

| SUBJECT PARCEL | COMPARABLE-1 | COMPARABLE-2 | COMPARABLE-3 | COMPARABLE-4 | COMPARABLE-5 | |
|-------------------|-------------------------|-------------------------|----------------------------|------------------------|------------------------|-------------------------|
| Parcel Id Card | 390620510000 1 | 390620520000 | 390620860000 | 390610840000 | 390610810000 | 390590670000 |
| | 959 MANINIHOLO ST | 963 MANINIHOLO ST | 978 LUNALILO HOME RD | 1000 KALAPAKI ST | 1012 KALAPAKI ST | 834 MANINIHOLO ST |

| | | | | | | |
|----------------|--------|--------|--------|--------|--------|--------|
| Model | 338 | 338 | 338 | 338 | 338 | 338 |
| Cluster | 3392 | 3392 | 3392 | 3392 | 3392 | 3392 |
| Group | 3397 | 3397 | 3397 | 3397 | 3397 | 3397 |
| Neighborhood | 3947-1 | 3947-1 | 3947-1 | 3947-1 | 3947-1 | 3947-1 |
| Land Area (SF) | 5915 | 5501 | 6481 | 5331 | 5675 | 5850 |

DWELLING DESCRIPTION

| | | | | | | |
|----------------|---------------|---------------|---------------|---------------|-----------------|-----------|
| Roof | 3-SHINGLE | 3-SHINGLE | 1-COMPOSITION | 3-SHINGLE | 7-CONCRETE TILE | 4-SHAKES |
| Exterior | 3-PLYWOOD | 3-PLYWOOD | 3-PLYWOOD | 3-PLYWOOD | 6-STUCCO | 8-8" H.T |
| Frame | 3-DOUBLE WALL | 3-DOUBLE WALL | 3-DOUBLE WALL | 3-DOUBLE WALL | 3-DOUBLE WALL | 6-MASONRY |
| Year Built/Eff | 1970/1971 | 1971/1991 | 1971/1976 | 1972/1992 | 1971/1976 | 1970/ |
| Central Air | 1-NONE | 1-NONE | 1-NONE | 1-NONE | 1-NONE | 1-NONE |
| Quality Rating | 4 | 4 | 4 | 4+ | 4+ | 4 |
| CDU | AV-AVERAGE | GD-GOOD | FR-FAIR | AV-AVERAGE | GD-GOOD | GD-GOOD |
| Bedrooms | 4 | 4 | 4 | 4 | 4 | 4 |
| Full Baths | 2 | 2 | 2 | 2 | 2 | 2 |
| Half Bath | | | | | | 1 |
| Living Area | 1571 | 1362 | 1687 | 1362 | 1889 | 1937 |
| Basement | 1-NONE | 1-NONE | 1-NONE | 1-NONE | 1-NONE | 1-NONE |
| Enc Porch Area | 0 | 0 | 0 | 0 | 0 | 0 |
| Opn Porch Area | 120 | 318 | 120 | 318 | 120 | 0 |
| Garage Area | 454 | 454 | 460 | 442 | 442 | 400 |
| Carport Area | 0 | 0 | 0 | 0 | 0 | 0 |
| Deck Area | 0 | 0 | 0 | 0 | 0 | 0 |
| Pool Area | 0 | 0 | 0 | 0 | 0 | 0 |
| Fireplace | 0 | 0 | 0 | 0 | 0 | 0 |
| Other OB&Y | 0 | 0 | 0 | 0 | 0 | 0 |
| Gross Bldg | 0 | 0 | 0 | 0 | 0 | 0 |

PRICING DATA

| | | | | | | |
|------------|--------|--------|--------|--------|--------|--------|
| Land Asmnt | 478600 | 498400 | 483900 | 473100 | 476400 | 454100 |
|------------|--------|--------|--------|--------|--------|--------|

VALUATION

| | 04-JUN-2010 | 23-MAR-2010 | 09-MAR-2010 | 09-OCT-2009 | 21-DEC-2009 |
|---------------|-------------|-------------|-------------|-------------|-------------|
| Sale Date | | | | | |
| Sale Price | 0 | 765000 | 650000 | 727000 | 750000 |
| Market Est | 661,140 | 759,320 | 672,850 | 715,820 | 763,080 |
| Adj Price | | 666,820 | 638,290 | 672,320 | 648,060 |
| Weighted Est | 652,490 | | | | |
| Comparability | | 13 | 16 | 19 | 28 |
| Market Value | 653,900 | | | | |