Renovation, Balcony, Views
10 Rowes Wharf, #1002	2/2	1,854	\$2,500,000	\$1,348	03/17/05	DdGar Stunning Renovation, Balcony, Fabulous Views
20 Rowes Wharf, #TH7	2/2.5	2,500	\$2,900,000	\$1,160	03/14/05	Deeded Total Renovation, Balcony, Views
Union Wharf, #508-608	3/3.5	3,200	\$3,800,000	\$1,187	04/15/05	2Deeded Impeccable Renovation, Deck+, Elevator In-Unit, Fireplace, Fabulous Views
20 Rowes Wharf, #PH9	2/2.5	2,152	\$4,700,000	\$2,184	04/29/05	DdGar Penthouse, Fabulous Renovation, Balcony, Incredible Views

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