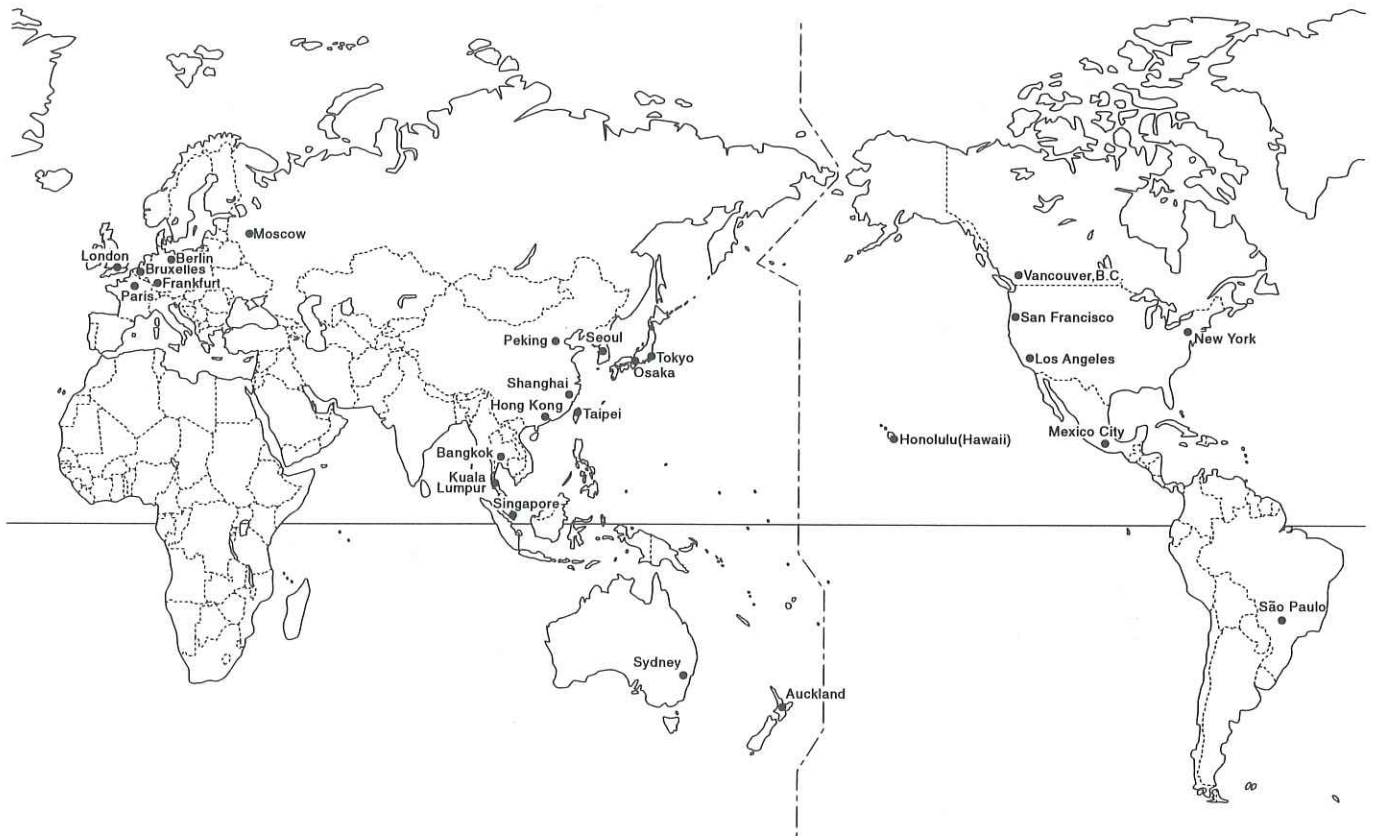


February 2007

# THE WORLD LAND VALUE SURVEY OF 2007



JAPANESE ASSOCIATION OF  
REAL ESTATE APPRAISAL



## 2007 World Land Value Survey

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# The World Land Value Survey

## 1. The Purpose of the Survey

The information and data concerning residential and commercial property in major world cities are not properly collected and prepared even by an international organization like the OECD. This is because each country has different concepts and systems concerning property and real estate and their real estate market is mostly limited to domestic values. Therefore, there is no sufficient information and data available for comparing properties worldwide useful for studying and preparing Japanese real estate market and business for increasing direct investment to and from abroad. It is not an easy task to compare the real estate information and data correctly. However, people, products, money, and information travel across borders affecting each other and recently there is an increasing demand for newest information and data concerning real estate including residential and commercial property abroad for social and economic requirements.

By understanding these demands, we started to conduct an international land price survey every 2 or 3 years from 1980, and conducted this survey as the world real estate market survey as joint survey with Ministry of Land, Infrastructure and Transport (National Land Agency at that time) in 1996. Upon this survey, expansion of subject cities and their names have been surveyed as “world land price survey” every 2 years. However, two years have passed since the survey of 2005, stagnation of economy as a result of oil price raise as well as good economy in EU, China and India changed drastically real estate market in each country, and real estate overseas is required to be compared by using the newest data.

In this survey, based on this kind of method, we understand that difference of real estate in each country is reflected to comparison method while collecting information of residence value, etc. of each country wherein data for real estate in each city mainly residence value, etc. in the world have been surveyed and compared.

## 2. The Characteristics of this Survey Result of 2007

The characteristics of the survey result in 2007 is as follows.

- (1) Regarding residence value of single family home residential area, the price in Tokyo ranked at 2<sup>nd</sup> after London among 16 subject cities of OECD member countries, and price difference between the single family residence in Tokyo and almost all other cities tends to be smaller.
- (2) Regarding value of multiple residence property, the price in survey location in Tokyo ranked at 10<sup>th</sup> among 16 subject cities of OECD countries. Among the cities that exceeded price of multiple residence property of Tokyo in the previous survey, Sidney is lower than Tokyo. It

means that there is a difference between Tokyo and other cities in rise and fall of the price.

- (3) Regarding rent of multiple residence property, the price in survey location in Tokyo ranked at 7<sup>th</sup> among 16 subject cities of OECD member countries after Seoul, and the rent of Tokyo is not the highest for the first time among Asian countries. There, however, is basically no difference in both domestically and overseas.
- (4) Regarding the new rent of high commercial area, the price in survey location in Tokyo ranked at 2<sup>nd</sup> after London among 16 cities of OECD member countries.

### **3. The Outline of the Survey**

#### (1) Items Surveyed

We conducted the survey based on the following items by understanding the survey result in the past and 2005 (the “survey conducted in 2005” is hereinafter referred to as “previous survey”).

○ Standard residence

Residence price (Price by combining land and building. The “residence price” in this survey refers to the “price by combining land and building.”) and new rent

○ Standard commercial property

New rent

Regarding the residence value and new rent of the “standard residence” as well as new rent of the “standard commercial property,” standard size site in the area is set judging from size, use purpose and floor plan, and it is calculated by using standard residence and commercial property at the highest and best use of the property on the site.

From this survey, vacancy rate, operation expense rate and cap rate are included for the multiple residence property.

- (2) The Date of Valuation: January 2007
- (3) The Period of Valuation: December 2006 to March 2007 (some cities are November )
- (4) The Subject Cities for Comparison: Tokyo, Osaka, Nagoya, Vancouver, New York, Los Angeles, San Francisco, Honolulu, London, Paris, Berlin, Frankfurt, Seoul, Taipei, Singapore, Hong Kong, Beijing, Shanghai, Kuala Lumpur, Sidney, Oakland, Mexico City, San Paulo

Please refer to (6) for survey locations in detail.

#### (5) Items Surveyed

① Residential Area

It is an area where single family unit or multiple residence property are concentrated and it is within approximately 1 hour from the heart of each city. The subject area is an area where residential living environment are in good condition (hereinafter referred to as

“single family residential area” and “multiple residence property” respectively).

② Commercial Area

It is an area where commercial and business offices are concentrated, and it is in the heart or subcentral part of the city. The subject area is an area where large middle and high rise store and offices, etc. are highly concentrated (hereinafter referred to as “high commercial area”).

(6) The Selection of Subject Locations

In the subject location (single family residence, multiple residence property and high commercial area), the appraiser in each area selected the area where the most standard land has been used. In selection of the subject location, actual concentration and connection in the subject city are considered, and administrative area is not highly weighed.

<Location of the Survey >

The locations of the residential land in the respective cities are listed below.

In Peking and Shanghai, the survey location was selected in the residential area exclusive for foreigners since sales of this type are limited for foreigners.

**“Residential Area”**

	Single Family Home Residential Area	Multiple Family Home Residential Area
Tokyo	Suginami-ku, Narita Higashi	Shimorenjaku, Mitaka City
Osaka	Okamachi Kita, Toyonaka City	Toyosato, Higashi Yodogawa-ku, Osaka City
Nagoya	Shogetsumachi Mizuho-ku, Nagoya City	Hirabari, Tenpaku-ku, Nagoya City
Vancouver	Eastside	Eastside
New York	Staten Island	Chelsea of Manhattan
Los Angeles	Granada Hills	Hollywood
San Francisco	South San Francisco	Sanset Richmond
Honolulu	Pearl City	Makiki
London	Kingston	Battersea
Paris	Nogent-sur-Marne	15ème Arrond. Rue Lecourbe
Berlin	Rudow/ Lichterfelde Süd	Prenzlauer berg/Steglitz
Frankfurt	Dreieich	Sachsenhausen
Seoul	Hwayang Dong	Hongseun Dong
Taipei	シンティエン アンケン シーツー タンスウエー 新店、安坑、汐止、淡水、 サントウ 三芝	ヨンチールー 永吉路
Singapore	Holland Road	Holland Road River Valley Road



Hong Kong	シャティン 沙田	ノースポイント コーズウェイベイ 北角、銅鑼灣
Beijing	ジワンシャンジャン 紫王山荘	ジンヨウゴンユウ 京友公寓
Shanghai	ジャディンクー ミンシンクー チンブクー 嘉定区、閔行区、青浦区	プーシークー 浦西区
Kuala Lumpur	Cheras	Old Klang Road
Sidney	Oatley	Ryde、Eastwood
Oakland	Mt. Roskill	Mt. Roskill
Mexico City	Avante Coyoacan	Narvarte
San Paulo	Vila Mariana	Vila Mariana

### “Central Commercial Area”

Tokyo	Nishishinnjyuku, Shinjyuku-ku
Osaka	Kourabashi, Chuou-ku Osaka City
Nagoya	Meieki, Nakamura-ku Nagoya City
Vancouver	Downtown Peninsula
New York	Times Square Midtown Manhattan
Los Angeles	Downtown
San Francisco	Downtown
Honolulu	Downtown
London	Mayfair St.James' prime Central Core Business Area
Paris	8ème、1ère、2ème Arrond.
Berlin	Kurfürstendamm (popular name;Kudamm) / Friedrichstraße
Frankfurt	Hauptwach
Seoul	Myung Dong
Taipei	チョンシャンベイルー チョンサンナンルー タイペイチャジャン 中山北路・中山南路・台北車站
Singapore	Shenton Way Cecil Street Robin
Hong Kong	ディストリクトセントラル 中環
Beiging	ワンフーチン 王府井
Shanghai	ナンキントルウ 南京東路
Kuala Lumpur	Jalan Raja Laut
Sidney	Circular Quay
Oakland	Queen Street
Mexico City	Downtown Zocalo Historic Cente
San Paulo	Vila Olimpia

(7) The Method Employed for the Survey

We requested real estate appraisers, etc. of each country to draw up a survey questionnaire on the Internet and conduct the survey of residence value in the subject area, etc.

#### **4. The Method of Comparison**

In order to compare residence values and rents in the subject cities of the OECD member countries, we used the OECD parity of purchasing power and converted the value or rent into yen by the exchange rate with the Tokyo index at 100.

For other countries such as Asian countries other than those member countries, we used the annual average exchange yen rate and the Tokyo index at 100.

The residence value after yen conversion in this context shows the value after the conversion.

(Note) Subject OECD member countries (by region and alphabetical order, 10 in total):

Canada, Mexico, USA, Australia, Japan, South Korea, New Zealand, France, Germany,  
England

(Sources)

- \* The OECD parity of purchasing power: Main Economic Indicators, OECD
- \* Annual average exchange rate except for Taiwan: International Monetary Fund;  
International Financial Statistics, Yearbook
- \* Annual average exchange rate for Taiwan: Central Bank of China

## 5. Results of an investigation

### (1) The Residence Value of Single Family Home Residential Area

The residence value of single family residential area in the survey location of Tokyo is 115,000,000 yen. It ranked at 2<sup>nd</sup> after London in comparison with survey locations in 16 subject cities of OECD member countries, which is the same result as previous survey.

Among survey cities of OECD member countries, the price of Los Angeles, New York, Frankfurt and Seoul rose, and price difference between single family residence area at survey location in Tokyo and almost all the cities is turning to be smaller.

- (1) When we see the residence value of single family residence at survey location of subject city of OECD member countries, it is 115,000,000 yen in Tokyo. On the other hand, the price of London (178,000,000 yen by parity of purchasing power, 154.8 at Tokyo 100 index, 190,000,000 yen by foreign exchange and 165.4 at Tokyo 100 index) exceeded residence price of single family residence at survey location in Tokyo continued from last year, and the difference is larger than last year. (Table 1 and Figure 1)

In comparison with cities in Asia, the price of Singapore (498,000,000 yen and 433.7 at Tokyo 100 index) and Hong Kong (232,000,000 yen and 201.8 at Tokyo 100 index) where private single family residential area is scarce and the subject location is a relatively high income area exceeded Tokyo, which is the same result as previous time. In this survey, price of Beijing (120,000,000 yen and 105.2 at Tokyo 100 index) exceeded Tokyo by reflecting booming economy in China.

- (2) Among subject cities of OECD member countries, the price of survey location in London, which exceeded Tokyo in 2003, exceeded that of Tokyo this time continuously from the previous survey. The price difference between survey location in Tokyo and Los Angeles, New York, Honolulu as well as Vancouver fell. (Figure 1 and 3)

In comparison with cities in Asia, the price difference at survey location of Singapore, Hong Kong and Beijing, which exceeded Tokyo in the previous survey, was expanded, and the difference of price between Tokyo and other cities in Japan expanded as well. (Figure 2-2)

- (3) When we see the change of residence value at survey location of major cities, the price in London rose this time again by reflecting rising real estate market over there. In addition, the price at survey location such as Paris, San Francisco and New York rose this time whereas the price at survey location in Frankfurt tends to fall. The residence price at survey location in Japan changes stably recently. (Figure 4)

- (4) When we see the size of single family residence, the size at survey location in Tokyo in terms of site area in particular is small among survey locations of all the subject cities, and residence price is high judging from size of the site area. (Table 1 and Figure 5)

(Table 1) The Comparison of the Residence Value in the Single Family Residential Area at among Cities (Basic Data)

Cities of the OECD member countries	Unit	Parity of purchasing power	Price range of Single family Residence				
			(Currency)	(Yen)	(Index)	Residential Size (㎡)	Lot Size (㎡)
Tokyo	Yen	1.00	115,000,000	115,000,000	100.0	150	200
Osaka	Yen	1.00	50,850,000	50,850,000	44.2	130	210
Nagoya	Yen	1.00	59,000,000	59,000,000	51.3	100	219
Vancouver,B.C	C \$	100.81	650,000	65,528,450	57.0	223	368
New York	US \$	124.00	690,000	85,560,000	74.4	204	511
Los Angeles	US \$	124.00	740,000	91,760,000	79.8	185	650
San Francisco	US \$	124.00	650,000	80,600,000	70.1	148	557
Honolulu	US \$	124.00	550,000	68,200,000	59.3	130	604
Mexico City	Peso	16.38	2,700,000	44,226,000	38.5	248	175
London	£	200.65	887,500	178,074,213	154.8	140	400
Paris	EUR	138.86	535,000	74,288,495	64.6	120	400
Frankfurt	EUR	141.71	300,000	42,514,200	37.0	120	300
Berlin	EUR	141.71	300,000	42,514,200	37.0	140	450
Seoul	Won	0.17	303,392,200	50,363,105	43.8	150	150
Sydney	A \$	89.21	650,000	57,985,200	50.4	110	550
Auckland	NZ \$	84.35	420,000	35,428,260	30.8	140	400

Cities of the OECD member countries	Unit	The rate of exchange	Price range of Single family Residence				
			(Currency)	(Yen)	(Index)	Residential Size (㎡)	Lot Size (㎡)
Tokyo	Yen	-	115,000,000	115,000,000	100.0	150	200
Osaka	Yen	-	50,850,000	50,850,000	44.2	130	210
Nagoya	Yen	-	59,000,000	59,000,000	51.3	100	219
Vancouver,B.C	C \$	102.52	650,000	66,638,000	57.9	223	368
New York	US \$	116.30	690,000	80,247,000	69.8	204	511
Los Angeles	US \$	116.30	740,000	86,062,000	74.8	185	650
San Francisco	US \$	116.30	650,000	75,595,000	65.7	148	557
Honolulu	US \$	116.30	550,000	63,965,000	55.6	130	604
Mexico City	Peso	10.67	2,700,000	28,809,000	25.1	248	175
London	£	214.29	887,500	190,182,375	165.4	140	400
Paris	EUR	145.89	535,000	78,051,150	67.9	120	400
Frankfurt	EUR	145.89	300,000	43,767,000	38.1	120	300
Berlin	EUR	145.89	300,000	43,767,000	38.1	140	450
Seoul	Won	0.12	303,392,200	36,407,064	31.7	150	150
Sydney	A \$	87.62	650,000	56,953,000	49.5	110	550
Auckland	NZ \$	83.20	420,000	34,944,000	30.4	140	400

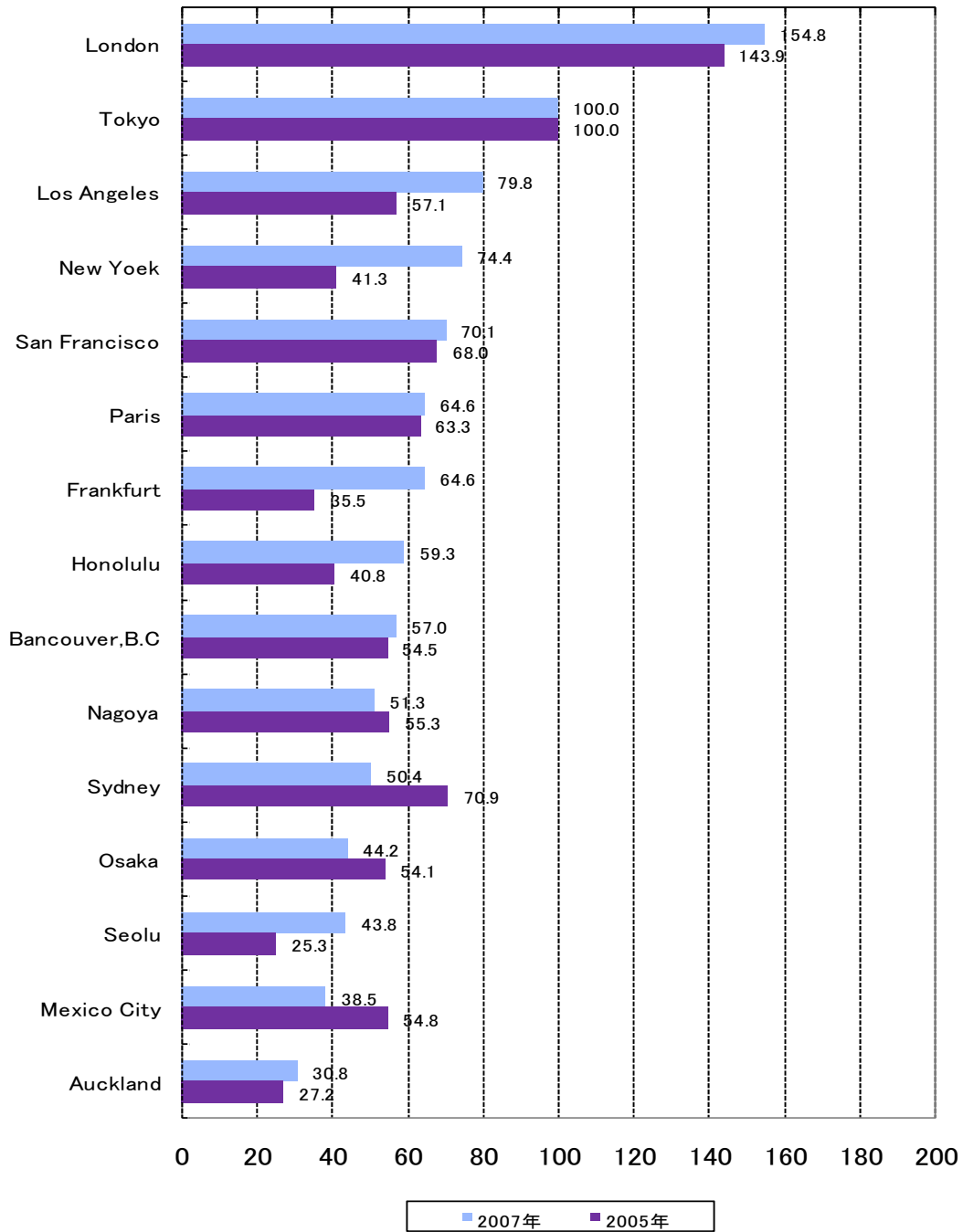
  

Cities of the OECD none member countries	Unit	The rate of exchange	Price range of Single family Residence				
			(Currency)	(Yen)	(Index)	Residential Size (㎡)	Lot Size (㎡)
Tokyo	Yen	-	115,000,000	115,000,000	100.0	150	200
Osaka	Yen	-	50,850,000	50,850,000	44.2	130	210
Nagoya	Yen	-	59,000,000	59,000,000	51.3	100	219
Seoul	Won	0.12	303,392,200	36,407,064	31.7	150	150
Hongkong	HK \$	14.97	15,500,000	232,061,020	201.8	180	300
Beijing	US \$	116.30	1,040,000	120,952,000	105.2	380	460
Shanghai	US \$	116.30	346,500	40,297,950	35.0	220	600
Taipei	NT \$	3.58	7,250,000	25,919,123	22.5	220	250
São Paulo	US \$	116.30	187,530	21,809,739	19.0	250	180
Singapore	S \$	73.19	6,814,500	498,757,930	433.7	600	750
Kuala Lumpur	RM	31.70	342,500	10,858,936	9.4	160	150

(Note 1) The value and rent in Beijing and Shanghai is in US dollars.

(Note 2) The annual average exchange rate is in yen/local currency.

(Figure 1) The Comparison of the Residence Value in the Single Family Residential Area at Selected Locations of the Subject Cities (By the parity of purchasing power)

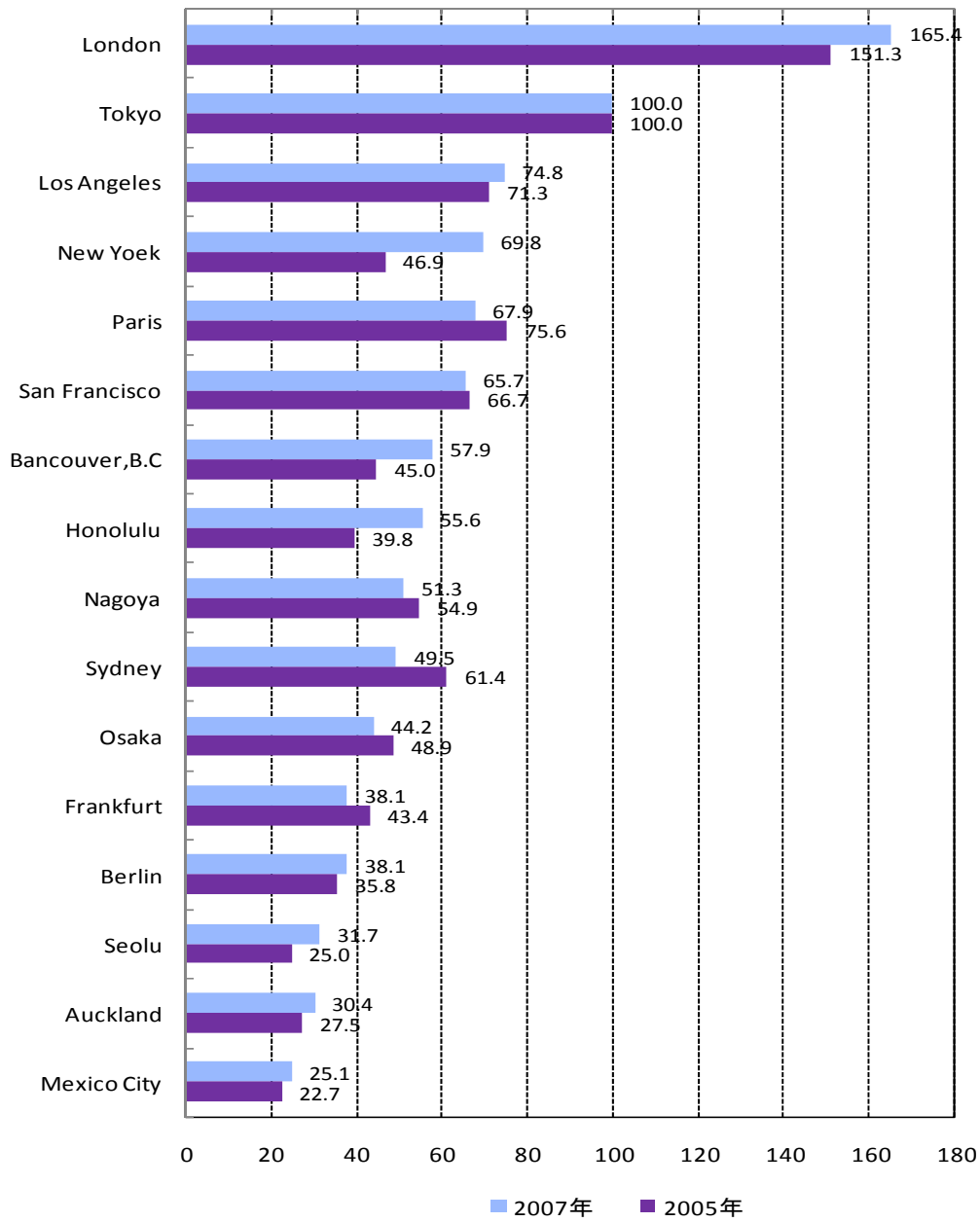


The Tokyo index at 100.

Note) ·The data shown are based on the selected location and not for the entire city

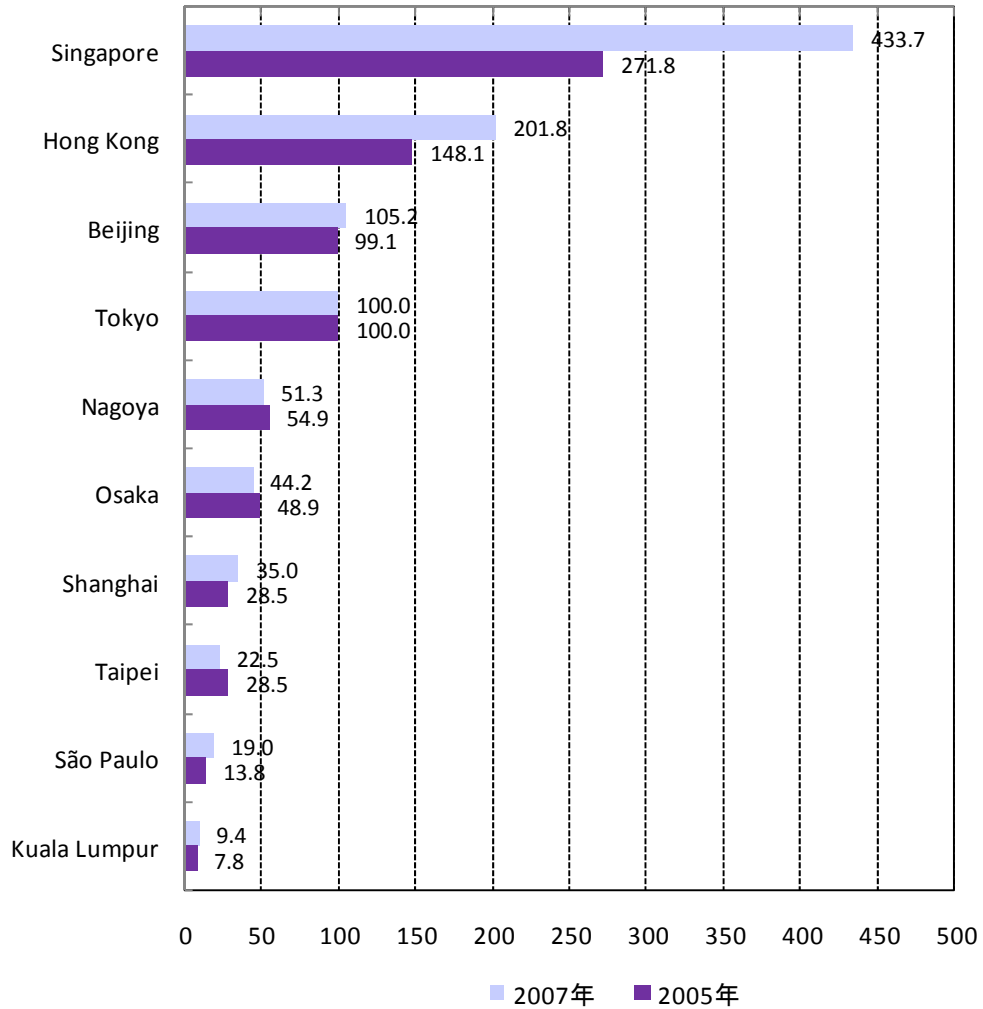
·See page 3-4 for the selected locations.

(Figure 2-1) The Comparison of the Residence Value in the Single Family Residential Area at Selected Locations of the Subject Cities (By the exchange rate)



The Tokyo index at 100

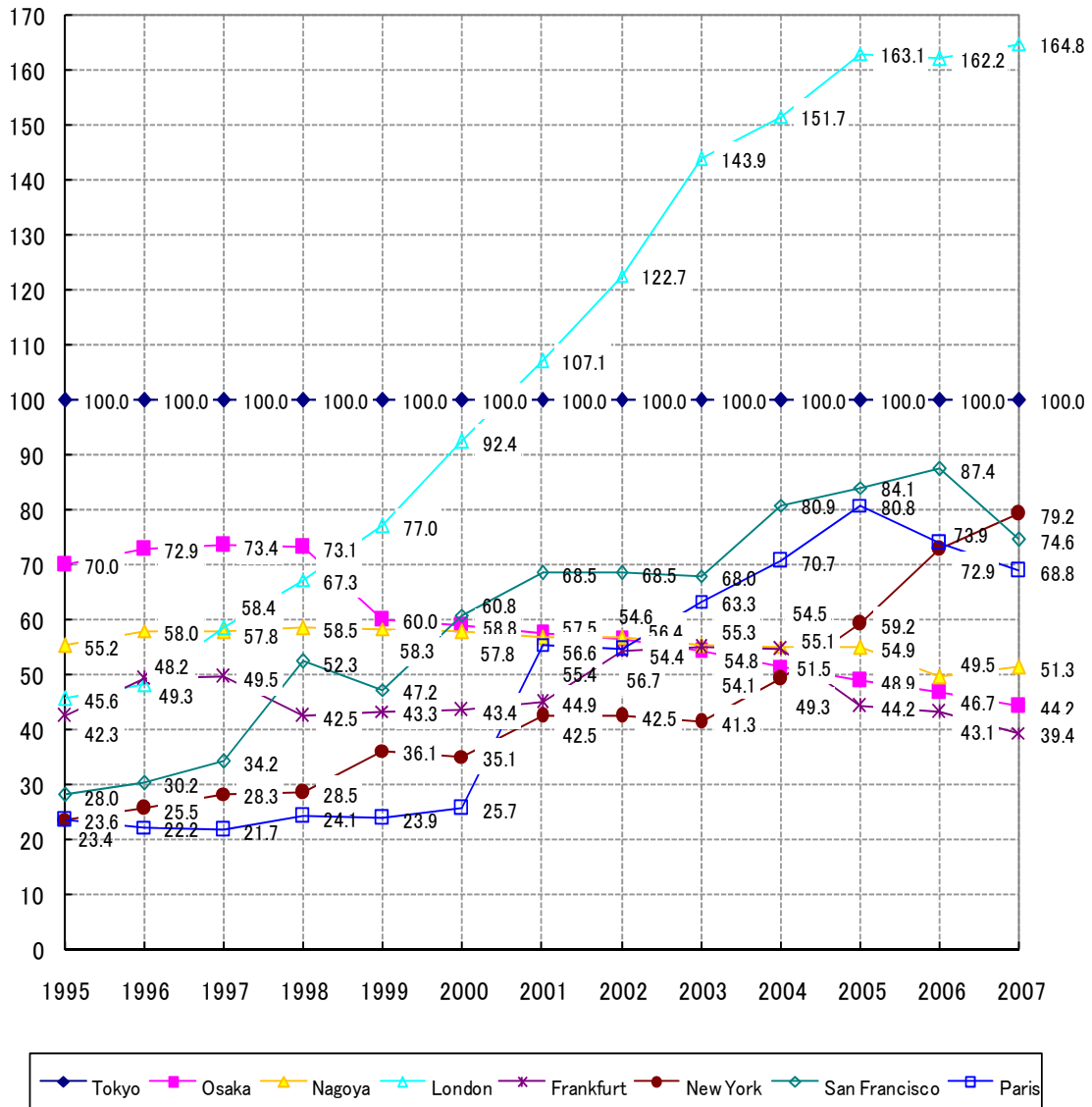
(Figure 2-2) The Comparison of the Residence Value in the Single Family Residential Area at Selected Locations of the Subject Cities (By the exchange rate)



The Tokyo index at 100

- Note)
- The data shown are based on the selected location and not for the entire city.
  - In Hong Kong and Singapore, single family residences are very limited. In Peking and Shanghai, the selected locations are exclusively used for residences for foreigners.
  - See page 3-4 for the selected location.

(Figure 3) The Changes in the Value of the Single Family Residence in the Major Cities based on the Value in Tokyo (By the parity of purchasing power)



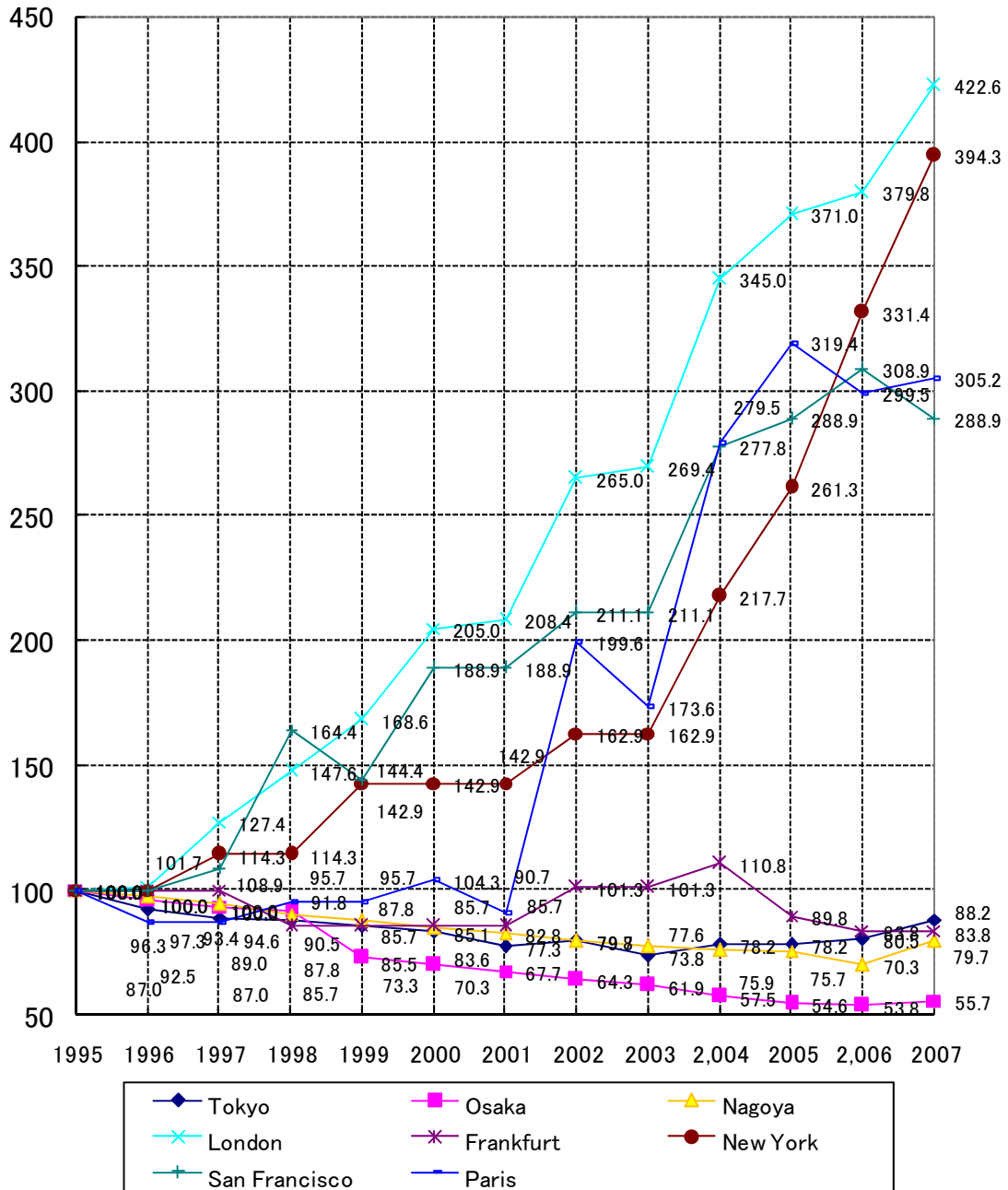
The Tokyo index at 100

Note) · The data shown are based on the selected location and not for the entire city.

· See page 3 for the selected locations



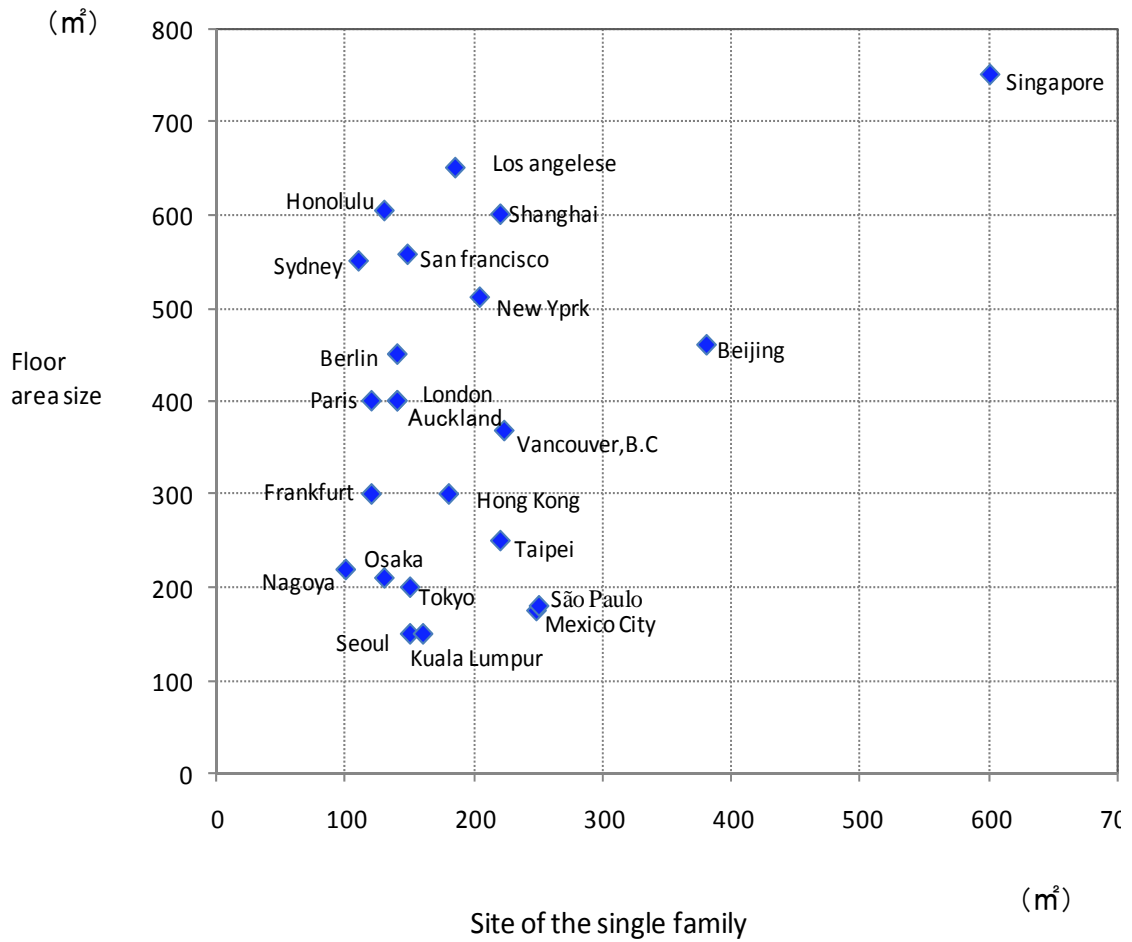
(Figure 4) The Changes of the Residence Value in the Single Family Residential Area of the Major Cities based on the Value in 1995



The 1995 index at 100

- Note) · The data shown are based on the selected location and not for the entire city  
 · See page 3 for the selected locations.

(Figure 5) The Comparison of the Floor Area Size and Site of the Single Family Residence among the Surveyed Cities



Note) · The data shown are based on the selected location and not for the entire city

· See page 3-4 for the selected locations.

## ( 2 ) The Residence Value of Multiple Residential Areas

The residential value of multiple residential area at survey location in Tokyo is 30,000,000 yen, and it ranked at 10<sup>th</sup> among 16 subject cities of OECD member countries.

Among the subject cities of OECD member countries, the price of many cities including New York, San Francisco and London exceeded that of multiple residence at survey location in Tokyo in the previous time also exceeded this time. However, the price of Sidney and Nagoya, which exceeded that of Tokyo in the previous time, is lower than Tokyo this time.

- (1) When we see the residence price of multiple residence property at survey location of the subject cities of OECD member countries, Tokyo is 30,000,000 yen. It ranks at 10<sup>th</sup> by parity of purchasing power, and ranks at 9<sup>th</sup> by foreign exchange.

In comparison with top ranking subject cities of OECD member countries such as New York (169,000,000 yen by parity of purchasing power, 563.4 at Tokyo 100 index, 158,000,000 yen by foreign exchange, and 528.4 at Tokyo 100 index), London (100,000,000 yen by parity of purchasing power, 335.4 at Tokyo 100 index, 107,000,000 yen by foreign exchange, and 358.2 at Tokyo 100 index), San Francisco (111,000,000 yen, 372.5 at Tokyo 100 index, 104,000,000 yen by foreign exchange, and 348.9 at Tokyo 100 index), Paris (67,000,000 yen, 225.9 at Tokyo 100 index, 71,000,000 yen by foreign exchange, and 223.7 at Tokyo 100 index), and Frankfurt (44,000,000 yen, 148.8 yen at Tokyo 100 index, 45,000,000 yen by foreign exchange, and 153.2 at Tokyo 100 index), Tokyo's residence price is no longer high. (Table 2, Figure 6, Figure 7-1)

In comparison with cities in Asia, the price of multiple residence property at survey location in Hong Kong (134,000,000 yen and 449.2 at Tokyo 100 index) and Singapore (133,000,000 yen and 444.9 at Tokyo 100 index) where private multiple residential area is scarce is higher than that of survey location in Tokyo.

