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COMPARABLE LISTINGS FOR SALE

MLS DATA

| MLS # | Tp | Sub | Own | St | DOM | Taxkey | Tnr | Price | Location | Land area | Details |
|------------------------|-----|-----|-----|----|-----|--------------------------------|-----|-----------|--------------------------------------|-------------|------------------|
| 223038 | CND | AT | CPR | A | 530 | 4-3-7-3-15-205 | FS | \$68,500 | Kauai Beach Resort #2506 | | 307 #2506 0/1.00 |
| 237625 | CND | AT | CPR | A | 91 | 4-4-3-2-13-49 | FS | \$76,900 | Islander On The Beach #222 | | 372 #222 0/1.00 |
| 223033 | CND | AT | CPR | A | 529 | 4-3-7-3-15-346 | FS | \$78,000 | Kauai Beach Resort #4110 | | 320 #4110 0/1.00 |
| 238636 | CND | AT | CPR | A | 57 | 4-4-3-2-13-196 | FS | \$88,000 | Islander On The Beach #269 | | 372 #269 0/1.00 |
| 236313 | CND | AT | CPR | A | 127 | 4-4-3-2-13-99 | FS | \$89,000 | Islander On The Beach #238 | | 372 #238 0/1.00 |
| 236322 | CND | AT | CPR | A | 127 | 4-4-3-2-13-117 | FS | \$89,000 | Islander On The Beach #244 | | 372 #244 0/1.00 |
| 234490 | CND | AT | CPR | A | 188 | 4-4-3-2-13-17 | FS | \$94,000 | Islander On The Beach #201 | | 372 #201 0/1.00 |
| 232573 | CND | AT | CPR | A | 248 | 4-4-3-2-13-206 | FS | \$116,000 | Islander On The Beach #371 | | 372 #371 0/1.00 |
| 234486 | CND | AT | CPR | A | 188 | 4-4-3-2-13-108 | FS | \$119,600 | Islander On The Beach #141 | | 372 #141 0/1.00 |
| 234499 | CND | AT | CPR | A | 187 | 4-4-3-2-13-200 | FS | \$119,600 | Islander On The Beach #365 | | 372 #365 0/1.00 |
| 236327 | CND | AT | CPR | A | 132 | 4-4-3-2-13-189 | FS | \$119,600 | Islander On The Beach #170 | | 372 #170 0/1.00 |
| 237664 | CND | AT | CPR | A | 84 | 4-3-3-3-29-11 | FS | \$119,900 | Halelani Village At Puhi Ph Ib #N103 | | 651 #N103 2/1.00 |
| 238614 | CND | AT | CPR | A | 57 | 4-3-3-3-28-106 | FS | \$139,900 | Halelani Village At Puhi Ph I #K202 | | 750 #K202 2/2.00 |
| 231306 | CND | AT | CPR | A | 279 | 4-4-3-2-13-124 | FS | \$149,000 | Islander On The Beach #145 | | 372 #145 0/1.00 |
| 239487 | CND | AT | CPR | A | 24 | 4-3-6-3-23-16 | FS | \$150,000 | Lihue Townhouse #116 | | 975 #116 3/2.00 |
