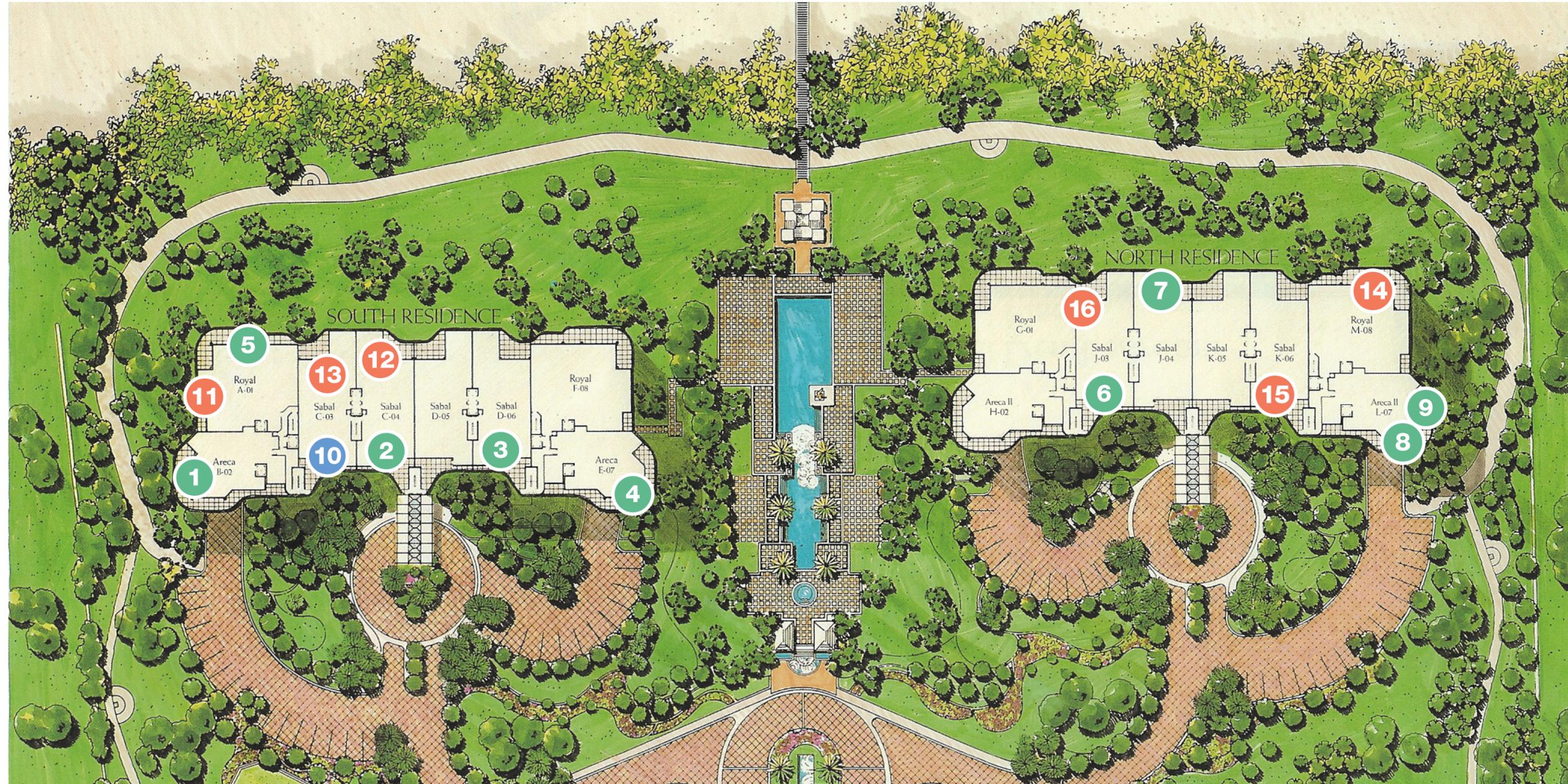


L' AMBIANCE COMPREHENSIVE ANALYSIS



FOR SALE PROPERTIES

Address	Unit	Furnishings	Sq Ft Heated	List Price	LP/ SqFt
1 415 L Ambiance Dr	B202	Unfurnished	2,385	\$2,500,000	\$1,048
2 415 L Ambiance Dr	C204	Unfurnished	2,800	\$4,370,000	\$1,561
3 415 L Ambiance Dr	D306	Unfurnished	2,634	\$2,995,000	\$1,137
4 415 L Ambiance Dr	E507	Partial	2,385	\$3,250,000	\$1,363
5 415 L Ambiance Dr	A801	Unfurnished	3,380	\$6,995,000	\$2,070
6 435 L Ambiance Dr	J703	Unfurnished	2,820	\$4,495,000	\$1,594
7 435 L Ambiance Dr	J704	Partial	2,634	\$3,450,000	\$1,310
8 435 L Ambiance Dr	L707	Unfurnished	2,525	\$2,995,000	\$1,186
9 435 L Ambiance Dr	L807	Furnished	2,525	\$3,500,000	\$1,386

SALE PENDING

Address	Unit	Furnishings	Sq Ft Heated	List Price	LP/ SqFt
10 415 L Ambiance Dr	C403	Unfurnished	2,822	\$2,795,000	\$990

SOLD PROPERTIES IN THE LAST 12 MONTHS

Address	Unit	Furnishings	Sq Ft Heated	List Price	Sold Price	SP/ SqFt	Sold Date
11 415 L Ambiance Dr	A401	Furnished	3,380	\$4,999,000	\$4,733,000	\$1,400	5/15/25
12 415 L Ambiance Dr	C404	Turnkey	2,820	\$2,995,000	\$2,700,000	\$957	5/27/25
13 415 L Ambiance Dr	C703	Partial	2,822	\$3,149,000	\$3,050,000	\$1,081	11/4/25
14 435 L Ambiance Dr	M408	Furnished	3,380	\$3,695,000	\$3,300,000	\$976	10/31/25
15 435 L Ambiance Dr	K506	Unfurnished	2,820	\$3,299,000	\$3,100,000	\$1,099	1/7/26
16 435 L Ambiance Dr	PH-J	Unfurnished	4,711	\$11,200,000	\$10,250,000	\$2,176	10/10/25



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