- (2) Among the subject cities of OECD member countries, the price between Tokyo and New York as well as Los Angeles is expanding whereas the price difference between Tokyo and the cities where the price of survey location exceeded that of Tokyo in the previous time (San Francisco, London, Paris and Frankfurt) is falling. (Figure 6, Figure 8)

Among cities in Asia, the price difference between each survey location and that of Tokyo is turning to be smaller in general. Among the cities that exceeded Tokyo in the previous survey, the price difference between Tokyo and Hong Kong as well as Singapore expanded apparently this time, and the difference between Tokyo and Taipei is growing as well. (Figure 7-2)

- (3) When we see the change of residence price at survey location of major cities from 1995 to 2005, the price at survey location in Tokyo and Osaka is falling whereas that of major cities in the United States and European countries tends to rise in whole. (Figure 9)

- (4) When we see the relationship between residence price and floor area of multiple residence, the residence price is high at survey location in Tokyo although floor area is relatively small in comparison with other cities. (Table 2 and Figure 10)

(Table2) The Comparisons of residence value of multiple residential area among the surveyed cities (Basic D)

Cities of the OECD member countries	Unit	The OECD Parity of purchasing power	Price range of Residential unit			
			(Currency)	(Yen)	(Index)	Residential Size(m <sup>2</sup> )
Tokyo	Yen	1.00	30,000,000	30,000,000	100.0	70
Osaka	Yen	1.00	25,850,000	25,850,000	86.2	70
Nagoya	Yen	1.00	18,500,000	18,500,000	61.7	60
Vancouver,B.C	C \$	100.81	280,000	28,227,640	94.1	70
New York	US \$	124.00	1,363,000	169,012,000	563.4	120
Los Angeles	US \$	124.00	725,000	89,900,000	299.7	144
San Francisco	US \$	124.00	900,000	111,600,000	372.0	148
Honolulu	US \$	124.00	390,000	48,360,000	161.2	84
Mexico City	Peso	16.38	2,175,000	35,626,500	118.8	125
London	£	200.65	501,500	100,624,471	335.4	90
Paris	EUR	138.86	488,000	67,762,216	225.9	90
Frankfurt	EUR	141.71	315,000	44,639,910	148.8	90
Berlin	EUR	141.71	130,000	18,422,820	61.4	70
Seoul	Won	0.17	141,582,470	23,502,690	78.3	84
Sydney	A \$	89.21	300,000	26,762,400	89.2	60
Auckland	NZ \$	84.35	415,000	35,006,495	116.7	140

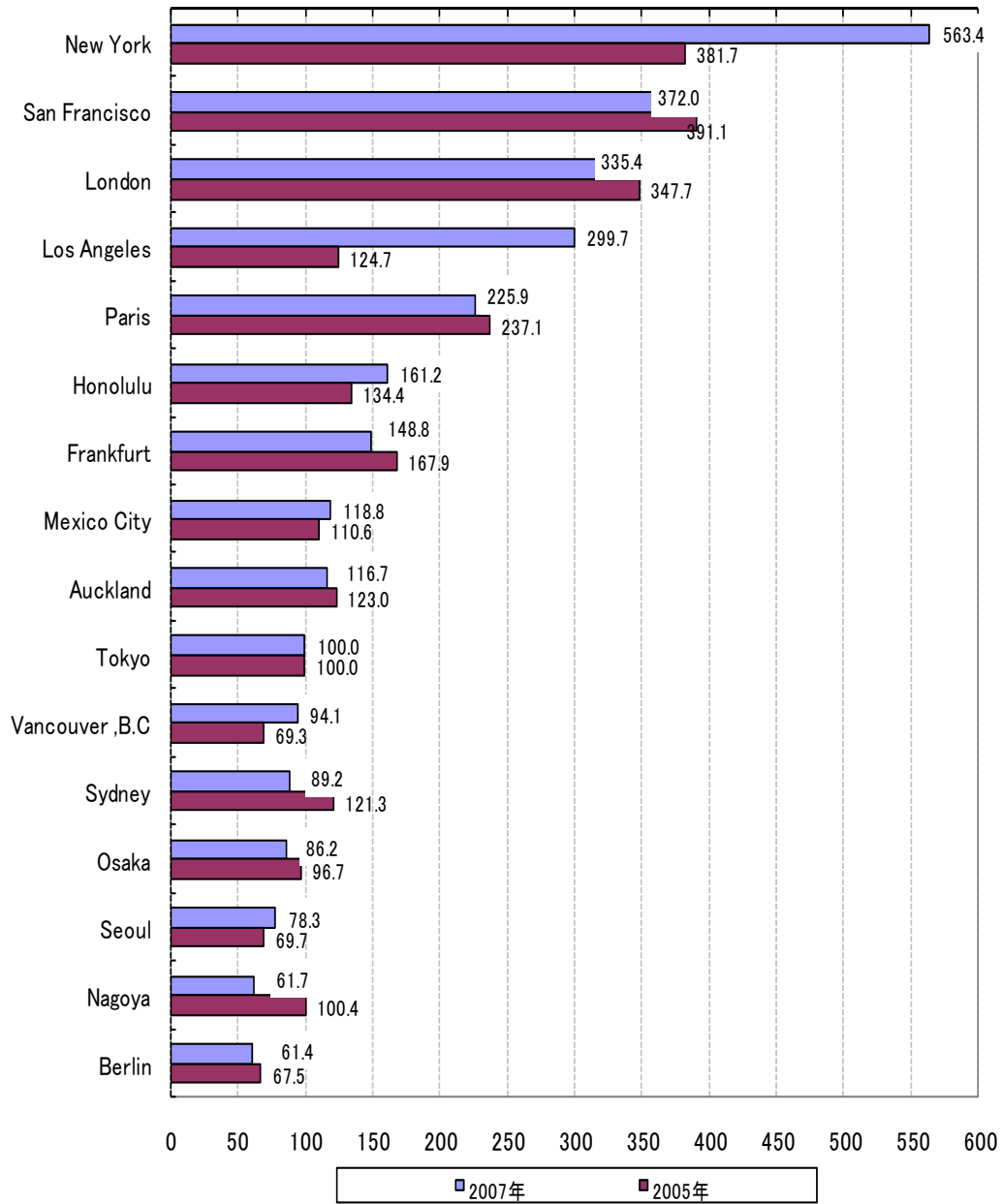
Cities of the OECD member countries	Unit	The rate of exchange	Price range of Residential unit			
			(Currency)	(Yen)	(Index)	Residential Size(m <sup>2</sup> )
Tokyo	Yen	-	30,000,000	30,000,000	100.0	70
Osaka	Yen	-	25,850,000	25,850,000	86.2	70
Nagoya	Yen	-	18,500,000	18,500,000	61.7	60
Vancouver,B.C	C \$	102.52	280,000	28,705,600	95.7	70
New York	US \$	116.30	1,363,000	158,516,900	528.4	120
Los Angeles	US \$	116.30	725,000	84,317,500	281.1	144
San Francisco	US \$	116.30	900,000	104,670,000	348.9	148
Honolulu	US \$	116.30	390,000	45,357,000	151.2	84
Mexico City	Peso	10.67	2,175,000	23,207,250	77.4	125
London	£	214.29	501,500	107,466,435	358.2	90
Paris	EUR	145.89	488,000	71,194,320	223.7	90
Frankfurt	EUR	145.89	315,000	45,955,350	153.2	90
Berlin	EUR	145.89	130,000	18,965,700	63.2	70
Seoul	Won	0.12	141,582,470	16,989,896	56.6	84
Sydney	A \$	87.62	300,000	26,286,000	87.6	60
Auckland	NZ \$	83.20	415,000	34,528,000	115.1	140

Cities of the OECD none member countries	Unit	The rate of exchange	Price range of Residential unit			
			(Currency)	(Yen)	(Index)	Residential Size(m <sup>2</sup> )
Tokyo	Yen	-	30,000,000	30,000,000	100.0	70
Osaka	Yen	-	25,850,000	25,850,000	86.2	70
Nagoya	Yen	-	18,500,000	18,500,000	61.7	60
Seoul	Won	0.12	141,582,470	16,989,896	56.6	84
Hongkong	HK \$	14.97	9,000,000	134,745,108	449.2	100
Beijing	US \$	116.30	185,000	21,515,500	71.7	163
Shanghai	US \$	116.30	181,700	21,131,710	70.4	170
Taipei	NT \$	3.58	11,500,000	41,113,092	137.0	132
São Paulo	US \$	116.30	103,142	11,995,415	40.0	90
Singapore	S \$	73.19	1,823,400	133,455,897	444.9	120
Kuala Lumpur	RM	31.70	250,000	7,926,231	26.4	108

(Note 1) The value and rent in Beijing and Shanghai is in US dollars.

(Note 2) The annual average exchange rate is in yen/local currency.

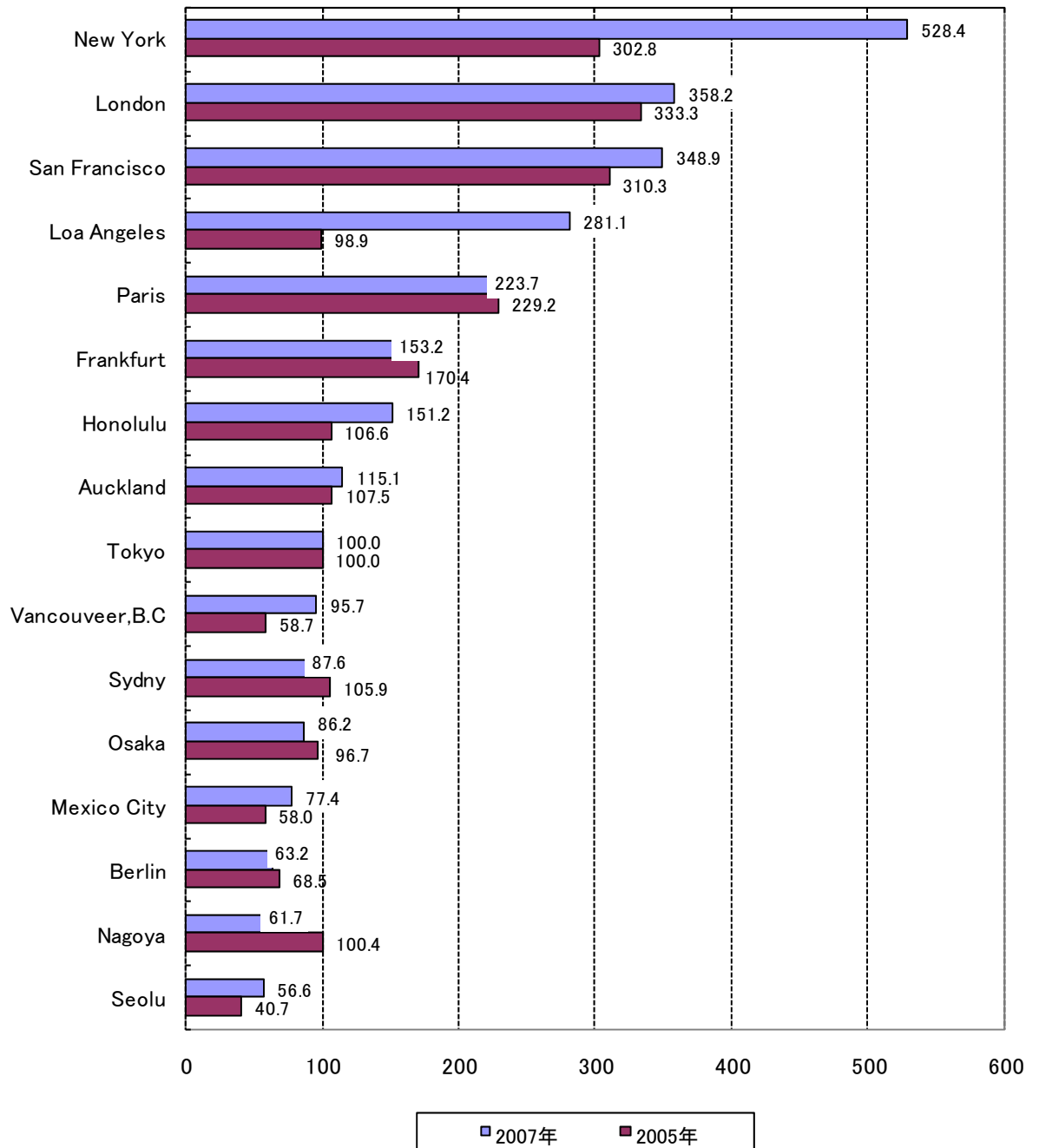
(Figure 6) The Comparison of the Residence Value in Multiple Residential Areas at Selected Locations in the Surveyed Cities (By the parity of purchasing power)



The Tokyo index at 100.

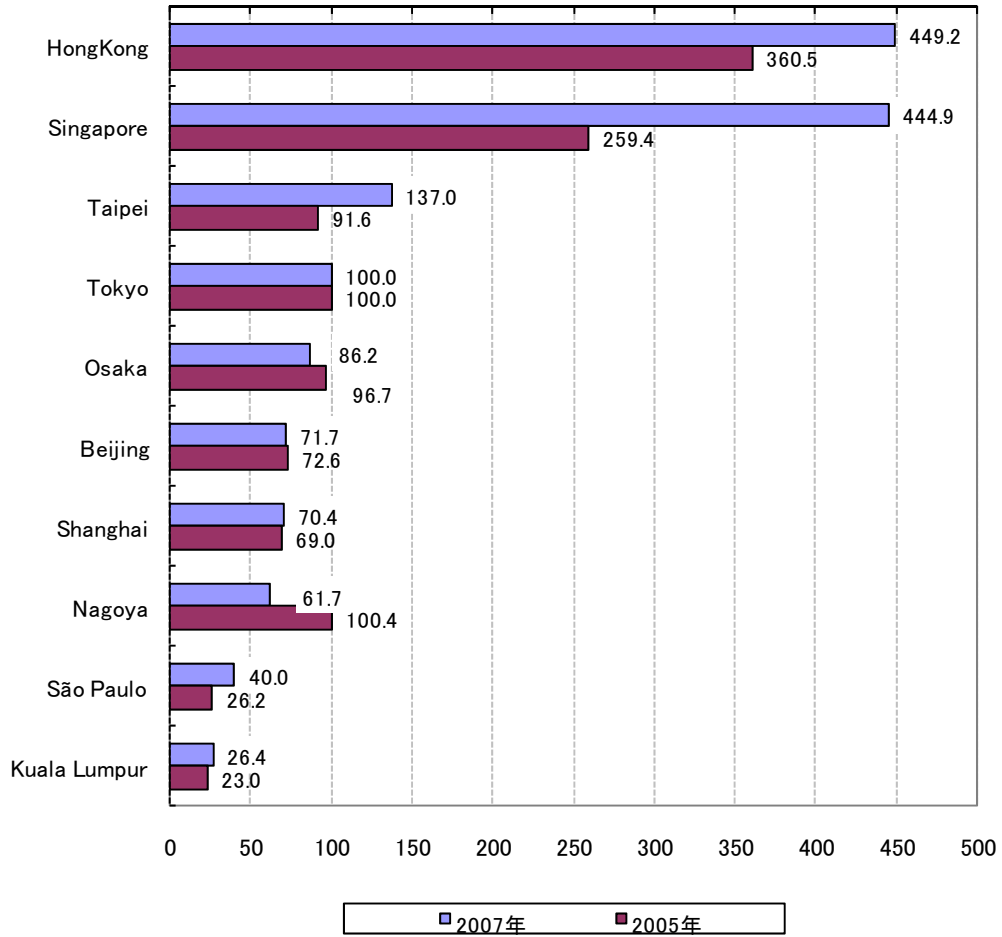
Note) ·The data shown are based on the selected location and not for the entire city  
 ·See page 3-4 for the selected locations.

(Figure 7-1) The Comparison of the Residence Value in Multiple Residential Areas at Selected Locations in the Surveyed Cities (By the exchange rate)



The Tokyo index at 100

(Figure 7—2) The Comparison of the Residence Value in Multiple Residential Areas at Selected Locations in the Surveyed Cities (By the exchange rate)

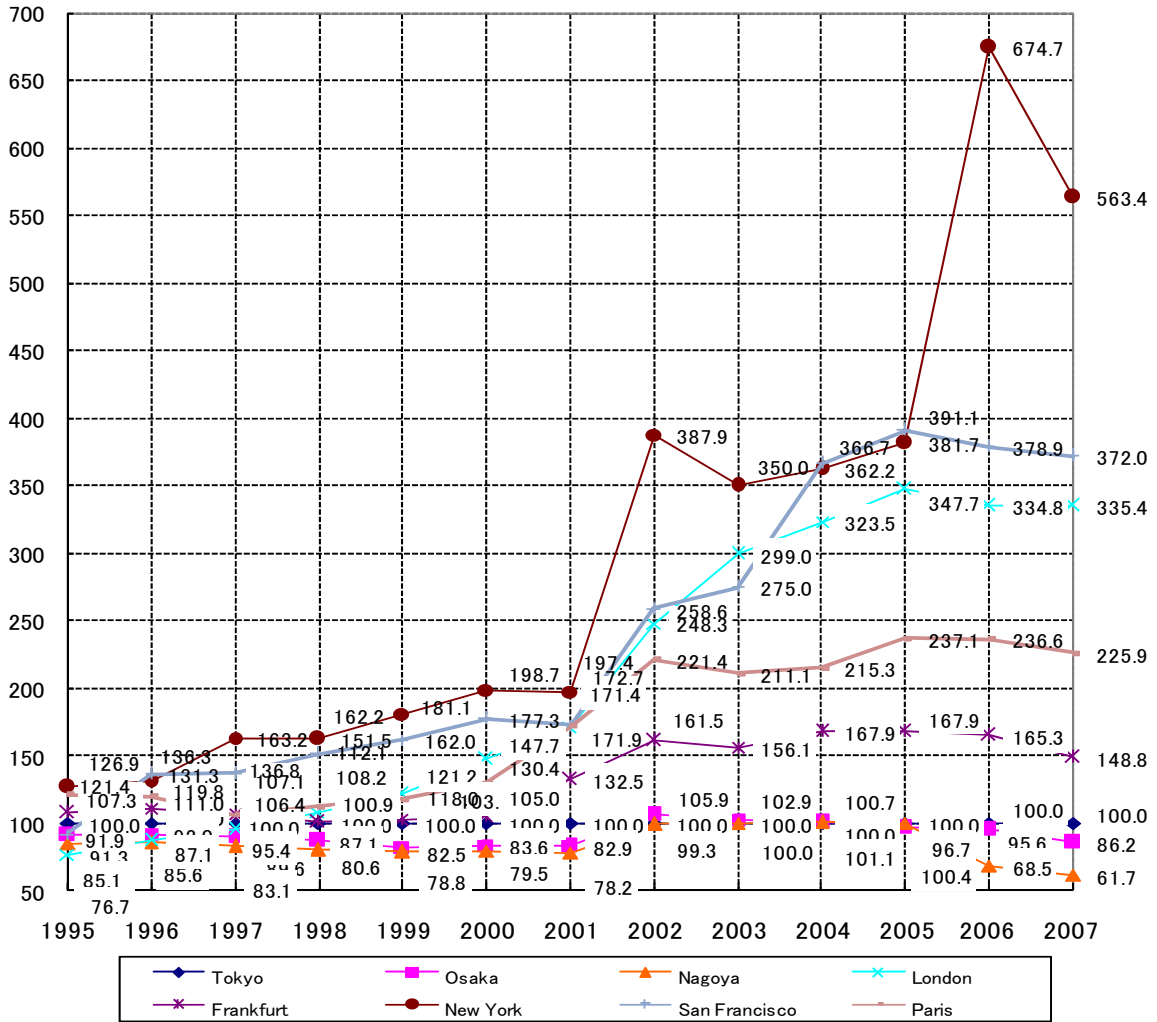


The Tokyo index at 100

Note) ·The data shown are based on the selected location and not for the entire city

·See page 3-4 for the selected locations.

(Figure 8) The Changes in the Multiple residential Land Value in the Major Cities Based on the Value in Tokyo (By the parity of purchasing power)



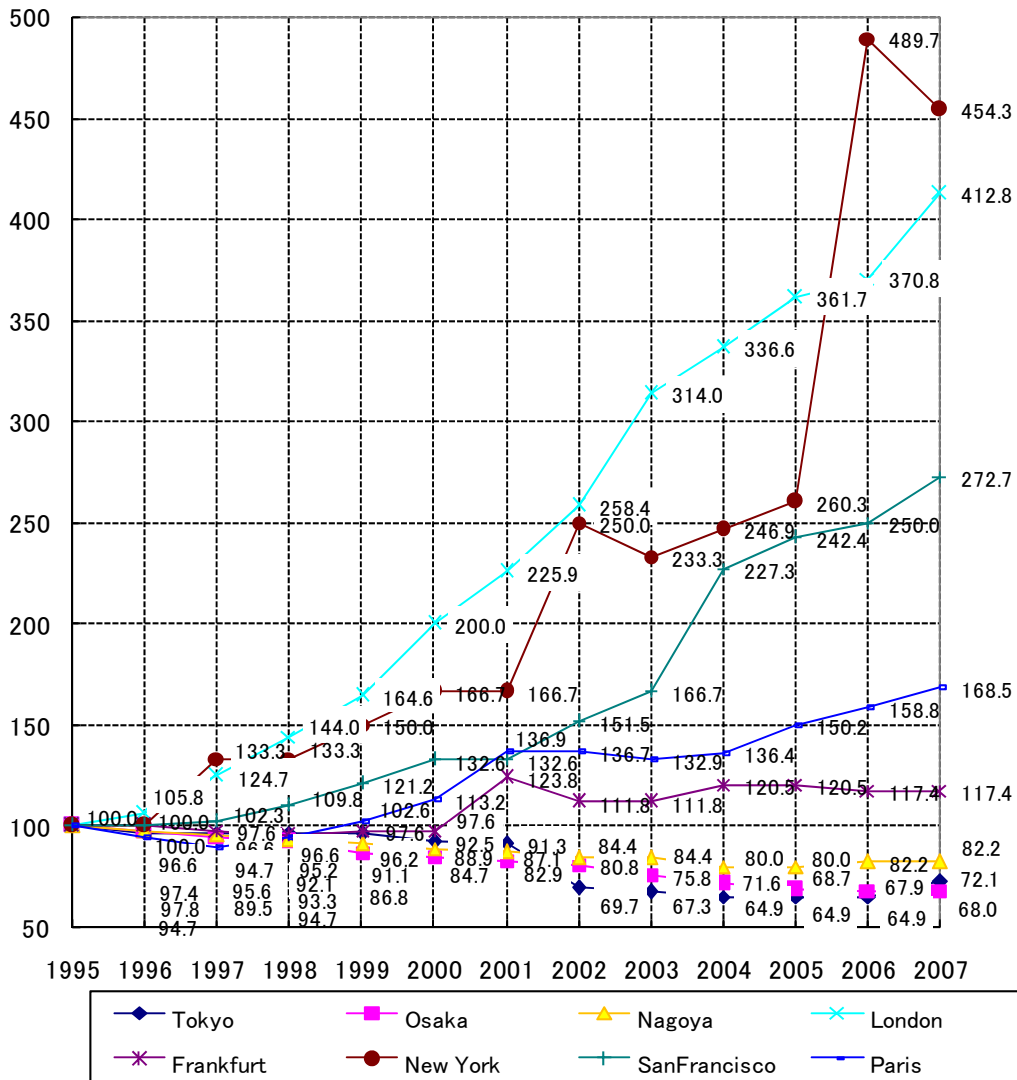
The Tokyo index at 100

Note) ·The data shown are based on the selected location and not for the entire city

·See page 3-4 for the selected locations.



(Figure 9) The Changes of the Residence Value Multiple Residential Areas of the Major Cities based on the Value in 1995 (By the exchange rate)

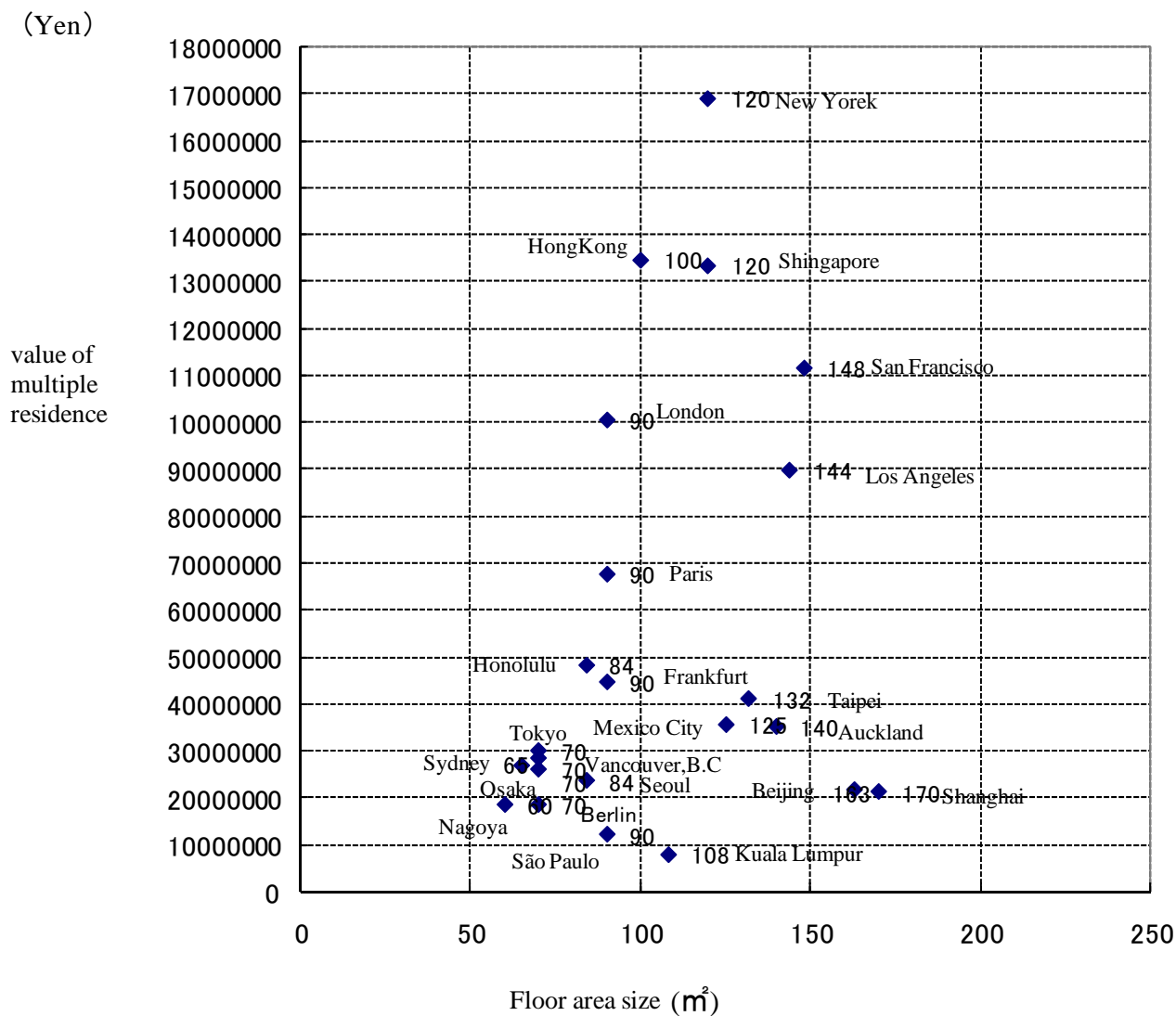


The 1995 index at 100

Note) ·The data shown are based on the selected location and not for the entire city

·See page 3-4 for the selected locations.

(Figure 10) The Comparison of the Floor Area Size and the Value (By the exchange rate) of Multiple Residences among the Surveyed Cities



Note) ·The data shown are based on the selected location and not for the entire city

·See page 3-4 for the selected locations.

### (3) The New Rent of Multiple Residences

The monthly new rent per 1 square meter of multiple residential area at survey location in Tokyo is 2,280 yen, and it ranks at 7<sup>th</sup>, the middle level, among 16 subject cities of OECD member countries. Among those cities, those exceeding Tokyo are New York, London, Honolulu, San Francisco, Paris and Seoul. San Francisco and Seoul that were lower than Tokyo in the previous time exceeded Tokyo this time.

The new rent of multiple residence in many cities is lower than that at survey location in Tokyo, but it is higher than that of Osaka. In other words, there is no large difference both overseas and domestically.

- (1) When we see the new monthly rent per 1 square meter of multiple residence at survey location in the subject cities of OECD member countries, Tokyo is 2,280 yen. The city, which exceeded the new rent at survey location in Tokyo in this survey, is New York (5,704 yen by parity of purchasing power, 250.2 at Tokyo 100 index, 5,350 yen by foreign exchange and 234.6 at Tokyo 100 index). It is followed by London (4,615 yen by parity of purchasing power, 202.4 at Tokyo 100 index, 4,929 yen by foreign exchange and 216.2 at Tokyo 100 index), Honolulu, San Francisco, Paris and Seoul. (Table 3, Figure 11, Figure 12-1)

In comparison with cities in Asia, Hong Kong (4,117 yen by foreign exchange and 180.6 at Tokyo 100 index) and Singapore where private multiple residential area is scarce exceeded Tokyo. (Table 3 and Figure 12-2)

- (2) Among the subject cities of OECD member countries, the cities exceeding Tokyo are New York, London, San Francisco, Paris and Seoul. Sidney, Mexico City and Vancouver are sandwiched between Tokyo and Osaka, and there is no large difference overseas and domestically. (Figure 11 and 13)

- (3) When we see the change of new rent at survey location of major cities from 1997 to 2005, it rose at survey location in London and San Francisco before 2002. It fell in the previous survey, but it remains at the same level in this survey. The new rent at survey location in Honolulu rose in the previous survey, but it remains at the same level in this survey. (Figure 14)

- (4) When we see the relationship between floor area and new rent of multiple residence, the new rent at survey location in Tokyo is high although the floor area at survey location in Tokyo is relatively small in comparison with other cities. (Table 3 and Figure 15)

※ The monthly rent has been compared since 2005.

However, Figure 13 and 14 based on 1997 is compared by conversion of annual rent.

(Table3) The Comparisons of multiple residence rent ( per m<sup>2</sup> ) among the surveyed cities (Basic Data)

Cities of the OECD member countries	Unit	The OECD Parity of purchasing	Manthly Apratment Rent per m <sup>2</sup>				
			(Currency)	(Yen)	(Index)	Vacancy Rate(%)	Residential Size(m <sup>2</sup> )
Tokyo	Yen	1.00	2,280	2,280	100.0	5.0	70
Osaka	Yen	1.00	1,550	1,550	68.0	-	70
Nagoya	Yen	1.00	1,750	1,750	76.8	5.0	60
Vancouver,B.C	C \$	100.81	17.0	1,714	75.2	1.0	70
New York	US \$	124.00	46.0	5,704	250.2	1.0	120
Los Angeles	US \$	124.00	11.7	1,451	63.6	3.2	144
San Francisco	US \$	124.00	20.3	2,517	110.4	4.0	148
Honolulu	US \$	124.00	21.0	2,604	114.2	2.0	84
Mexico City	Peso	16.38	112.0	1,835	80.5	3.0	125
London	£	200.65	23.0	4,615	202.4	7.5	90
Paris	EUR	138.86	18.6	2,583	113.3	2.0	90
Frankfurt	EUR	141.71	9.2	1,304	57.2	2.0	90
Berlin	EUR	141.71	6.6	935	41.0	2.0	70
Seoul	Won	0.17	14,090	2,339	102.6	4.0	84
Sydney	A \$	89.21	19.8	1,766	77.5	2.5	60
Auckland	NZ \$	84.35	13.3	1,122	49.2	2.0	140

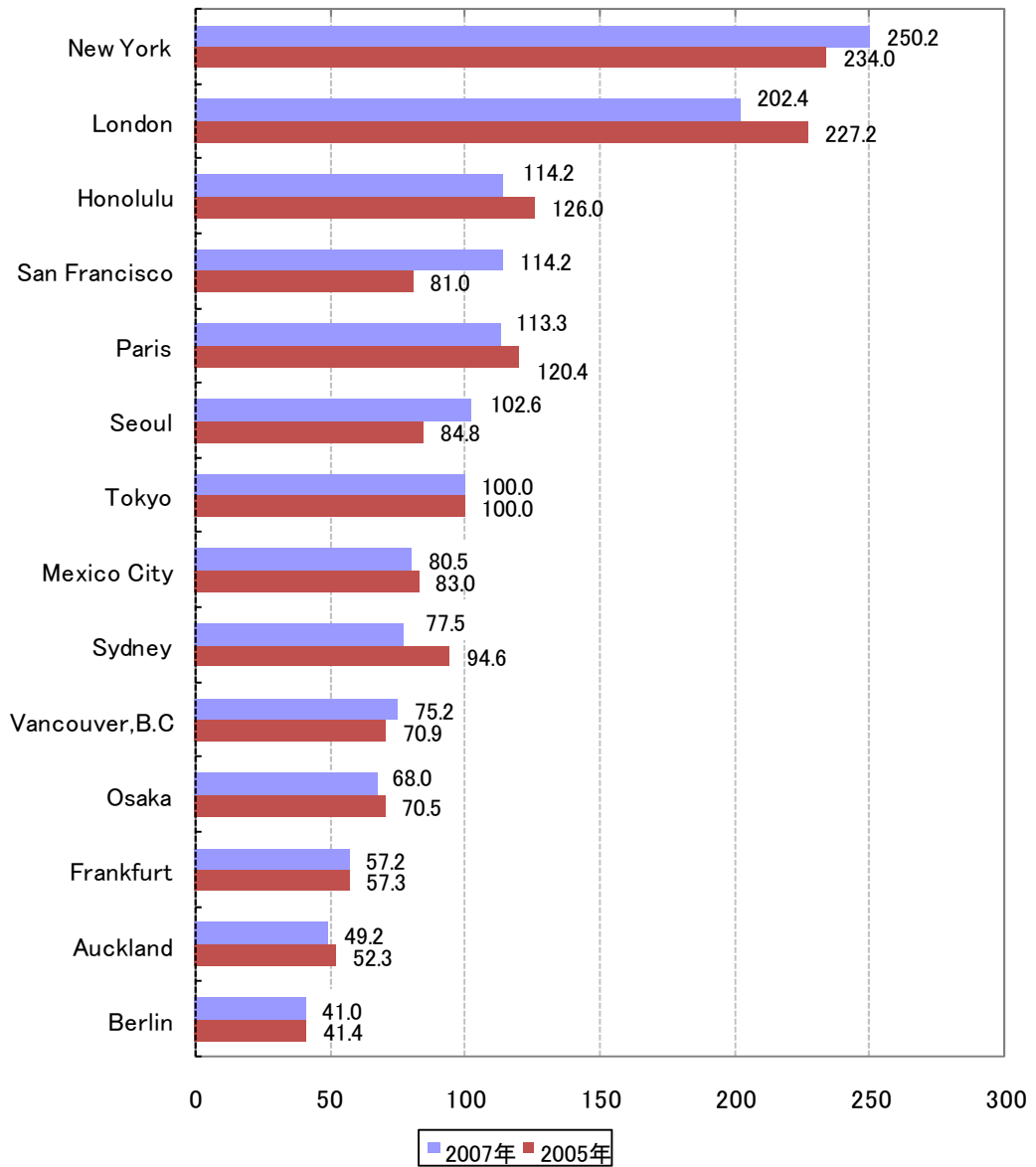
Cities of the OECD member countries	Unit	The rate of exchange	Manthly Apratment Rent per m <sup>2</sup>				
			(Currency)	(Yen)	(Index)	Vacancy Rate(%)	Residential Size(m <sup>2</sup> )
Tokyo	Yen	-	2,280	2,280	100.0	5.0	70
Osaka	Yen	-	1,550	1,550	68.0	-	70
Nagoya	Yen	-	1,750	1,750	76.8	5.0	60
Vancouver,B.C	C \$	102.52	17.0	1,743	76.4	1.0	70
New York	US \$	116.30	46.0	5,350	234.6	1.0	120
Los Angeles	US \$	116.30	11.7	1,361	59.7	3.2	144
San Francisco	US \$	116.30	20.3	2,361	103.5	4.0	148
Honolulu	US \$	116.30	21.0	2,442	107.1	2.0	84
Mexico City	Peso	10.67	112	1,195	52.4	3.0	125
London	£	214.29	23.0	4,929	216.2	7.5	90
Paris	EUR	145.89	18.6	2,714	119.0	2.0	90
Frankfurt	EUR	145.89	9.2	1,342	58.9	2.0	90
Berlin	EUR	145.89	6.6	963	42.2	2.0	70
Seoul	Won	0.12	14,090	1,691	74.2	4.0	84
Sydney	A \$	87.62	19.8	1,735	76.1	2.5	65
Auckland	NZ \$	83.20	13.3	1,107	48.5	2.0	140

Cities of the OECD none member countries	Unit	The rate of exchange	Manthly Apratment Rent per m <sup>2</sup>				
			(Currency)	(Yen)	(Index)	Vacancy Rate(%)	Residential Size(m <sup>2</sup> )
Tokyo	Yen	-	2,280	2,280	100.0	5.0	70
Osaka	Yen	-	1,550	1,550	68.0	-	70
Nagoya	Yen	-	1,750	1,750	76.8	5.0	60
Seoul	Won	0.12	14,090	1,691	74.2	4.0	84
Hongkong	HK \$	14.97	275	4,117	180.6	-	100
Beijing	US \$	116.30	9.0	1,047	45.9	10.0	163
Shanghai	US \$	116.30	6.5	753	33.0	20.0	170
Taipei	NT \$	3.58	290	1,037	45.5	5.0	132
São Paulo	US \$	116.30	8.3	965	42.3	5.0	90
Singapore	S \$	73.19	42.5	3,111	136.4	3.0	120
Kuala Lumpur	RM	31.70	13.0	412	18.1	0.0	108

(Note 1) The value and rent in Beijing and Shanghai is in US dollars.

(Note 2) The annual average exchange rate is in yen/local currency.

(Figure 11) The Comparison of the Multiple Residential Rent (Monthly per square meter) at Selected Locations in the Surveyed Cities (By the parity of purchasing power)

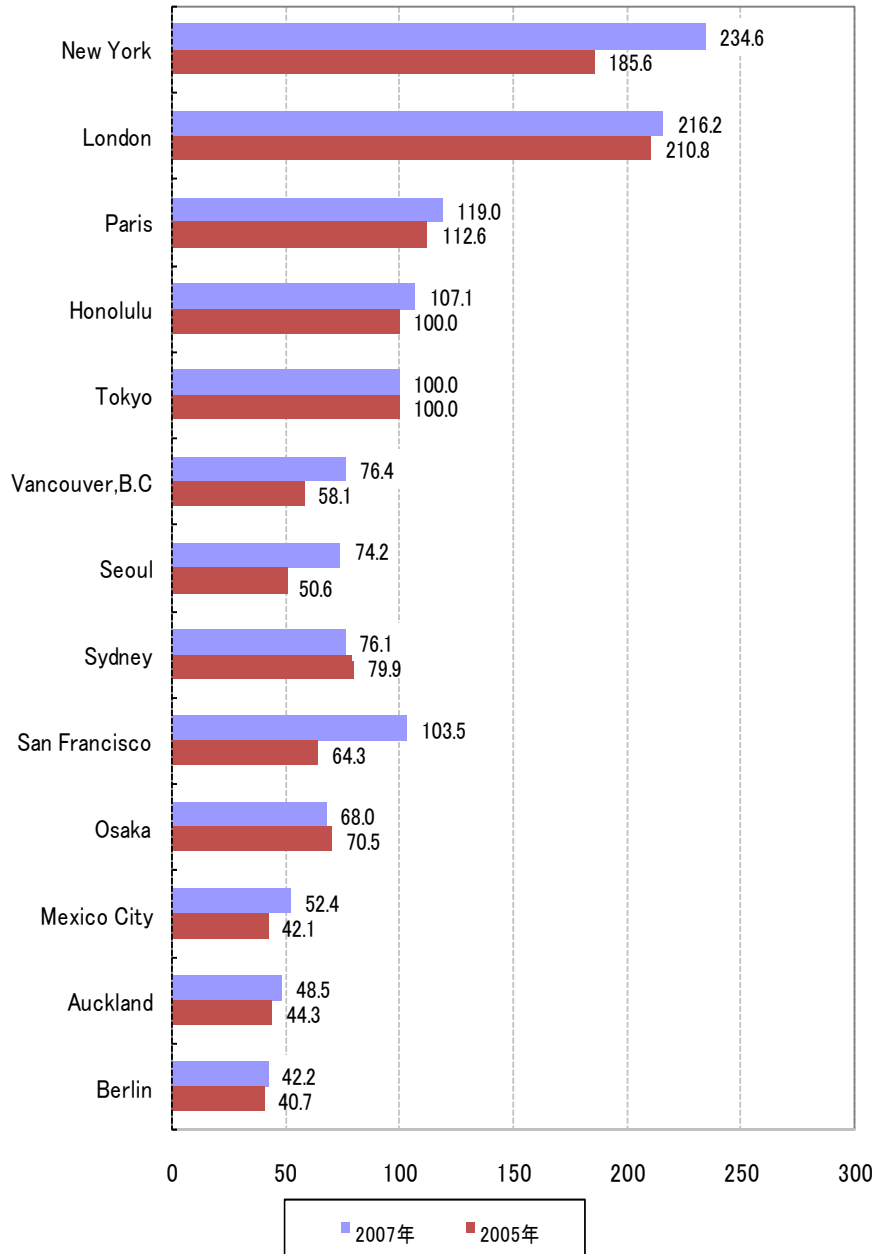


The Tokyo index at 100

Note) ·The data shown are based on the selected location and not for the entire city

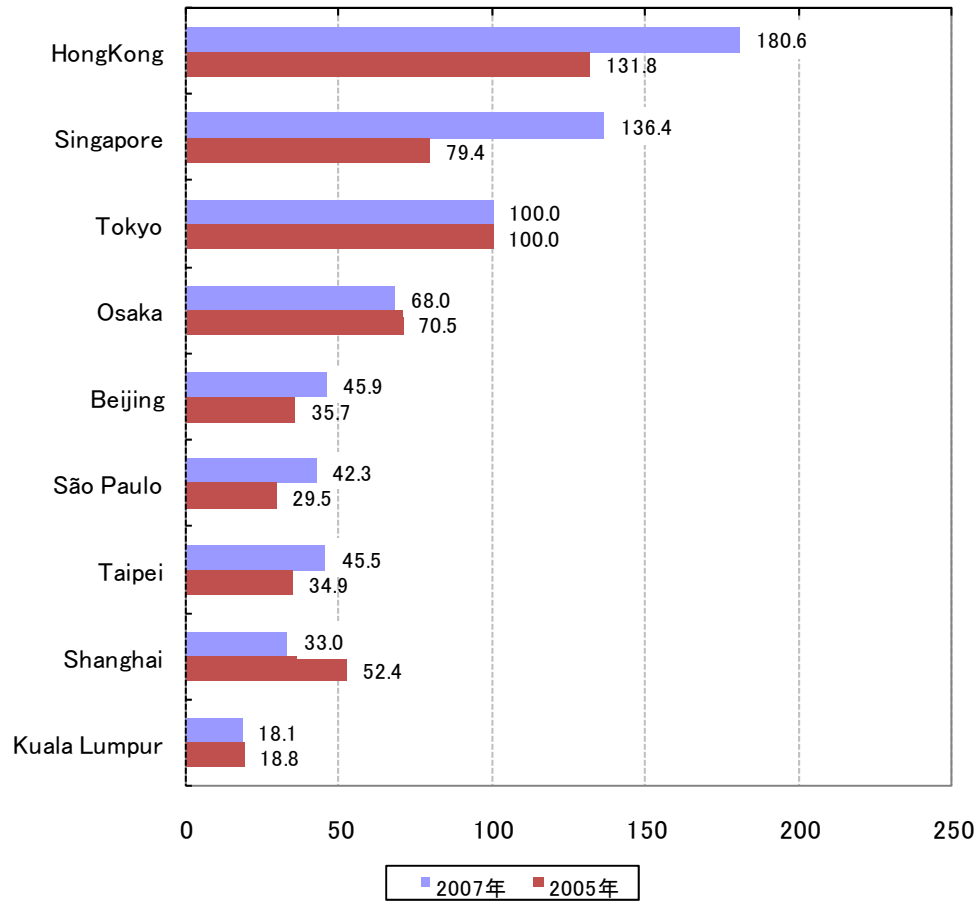
·See page 3-4 for the selected locations.

(Figure 12—1) The Comparison of the Multiple Residential Rent (Monthly per square meter) at Selected Locations in the Surveyed Cities (By the exchange rate)



The Tokyo index at 100

(Figure 12—2) The Comparison of the Multiple Residential Rent (Monthly per square meter) at Selected Locations in the Surveyed Cities (By the exchange rate)

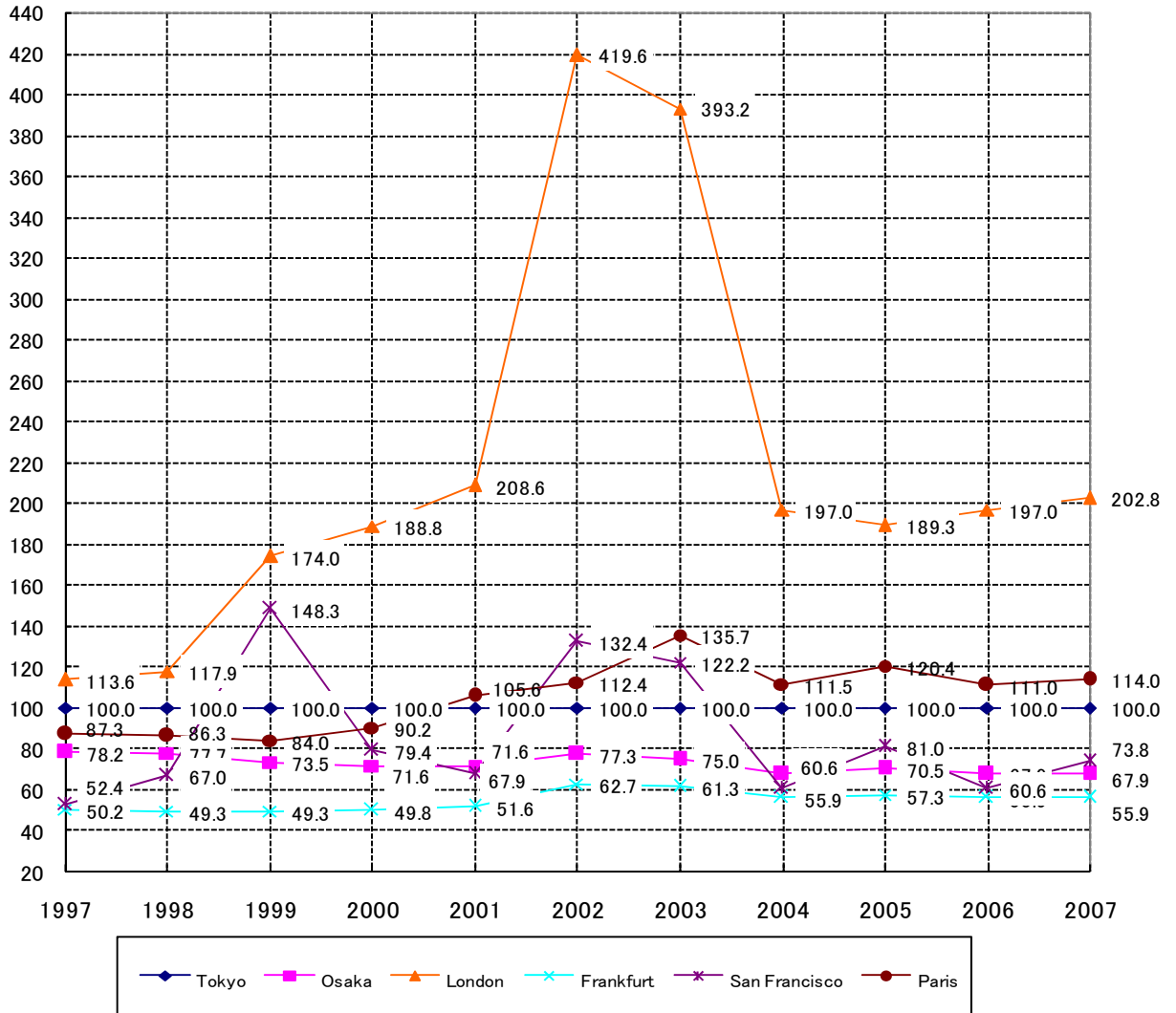


The Tokyo index at 100

Note) ·The data shown are based on the selected location and not for the entire city

·See page 3-4 for the selected locations.

(Figure 13) The Changes of the Multiple Residence Rent (year per square meter) of the Major Cities Based on the Rent in Tokyo (By the parity of purchasing power)

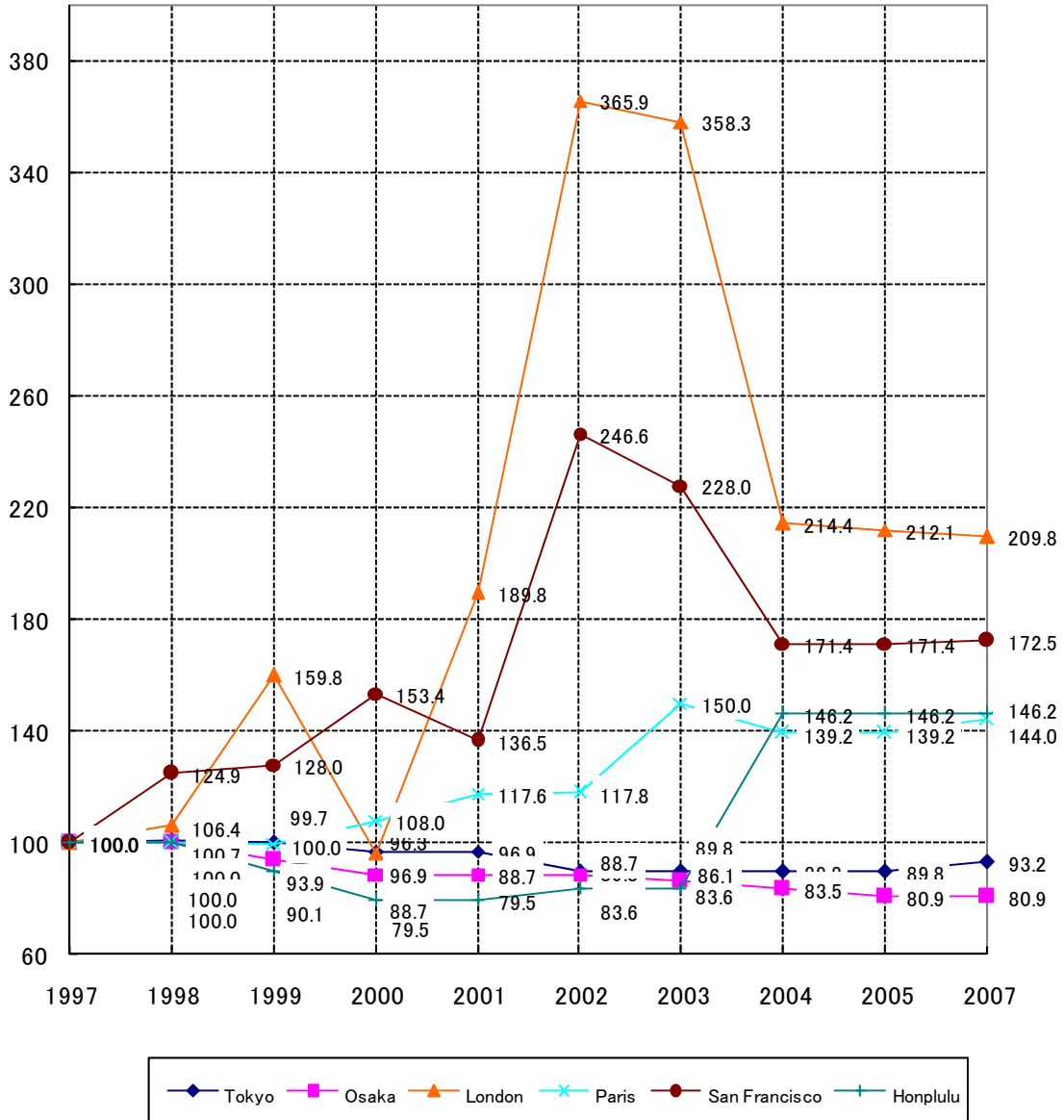


The Tokyo index at 100

Note) ·The data shown are based on the selected location and not for the entire city  
 ·See page 3-4 for the selected locations.