| 236311 | CND | AT | CPR | A | 127 | 4-4-3-2-13-130 | FS | \$160,000 | Islander On The Beach #151 | | 372 #151 0/1.00 |
| 231893 | CND | AT | CPR | A | 269 | 4-4-3-2-13-76 | FS | \$165,000 | Islander On The Beach #231 | | 372 #231 0/1.00 |
| 231894 | CND | AT | CPR | A | 269 | 4-4-3-2-13-77 | FS | \$170,000 | Islander On The Beach #232 | | 372 #232 0/1.00 |
| 237908 | LND | VC | FL | A | 69 | 4-2-3-23-12 | FS | \$225,000 | 1136 Lani Nuu St | 12,063 sqft | |
| 237714 | RES | DT | CPR | A | 87 | 4-3-7-5-100-1 | FS | \$249,900 | Hanamaulu Rim #3A | 7,561 sqft | 1,152 #3A 3/2.00 |
| 239778 | RES | DT | CPR | A | 14 | 4-3-6-15-44-1 | FS | \$269,900 | 4332 Hardy Street Condominium #1 | 7,329 sqft | 1,536 #1 3/1.01 |
| 238981 | LND | VC | CPR | A | 34 | 4-4-9-9-12-17 | FS | \$298,900 | Moloaa Hui I #56 | 5.00 ac | #56 |
| 239754 | RES | DT | FL | A | 15 | 4-4-6-41-42 | FS | \$304,000 | 5327 Kula Mau'u St | 6,000 sqft | 1,048 3/2.00 |
| 235979 | CND | AT | CPR | A | 115 | 4-3-3-3-48-11 | FS | \$339,000 | Regency Huleia #11 | | 1,265 #11 2/2.01 |
| 239983 | RES | DT | FL | A | 8 | 4-5-8-11-46 | LH | \$404,900 | 4521 Mikala Pl | 6,346 sqft | 804 2/1.00 |
| 237801 | RES | AT | FL | A | 85 | 4-2-6-9-34 | FS | \$449,750 | 3981 Aka Rd | 19,904 sqft | 2,586 5/3.02 |
| 239815 | RES | DT | CPR | A | 13 | 4-4-6-4-39-1 | FS | \$472,900 | Double D-2 Condo #A | 1.75 ac | 2,342 #A 4/3.00 |
| 238598 | RES | DT | FL | A | 10 | 4-2-5-11-71 | FS | \$483,000 | 3580 Ala Loke Pl | 18,749 sqft | 1,976 4/2.00 |
| 240004 | CND | DT | CPR | A | 7 | 4-5-4-12-3-1 | FS | \$509,900 | Hanalei Bay Villas #1 | | 1,244 #1 2/2.01 |
| 237572 | RES | DT | FL | A | 2 | 4-3-7-7-11 | FS | \$524,900 | 03-3516 Kuhio Hwy | 31,630 sqft | 1,425 3/2.00 |
| 240029 | RES | DT | CPR | A | 6 | 4-4-6-7-87-1 | FS | \$539,900 | Grinpas Farm Condo #1 | 1.09 ac | 3,029 #1 5/2.00 |
| 239818 | RES | DT | FL | A | 13 | 4-4-2-19-29 | FS | \$544,500 | 190 Kolekona Pl | 22,041 sqft | 2,232 5/3.01 |
| 240017 | LND | VC | FL | A | 7 | 4-4-2-2-14 | FS | \$549,000 | Kuamoo Rd | 10.80 ac | |
| 239975 | RES | DT | FL | A | 8 | 4-5-4-21-35 | FS | \$569,900 | 4884 Pepelani Lp | 13,229 sqft | 1,618 3/2.00 |

