

COMPARABLE MARKET ANALYSIS

Subject Property

Comparable Analysis Data used for pricing a 9th floor apartment with a wraparound balcony at The Mariner (300 Commercial Street).

Units On Market

<u>Address</u>	<u>Type</u>	<u>SqFt</u>	<u>Listing Price</u>	<u>Sq.Ft.Price</u>	<u>Parking</u>	<u>Comment</u>
The Mariner, 703	2/2	1,063	\$ 895,000	\$841	Deeded Garage	Renovated, Balcony, Harbor Views, HW Floors
The Mariner, 807	2/2	1,232	\$ 995,000	\$807	Deeded Garage	Total Renovation, Corner, Private Balcony, City Views

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>
Burroughs Wharf, #309	2/2.5	1,289	\$1,100,000 \$ 853	03/24/05	Deeded Garage	2 Decks, Hardwood Floors, Fabulous Views
The Mariner, #710	2/2	1,508	\$1,125,000 \$ 746	05/02/05	Garage	Not Renovated, +/-2,000 sq. ft. Deck, Views, Fireplace
The Mariner, 904	2/2	1,530	\$1,475,000 \$ 964	08/26/05	Garage	Corner, Large Wraparound Balcony, Mantled Fireplace and Detail
The Mariner, #902	2/2	1,609	\$1,511,500 \$ 939	05/02/05	2 Garage	Total Renovation, Stunning, Corner Home, Wraparound Balcony, Views
The Mariner, 901	2/2	1,440	\$1,600,000 \$1,111	11/28/05	3 Garage (2 reserved)	Breathtaking Harbor Views, Corner Home, Large Wraparound Balcony, Storage Shed, Fireplace, Detail
Lewis Wharf, 632/634	3/2.5	1,872	\$1,650,000 \$ 881	07/19/05	2 Rental	Penthouse, Views, 2 Balconies, Fireplace
Burroughs Wharf, #310	2/2.5	1,810	\$1,700,000 \$ 939 (buyer also assumed \$45,000 assessment)	02/11/05	2 Garage	Total Renovation, 2 Decks, Incredible Views, End Nose Unit
Union Wharf, TH25	3/2.5	2,290	\$1,875,000 \$ 818	01/05/05	Deeded	Needed Renovation, Townhome, Decks, 2 Fireplaces, Views, North Facing
Union Wharf, TH12	4/2.5	2,292	\$2,000,000 \$ 873	11/07/05	Deeded	Total Renovation, Townhome, 2 Decks, Fireplace, South Facing