(Figure 14) The Changes of the Multiple Residence Rent (year per square meter) of the Major Cities based on the Rent in 1997 (By the exchange rate)

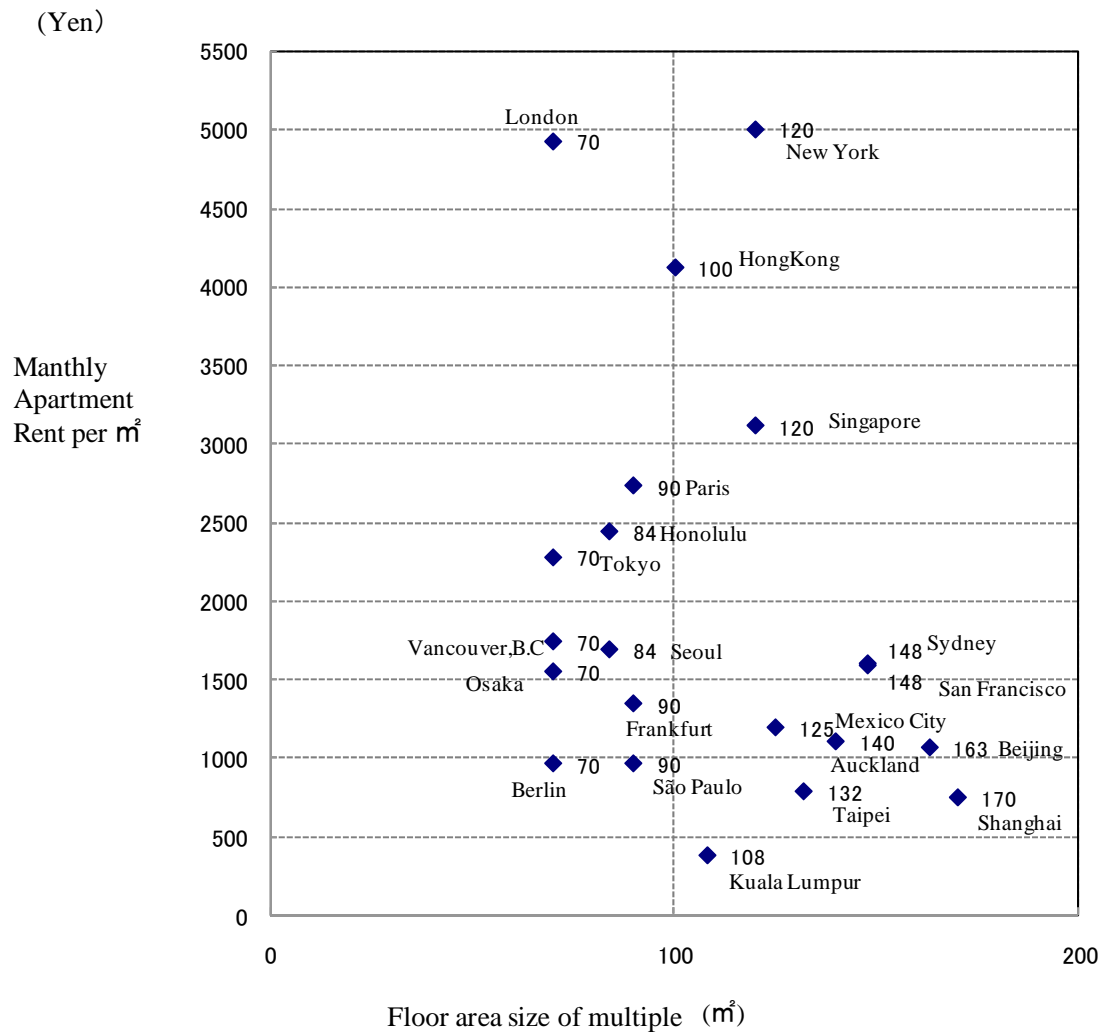


The 1997 index at 100

Note) · The data shown are based on the selected location and not for the entire city

· See page 3-4 for the selected locations.

(Figure 15) The Comparison of the Rent and Floor Area Size of the Multiple Residence in the Surveyed Cities (By the exchange rate)



Note) ·The data shown are based on the selected location and not for the entire city

·See page 3-4 for the selected locations.

#### (4) The Rent of Central Commercial Areas

The new monthly rent per 1 square meter of central commercial area at survey location in Tokyo is 10,000 yen, and it is after London among 16 subject cities of OECD member countries, which is the same result as previous survey.

Among subject cities of OECD member countries, all the cities except for London, New York, Seoul and Paris (by parity of purchasing power.

By exchange rate, it is London, New York, Paris, San Francisco and Seoul) are lower than Tokyo, Nagoya and Osaka, and the rent in Japan is still high.

- (1) When we see the monthly new rent per 1 square meter of central commercial area of survey location of the subject city of OECD member countries, it is 10,000 yen in Tokyo, and it ranks at 2<sup>nd</sup> in comparison with London (20,065 yen by parity of purchasing power, 200.6 at Tokyo 100 index, 21,429 yen by foreign exchange and 214.3 at Tokyo 100 index). After that, New York ranks at 3<sup>rd</sup> (4,752 yen by parity of purchasing power, 56.6 at Tokyo 100 index, 3,770 yen by foreign exchange and 44.9 at Tokyo 100 index). Nagoya (7,000 yen by parity of purchasing power and 70.0 at Tokyo 100 index) and Seoul (6,703 yen by parity of purchasing power, 67.0 at Tokyo 100 index, 4,846 yen by foreign exchange and 48.5 at Tokyo 100 index) ranks at 4<sup>th</sup>. Paris (5,832 yen by parity of purchasing power, 58.3 at Tokyo 100 index, 6,127 yen by foreign exchange and 61.3 at Tokyo 100 index) follows it. Osaka is lower than these cities and ranks at 7<sup>th</sup>. (Table 4, Figure 16, Figure 17-1)

In comparison with cities in Asia, Taipei and Beijing exceeded Tokyo continuously from the previous survey. (Table 4 and Figure 17-2)

- (2) All the cities except for above 5 cities of the subject cities of OECD member countries are lower than Tokyo and Osaka, and the rent of central commercial area in Japan is still high. (Figure 16 and 18)

Among cities in Asia, the rent of Taipei and Beijing exceed that of Tokyo, and Hong Kong is lower than the previous survey. In addition, the rent difference between Tokyo and other cities fell, and the rent of Southeast Asian countries is high in comparison with OECD member countries. (Figure 17-2)

- (3) When we see the change of new rent at survey location of major cities from 1995 to 2005, the rent of London fell in the previous survey, but it tends to rise this time. Similarly, the rent of New York and San Francisco started to fall from the previous survey, but it turned to rise this time. The European cities such as Paris and Frankfurt tended to be stable, but it is rising a little. (Table 4 and Figure 19)

※ Monthly rent has been compared since 2005.

The Figure 18 and 19 based on 1995 is compared by conversion of annual rent.

(Table4) The Comparisons of the rent (monthly per square meter) of the center commercial area in the surveyes cities (Basic Data)

Cities of the OECD member countries	Unit	The OECD parity of purchasing power	Monthly Office Rent per m <sup>2</sup>			
			(Currency)	(Yen)	Vacancy Rate (%)	(Index)
Tokyo	Yen	1.00	10,000	10,000	4.0	100.0
Osaka	Yen	1.00	4,800	4,800	10.0	48.0
Nagoya	Yen	1.00	7,000	7,000	5.0	70.0
Vancouver,B.C	C \$	100.81	33	3,327	5.0	33.3
New York	US \$	124.00	66	8,234	3.2	82.3
Los Angeles	US \$	124.00	29	3,571	18.8	35.7
San Francisco	US \$	124.00	38	4,712	11.6	47.1
Honolulu	US \$	124.00	26	3,224	6.5	32.2
Mexico City	Peso	16.38	150	2,457	3.0	24.6
London	£	200.65	100	20,065	3.0	200.6
Paris	EUR	138.86	42	5,832	4.8	58.3
Frankfurt	EUR	141.71	18	2,551	10.0	25.5
Berlin	EUR	141.71	21	2,976	10.0	29.8
Seoul	Won	0.17	40,380	6,703	7.0	67.0
Sydney	A \$	89.21	48	4,282	7.9	42.8
Auckland	NZ \$	84.35	38	3,205	9.5	32.1

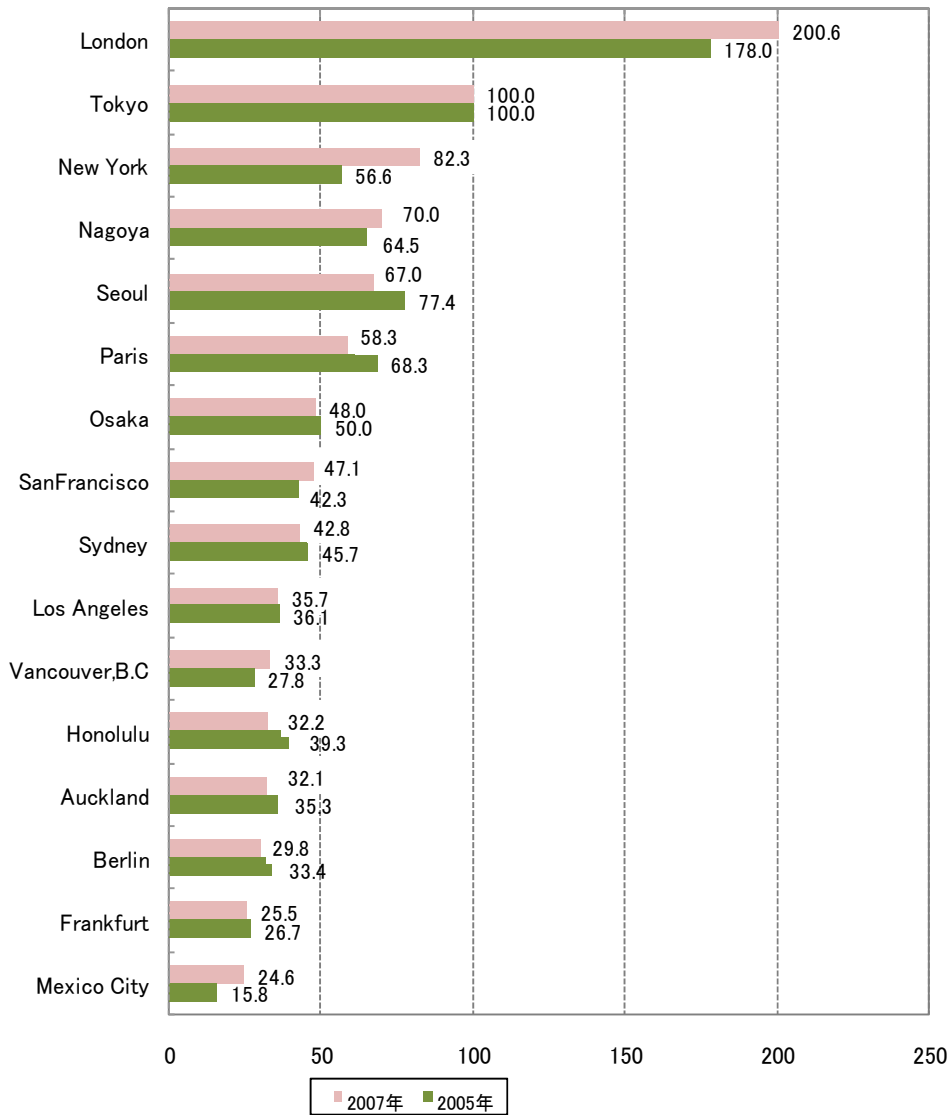
Cities of the OECD member countries	Unit	The rate of exchange	Monthly Office Rent per m <sup>2</sup>			
			(Currency)	(Yen)	Vacancy Rate (%)	(Index)
Tokyo	Yen	-	10,000	10,000	4.0	100.0
Osaka	Yen	-	4,800	4,800	10.0	48.0
Nagoya	Yen	-	7,000	7,000	5.0	70.0
Vancouver,B.C	C \$	102.52	33	3,383	5.0	33.8
New York	US \$	116.30	66	7,722	3.2	77.2
Los Angeles	US \$	116.30	29	3,349	18.8	33.5
San Francisco	US \$	116.30	38	4,419	11.6	44.2
Honolulu	US \$	116.30	26	3,024	6.5	30.2
Mexico City	Peso	10.67	150	1,601	3.0	16.0
London	£	214.29	100	21,429	3.0	214.3
Paris	EUR	145.89	42	6,127	4.8	61.3
Frankfurt	EUR	145.89	18	2,626	10.0	26.3
Berlin	EUR	145.89	21	3,064	10.0	30.6
Seoul	Won	0.12	40,380	4,846	7.0	48.5
Sydney	A \$	87.62	48	4,206	7.9	42.1
Auckland	NZ \$	83.20	38	3,162	9.5	31.6

Cities of the OECD none member countries	Unit	The rate of exchange	Monthly Office Rent per m <sup>2</sup>			
			(Currency)	(Yen)	Vacancy Rate (%)	(Index)
Tokyo	Yen	-	10,000	10,000	4.0	100.0
Osaka	Yen	-	4,800	4,800	10.0	48.0
Nagoya	Yen	-	7,000	7,000	5.0	70.0
Seoul	Won	0.12	40,380	4,846	7.0	48.5
Hongkong	HK \$	14.97	558	8,354	-	83.5
Beijing	US \$	116.30	120	13,956	10.0	139.6
Shanghai	US \$	116.30	41	4,768	10.0	47.7
Taipei	NT \$	3.58	7,530	26,920	9.0	269.2
São Paulo	US \$	116.30	28	3,256	5.0	32.6
Singapore	S \$	73.19	6	439	3.9	4.4
Kuala Lumpur	RM	31.70	34	1,092	0.0	10.9

(Note 1) The value and rent in Beijing and Shanghai is in US dollars.

(Note 2) The annual average exchange rate is in yen/local currency.

(Figure 16) The Comparison of the Rent (monthly per square meter) of the Central Commercial Area among the Major Subject Cities ( By the parity of purchasing power)

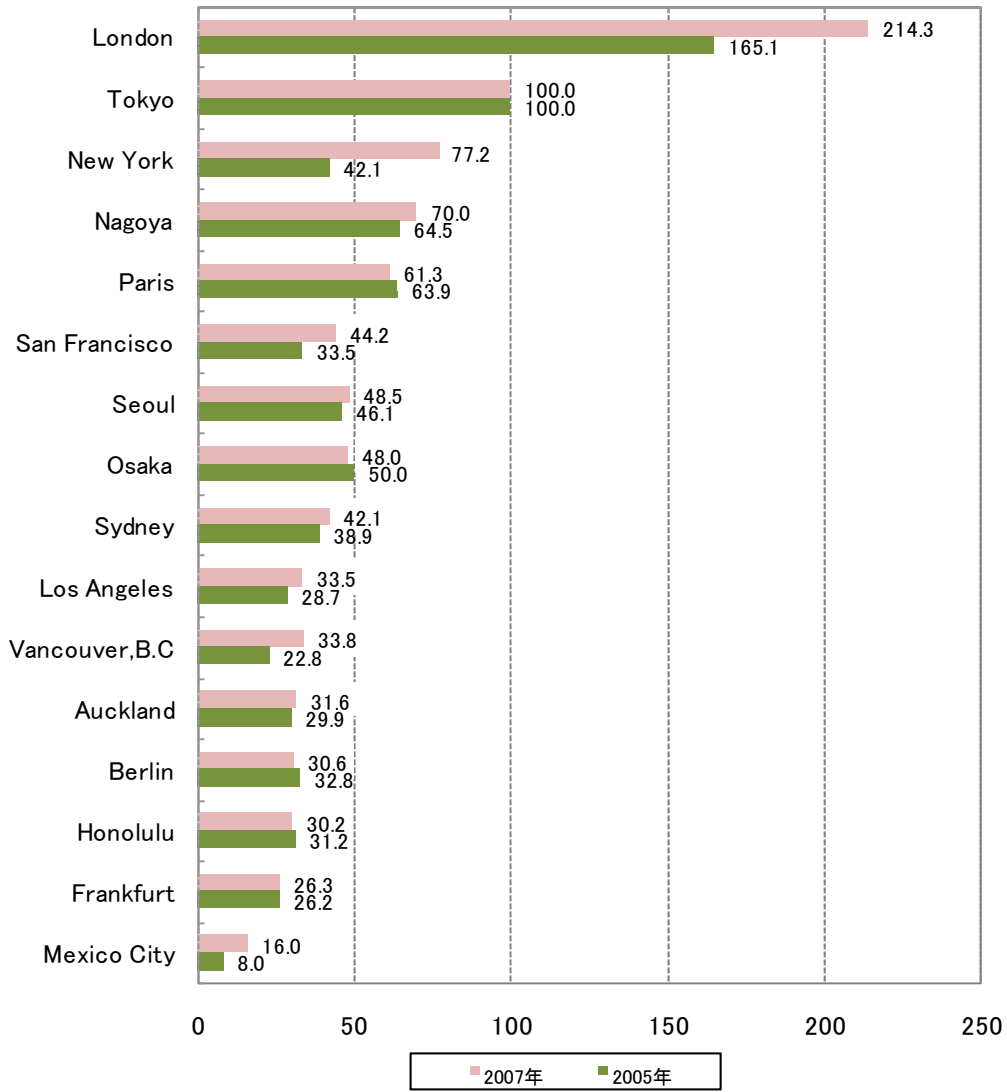


The Tokyo index at 100

Note) ·The data shown are based on the selected location and not for the entire city

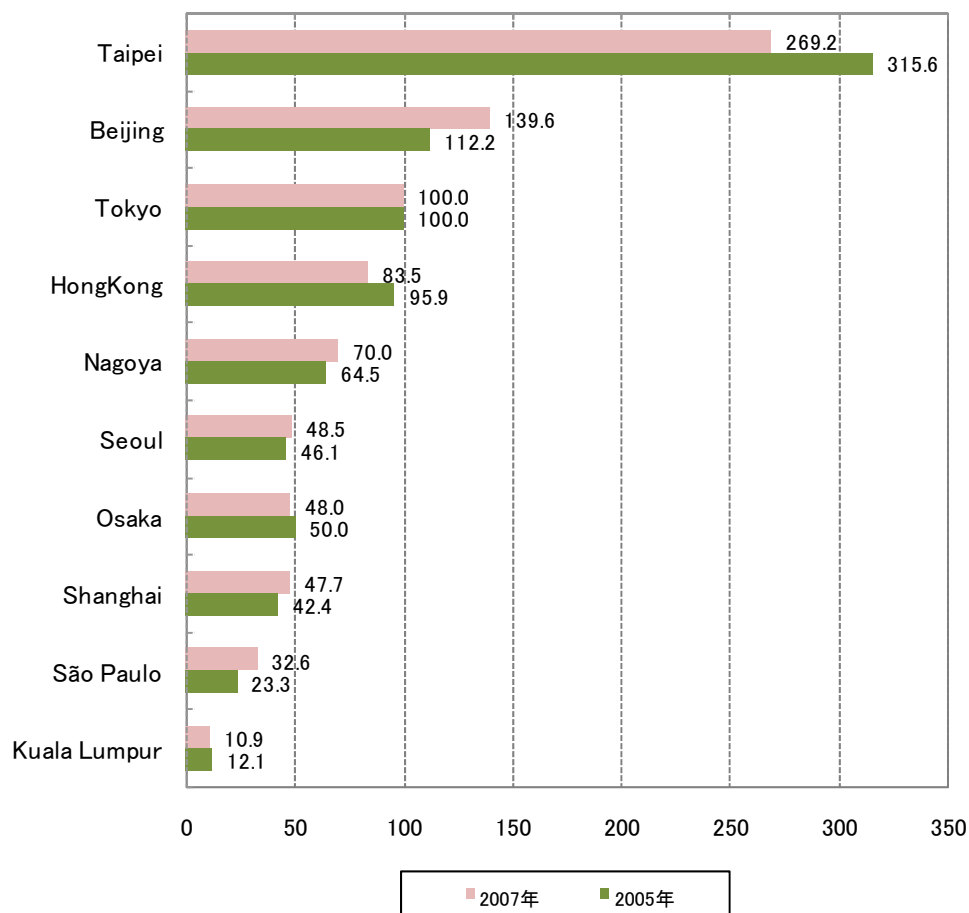
·See page 3-4 for the selected locations.

(Figure 17-1) The Comparison of the Rent (monthly per square meter) of the Central Commercial Area among the Major Subject Cities (By the exchange rate)



The Tokyo index at 100

(Figure 17-2) The comparison of the Rent (monthly per square meter) of the Central Commercial Area among the Major Subject Cities (By the exchange rate)

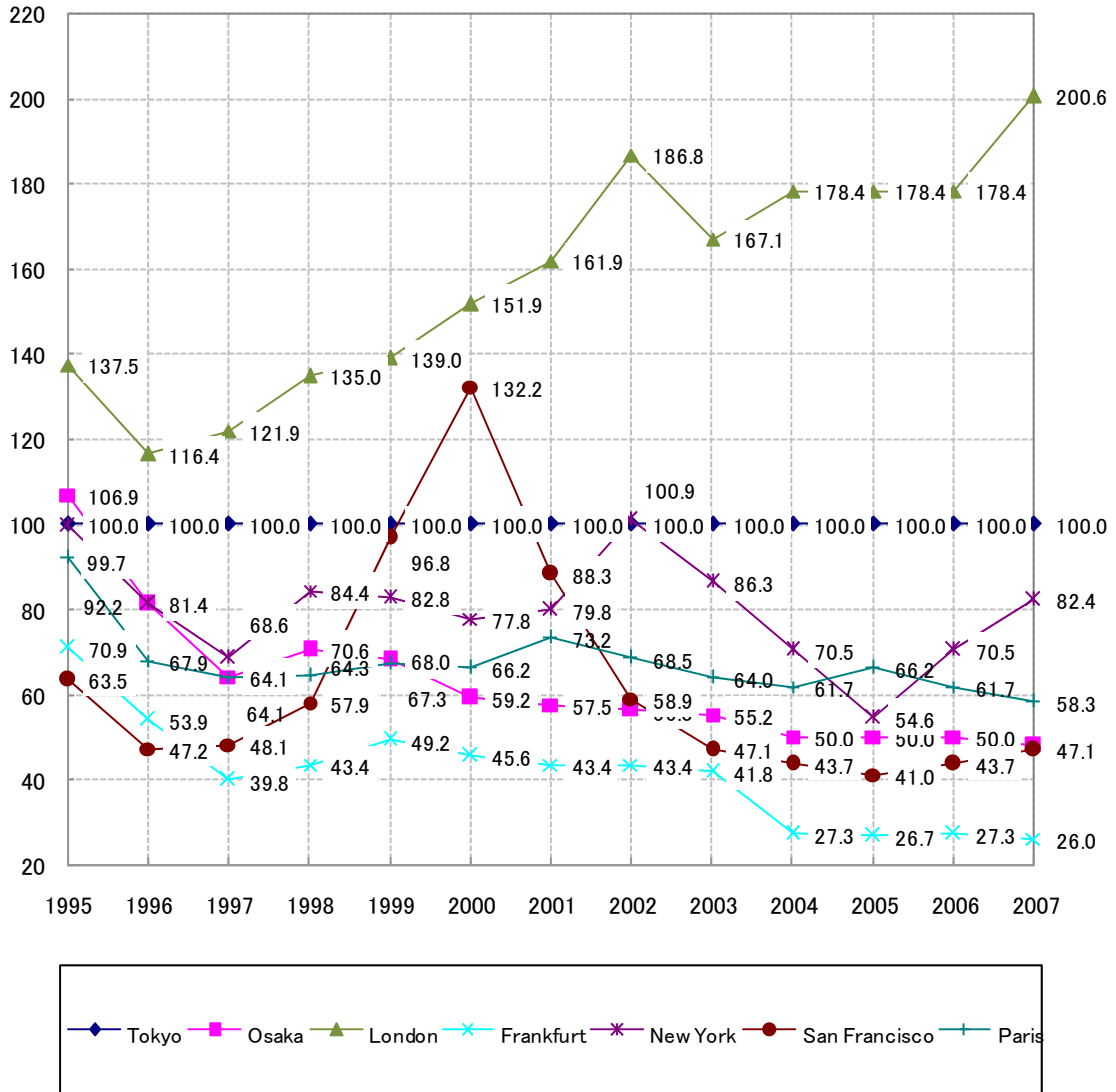


The Tokyo index at 100

Note) ·The data shown are based on the selected location and not for the entire city

·See page 3-4 for the selected locations.

(Figure 18) The Changes of the Rent (year per square meter) of the Central Commercial Area in the Major Cities based on the Rent in Tokyo (By the parity of purchasing power)



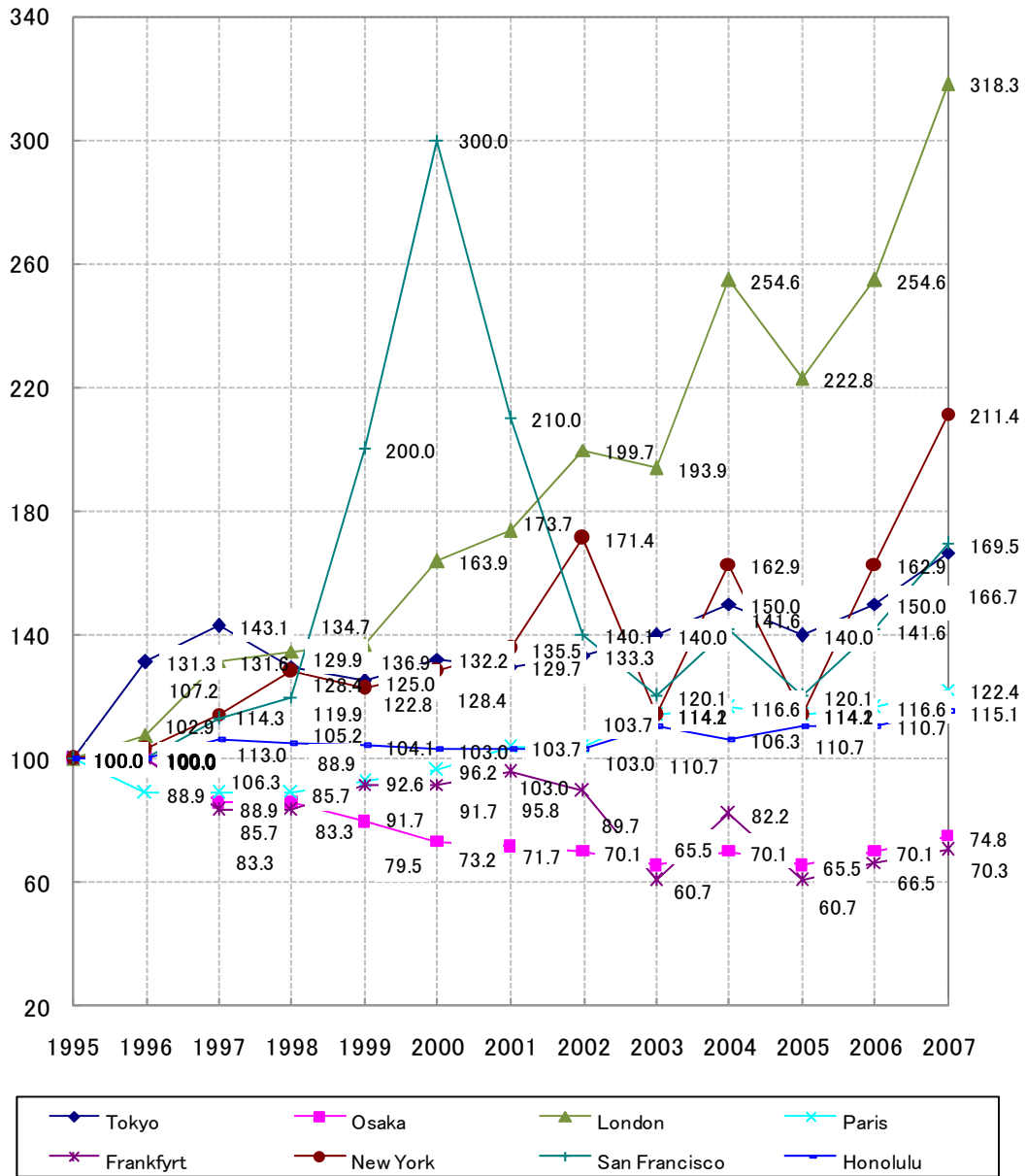
The Tokyo index at 100

Note) ·The data shown are based on the selected location and not for the entire city

·See page 3-4 for the selected locations.



(Figure 19) The Changes of the Rent (year per square meter) of the Central Commercial Area in the Major Cities based on the Rent in 1995



The 1995index at100

Note) ·The data shown are based on the selected location and not for the entire city

·See page 3-4 for the selected locations.

(5) The Average Capitalization Rate in 2007 World Land Value Survey

An average capitalization rate was added as a new item from the 2003 survey based on the assumption where a subject property is used as an income producing property. Though the data was not provided from several cities, the following result was obtained.

The number of sample is limited and thereby it is impossible to determine the exact average capitalization rate in major cities in the world by using the obtained result, but we can find the following two tendencies.①Yield of leased residence is low compared with commercial property, ②In commercial area, the higher the areas is, the lower the yield. In addition, income is increased both in multiple residence and commercial area.

		Average Capitalization Rate in Market	
		2005	2007
Multiple Residence※	Upper class	5.39%	4.88%
	Middle class	5.70%	4.98%
Commercial Area	Fringe	7.58%	6.61%
	Center and Business	7.10%	6.42%
	Most Expensive	6.78%	6.06%

\* The average market capitalization rate at right is not applicable to whole building, but to one unit.

The answer about market capitalization rate of above 4 categories obtained from the surveyors in each city is listed in the table below.

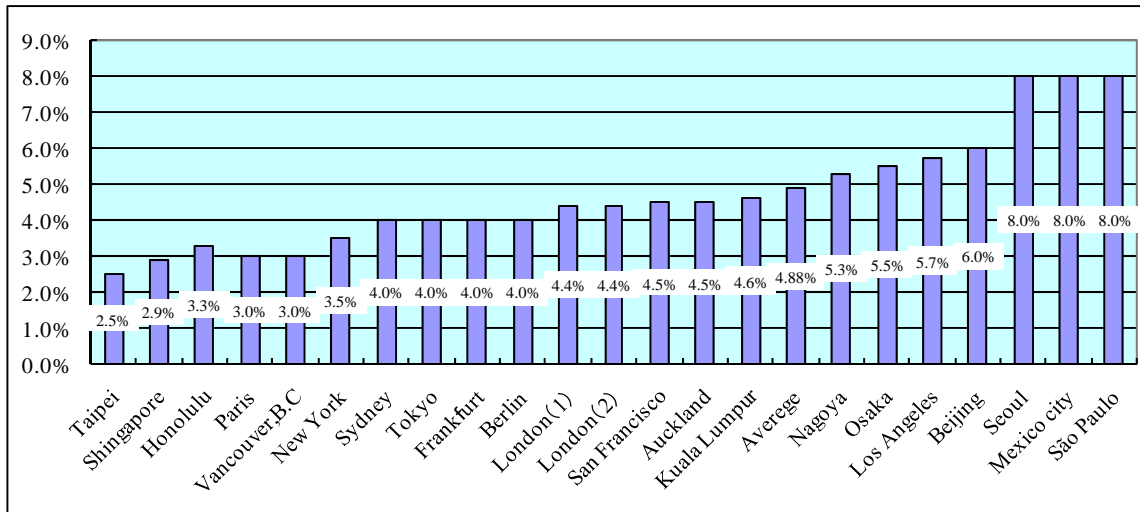
(Table 5) The Data by Appraisers in the respective Cities (Basic Data)

City	Multiple Residence				Commercial Area					
	Upper		Middle		Fringe		Center and		Most Expensive	
	2007	2005	2007	2005	2007	2005	2007	2005	2007	2005
Tokyo	4.0%	4.5%	5.0%	5.0%	4.5%	5.5%	4.0%	4.5%	3.8%	4.5%
Osaka	5.5%	7.0%	6.8%	7.0%	6.5%	7.0%	5.5%	6.5%	4.5%	5.5%
Nagoya	5.3%	10.0%	5.5%	10.0%	5.5%	9.0%	4.5%	7.0%	4.5%	7.0%
New York	3.5%	6.0%	4.0%	6.0%	6.5%	N/A	6.0%	7.5%	6.0%	7.5%
San Francisco	4.5%	7.0%	4.8%	7.0%	5.6%	8.5%	5.5%	8.5%	/	/
Los Angeles	5.7%	N/A	5.7%	N/A	6.7%	8.0%	6.0%	8.5%	6.0%	7.5%
Honolulu	3.3%	2.8%	3.3%	4.8%	7.0%	8.0%	7.0%	8.0%	/	/
Mexico City	8.0%	8.0%	8.0%	8.0%	8.0%	8.0%	8.0%	8.0%	8.0%	8.0%
Vancouver,B.C	3.0%	3.2%	3.11%	4.3%	5.85%	7.5%	6.5%	7.5%	6.0%	7.5%
São Paulo	8.0%	8.0%	8.0%	8.0%	10.0%	10.0%	10.0%	10.0%	11.0%	11.0%
London (1)	4.4%	4.6%	5.0%	4.8%	6.0%	7.5%	3.75%	6.0%	3.5%	4.5%
London (2)	4.4%	4.6%	4.4%	4.6%	5.75%	7.3%	4.5%	6.0%	/	4.4%
London (3)	/	/	5.0%	4.8%	/	/	/	/	5.75%	6.5%
Paris	3.0%	3.1%	3.5%	3.7%	4.75%	5.8%	4.6%	5.0%	4.25%	4.8%
Frankfurt	4.0%	4.5%	4.5%	4.5%	6.0%	6.0%	5.5%	5.5%	5.0%	5.0%
Berlin	4.0%	4.5%	4.0%	4.5%	6.0%	6.0%	5.5%	5.5%	5.0%	5.0%
Seoul	8.0%	6.0%	8.0%	7.0%	8.0%	8.0%	8.0%	8.0%	/	/
Taipei	2.5%	4.0%	2.7%	2.8%	4.6%	6.5%	4.4%	6.5%	3.9%	6.5%
Hong kong	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Shanghai	5.0%	5.0%	5.0%	5.6%	9.0%	8.8%	9.0%	8.5%	10.0%	10.0%
Peking	6.0%	6.0%	6.0%	6.0%	7.0%	5.0%	8.0%	5.0%	5.0%	5.0%
Shingapore	2.9%	2.7%	2.7%	2.6%	4.0%	4.3%	4.0%	3.8%	4.0%	3.9%
Kuala Lumpur	4.6%	4.6%	5.5%	5.5%	8.3%	8.3%	8.3%	8.3%	8.0%	8.0%
Sydney	4.0%	3.5%	4.0%	3.5%	6.9%	7.3%	6.0%	6.8%	/	/
Auckland	4.5%	5.3%	5.0%	5.5%	9.5%	10.0%	8.0%	8.0%	8.0%	8.0%

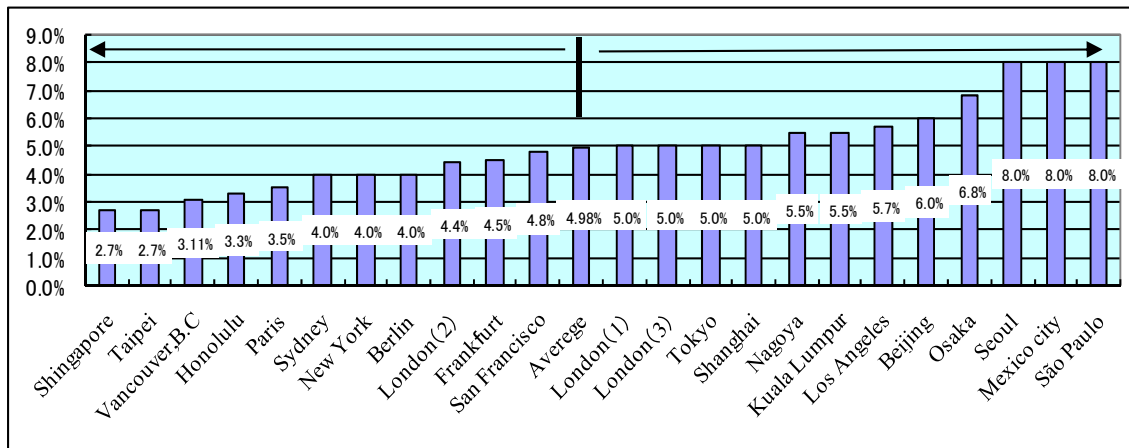
\* The slash in the box of the highest valued location indicates that the selected location is the same as for central commercial areas.

\* As for commercial areas in London, (1) indicates central commercial areas, and (2) indicates business concentrated areas. No survey was conducted for (3) with slashes.

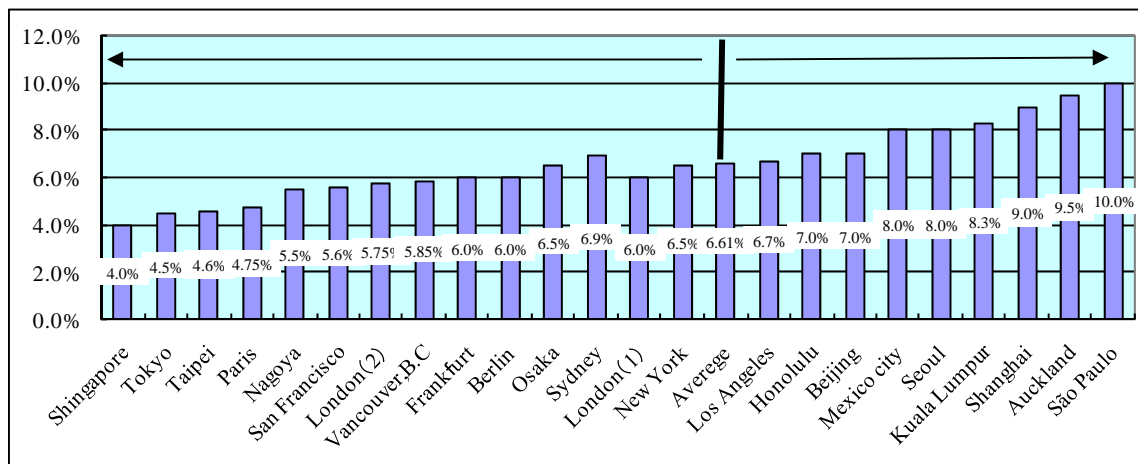
(Figure 20) Multiple Residential Areas (Upper class)



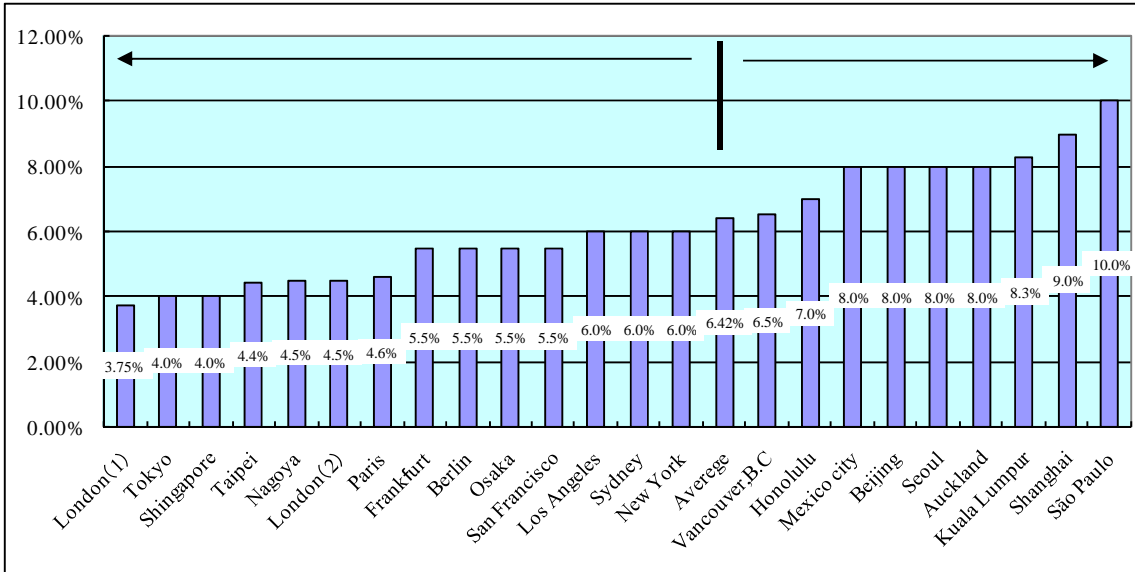
(Figure 21) Multiple Residential Areas (Middle class)



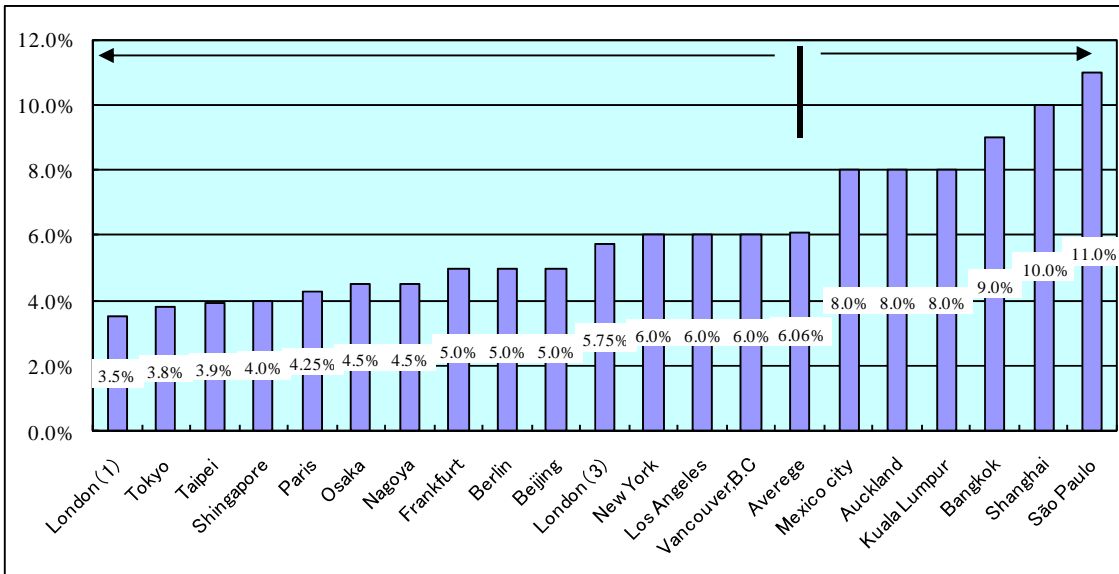
(Figure 22) Commercial Areas (Fringe commercial area)



(Figure 23) Commercial Areas (Center and Business concentrated area)



(Figure 24) Commercial Areas (Most Expensive location)



(6) Average Vacancy Rate in World Land Value Survey in 2007

The average vacancy rate is added as a new item based on the assumption where subject property is income producing property. The following result was obtained although some cities have not provided data.

The number of sample is limited, and thereby it is impossible to determine the average vacancy rate for each use purpose in major cities in the world by using obtained result, but we can find the following two tendencies.①The vacancy rate of multiple residence is lower than that of commercial property.②In commercial area, the higher the area is, the lower the vacancy rate is. In addition, the vacancy rate in 2006 and 2007 fell for all use purposes, and cash flow is improving.

		Average Market Vacancy Rate	
		2006	2007
Multiple Residence	Upper class	5.11%	4.31%
	Middle class	5.68%	4.40%
Commercial Area	Fringe	9.89%	9.31%
	Center and Business	8.89%	8.12%
	Most Expensive	8.24%	6.81%

The answer about market average vacancy rate in above four categories that was obtained from the surveyor in each city is listed in the table below.