| | | | | | | | | | | | |
|--|------------------------|-----|-------|-----|---|-----|--------------------------------|----|-----------|---------------------------|--------------------------|
| | 235501 | CND | AT,DT | CPR | A | 156 | 4-5-4-12-3-8 | FS | \$589,900 | Hanalei Bay Villas #8 | 1,244 #8 2/2.01 |
| | 240056 | CND | AT | CPR | A | 5 | 4-2-8-27-20-71 | FS | \$695,900 | Regency At Poipu Kai #922 | 1,554 #922 4/3.01 |
| | 239913 | RES | DT | CPR | A | 9 | 4-5-1-5-52-4 | FS | \$709,800 | 4551 WAILAPA, Apt 4 | 3.00 ac 2,141 #4 3/3.00 |
| | 240128 | RES | DT | FL | A | 71 | 4-5-4-18-45 | FS | \$759,900 | 4165 Kamalani Ln | 10,235 sqft 2,405 3/3.01 |

Summary of Comparable Listings for Sale

| | # | Lowest | Highest | Average | Median | Mode |
|----------|----|----------|-----------|-----------|-----------|-----------|
| Listings | 38 | \$68,500 | \$759,900 | \$305,338 | \$237,450 | \$119,600 |

COMPARABLE LISTINGS WITH CONTINGENT SALES

MLS DATA

| MLS # | Tp | Sub | Own | St | DOM | Taxkey | Tnr | Price | Location | Land area | Details |
|------------------------|-----|-----|-----|----|-----|-------------------------------|-----|-----------|--------------------------------------|-------------|----------------------|
| 235108 | CND | AT | CPR | C | 168 | 4-3-6-3-23-38 | FS | \$105,000 | Lihue Townhouse #306 | 6,206 sqft | 736 #306 2/1.01 |
| 234117 | CND | AT | CPR | C | 72 | 4-3-3-3-29-55 | FS | \$140,900 | Halelani Village At Puhi Ph Ib #S201 | | 750 #S201 2/2.00 |
| 237084 | CND | AT | CPR | C | 105 | 4-4-6-16-5-12 | FS | \$144,900 | Kawaihau Sports Villa #D202 | | 991 #D202 2/2.00 |
| 231892 | CND | AT | CPR | C | 269 | 4-4-3-2-13-75 | FS | \$165,000 | Islander On The Beach #230 | | 372 #230 0/1.00 |
| 236458 | RES | DT | CPR | C | 127 | 4-4-6-37-57-1 | FS | \$216,600 | Kawaihau Ocean & Mountain View #A | 7,593 sqft | 968 #A 3/2.00 |
| 237208 | RES | DT | FL | C | 104 | 4-2-2-2-57 | FS | \$249,900 | 2271 Haku Hale St | 6,000 sqft | 1,320 #0 3/2.00 |
| 238020 | RES | DT | FL | C | 77 | 4-1-8-14-100 | FS | \$254,900 | 3615 Makoa St | 6,414 sqft | 861 2/1.00 |
| 237663 | CND | AT | CPR | C | 58 | 4-5-4-5-12-19 | FS | \$269,900 | Sealodge Ii #H1 | | 556 #H1 1/1.00 |
| 235152 | RES | DT | FL | C | 126 | 4-4-6-13-61 | FS | \$314,900 | 5444 Olopuia St | 6,500 sqft | 1,720 #0 3/3.00 |
| 234179 | CND | AT | CPR | C | 197 | 4-2-8-20-3-65 | FS | \$360,900 | Makahuena #IIC305 | | 1,172 #IIC305 2/2.01 |
| 235986 | RES | DT | FL | C | 132 | 4-4-2-14-58 | FS | \$366,900 | 6990 Pomaikai St | 25,918 sqft | 625 #0 0/1.00 |
| 221563 | RES | DT | FL | C | 393 | 4-4-3-9-24 | FS | \$611,900 | 924 Niulani Rd | 12,613 sqft | 600 2/1.00 |
| 235861 | RES | DT | FL | C | 70 | 4-4-9-13-2 | FS | \$729,900 | 3610 Moloaa Rd | 1.10 ac | 1,320 #0 2/2.01 |

Summary of Comparable Listings with Contingent Sales

| | # | Lowest | Highest | Average | Median | Mode |
|----------|----|-----------|-----------|-----------|-----------|------|
| Listings | 13 | \$105,000 | \$729,900 | \$302,430 | \$254,900 | N/A |

COMPARABLE LISTINGS UNDER CONTRACT

MLS DATA

| MLS # | Tp | Sub | Own | St | DOM | Taxkey | Tnr | Price | Location | Land area | Details |
|------------------------|-----|-----|-----|----|-----|--------------------------------|-----|-----------|--------------------------------------|-----------|----------------------|
| 231531 | CND | AT | CPR | U | 78 | 4-4-3-2-17-152 | FS | \$105,000 | Plantation Hale #K8 | 633 | #K8 1/1.00 |
| 237055 | CND | AT | CPR | U | 68 | 4-3-3-3-29-61 | FS | \$122,900 | Halelani Village At Puhi Ph Ib #T101 | 750 | 2/2.00 |
| 238615 | CND | AT | CPR | U | 35 | 4-5-4-5-4-14 | FS | \$239,900 | Princeville Mauna Kai #4B | 1,498 | #4B 2/2.00 |
| 238521 | LND | VC | FL | U | 32 | 4-2-3-24-29 | FS | \$298,999 | Kaena St | 12,990 | sqft |
| 234352 | RES | DT | FL | U | 133 | 4-5-4-15-12 | FS | \$436,900 | 3837 Haulani Pl | 11,421 | sqft 1,510 #0 3/2.00 |
| 239211 | RES | DT | FL | U | 7 | 4-5-4-14-17 | FS | \$674,900 | 3835 Albert Rd | 10,579 | sqft 2,708 3/3.02 |
| 238294 | RES | DT | FL | U | 50 | 4-5-8-8-50 | FS | \$849,900 | 7162 Alealea Rd | 15,000 | sqft 7,523 4/4.00 |

Summary of Comparable Listings Under Contract

| | # | Lowest | Highest | Average | Median | Mode |
|----------|---|-----------|-----------|-----------|-----------|------|
| Listings | 7 | \$105,000 | \$849,900 | \$389,785 | \$298,999 | N/A |

