

Comparative Market Analysis
McGuire Real Estate
James Winans and Ken Epley

<u>Subject Property</u>							
Address	Asking Price	HOA/mth	BR/BA/PK	Approx. Sq Ft	Asking Price per	Condition	Remarks
88 King St #####	849,590	775.00	2/2/1	1145	742	Excellent	Two bedroom, north view down Townsend to water

Summary of Comparables as of: **08/19/08**

Recent sales in your building:

Address	Date Sold	DOM	Sale Price	List Price	Sale/List Price	Price per Sq Ft	HOA/mth	BR/BA/PK	Approx. Sq Ft
88 King St #521	06/04/07	34	825,000	839,000	98%	721	705.36	2/2/1	1145
88 King St #619	07/31/07	49	880,000	899,000	98%	789	707.35	2/2/1	1115
88 King St #1106	05/14/08	27	968,000	968,000	100%	883	735.00	2/2/1	1096
88 King St #407	04/18/08	23	900,000	919,000	98%	773	705.36	2/2/1	1165
88 King St #604	05/23/08	16	885,000	919,000	96%	773	733.57	2/2/1	1145

Currently for sale in this building:

Address	Date Listed	DOM	List Price	HOA/mth	BR/BA/PK	Approx. Sq Ft	List Price per Sq Ft	Condition
88 King St #101	06/16/08	64	899,000	738.00	2/2/1	1447	621	Bank owned unit
88 King St #611	07/17/08	33	974,900	747.44	2/2/1	1242	785	Excellent, views of pool/bay
88 King St #518	07/17/08	33	1,100,000	739.00	2/2/1	1209	910	Excellent, dark floors, views of pool
88 King St #117	06/14/08	66	1,200,000	747.44	2/2/1	1526	786	Townhouse on Townsend side
88 King St #1319	07/17/08	33	1,345,000	748.00	2/2/1	1165	1,155	Excellent, facing north, one market 1y

Pending sales in this building:

Address	Date Listed	DOM	List Price	HOA/mth	BR/BA/PK	Approx. Sq Ft	List Price per Sq Ft	Condition
88 King St #618	6/27/2008	53	1,089,000	777.00	2/2/1	1209	901	Excellent, overlooking pool