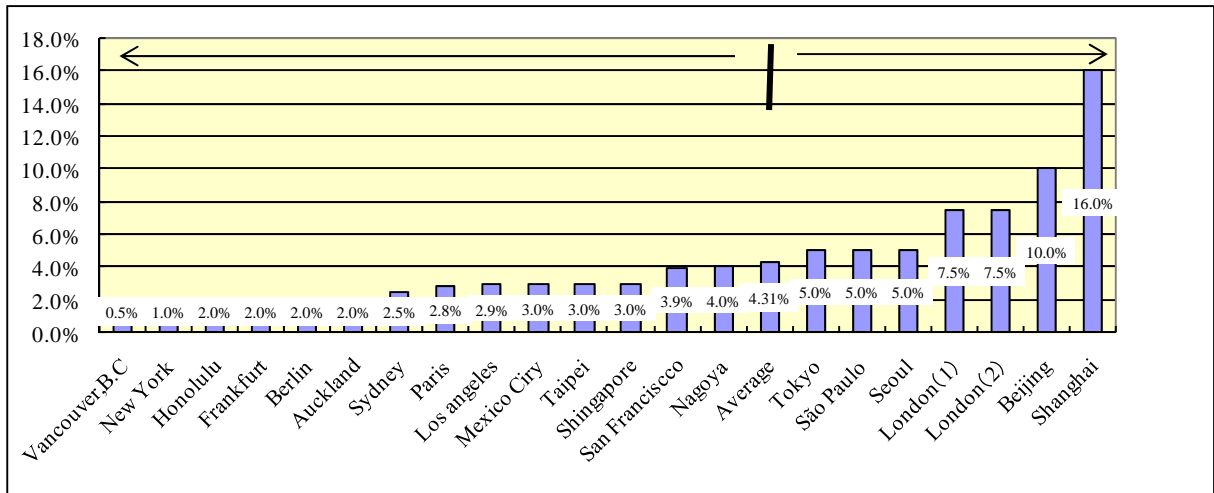
(Table 6) The Data by Appraisers in the respective Cities (Basic Data)

City	Multiple Residence				Commercial Area					
	Upper		Middle		Fringe		Center and Business		Most Expensive	
	2007	2006	2007	2006	2007	2006	2007	2006	2007	2006
Tokyo	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	4.0%	4.0%	3.0%	3.0%
Osaka	/	/	/	/	10.0%	10.0%	10.0%	10.0%	5.0%	5.0%
Nagoya	4.0%	4.0%	5.0%	5.0%	8.0%	8.0%	5.0%	5.0%	4.0%	4.0%
New York	1.0%	1.0%	1.0%	1.0%	6.5%	8.0%	3.2%	4.5%	11.8%	13.6%
San Francisco	3.9%	4.1%	4.0%	4.2%	10.6%	11.7%	11.6%	13.2%	/	/
Los Angeles	2.9%	3.2%	3.2%	3.4%	12.3%	13.3%	18.8%	17.9%	6.7%	7.4%
Honolulu	2.0%	2.0%	2.0%	2.0%	6.5%	7.0%	6.5%	8.5%	/	/
Mexico City	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
Vancouver,B.C	0.5%	0.8%	1.0%	1.5%	3.0%	4.0%	5.0%	6.5%	3.0%	5.0%
São Paulo	5.0%	5.0%	5.0%	7.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%
London (1)	7.5%	7.5%	7.5%	7.5%	7.0%	9.0%	3.00%	4.0%	3.0%	4.0%
London (2)	7.5%	7.5%	7.5%	7.5%	12.0%	15.0%	9.0%	14.0%	/	/
London (3)	/	/	7.5%	7.5%	/	/	/	/	9.00%	11.0%
Paris	2.8%	2.8%	2.0%	2.0%	4.00%	4.0%	4.8%	4.9%	4.30%	4.5%
Frankfurt	2.0%	2.0%	2.0%	2.0%	12.0%	13.0%	10.0%	10.0%	14.0%	15.0%
Berlin	2.0%	2.0%	2.0%	2.0%	14.0%	14.0%	10.0%	10.0%	10.0%	10.0%
Seoul	5.0%	5.0%	4.0%	4.0%	9.5%	10.0%	7.5%	7.0%	/	/
Taipei	3.0%	3.0%	5.0%	5.0%	9.0%	11.0%	9.0%	9.0%	9.0%	10.0%
Shanghai	16.0%	16.0%	20.0%	20.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%
Peking	10.0%	10.0%	10.0%	10.0%	20.0%	15.0%	10.0%	10.0%	5.0%	10.0%
Shingapore	3.0%	3.0%	3.0%	3.0%	3.2%	8.5%	3.9%	9.0%	5.0%	11.3%
Kuala Lumpur	/	/	/	/	20.0%	20.0%	20.0%	20.0%	15.0%	15.0%
Sydney	2.5%	3.5%	2.5%	3.5%	13.0%	13.0%	7.9%	9.6%	/	/
Auckland	2.0%	2.0%	2.0%	2.0%	10.5%	10.0%	9.5%	10.3%	3.5%	8.0%

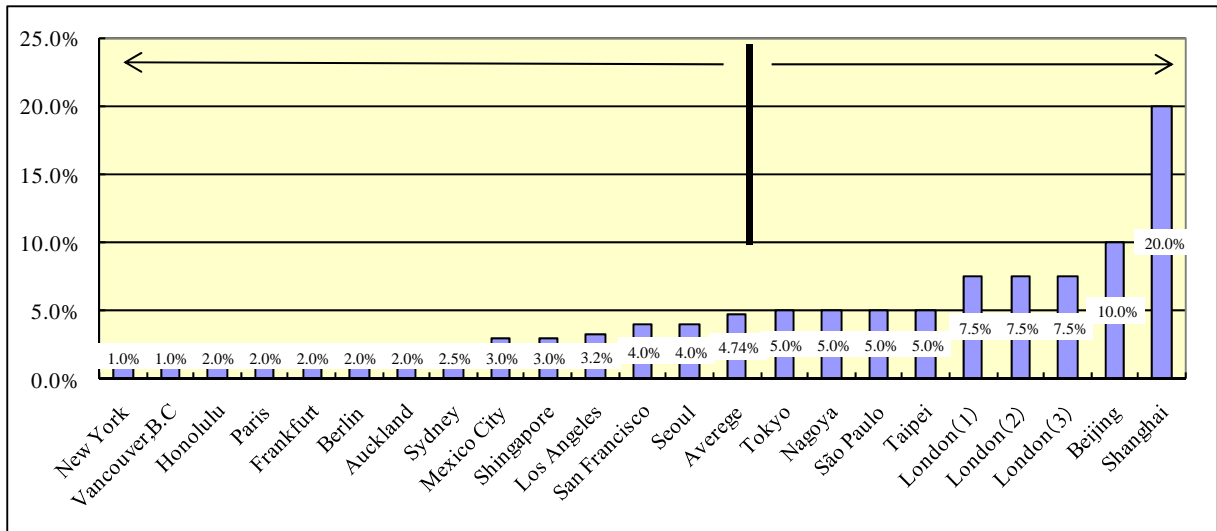
\* The slash in the box of the highest valued location indicates that the selected location is the same as for central commercial areas.

\* As for commercial areas in London, (1) indicates central commercial areas, and (2) indicates business concentrated areas. No survey was conducted for (3) with slashes.

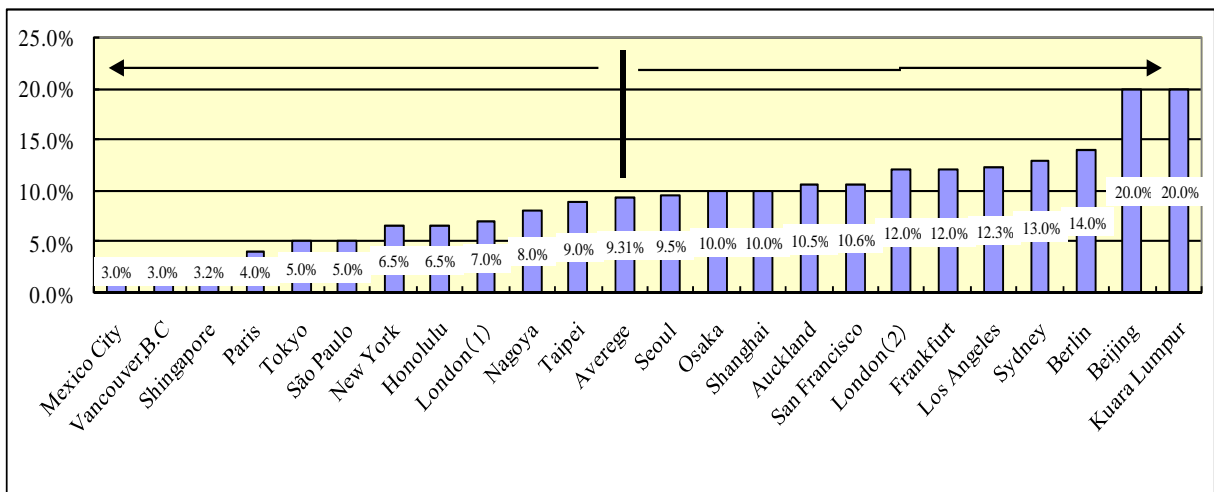
(Figure 25) Multiple Residential Areas (Upper class)



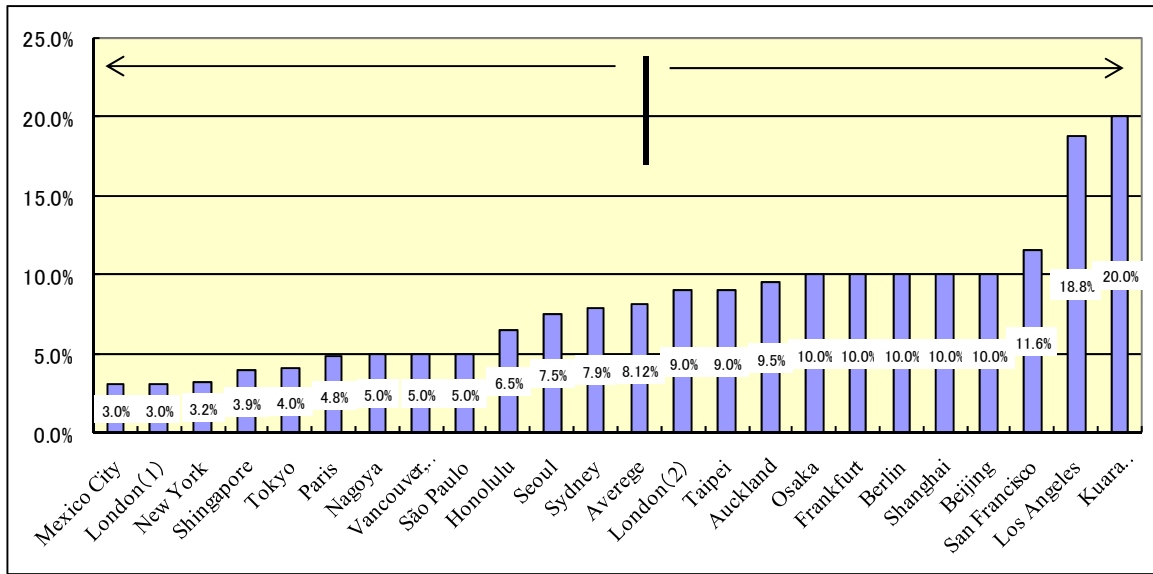
(Figure 26) Multiple Residential Areas (Middle class)



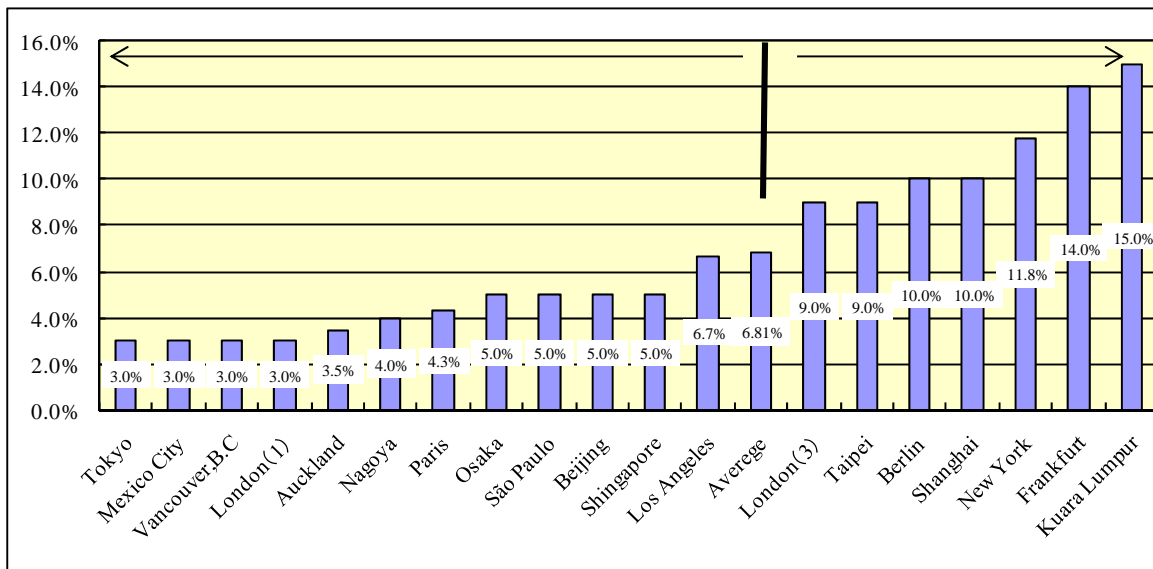
(Figure 27) Commercial Areas (Fringe commercial area)



(Figure 28) Commercial Areas (Center and Business concentrated area)



(Figure 29) Commercial Areas (Most Expensive location)



## Data

Data 1      The Situation of the Surveyed Cities and their Fringe Area

Data 2      The List of Survey Questionnaires(A Table of 26 Cities)





## The Situation of the Surveyed Cities and their Fringe Area

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(N) NEIGHBORHOOD DATA OF SELECTED AREAS [Exemplification]

DESCRIPTION	SELECTED AREA	ACCESS (TRANSPORTATION)	LAND USE	BUILDING	MARKET TREND
SINGLE FAMILY RESIDENCE	UPPER CLASS	# TO CENTER BUSINESS DISTRICT MINUTES BY _____ # TO NEIGHBORHOOD SHOPPING AREA MINUTES BY _____ # TO EMPLOYMENT CENTER MINUTES BY _____ # TO SCHOOL MINUTES BY _____	# CHANGE IN PRESENT LAND USE <input type="checkbox"/> NOT LIKELY <input type="checkbox"/> LIKELY(*) <input type="checkbox"/> TAKING PLACE(*) (*) FROM _____ TO _____	<input type="checkbox"/> SINGLE STORY <input type="checkbox"/> 2 STORY <input type="checkbox"/> 3 STORY OR MORE	# AREA POTENTIAL _____ # PRICE _____ # RENT _____ # OCCUPANCY _____
	MIDDLE CLASS	# TO CENTER BUSINESS DISTRICT MINUTES BY _____ # TO NEIGHBORHOOD SHOPPING AREA MINUTES BY _____ # TO EMPLOYMENT CENTER MINUTES BY _____ # TO SCHOOL MINUTES BY _____	# CHANGE IN PRESENT LAND USE <input type="checkbox"/> NOT LIKELY <input type="checkbox"/> LIKELY(*) <input type="checkbox"/> TAKING PLACE(*) (*) FROM _____ TO _____	<input type="checkbox"/> SINGLE STORY <input type="checkbox"/> 2 STORY <input type="checkbox"/> 3 STORY OR MORE	# AREA POTENTIAL _____ # PRICE _____ # RENT _____ # OCCUPANCY _____
MULTIPLE RESIDENCE	UPPER CLASS	# TO CENTER BUSINESS DISTRICT MINUTES BY _____ # TO NEIGHBORHOOD SHOPPING AREA MINUTES BY _____ # TO EMPLOYMENT CENTER MINUTES BY _____ # TO SCHOOL MINUTES BY _____	# CHANGE IN PRESENT LAND USE <input type="checkbox"/> NOT LIKELY <input type="checkbox"/> LIKELY(*) <input type="checkbox"/> TAKING PLACE(*) (*) FROM _____ TO _____	<input type="checkbox"/> SINGLE STORY <input type="checkbox"/> 2 STORY <input type="checkbox"/> 3 STORY OR MORE	# AREA POTENTIAL _____ # PRICE _____ # RENT _____ # OCCUPANCY _____
	MIDDLE CLASS	# TO CENTER BUSINESS DISTRICT MINUTES BY _____ # TO NEIGHBORHOOD SHOPPING AREA MINUTES BY _____ # TO EMPLOYMENT CENTER MINUTES BY _____ # TO SCHOOL MINUTES BY _____	# CHANGE IN PRESENT LAND USE <input type="checkbox"/> NOT LIKELY <input type="checkbox"/> LIKELY(*) <input type="checkbox"/> TAKING PLACE(*) (*) FROM _____ TO _____	<input type="checkbox"/> SINGLE STORY <input type="checkbox"/> 2 STORY <input type="checkbox"/> 3 STORY OR MORE	# AREA POTENTIAL _____ # PRICE _____ # RENT _____ # OCCUPANCY _____

This area is set up so that a residence and commerce can choose the following English word from each boxes.

- English word
- Growing
  - Established
  - Declining
  - Appreciating
  - Stable
  - Declining
  - Increasing

## (N) NEIGHBORHOOD DATA OF SELECTED AREAS

DESCRIPTION	SELECTED AREA	ACCESS (TRANSPORTATION)	LAND USE	BUILDING	MARKET TREND
SINGLE FAMILY RESIDENCE	UPPER CLASS 6-chome, Seijyou, Setagaya-ku	# TO CENTER BUSINESS DISTRICT 20 MINUTES BY Train	# CHANGE IN PRESENT LAND USE <input checked="" type="checkbox"/> NOT LIKELY <input type="checkbox"/> LIKELY(*) <input type="checkbox"/> TAKING PLACE(*) (*) FROM _____ TO _____	SINGLE STORY <input type="checkbox"/> 2 STORY <input checked="" type="checkbox"/> 3 STORY OR MORE	# AREA POTENTIAL ESTABLISHED # PRICE APPRECIATING # RENT INCREASING # OCCUPANCY INCREASING
		# TO NEIGHBORHOOD SHOPPING AREA 5 MINUTES BY Walk			
MIDDLE CLASS	Narita, Suginami-ku	# TO EMPLOYMENT CENTER 5 MINUTES BY Train	# CHANGE IN PRESENT LAND USE <input checked="" type="checkbox"/> NOT LIKELY <input type="checkbox"/> LIKELY(*) <input type="checkbox"/> TAKING PLACE(*) (*) FROM _____ TO _____	SINGLE STORY <input type="checkbox"/> 2 STORY <input checked="" type="checkbox"/> 3 STORY OR MORE	# AREA POTENTIAL ESTABLISHED # PRICE APPRECIATING # RENT INCREASING # OCCUPANCY INCREASING
		# TO SCHOOL 5 MINUTES BY Walk			
MULTIPLE RESIDENCE	UPPER CLASS 1bancho, Chiyoda-ku	# TO CENTER BUSINESS DISTRICT 5 MINUTES BY Train	# CHANGE IN PRESENT LAND USE <input checked="" type="checkbox"/> NOT LIKELY <input type="checkbox"/> LIKELY(*) <input type="checkbox"/> TAKING PLACE(*) (*) FROM _____ TO _____	SINGLE STORY <input type="checkbox"/> 2 STORY <input checked="" type="checkbox"/> 3 STORY OR MORE	# AREA POTENTIAL ESTABLISHED # PRICE APPRECIATING # RENT INCREASING # OCCUPANCY STABLE
		# TO NEIGHBORHOOD SHOPPING AREA 5 MINUTES BY Walk			
MIDDLE CLASS	Shimorenjyaku, Mitaka-shi	# TO EMPLOYMENT CENTER 15 MINUTES BY Bus·Train	# CHANGE IN PRESENT LAND USE <input checked="" type="checkbox"/> NOT LIKELY <input type="checkbox"/> LIKELY(*) <input type="checkbox"/> TAKING PLACE(*) (*) FROM _____ TO _____	SINGLE STORY <input type="checkbox"/> 2 STORY <input checked="" type="checkbox"/> 3 STORY OR MORE	# AREA POTENTIAL ESTABLISHED # PRICE APPRECIATING # RENT STABLE # OCCUPANCY STABLE
		# TO SCHOOL 45 MINUTES BY Bus·Train 10 MINUTES BY Walk			

Tokyo(Commercial)

DESCRIPTION	SELECTED AREA	LOCATION	TYPICAL LAND USE	BUILDING	MARKET TREND
COMMERCIAL FRINGE COMMERCIAL	2-chome, Nakano, Nakano-ku	<input checked="" type="checkbox"/> URBAN <input type="checkbox"/> SUBURBAN # THE LAND MARK PROPERTY IN THE NEIGHBORHOOD Nakano post office	<input checked="" type="checkbox"/> RETAIL STORE <input type="checkbox"/> WHOLESALE STORE <input checked="" type="checkbox"/> RESTAURANT <input type="checkbox"/> OFFICE <input checked="" type="checkbox"/> FINANCIAL(BANK etc.) <input checked="" type="checkbox"/> SHOPPING CENTER COMPLEX <input checked="" type="checkbox"/> AMUSEMENT <input type="checkbox"/> CAR DEALER <input type="checkbox"/> HOTEL <input type="checkbox"/> OTHER (*) You can check more than one box.	<input type="checkbox"/> SINGLE STORY <input type="checkbox"/> 2-5 STORIES <input checked="" type="checkbox"/> 6-10 STORIES <input type="checkbox"/> 11 STORIES OR MORE	# AREA POTENTIAL <input checked="" type="checkbox"/> ESTABLISHED # PRICE <input checked="" type="checkbox"/> APPRECIATING # RENT <input checked="" type="checkbox"/> INCREASING # OCCUPANCY <input checked="" type="checkbox"/> STABLE
			<input type="checkbox"/> # CHANGE IN PRESENT LAND USE <input checked="" type="checkbox"/> NOT LIKELY <input type="checkbox"/> LIKELY(*) <input type="checkbox"/> TAKING PLACE(*) (*) FROM _____ TO _____		
COMMERCIAL CENTER COMMERCIAL CENTER BUSINESS DISTRICT	1-chome, Nishishinjyuku, Shinjyuku-ku	<input checked="" type="checkbox"/> URBAN <input type="checkbox"/> SUBURBAN # THE LAND MARK PROPERTY IN THE NEIGHBORHOOD Keo Department Store	<input type="checkbox"/> RETAIL STORE <input type="checkbox"/> WHOLESALE STORE <input checked="" type="checkbox"/> RESTAURANT <input checked="" type="checkbox"/> OFFICE <input checked="" type="checkbox"/> FINANCIAL(BANK etc.) <input checked="" type="checkbox"/> SHOPPING CENTER COMPLEX <input type="checkbox"/> AMUSEMENT <input type="checkbox"/> CAR DEALER <input type="checkbox"/> HOTEL <input type="checkbox"/> OTHER (*) You can check more than one box.	<input type="checkbox"/> SINGLE STORY <input type="checkbox"/> 2-5 STORIES <input type="checkbox"/> 6-10 STORIES <input checked="" type="checkbox"/> 11 STORIES OR MORE	# AREA POTENTIAL <input checked="" type="checkbox"/> ESTABLISHED # PRICE <input checked="" type="checkbox"/> APPRECIATING # RENT <input checked="" type="checkbox"/> INCREASING # OCCUPANCY <input checked="" type="checkbox"/> INCREASING
			<input type="checkbox"/> # CHANGE IN PRESENT LAND USE <input checked="" type="checkbox"/> NOT LIKELY <input type="checkbox"/> LIKELY(*) <input type="checkbox"/> TAKING PLACE(*) (*) FROM _____ TO _____		
COMMERCIAL MOST EXPENSIVE LOCATION	6-chome, Ginza, Chuo-ku	<input checked="" type="checkbox"/> URBAN <input type="checkbox"/> SUBURBAN # THE LAND MARK PROPERTY IN THE NEIGHBORHOOD Ginza Matuzakaya Department Store	<input checked="" type="checkbox"/> RETAIL STORE <input type="checkbox"/> WHOLESALE STORE <input checked="" type="checkbox"/> RESTAURANT <input checked="" type="checkbox"/> OFFICE <input checked="" type="checkbox"/> FINANCIAL(BANK etc.) <input checked="" type="checkbox"/> SHOPPING CENTER COMPLEX <input type="checkbox"/> AMUSEMENT <input type="checkbox"/> CAR DEALER <input type="checkbox"/> HOTEL <input type="checkbox"/> OTHER (*) You can check more than one box.	<input type="checkbox"/> SINGLE STORY <input type="checkbox"/> 2-5 STORIES <input type="checkbox"/> 6-10 STORIES <input checked="" type="checkbox"/> 11 STORIES OR MORE	# AREA POTENTIAL <input checked="" type="checkbox"/> ESTABLISHED # PRICE <input checked="" type="checkbox"/> APPRECIATING # RENT <input checked="" type="checkbox"/> INCREASING # OCCUPANCY <input checked="" type="checkbox"/> INCREASING
			<input type="checkbox"/> # CHANGE IN PRESENT LAND USE <input checked="" type="checkbox"/> NOT LIKELY <input type="checkbox"/> LIKELY(*) <input type="checkbox"/> TAKING PLACE(*) (*) FROM _____ TO _____		

## (N) NEIGHBORHOOD DATA OF SELECTED AREAS

DESCRIPTION	SELECTED AREA	ACCESS (TRANSPORTATION)	LAND USE	BUILDING	MARKET TREND
SINGLE FAMILY RESIDENCE	UPPER CLASS 2-chome, Tezukayama, Sumiyoshi-ku, Osaka-shi	# TO CENTER BUSINESS DISTRICT 30 MINUTES BY Train	# CHANGE IN PRESENT LAND USE <input checked="" type="checkbox"/> NOT LIKELY <input type="checkbox"/> LIKELY(*) <input type="checkbox"/> TAKING PLACE(*) (*) FROM _____ TO _____	<input type="checkbox"/> SINGLE STORY <input checked="" type="checkbox"/> 2 STORY <input type="checkbox"/> 3 STORY OR MORE	# AREA POTENTIAL GROWING # PRICE APPRECIATING # RENT STABLE # OCCUPANCY STABLE
		# TO NEIGHBORHOOD SHOPPING AREA 10 MINUTES BY Walk	# TO EMPLOYMENT CENTER 30 MINUTES BY Train	# TO SCHOOL 10 MINUTES BY Walk	# AREA POTENTIAL GROWING # PRICE APPRECIATING # RENT STABLE # OCCUPANCY STABLE
MIDDLE CLASS	3-chome, Okamachi-Kita, Toyonaka-shi	# TO CENTER BUSINESS DISTRICT 40 MINUTES BY Train	# CHANGE IN PRESENT LAND USE <input checked="" type="checkbox"/> NOT LIKELY <input type="checkbox"/> LIKELY(*) <input type="checkbox"/> TAKING PLACE(*) (*) FROM _____ TO _____	<input type="checkbox"/> SINGLE STORY <input checked="" type="checkbox"/> 2 STORY <input type="checkbox"/> 3 STORY OR MORE	# AREA POTENTIAL GROWING # PRICE APPRECIATING # RENT STABLE # OCCUPANCY STABLE
		# TO NEIGHBORHOOD SHOPPING AREA 10 MINUTES BY Walk	# TO EMPLOYMENT CENTER 40 MINUTES BY Train	# TO SCHOOL 10 MINUTES BY Walk	# AREA POTENTIAL GROWING # PRICE APPRECIATING # RENT STABLE # OCCUPANCY STABLE
UPPER CLASS	8-chome, Uehonmachi, Tennouji-ku, Osaka-shi	# TO CENTER BUSINESS DISTRICT 15 MINUTES BY Subway	# CHANGE IN PRESENT LAND USE <input checked="" type="checkbox"/> NOT LIKELY <input type="checkbox"/> LIKELY(*) <input type="checkbox"/> TAKING PLACE(*) (*) FROM _____ TO _____	<input type="checkbox"/> SINGLE STORY <input type="checkbox"/> 2 STORY <input checked="" type="checkbox"/> 3 STORY OR MORE	# AREA POTENTIAL GROWING # PRICE APPRECIATING # RENT INCREASING # OCCUPANCY INCREASING
		# TO NEIGHBORHOOD SHOPPING AREA 10 MINUTES BY Walk	# TO EMPLOYMENT CENTER 15 MINUTES BY Subway	# TO SCHOOL 10 MINUTES BY Walk	# AREA POTENTIAL GROWING # PRICE APPRECIATING # RENT INCREASING # OCCUPANCY INCREASING
MIDDLE CLASS	7-chome, Toyosato, Higashiyodogawa-ku, Osaka-shi	# TO CENTER BUSINESS DISTRICT 40 MINUTES BY Train	# CHANGE IN PRESENT LAND USE <input checked="" type="checkbox"/> NOT LIKELY <input type="checkbox"/> LIKELY(*) <input type="checkbox"/> TAKING PLACE(*) (*) FROM _____ TO _____	<input type="checkbox"/> SINGLE STORY <input type="checkbox"/> 2 STORY <input checked="" type="checkbox"/> 3 STORY OR MORE	# AREA POTENTIAL GROWING # PRICE APPRECIATING # RENT STABLE # OCCUPANCY STABLE
		# TO NEIGHBORHOOD SHOPPING AREA 10 MINUTES BY Walk	# TO EMPLOYMENT CENTER 40 MINUTES BY Train	# TO SCHOOL 10 MINUTES BY Walk	# AREA POTENTIAL GROWING # PRICE APPRECIATING # RENT STABLE # OCCUPANCY STABLE

DESCRIPTION	SELECTED AREA	LOCATION	TYPICAL LAND USE	BUILDING	MARKET TREND
COMMERCIAL	FRINGE COMMERCIAL	<input checked="" type="checkbox"/> URBAN <input type="checkbox"/> SUBURBAN # THE LAND MARK PROPERTY IN THE NEIGHBORHOOD Osaka high court	<input checked="" type="checkbox"/> RETAIL STORE <input type="checkbox"/> WHOLESALE STORE <input checked="" type="checkbox"/> RESTAURANT <input checked="" type="checkbox"/> OFFICE <input type="checkbox"/> FINANCIAL(BANK etc.) <input type="checkbox"/> SHOPPING CENTER COMPLEX <input type="checkbox"/> AMUSEMENT <input type="checkbox"/> CAR DEALER <input type="checkbox"/> HOTEL <input type="checkbox"/> OTHER (*) You can check more than one box.	<input type="checkbox"/> SINGLE STORY <input checked="" type="checkbox"/> 2-5 STORIES <input type="checkbox"/> 6-10 STORIES <input type="checkbox"/> 11 STORIES OR MORE	# AREA POTENTIAL <input type="checkbox"/> GROWING # PRICE <input type="checkbox"/> APPRECIATING # RENT <input type="checkbox"/> STABLE # OCCUPANCY <input type="checkbox"/> STABLE
	CENTER COMMERCIAL	<input checked="" type="checkbox"/> URBAN <input type="checkbox"/> SUBURBAN # THE LAND MARK PROPERTY IN THE NEIGHBORHOOD Osaka Securities Exchange	<input checked="" type="checkbox"/> RETAIL STORE <input type="checkbox"/> WHOLESALE STORE <input checked="" type="checkbox"/> RESTAURANT <input checked="" type="checkbox"/> OFFICE <input checked="" type="checkbox"/> FINANCIAL(BANK etc.) <input type="checkbox"/> SHOPPING CENTER COMPLEX <input type="checkbox"/> AMUSEMENT <input type="checkbox"/> CAR DEALER <input type="checkbox"/> HOTEL <input type="checkbox"/> OTHER (*) You can check more than one box.	<input type="checkbox"/> SINGLE STORY <input type="checkbox"/> 2-5 STORIES <input type="checkbox"/> 6-10 STORIES <input checked="" type="checkbox"/> 11 STORIES OR MORE	# AREA POTENTIAL <input type="checkbox"/> GROWING # PRICE <input type="checkbox"/> APPRECIATING # RENT <input type="checkbox"/> INCREASING # OCCUPANCY <input type="checkbox"/> INCREASING
MOST EXPENSIVE LOCATION	Kakuda-cho, Kita-ku, Osaka-shi	<input checked="" type="checkbox"/> URBAN <input type="checkbox"/> SUBURBAN # THE LAND MARK PROPERTY IN THE NEIGHBORHOOD Hankyu department store	<input checked="" type="checkbox"/> RETAIL STORE <input checked="" type="checkbox"/> WHOLESALE STORE <input checked="" type="checkbox"/> RESTAURANT <input checked="" type="checkbox"/> OFFICE <input checked="" type="checkbox"/> FINANCIAL(BANK etc.) <input type="checkbox"/> SHOPPING CENTER COMPLEX <input checked="" type="checkbox"/> AMUSEMENT <input type="checkbox"/> CAR DEALER <input checked="" type="checkbox"/> HOTEL <input type="checkbox"/> OTHER (*) You can check more than one box.	<input type="checkbox"/> SINGLE STORY <input type="checkbox"/> 2-5 STORIES <input type="checkbox"/> 6-10 STORIES <input checked="" type="checkbox"/> 11 STORIES OR MORE	# AREA POTENTIAL <input type="checkbox"/> GROWING # PRICE <input type="checkbox"/> APPRECIATING # RENT <input type="checkbox"/> INCREASING # OCCUPANCY <input type="checkbox"/> INCREASING



(N) NEIGHBORHOOD DATA OF SELECTED AREAS

DESCRIPTION	SELECTED AREA	ACCESS (TRANSPORTATION)	LAND USE	BUILDING	MARKET TREND
SINGLE FAMILY RESIDENCE	UPPER CLASS Nanzancyo, Souwa-ku, Nagoya-shi	# TO CENTER BUSINESS DISTRICT 12 MINUTES BY Subway # TO NEIGHBORHOOD SHOPPING AREA 7 MINUTES BY Car # TO EMPLOYMENT CENTER 12 MINUTES BY Subway # TO SCHOOL 5 MINUTES BY Walk	# CHANGE IN PRESENT LAND USE <input checked="" type="checkbox"/> NOT LIKELY <input type="checkbox"/> LIKELY(*) <input type="checkbox"/> TAKING PLACE(*) (*) FROM _____ TO _____	<input type="checkbox"/> SINGLE STORY <input checked="" type="checkbox"/> 2 STORY <input type="checkbox"/> 3 STORY OR MORE	# AREA POTENTIAL ESTABLISHED # PRICE APPRECIATING # RENT STABLE # OCCUPANCY STABLE
	MIDDLE CLASS 2-cyome, Syougetucyou, Mizuho-ku, Nagoya-shi	# TO CENTER BUSINESS DISTRICT 11 MINUTES BY Subway # TO NEIGHBORHOOD SHOPPING AREA 12 MINUTES BY Car # TO EMPLOYMENT CENTER 11 MINUTES BY Subway # TO SCHOOL 4 MINUTES BY Walk	# CHANGE IN PRESENT LAND USE <input checked="" type="checkbox"/> NOT LIKELY <input type="checkbox"/> LIKELY(*) <input type="checkbox"/> TAKING PLACE(*) (*) FROM _____ TO _____	<input type="checkbox"/> SINGLE STORY <input checked="" type="checkbox"/> 2 STORY <input type="checkbox"/> 3 STORY OR MORE	# AREA POTENTIAL GROWING # PRICE APPRECIATING # RENT STABLE # OCCUPANCY STABLE
MULTIPLE RESIDENCE	UPPER CLASS 3-chome, Himeiketori, Chikusa-ku, Nagoya-shi	# TO CENTER BUSINESS DISTRICT 8 MINUTES BY Subway # TO NEIGHBORHOOD SHOPPING AREA 1 MINUTES BY Walk # TO EMPLOYMENT CENTER 8 MINUTES BY Subway # TO SCHOOL 5 MINUTES BY Walk	# CHANGE IN PRESENT LAND USE <input checked="" type="checkbox"/> NOT LIKELY <input type="checkbox"/> LIKELY(*) <input type="checkbox"/> TAKING PLACE(*) (*) FROM _____ TO _____	<input type="checkbox"/> SINGLE STORY <input type="checkbox"/> 2 STORY <input checked="" type="checkbox"/> 3 STORY OR MORE	# AREA POTENTIAL GROWING # PRICE APPRECIATING # RENT STABLE # OCCUPANCY STABLE
	MIDDLE CLASS 1-chome, Hirabari, Tenpaku-ku, Nagoya-shi	# TO CENTER BUSINESS DISTRICT 20 MINUTES BY Subway # TO NEIGHBORHOOD SHOPPING AREA 10 MINUTES BY Car # TO EMPLOYMENT CENTER 20 MINUTES BY Subway # TO SCHOOL 5 MINUTES BY Walk	# CHANGE IN PRESENT LAND USE <input checked="" type="checkbox"/> NOT LIKELY <input type="checkbox"/> LIKELY(*) <input type="checkbox"/> TAKING PLACE(*) (*) FROM _____ TO _____	<input type="checkbox"/> SINGLE STORY <input type="checkbox"/> 2 STORY <input checked="" type="checkbox"/> 3 STORY OR MORE	# AREA POTENTIAL GROWING # PRICE APPRECIATING # RENT STABLE # OCCUPANCY STABLE

DESCRIPTION	SELECTED AREA	LOCATION	TYPICAL LAND USE	BUILDING	MARKET TREND
COMMERCIAL	FRINGE COMMERCIAL	<input checked="" type="checkbox"/> URBAN <input type="checkbox"/> SUBURBAN # THE LAND MARK PROPERTY IN THE NEIGHBORHOOD	<input checked="" type="checkbox"/> RETAIL STORE <input type="checkbox"/> WHOLESALE STORE <input type="checkbox"/> RESTAURANT <input type="checkbox"/> OFFICE <input type="checkbox"/> FINANCIAL(BANK etc.) <input type="checkbox"/> SHOPPING CENTER COMPLEX <input type="checkbox"/> AMUSEMENT <input type="checkbox"/> CAR DEALER <input type="checkbox"/> HOTEL <input type="checkbox"/> OTHER (*) You can check more than one box.	<input type="checkbox"/> SINGLE STORY <input checked="" type="checkbox"/> 2-5 STORIES <input type="checkbox"/> 6-10 STORIES <input type="checkbox"/> 11 STORIES OR MORE	# AREA POTENTIAL <input type="checkbox"/> GROWING <input type="checkbox"/> PRICE <input type="checkbox"/> APPRECIATING <input type="checkbox"/> RENT <input type="checkbox"/> STABLE <input type="checkbox"/> OCCUPANCY <input type="checkbox"/> STABLE
	CENTER COMMERCIAL CENTER BUSINESS DISTRICT	<input checked="" type="checkbox"/> URBAN <input type="checkbox"/> SUBURBAN # THE LAND MARK PROPERTY IN THE NEIGHBORHOOD	<input type="checkbox"/> RETAIL STORE <input type="checkbox"/> WHOLESALE STORE <input type="checkbox"/> RESTAURANT <input checked="" type="checkbox"/> OFFICE <input checked="" type="checkbox"/> FINANCIAL(BANK etc.) <input type="checkbox"/> SHOPPING CENTER COMPLEX <input type="checkbox"/> AMUSEMENT <input type="checkbox"/> CAR DEALER <input type="checkbox"/> HOTEL <input type="checkbox"/> OTHER (*) You can check more than one box.	<input type="checkbox"/> SINGLE STORY <input type="checkbox"/> 2-5 STORIES <input type="checkbox"/> 6-10 STORIES <input checked="" type="checkbox"/> 11 STORIES OR MORE	# AREA POTENTIAL <input type="checkbox"/> ESTABLISHED <input type="checkbox"/> PRICE <input type="checkbox"/> APPRECIATING <input type="checkbox"/> RENT <input type="checkbox"/> INCREASING <input type="checkbox"/> OCCUPANCY <input type="checkbox"/> INCREASING
MOST EXPENSIVE LOCATION	3-cyome, Sakae, Naka-ku, Nagoya-shi	<input checked="" type="checkbox"/> URBAN <input type="checkbox"/> SUBURBAN # THE LAND MARK PROPERTY IN THE NEIGHBORHOOD Mitsukoshi Department Store	<input checked="" type="checkbox"/> RETAIL STORE <input type="checkbox"/> WHOLESALE STORE <input checked="" type="checkbox"/> RESTAURANT <input checked="" type="checkbox"/> OFFICE <input checked="" type="checkbox"/> FINANCIAL(BANK etc.) <input checked="" type="checkbox"/> SHOPPING CENTER COMPLEX <input type="checkbox"/> AMUSEMENT <input type="checkbox"/> CAR DEALER <input type="checkbox"/> HOTEL <input type="checkbox"/> OTHER (*) You can check more than one box.	<input type="checkbox"/> SINGLE STORY <input type="checkbox"/> 2-5 STORIES <input type="checkbox"/> 6-10 STORIES <input checked="" type="checkbox"/> 11 STORIES OR MORE	# AREA POTENTIAL <input type="checkbox"/> GROWING <input type="checkbox"/> PRICE <input type="checkbox"/> APPRECIATING <input type="checkbox"/> RENT <input type="checkbox"/> STABLE <input type="checkbox"/> OCCUPANCY <input type="checkbox"/> INCREASING

(N) NEIGHBORHOOD DATA OF SELECTED AREAS

DESCRIPTION	SELECTED AREA	ACCESS (TRANSPORTATION)	LAND USE	BUILDING	MARKET TREND
SINGLE FAMILY RESIDENCE	Kerrisdale	# TO CENTER BUSINESS DISTRICT 15 MINUTES BY Car # TO NEIGHBORHOOD SHOPPING AREA 5 MINUTES BY Walk # TO EMPLOYMENT CENTER 10 MINUTES BY Car # TO SCHOOL 5 MINUTES BY Walk	# CHANGE IN PRESENT LAND USE <input checked="" type="checkbox"/> NOT LIKELY <input type="checkbox"/> LIKELY(*) <input type="checkbox"/> TAKING PLACE(*) (*) FROM _____ TO _____	<input type="checkbox"/> SINGLE STORY <input checked="" type="checkbox"/> 2 STORY <input type="checkbox"/> 3 STORY OR MORE	# AREA POTENTIAL <input type="checkbox"/> ESTABLISHED <input type="checkbox"/> PRICE <input type="checkbox"/> APPRECIATING <input type="checkbox"/> RENT <input type="checkbox"/> INCREASING <input type="checkbox"/> OCCUPANCY <input type="checkbox"/> STABLE
		# TO CENTER BUSINESS DISTRICT 25 MINUTES BY Car # TO NEIGHBORHOOD SHOPPING AREA 10 MINUTES BY Car # TO EMPLOYMENT CENTER 15 MINUTES BY Car # TO SCHOOL 10 MINUTES BY Car	<input type="checkbox"/> SINGLE STORY <input checked="" type="checkbox"/> 2 STORY <input type="checkbox"/> 3 STORY OR MORE	# AREA POTENTIAL <input type="checkbox"/> ESTABLISHED <input type="checkbox"/> PRICE <input type="checkbox"/> APPRECIATING <input type="checkbox"/> RENT <input type="checkbox"/> INCREASING <input type="checkbox"/> OCCUPANCY <input type="checkbox"/> STABLE	
MULTIPLE RESIDENCE	Kerrisdale	# TO CENTER BUSINESS DISTRICT 15 MINUTES BY Car # TO NEIGHBORHOOD SHOPPING AREA 5 MINUTES BY Walk # TO EMPLOYMENT CENTER 10 MINUTES BY Car # TO SCHOOL 5 MINUTES BY Walk	# CHANGE IN PRESENT LAND USE <input checked="" type="checkbox"/> NOT LIKELY <input type="checkbox"/> LIKELY(*) <input type="checkbox"/> TAKING PLACE(*) (*) FROM _____ TO _____	<input type="checkbox"/> SINGLE STORY <input type="checkbox"/> 2 STORY <input checked="" type="checkbox"/> 3 STORY OR MORE	# AREA POTENTIAL <input type="checkbox"/> ESTABLISHED <input type="checkbox"/> PRICE <input type="checkbox"/> APPRECIATING <input type="checkbox"/> RENT <input type="checkbox"/> INCREASING <input type="checkbox"/> OCCUPANCY <input type="checkbox"/> STABLE
		# TO CENTER BUSINESS DISTRICT 25 MINUTES BY Car # TO NEIGHBORHOOD SHOPPING AREA 10 MINUTES BY Car # TO EMPLOYMENT CENTER 15 MINUTES BY Car # TO SCHOOL 10 MINUTES BY Car	<input type="checkbox"/> SINGLE STORY <input type="checkbox"/> 2 STORY <input checked="" type="checkbox"/> 3 STORY OR MORE	# AREA POTENTIAL <input type="checkbox"/> ESTABLISHED <input type="checkbox"/> PRICE <input type="checkbox"/> APPRECIATING <input type="checkbox"/> RENT <input type="checkbox"/> INCREASING <input type="checkbox"/> OCCUPANCY <input type="checkbox"/> STABLE	
	East side	# TO CENTER BUSINESS DISTRICT 25 MINUTES BY Car # TO NEIGHBORHOOD SHOPPING AREA 10 MINUTES BY Car # TO EMPLOYMENT CENTER 15 MINUTES BY Car # TO SCHOOL 10 MINUTES BY Car	# CHANGE IN PRESENT LAND USE <input checked="" type="checkbox"/> NOT LIKELY <input type="checkbox"/> LIKELY(*) <input type="checkbox"/> TAKING PLACE(*) (*) FROM _____ TO _____	<input type="checkbox"/> SINGLE STORY <input type="checkbox"/> 2 STORY <input checked="" type="checkbox"/> 3 STORY OR MORE	# AREA POTENTIAL <input type="checkbox"/> ESTABLISHED <input type="checkbox"/> PRICE <input type="checkbox"/> APPRECIATING <input type="checkbox"/> RENT <input type="checkbox"/> INCREASING <input type="checkbox"/> OCCUPANCY <input type="checkbox"/> STABLE
		# TO CENTER BUSINESS DISTRICT 15 MINUTES BY Car # TO NEIGHBORHOOD SHOPPING AREA 5 MINUTES BY Walk # TO EMPLOYMENT CENTER 10 MINUTES BY Car # TO SCHOOL 5 MINUTES BY Walk	<input type="checkbox"/> SINGLE STORY <input type="checkbox"/> 2 STORY <input checked="" type="checkbox"/> 3 STORY OR MORE	# AREA POTENTIAL <input type="checkbox"/> ESTABLISHED <input type="checkbox"/> PRICE <input type="checkbox"/> APPRECIATING <input type="checkbox"/> RENT <input type="checkbox"/> INCREASING <input type="checkbox"/> OCCUPANCY <input type="checkbox"/> STABLE	

DESCRIPTION	SELECTED AREA	LOCATION	TYPICAL LAND USE	BUILDING	MARKET TREND
COMMERCIAL	FRINGE COMMERCIAL	<input checked="" type="checkbox"/> URBAN <input type="checkbox"/> SUBURBAN # THE LAND MARK PROPERTY IN THE NEIGHBORHOOD Cross Roads Shopping Center Redevelopment	<input checked="" type="checkbox"/> RETAIL STORE <input type="checkbox"/> WHOLESALE STORE <input checked="" type="checkbox"/> RESTAURANT <input checked="" type="checkbox"/> OFFICE <input checked="" type="checkbox"/> FINANCIAL(BANK etc.) <input type="checkbox"/> SHOPPING CENTER COMPLEX <input type="checkbox"/> AMUSEMENT <input type="checkbox"/> CAR DEALER <input type="checkbox"/> HOTEL <input type="checkbox"/> OTHER (*) You can check more than one box.	<input type="checkbox"/> SINGLE STORY <input type="checkbox"/> 2-5 STORIES <input checked="" type="checkbox"/> 6-10 STORIES <input type="checkbox"/> 11 STORIES OR MORE	# AREA POTENTIAL <input type="checkbox"/> GROWING # PRICE <input type="checkbox"/> APPRECIATING # RENT <input type="checkbox"/> INCREASING # OCCUPANCY <input type="checkbox"/> STABLE
	CENTER COMMERCIAL CENTER BUSINESS DISTRICT	<input checked="" type="checkbox"/> URBAN <input type="checkbox"/> SUBURBAN # THE LAND MARK PROPERTY IN THE NEIGHBORHOOD Pacific Centre	<input checked="" type="checkbox"/> RETAIL STORE <input type="checkbox"/> WHOLESALE STORE <input checked="" type="checkbox"/> RESTAURANT <input checked="" type="checkbox"/> OFFICE <input checked="" type="checkbox"/> FINANCIAL(BANK etc.) <input checked="" type="checkbox"/> SHOPPING CENTER COMPLEX <input checked="" type="checkbox"/> AMUSEMENT <input type="checkbox"/> CAR DEALER <input type="checkbox"/> HOTEL <input checked="" type="checkbox"/> OTHER Multiple Residential (*) You can check more than one box.	<input type="checkbox"/> SINGLE STORY <input type="checkbox"/> 2-5 STORIES <input type="checkbox"/> 6-10 STORIES <input checked="" type="checkbox"/> 11 STORIES OR MORE	# AREA POTENTIAL <input type="checkbox"/> ESTABLISHED # PRICE <input type="checkbox"/> APPRECIATING # RENT <input type="checkbox"/> INCREASING # OCCUPANCY <input type="checkbox"/> STABLE
MOST EXPENSIVE LOCATION	<input checked="" type="checkbox"/> URBAN <input type="checkbox"/> SUBURBAN # THE LAND MARK PROPERTY IN THE NEIGHBORHOOD Park Place Georgia st. at Burrard st.	<input checked="" type="checkbox"/> RETAIL STORE <input type="checkbox"/> WHOLESALE STORE <input checked="" type="checkbox"/> RESTAURANT <input checked="" type="checkbox"/> OFFICE <input checked="" type="checkbox"/> FINANCIAL(BANK etc.) <input checked="" type="checkbox"/> SHOPPING CENTER COMPLEX <input type="checkbox"/> AMUSEMENT <input type="checkbox"/> CAR DEALER <input type="checkbox"/> HOTEL <input type="checkbox"/> OTHER (*) You can check more than one box.	<input type="checkbox"/> SINGLE STORY <input type="checkbox"/> 2-5 STORIES <input type="checkbox"/> 6-10 STORIES <input checked="" type="checkbox"/> 11 STORIES OR MORE	# AREA POTENTIAL <input type="checkbox"/> ESTABLISHED # PRICE <input type="checkbox"/> APPRECIATING # RENT <input type="checkbox"/> INCREASING # OCCUPANCY <input type="checkbox"/> STABLE	

(N) NEIGHBORHOOD DATA OF SELECTED AREAS

DESCRIPTION	SELECTED AREA	ACCESS (TRANSPORTATION)	LAND USE	BUILDING	MARKET TREND
SINGLE FAMILY RESIDENCE	UPPER CLASS Town of Greenwich, CT	# TO CENTER BUSINESS DISTRICT 40 MINUTES BY Train # TO NEIGHBORHOOD SHOPPING AREA 15 MINUTES BY Car # TO EMPLOYMENT CENTER 15 MINUTES BY Car # TO SCHOOL 15 MINUTES BY School Bus	# CHANGE IN PRESENT LAND USE <input checked="" type="checkbox"/> NOT LIKELY <input type="checkbox"/> LIKELY(*) <input type="checkbox"/> TAKING PLACE(*) (*) FROM _____ TO _____	<input type="checkbox"/> SINGLE STORY <input checked="" type="checkbox"/> 2 STORY <input type="checkbox"/> 3 STORY OR MORE	# AREA POTENTIAL GROWING # PRICE APPRECIATING # RENT INCREASING # OCCUPANCY INCREASING
		# TO CENTER BUSINESS DISTRICT 90 MINUTES BY Bus/Subway/Ferry # TO NEIGHBORHOOD SHOPPING AREA 5 MINUTES BY Car # TO EMPLOYMENT CENTER 90 MINUTES BY Bus/Subway/Ferry # TO SCHOOL 10 MINUTES BY School Bus	# CHANGE IN PRESENT LAND USE <input checked="" type="checkbox"/> NOT LIKELY <input type="checkbox"/> LIKELY(*) <input type="checkbox"/> TAKING PLACE(*) (*) FROM _____ TO _____	<input type="checkbox"/> SINGLE STORY <input checked="" type="checkbox"/> 2 STORY <input type="checkbox"/> 3 STORY OR MORE	# AREA POTENTIAL GROWING # PRICE APPRECIATING # RENT INCREASING # OCCUPANCY INCREASING
MULTIPLE RESIDENCE	UPPER CLASS Upper East Side of Manhattan, New York City (from 59th to 96th Street, between 5th Ave. and East River)	# TO CENTER BUSINESS DISTRICT 20 MINUTES BY Subway # TO NEIGHBORHOOD SHOPPING AREA 5 MINUTES BY Walk # TO EMPLOYMENT CENTER 20 MINUTES BY Subway # TO SCHOOL 10 MINUTES BY Walk	# CHANGE IN PRESENT LAND USE <input checked="" type="checkbox"/> NOT LIKELY <input type="checkbox"/> LIKELY(*) <input type="checkbox"/> TAKING PLACE(*) (*) FROM _____ TO _____	<input type="checkbox"/> SINGLE STORY <input type="checkbox"/> 2 STORY <input checked="" type="checkbox"/> 3 STORY OR MORE	# AREA POTENTIAL GROWING # PRICE APPRECIATING # RENT INCREASING # OCCUPANCY INCREASING
		# TO CENTER BUSINESS DISTRICT 20 MINUTES BY Subway # TO NEIGHBORHOOD SHOPPING AREA 5 MINUTES BY Walk # TO EMPLOYMENT CENTER 20 MINUTES BY Subway # TO SCHOOL 10 MINUTES BY Walk	# CHANGE IN PRESENT LAND USE <input checked="" type="checkbox"/> NOT LIKELY <input type="checkbox"/> LIKELY(*) <input type="checkbox"/> TAKING PLACE(*) (*) FROM _____ TO _____	<input type="checkbox"/> SINGLE STORY <input type="checkbox"/> 2 STORY <input checked="" type="checkbox"/> 3 STORY OR MORE	# AREA POTENTIAL GROWING # PRICE APPRECIATING # RENT INCREASING # OCCUPANCY INCREASING

DESCRIPTION	SELECTED AREA	LOCATION	TYPICAL LAND USE	BUILDING	MARKET TREND
COMMERCIAL	FRINGE COMMERCIAL	<input checked="" type="checkbox"/> URBAN <input type="checkbox"/> SUBURBAN # THE LAND MARK PROPERTY IN THE NEIGHBORHOOD	<input checked="" type="checkbox"/> RETAIL STORE <input checked="" type="checkbox"/> WHOLESALE STORE <input checked="" type="checkbox"/> RESTAURANT <input checked="" type="checkbox"/> OFFICE <input type="checkbox"/> FINANCIAL(BANK etc.) <input type="checkbox"/> SHOPPING CENTER COMPLEX <input type="checkbox"/> AMUSEMENT <input type="checkbox"/> CAR DEALER <input checked="" type="checkbox"/> HOTEL <input checked="" type="checkbox"/> OTHER Manufacturing	<input type="checkbox"/> SINGLE STORY <input type="checkbox"/> 2-5 STORIES <input checked="" type="checkbox"/> 6-10 STORIES <input type="checkbox"/> 11 STORIES OR MORE	# AREA POTENTIAL <input type="checkbox"/> GROWING # PRICE <input type="checkbox"/> APPRECIATING # RENT <input type="checkbox"/> INCREASING # OCCUPANCY <input type="checkbox"/> INCREASING
	CENTER COMMERCIAL CENTER BUSINESS DISTRICT	<input checked="" type="checkbox"/> URBAN <input type="checkbox"/> SUBURBAN # THE LAND MARK PROPERTY IN THE NEIGHBORHOOD 1 Times Square & 2 Times Square	<input checked="" type="checkbox"/> RETAIL STORE <input type="checkbox"/> WHOLESALE STORE <input checked="" type="checkbox"/> RESTAURANT <input checked="" type="checkbox"/> OFFICE <input type="checkbox"/> FINANCIAL(BANK etc.) <input type="checkbox"/> SHOPPING CENTER COMPLEX <input checked="" type="checkbox"/> AMUSEMENT <input type="checkbox"/> CAR DEALER <input checked="" type="checkbox"/> HOTEL <input checked="" type="checkbox"/> OTHER	<input type="checkbox"/> SINGLE STORY <input type="checkbox"/> 2-5 STORIES <input type="checkbox"/> 6-10 STORIES <input checked="" type="checkbox"/> 11 STORIES OR MORE	# AREA POTENTIAL <input type="checkbox"/> GROWING # PRICE <input type="checkbox"/> APPRECIATING # RENT <input type="checkbox"/> INCREASING # OCCUPANCY <input type="checkbox"/> INCREASING
	MOST EXPENSIVE LOCATION	Plaza Area(Midtown) of Manhattan, New York City(From 54th to 61st st.along 5th, Park and Madison Avenues)	<input checked="" type="checkbox"/> URBAN <input type="checkbox"/> SUBURBAN # THE LAND MARK PROPERTY IN THE NEIGHBORHOOD GM Building	<input type="checkbox"/> CHANGE IN PRESENT LAND USE <input checked="" type="checkbox"/> NOT LIKELY <input type="checkbox"/> LIKELY(*) <input checked="" type="checkbox"/> TAKING PLACE(*) (*) FROM Manufacturing /Wholesale TO Residential Condominiums	<input type="checkbox"/> SINGLE STORY <input type="checkbox"/> 2-5 STORIES <input type="checkbox"/> 6-10 STORIES <input checked="" type="checkbox"/> 11 STORIES OR MORE

(\*) You can check more than one box.

