



Comparative Market Analysis

Your initial search criteria were: ((LISTSTATUS IN ('PEND','CLOSD') AND (STATUSCHANGEDATE>=CONVERT(DATETIME,'4/30/2007')) OR (LISTSTATUS IN ('ACT','CONT')) AND ((DIVISION IN (1))) AND (BUILDINGNAME LIKE 'TAHITIEN%'))

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 | 2803326 | 1-3-1-032-001-0021 | 2999 Kalakaua Ave 603 | 603 | DIAMOND HE | Tahitiienne Inc | 650 | 109 | 1 | 1 | 0 | 1957 | FS | \$1,150,000 | \$1,769.23 | 66 |
| 2 | 2804867 | 1-3-1-032-001-0026 | 2999 Kalakaua Ave 704 | 704 | DIAMOND HE | Tahitiienne Inc | 860 | 100 | 2 | 1 | 0 | 1957 | FS | \$1,349,950 | \$1,569.71 | 40 |
| Average | | | | | | | 755 | 105 | 2 | 1 | 0 | | | \$1,249,975 | | 53 |
| Number of Properties: 2 | | | | | | | | | | | | | | | | |
| (ListPrice / IntSqFt) : (Average 1249975 / Average 755) = \$ 1655.60 | | | | | | | | | | | | | | | | |

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 | 2710355 | 1-3-1-032-001-0010 | 2999 Kalakaua Ave 304 | 304 | DIAMOND HE | Tahitiienne Inc | 860 | 100 | 2 | 1 | 0 | 1957 | FS | \$1,299,000 | \$1,200,000 | 92 | \$1,395.35 | 10/03/2007 | 44 |
| 2 | 2706224 | 1-3-1-032-001-0006 | 2999 Kalakaua Ave 204 | 204 | DIAMOND HE | Tahitiienne Inc | 860 | 100 | 2 | 1 | 0 | 1957 | FS | \$1,492,000 | \$1,450,000 | 97 | \$1,686.05 | 5/23/2007 | 15 |
| Average | | | | | | | 860 | 100 | 2 | 1 | 0 | | | \$1,395,500 | \$1,325,000 | 95 | | | 30 |
| Number of Properties: 2 | | | | | | | | | | | | | | | | | | | |
| (SoldPrice / LivSqFt) : (Average 1325000 / Average 860) = \$ 1540.70 | | | | | | | | | | | | | | | | | | | |

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Information is believed to be accurate but is not guaranteed.