

Vista Grande
501 Grandview Avenue

Sale Prices and Common Charge Estimates

Pricing August 1, 2009

| Unit | Floor | Interior Square Feet | Bedrooms/ Baths | Terrace/ Balconies | Total Square Feet | Price | Estimated Common | Estimated Common/Mo |
|-------------|--------------|---------------------------------|----------------------------|-------------------------------|------------------------------|--------------|-----------------------------|--------------------------------|
| 1001 (1A) | 1st | 1,837 | 2 and 2 | 2 Terraces & 1 Balcony | 2107 | \$ 550,000 | \$ 5,247.56 | \$ 437.30 |
| 1002 (1B) | 1st | 2,103 | 2 and 2 | 2 Terraces & 2 Balconies | 2532 | \$ 650,000 | \$ 6,561.36 | 546.78 |
| 2001 (2A) | 2nd | 1,837 | 2 and 2 | 2 Terraces & 1 Balcony | 2107 | \$ 750,000 | \$ 5,247.56 | 437.30 |
| 2002 (2B) | 2nd | 2,103 | 2 and 2 | 2 Terraces & 1 Balcony | 2407 | \$ 775,000 | \$ 6,561.36 | 546.78 |
| 3001 (3A) | 3rd | 1,837 | 2 and 2 | 2 Terraces & 1 Balcony | 2107 | \$ 800,000 | \$ 5,247.56 | 437.30 |
| 3002 (3B) | 3rd | 2,103 | 2 and 2 | 2 Terraces & 1 Balcony | 2407 | \$ 900,000 | \$ 6,561.36 | 546.78 |
| 4001 (4A) | 4th | 1,837 | 2 and 2 | 2 Terraces & 1 Balcony | 2107 | \$ 850,000 | \$ 5,247.56 | 437.30 |
| 4002 (4B) | 4th | 2,103 | 2 and 2 | 2 Terraces & 1 Balcony | 2407 | \$ 950,000 | \$ 6,561.36 | 546.78 |
| 5001 (5A) | 5th | 1,837 | 2 and 2 | 2 Terraces & 1 Balcony | 2107 | \$ 1,000,000 | \$ 5,247.56 | 437.30 |
| 5002 (5B) | 5th | 2,103 | 2 and 2 | 2 Terraces & 1 Balcony | 2407 | \$ 1,150,000 | \$ 6,561.36 | 546.78 |
| 6001 | Penthouse | 2,304 | 2 and 2 | 2 Terraces & 1 Balcony | 2952 | \$ 1,650,000 | \$ 8,455.39 | 704.62 |

The information contained herein is deemed reliable but is not guaranteed. The Buyer is exclusively responsible for verification of any matter that is material to their decision making process as it may apply to the purchase of this property.