(\*) You can check more than one box.

(\*) You can check more than one box.

(N) NEIGHBORHOOD DATA OF SELECTED AREAS

San Francisco (RESIDENCE)

DESCRIPTION	SELECTED AREA	ACCESS (TRANSPORTATION)	LAND USE	BUILDING	MARKET TREND
SINGLE FAMILY RESIDENCE	Sausalito	# TO CENTER BUSINESS DISTRICT 35 MINUTES BY Car	# CHANGE IN PRESENT LAND USE <input checked="" type="checkbox"/> NOT LIKELY <input type="checkbox"/> LIKELY(*) <input type="checkbox"/> TAKING PLACE(*) (*) FROM _____ TO _____	<input type="checkbox"/> SINGLE STORY <input checked="" type="checkbox"/> 2 STORY <input type="checkbox"/> 3 STORY OR MORE	# AREA POTENTIAL <input checked="" type="checkbox"/> ESTABLISHED # PRICE <input checked="" type="checkbox"/> APPRECIATING # RENT <input checked="" type="checkbox"/> DECLINING # OCCUPANCY <input checked="" type="checkbox"/> DECLINING
		# TO NEIGHBORHOOD SHOPPING AREA 5 MINUTES BY Car			
MIDDLE CLASS	South San Francisco	# TO EMPLOYMENT CENTER 35 MINUTES BY Car	# CHANGE IN PRESENT LAND USE <input checked="" type="checkbox"/> NOT LIKELY <input type="checkbox"/> LIKELY(*) <input type="checkbox"/> TAKING PLACE(*) (*) FROM _____ TO _____	<input type="checkbox"/> SINGLE STORY <input checked="" type="checkbox"/> 2 STORY <input type="checkbox"/> 3 STORY OR MORE	# AREA POTENTIAL <input checked="" type="checkbox"/> ESTABLISHED # PRICE <input checked="" type="checkbox"/> APPRECIATING # RENT <input checked="" type="checkbox"/> DECLINING # OCCUPANCY <input checked="" type="checkbox"/> DECLINING
		# TO SCHOOL 10 MINUTES BY Car			
UPPER CLASS	Pacific Heights/ Marina	# TO CENTER BUSINESS DISTRICT 20 MINUTES BY Car	# CHANGE IN PRESENT LAND USE <input checked="" type="checkbox"/> NOT LIKELY <input type="checkbox"/> LIKELY(*) <input type="checkbox"/> TAKING PLACE(*) (*) FROM _____ TO _____	<input type="checkbox"/> SINGLE STORY <input checked="" type="checkbox"/> 2 STORY <input type="checkbox"/> 3 STORY OR MORE	# AREA POTENTIAL <input checked="" type="checkbox"/> ESTABLISHED # PRICE <input checked="" type="checkbox"/> APPRECIATING # RENT <input checked="" type="checkbox"/> DECLINING # OCCUPANCY <input checked="" type="checkbox"/> DECLINING
		# TO NEIGHBORHOOD SHOPPING AREA 10 MINUTES BY Car			
MIDDLE CLASS	Sunset/ Richmond	# TO EMPLOYMENT CENTER 30 MINUTES BY Car	# CHANGE IN PRESENT LAND USE <input checked="" type="checkbox"/> NOT LIKELY <input type="checkbox"/> LIKELY(*) <input type="checkbox"/> TAKING PLACE(*) (*) FROM _____ TO _____	<input type="checkbox"/> SINGLE STORY <input checked="" type="checkbox"/> 2 STORY <input type="checkbox"/> 3 STORY OR MORE	# AREA POTENTIAL <input checked="" type="checkbox"/> ESTABLISHED # PRICE <input checked="" type="checkbox"/> APPRECIATING # RENT <input checked="" type="checkbox"/> DECLINING # OCCUPANCY <input checked="" type="checkbox"/> DECLINING
		# TO SCHOOL 10 MINUTES BY Car			
UPPER CLASS	Pacific Heights/ Marina	# TO CENTER BUSINESS DISTRICT 15 MINUTES BY Bus	# CHANGE IN PRESENT LAND USE <input checked="" type="checkbox"/> NOT LIKELY <input type="checkbox"/> LIKELY(*) <input type="checkbox"/> TAKING PLACE(*) (*) FROM _____ TO _____	<input type="checkbox"/> SINGLE STORY <input checked="" type="checkbox"/> 2 STORY <input type="checkbox"/> 3 STORY OR MORE	# AREA POTENTIAL <input checked="" type="checkbox"/> ESTABLISHED # PRICE <input checked="" type="checkbox"/> APPRECIATING # RENT <input checked="" type="checkbox"/> DECLINING # OCCUPANCY <input checked="" type="checkbox"/> DECLINING
		# TO NEIGHBORHOOD SHOPPING AREA 10 MINUTES BY Walk			
MIDDLE CLASS	Sunset/ Richmond	# TO EMPLOYMENT CENTER 15 MINUTES BY Bus	# CHANGE IN PRESENT LAND USE <input checked="" type="checkbox"/> NOT LIKELY <input type="checkbox"/> LIKELY(*) <input type="checkbox"/> TAKING PLACE(*) (*) FROM _____ TO _____	<input type="checkbox"/> SINGLE STORY <input checked="" type="checkbox"/> 2 STORY <input type="checkbox"/> 3 STORY OR MORE	# AREA POTENTIAL <input checked="" type="checkbox"/> ESTABLISHED # PRICE <input checked="" type="checkbox"/> APPRECIATING # RENT <input checked="" type="checkbox"/> DECLINING # OCCUPANCY <input checked="" type="checkbox"/> DECLINING
		# TO SCHOOL 10 MINUTES BY Bus			
UPPER CLASS	Pacific Heights/ Marina	# TO CENTER BUSINESS DISTRICT 10 MINUTES BY Bus	# CHANGE IN PRESENT LAND USE <input checked="" type="checkbox"/> NOT LIKELY <input type="checkbox"/> LIKELY(*) <input type="checkbox"/> TAKING PLACE(*) (*) FROM _____ TO _____	<input type="checkbox"/> SINGLE STORY <input checked="" type="checkbox"/> 2 STORY <input type="checkbox"/> 3 STORY OR MORE	# AREA POTENTIAL <input checked="" type="checkbox"/> ESTABLISHED # PRICE <input checked="" type="checkbox"/> APPRECIATING # RENT <input checked="" type="checkbox"/> DECLINING # OCCUPANCY <input checked="" type="checkbox"/> DECLINING
		# TO NEIGHBORHOOD SHOPPING AREA 10 MINUTES BY Bus			
MIDDLE CLASS	Sunset/ Richmond	# TO EMPLOYMENT CENTER 20 MINUTES BY Bus	# CHANGE IN PRESENT LAND USE <input checked="" type="checkbox"/> NOT LIKELY <input type="checkbox"/> LIKELY(*) <input type="checkbox"/> TAKING PLACE(*) (*) FROM _____ TO _____	<input type="checkbox"/> SINGLE STORY <input checked="" type="checkbox"/> 2 STORY <input type="checkbox"/> 3 STORY OR MORE	# AREA POTENTIAL <input checked="" type="checkbox"/> ESTABLISHED # PRICE <input checked="" type="checkbox"/> APPRECIATING # RENT <input checked="" type="checkbox"/> DECLINING # OCCUPANCY <input checked="" type="checkbox"/> DECLINING
		# TO SCHOOL 10 MINUTES BY Bus			

San Francisco (COMMERCIAL)

DESCRIPTION	SELECTED AREA	LOCATION	TYPICAL LAND USE	BUILDING	MARKET TREND
COMMERCIAL	FRINGE COMMERCIAL	<input checked="" type="checkbox"/> URBAN <input type="checkbox"/> SUBURBAN # THE LAND MARK PROPERTY IN THE NEIGHBORHOOD Pier 39	<input checked="" type="checkbox"/> RETAIL STORE <input type="checkbox"/> WHOLESALE STORE <input checked="" type="checkbox"/> RESTAURANT <input checked="" type="checkbox"/> OFFICE <input checked="" type="checkbox"/> FINANCIAL(BANK etc.) <input type="checkbox"/> SHOPPING CENTER COMPLEX <input type="checkbox"/> AMUSEMENT <input type="checkbox"/> CAR DEALER <input checked="" type="checkbox"/> HOTEL <input type="checkbox"/> OTHER (*) You can check more than one box.	<input type="checkbox"/> SINGLE STORY <input checked="" type="checkbox"/> 2-5 STORIES <input type="checkbox"/> 6-10 STORIES <input type="checkbox"/> 11 STORIES OR MORE	# AREA POTENTIAL <input checked="" type="checkbox"/> ESTABLISHED # PRICE <input type="checkbox"/> STABLE # RENT <input type="checkbox"/> DECLINING # OCCUPANCY <input type="checkbox"/> DECLINING
	CENTER COMMERCIAL CENTER BUSINESS DISTRICT	<input checked="" type="checkbox"/> URBAN <input type="checkbox"/> SUBURBAN # THE LAND MARK PROPERTY IN THE NEIGHBORHOOD Transamerica Building	<input checked="" type="checkbox"/> RETAIL STORE <input type="checkbox"/> WHOLESALE STORE <input checked="" type="checkbox"/> RESTAURANT <input checked="" type="checkbox"/> OFFICE <input checked="" type="checkbox"/> FINANCIAL(BANK etc.) <input type="checkbox"/> SHOPPING CENTER COMPLEX <input type="checkbox"/> AMUSEMENT <input type="checkbox"/> CAR DEALER <input checked="" type="checkbox"/> HOTEL <input type="checkbox"/> OTHER (*) You can check more than one box.	<input type="checkbox"/> SINGLE STORY <input type="checkbox"/> 2-5 STORIES <input type="checkbox"/> 6-10 STORIES <input checked="" type="checkbox"/> 11 STORIES OR MORE	# AREA POTENTIAL <input checked="" type="checkbox"/> ESTABLISHED # PRICE <input type="checkbox"/> APPRECIATING # RENT <input type="checkbox"/> INCREASING # OCCUPANCY <input type="checkbox"/> INCREASING
MOST EXPENSIVE LOCATION	Same as Center Commercial	<input type="checkbox"/> URBAN <input type="checkbox"/> SUBURBAN # THE LAND MARK PROPERTY IN THE NEIGHBORHOOD Transamerica Building	<input checked="" type="checkbox"/> RETAIL STORE <input type="checkbox"/> WHOLESALE STORE <input checked="" type="checkbox"/> RESTAURANT <input checked="" type="checkbox"/> OFFICE <input checked="" type="checkbox"/> FINANCIAL(BANK etc.) <input type="checkbox"/> SHOPPING CENTER COMPLEX <input type="checkbox"/> AMUSEMENT <input type="checkbox"/> CAR DEALER <input checked="" type="checkbox"/> HOTEL <input type="checkbox"/> OTHER (*) You can check more than one box.	<input type="checkbox"/> SINGLE STORY <input type="checkbox"/> 2-5 STORIES <input type="checkbox"/> 6-10 STORIES <input type="checkbox"/> 11 STORIES OR MORE	# AREA POTENTIAL <input type="checkbox"/> GROWING # PRICE <input type="checkbox"/> APPRECIATING # RENT <input type="checkbox"/> INCREASING # OCCUPANCY <input type="checkbox"/> INCREASING



(N) NEIGHBORHOOD DATA OF SELECTED AREAS

DESCRIPTION	SELECTED AREA	ACCESS (TRANSPORTATION)	LAND USE	BUILDING	MARKET TREND
SINGLE FAMILY RESIDENCE	Beverly Hills	# TO CENTER BUSINESS DISTRICT 30 MINUTES BY Car	# CHANGE IN PRESENT LAND USE <input checked="" type="checkbox"/> NOT LIKELY <input type="checkbox"/> LIKELY(*) <input type="checkbox"/> TAKING PLACE(*) (*) FROM _____ TO _____	<input checked="" type="checkbox"/> SINGLE STORY <input checked="" type="checkbox"/> 2 STORY <input type="checkbox"/> 3 STORY OR MORE	# AREA POTENTIAL GROWING # PRICE APPRECIATING # RENT INCREASING # OCCUPANCY INCREASING
		# TO NEIGHBORHOOD SHOPPING AREA 10 MINUTES BY Car	# CHANGE IN PRESENT LAND USE <input checked="" type="checkbox"/> NOT LIKELY <input type="checkbox"/> LIKELY(*) <input type="checkbox"/> TAKING PLACE(*) (*) FROM _____ TO _____	<input checked="" type="checkbox"/> SINGLE STORY <input checked="" type="checkbox"/> 2 STORY <input type="checkbox"/> 3 STORY OR MORE	# AREA POTENTIAL GROWING # PRICE APPRECIATING # RENT INCREASING # OCCUPANCY INCREASING
MIDDLE CLASS	Granada Hills	# TO EMPLOYMENT CENTER 30 MINUTES BY Car	# CHANGE IN PRESENT LAND USE <input checked="" type="checkbox"/> NOT LIKELY <input type="checkbox"/> LIKELY(*) <input type="checkbox"/> TAKING PLACE(*) (*) FROM _____ TO _____	<input checked="" type="checkbox"/> SINGLE STORY <input checked="" type="checkbox"/> 2 STORY <input type="checkbox"/> 3 STORY OR MORE	# AREA POTENTIAL GROWING # PRICE APPRECIATING # RENT INCREASING # OCCUPANCY INCREASING
		# TO SCHOOL 10 MINUTES BY Car	# CHANGE IN PRESENT LAND USE <input checked="" type="checkbox"/> NOT LIKELY <input type="checkbox"/> LIKELY(*) <input type="checkbox"/> TAKING PLACE(*) (*) FROM _____ TO _____	<input checked="" type="checkbox"/> SINGLE STORY <input checked="" type="checkbox"/> 2 STORY <input type="checkbox"/> 3 STORY OR MORE	# AREA POTENTIAL GROWING # PRICE APPRECIATING # RENT INCREASING # OCCUPANCY INCREASING
UPPER CLASS	Westwood	# TO CENTER BUSINESS DISTRICT 50 MINUTES BY Car	# CHANGE IN PRESENT LAND USE <input checked="" type="checkbox"/> NOT LIKELY <input type="checkbox"/> LIKELY(*) <input type="checkbox"/> TAKING PLACE(*) (*) FROM _____ TO _____	<input type="checkbox"/> SINGLE STORY <input checked="" type="checkbox"/> 2 STORY <input checked="" type="checkbox"/> 3 STORY OR MORE	# AREA POTENTIAL ESTABLISHED # PRICE STABLE # RENT STABLE # OCCUPANCY STABLE
		# TO NEIGHBORHOOD SHOPPING AREA 5 MINUTES BY Car/Walk	# CHANGE IN PRESENT LAND USE <input checked="" type="checkbox"/> NOT LIKELY <input type="checkbox"/> LIKELY(*) <input type="checkbox"/> TAKING PLACE(*) (*) FROM _____ TO _____	<input type="checkbox"/> SINGLE STORY <input checked="" type="checkbox"/> 2 STORY <input checked="" type="checkbox"/> 3 STORY OR MORE	# AREA POTENTIAL ESTABLISHED # PRICE STABLE # RENT STABLE # OCCUPANCY STABLE
MULTIPLE RESIDENCE	Hollywood	# TO EMPLOYMENT CENTER 15 MINUTES BY Car	# CHANGE IN PRESENT LAND USE <input checked="" type="checkbox"/> NOT LIKELY <input type="checkbox"/> LIKELY(*) <input type="checkbox"/> TAKING PLACE(*) (*) FROM _____ TO _____	<input type="checkbox"/> SINGLE STORY <input checked="" type="checkbox"/> 2 STORY <input checked="" type="checkbox"/> 3 STORY OR MORE	# AREA POTENTIAL ESTABLISHED # PRICE STABLE # RENT STABLE # OCCUPANCY STABLE
		# TO SCHOOL 5 MINUTES BY Car/Walk	# CHANGE IN PRESENT LAND USE <input checked="" type="checkbox"/> NOT LIKELY <input type="checkbox"/> LIKELY(*) <input type="checkbox"/> TAKING PLACE(*) (*) FROM _____ TO _____	<input type="checkbox"/> SINGLE STORY <input checked="" type="checkbox"/> 2 STORY <input checked="" type="checkbox"/> 3 STORY OR MORE	# AREA POTENTIAL ESTABLISHED # PRICE STABLE # RENT STABLE # OCCUPANCY STABLE

DESCRIPTION	SELECTED AREA	LOCATION	TYPICAL LAND USE	BUILDING	MARKET TREND
COMMERCIAL	FRINGE COMMERCIAL	<input type="checkbox"/> URBAN <input checked="" type="checkbox"/> SUBURBAN # THE LAND MARK PROPERTY IN THE NEIGHBORHOOD Studio City Wax Museum Building	<input checked="" type="checkbox"/> RETAIL STORE <input type="checkbox"/> WHOLESALE STORE <input checked="" type="checkbox"/> RESTAURANT <input checked="" type="checkbox"/> OFFICE <input checked="" type="checkbox"/> FINANCIAL(BANK etc.) <input checked="" type="checkbox"/> SHOPPING CENTER COMPLEX <input checked="" type="checkbox"/> AMUSEMENT <input checked="" type="checkbox"/> CAR DEALER <input checked="" type="checkbox"/> HOTEL <input type="checkbox"/> OTHER (*) You can check more than one box.	<input checked="" type="checkbox"/> SINGLE STORY <input checked="" type="checkbox"/> 2-5 STORIES <input type="checkbox"/> 6-10 STORIES <input type="checkbox"/> 11 STORIES OR MORE	# AREA POTENTIAL <input type="checkbox"/> GROWING <input type="checkbox"/> PRICE <input type="checkbox"/> APPRECIATING <input type="checkbox"/> RENT <input type="checkbox"/> INCREASING <input type="checkbox"/> OCCUPANCY <input type="checkbox"/> INCREASING
	CENTER COMMERCIAL CENTER BUSINESS DISTRICT	<input checked="" type="checkbox"/> URBAN <input type="checkbox"/> SUBURBAN # THE LAND MARK PROPERTY IN THE NEIGHBORHOOD US Bank Tower, Aon Center, Gas Company Tower	<input checked="" type="checkbox"/> RETAIL STORE <input type="checkbox"/> WHOLESALE STORE <input checked="" type="checkbox"/> RESTAURANT <input checked="" type="checkbox"/> OFFICE <input checked="" type="checkbox"/> FINANCIAL(BANK etc.) <input checked="" type="checkbox"/> SHOPPING CENTER COMPLEX <input checked="" type="checkbox"/> AMUSEMENT <input type="checkbox"/> CAR DEALER <input checked="" type="checkbox"/> HOTEL <input type="checkbox"/> OTHER (*) You can check more than one box.	<input type="checkbox"/> SINGLE STORY <input checked="" type="checkbox"/> 2-5 STORIES <input checked="" type="checkbox"/> 6-10 STORIES <input checked="" type="checkbox"/> 11 STORIES OR MORE	# AREA POTENTIAL <input type="checkbox"/> GROWING <input type="checkbox"/> PRICE <input type="checkbox"/> APPRECIATING <input type="checkbox"/> RENT <input type="checkbox"/> INCREASING <input type="checkbox"/> OCCUPANCY <input type="checkbox"/> INCREASING
	MOST EXPENSIVE LOCATION	<input checked="" type="checkbox"/> URBAN <input type="checkbox"/> SUBURBAN # THE LAND MARK PROPERTY IN THE NEIGHBORHOOD Century City Towers	<input checked="" type="checkbox"/> RETAIL STORE <input type="checkbox"/> WHOLESALE STORE <input checked="" type="checkbox"/> RESTAURANT <input checked="" type="checkbox"/> OFFICE <input checked="" type="checkbox"/> FINANCIAL(BANK etc.) <input checked="" type="checkbox"/> SHOPPING CENTER COMPLEX <input checked="" type="checkbox"/> AMUSEMENT <input type="checkbox"/> CAR DEALER <input checked="" type="checkbox"/> HOTEL <input type="checkbox"/> OTHER (*) You can check more than one box.	<input type="checkbox"/> SINGLE STORY <input checked="" type="checkbox"/> 2-5 STORIES <input type="checkbox"/> 6-10 STORIES <input checked="" type="checkbox"/> 11 STORIES OR MORE	# AREA POTENTIAL <input type="checkbox"/> GROWING <input type="checkbox"/> PRICE <input type="checkbox"/> APPRECIATING <input type="checkbox"/> RENT <input type="checkbox"/> INCREASING <input type="checkbox"/> OCCUPANCY <input type="checkbox"/> INCREASING

(N) NEIGHBORHOOD DATA OF SELECTED AREAS

DESCRIPTION	SELECTED AREA	ACCESS (TRANSPORTATION)	LAND USE	BUILDING	MARKET TREND
SINGLE FAMILY RESIDENCE	UPPER CLASS	# TO CENTER BUSINESS DISTRICT 15 MINUTES BY Car # TO NEIGHBORHOOD SHOPPING AREA 15 MINUTES BY Car # TO EMPLOYMENT CENTER 10 MINUTES BY Car # TO SCHOOL 5 MINUTES BY Car	# CHANGE IN PRESENT LAND USE <input checked="" type="checkbox"/> NOT LIKELY <input type="checkbox"/> LIKELY(*) <input type="checkbox"/> TAKING PLACE(*) (*) FROM _____ TO _____	<input checked="" type="checkbox"/> SINGLE STORY <input type="checkbox"/> 2 STORY <input type="checkbox"/> 3 STORY OR MORE	# AREA POTENTIAL <input type="checkbox"/> ESTABLISHED <input type="checkbox"/> PRICE <input type="checkbox"/> APPRECIATING <input type="checkbox"/> RENT <input type="checkbox"/> STABLE <input type="checkbox"/> OCCUPANCY <input type="checkbox"/> STABLE
	MIDDLE CLASS	# TO CENTER BUSINESS DISTRICT 30 MINUTES BY Car # TO NEIGHBORHOOD SHOPPING AREA 10 MINUTES BY Car # TO EMPLOYMENT CENTER 35 MINUTES BY Car # TO SCHOOL 5 MINUTES BY Car	# CHANGE IN PRESENT LAND USE <input checked="" type="checkbox"/> NOT LIKELY <input type="checkbox"/> LIKELY(*) <input type="checkbox"/> TAKING PLACE(*) (*) FROM _____ TO _____	<input checked="" type="checkbox"/> SINGLE STORY <input type="checkbox"/> 2 STORY <input type="checkbox"/> 3 STORY OR MORE	# AREA POTENTIAL <input type="checkbox"/> ESTABLISHED <input type="checkbox"/> PRICE <input type="checkbox"/> APPRECIATING <input type="checkbox"/> RENT <input type="checkbox"/> INCREASING <input type="checkbox"/> OCCUPANCY <input type="checkbox"/> STABLE
MULTIPLE RESIDENCE	UPPER CLASS	# TO CENTER BUSINESS DISTRICT 5 MINUTES BY Car # TO NEIGHBORHOOD SHOPPING AREA 5 MINUTES BY Car # TO EMPLOYMENT CENTER 5 MINUTES BY Car # TO SCHOOL 5 MINUTES BY Car	# CHANGE IN PRESENT LAND USE <input checked="" type="checkbox"/> NOT LIKELY <input type="checkbox"/> LIKELY(*) <input type="checkbox"/> TAKING PLACE(*) (*) FROM _____ TO _____	<input type="checkbox"/> SINGLE STORY <input type="checkbox"/> 2 STORY <input checked="" type="checkbox"/> 3 STORY OR MORE	# AREA POTENTIAL <input type="checkbox"/> GROWING <input type="checkbox"/> PRICE <input type="checkbox"/> APPRECIATING <input type="checkbox"/> RENT <input type="checkbox"/> INCREASING <input type="checkbox"/> OCCUPANCY <input type="checkbox"/> STABLE
	MIDDLE CLASS	# TO CENTER BUSINESS DISTRICT 10 MINUTES BY Car # TO NEIGHBORHOOD SHOPPING AREA 10 MINUTES BY Car # TO EMPLOYMENT CENTER 10 MINUTES BY Car # TO SCHOOL 5 MINUTES BY Car	# CHANGE IN PRESENT LAND USE <input checked="" type="checkbox"/> NOT LIKELY <input type="checkbox"/> LIKELY(*) <input type="checkbox"/> TAKING PLACE(*) (*) FROM _____ TO _____	<input type="checkbox"/> SINGLE STORY <input type="checkbox"/> 2 STORY <input checked="" type="checkbox"/> 3 STORY OR MORE	# AREA POTENTIAL <input type="checkbox"/> ESTABLISHED <input type="checkbox"/> PRICE <input type="checkbox"/> APPRECIATING <input type="checkbox"/> RENT <input type="checkbox"/> STABLE <input type="checkbox"/> OCCUPANCY <input type="checkbox"/> STABLE

Honolulu (COMMERCIAL)

DESCRIPTION	SELECTED AREA	LOCATION	TYPICAL LAND USE	BUILDING	MARKET TREND
FRINGE COMMERCIAL	Kapiolani, Oahu	<input checked="" type="checkbox"/> URBAN <input type="checkbox"/> SUBURBAN # THE LAND MARK PROPERTY IN THE NEIGHBORHOOD Ala Moana Shopping Center	<input checked="" type="checkbox"/> RETAIL STORE <input type="checkbox"/> WHOLESALE STORE <input type="checkbox"/> RESTAURANT <input checked="" type="checkbox"/> OFFICE <input checked="" type="checkbox"/> FINANCIAL(BANK etc.) <input checked="" type="checkbox"/> SHOPPING CENTER COMPLEX <input type="checkbox"/> AMUSEMENT <input type="checkbox"/> CAR DEALER <input type="checkbox"/> HOTEL <input type="checkbox"/> OTHER (*) You can check more than one box.	<input type="checkbox"/> SINGLE STORY <input type="checkbox"/> 2-5 STORIES <input type="checkbox"/> 6-10 STORIES <input checked="" type="checkbox"/> 11 STORIES OR MORE	# AREA POTENTIAL <input type="text"/> GROWING # PRICE <input type="text"/> APPRECIATING # RENT <input type="text"/> INCREASING # OCCUPANCY <input type="text"/> INCREASING
CENTER COMMERCIAL CENTER BUSINESS DISTRICT	Downtown, Honolulu, Oahu	<input checked="" type="checkbox"/> URBAN <input type="checkbox"/> SUBURBAN # THE LAND MARK PROPERTY IN THE NEIGHBORHOOD First Hawaiian Center	<input checked="" type="checkbox"/> RETAIL STORE <input type="checkbox"/> WHOLESALE STORE <input type="checkbox"/> RESTAURANT <input checked="" type="checkbox"/> OFFICE <input checked="" type="checkbox"/> FINANCIAL(BANK etc.) <input type="checkbox"/> SHOPPING CENTER COMPLEX <input type="checkbox"/> AMUSEMENT <input type="checkbox"/> CAR DEALER <input type="checkbox"/> HOTEL <input checked="" type="checkbox"/> OTHER Residential (*) You can check more than one box.	<input type="checkbox"/> SINGLE STORY <input type="checkbox"/> 2-5 STORIES <input type="checkbox"/> 6-10 STORIES <input checked="" type="checkbox"/> 11 STORIES OR MORE	# AREA POTENTIAL <input type="text"/> ESTABLISHED # PRICE <input type="text"/> APPRECIATING # RENT <input type="text"/> INCREASING # OCCUPANCY <input type="text"/> INCREASING
MOST EXPENSIVE LOCATION	Same as Center Commercial	<input type="checkbox"/> URBAN <input type="checkbox"/> SUBURBAN # THE LAND MARK PROPERTY IN THE NEIGHBORHOOD	<input type="checkbox"/> RETAIL STORE <input type="checkbox"/> WHOLESALE STORE <input type="checkbox"/> RESTAURANT <input type="checkbox"/> OFFICE <input type="checkbox"/> FINANCIAL(BANK etc.) <input type="checkbox"/> SHOPPING CENTER COMPLEX <input type="checkbox"/> AMUSEMENT <input type="checkbox"/> CAR DEALER <input type="checkbox"/> HOTEL <input type="checkbox"/> OTHER (*) You can check more than one box.	<input type="checkbox"/> SINGLE STORY <input type="checkbox"/> 2-5 STORIES <input type="checkbox"/> 6-10 STORIES <input type="checkbox"/> 11 STORIES OR MORE	# AREA POTENTIAL <input type="text"/> # PRICE <input type="text"/> # RENT <input type="text"/> # OCCUPANCY <input type="text"/>

(N) NEIGHBORHOOD DATA OF SELECTED AREAS

DESCRIPTION	SELECTED AREA	ACCESS (TRANSPORTATION)	LAND USE	BUILDING	MARKET TREND
SINGLE FAMILY RESIDENCE	Pedregal San Francisco Coyoacan	# TO CENTER BUSINESS DISTRICT 40 MINUTES BY Car # TO NEIGHBORHOOD SHOPPING AREA 15 MINUTES BY Car # TO EMPLOYMENT CENTER 30 MINUTES BY Car # TO SCHOOL 30 MINUTES BY Car	# CHANGE IN PRESENT LAND USE <input checked="" type="checkbox"/> NOT LIKELY <input type="checkbox"/> LIKELY(*) <input type="checkbox"/> TAKING PLACE(*) (*) FROM _____ TO _____	<input checked="" type="checkbox"/> SINGLE STORY <input checked="" type="checkbox"/> 2 STORY <input checked="" type="checkbox"/> 3 STORY OR MORE	# AREA POTENTIAL GROWING # PRICE APPRECIATING # RENT INCREASING # OCCUPANCY INCREASING
		# TO CENTER BUSINESS DISTRICT 40 MINUTES BY Car # TO NEIGHBORHOOD SHOPPING AREA MINUTES BY _____ # TO EMPLOYMENT CENTER MINUTES BY _____ # TO SCHOOL MINUTES BY _____	# CHANGE IN PRESENT LAND USE <input type="checkbox"/> NOT LIKELY <input type="checkbox"/> LIKELY(*) <input type="checkbox"/> TAKING PLACE(*) (*) FROM _____ TO _____	<input type="checkbox"/> SINGLE STORY <input type="checkbox"/> 2 STORY <input type="checkbox"/> 3 STORY OR MORE	# AREA POTENTIAL _____ # PRICE _____ # RENT _____ # OCCUPANCY _____
MULTIPLE RESIDENCE	Polanco	# TO CENTER BUSINESS DISTRICT 25 MINUTES BY Car # TO NEIGHBORHOOD SHOPPING AREA 15 MINUTES BY Car # TO EMPLOYMENT CENTER 15 MINUTES BY Car # TO SCHOOL 20 MINUTES BY Car	# CHANGE IN PRESENT LAND USE <input checked="" type="checkbox"/> NOT LIKELY <input type="checkbox"/> LIKELY(*) <input type="checkbox"/> TAKING PLACE(*) (*) FROM _____ TO _____	<input type="checkbox"/> SINGLE STORY <input checked="" type="checkbox"/> 2 STORY <input checked="" type="checkbox"/> 3 STORY OR MORE	# AREA POTENTIAL GROWING # PRICE APPRECIATING # RENT INCREASING # OCCUPANCY INCREASING
		# TO CENTER BUSINESS DISTRICT 30 MINUTES BY Car # TO NEIGHBORHOOD SHOPPING AREA 20 MINUTES BY Car # TO EMPLOYMENT CENTER 20 MINUTES BY Car # TO SCHOOL 20 MINUTES BY Car	# CHANGE IN PRESENT LAND USE <input checked="" type="checkbox"/> NOT LIKELY <input type="checkbox"/> LIKELY(*) <input type="checkbox"/> TAKING PLACE(*) (*) FROM _____ TO _____	<input type="checkbox"/> SINGLE STORY <input type="checkbox"/> 2 STORY <input checked="" type="checkbox"/> 3 STORY OR MORE	# AREA POTENTIAL GROWING # PRICE APPRECIATING # RENT INCREASING # OCCUPANCY INCREASING
MIDDLE CLASS	Narvarte	# TO CENTER BUSINESS DISTRICT 30 MINUTES BY Car # TO NEIGHBORHOOD SHOPPING AREA 20 MINUTES BY Car # TO EMPLOYMENT CENTER 20 MINUTES BY Car # TO SCHOOL 20 MINUTES BY Car	# CHANGE IN PRESENT LAND USE <input checked="" type="checkbox"/> NOT LIKELY <input type="checkbox"/> LIKELY(*) <input type="checkbox"/> TAKING PLACE(*) (*) FROM _____ TO _____	<input type="checkbox"/> SINGLE STORY <input type="checkbox"/> 2 STORY <input checked="" type="checkbox"/> 3 STORY OR MORE	# AREA POTENTIAL GROWING # PRICE APPRECIATING # RENT INCREASING # OCCUPANCY INCREASING
		# TO CENTER BUSINESS DISTRICT 30 MINUTES BY Car # TO NEIGHBORHOOD SHOPPING AREA 20 MINUTES BY Car # TO EMPLOYMENT CENTER 20 MINUTES BY Car # TO SCHOOL 20 MINUTES BY Car	# CHANGE IN PRESENT LAND USE <input type="checkbox"/> NOT LIKELY <input type="checkbox"/> LIKELY(*) <input type="checkbox"/> TAKING PLACE(*) (*) FROM _____ TO _____	<input type="checkbox"/> SINGLE STORY <input type="checkbox"/> 2 STORY <input type="checkbox"/> 3 STORY OR MORE	# AREA POTENTIAL GROWING # PRICE APPRECIATING # RENT INCREASING # OCCUPANCY INCREASING

DESCRIPTION	SELECTED AREA	LOCATION	TYPICAL LAND USE	BUILDING	MARKET TREND
FRINGE COMMERCIAL	Villa Coapa	<input checked="" type="checkbox"/> URBAN <input type="checkbox"/> SUBURBAN # THE LAND MARK PROPERTY IN THE NEIGHBORHOOD	<input checked="" type="checkbox"/> RETAIL STORE <input type="checkbox"/> WHOLESALE STORE <input type="checkbox"/> RESTAURANT <input type="checkbox"/> OFFICE <input checked="" type="checkbox"/> FINANCIAL(BANK etc.) <input checked="" type="checkbox"/> SHOPPING CENTER COMPLEX <input type="checkbox"/> AMUSEMENT <input type="checkbox"/> CAR DEALER <input type="checkbox"/> HOTEL <input type="checkbox"/> OTHER (*) You can check more than one box.	<input type="checkbox"/> SINGLE STORY <input checked="" type="checkbox"/> 2-5 STORIES <input type="checkbox"/> 6-10 STORIES <input type="checkbox"/> 11 STORIES OR MORE	# AREA POTENTIAL <input type="checkbox"/> GROWING <input type="checkbox"/> PRICE <input type="checkbox"/> APPRECIATING <input type="checkbox"/> RENT <input type="checkbox"/> INCREASING <input type="checkbox"/> OCCUPANCY <input type="checkbox"/> INCREASING
CENTER COMMERCIAL CENTER BUSINESS DISTRICT	Down Town Zocalo, Histic Center	<input checked="" type="checkbox"/> URBAN <input type="checkbox"/> SUBURBAN # THE LAND MARK PROPERTY IN THE NEIGHBORHOOD	<input checked="" type="checkbox"/> RETAIL STORE <input checked="" type="checkbox"/> WHOLESALE STORE <input checked="" type="checkbox"/> RESTAURANT <input checked="" type="checkbox"/> OFFICE <input checked="" type="checkbox"/> FINANCIAL(BANK etc.) <input type="checkbox"/> SHOPPING CENTER COMPLEX <input type="checkbox"/> AMUSEMENT <input checked="" type="checkbox"/> CAR DEALER <input checked="" type="checkbox"/> HOTEL <input checked="" type="checkbox"/> OTHER (*) You can check more than one box.	<input type="checkbox"/> SINGLE STORY <input checked="" type="checkbox"/> 2-5 STORIES <input checked="" type="checkbox"/> 6-10 STORIES <input type="checkbox"/> 11 STORIES OR MORE	# AREA POTENTIAL <input type="checkbox"/> GROWING <input type="checkbox"/> PRICE <input type="checkbox"/> APPRECIATING <input type="checkbox"/> RENT <input type="checkbox"/> INCREASING <input type="checkbox"/> OCCUPANCY <input type="checkbox"/> INCREASING
COMMERCIAL	Zona Rosa	<input checked="" type="checkbox"/> URBAN <input type="checkbox"/> SUBURBAN # THE LAND MARK PROPERTY IN THE NEIGHBORHOOD	<input checked="" type="checkbox"/> RETAIL STORE <input checked="" type="checkbox"/> WHOLESALE STORE <input checked="" type="checkbox"/> RESTAURANT <input checked="" type="checkbox"/> OFFICE <input checked="" type="checkbox"/> FINANCIAL(BANK etc.) <input type="checkbox"/> SHOPPING CENTER COMPLEX <input checked="" type="checkbox"/> AMUSEMENT <input checked="" type="checkbox"/> CAR DEALER <input checked="" type="checkbox"/> HOTEL <input type="checkbox"/> OTHER archeologic zone (*) You can check more than one box.	<input type="checkbox"/> SINGLE STORY <input checked="" type="checkbox"/> 2-5 STORIES <input checked="" type="checkbox"/> 6-10 STORIES <input checked="" type="checkbox"/> 11 STORIES OR MORE	# AREA POTENTIAL <input type="checkbox"/> GROWING <input type="checkbox"/> PRICE <input type="checkbox"/> APPRECIATING <input type="checkbox"/> RENT <input type="checkbox"/> INCREASING <input type="checkbox"/> OCCUPANCY <input type="checkbox"/> INCREASING

(N) NEIGHBORHOOD DATA OF SELECTED AREAS

DESCRIPTION	SELECTED AREA	ACCESS (TRANSPORTATION)	LAND USE	BUILDING	MARKET TREND
SINGLE FAMILY RESIDENCE	UPPER CLASS	Jardins # TO CENTER BUSINESS DISTRICT 5 MINUTES BY Car # TO NEIGHBORHOOD SHOPPING AREA 5 MINUTES BY Car # TO EMPLOYMENT CENTER 5 MINUTES BY Car # TO SCHOOL 5 MINUTES BY Car	# CHANGE IN PRESENT LAND USE <input checked="" type="checkbox"/> NOT LIKELY <input type="checkbox"/> LIKELY(*) <input type="checkbox"/> TAKING PLACE(*) (*) FROM _____ TO _____	<input type="checkbox"/> SINGLE STORY <input checked="" type="checkbox"/> 2 STORY <input type="checkbox"/> 3 STORY OR MORE	# AREA POTENTIAL <input type="checkbox"/> ESTABLISHED <input type="checkbox"/> PRICE <input type="checkbox"/> APPRECIATING <input type="checkbox"/> RENT <input type="checkbox"/> INCREASING <input type="checkbox"/> OCCUPANCY <input type="checkbox"/> STABLE
	MIDDLE CLASS	Vila Mariana # TO CENTER BUSINESS DISTRICT 30 MINUTES BY Subway # TO NEIGHBORHOOD SHOPPING AREA 15 MINUTES BY Walk # TO EMPLOYMENT CENTER 30 MINUTES BY Subway # TO SCHOOL 15 MINUTES BY Walk	# CHANGE IN PRESENT LAND USE <input checked="" type="checkbox"/> NOT LIKELY <input type="checkbox"/> LIKELY(*) <input type="checkbox"/> TAKING PLACE(*) (*) FROM _____ TO _____	<input type="checkbox"/> SINGLE STORY <input type="checkbox"/> 2 STORY <input checked="" type="checkbox"/> 3 STORY OR MORE	# AREA POTENTIAL <input type="checkbox"/> GROWING <input type="checkbox"/> PRICE <input type="checkbox"/> APPRECIATING <input type="checkbox"/> RENT <input type="checkbox"/> INCREASING <input type="checkbox"/> OCCUPANCY <input type="checkbox"/> STABLE
MULTIPLE RESIDENCE	UPPER CLASS	Jardim Paulista # TO CENTER BUSINESS DISTRICT 5 MINUTES BY Walk # TO NEIGHBORHOOD SHOPPING AREA 1 MINUTES BY Walk # TO EMPLOYMENT CENTER 5 MINUTES BY Walk # TO SCHOOL 5 MINUTES BY Walk	# CHANGE IN PRESENT LAND USE <input checked="" type="checkbox"/> NOT LIKELY <input type="checkbox"/> LIKELY(*) <input type="checkbox"/> TAKING PLACE(*) (*) FROM _____ TO _____	<input type="checkbox"/> SINGLE STORY <input type="checkbox"/> 2 STORY <input checked="" type="checkbox"/> 3 STORY OR MORE	# AREA POTENTIAL <input type="checkbox"/> ESTABLISHED <input type="checkbox"/> PRICE <input type="checkbox"/> APPRECIATING <input type="checkbox"/> RENT <input type="checkbox"/> INCREASING <input type="checkbox"/> OCCUPANCY <input type="checkbox"/> STABLE
	MIDDLE CLASS	Vila Mariana # TO CENTER BUSINESS DISTRICT 30 MINUTES BY Subway # TO NEIGHBORHOOD SHOPPING AREA 15 MINUTES BY Walk # TO EMPLOYMENT CENTER 30 MINUTES BY Subway # TO SCHOOL 15 MINUTES BY Walk	# CHANGE IN PRESENT LAND USE <input checked="" type="checkbox"/> NOT LIKELY <input type="checkbox"/> LIKELY(*) <input type="checkbox"/> TAKING PLACE(*) (*) FROM _____ TO _____	<input type="checkbox"/> SINGLE STORY <input type="checkbox"/> 2 STORY <input checked="" type="checkbox"/> 3 STORY OR MORE	# AREA POTENTIAL <input type="checkbox"/> GROWING <input type="checkbox"/> PRICE <input type="checkbox"/> APPRECIATING <input type="checkbox"/> RENT <input type="checkbox"/> INCREASING <input type="checkbox"/> OCCUPANCY <input type="checkbox"/> DECLINING

