

Brief Summary of Compared Listings

March 12, 2008

This page summarizes the comparable listings contained in this market analysis.

Status: Closed Sale

| ML# | L/S Date | Address | City | Sqft | Bds | Bth | Built | L/S Price | DOM |
|------------------|------------|-------------------|----------------|--------------|----------|-------------|-------------|--------------------|-----------|
| S960646 | 02/21/2008 | 224 31St | Manhattan Beac | 2,054 | 3 | 4.00 | 1987 | \$1,550,000 | 16 |
| S957540 | 02/25/2008 | 328 16Th | Manhattan Beac | 1,230 | 3 | 3.00 | 1936 | \$1,850,000 | 23 |
| S959834 | 02/17/2008 | 129 6Th | Manhattan Beac | 1,500 | 3 | 2.00 | 1935 | \$3,625,000 | 56 |
| S958282 | 02/21/2008 | 566 30Th | Manhattan Beac | 1,586 | 4 | 2.00 | 1953 | \$1,300,000 | 12 |
| S959544 | 02/27/2008 | 652 36Th | Manhattan Beac | 1,527 | 3 | 2.00 | 1954 | \$1,300,000 | 45 |
| S950691 | 02/08/2008 | 561 35Th | Manhattan Beac | 4,344 | 6 | 5.00 | 1990 | \$1,850,000 | 178 |
| S08022124 | 02/14/2008 | 2311 N Poinsettia | Manhattan Beac | 3,308 | 5 | 3.00 | 1989 | \$1,850,000 | 28 |
| S960734 | 02/29/2008 | 3104 Pacific | Manhattan Beac | 3,200 | 5 | 4.50 | 2007 | \$1,950,000 | 16 |
| S08018448 | 02/06/2008 | 2612 N Poinsettia | Manhattan Beac | 3,200 | 4 | 5.00 | 2006 | \$2,199,000 | 1 |
| S961436 | 02/29/2008 | 612 30Th | Manhattan Beac | 3,454 | 4 | 5.00 | 1999 | \$2,270,000 | 2 |
| S955663 | 02/04/2008 | 1023 10Th | Manhattan Beac | 1,350 | 3 | 1.00 | 1948 | \$1,200,000 | 7 |
| S08016542 | 01/30/2008 | 872 8Th Street | Manhattan Beac | | 2 | 1.00 | | \$3,000,000 | 83 |
| S958006 | 02/21/2008 | 911 Duncan | Manhattan Beac | 3,689 | 5 | 5.50 | 2007 | \$3,190,000 | 64 |
| Z957137 | 02/15/2008 | 1505 10Th | Manhattan Beac | 3,550 | 5 | 4.50 | 1993 | \$1,595,000 | 57 |
| S957339 | 02/25/2008 | 1843 6Th | Manhattan Beac | 4,057 | 5 | 5.00 | 1998 | \$1,875,000 | 93 |
| Averages: | | | | 2,718 | 4 | 3.50 | 1979 | \$2,040,267 | 45 |

Summary

| Status | Total | Avg Price | Avg \$ Per SqFt | Median | Low | High | Avg DOM |
|--------------|-----------|--------------------|-----------------|--------------------|--------------------|--------------------|-----------|
| ACT | | | | | | | |
| PND/CNT | | | | | | | |
| SLD/LSE | 15 | \$2,040,267 | \$853.60 | \$1,850,000 | \$1,200,000 | \$3,625,000 | 45 |
| WTH | | | | | | | |
| EXP/CNL | | | | | | | |
| Total | 15 | \$2,040,267 | \$853.60 | \$1,850,000 | \$1,200,000 | \$3,625,000 | 45 |