

Comparables for Albemarle Unit 639

Unit	Close Price	Close Date	Prkg	Adjustment	View	Sq Ft	\$/sqft
304	\$436,000	2/25/07			Courtyard	858	\$508.16
431	\$420,000	1/30/07			Wisconsin	787	\$533.67
428	\$377,000	1/29/07	No	\$35,000	Courtyard	897	\$459.31
531	\$430,000	12/4/06			Wisconsin	787	\$546.38
*317	\$410,000	10/25/06	No	\$35,000	Courtyard	833	\$534.21
*540	\$495,000	9/22/06			Albemarle	953	\$519.41
*413	\$422,000	9/19/06			Courtyard	833	\$506.60
551	\$585,000	9/12/06			Albemarle	1122	\$521.39
636	\$850,000	9/11/06			Wisconsin	1451	\$585.80
421	\$635,000	8/15/06			Wisconsin	1240	\$512.10
324	\$425,000	8/3/06			Wisconsin	787	\$540.03
*613	\$429,000	7/28/06			Courtyard	833	\$515.01
537	\$770,000	7/21/06			Wisconsin	1451	\$530.67
616	\$422,000	7/14/06			Rear	756	\$558.20
635	\$659,900	6/12/06			Wisconsin	1065	\$619.62
615	\$599,990	6/9/06			Courtyard	1184	\$506.75
646	\$825,000	6/9/06			Albemarle	1527	\$540.28
619	\$340,000	5/30/06			Courtyard	594	\$572.39
409	\$675,000	5/26/06			Rear	1260	\$535.71
623	\$422,000	5/18/06			Wisconsin	787	\$536.21
643	\$434,000	5/17/06			Albemarle	765	\$567.32
*617	\$450,000	5/1/06			Courtyard	833	\$540.22
548	\$378,000	4/5/06			Albemarle	766	\$493.47
422	\$375,000	3/31/06			Wisconsin	787	\$476.49
*328	\$505,000	3/1/06			Courtyard	897	\$562.99
535	\$499,500	10/12/05			Wisconsin	787	\$634.69
*402	\$495,000	10/12/05			Rear	858	\$576.92
446	\$490,000	9/28/05			Albemarle	766	\$639.69
All Cityline Sales		Average Dollars per Square Foot					\$541.92
		Potential List					\$515,905.53
Only 1BR + Den Sales		Average Dollar per Square Foot					\$536.48
		Potential List					\$510,729.18
NOT Courtyard Views		Average Dollars per Square Foot					\$550.95
		Potential List					\$524,504.89
Only 1BR + Den and NOT Courtyard Views		Average Dollar per Square Foot					\$548.17
		Potential List					\$521,855.68
Only 6th Floor Condos with Super Tall Ceilings		Average Dollar per Square Foot					\$554.18
		Potential List					\$527,579.18
6th Floor Condos and NOT Courtyard Views		Average Dollar per Square Foot					\$567.91
		Potential List					\$540,646.69

Average of all potential list prices (6)

\$523,536.86