DESCRIPTION	SELECTED AREA	LOCATION	TYPICAL LAND USE	BUILDING	MARKET TREND
FRINGE COMMERCIAL	Chácara Santo Antônio	<input checked="" type="checkbox"/> URBAN <input type="checkbox"/> SUBURBAN # THE LAND MARK PROPERTY IN THE NEIGHBORHOOD Tok & Stok	<input checked="" type="checkbox"/> RETAIL STORE <input checked="" type="checkbox"/> WHOLESALE STORE <input checked="" type="checkbox"/> RESTAURANT <input type="checkbox"/> OFFICE <input type="checkbox"/> FINANCIAL(BANK etc.) <input checked="" type="checkbox"/> SHOPPING CENTER COMPLEX <input checked="" type="checkbox"/> AMUSEMENT <input checked="" type="checkbox"/> CAR DEALER <input type="checkbox"/> HOTEL <input type="checkbox"/> OTHER (*) You can check more than one box.	<input type="checkbox"/> SINGLE STORY <input type="checkbox"/> 2-5 STORIES <input type="checkbox"/> 6-10 STORIES <input checked="" type="checkbox"/> 11 STORIES OR MORE	# AREA POTENTIAL <input type="checkbox"/> GROWING <input type="checkbox"/> PRICE <input type="checkbox"/> APPRECIATING <input type="checkbox"/> RENT <input type="checkbox"/> INCREASING <input type="checkbox"/> OCCUPANCY <input type="checkbox"/> INCREASING
CENTER COMMERCIAL BUSINESS DISTRICT	Vila Olímpia	<input checked="" type="checkbox"/> URBAN <input type="checkbox"/> SUBURBAN # THE LAND MARK PROPERTY IN THE NEIGHBORHOOD Cesar Park Hotel	<input type="checkbox"/> RETAIL STORE <input type="checkbox"/> WHOLESALE STORE <input checked="" type="checkbox"/> RESTAURANT <input checked="" type="checkbox"/> OFFICE <input checked="" type="checkbox"/> FINANCIAL(BANK etc.) <input type="checkbox"/> SHOPPING CENTER COMPLEX <input type="checkbox"/> AMUSEMENT <input type="checkbox"/> CAR DEALER <input checked="" type="checkbox"/> HOTEL <input type="checkbox"/> OTHER (*) You can check more than one box.	<input type="checkbox"/> SINGLE STORY <input type="checkbox"/> 2-5 STORIES <input type="checkbox"/> 6-10 STORIES <input checked="" type="checkbox"/> 11 STORIES OR MORE	# AREA POTENTIAL <input type="checkbox"/> GROWING <input type="checkbox"/> PRICE <input type="checkbox"/> APPRECIATING <input type="checkbox"/> RENT <input type="checkbox"/> INCREASING <input type="checkbox"/> OCCUPANCY <input type="checkbox"/> STABLE
MOST EXPENSIVE LOCATION	Faria Lima	<input checked="" type="checkbox"/> URBAN <input type="checkbox"/> SUBURBAN # THE LAND MARK PROPERTY IN THE NEIGHBORHOOD Shopping Iguatemi	<input checked="" type="checkbox"/> RETAIL STORE <input type="checkbox"/> WHOLESALE STORE <input checked="" type="checkbox"/> RESTAURANT <input checked="" type="checkbox"/> OFFICE <input checked="" type="checkbox"/> FINANCIAL(BANK etc.) <input checked="" type="checkbox"/> SHOPPING CENTER COMPLEX <input type="checkbox"/> AMUSEMENT <input type="checkbox"/> CAR DEALER <input checked="" type="checkbox"/> HOTEL <input type="checkbox"/> OTHER (*) You can check more than one box.	<input type="checkbox"/> SINGLE STORY <input type="checkbox"/> 2-5 STORIES <input type="checkbox"/> 6-10 STORIES <input checked="" type="checkbox"/> 11 STORIES OR MORE	# AREA POTENTIAL <input type="checkbox"/> GROWING <input type="checkbox"/> PRICE <input type="checkbox"/> APPRECIATING <input type="checkbox"/> RENT <input type="checkbox"/> INCREASING <input type="checkbox"/> OCCUPANCY <input type="checkbox"/> INCREASING



(N) NEIGHBORHOOD DATA OF SELECTED AREAS

DESCRIPTION	SELECTED AREA	ACCESS (TRANSPORTATION)	LAND USE	BUILDING	MARKET TREND
SINGLE FAMILY RESIDENCE	UPPER CLASS Mayfair Knightsbridge Belgravia Kensington Chelsea	# TO CENTER BUSINESS DISTRICT 10 MINUTES BY Car	# CHANGE IN PRESENT LAND USE <input checked="" type="checkbox"/> NOT LIKELY <input type="checkbox"/> LIKELY(*) <input type="checkbox"/> TAKING PLACE(*) (*) FROM _____ TO _____	<input type="checkbox"/> SINGLE STORY <input checked="" type="checkbox"/> 2 STORY <input checked="" type="checkbox"/> 3 STORY OR MORE	# AREA POTENTIAL ESTABLISHED _____ # PRICE _____ # RENT _____ # OCCUPANCY _____
		# TO NEIGHBORHOOD SHOPPING AREA 5 MINUTES BY Walk			
MIDDLE CLASS	Kingston	# TO EMPLOYMENT CENTER 10 MINUTES BY Car	# CHANGE IN PRESENT LAND USE <input checked="" type="checkbox"/> NOT LIKELY <input type="checkbox"/> LIKELY(*) <input type="checkbox"/> TAKING PLACE(*) (*) FROM _____ TO _____	<input type="checkbox"/> SINGLE STORY <input checked="" type="checkbox"/> 2 STORY <input checked="" type="checkbox"/> 3 STORY OR MORE	# AREA POTENTIAL _____ # PRICE _____ # RENT _____ # OCCUPANCY _____
		# TO SCHOOL 5 MINUTES BY Car			
MULTIPLE RESIDENCE	UPPER CLASS Mayfair Knightsbridge Belgravia Kensington Chelsea	# TO CENTER BUSINESS DISTRICT 30 MINUTES BY Train	# CHANGE IN PRESENT LAND USE <input checked="" type="checkbox"/> NOT LIKELY <input type="checkbox"/> LIKELY(*) <input type="checkbox"/> TAKING PLACE(*) (*) FROM _____ TO _____	<input type="checkbox"/> SINGLE STORY <input checked="" type="checkbox"/> 2 STORY <input checked="" type="checkbox"/> 3 STORY OR MORE	# AREA POTENTIAL ESTABLISHED _____ # PRICE _____ # RENT _____ # OCCUPANCY _____
		# TO NEIGHBORHOOD SHOPPING AREA 15 MINUTES BY Bus			
MIDDLE CLASS	Battersea	# TO EMPLOYMENT CENTER 25 MINUTES BY Car	# CHANGE IN PRESENT LAND USE <input checked="" type="checkbox"/> NOT LIKELY <input type="checkbox"/> LIKELY(*) <input type="checkbox"/> TAKING PLACE(*) (*) FROM _____ TO _____	<input type="checkbox"/> SINGLE STORY <input checked="" type="checkbox"/> 2 STORY <input checked="" type="checkbox"/> 3 STORY OR MORE	# AREA POTENTIAL ESTABLISHED _____ # PRICE _____ # RENT _____ # OCCUPANCY _____
		# TO SCHOOL 15 MINUTES BY Car			

DESCRIPTION	SELECTED AREA	LOCATION	TYPICAL LAND USE	BUILDING	MARKET TREND
FRINGE COMMERCIAL	Hammersmith	<input type="checkbox"/> URBAN <input checked="" type="checkbox"/> SUBURBAN # THE LAND MARK PROPERTY IN THE NEIGHBORHOOD The Ark	<input checked="" type="checkbox"/> RETAIL STORE <input type="checkbox"/> WHOLESALE STORE <input type="checkbox"/> RESTAURANT <input checked="" type="checkbox"/> OFFICE <input type="checkbox"/> FINANCIAL(BANK etc.) <input checked="" type="checkbox"/> SHOPPING CENTER COMPLEX <input type="checkbox"/> AMUSEMENT <input type="checkbox"/> CAR DEALER <input type="checkbox"/> HOTEL <input type="checkbox"/> OTHER (*) You can check more than one box.	<input type="checkbox"/> SINGLE STORY <input type="checkbox"/> 2-5 STORIES <input checked="" type="checkbox"/> 6-10 STORIES <input type="checkbox"/> 11 STORIES OR MORE	# AREA POTENTIAL <input type="checkbox"/> ESTABLISHED <input type="checkbox"/> PRICE <input type="checkbox"/> APPRECIATING <input type="checkbox"/> RENT <input type="checkbox"/> INCREASING <input type="checkbox"/> OCCUPANCY <input type="checkbox"/> INCREASING
CENTER COMMERCIAL BUSINESS DISTRICT	Mayfair St. James's prime Central Core Business Area	<input checked="" type="checkbox"/> URBAN <input type="checkbox"/> SUBURBAN # THE LAND MARK PROPERTY IN THE NEIGHBORHOOD 77 Grosvenor Street	<input checked="" type="checkbox"/> RETAIL STORE <input type="checkbox"/> WHOLESALE STORE <input type="checkbox"/> RESTAURANT <input checked="" type="checkbox"/> OFFICE <input type="checkbox"/> FINANCIAL(BANK etc.) <input type="checkbox"/> SHOPPING CENTER COMPLEX <input type="checkbox"/> AMUSEMENT <input type="checkbox"/> CAR DEALER <input type="checkbox"/> HOTEL <input type="checkbox"/> OTHER (*) You can check more than one box.	<input type="checkbox"/> SINGLE STORY <input checked="" type="checkbox"/> 2-5 STORIES <input type="checkbox"/> 6-10 STORIES <input type="checkbox"/> 11 STORIES OR MORE	# AREA POTENTIAL <input type="checkbox"/> ESTABLISHED <input type="checkbox"/> PRICE <input type="checkbox"/> APPRECIATING <input type="checkbox"/> RENT <input type="checkbox"/> INCREASING <input type="checkbox"/> OCCUPANCY <input type="checkbox"/> INCREASING
MOST EXPENSIVE LOCATION	Bakeley square St. James's square	<input checked="" type="checkbox"/> URBAN <input type="checkbox"/> SUBURBAN # THE LAND MARK PROPERTY IN THE NEIGHBORHOOD	<input checked="" type="checkbox"/> RETAIL STORE <input type="checkbox"/> WHOLESALE STORE <input type="checkbox"/> RESTAURANT <input checked="" type="checkbox"/> OFFICE <input type="checkbox"/> FINANCIAL(BANK etc.) <input type="checkbox"/> SHOPPING CENTER COMPLEX <input type="checkbox"/> AMUSEMENT <input type="checkbox"/> CAR DEALER <input type="checkbox"/> HOTEL <input type="checkbox"/> OTHER (*) You can check more than one box.	<input type="checkbox"/> SINGLE STORY <input checked="" type="checkbox"/> 2-5 STORIES <input type="checkbox"/> 6-10 STORIES <input type="checkbox"/> 11 STORIES OR MORE	# AREA POTENTIAL <input type="checkbox"/> ESTABLISHED <input type="checkbox"/> PRICE <input type="checkbox"/> APPRECIATING <input type="checkbox"/> RENT <input type="checkbox"/> INCREASING <input type="checkbox"/> OCCUPANCY <input type="checkbox"/> INCREASING

(N) NEIGHBORHOOD DATA OF SELECTED AREAS

DESCRIPTION	SELECTED AREA	ACCESS (TRANSPORTATION)	LAND USE	BUILDING	MARKET TREND
SINGLE FAMILY RESIDENCE	UPPER CLASS	Hampstead # TO CENTER BUSINESS DISTRICT 25 MINUTES BY Train # TO NEIGHBORHOOD SHOPPING AREA 5 MINUTES BY Walk # TO EMPLOYMENT CENTER 25 MINUTES BY Train # TO SCHOOL 5 MINUTES BY Car	# CHANGE IN PRESENT LAND USE <input checked="" type="checkbox"/> NOT LIKELY <input type="checkbox"/> LIKELY(*) <input type="checkbox"/> TAKING PLACE(*) (*) FROM _____ TO _____	<input type="checkbox"/> SINGLE STORY <input checked="" type="checkbox"/> 2 STORY <input checked="" type="checkbox"/> 3 STORY OR MORE	# AREA POTENTIAL ESTABLISHED _____ # PRICE _____ # RENT _____ # OCCUPANCY _____
	MIDDLE CLASS	Finchley Central # TO CENTER BUSINESS DISTRICT 25 MINUTES BY Train # TO NEIGHBORHOOD SHOPPING AREA 5 MINUTES BY Walk # TO EMPLOYMENT CENTER 25 MINUTES BY Train # TO SCHOOL 5 MINUTES BY Car	# CHANGE IN PRESENT LAND USE <input checked="" type="checkbox"/> NOT LIKELY <input type="checkbox"/> LIKELY(*) <input type="checkbox"/> TAKING PLACE(*) (*) FROM _____ TO _____	<input type="checkbox"/> SINGLE STORY <input checked="" type="checkbox"/> 2 STORY <input checked="" type="checkbox"/> 3 STORY OR MORE	# AREA POTENTIAL ESTABLISHED _____ # PRICE _____ # RENT _____ # OCCUPANCY _____
MULTIPLE RESIDENCE	UPPER CLASS	Hampstead # TO CENTER BUSINESS DISTRICT 25 MINUTES BY Train # TO NEIGHBORHOOD SHOPPING AREA 5 MINUTES BY Walk # TO EMPLOYMENT CENTER 25 MINUTES BY Train # TO SCHOOL 10 MINUTES BY Car	# CHANGE IN PRESENT LAND USE <input checked="" type="checkbox"/> NOT LIKELY <input type="checkbox"/> LIKELY(*) <input type="checkbox"/> TAKING PLACE(*) (*) FROM _____ TO _____	<input type="checkbox"/> SINGLE STORY <input checked="" type="checkbox"/> 2 STORY <input checked="" type="checkbox"/> 3 STORY OR MORE	# AREA POTENTIAL ESTABLISHED _____ # PRICE _____ # RENT _____ # OCCUPANCY _____
	MIDDLE CLASS	Putney # TO CENTER BUSINESS DISTRICT 40 MINUTES BY Train # TO NEIGHBORHOOD SHOPPING AREA 5 MINUTES BY Walk # TO EMPLOYMENT CENTER 40 MINUTES BY Train # TO SCHOOL 10 MINUTES BY Car	# CHANGE IN PRESENT LAND USE <input checked="" type="checkbox"/> NOT LIKELY <input type="checkbox"/> LIKELY(*) <input type="checkbox"/> TAKING PLACE(*) (*) FROM _____ TO _____	<input type="checkbox"/> SINGLE STORY <input checked="" type="checkbox"/> 2 STORY <input checked="" type="checkbox"/> 3 STORY OR MORE	# AREA POTENTIAL ESTABLISHED _____ # PRICE _____ # RENT _____ # OCCUPANCY _____

DESCRIPTION	SELECTED AREA	LOCATION	TYPICAL LAND USE	BUILDING	MARKET TREND
FRINGE COMMERCIAL	Minorities	<input checked="" type="checkbox"/> URBAN <input type="checkbox"/> SUBURBAN # THE LAND MARK PROPERTY IN THE NEIGHBORHOOD The Gherkin	<input checked="" type="checkbox"/> RETAIL STORE <input type="checkbox"/> WHOLESALE STORE <input type="checkbox"/> RESTAURANT <input checked="" type="checkbox"/> OFFICE <input type="checkbox"/> FINANCIAL(BANK etc.) <input type="checkbox"/> SHOPPING CENTER COMPLEX <input type="checkbox"/> AMUSEMENT <input type="checkbox"/> CAR DEALER <input type="checkbox"/> HOTEL <input type="checkbox"/> OTHER (*) You can check more than one box.	<input type="checkbox"/> SINGLE STORY <input type="checkbox"/> 2-5 STORIES <input checked="" type="checkbox"/> 6-10 STORIES <input type="checkbox"/> 11 STORIES OR MORE	# AREA POTENTIAL <input type="checkbox"/> GROWING <input type="checkbox"/> PRICE <input type="checkbox"/> APPRECIATING <input type="checkbox"/> RENT <input type="checkbox"/> INCREASING <input type="checkbox"/> OCCUPANCY <input type="checkbox"/> INCREASING
CENTER COMMERCIAL CENTER BUSINESS DISTRICT	Cheapside Prime Central Core Business Area	<input checked="" type="checkbox"/> URBAN <input type="checkbox"/> SUBURBAN # THE LAND MARK PROPERTY IN THE NEIGHBORHOOD Capital House	<input type="checkbox"/> RETAIL STORE <input type="checkbox"/> WHOLESALE STORE <input type="checkbox"/> RESTAURANT <input checked="" type="checkbox"/> OFFICE <input type="checkbox"/> FINANCIAL(BANK etc.) <input type="checkbox"/> SHOPPING CENTER COMPLEX <input type="checkbox"/> AMUSEMENT <input type="checkbox"/> CAR DEALER <input type="checkbox"/> HOTEL <input type="checkbox"/> OTHER (*) You can check more than one box.	<input type="checkbox"/> SINGLE STORY <input type="checkbox"/> 2-5 STORIES <input checked="" type="checkbox"/> 6-10 STORIES <input type="checkbox"/> 11 STORIES OR MORE	# AREA POTENTIAL <input type="checkbox"/> ESTABLISHED <input type="checkbox"/> PRICE <input type="checkbox"/> APPRECIATING <input type="checkbox"/> RENT <input type="checkbox"/> INCREASING <input type="checkbox"/> OCCUPANCY <input type="checkbox"/> INCREASING
MOST EXPENSIVE LOCATION	Cornhill Bishopsgate Area	<input type="checkbox"/> URBAN <input type="checkbox"/> SUBURBAN # THE LAND MARK PROPERTY IN THE NEIGHBORHOOD	<input type="checkbox"/> RETAIL STORE <input type="checkbox"/> WHOLESALE STORE <input type="checkbox"/> RESTAURANT <input type="checkbox"/> OFFICE <input type="checkbox"/> FINANCIAL(BANK etc.) <input type="checkbox"/> SHOPPING CENTER COMPLEX <input type="checkbox"/> AMUSEMENT <input type="checkbox"/> CAR DEALER <input type="checkbox"/> HOTEL <input type="checkbox"/> OTHER (*) You can check more than one box.	<input type="checkbox"/> SINGLE STORY <input type="checkbox"/> 2-5 STORIES <input type="checkbox"/> 6-10 STORIES <input type="checkbox"/> 11 STORIES OR MORE	# AREA POTENTIAL <input type="checkbox"/> PRICE <input type="checkbox"/> RENT <input type="checkbox"/> OCCUPANCY

(N) NEIGHBORHOOD DATA OF SELECTED AREAS

DESCRIPTION	SELECTED AREA	ACCESS (TRANSPORTATION)	LAND USE	BUILDING	MARKET TREND
SINGLE FAMILY RESIDENCE	UPPER CLASS	# TO CENTER BUSINESS DISTRICT MINUTES BY _____ # TO NEIGHBORHOOD SHOPPING AREA MINUTES BY _____ # TO EMPLOYMENT CENTER MINUTES BY _____ # TO SCHOOL MINUTES BY _____	# CHANGE IN PRESENT LAND USE <input type="checkbox"/> NOT LIKELY <input type="checkbox"/> LIKELY(*) <input type="checkbox"/> TAKING PLACE(*) (*) FROM _____ TO _____	<input type="checkbox"/> SINGLE STORY <input type="checkbox"/> 2 STORY <input type="checkbox"/> 3 STORY OR MORE	# AREA POTENTIAL # PRICE # RENT # OCCUPANCY
	MIDDLE CLASS	# TO CENTER BUSINESS DISTRICT MINUTES BY _____ # TO NEIGHBORHOOD SHOPPING AREA MINUTES BY _____ # TO EMPLOYMENT CENTER MINUTES BY _____ # TO SCHOOL MINUTES BY _____	# CHANGE IN PRESENT LAND USE <input type="checkbox"/> NOT LIKELY <input type="checkbox"/> LIKELY(*) <input type="checkbox"/> TAKING PLACE(*) (*) FROM _____ TO _____	<input type="checkbox"/> SINGLE STORY <input type="checkbox"/> 2 STORY <input type="checkbox"/> 3 STORY OR MORE	# AREA POTENTIAL # PRICE # RENT # OCCUPANCY
MULTIPLE RESIDENCE	UPPER CLASS	# TO CENTER BUSINESS DISTRICT MINUTES BY _____ # TO NEIGHBORHOOD SHOPPING AREA MINUTES BY _____ # TO EMPLOYMENT CENTER MINUTES BY _____ # TO SCHOOL MINUTES BY _____	# CHANGE IN PRESENT LAND USE <input type="checkbox"/> NOT LIKELY <input type="checkbox"/> LIKELY(*) <input type="checkbox"/> TAKING PLACE(*) (*) FROM _____ TO _____	<input type="checkbox"/> SINGLE STORY <input type="checkbox"/> 2 STORY <input type="checkbox"/> 3 STORY OR MORE	# AREA POTENTIAL # PRICE # RENT # OCCUPANCY
	MIDDLE CLASS	# TO CENTER BUSINESS DISTRICT 30 MINUTES BY Tube # TO NEIGHBORHOOD SHOPPING AREA 10 MINUTES BY Car # TO EMPLOYMENT CENTER 30 MINUTES BY Tube # TO SCHOOL 10 MINUTES BY Car	# CHANGE IN PRESENT LAND USE <input checked="" type="checkbox"/> NOT LIKELY <input type="checkbox"/> LIKELY(*) <input type="checkbox"/> TAKING PLACE(*) (*) FROM _____ TO _____	<input type="checkbox"/> SINGLE STORY <input type="checkbox"/> 2 STORY <input checked="" type="checkbox"/> 3 STORY OR MORE	# AREA POTENTIAL # GROWING # PRICE # RENT # OCCUPANCY

DESCRIPTION	SELECTED AREA	LOCATION	TYPICAL LAND USE	BUILDING	MARKET TREND
COMMERCIAL	FRINGE COMMERCIAL	<input type="checkbox"/> URBAN <input type="checkbox"/> SUBURBAN # THE LAND MARK PROPERTY IN THE NEIGHBORHOOD	<input type="checkbox"/> RETAIL STORE <input type="checkbox"/> WHOLESALE STORE <input type="checkbox"/> RESTAURANT <input type="checkbox"/> OFFICE <input type="checkbox"/> FINANCIAL(BANK etc.) <input type="checkbox"/> SHOPPING CENTER COMPLEX <input type="checkbox"/> AMUSEMENT <input type="checkbox"/> CAR DEALER <input type="checkbox"/> HOTEL <input type="checkbox"/> OTHER (*) You can check more than one box.	<input type="checkbox"/> SINGLE STORY <input type="checkbox"/> 2-5 STORIES <input type="checkbox"/> 6-10 STORIES <input type="checkbox"/> 11 STORIES OR MORE	# AREA POTENTIAL # PRICE # RENT # OCCUPANCY
	CENTER COMMERCIAL CENTER BUSINESS DISTRICT	<input type="checkbox"/> URBAN <input type="checkbox"/> SUBURBAN # THE LAND MARK PROPERTY IN THE NEIGHBORHOOD	<input type="checkbox"/> RETAIL STORE <input type="checkbox"/> WHOLESALE STORE <input type="checkbox"/> RESTAURANT <input type="checkbox"/> OFFICE <input type="checkbox"/> FINANCIAL(BANK etc.) <input type="checkbox"/> SHOPPING CENTER COMPLEX <input type="checkbox"/> AMUSEMENT <input type="checkbox"/> CAR DEALER <input type="checkbox"/> HOTEL <input type="checkbox"/> OTHER (*) You can check more than one box.	<input type="checkbox"/> SINGLE STORY <input type="checkbox"/> 2-5 STORIES <input type="checkbox"/> 6-10 STORIES <input type="checkbox"/> 11 STORIES OR MORE	# AREA POTENTIAL # PRICE # RENT # OCCUPANCY
MOST EXPENSIVE LOCATION	canary wharf	<input checked="" type="checkbox"/> URBAN <input type="checkbox"/> SUBURBAN # THE LAND MARK PROPERTY IN THE NEIGHBORHOOD	<input checked="" type="checkbox"/> RETAIL STORE <input type="checkbox"/> WHOLESALE STORE <input checked="" type="checkbox"/> RESTAURANT <input checked="" type="checkbox"/> OFFICE <input type="checkbox"/> FINANCIAL(BANK etc.) <input type="checkbox"/> SHOPPING CENTER COMPLEX <input type="checkbox"/> AMUSEMENT <input type="checkbox"/> CAR DEALER <input type="checkbox"/> HOTEL <input type="checkbox"/> OTHER (*) You can check more than one box.	<input type="checkbox"/> SINGLE STORY <input type="checkbox"/> 2-5 STORIES <input type="checkbox"/> 6-10 STORIES <input checked="" type="checkbox"/> 11 STORIES OR MORE	# AREA POTENTIAL # PRICE # OCCUPANCY # RENT # OCCUPANCY # OCCUPANCY # OCCUPANCY

## (N) NEIGHBORHOOD DATA OF SELECTED AREAS

DESCRIPTION	SELECTED AREA	ACCESS (TRANSPORTATION)	LAND USE	BUILDING	MARKET TREND
SINGLE FAMILY RESIDENCE	UPPER CLASS Versailles Saint-Germain-en-Laye	# TO CENTER BUSINESS DISTRICT 20 MINUTES BY Train # TO NEIGHBORHOOD SHOPPING AREA 10 MINUTES BY Walk # TO EMPLOYMENT CENTER 10 MINUTES BY Bus # TO SCHOOL 10 MINUTES BY Walk	# CHANGE IN PRESENT LAND USE <input checked="" type="checkbox"/> NOT LIKELY <input type="checkbox"/> LIKELY(*) <input type="checkbox"/> TAKING PLACE(*) (*) FROM _____ TO _____	<input type="checkbox"/> SINGLE STORY <input checked="" type="checkbox"/> 2 STORY <input type="checkbox"/> 3 STORY OR MORE	# AREA POTENTIAL ESTABLISHED # PRICE STABLE # RENT STABLE # OCCUPANCY STABLE
	MIDDLE CLASS Nogent-sur-Mame	# TO CENTER BUSINESS DISTRICT MINUTES BY _____ # TO NEIGHBORHOOD SHOPPING AREA MINUTES BY _____ # TO EMPLOYMENT CENTER MINUTES BY _____ # TO SCHOOL MINUTES BY _____	# CHANGE IN PRESENT LAND USE <input type="checkbox"/> NOT LIKELY <input type="checkbox"/> LIKELY(*) <input type="checkbox"/> TAKING PLACE(*) (*) FROM _____ TO _____	<input type="checkbox"/> SINGLE STORY <input type="checkbox"/> 2 STORY <input type="checkbox"/> 3 STORY OR MORE	# AREA POTENTIAL _____ # PRICE _____ # RENT _____ # OCCUPANCY _____
MULTIPLE RESIDENCE	UPPER CLASS 16th district Rue De La Pompe	# TO CENTER BUSINESS DISTRICT 10 MINUTES BY Metro # TO NEIGHBORHOOD SHOPPING AREA 5 MINUTES BY Walk # TO EMPLOYMENT CENTER 10 MINUTES BY Walk # TO SCHOOL 5 MINUTES BY Walk	# CHANGE IN PRESENT LAND USE <input checked="" type="checkbox"/> NOT LIKELY <input type="checkbox"/> LIKELY(*) <input type="checkbox"/> TAKING PLACE(*) (*) FROM _____ TO _____	<input type="checkbox"/> SINGLE STORY <input type="checkbox"/> 2 STORY <input checked="" type="checkbox"/> 3 STORY OR MORE	# AREA POTENTIAL ESTABLISHED # PRICE STABLE # RENT STABLE # OCCUPANCY STABLE
	MIDDLE CLASS 15th district Rue Lecourbe	# TO CENTER BUSINESS DISTRICT MINUTES BY _____ # TO NEIGHBORHOOD SHOPPING AREA MINUTES BY _____ # TO EMPLOYMENT CENTER MINUTES BY _____ # TO SCHOOL MINUTES BY _____	# CHANGE IN PRESENT LAND USE <input type="checkbox"/> NOT LIKELY <input type="checkbox"/> LIKELY(*) <input type="checkbox"/> TAKING PLACE(*) (*) FROM _____ TO _____	<input type="checkbox"/> SINGLE STORY <input type="checkbox"/> 2 STORY <input type="checkbox"/> 3 STORY OR MORE	# AREA POTENTIAL _____ # PRICE _____ # RENT _____ # OCCUPANCY _____

DESCRIPTION	SELECTED AREA	LOCATION	TYPICAL LAND USE	BUILDING	MARKET TREND
FRINGE COMMERCIAL	Bercy Gare de Lyon	<input checked="" type="checkbox"/> URBAN <input type="checkbox"/> SUBURBAN # THE LAND MARK PROPERTY IN THE NEIGHBORHOOD	<input checked="" type="checkbox"/> RETAIL STORE <input type="checkbox"/> WHOLESALE STORE <input checked="" type="checkbox"/> RESTAURANT <input checked="" type="checkbox"/> OFFICE <input checked="" type="checkbox"/> FINANCIAL(BANK etc.) <input checked="" type="checkbox"/> SHOPPING CENTER COMPLEX <input checked="" type="checkbox"/> AMUSEMENT <input type="checkbox"/> CAR DEALER <input checked="" type="checkbox"/> HOTEL <input type="checkbox"/> OTHER (*) You can check more than one box.	<input type="checkbox"/> SINGLE STORY <input type="checkbox"/> 2-5 STORIES <input checked="" type="checkbox"/> 6-10 STORIES <input type="checkbox"/> 11 STORIES OR MORE	# AREA POTENTIAL <input type="text"/> GROWING # PRICE <input type="text"/> STABLE # RENT <input type="text"/> STABLE # OCCUPANCY <input type="text"/> STABLE
CENTER COMMERCIAL BUSINESS DISTRICT	8th, 1st 2nd district	<input checked="" type="checkbox"/> URBAN <input type="checkbox"/> SUBURBAN # THE LAND MARK PROPERTY IN THE NEIGHBORHOOD	<input checked="" type="checkbox"/> RETAIL STORE <input type="checkbox"/> WHOLESALE STORE <input checked="" type="checkbox"/> RESTAURANT <input checked="" type="checkbox"/> OFFICE <input checked="" type="checkbox"/> FINANCIAL(BANK etc.) <input checked="" type="checkbox"/> SHOPPING CENTER COMPLEX <input checked="" type="checkbox"/> AMUSEMENT <input type="checkbox"/> CAR DEALER <input checked="" type="checkbox"/> HOTEL <input type="checkbox"/> OTHER (*) You can check more than one box.	<input type="checkbox"/> SINGLE STORY <input type="checkbox"/> 2-5 STORIES <input checked="" type="checkbox"/> 6-10 STORIES <input type="checkbox"/> 11 STORIES OR MORE	# AREA POTENTIAL <input type="text"/> ESTABLISHED # PRICE <input type="text"/> APPRECIATING # RENT <input type="text"/> INCREASING # OCCUPANCY <input type="text"/> STABLE
MOST EXPENSIVE LOCATION	Avenue des Champs Elysees in 8th district	<input checked="" type="checkbox"/> URBAN <input type="checkbox"/> SUBURBAN # THE LAND MARK PROPERTY IN THE NEIGHBORHOOD	<input checked="" type="checkbox"/> RETAIL STORE <input type="checkbox"/> WHOLESALE STORE <input checked="" type="checkbox"/> RESTAURANT <input checked="" type="checkbox"/> OFFICE <input checked="" type="checkbox"/> FINANCIAL(BANK etc.) <input checked="" type="checkbox"/> SHOPPING CENTER COMPLEX <input checked="" type="checkbox"/> AMUSEMENT <input type="checkbox"/> CAR DEALER <input checked="" type="checkbox"/> HOTEL <input type="checkbox"/> OTHER (*) You can check more than one box.	<input type="checkbox"/> SINGLE STORY <input type="checkbox"/> 2-5 STORIES <input checked="" type="checkbox"/> 6-10 STORIES <input type="checkbox"/> 11 STORIES OR MORE	# AREA POTENTIAL <input type="text"/> ESTABLISHED # PRICE <input type="text"/> APPRECIATING # RENT <input type="text"/> INCREASING # OCCUPANCY <input type="text"/> STABLE



(N) NEIGHBORHOOD DATA OF SELECTED AREAS

DESCRIPTION	SELECTED AREA	ACCESS (TRANSPORTATION)	LAND USE	BUILDING	MARKET TREND
SINGLE FAMILY RESIDENCE	UPPER CLASS	# TO CENTER BUSINESS DISTRICT 20 MINUTES BY Car/Train # TO NEIGHBORHOOD SHOPPING AREA -10 MINUTES BY Car # TO EMPLOYMENT CENTER -15 MINUTES BY Car/Train # TO SCHOOL 10 MINUTES BY Walk	# CHANGE IN PRESENT LAND USE <input checked="" type="checkbox"/> NOT LIKELY <input type="checkbox"/> LIKELY(*) <input type="checkbox"/> TAKING PLACE(*) (*) FROM _____ TO _____	# SINGLE STORY <input type="checkbox"/> SINGLE STORY <input checked="" type="checkbox"/> 2 STORY <input type="checkbox"/> 3 STORY OR MORE	# AREA POTENTIAL <input checked="" type="checkbox"/> ESTABLISHED # PRICE <input type="checkbox"/> STABLE <input type="checkbox"/> RENT <input type="checkbox"/> INCREASING # OCCUPANCY <input type="checkbox"/> STABLE
	MIDDLE CLASS	# TO CENTER BUSINESS DISTRICT 25 MINUTES BY Car # TO NEIGHBORHOOD SHOPPING AREA 5 MINUTES BY Car # TO EMPLOYMENT CENTER 25 MINUTES BY Car # TO SCHOOL 10 MINUTES BY Walk	# CHANGE IN PRESENT LAND USE <input checked="" type="checkbox"/> NOT LIKELY <input type="checkbox"/> LIKELY(*) <input type="checkbox"/> TAKING PLACE(*) (*) FROM _____ TO _____	# SINGLE STORY <input type="checkbox"/> SINGLE STORY <input checked="" type="checkbox"/> 2 STORY <input type="checkbox"/> 3 STORY OR MORE	# AREA POTENTIAL <input checked="" type="checkbox"/> ESTABLISHED # PRICE <input type="checkbox"/> STABLE <input type="checkbox"/> RENT <input type="checkbox"/> STABLE <input type="checkbox"/> OCCUPANCY <input type="checkbox"/> STABLE
MULTIPLE RESIDENCE	UPPER CLASS	# TO CENTER BUSINESS DISTRICT 25 MINUTES BY Car/Train # TO NEIGHBORHOOD SHOPPING AREA 10 MINUTES BY Car/Train # TO EMPLOYMENT CENTER 25 MINUTES BY Car/Train # TO SCHOOL 10 MINUTES BY Walk	# CHANGE IN PRESENT LAND USE <input checked="" type="checkbox"/> NOT LIKELY <input type="checkbox"/> LIKELY(*) <input type="checkbox"/> TAKING PLACE(*) (*) FROM _____ TO _____	# SINGLE STORY <input type="checkbox"/> SINGLE STORY <input checked="" type="checkbox"/> 2 STORY <input checked="" type="checkbox"/> 3 STORY OR MORE	# AREA POTENTIAL <input checked="" type="checkbox"/> ESTABLISHED # PRICE <input type="checkbox"/> STABLE <input type="checkbox"/> RENT <input type="checkbox"/> STABLE <input type="checkbox"/> OCCUPANCY <input type="checkbox"/> STABLE
	MIDDLE CLASS	# TO CENTER BUSINESS DISTRICT 10 MINUTES BY Car/Train # TO NEIGHBORHOOD SHOPPING AREA 10 MINUTES BY Car/Train # TO EMPLOYMENT CENTER 10 MINUTES BY Car/Train # TO SCHOOL 10 MINUTES BY Walk	# CHANGE IN PRESENT LAND USE <input checked="" type="checkbox"/> NOT LIKELY <input type="checkbox"/> LIKELY(*) <input type="checkbox"/> TAKING PLACE(*) (*) FROM _____ TO _____	# SINGLE STORY <input type="checkbox"/> SINGLE STORY <input checked="" type="checkbox"/> 2 STORY <input checked="" type="checkbox"/> 3 STORY OR MORE	# AREA POTENTIAL <input checked="" type="checkbox"/> ESTABLISHED # PRICE <input type="checkbox"/> STABLE <input type="checkbox"/> RENT <input type="checkbox"/> STABLE <input type="checkbox"/> OCCUPANCY <input type="checkbox"/> STABLE

DESCRIPTION	SELECTED AREA	LOCATION	TYPICAL LAND USE	BUILDING	MARKET TREND
FRINGE COMMERCIAL	Schweizer Stra. $\beta$ e	<input checked="" type="checkbox"/> URBAN <input type="checkbox"/> SUBURBAN # THE LAND MARK PROPERTY IN THE NEIGHBORHOOD	<input checked="" type="checkbox"/> RETAIL STORE <input type="checkbox"/> WHOLESALE STORE <input checked="" type="checkbox"/> RESTAURANT <input type="checkbox"/> OFFICE <input type="checkbox"/> FINANCIAL(BANK etc.) <input type="checkbox"/> SHOPPING CENTER COMPLEX <input checked="" type="checkbox"/> AMUSEMENT <input type="checkbox"/> CAR DEALER <input type="checkbox"/> HOTEL <input type="checkbox"/> OTHER (*) You can check more than one box.	<input type="checkbox"/> SINGLE STORY <input checked="" type="checkbox"/> 2-5 STORIES <input type="checkbox"/> 6-10 STORIES <input type="checkbox"/> 11 STORIES OR MORE	# AREA POTENTIAL <input type="checkbox"/> ESTABLISHED # PRICE <input type="checkbox"/> STABLE # RENT <input type="checkbox"/> STABLE # OCCUPANCY <input type="checkbox"/> STABLE
			# CHANGE IN PRESENT LAND USE <input checked="" type="checkbox"/> NOT LIKELY <input type="checkbox"/> LIKELY(*) <input type="checkbox"/> TAKING PLACE(*) (*) FROM _____ TO _____		
CENTER COMMERCIAL CENTER BUSINESS DISTRICT	Hauptwache	<input checked="" type="checkbox"/> URBAN <input type="checkbox"/> SUBURBAN # THE LAND MARK PROPERTY IN THE NEIGHBORHOOD	<input checked="" type="checkbox"/> RETAIL STORE <input type="checkbox"/> WHOLESALE STORE <input checked="" type="checkbox"/> RESTAURANT <input checked="" type="checkbox"/> OFFICE <input type="checkbox"/> FINANCIAL(BANK etc.) <input type="checkbox"/> SHOPPING CENTER COMPLEX <input type="checkbox"/> AMUSEMENT <input type="checkbox"/> CAR DEALER <input type="checkbox"/> HOTEL <input type="checkbox"/> OTHER (*) You can check more than one box.	<input type="checkbox"/> SINGLE STORY <input checked="" type="checkbox"/> 2-5 STORIES <input type="checkbox"/> 6-10 STORIES <input type="checkbox"/> 11 STORIES OR MORE	# AREA POTENTIAL <input type="checkbox"/> ESTABLISHED # PRICE <input type="checkbox"/> STABLE # RENT <input type="checkbox"/> STABLE # OCCUPANCY <input type="checkbox"/> STABLE
			# CHANGE IN PRESENT LAND USE <input checked="" type="checkbox"/> NOT LIKELY <input type="checkbox"/> LIKELY(*) <input type="checkbox"/> TAKING PLACE(*) (*) FROM _____ TO _____		
MOST EXPENSIVE LOCATION	Mainzer Landstra $\beta$ e	<input checked="" type="checkbox"/> URBAN <input type="checkbox"/> SUBURBAN # THE LAND MARK PROPERTY IN THE NEIGHBORHOOD	<input type="checkbox"/> RETAIL STORE <input type="checkbox"/> WHOLESALE STORE <input type="checkbox"/> RESTAURANT <input type="checkbox"/> OFFICE <input checked="" type="checkbox"/> FINANCIAL(BANK etc.) <input type="checkbox"/> SHOPPING CENTER COMPLEX <input type="checkbox"/> AMUSEMENT <input type="checkbox"/> CAR DEALER <input type="checkbox"/> HOTEL <input type="checkbox"/> OTHER (*) You can check more than one box.	<input type="checkbox"/> SINGLE STORY <input type="checkbox"/> 2-5 STORIES <input type="checkbox"/> 6-10 STORIES <input checked="" type="checkbox"/> 11 STORIES OR MORE	# AREA POTENTIAL <input type="checkbox"/> ESTABLISHED # PRICE <input type="checkbox"/> STABLE # RENT <input type="checkbox"/> INCREASING # OCCUPANCY <input type="checkbox"/> STABLE
			# CHANGE IN PRESENT LAND USE <input checked="" type="checkbox"/> NOT LIKELY <input type="checkbox"/> LIKELY(*) <input type="checkbox"/> TAKING PLACE(*) (*) FROM _____ TO _____		

(N) NEIGHBORHOOD DATA OF SELECTED AREAS

DESCRIPTION	SELECTED AREA	ACCESS (TRANSPORTATION)	LAND USE	BUILDING	MARKET TREND
SINGLE FAMILY RESIDENCE	UPPER CLASS	# TO CENTER BUSINESS DISTRICT 20 MINUTES BY Car/Train # TO NEIGHBORHOOD SHOPPING AREA -10 MINUTES BY Car # TO EMPLOYMENT CENTER -15 MINUTES BY Car/Train # TO SCHOOL 10 MINUTES BY Walk	# CHANGE IN PRESENT LAND USE <input checked="" type="checkbox"/> NOT LIKELY <input type="checkbox"/> LIKELY(*) <input type="checkbox"/> TAKING PLACE(*) (*) FROM _____ TO _____	<input type="checkbox"/> SINGLE STORY <input type="checkbox"/> 2 STORY <input checked="" type="checkbox"/> 3 STORY OR MORE	# AREA POTENTIAL <input checked="" type="checkbox"/> ESTABLISHED # PRICE <input checked="" type="checkbox"/> APPRECIATING # RENT <input type="checkbox"/> STABLE # OCCUPANCY <input type="checkbox"/> STABLE
	MIDDLE CLASS	# TO CENTER BUSINESS DISTRICT 25 MINUTES BY Car # TO NEIGHBORHOOD SHOPPING AREA 5 MINUTES BY Car # TO EMPLOYMENT CENTER 25 MINUTES BY Car # TO SCHOOL 10 MINUTES BY Walk	# CHANGE IN PRESENT LAND USE <input checked="" type="checkbox"/> NOT LIKELY <input type="checkbox"/> LIKELY(*) <input type="checkbox"/> TAKING PLACE(*) (*) FROM _____ TO _____	<input type="checkbox"/> SINGLE STORY <input checked="" type="checkbox"/> 2 STORY <input type="checkbox"/> 3 STORY OR MORE	# AREA POTENTIAL <input checked="" type="checkbox"/> ESTABLISHED # PRICE <input type="checkbox"/> STABLE # RENT <input type="checkbox"/> STABLE # OCCUPANCY <input type="checkbox"/> STABLE
MULTIPLE RESIDENCE	UPPER CLASS	# TO CENTER BUSINESS DISTRICT 15 MINUTES BY Car/Train # TO NEIGHBORHOOD SHOPPING AREA 5 MINUTES BY Car/Train # TO EMPLOYMENT CENTER 10 MINUTES BY Car/Train # TO SCHOOL 10 MINUTES BY Walk	# CHANGE IN PRESENT LAND USE <input checked="" type="checkbox"/> NOT LIKELY <input type="checkbox"/> LIKELY(*) <input type="checkbox"/> TAKING PLACE(*) (*) FROM _____ TO _____	<input type="checkbox"/> SINGLE STORY <input checked="" type="checkbox"/> 2 STORY <input checked="" type="checkbox"/> 3 STORY OR MORE	# AREA POTENTIAL <input checked="" type="checkbox"/> ESTABLISHED # PRICE <input type="checkbox"/> APPRECIATING # RENT <input type="checkbox"/> INCREASING # OCCUPANCY <input type="checkbox"/> STABLE
	MIDDLE CLASS	# TO CENTER BUSINESS DISTRICT 15 MINUTES BY Car/Train # TO NEIGHBORHOOD SHOPPING AREA 10 MINUTES BY Car/Train # TO EMPLOYMENT CENTER 10 MINUTES BY Car/Train # TO SCHOOL 10 MINUTES BY Walk	# CHANGE IN PRESENT LAND USE <input checked="" type="checkbox"/> NOT LIKELY <input type="checkbox"/> LIKELY(*) <input type="checkbox"/> TAKING PLACE(*) (*) FROM _____ TO _____	<input type="checkbox"/> SINGLE STORY <input checked="" type="checkbox"/> 2 STORY <input checked="" type="checkbox"/> 3 STORY OR MORE	# AREA POTENTIAL <input checked="" type="checkbox"/> ESTABLISHED # PRICE <input type="checkbox"/> STABLE # RENT <input type="checkbox"/> INCREASING # OCCUPANCY <input type="checkbox"/> STABLE

