



## Comparative Market Analysis

Your initial search criteria were: ((LISTSTATUS IN ('PEND','CLOSED') AND (STATUSCHANGEDATE<=CONVERT(DATETIME,'7/21/2008')) OR (LISTSTATUS IN ('ACT','CONT')) AND (( DIVISION IN (1))) AND (BUILDINGNAME LIKE 'MARCO PO'))

| Property Type: Condo/Townhouse Properties                              |         |                    |                          |        |           |                 |                         |            |          |          |          |          |    | Status: Active   |          |            |  |
|--|---------|--------------------|--------------------------|--------|-----------|-----------------|-------------------------|------------|----------|----------|----------|----------|----|------------------|----------|------------|--|
| Subject Property #   | MLS#    | Tax Map Key        | Address                  | Unit # | Nbrhd     | Bldg Name       | Int SqFt                | Lanai      | BR       | FB       | HB       | YB       | LT | List Price       | \$ SqFt  | DOM        |  |
| 1  | 2809212 | 1-2-7-004-001-0278 | 2333 Kapiolani Blvd 1812 | 1812   | KAPIOLANI | Marco Polo Apts | 589                     | 64         | 1        | 1        | 0        | 1971     | LH | \$319,777        | \$542.92 | 142        |  |
| 2  | 2811881 | 1-2-7-004-001-0154 | 2333 Kapiolani Blvd 1107 | 1107   | KAPIOLANI | Marco Polo Apts | 851                     | 60         | 2        | 2        | 0        | 1971     | LH | \$325,000        | \$381.90 | 97         |  |
| 3  | 2811188 | 1-2-7-004-001-0269 | 2333 Kapiolani Blvd 1803 | 1803   | KAPIOLANI | Marco Polo Apts | 885                     | 97         | 2        | 2        | 0        | 1971     | LH | \$349,888        | \$395.35 | 109        |  |
| 4  | 2811245 | 1-2-7-004-001-0409 | 2333 Kapiolani Blvd 2607 | 2607   | KAPIOLANI | Marco Polo Apts | 851                     | 60         | 2        | 2        | 0        | 1971     | FS | \$415,000        | \$487.66 | 111        |  |
| 5  | 2719443 | 1-2-7-004-001-0333 | 2333 Kapiolani Blvd 2116 | 2116   | KAPIOLANI | Marco Polo Apts | 824                     | 86         | 2        | 2        | 0        | 1971     | LH | \$439,000        | \$532.77 | 356        |  |
| 6  | 2816751 | 1-2-7-004-001-0057 | 2333 KAPIOLANI BLVD 510  | 510    | KAPIOLANI | Marco Polo Apts | 853                     | 0          | 2        | 2        | 0        | 1971     | FS | \$439,000        | \$514.65 | 5          |  |
| 7  | 2816385 | 1-2-7-004-001-0484 | 2333 Kapiolani Blvd 3014 | 3014   | KAPIOLANI | Marco Polo Apts | 1,071                   | 135        | 2        | 2        | 0        | 1971     | FS | \$489,000        | \$456.58 | 12         |  |
| 8  | 2809215 | 1-2-7-004-001-0279 | 2333 Kapiolani Blvd 1813 | 1813   | KAPIOLANI | Marco Polo Apts | 901                     | 87         | 2        | 2        | 0        | 1971     | FS | \$549,777        | \$610.19 | 142        |  |
| 9  | 2809433 | 1-2-7-004-001-0572 | 2333 Kapiolani Blvd 3517 | 3517   | KAPIOLANI | Marco Polo Apts | 2,113                   | 368        | 3        | 2        | 1        | 1971     | FS | \$1,049,000      | \$496.45 | 140        |  |
| <b>Average</b>   |         |                    |                          |        |           |                 | <b>993</b>              | <b>120</b> | <b>2</b> | <b>2</b> | <b>2</b> | <b>1</b> |    | <b>\$486,160</b> |          | <b>124</b> |  |
|  |         |                    |                          |        |           |                 | Number of Properties: 9 |            |          |          |          |          |    |                  |          |            |  |
| ( ListPrice / IntSqFt ) : ( Average 486160 / Average 993 ) = \$ 489.59 |         |                    |                          |        |           |                 |                         |            |          |          |          |          |    |                  |          |            |  |

