

CMS Condo Price Escalation Model

Price Code: Building

Amount Increased at Each Level - 1.5%

After Every 30 Sold

| Escalation Level | Number of Units | Average Sqft | Average Price | Total Sqft | Total Price | \$/Sqft |
|------------------|-----------------|--------------|------------------|----------------|---------------------|--------------|
| Sold | 17 | 874 | \$314,892 | 14,858 | \$5,353,164 | \$360 |
| Current | 2 | 992 | \$304,334 | 1,984 | \$608,668 | \$307 |
| Level 1 | 30 | 992 | \$308,899 | 29,760 | \$9,266,970 | \$311 |
| Level 2 | 30 | 992 | \$313,533 | 29,760 | \$9,405,990 | \$316 |
| Level 3 | 30 | 992 | \$318,236 | 29,760 | \$9,547,080 | \$321 |
| Level 4 | 11 | 992 | \$323,010 | 10,912 | \$3,553,110 | \$326 |
| Totals | 120 | 975 | \$314,458 | 117,034 | \$37,734,982 | \$322 |

Price Code: None

Amount Increased at Each Level - 1.5%

After Every 30 Sold

| Escalation Level | Number of Units | Average Sqft | Average Price | Total Sqft | Total Price | \$/Sqft |
|------------------|-----------------|--------------|------------------|---------------|---------------------|--------------|
| Sold | 10 | 777 | \$265,742 | 7,770 | \$2,657,420 | \$342 |
| Current | 89 | 799 | \$239,233 | 71,111 | \$21,291,737 | \$299 |
| Totals | 99 | 797 | \$241,911 | 78,881 | \$23,949,157 | \$304 |

Price Code: North View

Amount Increased at Each Level - 1.0%

After Every 100 Sold

| Escalation Level | Number of Units | Average Sqft | Average Price | Total Sqft | Total Price | \$/Sqft |
|------------------|-----------------|--------------|------------------|----------------|----------------------|--------------|
| Sold | 58 | 1,165 | \$404,931 | 67,570 | \$23,485,998 | \$348 |
| Current | 10 | 1,170 | \$357,444 | 11,700 | \$3,574,440 | \$306 |
| Level 1 | 100 | 1,170 | \$361,018 | 117,000 | \$36,101,800 | \$309 |
| Level 2 | 100 | 1,170 | \$364,628 | 117,000 | \$36,462,800 | \$312 |
| Level 3 | 100 | 1,170 | \$368,275 | 117,000 | \$36,827,500 | \$315 |
| Level 4 | 35 | 1,170 | \$371,957 | 40,950 | \$13,018,495 | \$318 |
| Totals | 403 | 1,169 | \$370,896 | 471,220 | \$149,471,033 | \$317 |

Price Code: South View

Amount Increased at Each Level - \$100

After Every 15 Sold

| Escalation Level | Number of Units | Average Sqft | Average Price | Total Sqft | Total Price | \$/Sqft |
|------------------|-----------------|--------------|------------------|--------------|------------------|--------------|
| Current | 1 | 1,500 | \$350,000 | 1,500 | \$350,000 | \$233 |
| Totals | 1 | 1,500 | \$350,000 | 1,500 | \$350,000 | \$233 |

Price Code: Strip View

Amount Increased at Each Level - 2.5%

After Every 50 Sold

| Escalation Level | Number of Units | Average Sqft | Average Price | Total Sqft | Total Price | \$/Sqft |
|------------------|-----------------|--------------|------------------|---------------|---------------------|--------------|
| Sold | 17 | 761 | \$315,294 | 12,937 | \$5,359,998 | \$414 |
| Current | 37 | 761 | \$229,845 | 28,157 | \$8,504,265 | \$302 |
| Level 1 | 1 | 761 | \$235,591 | 761 | \$235,591 | \$310 |
| Totals | 55 | 761 | \$256,361 | 41,855 | \$14,099,854 | \$337 |

CMS Condo Price Escalation Model

Price Code: Unit B 1-5

Amount Increased at Each Level - 2.0%

After Every 1 Sold

| Escalation Level | Number of Units | Average Sqft | Average Price | Total Sqft | Total Price | \$/Sqft |
|------------------|-----------------|--------------|------------------|---------------|--------------------|--------------|
| Current | 1 | 761 | \$239,467 | 761 | \$239,467 | \$315 |
| Level 01 | 1 | 761 | \$244,256 | 761 | \$244,256 | \$321 |
| Level 02 | 1 | 761 | \$249,141 | 761 | \$249,141 | \$327 |
| Level 03 | 1 | 761 | \$254,124 | 761 | \$254,124 | \$334 |
| Level 04 | 1 | 761 | \$259,206 | 761 | \$259,206 | \$341 |
| Level 05 | 1 | 761 | \$264,391 | 761 | \$264,391 | \$347 |
| Level 06 | 1 | 761 | \$269,678 | 761 | \$269,678 | \$354 |
| Level 07 | 1 | 761 | \$275,072 | 761 | \$275,072 | \$361 |
| Level 08 | 1 | 761 | \$280,573 | 761 | \$280,573 | \$369 |
| Level 09 | 1 | 761 | \$286,185 | 761 | \$286,185 | \$376 |
| Level 10 | 1 | 761 | \$291,909 | 761 | \$291,909 | \$384 |
| Level 11 | 1 | 761 | \$297,747 | 761 | \$297,747 | \$391 |
| Level 12 | 1 | 761 | \$303,702 | 761 | \$303,702 | \$399 |
| Level 13 | 1 | 761 | \$309,776 | 761 | \$309,776 | \$407 |
| Level 14 | 1 | 761 | \$315,971 | 761 | \$315,971 | \$415 |
| Level 15 | 1 | 761 | \$322,291 | 761 | \$322,291 | \$424 |
| Level 16 | 1 | 761 | \$328,736 | 761 | \$328,736 | \$432 |
| Level 17 | 1 | 761 | \$335,311 | 761 | \$335,311 | \$441 |
| Level 18 | 1 | 761 | \$342,017 | 761 | \$342,017 | \$449 |
| Level 19 | 1 | 761 | \$348,858 | 761 | \$348,858 | \$458 |
| Level 20 | 1 | 761 | \$355,835 | 761 | \$355,835 | \$468 |
| Level 21 | 1 | 761 | \$362,952 | 761 | \$362,952 | \$477 |
| Level 22 | 1 | 761 | \$370,211 | 761 | \$370,211 | \$486 |
| Level 23 | 1 | 761 | \$377,615 | 761 | \$377,615 | \$496 |
| Level 24 | 1 | 761 | \$385,167 | 761 | \$385,167 | \$506 |
| Level 25 | 1 | 761 | \$392,870 | 761 | \$392,870 | \$516 |
| Level 26 | 1 | 761 | \$400,728 | 761 | \$400,728 | \$527 |
| Level 27 | 1 | 761 | \$408,742 | 761 | \$408,742 | \$537 |
| Level 28 | 1 | 761 | \$416,917 | 761 | \$416,917 | \$548 |
| Level 29 | 1 | 761 | \$425,256 | 761 | \$425,256 | \$559 |
| Totals | 30 | 761 | \$323,823 | 22,830 | \$9,714,704 | \$426 |

CMS Condo Overall Projected Sellout

| | Number of Units | Average Sqft | Average Price | Total Sqft | Total Price | \$/Sqft |
|-----------------------|-----------------|--------------|------------------|----------------|----------------------|--------------|
| Overall Totals | 708 | 1,036 | \$332,373 | 733,320 | \$235,319,730 | \$321 |