DESCRIPTION	SELECTED AREA	LOCATION	TYPICAL LAND USE	BUILDING	MARKET TREND
FRINGE COMMERCIAL	City West/Ost	<input checked="" type="checkbox"/> URBAN <input type="checkbox"/> SUBURBAN # THE LAND MARK PROPERTY IN THE NEIGHBORHOOD	<input checked="" type="checkbox"/> RETAIL STORE <input type="checkbox"/> WHOLESALE STORE <input checked="" type="checkbox"/> RESTAURANT <input type="checkbox"/> OFFICE <input type="checkbox"/> FINANCIAL(BANK etc.) <input checked="" type="checkbox"/> SHOPPING CENTER COMPLEX <input type="checkbox"/> AMUSEMENT <input type="checkbox"/> CAR DEALER <input type="checkbox"/> HOTEL <input type="checkbox"/> OTHER (*) You can check more than one box.	<input type="checkbox"/> SINGLE STORY <input checked="" type="checkbox"/> 2-5 STORIES <input type="checkbox"/> 6-10 STORIES <input type="checkbox"/> 11 STORIES OR MORE	# AREA POTENTIAL <input type="checkbox"/> ESTABLISHED # PRICE <input type="checkbox"/> STABLE # RENT <input type="checkbox"/> STABLE # OCCUPANCY <input type="checkbox"/> STABLE
CENTER COMMERCIAL CENTER BUSINESS DISTRICT	Kurfürstendamm/Friedrichstraße	<input checked="" type="checkbox"/> URBAN <input type="checkbox"/> SUBURBAN # THE LAND MARK PROPERTY IN THE NEIGHBORHOOD Quartier 205-207, Kranzler-Eck	<input checked="" type="checkbox"/> RETAIL STORE <input type="checkbox"/> WHOLESALE STORE <input checked="" type="checkbox"/> RESTAURANT <input checked="" type="checkbox"/> OFFICE <input checked="" type="checkbox"/> FINANCIAL(BANK etc.) <input type="checkbox"/> SHOPPING CENTER COMPLEX <input checked="" type="checkbox"/> AMUSEMENT <input type="checkbox"/> CAR DEALER <input checked="" type="checkbox"/> HOTEL <input type="checkbox"/> OTHER (*) You can check more than one box.	<input type="checkbox"/> SINGLE STORY <input checked="" type="checkbox"/> 2-5 STORIES <input checked="" type="checkbox"/> 6-10 STORIES <input type="checkbox"/> 11 STORIES OR MORE	# AREA POTENTIAL <input type="checkbox"/> ESTABLISHED # PRICE <input type="checkbox"/> STABLE # RENT <input type="checkbox"/> STABLE # OCCUPANCY <input type="checkbox"/> STABLE
MOST EXPENSIVE LOCATION	Potsdamer Platz/Leipziger Platz	<input checked="" type="checkbox"/> URBAN <input type="checkbox"/> SUBURBAN # THE LAND MARK PROPERTY IN THE NEIGHBORHOOD Sony-Center, Belsheim-Center, Potsdamer Platz	<input checked="" type="checkbox"/> RETAIL STORE <input type="checkbox"/> WHOLESALE STORE <input checked="" type="checkbox"/> RESTAURANT <input checked="" type="checkbox"/> OFFICE <input checked="" type="checkbox"/> FINANCIAL(BANK etc.) <input checked="" type="checkbox"/> SHOPPING CENTER COMPLEX <input checked="" type="checkbox"/> AMUSEMENT <input type="checkbox"/> CAR DEALER <input checked="" type="checkbox"/> HOTEL <input type="checkbox"/> OTHER (*) You can check more than one box.	<input type="checkbox"/> SINGLE STORY <input type="checkbox"/> 2-5 STORIES <input type="checkbox"/> 6-10 STORIES <input checked="" type="checkbox"/> 11 STORIES OR MORE	# AREA POTENTIAL <input type="checkbox"/> ESTABLISHED # PRICE <input type="checkbox"/> STABLE # RENT <input type="checkbox"/> STABLE # OCCUPANCY <input type="checkbox"/> STABLE

(N) NEIGHBORHOOD DATA OF SELECTED AREAS

DESCRIPTION	SELECTED AREA	ACCESS (TRANSPORTATION)	LAND USE	BUILDING	MARKET TREND
SINGLE FAMILY RESIDENCE	UPPER CLASS	# TO CENTER BUSINESS DISTRICT 30 MINUTES BY Subway # TO NEIGHBORHOOD SHOPPING AREA 10 MINUTES BY Bus # TO EMPLOYMENT CENTER 30 MINUTES BY Subway # TO SCHOOL 10 MINUTES BY Bus	# CHANGE IN PRESENT LAND USE <input checked="" type="checkbox"/> NOT LIKELY <input type="checkbox"/> LIKELY(*) <input type="checkbox"/> TAKING PLACE(*) (*) FROM _____ TO _____	# SINGLE STORY <input checked="" type="checkbox"/> 2 STORY <input type="checkbox"/> 3 STORY OR MORE	# AREA POTENTIAL <input checked="" type="checkbox"/> GROWING <input type="checkbox"/> PRICE <input checked="" type="checkbox"/> APPRECIATING <input type="checkbox"/> RENT <input checked="" type="checkbox"/> INCREASING <input type="checkbox"/> OCCUPANCY <input checked="" type="checkbox"/> INCREASING
	MIDDLE CLASS	# TO CENTER BUSINESS DISTRICT 30 MINUTES BY Subway # TO NEIGHBORHOOD SHOPPING AREA 20 MINUTES BY Bus # TO EMPLOYMENT CENTER 30 MINUTES BY Subway # TO SCHOOL 10 MINUTES BY Bus	# CHANGE IN PRESENT LAND USE <input checked="" type="checkbox"/> NOT LIKELY <input type="checkbox"/> LIKELY(*) <input type="checkbox"/> TAKING PLACE(*) (*) FROM _____ TO _____	# SINGLE STORY <input checked="" type="checkbox"/> 2 STORY <input type="checkbox"/> 3 STORY OR MORE	# AREA POTENTIAL <input checked="" type="checkbox"/> GROWING <input type="checkbox"/> PRICE <input checked="" type="checkbox"/> APPRECIATING <input type="checkbox"/> RENT <input checked="" type="checkbox"/> INCREASING <input type="checkbox"/> OCCUPANCY <input checked="" type="checkbox"/> INCREASING
MULTIPLE RESIDENCE	UPPER CLASS	# TO CENTER BUSINESS DISTRICT 20 MINUTES BY Subway # TO NEIGHBORHOOD SHOPPING AREA 10 MINUTES BY Bus # TO EMPLOYMENT CENTER 20 MINUTES BY Subway # TO SCHOOL 10 MINUTES BY Bus	# CHANGE IN PRESENT LAND USE <input checked="" type="checkbox"/> NOT LIKELY <input type="checkbox"/> LIKELY(*) <input type="checkbox"/> TAKING PLACE(*) (*) FROM _____ TO _____	# SINGLE STORY <input type="checkbox"/> 2 STORY <input checked="" type="checkbox"/> 3 STORY OR MORE	# AREA POTENTIAL <input checked="" type="checkbox"/> GROWING <input type="checkbox"/> PRICE <input checked="" type="checkbox"/> APPRECIATING <input type="checkbox"/> RENT <input checked="" type="checkbox"/> INCREASING <input type="checkbox"/> OCCUPANCY <input checked="" type="checkbox"/> INCREASING
	MIDDLE CLASS	# TO CENTER BUSINESS DISTRICT 20 MINUTES BY Subway # TO NEIGHBORHOOD SHOPPING AREA 10 MINUTES BY Bus # TO EMPLOYMENT CENTER 20 MINUTES BY Subway # TO SCHOOL 10 MINUTES BY Bus	# CHANGE IN PRESENT LAND USE <input checked="" type="checkbox"/> NOT LIKELY <input type="checkbox"/> LIKELY(*) <input type="checkbox"/> TAKING PLACE(*) (*) FROM _____ TO _____	# SINGLE STORY <input type="checkbox"/> 2 STORY <input checked="" type="checkbox"/> 3 STORY OR MORE	# AREA POTENTIAL <input checked="" type="checkbox"/> GROWING <input type="checkbox"/> PRICE <input checked="" type="checkbox"/> APPRECIATING <input type="checkbox"/> RENT <input checked="" type="checkbox"/> INCREASING <input type="checkbox"/> OCCUPANCY <input checked="" type="checkbox"/> INCREASING

DESCRIPTION	SELECTED AREA	LOCATION	TYPICAL LAND USE	BUILDING	MARKET TREND
COMMERCIAL	FRINGE COMMERCIAL	<input type="checkbox"/> URBAN <input checked="" type="checkbox"/> SUBURBAN # THE LAND MARK PROPERTY IN THE NEIGHBORHOOD Cheongryangri Station	<input type="checkbox"/> RETAIL STORE <input checked="" type="checkbox"/> WHOLESALE STORE <input checked="" type="checkbox"/> RESTAURANT <input checked="" type="checkbox"/> OFFICE <input checked="" type="checkbox"/> FINANCIAL(BANK etc.) <input checked="" type="checkbox"/> SHOPPING CENTER COMPLEX <input type="checkbox"/> AMUSEMENT <input type="checkbox"/> CAR DEALER <input type="checkbox"/> HOTEL <input type="checkbox"/> OTHER (*) You can check more than one box.	<input type="checkbox"/> SINGLE STORY <input checked="" type="checkbox"/> 2-5 STORIES <input type="checkbox"/> 6-10 STORIES <input type="checkbox"/> 11 STORIES OR MORE	# AREA POTENTIAL <input type="checkbox"/> GROWING <input type="checkbox"/> PRICE <input checked="" type="checkbox"/> APPRECIATING <input type="checkbox"/> RENT <input type="checkbox"/> INCREASING <input type="checkbox"/> OCCUPANCY <input type="checkbox"/> INCREASING
	CENTER COMMERCIAL BUSINESS DISTRICT	<input checked="" type="checkbox"/> URBAN <input type="checkbox"/> SUBURBAN # THE LAND MARK PROPERTY IN THE NEIGHBORHOOD Lotte Department Store	<input checked="" type="checkbox"/> RETAIL STORE <input checked="" type="checkbox"/> WHOLESALE STORE <input checked="" type="checkbox"/> RESTAURANT <input checked="" type="checkbox"/> OFFICE <input checked="" type="checkbox"/> FINANCIAL(BANK etc.) <input checked="" type="checkbox"/> SHOPPING CENTER COMPLEX <input type="checkbox"/> AMUSEMENT <input type="checkbox"/> CAR DEALER <input type="checkbox"/> HOTEL <input type="checkbox"/> OTHER (*) You can check more than one box.	<input type="checkbox"/> SINGLE STORY <input type="checkbox"/> 2-5 STORIES <input checked="" type="checkbox"/> 6-10 STORIES <input type="checkbox"/> 11 STORIES OR MORE	# AREA POTENTIAL <input type="checkbox"/> GROWING <input type="checkbox"/> PRICE <input type="checkbox"/> APPRECIATING <input type="checkbox"/> RENT <input type="checkbox"/> INCREASING <input type="checkbox"/> OCCUPANCY <input type="checkbox"/> INCREASING
MOST EXPENSIVE LOCATION	Same as Center Commercial	<input type="checkbox"/> URBAN <input checked="" type="checkbox"/> SUBURBAN # THE LAND MARK PROPERTY IN THE NEIGHBORHOOD	<input type="checkbox"/> RETAIL STORE <input type="checkbox"/> WHOLESALE STORE <input type="checkbox"/> RESTAURANT <input type="checkbox"/> OFFICE <input type="checkbox"/> FINANCIAL(BANK etc.) <input type="checkbox"/> SHOPPING CENTER COMPLEX <input type="checkbox"/> AMUSEMENT <input type="checkbox"/> CAR DEALER <input type="checkbox"/> HOTEL <input type="checkbox"/> OTHER (*) You can check more than one box.	<input type="checkbox"/> SINGLE STORY <input type="checkbox"/> 2-5 STORIES <input type="checkbox"/> 6-10 STORIES <input type="checkbox"/> 11 STORIES OR MORE	# AREA POTENTIAL <input type="checkbox"/> GROWING <input type="checkbox"/> PRICE <input type="checkbox"/> APPRECIATING <input type="checkbox"/> RENT <input type="checkbox"/> INCREASING <input type="checkbox"/> OCCUPANCY

(N) NEIGHBORHOOD DATA OF SELECTED AREAS

DESCRIPTION	SELECTED AREA	ACCESS (TRANSPORTATION)	LAND USE	BUILDING	MARKET TREND
SINGLE FAMILY RESIDENCE	UPPER CLASS	# TO CENTER BUSINESS DISTRICT 60 MINUTES BY Bus # TO NEIGHBORHOOD SHOPPING AREA 25 MINUTES BY Bus # TO EMPLOYMENT CENTER 30 MINUTES BY Bus # TO SCHOOL 25 MINUTES BY Bus	# CHANGE IN PRESENT LAND USE <input checked="" type="checkbox"/> NOT LIKELY <input type="checkbox"/> LIKELY(*) <input type="checkbox"/> TAKING PLACE(*) (*) FROM _____ TO _____	<input checked="" type="checkbox"/> SINGLE STORY <input checked="" type="checkbox"/> 2 STORY <input type="checkbox"/> 3 STORY OR MORE	# AREA POTENTIAL GROWING # PRICE APPRECIATING # RENT STABLE # OCCUPANCY STABLE
	MIDDLE CLASS	# TO CENTER BUSINESS DISTRICT 50 MINUTES BY Bus # TO NEIGHBORHOOD SHOPPING AREA 10 MINUTES BY Bus # TO EMPLOYMENT CENTER 25 MINUTES BY MRT # TO SCHOOL 10 MINUTES BY Walk	# CHANGE IN PRESENT LAND USE <input checked="" type="checkbox"/> NOT LIKELY <input type="checkbox"/> LIKELY(*) <input type="checkbox"/> TAKING PLACE(*) (*) FROM _____ TO _____	<input type="checkbox"/> SINGLE STORY <input type="checkbox"/> 2 STORY <input checked="" type="checkbox"/> 3 STORY OR MORE	# AREA POTENTIAL GROWING # PRICE APPRECIATING # RENT STABLE # OCCUPANCY STABLE
MULTIPLE RESIDENCE	UPPER CLASS	# TO CENTER BUSINESS DISTRICT 10 MINUTES BY Bus # TO NEIGHBORHOOD SHOPPING AREA 10 MINUTES BY Bus # TO EMPLOYMENT CENTER 15 MINUTES BY Bus # TO SCHOOL 10 MINUTES BY Walk	# CHANGE IN PRESENT LAND USE <input checked="" type="checkbox"/> NOT LIKELY <input type="checkbox"/> LIKELY(*) <input type="checkbox"/> TAKING PLACE(*) (*) FROM _____ TO _____	<input type="checkbox"/> SINGLE STORY <input type="checkbox"/> 2 STORY <input checked="" type="checkbox"/> 3 STORY OR MORE	# AREA POTENTIAL GROWING # PRICE APPRECIATING # RENT STABLE # OCCUPANCY STABLE
	MIDDLE CLASS	# TO CENTER BUSINESS DISTRICT 20 MINUTES BY Bus # TO NEIGHBORHOOD SHOPPING AREA 10 MINUTES BY Bus # TO EMPLOYMENT CENTER 15 MINUTES BY Bus # TO SCHOOL 10 MINUTES BY Walk	# CHANGE IN PRESENT LAND USE <input checked="" type="checkbox"/> NOT LIKELY <input type="checkbox"/> LIKELY(*) <input type="checkbox"/> TAKING PLACE(*) (*) FROM _____ TO _____	<input type="checkbox"/> SINGLE STORY <input type="checkbox"/> 2 STORY <input checked="" type="checkbox"/> 3 STORY OR MORE	# AREA POTENTIAL GROWING # PRICE APPRECIATING # RENT INCREASING # OCCUPANCY STABLE

DESCRIPTION	SELECTED AREA	LOCATION	TYPICAL LAND USE	BUILDING	MARKET TREND
FRINGE COMMERCIAL	Sec.2 Nanking E. road	<input checked="" type="checkbox"/> URBAN <input type="checkbox"/> SUBURBAN # THE LAND MARK PROPERTY IN THE NEIGHBORHOOD CITI-Bank	<input checked="" type="checkbox"/> RETAIL STORE <input type="checkbox"/> WHOLESALE STORE <input checked="" type="checkbox"/> RESTAURANT <input checked="" type="checkbox"/> OFFICE <input checked="" type="checkbox"/> FINANCIAL(BANK etc.) <input type="checkbox"/> SHOPPING CENTER COMPLEX <input type="checkbox"/> AMUSEMENT <input checked="" type="checkbox"/> CAR DEALER <input checked="" type="checkbox"/> HOTEL <input type="checkbox"/> OTHER (*) You can check more than one box.	<input type="checkbox"/> SINGLE STORY <input type="checkbox"/> 2-5 STORIES <input type="checkbox"/> 6-10 STORIES <input checked="" type="checkbox"/> 11 STORIES OR MORE	# AREA POTENTIAL <input type="checkbox"/> ESTABLISHED # PRICE <input type="checkbox"/> APPRECIATING # RENT <input type="checkbox"/> STABLE # OCCUPANCY <input type="checkbox"/> DECLINING
CENTER COMMERCIAL CENTER BUSINESS DISTRICT	Tunhua N. Road Tunhua S. Road Taipei Main Station	<input checked="" type="checkbox"/> URBAN <input type="checkbox"/> SUBURBAN # THE LAND MARK PROPERTY IN THE NEIGHBORHOOD The Main Station Far Eastern Plaza Hotel	<input checked="" type="checkbox"/> RETAIL STORE <input type="checkbox"/> WHOLESALE STORE <input checked="" type="checkbox"/> RESTAURANT <input checked="" type="checkbox"/> OFFICE <input checked="" type="checkbox"/> FINANCIAL(BANK etc.) <input checked="" type="checkbox"/> SHOPPING CENTER COMPLEX <input checked="" type="checkbox"/> AMUSEMENT <input type="checkbox"/> CAR DEALER <input checked="" type="checkbox"/> HOTEL <input type="checkbox"/> OTHER (*) You can check more than one box.	<input type="checkbox"/> SINGLE STORY <input type="checkbox"/> 2-5 STORIES <input type="checkbox"/> 6-10 STORIES <input checked="" type="checkbox"/> 11 STORIES OR MORE	# AREA POTENTIAL <input type="checkbox"/> GROWING # PRICE <input type="checkbox"/> APPRECIATING # RENT <input type="checkbox"/> STABLE # OCCUPANCY <input type="checkbox"/> DECLINING
MOST EXPENSIVE LOCATION	The President Dept. Store at Sec. 4 Chunghsia E. Road	<input checked="" type="checkbox"/> URBAN <input type="checkbox"/> SUBURBAN # THE LAND MARK PROPERTY IN THE NEIGHBORHOOD SOGO Dept.Store, Taipei City Hall	<input checked="" type="checkbox"/> RETAIL STORE <input type="checkbox"/> WHOLESALE STORE <input checked="" type="checkbox"/> RESTAURANT <input checked="" type="checkbox"/> OFFICE <input checked="" type="checkbox"/> FINANCIAL(BANK etc.) <input checked="" type="checkbox"/> SHOPPING CENTER COMPLEX <input checked="" type="checkbox"/> AMUSEMENT <input type="checkbox"/> CAR DEALER <input checked="" type="checkbox"/> HOTEL <input type="checkbox"/> OTHER (*) You can check more than one box.	<input type="checkbox"/> SINGLE STORY <input type="checkbox"/> 2-5 STORIES <input type="checkbox"/> 6-10 STORIES <input checked="" type="checkbox"/> 11 STORIES OR MORE	# AREA POTENTIAL <input type="checkbox"/> GROWING # PRICE <input type="checkbox"/> APPRECIATING # RENT <input type="checkbox"/> INCREASING # OCCUPANCY <input type="checkbox"/> STABLE



(N) NEIGHBORHOOD DATA OF SELECTED AREAS

DESCRIPTION	SELECTED AREA	ACCESS (TRANSPORTATION)	LAND USE	BUILDING	MARKET TREND
SINGLE FAMILY RESIDENCE	UPPER CLASS	# TO CENTER BUSINESS DISTRICT 20 MINUTES BY Taxi # TO NEIGHBORHOOD SHOPPING AREA 5 MINUTES BY Taxi # TO EMPLOYMENT CENTER 20 MINUTES BY Taxi # TO SCHOOL 10 MINUTES BY School Bus	# CHANGE IN PRESENT LAND USE <input checked="" type="checkbox"/> NOT LIKELY <input type="checkbox"/> LIKELY(*) <input type="checkbox"/> TAKING PLACE(*) (*) FROM _____ TO _____	<input type="checkbox"/> SINGLE STORY <input checked="" type="checkbox"/> 2 STORY <input checked="" type="checkbox"/> 3 STORY OR MORE	# AREA POTENTIAL <input type="checkbox"/> ESTABLISHED <input type="checkbox"/> PRICE <input type="checkbox"/> APPRECIATING <input type="checkbox"/> RENT <input type="checkbox"/> INCREASING <input type="checkbox"/> OCCUPANCY <input type="checkbox"/> INCREASING
	MIDDLE CLASS	# TO CENTER BUSINESS DISTRICT 60 MINUTES BY KCR + MTR # TO NEIGHBORHOOD SHOPPING AREA 15 MINUTES BY Mini-Bus # TO EMPLOYMENT CENTER 60 MINUTES BY KCR + MTR # TO SCHOOL 20 MINUTES BY Bus	# CHANGE IN PRESENT LAND USE <input checked="" type="checkbox"/> NOT LIKELY <input type="checkbox"/> LIKELY(*) <input type="checkbox"/> TAKING PLACE(*) (*) FROM _____ TO _____	<input type="checkbox"/> SINGLE STORY <input checked="" type="checkbox"/> 2 STORY <input checked="" type="checkbox"/> 3 STORY OR MORE	# AREA POTENTIAL <input type="checkbox"/> ESTABLISHED <input type="checkbox"/> PRICE <input type="checkbox"/> APPRECIATING <input type="checkbox"/> RENT <input type="checkbox"/> INCREASING <input type="checkbox"/> OCCUPANCY <input type="checkbox"/> INCREASING
MULTIPLE RESIDENCE	UPPER CLASS	# TO CENTER BUSINESS DISTRICT 15 MINUTES BY Mini-Bus # TO NEIGHBORHOOD SHOPPING AREA 10 MINUTES BY Mini-Bus # TO EMPLOYMENT CENTER 15 MINUTES BY Mini-Bus # TO SCHOOL 20 MINUTES BY Bus	# CHANGE IN PRESENT LAND USE <input checked="" type="checkbox"/> NOT LIKELY <input type="checkbox"/> LIKELY(*) <input type="checkbox"/> TAKING PLACE(*) (*) FROM _____ TO _____	<input type="checkbox"/> SINGLE STORY <input type="checkbox"/> 2 STORY <input checked="" type="checkbox"/> 3 STORY OR MORE	# AREA POTENTIAL <input type="checkbox"/> ESTABLISHED <input type="checkbox"/> PRICE <input type="checkbox"/> APPRECIATING <input type="checkbox"/> RENT <input type="checkbox"/> INCREASING <input type="checkbox"/> OCCUPANCY <input type="checkbox"/> INCREASING
	MIDDLE CLASS	# TO CENTER BUSINESS DISTRICT 15 MINUTES BY MTR # TO NEIGHBORHOOD SHOPPING AREA 5 MINUTES BY MTR # TO EMPLOYMENT CENTER 15 MINUTES BY MTR # TO SCHOOL 15 MINUTES BY MTR	# CHANGE IN PRESENT LAND USE <input checked="" type="checkbox"/> NOT LIKELY <input type="checkbox"/> LIKELY(*) <input type="checkbox"/> TAKING PLACE(*) (*) FROM _____ TO _____	<input type="checkbox"/> SINGLE STORY <input type="checkbox"/> 2 STORY <input checked="" type="checkbox"/> 3 STORY OR MORE	# AREA POTENTIAL <input type="checkbox"/> ESTABLISHED <input type="checkbox"/> PRICE <input type="checkbox"/> APPRECIATING <input type="checkbox"/> RENT <input type="checkbox"/> INCREASING <input type="checkbox"/> OCCUPANCY <input type="checkbox"/> DECLINING

DESCRIPTION	SELECTED AREA	LOCATION	TYPICAL LAND USE	BUILDING	MARKET TREND
FRINGE COMMERCIAL	Wan Chai	<input checked="" type="checkbox"/> URBAN <input type="checkbox"/> SUBURBAN # THE LAND MARK PROPERTY IN THE NEIGHBORHOOD Central Plaza	<input checked="" type="checkbox"/> RETAIL STORE <input type="checkbox"/> WHOLESALE STORE <input type="checkbox"/> RESTAURANT <input checked="" type="checkbox"/> OFFICE <input checked="" type="checkbox"/> FINANCIAL(BANK etc.) <input checked="" type="checkbox"/> SHOPPING CENTER COMPLEX <input type="checkbox"/> AMUSEMENT <input type="checkbox"/> CAR DEALER <input checked="" type="checkbox"/> HOTEL <input type="checkbox"/> OTHER (*) You can check more than one box.	<input type="checkbox"/> SINGLE STORY <input type="checkbox"/> 2-5 STORIES <input checked="" type="checkbox"/> 6-10 STORIES <input type="checkbox"/> 11 STORIES OR MORE	# AREA POTENTIAL <input type="checkbox"/> ESTABLISHED # PRICE <input type="checkbox"/> APPRECIATING # RENT <input type="checkbox"/> INCREASING # OCCUPANCY <input type="checkbox"/> STABLE
			<input type="checkbox"/> CHANGE IN PRESENT LAND USE <input checked="" type="checkbox"/> NOT LIKELY <input type="checkbox"/> LIKELY(*) <input type="checkbox"/> TAKING PLACE(*) (*) FROM _____ TO _____		
CENTER COMMERCIAL CENTER BUSINESS DISTRICT	Central Commercial District	<input checked="" type="checkbox"/> URBAN <input type="checkbox"/> SUBURBAN # THE LAND MARK PROPERTY IN THE NEIGHBORHOOD International Finance Center	<input checked="" type="checkbox"/> RETAIL STORE <input type="checkbox"/> WHOLESALE STORE <input checked="" type="checkbox"/> RESTAURANT <input checked="" type="checkbox"/> OFFICE <input checked="" type="checkbox"/> FINANCIAL(BANK etc.) <input checked="" type="checkbox"/> SHOPPING CENTER COMPLEX <input type="checkbox"/> AMUSEMENT <input type="checkbox"/> CAR DEALER <input checked="" type="checkbox"/> HOTEL <input type="checkbox"/> OTHER (*) You can check more than one box.	<input type="checkbox"/> SINGLE STORY <input type="checkbox"/> 2-5 STORIES <input type="checkbox"/> 6-10 STORIES <input checked="" type="checkbox"/> 11 STORIES OR MORE	# AREA POTENTIAL <input type="checkbox"/> ESTABLISHED # PRICE <input type="checkbox"/> APPRECIATING # RENT <input type="checkbox"/> INCREASING # OCCUPANCY <input type="checkbox"/> INCREASING
			<input type="checkbox"/> CHANGE IN PRESENT LAND USE <input checked="" type="checkbox"/> NOT LIKELY <input type="checkbox"/> LIKELY(*) <input type="checkbox"/> TAKING PLACE(*) (*) FROM _____ TO _____		
MOST EXPENSIVE LOCATION	Same as Center Commercial	<input type="checkbox"/> URBAN <input type="checkbox"/> SUBURBAN # THE LAND MARK PROPERTY IN THE NEIGHBORHOOD	<input type="checkbox"/> RETAIL STORE <input type="checkbox"/> WHOLESALE STORE <input type="checkbox"/> RESTAURANT <input type="checkbox"/> OFFICE <input type="checkbox"/> FINANCIAL(BANK etc.) <input type="checkbox"/> SHOPPING CENTER COMPLEX <input type="checkbox"/> AMUSEMENT <input type="checkbox"/> CAR DEALER <input type="checkbox"/> HOTEL <input type="checkbox"/> OTHER (*) You can check more than one box.	<input type="checkbox"/> SINGLE STORY <input type="checkbox"/> 2-5 STORIES <input type="checkbox"/> 6-10 STORIES <input type="checkbox"/> 11 STORIES OR MORE	# AREA POTENTIAL <input type="checkbox"/> ESTABLISHED # PRICE <input type="checkbox"/> APPRECIATING # RENT <input type="checkbox"/> INCREASING # OCCUPANCY <input type="checkbox"/> OCCUPANCY
			<input type="checkbox"/> CHANGE IN PRESENT LAND USE <input type="checkbox"/> NOT LIKELY <input type="checkbox"/> LIKELY(*) <input type="checkbox"/> TAKING PLACE(*) (*) FROM _____ TO _____		

(N) NEIGHBORHOOD DATA OF SELECTED AREAS

DESCRIPTION	SELECTED AREA	ACCESS (TRANSPORTATION)	LAND USE	BUILDING	MARKET TREND
SINGLE FAMILY RESIDENCE	UPPER CLASS 古北新区 虹橋地区	# TO CENTER BUSINESS DISTRICT 30 MINUTES BY Car	# CHANGE IN PRESENT LAND USE <input checked="" type="checkbox"/> NOT LIKELY <input type="checkbox"/> LIKELY(*) <input type="checkbox"/> TAKING PLACE(*) (*) FROM _____ TO _____	<input type="checkbox"/> SINGLE STORY <input checked="" type="checkbox"/> 2 STORY <input type="checkbox"/> 3 STORY OR MORE	# AREA POTENTIAL _____ # PRICE _____ # RENT _____ # OCCUPANCY _____
		# TO NEIGHBORHOOD SHOPPING AREA 20 MINUTES BY Walk			
MIDDLE CLASS	嘉定区、闵行区、青浦 区等地域	# TO EMPLOYMENT CENTER MINUTES BY _____ # TO SCHOOL 10 MINUTES BY Walk	# CHANGE IN PRESENT LAND USE <input checked="" type="checkbox"/> NOT LIKELY <input type="checkbox"/> LIKELY(*) <input type="checkbox"/> TAKING PLACE(*) (*) FROM _____ TO _____	<input type="checkbox"/> SINGLE STORY <input checked="" type="checkbox"/> 2 STORY <input type="checkbox"/> 3 STORY OR MORE	# AREA POTENTIAL _____ # PRICE _____ # RENT _____ # OCCUPANCY _____
		# TO CENTER BUSINESS DISTRICT 30 MINUTES BY Car			
MULTIPLE RESIDENCE	UPPER CLASS 華山路地区	# TO NEIGHBORHOOD SHOPPING AREA 5 MINUTES BY Walk	# CHANGE IN PRESENT LAND USE <input checked="" type="checkbox"/> NOT LIKELY <input type="checkbox"/> LIKELY(*) <input type="checkbox"/> TAKING PLACE(*) (*) FROM _____ TO _____	<input type="checkbox"/> SINGLE STORY <input type="checkbox"/> 2 STORY <input checked="" type="checkbox"/> 3 STORY OR MORE	# AREA POTENTIAL _____ # PRICE _____ # RENT _____ # OCCUPANCY _____
		# TO EMPLOYMENT CENTER MINUTES BY _____ # TO SCHOOL 5 MINUTES BY Walk			
MIDDLE CLASS	浦西其他地区	# TO CENTER BUSINESS DISTRICT 40 MINUTES BY car	# CHANGE IN PRESENT LAND USE <input checked="" type="checkbox"/> NOT LIKELY <input type="checkbox"/> LIKELY(*) <input type="checkbox"/> TAKING PLACE(*) (*) FROM _____ TO _____	<input type="checkbox"/> SINGLE STORY <input type="checkbox"/> 2 STORY <input checked="" type="checkbox"/> 3 STORY OR MORE	# AREA POTENTIAL _____ # PRICE _____ # RENT _____ # OCCUPANCY _____
		# TO NEIGHBORHOOD SHOPPING AREA 30 MINUTES BY Walk or car			
		# TO EMPLOYMENT CENTER MINUTES BY _____ # TO SCHOOL 10 MINUTES BY Walk			

Shanghai (COMMERCIAL)

DESCRIPTION	SELECTED AREA	LOCATION	TYPICAL LAND USE	BUILDING	MARKET TREND
FRINGE COMMERCIAL	地下鉄「徐家匯」駅前	<input checked="" type="checkbox"/> URBAN <input type="checkbox"/> SUBURBAN # THE LAND MARK PROPERTY IN THE NEIGHBORHOOD	<input checked="" type="checkbox"/> RETAIL STORE <input checked="" type="checkbox"/> WHOLESALE STORE <input checked="" type="checkbox"/> RESTAURANT <input checked="" type="checkbox"/> OFFICE <input checked="" type="checkbox"/> FINANCIAL(BANK etc.) <input type="checkbox"/> SHOPPING CENTER COMPLEX <input checked="" type="checkbox"/> AMUSEMENT <input type="checkbox"/> CAR DEALER <input type="checkbox"/> HOTEL <input type="checkbox"/> OTHER (*) You can check more than one box.	<input type="checkbox"/> SINGLE STORY <input checked="" type="checkbox"/> 2-5 STORIES <input checked="" type="checkbox"/> 6-10 STORIES <input checked="" type="checkbox"/> 11 STORIES OR MORE	# AREA POTENTIAL # PRICE # RENT # OCCUPANCY
CENTER COMMERCIAL CENTER BUSINESS DISTRICT	南京東路	<input checked="" type="checkbox"/> URBAN <input type="checkbox"/> SUBURBAN # THE LAND MARK PROPERTY IN THE NEIGHBORHOOD	<input checked="" type="checkbox"/> RETAIL STORE <input type="checkbox"/> WHOLESALE STORE <input type="checkbox"/> RESTAURANT <input checked="" type="checkbox"/> OFFICE <input checked="" type="checkbox"/> FINANCIAL(BANK etc.) <input checked="" type="checkbox"/> SHOPPING CENTER COMPLEX <input type="checkbox"/> AMUSEMENT <input type="checkbox"/> CAR DEALER <input type="checkbox"/> HOTEL <input type="checkbox"/> OTHER (*) You can check more than one box.	<input type="checkbox"/> SINGLE STORY <input type="checkbox"/> 2-5 STORIES <input checked="" type="checkbox"/> 6-10 STORIES <input checked="" type="checkbox"/> 11 STORIES OR MORE	# AREA POTENTIAL # PRICE # RENT # OCCUPANCY
MOST EXPENSIVE LOCATION	Same as Center Commercial	<input checked="" type="checkbox"/> URBAN <input type="checkbox"/> SUBURBAN # THE LAND MARK PROPERTY IN THE NEIGHBORHOOD	<input type="checkbox"/> RETAIL STORE <input type="checkbox"/> WHOLESALE STORE <input type="checkbox"/> RESTAURANT <input checked="" type="checkbox"/> OFFICE <input checked="" type="checkbox"/> FINANCIAL(BANK etc.) <input type="checkbox"/> SHOPPING CENTER COMPLEX <input checked="" type="checkbox"/> AMUSEMENT <input type="checkbox"/> CAR DEALER <input type="checkbox"/> HOTEL <input type="checkbox"/> OTHER (*) You can check more than one box.	<input type="checkbox"/> SINGLE STORY <input type="checkbox"/> 2-5 STORIES <input checked="" type="checkbox"/> 6-10 STORIES <input checked="" type="checkbox"/> 11 STORIES OR MORE	# AREA POTENTIAL # PRICE # RENT # OCCUPANCY

## (N) NEIGHBORHOOD DATA OF SELECTED AREAS

DESCRIPTION	SELECTED AREA	ACCESS (TRANSPORTATION)	LAND USE	BUILDING	MARKET TREND
SINGLE FAMILY RESIDENCE	UPPER CLASS	# TO CENTER BUSINESS DISTRICT 20 MINUTES BY Car # TO NEIGHBORHOOD SHOPPING AREA 10 MINUTES BY Walk # TO EMPLOYMENT CENTER 10 MINUTES BY Walk # TO SCHOOL 10 MINUTES BY Walk	# CHANGE IN PRESENT LAND USE <input checked="" type="checkbox"/> NOT LIKELY <input type="checkbox"/> LIKELY(*) <input type="checkbox"/> TAKING PLACE(*) (*) FROM _____ TO _____	SINGLE STORY <input type="checkbox"/> 2 STORY <input type="checkbox"/> 3 STORY OR MORE	# AREA POTENTIAL <input checked="" type="checkbox"/> ESTABLISHED <input type="checkbox"/> PRICE <input type="checkbox"/> STABLE <input type="checkbox"/> RENT <input type="checkbox"/> STABLE <input type="checkbox"/> OCCUPANCY <input type="checkbox"/> STABLE
	MIDDLE CLASS	# TO CENTER BUSINESS DISTRICT 40 MINUTES BY Car # TO NEIGHBORHOOD SHOPPING AREA 10 MINUTES BY Car # TO EMPLOYMENT CENTER 10 MINUTES BY Car # TO SCHOOL 20 MINUTES BY Car	# CHANGE IN PRESENT LAND USE <input checked="" type="checkbox"/> NOT LIKELY <input type="checkbox"/> LIKELY(*) <input type="checkbox"/> TAKING PLACE(*) (*) FROM _____ TO _____	SINGLE STORY <input checked="" type="checkbox"/> 2 STORY <input type="checkbox"/> 3 STORY OR MORE	# AREA POTENTIAL <input checked="" type="checkbox"/> ESTABLISHED <input type="checkbox"/> PRICE <input type="checkbox"/> STABLE <input type="checkbox"/> RENT <input type="checkbox"/> STABLE <input type="checkbox"/> OCCUPANCY <input type="checkbox"/> STABLE
MULTIPLE RESIDENCE	UPPER CLASS	# TO CENTER BUSINESS DISTRICT 30 MINUTES BY Car # TO NEIGHBORHOOD SHOPPING AREA 5 MINUTES BY Walk # TO EMPLOYMENT CENTER 5 MINUTES BY Walk # TO SCHOOL 5 MINUTES BY Walk	# CHANGE IN PRESENT LAND USE <input checked="" type="checkbox"/> NOT LIKELY <input type="checkbox"/> LIKELY(*) <input type="checkbox"/> TAKING PLACE(*) (*) FROM _____ TO _____	SINGLE STORY <input type="checkbox"/> 2 STORY <input checked="" type="checkbox"/> 3 STORY OR MORE	# AREA POTENTIAL <input checked="" type="checkbox"/> ESTABLISHED <input type="checkbox"/> PRICE <input type="checkbox"/> STABLE <input type="checkbox"/> RENT <input type="checkbox"/> STABLE <input type="checkbox"/> OCCUPANCY <input type="checkbox"/> STABLE
	MIDDLE CLASS	# TO CENTER BUSINESS DISTRICT 20 MINUTES BY Car # TO NEIGHBORHOOD SHOPPING AREA 15 MINUTES BY Walk # TO EMPLOYMENT CENTER 15 MINUTES BY Walk # TO SCHOOL 15 MINUTES BY Walk	# CHANGE IN PRESENT LAND USE <input checked="" type="checkbox"/> NOT LIKELY <input type="checkbox"/> LIKELY(*) <input type="checkbox"/> TAKING PLACE(*) (*) FROM _____ TO _____	SINGLE STORY <input type="checkbox"/> 2 STORY <input checked="" type="checkbox"/> 3 STORY OR MORE	# AREA POTENTIAL <input checked="" type="checkbox"/> ESTABLISHED <input type="checkbox"/> PRICE <input type="checkbox"/> STABLE <input type="checkbox"/> RENT <input type="checkbox"/> STABLE <input type="checkbox"/> OCCUPANCY <input type="checkbox"/> STABLE

DESCRIPTION	SELECTED AREA	LOCATION	TYPICAL LAND USE	BUILDING	MARKET TREND
FRINGE COMMERCIAL	新街口外大街	<input checked="" type="checkbox"/> URBAN <input type="checkbox"/> SUBURBAN # THE LAND MARK PROPERTY IN THE NEIGHBORHOOD frequently	<input checked="" type="checkbox"/> RETAIL STORE <input checked="" type="checkbox"/> WHOLESALE STORE <input type="checkbox"/> RESTAURANT <input checked="" type="checkbox"/> OFFICE <input checked="" type="checkbox"/> FINANCIAL(BANK etc.) <input checked="" type="checkbox"/> SHOPPING CENTER COMPLEX <input checked="" type="checkbox"/> AMUSEMENT <input type="checkbox"/> CAR DEALER <input type="checkbox"/> HOTEL <input type="checkbox"/> OTHER (*) You can check more than one box.	<input type="checkbox"/> SINGLE STORY <input type="checkbox"/> 2-5 STORIES <input type="checkbox"/> 6-10 STORIES <input checked="" type="checkbox"/> 11 STORIES OR MORE	# AREA POTENTIAL <input type="checkbox"/> ESTABLISHED # PRICE <input type="checkbox"/> STABLE # RENT <input type="checkbox"/> STABLE # OCCUPANCY <input type="checkbox"/> STABLE
			# CHANGE IN PRESENT LAND USE <input checked="" type="checkbox"/> NOT LIKELY <input type="checkbox"/> LIKELY(*) <input type="checkbox"/> TAKING PLACE(*) (*) FROM _____ TO _____		
CENTER COMMERCIAL BUSINESS DISTRICT	王府井	<input checked="" type="checkbox"/> URBAN <input type="checkbox"/> SUBURBAN # THE LAND MARK PROPERTY IN THE NEIGHBORHOOD	<input type="checkbox"/> RETAIL STORE <input checked="" type="checkbox"/> WHOLESALE STORE <input checked="" type="checkbox"/> RESTAURANT <input checked="" type="checkbox"/> OFFICE <input type="checkbox"/> FINANCIAL(BANK etc.) <input checked="" type="checkbox"/> SHOPPING CENTER COMPLEX <input type="checkbox"/> AMUSEMENT <input type="checkbox"/> CAR DEALER <input type="checkbox"/> HOTEL <input type="checkbox"/> OTHER (*) You can check more than one box.	<input type="checkbox"/> SINGLE STORY <input type="checkbox"/> 2-5 STORIES <input type="checkbox"/> 6-10 STORIES <input checked="" type="checkbox"/> 11 STORIES OR MORE	# AREA POTENTIAL <input type="checkbox"/> ESTABLISHED # PRICE <input type="checkbox"/> STABLE # RENT <input type="checkbox"/> STABLE # OCCUPANCY <input type="checkbox"/> STABLE
			# CHANGE IN PRESENT LAND USE <input checked="" type="checkbox"/> NOT LIKELY <input type="checkbox"/> LIKELY(*) <input type="checkbox"/> TAKING PLACE(*) (*) FROM _____ TO _____		
MOST EXPENSIVE LOCATION	西单街	<input checked="" type="checkbox"/> URBAN <input type="checkbox"/> SUBURBAN # THE LAND MARK PROPERTY IN THE NEIGHBORHOOD	<input type="checkbox"/> RETAIL STORE <input type="checkbox"/> WHOLESALE STORE <input type="checkbox"/> RESTAURANT <input checked="" type="checkbox"/> OFFICE <input checked="" type="checkbox"/> FINANCIAL(BANK etc.) <input type="checkbox"/> SHOPPING CENTER COMPLEX <input type="checkbox"/> AMUSEMENT <input type="checkbox"/> CAR DEALER <input type="checkbox"/> HOTEL <input type="checkbox"/> OTHER (*) You can check more than one box.	<input type="checkbox"/> SINGLE STORY <input type="checkbox"/> 2-5 STORIES <input type="checkbox"/> 6-10 STORIES <input checked="" type="checkbox"/> 11 STORIES OR MORE	# AREA POTENTIAL <input type="checkbox"/> ESTABLISHED # PRICE <input type="checkbox"/> STABLE # RENT <input type="checkbox"/> STABLE # OCCUPANCY <input type="checkbox"/> STABLE
			# CHANGE IN PRESENT LAND USE <input checked="" type="checkbox"/> NOT LIKELY <input type="checkbox"/> LIKELY(*) <input type="checkbox"/> TAKING PLACE(*) (*) FROM _____ TO _____		

(N) NEIGHBORHOOD DATA OF SELECTED AREAS

DESCRIPTION	SELECTED AREA	ACCESS (TRANSPORTATION)	LAND USE	BUILDING	MARKET TREND
SINGLE FAMILY RESIDENCE	UPPER CLASS Nassim/Dalvey/Cluny	# TO CENTER BUSINESS DISTRICT 10 MINUTES BY Car	# CHANGE IN PRESENT LAND USE <input checked="" type="checkbox"/> NOT LIKELY <input type="checkbox"/> LIKELY(*) <input type="checkbox"/> TAKING PLACE(*) (*) FROM _____ TO _____	<input type="checkbox"/> SINGLE STORY <input checked="" type="checkbox"/> 2 STORY <input type="checkbox"/> 3 STORY OR MORE	# AREA POTENTIAL ESTABLISHED # PRICE APPRECIATING # RENT INCREASING # OCCUPANCY STABLE
		# TO NEIGHBORHOOD SHOPPING AREA 5 MINUTES BY Car	# CHANGE IN PRESENT LAND USE <input checked="" type="checkbox"/> NOT LIKELY <input type="checkbox"/> LIKELY(*) <input type="checkbox"/> TAKING PLACE(*) (*) FROM _____ TO _____	<input type="checkbox"/> SINGLE STORY <input checked="" type="checkbox"/> 2 STORY <input type="checkbox"/> 3 STORY OR MORE	# AREA POTENTIAL ESTABLISHED # PRICE APPRECIATING # RENT INCREASING # OCCUPANCY STABLE
MIDDLE CLASS Holland Road	UPPER CLASS Claymore Hill/Ardmore Park	# TO CENTER BUSINESS DISTRICT 10 MINUTES BY Car	# CHANGE IN PRESENT LAND USE <input checked="" type="checkbox"/> NOT LIKELY <input type="checkbox"/> LIKELY(*) <input type="checkbox"/> TAKING PLACE(*) (*) FROM _____ TO _____	<input type="checkbox"/> SINGLE STORY <input checked="" type="checkbox"/> 2 STORY <input type="checkbox"/> 3 STORY OR MORE	# AREA POTENTIAL ESTABLISHED # PRICE APPRECIATING # RENT INCREASING # OCCUPANCY STABLE
		# TO NEIGHBORHOOD SHOPPING AREA 5 MINUTES BY Car	# CHANGE IN PRESENT LAND USE <input type="checkbox"/> NOT LIKELY <input checked="" type="checkbox"/> LIKELY(*) <input type="checkbox"/> TAKING PLACE(*) (*) FROM _____ TO _____	<input type="checkbox"/> SINGLE STORY <input type="checkbox"/> 2 STORY <input checked="" type="checkbox"/> 3 STORY OR MORE	# AREA POTENTIAL ESTABLISHED # PRICE APPRECIATING # RENT INCREASING # OCCUPANCY STABLE
MULTIPLE RESIDENCE	MIDDLE CLASS Holland Road	# TO CENTER BUSINESS DISTRICT 10 MINUTES BY Car	# CHANGE IN PRESENT LAND USE <input type="checkbox"/> NOT LIKELY <input checked="" type="checkbox"/> LIKELY(*) <input type="checkbox"/> TAKING PLACE(*) (*) FROM _____ TO _____	<input type="checkbox"/> SINGLE STORY <input type="checkbox"/> 2 STORY <input checked="" type="checkbox"/> 3 STORY OR MORE	# AREA POTENTIAL ESTABLISHED # PRICE APPRECIATING # RENT INCREASING # OCCUPANCY STABLE
		# TO NEIGHBORHOOD SHOPPING AREA 5 MINUTES BY Car	# CHANGE IN PRESENT LAND USE <input type="checkbox"/> NOT LIKELY <input checked="" type="checkbox"/> LIKELY(*) <input type="checkbox"/> TAKING PLACE(*) (*) FROM _____ TO _____	<input type="checkbox"/> SINGLE STORY <input type="checkbox"/> 2 STORY <input checked="" type="checkbox"/> 3 STORY OR MORE	# AREA POTENTIAL ESTABLISHED # PRICE APPRECIATING # RENT INCREASING # OCCUPANCY STABLE

