

Waterfront Park Place
Comparative Sold Pricing Listings
2007 Through Current

Built Out Units (Includes various states of Buildout provided by the Seller):

<u>Unit:</u>	<u>Sales Price:</u>	<u>Closing Date:</u>	<u>Price SF:</u>	<u>Size:</u>
1402	\$ 1,412,127.72	8/3/07	\$ 448.28	3,152
604	\$ 422,189.21	8/30/07	\$ 318.15	1,327
2000	\$ 2,668,923.07	8/30/07	\$ 311.39	8,571
806	\$ 418,400.00	8/31/07	\$ 328.67	1,273
602	\$ 660,000.00	11/27/07	\$ 342.86	1,925
1701	\$ 1,106,694.65	3/20/08	\$ 485.61	2,279
506	\$ 586,010.00	3/31/08	\$ 389.37	1,505
505	\$ 823,630.22	4/4/08	\$ 423.46	1,945
902	\$ 779,990.00	4/18/08	\$ 403.93	1,931
507	\$ 596,853.37	6/4/08	\$ 359.77	1,659
406	\$ 611,042.50	7/11/08	\$ 406.01	1,505
605	\$ 350,000.00	7/24/08	\$ 274.29	1,276
405	\$ 789,524.25	10/21/08	\$ 405.93	1,945
1601	\$ 2,446,210.00	10/31/08	\$ 298.68	8,190
407	663,260.00	12/31/08	\$ 399.80	1,659
Total Built Out Units:	\$ 14,334,854.99		\$ 371.17	38,483

Shell Units: Gray Box Configuration

<u>Unit:</u>	<u>Sales Price:</u>	<u>Closing Date:</u>	<u>Price SF:</u>	<u>Size:</u>
1403	\$ 374,380.00	8/31/09	\$ 135.89	2,755
502	\$ 200,000.00	8/31/09	\$ 165.15	1,211
1801	\$ 786,750.00	10/1/09	\$ 158.78	4,955
501	\$ 138,850.00	10/6/09	\$ 148.34	936
401	\$ 847,946.00	10/28/09	\$ 151.91	5,582

Total Shell Units:	\$ 2,347,926.00		\$ 152.01	15,439
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Totals:	\$ 16,682,780.99		\$ 309.39	53,922
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