| Property Type: Condo/Townhouse Properties                              |         |                    |                          |        |           |                 |                         |           |          |          |          |      |    | Status: Active Continue to Show |          |           |  |
|--|---------|--------------------|--------------------------|--------|-----------|-----------------|-------------------------|-----------|----------|----------|----------|------|----|---------------------------------|----------|-----------|--|
| Subject Property #   | MLS#    | Tax Map Key        | Address                  | Unit # | Nbrhd     | Bldg Name       | Int SqFt                | Lanai     | BR       | FB       | HB       | YB   | LT | List Price                      | \$ SqFt  | DOM       |  |
| 1  | 2815126 | 1-2-7-004-001-0252 | 2333 Kapiolani Blvd 1703 | 1703   | KAPIOLANI | Marco Polo Apts | 885                     | 97        | 2        | 2        | 0        | 1971 | LH | \$303,000                       | \$342.37 | 32        |  |
| 2  | 2812812 | 1-2-7-004-001-0320 | 2333 Kapiolani Blvd 2103 | 2103   | KAPIOLANI | Marco Polo Apts | 885                     | 97        | 2        | 2        | 0        | 1971 | LH | \$325,000                       | \$367.23 | 42        |  |
| 3  | 2815852 | 1-2-7-004-001-0149 | 2333 Kapiolani Blvd 1102 | 1102   | KAPIOLANI | Marco Polo Apts | 792                     | 0         | 2        | 2        | 0        | 1971 | FS | \$399,000                       | \$503.79 | 11        |  |
| 4  | 2806864 | 1-2-7-004-001-0326 | 2333 Kapiolani Blvd 2109 | 2109   | KAPIOLANI | Marco Polo Apts | 824                     | 86        | 2        | 2        | 0        | 1971 | FS | \$427,000                       | \$518.20 | 73        |  |
| <b>Average</b>   |         |                    |                          |        |           |                 | <b>847</b>              | <b>93</b> | <b>2</b> | <b>2</b> | <b>0</b> |      |    | <b>\$363,500</b>                |          | <b>40</b> |  |
|  |         |                    |                          |        |           |                 | Number of Properties: 4 |           |          |          |          |      |    |                                 |          |           |  |
| ( ListPrice / IntSqFt ) : ( Average 363500 / Average 847 ) = \$ 429.16 |         |                    |                          |        |           |                 |                         |           |          |          |          |      |    |                                 |          |           |  |

| Property Type: Condo/Townhouse Properties |         |                    |                          |        |           |                 |          |       |    |    |    |      |    | Status: Sold |           |           |     |
|---|---------|--------------------|--------------------------|--------|-----------|-----------------|----------|-------|----|----|----|------|----|--------------|-----------|-----------|-----|
| Subject Property #                        | MLS#    | Tax Map Key        | Address                  | Unit # | Nbrhd     | Bldg Name       | Int SqFt | Lanai | BR | FB | HB | YB   | LT | List Price   | \$ SqFt   | Sold Date | DOM |
| 1   | 2811599 | 1-2-7-004-001-0451 | 2333 Kapiolani Blvd 2815 | 2815   | KAPIOLANI | Marco Polo Apts | 436      | 0     | 0  | 1  | 0  | 1971 | FS | \$269,000    | \$258,000 | 8/19/2008 | 12  |

|   |         |                    |                             |                |                    |     |            |            |          |          |          |                  |                  |           |          |            |    |
|---|---------|--------------------|-----------------------------|----------------|--------------------|-----|------------|------------|----------|----------|----------|------------------|------------------|-----------|----------|------------|----|
| 2   | 2808638 | 1-2-7-004-001-0401 | 2333 Kapiolani Blvd<br>2516 | 2516 KAPIOLANI | Marco Polo<br>Apts | 824 | 86         | 2          | 2        | 0        | 1971 LH  | \$370,000        | \$351,000        | 95        | \$425.97 | 7/29/2008  | 26 |
| 3   | 2813318 | 1-2-7-004-001-0419 | 2333 Kapiolani Blvd<br>2617 | 2617 KAPIOLANI | Marco Polo<br>Apts | 930 | 210        | 2          | 2        | 0        | 1971 LH  | \$390,000        | \$365,000        | 94        | \$392.47 | 9/03/2008  | 22 |
| 4   | 2809361 | 1-2-7-004-001-0113 | 2333 Kapiolani Blvd<br>817  | 817 KAPIOLANI  | Marco Polo<br>Apts | 930 | 210        | 2          | 2        | 0        | 1971 FS  | \$445,000        | \$425,000        | 96        | \$456.99 | 10/09/2008 | 93 |
| 5   | 2810961 | 1-2-7-004-001-0384 | 2333 Kapiolani Blvd<br>2416 | 2416 KAPIOLANI | Marco Polo<br>Apts | 824 | 86         | 2          | 2        | 0        | 1971 FS  | \$449,000        | \$440,000        | 98        | \$533.98 | 10/03/2008 | 70 |
| 6   | 2808773 | 1-2-7-004-001-0296 | 2333 Kapiolani Blvd<br>1913 | 1913 KAPIOLANI | Marco Polo<br>Apts | 901 | 64         | 2          | 2        | 0        | 1971 FS  | \$519,000        | \$499,000        | 96        | \$553.83 | 8/07/2008  | 35 |
| <b>Average</b>  |         |                    |                             |                |                    |     |            |            |          |          |          |                  |                  |           |          |            |    |
|   |         |                    |                             |                |                    |     | <b>808</b> | <b>131</b> | <b>2</b> | <b>2</b> | <b>0</b> | <b>\$407,000</b> | <b>\$389,666</b> | <b>96</b> |          | <b>43</b>  |    |
| ( SoldPrice / LivSqFt ) : ( Average 389666 / Average 808 ) = \$ 482.26<br>Number of Properties: 6 |         |                    |                             |                |                    |     |            |            |          |          |          |                  |                  |           |          |            |    |

Prepared by

**Keahi Pelayo**  
**(808) 398-3220**  
**RE/MAX 808 Realty**  
**keahi@lava.net**

Information is believed to be accurate but is not guaranteed.