COMPARABLE LISTINGS THAT HAVE SOLD

MLS DATA

| MLS # | Tp | Sub | Own | St | DOM | Taxkey | Tnr | Price | Location | Land area | Details |
|---|-----|-----|-----|----|-----|--------------------------------|-----|-----------|----------------------------|-----------|-------------------|
| 223037 | CND | AT | CPR | S | 474 | 4-3-7-3-15-237 | FS | \$69,000 | Kauai Beach Resort #2544 | 320 | #2544 0/1.00 |
| SOLD 10/14/2010 for \$65,000 (CASH) DOM 474 | | | | | | | | | | | |
| 237666 | LND | DT | FL | S | 7 | 4-4-6-14-104 | FS | \$99,900 | 5383-B Hauaala Rd | 10,454 | sqft 568 2/1.00 |
| SOLD 10/25/2010 for \$100,000 (CASH, CNV) DOM 7 | | | | | | | | | | | |
| 231889 | CND | AT | CPR | S | 214 | 4-4-3-2-13-65 | FS | \$119,999 | Islander On The Beach #130 | 372 | #130 0/1.00 |
| SOLD 10/18/2010 for \$123,000 (CASH) DOM 214 | | | | | | | | | | | |
| 234844 | CND | AT | CPR | S | 149 | 4-4-3-2-17-83 | FS | \$139,000 | Plantation Hale #F3 | 633 | #F3 1/1.00 |
| SOLD 10/20/2010 for \$130,000 (CASH) DOM 149 | | | | | | | | | | | |
| 231896 | CND | AT | CPR | S | 215 | 4-4-3-2-13-85 | FS | \$168,000 | Islander On The Beach #330 | 372 | #330 0/1.00 |
| SOLD 11/3/2010 for \$128,000 (CASH) DOM 215 | | | | | | | | | | | |
| 237563 | CND | AT | CPR | S | 14 | 4-2-6-5-22-106 | FS | \$171,900 | Prince Kuhio #214 | 541 | #214 0/1.00 |
| SOLD 10/20/2010 for \$171,000 (CNV) DOM 14 | | | | | | | | | | | |
| 234901 | RES | DT | CPR | S | 143 | 4-4-2-14-75-2 | FS | \$269,900 | 330 Huina St #B | 13,126 | sqft 1,440 3/3.00 |



SOLD 10/29/2010 for \$260,000 (CASH) DOM 143

[235844](#) RES DT FL S 73 [4-3-3-15-76](#) FS \$320,000 4202 Mano St 6,406 sqft 859 #0 2/2.00

SOLD 11/4/2010 for \$325,000 (FHA) DOM 73

[237968](#) RES DT FL S 13 [4-4-6-24-36](#) FS \$339,000 5422 Kumole St 18,134 sqft 1,152 2/2.00

SOLD 10/27/2010 for \$375,000 (FHA) DOM 13

[236074](#) RES DT FL S 14 [4-4-2-5-33](#) FS \$364,800 161 Lanialii Pl # 13,647 sqft 1,461 3/2.01

SOLD 10/29/2010 for \$355,900 (CASH) DOM 14

[234252](#) CND AT CPR S 110 [4-3-3-3-48-24](#) FS \$445,500 Regency Huleia #24 1,404 #24 3/2.01

SOLD 10/27/2010 for \$380,000 (CNV) DOM 110

[237356](#) RES DT CPR S 22 [4-4-6-7-27-2](#) FS \$699,000 6469-G KAWAIIHAU RD, Apt 3 2.12 ac 2,336 #3 3/3.00

SOLD 10/8/2010 for \$699,000 (CNV) DOM 22

Summary of Comparable Listings that have sold

| | # | Lowest | Highest | Average | Median | Mode |
|-------------|----|----------|-----------|-----------|-----------|------|
| Listings | 12 | \$69,000 | \$699,000 | \$267,166 | \$220,900 | N/A |
| MLS Sale \$ | 12 | \$65,000 | \$699,000 | \$259,325 | \$215,500 | N/A |
| DOM to sale | 12 | 7 | 474 | 120 | 91 | 14 |
| SP to LP % | 12 | 76.2% | 110.6% | 96.4% | 98.5% | N/A |

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 Coldwell Banker Bali Hai Realty, Inc.

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