



### Comparative Market Analysis

Your initial search criteria were: ((LISTSTATUS IN ('PEND','CLOSD') AND (STATUSCHANGEDATE>=CONVERT(DATETIME,'1/1/2002')) OR (LISTSTATUS IN ('ACT','CONT')) AND (( DIVISION IN ( 1 ) ) ) AND BUILDINGNAME IN ( 'SEABREEZE APTS INC ' )

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	Sale Price	% LP	\$ SqFt	Sold Date	DOM
1	2304037	1-3-1-033-059-0006	3065 Kalakaua Ave 6	6	DIAMOND HE	SEABREEZE APTS INC	1,300	300	2	2	0	1959	FS	\$1,700,000	\$1,300,000	76	\$1,000.00	10/06/2003	158
2	2303990	1-3-1-033-059-0010	3065 Kalakaua Ave 10	10	DIAMOND HE	SEABREEZE APTS INC	1,816	211	2	2	0	1959	FS	\$2,750,000	\$2,445,000	89	\$1,346.37	5/15/2003	23
<b>Average</b>							<b>1,558</b>	<b>256</b>	<b>2</b>	<b>2</b>	<b>0</b>			<b>\$2,225,000</b>	<b>\$1,872,500</b>	<b>83</b>			<b>91</b>
Number of Properties: 2																			
( SoldPrice / LivSqFt ) : ( Average 1872500 / Average 1558 ) = \$ 1201.86																			

Prepared by

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Information is believed to be accurate but is not guaranteed.