



NEWPORT BEACH
2111 Lake Shore Boulevard West
4 Sales - 4th Quarter 2007

**NUMBERS
 TO LEASE BY**

The approximate average lease price for condominium residences in the Humber Bay Shores area is between \$2.00 and \$2.50 gross per square foot per month. Obviously, many factors are involved, so please contact us for an accurate evaluation.

UNDERSTANDING MARKET CONDITIONS

MARKET CONDITIONS	CHARACTERISTICS	IMPLICATIONS
Buyer's Market: The supply of homes on the market exceeds demand.	High inventory of homes. Few buyers compared to availability. Homes on the market longer. Prices tend to drop.	More time to look for a home. More negotiating leverage.
Seller's Market: The number of buyers wanting homes exceeds the supply or number of homes on the market.	Smaller inventory of homes. Many buyers. Homes sell quickly. Prices usually increase.	May have to pay more. Make decisions quickly. Conditional offers may be rejected.
Balanced Market: The number of homes on the market is equal to the demand or number of buyers.	Demand equals supply. Sellers accept reasonable offers. Homes sell within an acceptable time period. Prices generally stable.	More relaxed atmosphere. Reasonable number of homes to choose from.

North Tower	Unit	Floors	Current AVG Prices	Current AVG Price PSF
Square Feet				
665 (672)	11	2-16	\$215,000	\$323 (319)
665 (672, 675-7thFLR)	01	2-7	\$205,000	\$308 (305)
680 (679)	10	2-7	\$212,900	\$313 (313)
695 (696)	07	3-7	\$205,000	\$294 (294)
815 (805 -2ndFLR, 801)	09	2-7	\$237,000	\$290 (294)
960 (962)	05	3-7	\$308,000	\$321 (320)
1,025 (1,028)	08	2-7	\$300,000	\$292 (291)
1,045 (1,045)	06	3-16	\$323,500	\$310 (310)
1,260 (1,261)	03	2-7	\$385,000	\$305 (305)
1,330 (1,323 -2ndFLR, 1,316)	02	2-7	\$329,500	\$247 (250)
1,190 (1,165)	09	8-16	\$309,000	\$259 (265)
1,280 (1,285)	08	8-16	\$330,000	\$257 (256)
1,575 (1,541)	02	8-16	\$422,500	\$268 (274)
1,580 (1,595)	03	8-16	\$403,000	\$255 (252)
850 (858)	03	1-N/A	N/A	N/A
1,255 (1,256)	05	1-2 (2-storey)	\$341,000	\$272 (272)
1,365 (1,366)	06	1-2 (2-storey)	\$360,000	\$263 (263)
1,475 (1,478)	07	1-2 (2-storey)	\$322,500	\$218 (218)
1,500 (1,496)	08	1-2 (2-storey)	N/A	N/A
1,225 (1,220)	09	17-18, LPH, PH	\$360,000	\$293 (295)
1,440 (1,595)	08	17-18, LPH, PH	\$430,000	\$298 (269)
1,795 (1,774)	02	17-18, LPH, PH	N/A	N/A
2,260 (2,264)	03	17-18, LPH, PH	\$750,000	\$332 (332)

South Tower

Square Feet	Unit	Floors	Current AVG Prices	Current AVG Price PSF
685 (692)	20	2-16	\$269,000	\$392 (388)
840 (830)	14	2-N/A	\$224,000	\$266 (269)
1,055 (1,032)	12	2-16	\$302,500	\$286 (293)
1,052	17	3-7	\$329,000	\$312
1,075 (1,071 -2ndFLR, 1,066)	19	2-7	\$310,000	\$289 (290)
1,400 (1,401)	18	2-7	\$360,000	\$257 (257)
1,045 (1,043)	16	3-16	\$365,000	\$350 (350)
1,610 (1,549 -7thFLR, 1,580)	15	3-16	\$573,000	\$355 (362)
1,625 (1,614 -3rd,5th,6th, 1,617 - 7th, 1,609)	14	3-16	\$555,000	\$341 (343)
1,240 (1,218)	18	8-16	\$335,000	\$270 (275)
1,310 (1,313 - 8thFLR, 1,316)	17	8-16	\$425,000	\$324 (323)
1,240 (1,256)	18	1-2 (2-storey)	\$380,000	\$306 (302)
1,340 (1,368)	19	1-2 (2-storey)	\$332,000	\$247 (242)
1,420 (1,430)	20	1-2 (2-storey)	\$340,000	\$239 (237)
1,425 (1,406)	21	1-2 (2-storey)	\$367,500	\$257 (261)
1,420 (1,394 - 17-LPH, 1,400 PH)	17	17-18, LPH, PH	N/A	N/A
1,845 (1,822 - 17-LPH, 2,086 PH)	18	17-18, LPH, PH	\$543,000	\$294 (298)
2,225 (2,195)	15	17-18, LPH, PH	\$835,000	\$375 (380)
2,275 (2,257)	19	17-18, LPH, PH	\$750,000	\$329 (332)
4,213 (3,983)	14	18-LPH (PH)	\$1,300,000	\$308 (326)
3,440	15	1-N/A	\$1,150,000	\$272 (288)
3,527	16	1-N/A		
709	22	1-N/A	\$207,000	\$291
704	12		\$183,500	\$260
Townhouses				
2,585 (2,595)			\$690,000	\$267 (265)
2,630 (2,637)			\$699,000	\$265 (265)
2,784			\$720,000	\$258
3,518				
3,557				
3,200			\$1,450,000	\$453

Regarding all Price Charts

Prices have been based on sales that have been recorded by the Toronto Real Estate Board. Remember, important factors that affect the value of a unit are view, upgrades, renovations, the extent of wear and tear, and the motivation of the seller. For an accurate evaluation, call today. The information that has been written herein has been obtained from sources that have been deemed reliable. There has been no reason to doubt its accuracy, but, regrettably, it cannot be guaranteed. Sizes have been based on builder's plans. PSF = Per Square Foot, N/A = Not Available, call for evaluation. For Newport Beach only, the square footage that has been noted without the brackets has been taken from what had been advertised by the Builder in winter 1999. The square footage that has been noted inside the brackets has been taken from what had been written in the Architect's final plans in June 1999, which has been, and is, the basis for maintenance fee calculation. Because both have been promoted in the market place, both have been written in the chart. The Dalinda Report has tracked, compiled, and written market data for Humber Bay Shores since 1997. For additional information, contact us at dalinda@DalindaTeam.com. This price chart report has been written by The Dalinda Report. All Price Charts are TM and ©, Luke Dalinda. All rights reserved.