

Re: Dollarton Subdivision

After a thorough study by our waterfront division and myself and considering the unique characteristics and location of the property, my price proposal on each strata lot in Dollarton subdivision is as followed :

| | Lot size (sqft) | Price | Exposure |
|----------------------------|-----------------|--------------|----------|
| Strata Lot 1 S/ Waterfront | 7490 sqft | \$1,480,000 | SW |
| Strata Lot 2 S/Waterfront | 8434 sqft | \$1,530,000 | SW |
| Strata Lot 3 Waterfront | 8412 sqft | \$2,200,000 | W |
| Strata Lot 4 Waterfront | 6339 sqft | \$2,050,000 | W |
| Strata Lot 5 Waterfront | 5605 sqft | \$1,960,000 | W |
| Strata Lot 6 Waterfront | 7366 sqft | \$2,150,000 | W |
| Total | | \$11,450,000 | |

In Regards to waterfront home prices, recent sales of few over 10mil dollars homes along dollarton highway shows the potential and demand of the unique waterfront products along that strip. Also considering sold and active similar products in the same area and assuming a nice architectural and landscaping design to be followed, I would think the sales of waterfront homes to be in range of 3.8million to 4.2 million. The aim should be perhaps creating a unique and boutique style gated waterfront community. Using the advanced technology methods such as solar panel system, geotech or other innovative construction technologies perhaps helps creating a module different that other projects in the neighborhood. For more detailed market analysis and more information please feel free to contact me directly.