DESCRIPTION	SELECTED AREA	LOCATION	TYPICAL LAND USE	BUILDING	MARKET TREND
COMMERCIAL	FRINGE COMMERCIAL	<input checked="" type="checkbox"/> URBAN <input type="checkbox"/> SUBURBAN # THE LAND MARK PROPERTY IN THE NEIGHBORHOOD	<input type="checkbox"/> RETAIL STORE <input type="checkbox"/> WHOLESALE STORE <input type="checkbox"/> RESTAURANT <input checked="" type="checkbox"/> OFFICE <input checked="" type="checkbox"/> FINANCIAL(BANK etc.) <input type="checkbox"/> SHOPPING CENTER COMPLEX <input type="checkbox"/> AMUSEMENT <input type="checkbox"/> CAR DEALER <input type="checkbox"/> HOTEL <input type="checkbox"/> OTHER (*) You can check more than one box.	<input type="checkbox"/> SINGLE STORY <input type="checkbox"/> 2-5 STORIES <input type="checkbox"/> 6-10 STORIES <input checked="" type="checkbox"/> 11 STORIES OR MORE	# AREA POTENTIAL <input type="checkbox"/> ESTABLISHED <input type="checkbox"/> PRICE <input type="checkbox"/> APPRECIATING <input type="checkbox"/> RENT <input type="checkbox"/> INCREASING <input type="checkbox"/> OCCUPANCY <input type="checkbox"/> INCREASING
	CENTER COMMERCIAL CENTER BUSINESS DISTRICT	<input checked="" type="checkbox"/> URBAN <input type="checkbox"/> SUBURBAN # THE LAND MARK PROPERTY IN THE NEIGHBORHOOD	<input type="checkbox"/> RETAIL STORE <input type="checkbox"/> WHOLESALE STORE <input type="checkbox"/> RESTAURANT <input checked="" type="checkbox"/> OFFICE <input checked="" type="checkbox"/> FINANCIAL(BANK etc.) <input type="checkbox"/> SHOPPING CENTER COMPLEX <input type="checkbox"/> AMUSEMENT <input type="checkbox"/> CAR DEALER <input type="checkbox"/> HOTEL <input type="checkbox"/> OTHER (*) You can check more than one box.	<input type="checkbox"/> SINGLE STORY <input type="checkbox"/> 2-5 STORIES <input type="checkbox"/> 6-10 STORIES <input checked="" type="checkbox"/> 11 STORIES OR MORE	# AREA POTENTIAL <input type="checkbox"/> ESTABLISHED <input type="checkbox"/> PRICE <input type="checkbox"/> APPRECIATING <input type="checkbox"/> RENT <input type="checkbox"/> INCREASING <input type="checkbox"/> OCCUPANCY <input type="checkbox"/> INCREASING
MOST EXPENSIVE LOCATION	Raffles Place	<input checked="" type="checkbox"/> URBAN <input type="checkbox"/> SUBURBAN # THE LAND MARK PROPERTY IN THE NEIGHBORHOOD	<input type="checkbox"/> RETAIL STORE <input type="checkbox"/> WHOLESALE STORE <input type="checkbox"/> RESTAURANT <input checked="" type="checkbox"/> OFFICE <input checked="" type="checkbox"/> FINANCIAL(BANK etc.) <input type="checkbox"/> SHOPPING CENTER COMPLEX <input type="checkbox"/> AMUSEMENT <input type="checkbox"/> CAR DEALER <input type="checkbox"/> HOTEL <input type="checkbox"/> OTHER (*) You can check more than one box.	<input type="checkbox"/> SINGLE STORY <input type="checkbox"/> 2-5 STORIES <input type="checkbox"/> 6-10 STORIES <input checked="" type="checkbox"/> 11 STORIES OR MORE	# AREA POTENTIAL <input type="checkbox"/> ESTABLISHED <input type="checkbox"/> PRICE <input type="checkbox"/> APPRECIATING <input type="checkbox"/> RENT <input type="checkbox"/> INCREASING <input type="checkbox"/> OCCUPANCY <input type="checkbox"/> INCREASING



(N) NEIGHBORHOOD DATA OF SELECTED AREAS

DESCRIPTION	SELECTED AREA	ACCESS (TRANSPORTATION)	LAND USE	BUILDING	MARKET TREND
SINGLE FAMILY RESIDENCE	Bangsar	# TO CENTER BUSINESS DISTRICT 20 MINUTES BY Car # TO NEIGHBORHOOD SHOPPING AREA 10 MINUTES BY Car # TO EMPLOYMENT CENTER 10 MINUTES BY Car # TO SCHOOL 10 MINUTES BY Car	# CHANGE IN PRESENT LAND USE <input checked="" type="checkbox"/> NOT LIKELY <input type="checkbox"/> LIKELY(*) <input type="checkbox"/> TAKING PLACE(*) (*) FROM _____ TO _____	<input type="checkbox"/> SINGLE STORY <input checked="" type="checkbox"/> 2 STORY <input type="checkbox"/> 3 STORY OR MORE	# AREA POTENTIAL <input checked="" type="checkbox"/> ESTABLISHED # PRICE <input checked="" type="checkbox"/> APPRECIATING # RENT <input checked="" type="checkbox"/> INCREASING # OCCUPANCY <input checked="" type="checkbox"/> STABLE
		# TO CENTER BUSINESS DISTRICT 30 MINUTES BY Car # TO NEIGHBORHOOD SHOPPING AREA 15 MINUTES BY Car # TO EMPLOYMENT CENTER 30 MINUTES BY Car # TO SCHOOL 15 MINUTES BY Car	# CHANGE IN PRESENT LAND USE <input checked="" type="checkbox"/> NOT LIKELY <input type="checkbox"/> LIKELY(*) <input type="checkbox"/> TAKING PLACE(*) (*) FROM _____ TO _____	<input type="checkbox"/> SINGLE STORY <input checked="" type="checkbox"/> 2 STORY <input type="checkbox"/> 3 STORY OR MORE	# AREA POTENTIAL <input checked="" type="checkbox"/> GROWING # PRICE <input checked="" type="checkbox"/> APPRECIATING # RENT <input checked="" type="checkbox"/> INCREASING # OCCUPANCY <input checked="" type="checkbox"/> STABLE
MULTIPLE RESIDENCE	Bangsar	# TO CENTER BUSINESS DISTRICT 20 MINUTES BY Car # TO NEIGHBORHOOD SHOPPING AREA 10 MINUTES BY Car # TO EMPLOYMENT CENTER 20 MINUTES BY Car # TO SCHOOL 10 MINUTES BY Car	# CHANGE IN PRESENT LAND USE <input checked="" type="checkbox"/> NOT LIKELY <input type="checkbox"/> LIKELY(*) <input type="checkbox"/> TAKING PLACE(*) (*) FROM _____ TO _____	<input type="checkbox"/> SINGLE STORY <input checked="" type="checkbox"/> 2 STORY <input type="checkbox"/> 3 STORY OR MORE	# AREA POTENTIAL <input checked="" type="checkbox"/> ESTABLISHED # PRICE <input checked="" type="checkbox"/> APPRECIATING # RENT <input checked="" type="checkbox"/> INCREASING # OCCUPANCY <input checked="" type="checkbox"/> STABLE
		# TO CENTER BUSINESS DISTRICT 30 MINUTES BY Car # TO NEIGHBORHOOD SHOPPING AREA 15 MINUTES BY Car # TO EMPLOYMENT CENTER 30 MINUTES BY Car # TO SCHOOL 15 MINUTES BY Car	# CHANGE IN PRESENT LAND USE <input checked="" type="checkbox"/> NOT LIKELY <input type="checkbox"/> LIKELY(*) <input type="checkbox"/> TAKING PLACE(*) (*) FROM _____ TO _____	<input type="checkbox"/> SINGLE STORY <input checked="" type="checkbox"/> 2 STORY <input type="checkbox"/> 3 STORY OR MORE	# AREA POTENTIAL <input checked="" type="checkbox"/> GROWING # PRICE <input checked="" type="checkbox"/> APPRECIATING # RENT <input checked="" type="checkbox"/> INCREASING # OCCUPANCY <input checked="" type="checkbox"/> STABLE
MIDDLE CLASS	Old Klang road	# TO CENTER BUSINESS DISTRICT 30 MINUTES BY Car # TO NEIGHBORHOOD SHOPPING AREA 15 MINUTES BY Car # TO EMPLOYMENT CENTER 30 MINUTES BY Car # TO SCHOOL 15 MINUTES BY Car	# CHANGE IN PRESENT LAND USE <input checked="" type="checkbox"/> NOT LIKELY <input type="checkbox"/> LIKELY(*) <input type="checkbox"/> TAKING PLACE(*) (*) FROM _____ TO _____	<input type="checkbox"/> SINGLE STORY <input checked="" type="checkbox"/> 2 STORY <input type="checkbox"/> 3 STORY OR MORE	# AREA POTENTIAL <input checked="" type="checkbox"/> GROWING # PRICE <input checked="" type="checkbox"/> APPRECIATING # RENT <input checked="" type="checkbox"/> INCREASING # OCCUPANCY <input checked="" type="checkbox"/> STABLE
		# TO CENTER BUSINESS DISTRICT 30 MINUTES BY Car # TO NEIGHBORHOOD SHOPPING AREA 15 MINUTES BY Car # TO EMPLOYMENT CENTER 30 MINUTES BY Car # TO SCHOOL 15 MINUTES BY Car	# CHANGE IN PRESENT LAND USE <input checked="" type="checkbox"/> NOT LIKELY <input type="checkbox"/> LIKELY(*) <input type="checkbox"/> TAKING PLACE(*) (*) FROM _____ TO _____	<input type="checkbox"/> SINGLE STORY <input checked="" type="checkbox"/> 2 STORY <input type="checkbox"/> 3 STORY OR MORE	# AREA POTENTIAL <input checked="" type="checkbox"/> GROWING # PRICE <input checked="" type="checkbox"/> APPRECIATING # RENT <input checked="" type="checkbox"/> INCREASING # OCCUPANCY <input checked="" type="checkbox"/> STABLE

DESCRIPTION	SELECTED AREA	LOCATION	TYPICAL LAND USE	BUILDING	MARKET TREND
COMMERCIAL	FRINGE COMMERCIAL	<input type="checkbox"/> URBAN <input checked="" type="checkbox"/> SUBURBAN # THE LAND MARK PROPERTY IN THE NEIGHBORHOOD	<input checked="" type="checkbox"/> RETAIL STORE <input type="checkbox"/> WHOLESALE STORE <input checked="" type="checkbox"/> RESTAURANT <input checked="" type="checkbox"/> OFFICE <input checked="" type="checkbox"/> FINANCIAL(BANK etc.) <input checked="" type="checkbox"/> SHOPPING CENTER COMPLEX <input type="checkbox"/> AMUSEMENT <input type="checkbox"/> CAR DEALER <input checked="" type="checkbox"/> HOTEL <input type="checkbox"/> OTHER (*) You can check more than one box.	<input type="checkbox"/> SINGLE STORY <input type="checkbox"/> 2-5 STORIES <input type="checkbox"/> 6-10 STORIES <input checked="" type="checkbox"/> 11 STORIES OR MORE	# AREA POTENTIAL <input type="checkbox"/> GROWING <input type="checkbox"/> PRICE <input checked="" type="checkbox"/> APPRECIATING <input type="checkbox"/> RENT <input type="checkbox"/> INCREASING <input type="checkbox"/> OCCUPANCY <input type="checkbox"/> DECLINING
	CENTER COMMERCIAL CENTER BUSINESS DISTRICT	<input checked="" type="checkbox"/> URBAN <input type="checkbox"/> SUBURBAN # THE LAND MARK PROPERTY IN THE NEIGHBORHOOD	<input checked="" type="checkbox"/> RETAIL STORE <input type="checkbox"/> WHOLESALE STORE <input checked="" type="checkbox"/> RESTAURANT <input checked="" type="checkbox"/> OFFICE <input checked="" type="checkbox"/> FINANCIAL(BANK etc.) <input checked="" type="checkbox"/> SHOPPING CENTER COMPLEX <input type="checkbox"/> AMUSEMENT <input type="checkbox"/> CAR DEALER <input checked="" type="checkbox"/> HOTEL <input type="checkbox"/> OTHER (*) You can check more than one box.	<input type="checkbox"/> SINGLE STORY <input type="checkbox"/> 2-5 STORIES <input type="checkbox"/> 6-10 STORIES <input checked="" type="checkbox"/> 11 STORIES OR MORE	# AREA POTENTIAL <input type="checkbox"/> ESTABLISHED <input type="checkbox"/> PRICE <input type="checkbox"/> STABLE <input type="checkbox"/> RENT <input type="checkbox"/> INCREASING <input type="checkbox"/> OCCUPANCY <input type="checkbox"/> DECLINING
MOST EXPENSIVE LOCATION	Golden Triangle	<input checked="" type="checkbox"/> URBAN <input type="checkbox"/> SUBURBAN # THE LAND MARK PROPERTY IN THE NEIGHBORHOOD	<input checked="" type="checkbox"/> RETAIL STORE <input type="checkbox"/> WHOLESALE STORE <input checked="" type="checkbox"/> RESTAURANT <input checked="" type="checkbox"/> OFFICE <input checked="" type="checkbox"/> FINANCIAL(BANK etc.) <input checked="" type="checkbox"/> SHOPPING CENTER COMPLEX <input type="checkbox"/> AMUSEMENT <input type="checkbox"/> CAR DEALER <input checked="" type="checkbox"/> HOTEL <input type="checkbox"/> OTHER (*) You can check more than one box.	<input type="checkbox"/> SINGLE STORY <input type="checkbox"/> 2-5 STORIES <input type="checkbox"/> 6-10 STORIES <input checked="" type="checkbox"/> 11 STORIES OR MORE	# AREA POTENTIAL <input type="checkbox"/> ESTABLISHED <input type="checkbox"/> PRICE <input checked="" type="checkbox"/> APPRECIATING <input type="checkbox"/> RENT <input type="checkbox"/> INCREASING <input type="checkbox"/> OCCUPANCY <input type="checkbox"/> DECLINING

(N) NEIGHBORHOOD DATA OF SELECTED AREAS

DESCRIPTION	SELECTED AREA	ACCESS (TRANSPORTATION)	LAND USE	BUILDING	MARKET TREND
SINGLE FAMILY RESIDENCE	UPPER CLASS	# TO CENTER BUSINESS DISTRICT 15 MINUTES BY Car # TO NEIGHBORHOOD SHOPPING AREA 5 MINUTES BY Car # TO EMPLOYMENT CENTER 15 MINUTES BY Car # TO SCHOOL 5 MINUTES BY Car	# CHANGE IN PRESENT LAND USE <input checked="" type="checkbox"/> NOT LIKELY <input type="checkbox"/> LIKELY(*) <input type="checkbox"/> TAKING PLACE(*) (*) FROM _____ TO _____	<input type="checkbox"/> SINGLE STORY <input checked="" type="checkbox"/> 2 STORY <input type="checkbox"/> 3 STORY OR MORE	# AREA POTENTIAL <input checked="" type="checkbox"/> ESTABLISHED # PRICE <input checked="" type="checkbox"/> APPRECIATING # RENT <input checked="" type="checkbox"/> INCREASING # OCCUPANCY <input checked="" type="checkbox"/> INCREASING
	MIDDLE CLASS	# TO CENTER BUSINESS DISTRICT 30 MINUTES BY TRAIN # TO NEIGHBORHOOD SHOPPING AREA 5 MINUTES BY Car # TO EMPLOYMENT CENTER 30 MINUTES BY Train # TO SCHOOL 15 MINUTES BY Car	# CHANGE IN PRESENT LAND USE <input checked="" type="checkbox"/> NOT LIKELY <input type="checkbox"/> LIKELY(*) <input type="checkbox"/> TAKING PLACE(*) (*) FROM _____ TO _____	<input checked="" type="checkbox"/> SINGLE STORY <input type="checkbox"/> 2 STORY <input type="checkbox"/> 3 STORY OR MORE	# AREA POTENTIAL <input checked="" type="checkbox"/> ESTABLISHED # PRICE <input checked="" type="checkbox"/> DECLINING # RENT <input checked="" type="checkbox"/> STABLE # OCCUPANCY <input checked="" type="checkbox"/> INCREASING
MULTIPLE RESIDENCE	UPPER CLASS	# TO CENTER BUSINESS DISTRICT 15 MINUTES BY TRAIN # TO NEIGHBORHOOD SHOPPING AREA 5 MINUTES BY Car # TO EMPLOYMENT CENTER 5 MINUTES BY Car # TO SCHOOL 5 MINUTES BY Car	# CHANGE IN PRESENT LAND USE <input checked="" type="checkbox"/> NOT LIKELY <input type="checkbox"/> LIKELY(*) <input type="checkbox"/> TAKING PLACE(*) (*) FROM _____ TO _____	<input type="checkbox"/> SINGLE STORY <input type="checkbox"/> 2 STORY <input checked="" type="checkbox"/> 3 STORY OR MORE	# AREA POTENTIAL <input checked="" type="checkbox"/> ESTABLISHED # PRICE <input checked="" type="checkbox"/> DECLINING # RENT <input checked="" type="checkbox"/> STABLE # OCCUPANCY <input checked="" type="checkbox"/> INCREASING
	MIDDLE CLASS	# TO CENTER BUSINESS DISTRICT 30 MINUTES BY Train # TO NEIGHBORHOOD SHOPPING AREA 10 MINUTES BY Car # TO EMPLOYMENT CENTER 30 MINUTES BY TRAIN # TO SCHOOL 20 MINUTES BY Bus	# CHANGE IN PRESENT LAND USE <input checked="" type="checkbox"/> NOT LIKELY <input type="checkbox"/> LIKELY(*) <input type="checkbox"/> TAKING PLACE(*) (*) FROM _____ TO _____	<input type="checkbox"/> SINGLE STORY <input type="checkbox"/> 2 STORY <input checked="" type="checkbox"/> 3 STORY OR MORE	# AREA POTENTIAL <input checked="" type="checkbox"/> ESTABLISHED # PRICE <input checked="" type="checkbox"/> DECLINING # RENT <input checked="" type="checkbox"/> STABLE # OCCUPANCY <input checked="" type="checkbox"/> INCREASING

DESCRIPTION	SELECTED AREA	LOCATION	TYPICAL LAND USE	BUILDING	MARKET TREND
FRINGE COMMERCIAL	Chatswood	<input checked="" type="checkbox"/> URBAN <input type="checkbox"/> SUBURBAN # THE LAND MARK PROPERTY IN THE NEIGHBORHOOD Westfield Shopping Centre	<input type="checkbox"/> RETAIL STORE <input type="checkbox"/> WHOLESALE STORE <input type="checkbox"/> RESTAURANT <input checked="" type="checkbox"/> OFFICE <input type="checkbox"/> FINANCIAL(BANK etc.) <input checked="" type="checkbox"/> SHOPPING CENTER COMPLEX <input type="checkbox"/> AMUSEMENT <input type="checkbox"/> CAR DEALER <input type="checkbox"/> HOTEL <input type="checkbox"/> OTHER (*) You can check more than one box.	<input type="checkbox"/> SINGLE STORY <input type="checkbox"/> 2-5 STORIES <input checked="" type="checkbox"/> 6-10 STORIES <input type="checkbox"/> 11 STORIES OR MORE	# AREA POTENTIAL <input type="text" value="ESTABLISHED"/> # PRICE <input type="text" value="APPRECIATING"/> # RENT <input type="text" value="INCREASING"/> # OCCUPANCY <input type="text" value="INCREASING"/>
CENTER COMMERCIAL CENTER BUSINESS DISTRICT	Sydney, Circular Quay	<input checked="" type="checkbox"/> URBAN <input type="checkbox"/> SUBURBAN # THE LAND MARK PROPERTY IN THE NEIGHBORHOOD Sydney Opera House	<input type="checkbox"/> RETAIL STORE <input type="checkbox"/> WHOLESALE STORE <input type="checkbox"/> RESTAURANT <input checked="" type="checkbox"/> OFFICE <input type="checkbox"/> FINANCIAL(BANK etc.) <input type="checkbox"/> SHOPPING CENTER COMPLEX <input type="checkbox"/> AMUSEMENT <input type="checkbox"/> CAR DEALER <input checked="" type="checkbox"/> HOTEL <input type="checkbox"/> OTHER (*) You can check more than one box.	<input type="checkbox"/> SINGLE STORY <input type="checkbox"/> 2-5 STORIES <input type="checkbox"/> 6-10 STORIES <input checked="" type="checkbox"/> 11 STORIES OR MORE	# AREA POTENTIAL <input type="text" value="ESTABLISHED"/> # PRICE <input type="text" value="APPRECIATING"/> # RENT <input type="text" value="INCREASING"/> # OCCUPANCY <input type="text" value="INCREASING"/>
MOST EXPENSIVE LOCATION	Same as Center Commercial	<input checked="" type="checkbox"/> URBAN <input type="checkbox"/> SUBURBAN # THE LAND MARK PROPERTY IN THE NEIGHBORHOOD	<input type="checkbox"/> RETAIL STORE <input type="checkbox"/> WHOLESALE STORE <input checked="" type="checkbox"/> RESTAURANT <input checked="" type="checkbox"/> OFFICE <input type="checkbox"/> FINANCIAL(BANK etc.) <input type="checkbox"/> SHOPPING CENTER COMPLEX <input type="checkbox"/> AMUSEMENT <input type="checkbox"/> CAR DEALER <input type="checkbox"/> HOTEL <input type="checkbox"/> OTHER (*) You can check more than one box.	<input type="checkbox"/> SINGLE STORY <input type="checkbox"/> 2-5 STORIES <input type="checkbox"/> 6-10 STORIES <input type="checkbox"/> 11 STORIES OR MORE	# AREA POTENTIAL <input type="text" value=""/> # PRICE <input type="text" value=""/> # RENT <input type="text" value=""/> # OCCUPANCY <input type="text" value=""/>

(N) NEIGHBORHOOD DATA OF SELECTED AREAS

DESCRIPTION	SELECTED AREA	ACCESS (TRANSPORTATION)	LAND USE	BUILDING	MARKET TREND
SINGLE FAMILY RESIDENCE	UPPER CLASS	# TO CENTER BUSINESS DISTRICT 25 MINUTES BY Car # TO NEIGHBORHOOD SHOPPING AREA 10 MINUTES BY Car # TO EMPLOYMENT CENTER 25 MINUTES BY Car # TO SCHOOL 10 MINUTES BY Car	# CHANGE IN PRESENT LAND USE <input checked="" type="checkbox"/> NOT LIKELY <input type="checkbox"/> LIKELY(*) <input type="checkbox"/> TAKING PLACE(*) (*) FROM _____ TO _____	<input type="checkbox"/> SINGLE STORY <input checked="" type="checkbox"/> 2 STORY <input type="checkbox"/> 3 STORY OR MORE	# AREA POTENTIAL ESTABLISHED # PRICE STABLE # RENT STABLE # OCCUPANCY STABLE
	MIDDLE CLASS	Mt. Roskill # TO CENTER BUSINESS DISTRICT 25 MINUTES BY Car # TO NEIGHBORHOOD SHOPPING AREA 10 MINUTES BY Car # TO EMPLOYMENT CENTER 25 MINUTES BY Car # TO SCHOOL 10 MINUTES BY Car	# CHANGE IN PRESENT LAND USE <input checked="" type="checkbox"/> NOT LIKELY <input type="checkbox"/> LIKELY(*) <input type="checkbox"/> TAKING PLACE(*) (*) FROM _____ TO _____	<input checked="" type="checkbox"/> SINGLE STORY <input type="checkbox"/> 2 STORY <input type="checkbox"/> 3 STORY OR MORE	# AREA POTENTIAL ESTABLISHED # PRICE STABLE # RENT STABLE # OCCUPANCY STABLE
MULTIPLE RESIDENCE	UPPER CLASS	Eastern Suburbs # TO CENTER BUSINESS DISTRICT 25 MINUTES BY Car # TO NEIGHBORHOOD SHOPPING AREA 10 MINUTES BY Car # TO EMPLOYMENT CENTER 25 MINUTES BY Car # TO SCHOOL 10 MINUTES BY Car	# CHANGE IN PRESENT LAND USE <input checked="" type="checkbox"/> NOT LIKELY <input type="checkbox"/> LIKELY(*) <input type="checkbox"/> TAKING PLACE(*) (*) FROM _____ TO _____	<input type="checkbox"/> SINGLE STORY <input checked="" type="checkbox"/> 2 STORY <input type="checkbox"/> 3 STORY OR MORE	# AREA POTENTIAL ESTABLISHED # PRICE STABLE # RENT STABLE # OCCUPANCY STABLE
	MIDDLE CLASS	Mt. Roskill # TO CENTER BUSINESS DISTRICT 25 MINUTES BY Car # TO NEIGHBORHOOD SHOPPING AREA 10 MINUTES BY Car # TO EMPLOYMENT CENTER 25 MINUTES BY Car # TO SCHOOL 10 MINUTES BY Car	# CHANGE IN PRESENT LAND USE <input checked="" type="checkbox"/> NOT LIKELY <input type="checkbox"/> LIKELY(*) <input type="checkbox"/> TAKING PLACE(*) (*) FROM _____ TO _____	<input type="checkbox"/> SINGLE STORY <input checked="" type="checkbox"/> 2 STORY <input type="checkbox"/> 3 STORY OR MORE	# AREA POTENTIAL ESTABLISHED # PRICE STABLE # RENT STABLE # OCCUPANCY STABLE

DESCRIPTION	SELECTED AREA	LOCATION	TYPICAL LAND USE	BUILDING	MARKET TREND
FRINGE COMMERCIAL	Karangahape Road	<input checked="" type="checkbox"/> URBAN <input type="checkbox"/> SUBURBAN # THE LAND MARK PROPERTY IN THE NEIGHBORHOOD	<input checked="" type="checkbox"/> RETAIL STORE <input type="checkbox"/> WHOLESALE STORE <input type="checkbox"/> RESTAURANT <input checked="" type="checkbox"/> OFFICE <input checked="" type="checkbox"/> FINANCIAL(BANK etc.) <input checked="" type="checkbox"/> SHOPPING CENTER COMPLEX <input checked="" type="checkbox"/> AMUSEMENT <input type="checkbox"/> CAR DEALER <input type="checkbox"/> HOTEL <input type="checkbox"/> OTHER (*) You can check more than one box.	<input type="checkbox"/> SINGLE STORY <input checked="" type="checkbox"/> 2-5 STORIES <input type="checkbox"/> 6-10 STORIES <input type="checkbox"/> 11 STORIES OR MORE	# AREA POTENTIAL <input type="checkbox"/> ESTABLISHED <input type="checkbox"/> PRICE <input type="checkbox"/> APPRECIATING <input type="checkbox"/> RENT <input type="checkbox"/> STABLE <input type="checkbox"/> OCCUPANCY <input type="checkbox"/> INCREASING
			<input type="checkbox"/> CHANGE IN PRESENT LAND USE <input type="checkbox"/> NOT LIKELY <input type="checkbox"/> LIKELY(*) <input checked="" type="checkbox"/> TAKING PLACE(*) (*) FROM _____ TO _____ retail residential accommodation		
CENTER COMMERCIAL BUSINESS DISTRICT	Queen Street	<input checked="" type="checkbox"/> URBAN <input type="checkbox"/> SUBURBAN # THE LAND MARK PROPERTY IN THE NEIGHBORHOOD	<input checked="" type="checkbox"/> RETAIL STORE <input type="checkbox"/> WHOLESALE STORE <input type="checkbox"/> RESTAURANT <input checked="" type="checkbox"/> OFFICE <input checked="" type="checkbox"/> FINANCIAL(BANK etc.) <input checked="" type="checkbox"/> SHOPPING CENTER COMPLEX <input checked="" type="checkbox"/> AMUSEMENT <input type="checkbox"/> CAR DEALER <input type="checkbox"/> HOTEL <input type="checkbox"/> OTHER (*) You can check more than one box.	<input type="checkbox"/> SINGLE STORY <input checked="" type="checkbox"/> 2-5 STORIES <input type="checkbox"/> 6-10 STORIES <input type="checkbox"/> 11 STORIES OR MORE	# AREA POTENTIAL <input type="checkbox"/> ESTABLISHED <input type="checkbox"/> PRICE <input type="checkbox"/> APPRECIATING <input type="checkbox"/> RENT <input type="checkbox"/> INCREASING <input type="checkbox"/> OCCUPANCY <input type="checkbox"/> STABLE
			<input type="checkbox"/> CHANGE IN PRESENT LAND USE <input checked="" type="checkbox"/> NOT LIKELY <input type="checkbox"/> LIKELY(*) <input type="checkbox"/> TAKING PLACE(*) (*) FROM _____ TO _____		
MOST EXPENSIVE LOCATION	Queen Street	<input checked="" type="checkbox"/> URBAN <input type="checkbox"/> SUBURBAN # THE LAND MARK PROPERTY IN THE NEIGHBORHOOD	<input checked="" type="checkbox"/> RETAIL STORE <input type="checkbox"/> WHOLESALE STORE <input type="checkbox"/> RESTAURANT <input checked="" type="checkbox"/> OFFICE <input checked="" type="checkbox"/> FINANCIAL(BANK etc.) <input checked="" type="checkbox"/> SHOPPING CENTER COMPLEX <input checked="" type="checkbox"/> AMUSEMENT <input type="checkbox"/> CAR DEALER <input type="checkbox"/> HOTEL <input type="checkbox"/> OTHER (*) You can check more than one box.	<input type="checkbox"/> SINGLE STORY <input type="checkbox"/> 2-5 STORIES <input type="checkbox"/> 6-10 STORIES <input checked="" type="checkbox"/> 11 STORIES OR MORE	# AREA POTENTIAL <input type="checkbox"/> ESTABLISHED <input type="checkbox"/> PRICE <input type="checkbox"/> APPRECIATING <input type="checkbox"/> RENT <input type="checkbox"/> STABLE <input type="checkbox"/> OCCUPANCY <input type="checkbox"/> INCREASING
			<input type="checkbox"/> CHANGE IN PRESENT LAND USE <input checked="" type="checkbox"/> NOT LIKELY <input type="checkbox"/> LIKELY(*) <input type="checkbox"/> TAKING PLACE(*) (*) FROM _____ TO _____		



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TYPE OF LAND	SELECTED AREA (DISTRICT)	OUTLINE OF LAND USE	DISCUSSION	2004		2005		2006		2007	
				Unit: Yen	INDEX	Unit: Yen	INDEX	Unit: Yen	INDEX	Unit: Yen	INDEX
FOR SINGLE FAMILY RESIDENCE	6-chome, Seijyou, Setagaya-ku	BUILDING SIZE	300㎡ LAND PRICE PER ㎡	628,000	99	633,000	100	654,000	103	790,000	124
		LOT SIZE	550㎡ RESIDENCE VALUE	389,000,000	99	392,000,000	99	425,000,000	108	430,000,000	109
			ANNUAL HOUSE RENT	8,900,000	100	8,900,000	100	9,600,000	108	9,600,000	108
MIDDLE CLASS	Naritahigashi, Suginami-ku	BUILDING SIZE	150㎡ LAND PRICE PER ㎡	425,000	98	424,000	98	429,000	99	466,000	108
		LOT SIZE	200㎡ RESIDENCE VALUE	102,000,000	98	102,000,000	98	105,000,000	101	115,000,000	111
			ANNUAL HOUSE RENT	4,080,000	97	4,080,000	97	4,320,000	103	4,320,000	103
RESIDENTIAL	1bancho, Chiyoda-ku	FLOOR AREA RATIO	400% LAND PRICE PER ㎡	1,640,000	101	1,700,000	105	1,860,000	115	2,150,000	133
		SIZE OF RESIDENTIAL UNIT	150㎡ RESIDENCE VALUE	110,000,000	100	114,000,000	104	125,000,000	114	150,000,000	136
		LOT SIZE	800㎡ ANNUAL FLOOR AREA RENT PER ㎡	44,700	101	44,700	101	49,600	112	56,000	126
			VACANCY RATE (%)				5.0	5.0	5.0	5.0	
			TYPICAL OPERATING EXPENSE RATE (%)				20.0	20.0	20.0	20.0	
			CAP RATE (%)				4.0	4.0	4.0	4.0	
FOR MULTIPLE RESIDENCE	Shimorenjyaku, Mitaka-shi	FLOOR AREA RATIO	200% LAND PRICE PER ㎡	314,000	95	312,000	94	315,000	95	338,000	102
		SIZE OF RESIDENTIAL UNIT	70㎡ RESIDENCE VALUE	27,000,000	93	27,000,000	93	28,000,000	97	30,000,000	103
		LOT SIZE	600㎡ ANNUAL FLOOR AREA RENT PER ㎡	26,400	100	26,400	100	27,400	104	27,400	104
			VACANCY RATE (%)				5.0	5.0	5.0	5.0	
			TYPICAL OPERATING EXPENSE RATE (%)				20.0	20.0	20.0	20.0	
			CAP RATE (%)				5.0	5.0	5.0	5.0	
FRINGE COMMERCIAL	2-chome, Nakano, Nakano-ku	FLOOR AREA RATIO	600% LAND PRICE PER ㎡	2,250,000	97	2,250,000	97	2,300,000	100	2,690,000	116
		LOT SIZE	800㎡ RESIDENCE VALUE	595,000	98	595,000	98	610,000	100	700,000	115
			ANNUAL FLOOR AREA RENT PER ㎡	54,000	100	54,000	100	57,600	107	66,000	122
			VACANCY RATE (%)				5.0	5.0	5.0	5.0	
			TYPICAL OPERATING EXPENSE RATE (%)				20.0	20.0	20.0	20.0	
			CAP RATE (%)				4.5	4.5	4.5	4.5	
CENTER COMMERCIAL	1-chome, Nishishinjyaku,	FLOOR AREA RATIO	1,000% LAND PRICE PER ㎡	9,380,000	100	9,450,000	101	10,100,000	108	12,300,000	131
		LOT SIZE	1,000㎡ RESIDENCE VALUE	1,134,000	100	1,142,000	101	1,250,000	110	1,500,000	132
			ANNUAL FLOOR AREA RENT PER ㎡	100,800	105	100,800	105	108,000	113	120,000	125
			VACANCY RATE (%)				4.0	4.0	4.0	4.0	
			TYPICAL OPERATING EXPENSE RATE (%)				20.0	20.0	20.0	20.0	
			CAP RATE (%)				4.0	4.0	4.0	4.0	
MOST EXPENSIVE	6-chome, Ginza, Chuo-ku	FLOOR AREA RATIO	800% LAND PRICE PER ㎡	15,100,000	113	16,300,000	122	20,000,000	149	26,400,000	197
		LOT SIZE	900㎡ RESIDENCE VALUE	1,640,000	111	1,770,000	120	2,000,000	136	2,500,000	170
			ANNUAL FLOOR AREA RENT PER ㎡	144,000	119	144,000	119	156,000	128	182,000	158
			VACANCY RATE (%)				3.0	3.0	3.0	3.0	
			TYPICAL OPERATING EXPENSE RATE (%)				20.0	20.0	20.0	20.0	
			CAP RATE (%)				3.8	3.8	3.8	3.8	

LAND PRICE : (1) SINGLE FAMILY RESIDENCE FEE SIMPLE/FREE HOLD VALUE  
 (2) MULTIPLE RESIDENCE FEE SIMPLE/FREE HOLD VALUE  
 (3) COMMERCIAL FEE SIMPLE/FREE HOLD VALUE

ANNUAL OFFICE RENT IS BASED ON :  NET  GROSS

TYPE OF LAND	SELECTED AREA (DISTRICT)	OUTLINE OF LAND USE		DISCRIPTION	2004		2005		2006		2007	
		BUILDING SIZE	LOT SIZE		金額: Yen	指数	金額: Yen	指数	金額: Yen	指数	金額: Yen	指数
FOR SINGLE FAMILY RESIDENCE	2-chome, Terukayamanaka, Sumiyoshi-ku, Osaka-shi	180㎡	340㎡	LAND PRICE PER ㎡	346,000	89	336,000	86	343,000	88	362,000	93
				RESIDENCE VALUE	141,940,000	89	137,640,000	86	140,000,000	88	146,000,000	92
RESIDENTIAL	3-chome, Okamachi-Kita, Toyonaka-shi	130㎡	210㎡	LAND PRICE PER ㎡	219,000	88	207,000	83	203,000	82	212,000	85
				RESIDENCE VALUE	52,490,000	90	49,840,000	85	49,050,000	84	50,850,000	87
FOR MULTIPLE RESIDENCE	8-chome, Uchoomachi, Tennouji-ku, Osaka-shi	600%	100㎡	LAND PRICE PER ㎡	418,000	86	402,000	82	418,000	86	485,000	99
				RESIDENCE VALUE	41,200,000	89	39,600,000	85	40,400,000	87	43,050,000	93
FOR MULTIPLE RESIDENCE	7-chome, Toyosato, Higashiyodogawa-ku, Osaka-shi	300㎡	500㎡	ANNUAL FLOOR AREA RENT PER ㎡	22,200	93	22,200	93	22,200	93	22,200	93
				VACANCY RATE (%)								
				TYPICAL OPERATING EXPENSE RATE (%)								
				CAP RATE (%)								
FOR MULTIPLE RESIDENCE	4-chome, Toyosato, Higashiyodogawa-ku, Osaka-shi	200%	70㎡	LAND PRICE PER ㎡	231,000	89	223,000	86	221,000	85	226,000	87
				RESIDENCE VALUE	27,200,000	89	26,100,000	85	25,800,000	84	25,850,000	84
FRINGE COMMERCIAL	4-chome, Nishitenma, Kita-ku, Osaka-shi	400%	230㎡	LAND PRICE PER ㎡	598,000	81	585,000	79	625,000	84	755,000	102
				RESIDENCE VALUE	394,000	83	384,000	81	404,000	85	433,000	91
COMMERCIAL	1-chome, Kourabashi, Chuo-ku, Osaka-shi	800%	3,000㎡	ANNUAL FLOOR AREA RENT PER ㎡	38,400	91	38,400	91	40,800	97	43,200	103
				VACANCY RATE (%)								
				TYPICAL OPERATING EXPENSE RATE (%)								
				CAP RATE (%)								
COMMERCIAL	Kakuda-cho, Kita-ku, Osaka-shi	800%	800㎡	LAND PRICE PER ㎡	1,430,000	70	1,290,000	63	1,380,000	67	1,800,000	88
				RESIDENCE VALUE	503,000	84	476,000	79	501,000	84	546,000	91
				ANNUAL FLOOR AREA RENT PER ㎡	50,400	93	50,400	93	54,000	100	57,600	107
				VACANCY RATE (%)								
				TYPICAL OPERATING EXPENSE RATE (%)								
				CAP RATE (%)								
MOST EXPENSIVE	Kakuda-cho, Kita-ku, Osaka-shi	800%	5,400㎡	LAND PRICE PER ㎡	4,990,000	100	5,050,000	101	6,000,000	120	8,340,000	167
				RESIDENCE VALUE	936,000	91	947,000	92	1,085,000	105	1,370,000	133
				ANNUAL FLOOR AREA RENT PER ㎡	79,200	98	79,200	98	81,600	101	96,000	119
				VACANCY RATE (%)								
				TYPICAL OPERATING EXPENSE RATE (%)								
				CAP RATE (%)								

LAND PRICE : (1) SINGLE FAMILY RESIDENCE

FREE SIMPLE/FREE HOLD VALUE

FEE SIMPLE/FREE HOLD VALUE

(2) MULTIPLE RESIDENCE

FEE SIMPLE/FREE HOLD VALUE

(3) COMMERCIAL

FEE SIMPLE/FREE HOLD VALUE

ANNUAL OFFICE RENT IS BASED ON :  NET GROSS

Nagoya

TYPE OF LAND	SELECTED AREA (DISTRICT)	OUTLINE OF LAND USE		DISCRPTION	2004		2005		2006		2007	
		BUILDING SIZE LOT SIZE	330㎡ 1,490㎡ 4 Bed Room ANNUAL HOUSE RENT		金額: Yen	指数	金額: Yen	指数	金額: Yen	指数	金額: Yen	指数
RESIDENTIAL	UPPER CLASS	Nanzancho,Souwa-ku, Nagoya-shi	330㎡ 1,490㎡ 4 Bed Room ANNUAL HOUSE RENT	LAND PRICE PER ㎡ RESIDENCE VALUE	235,000 424,000,000 10,800,000	77 85 100	224,000 423,000,000 10,800,000	73 85 100	226,000 435,000,000 12,000,000	74 87 111	295,000 400,000,000 12,000,000	96 80 111
	MIDDLE CLASS	2-chome,Syogetsuchoy, Mizuho-ku,Nagoya-shi	100㎡ 219㎡ 3 Bed Room ANNUAL HOUSE RENT	LAND PRICE PER ㎡ RESIDENCE VALUE	194,000 56,200,000 2,160,000	89 95 100	183,000 56,000,000 2,160,000	89 95 100	200,000 52,000,000 2,400,000	92 88 111	230,000 59,000,000 3,000,000	106 100 139
	UPPER CLASS	3-chome,Himeketori, Chikusa-ku,Nagoya-shi	FLOOR AREA RATIO SIZE OF RESIDENTIAL UNIT LOT SIZE	300% 100㎡ 331㎡ ANNUAL FLOOR AREA RENT PER ㎡ VACANCY RETE (%)	LAND PRICE PER ㎡ RESIDENCE VALUE	223,000 29,000,000 21,600	83 88 100	222,000 29,000,000 21,600	83 88 100	228,000 29,250,000 24,000	85 89 111	255,000 31,250,000 24,000
FOR MULTIPLE RESIDENCE	MIDDLE CLASS	1-chome,Hirabari,Tenpaku, Nagoya-shi	FLOOR AREA RATIO SIZE OF RESIDENTIAL UNIT LOT SIZE	LAND PRICE PER ㎡ RESIDENCE VALUE	150,000	83	147,000	81	153,000	85	165,000	91
					18,000,000	95	18,000,000	95	18,500,000	97	18,500,000	97
					20,000	100	20,000	100	21,000	105	21,000	105
COMMERCIAL	FRINGE COMMERCIAL	1-chome,Tutui, Higashi-ku,Nagoya-shi	FLOOR AREA RATIO LOT SIZE	LAND PRICE PER ㎡ RESIDENCE VALUE	203,000	91	198,000	89	200,000	90	222,000	100
					200,000	87	200,000	87	225,000	98	247,500	108
					26,400	110	26,400	110	28,800	121	28,800	121
COMMERCIAL	CENTER COMMERCIAL	4-chome,Meieki, Nakamura-ku,Nagoya-shi	FLOOR AREA RATIO LOT SIZE	LAND PRICE PER ㎡ RESIDENCE VALUE	2,230,000	99	2,560,000	113	3,530,000	156	4,900,000	217
					400,000	100	450,000	113	550,000	138	770,000	193
					62,000	101	65,000	106	72,000	117	84,000	136
COMMERCIAL	MOST EXPENSIVE	3-chome,Sakae,Naka-ku, Nagoya-shi	FLOOR AREA RATIO LOT SIZE	LAND PRICE PER ㎡ RESIDENCE VALUE	4,680,000	99	4,820,000	102	5,900,000	124	7,100,000	150
					600,000	100	650,000	108	750,000	125	850,000	142
					72,000	100	75,000	104	84,000	117	84,000	117

LAND PRICE : (1) SINGLE FAMILY RESIDENCE FEE SIMPLE/FREE HOLD VALUE  
 (2) MULTIPLE RESIDENCE FEE SIMPLE/FREE HOLD VALUE  
 (3) COMMERCIAL FEE SIMPLE/FREE HOLD VALUE

ANNUAL OFFICE RENT IS BASED ON :  NET  GROSS

TYPE OF LAND	SELECTED AREA (DISTRICT)	OUTLINE OF LAND USE	DISCUSSION	2004		2005		2006		2007	
				金額: C\$	指数	金額: C\$	指数	金額: C\$	指数	金額: C\$	指数
RESIDENTIAL	UPPER CLASS	BUILDING SIZE LOT SIZE	335m <sup>2</sup> LAND PRICE PER m <sup>2</sup> 588m <sup>2</sup> RESIDENCE VALUE 4bed/3rooms ANNUAL HOUSE RENT	1,100	115	1,370	143	1,625	170	1,850	194
				1,450,000	116	1,575,000	126	1,650,000	132	1,800,000	144
				42,000	117	48,000	133	52,800	147	60,000	167
RESIDENTIAL	MIDDLE CLASS	BUILDING SIZE LOT SIZE	223m <sup>2</sup> LAND PRICE PER m <sup>2</sup> 368m <sup>2</sup> RESIDENCE VALUE 3bed/3rooms ANNUAL HOUSE RENT	780	115	860	127	1,150	170	1,400	206
				520,000	115	538,000	119	580,000	128	650,000	144
				22,500	83	22,500	83	24,600	117	27,000	129
RESIDENTIAL	UPPER CLASS	FLOOR AREA RATIO SIZE OF RESIDENTIAL UNIT LOT SIZE	180% LAND PRICE PER m <sup>2</sup> 111m <sup>2</sup> RESIDENCE VALUE 1,115m <sup>2</sup> ANNUAL FLOOR AREA RENT PER m <sup>2</sup> VACANCY RETE (%) TYPICAL OPERATING EXPENSE RATE (%) CAP RATE (%)	1,500	147	2,000	196	4,400	432	5,900	579
				425,000	138	495,000	160	515,000	167	535,000	173
				195	114	205	121	216	127	227	134
RESIDENTIAL	FOR MULTIPLE RESIDENCE	FLOOR AREA RATIO SIZE OF RESIDENTIAL UNIT LOT SIZE	145% LAND PRICE PER m <sup>2</sup> 70m <sup>2</sup> RESIDENCE VALUE 836m <sup>2</sup> ANNUAL FLOOR AREA RENT PER m <sup>2</sup> VACANCY RETE (%) TYPICAL OPERATING EXPENSE RATE (%) CAP RATE (%)	975	181	1,400	259	1,800	333	2,250	417
				165,000	118	180,000	129	230,000	164	280,000	200
				171	111	180	117	193	125	206	134
COMMERCIAL	FRINGE COMMERCIAL	FLOOR AREA RATIO LOT SIZE	310% LAND PRICE PER m <sup>2</sup> 557m <sup>2</sup> RESIDENCE VALUE ANNUAL FLOOR AREA RENT PER m <sup>2</sup> VACANCY RETE (%) TYPICAL OPERATING EXPENSE RATE (%) CAP RATE (%)	1,700	85	2,500	125	3,200	160	4,000	200
				2,600	130	3,000	150	3,500	175	4,500	225
				307	92	322	96	384	115	468	140
COMMERCIAL	CENTER COMMERCIAL	FLOOR AREA RATIO LOT SIZE	900% LAND PRICE PER m <sup>2</sup> 1,115m <sup>2</sup> RESIDENCE VALUE ANNUAL FLOOR AREA RENT PER m <sup>2</sup> VACANCY RETE (%) TYPICAL OPERATING EXPENSE RATE (%) CAP RATE (%)	7,200	114	8,100	129	12,150	193	15,750	250
				1,750	75	1,950	83	3,750	160	4,500	192
				276	85	270	83	312	96	396	122
COMMERCIAL	MOST EXPENSIVE	FLOOR AREA RATIO LOT SIZE	900% LAND PRICE PER m <sup>2</sup> 22,500m <sup>2</sup> RESIDENCE VALUE ANNUAL FLOOR AREA RENT PER m <sup>2</sup> VACANCY RETE (%) TYPICAL OPERATING EXPENSE RATE (%) CAP RATE (%)	9,000	103	9,900	114	13,500	155	18,000	206
				2,700	103	2,950	113	4,500	172	6,000	229
				420	93	475	106	540	120	660	147

LAND PRICE : (1) SINGLE FAMILY RESIDENCE FEE SIMPLE/FREE HOLD VALUE  
 (2) MULTIPLE RESIDENCE FEE SIMPLE/FREE HOLD VALUE  
 (3) COMMERCIAL FEE SIMPLE/FREE HOLD VALUE

ANNUAL OFFICE RENT IS BASED ON :  NET  GROSS

New York

TYPE OF LAND	SELECTED AREA (DISTRICT)	OUTLINE OF LAND USE		DISCRPTION	2004		2005		2006		2007						
		BUILDING SIZE LOT SIZE (2006 resize)	FLOOR AREA RATIO SIZE OF RESIDENTIAL UNIT LOT SIZE (2006 resize)		金額: US\$	指数	金額: US\$	指数	金額: US\$	指数	金額: US\$	指数					
RESIDENTIAL	UPPER CLASS	Town of Greenwich, CT (changed in 2002)	525sqft 2524sqft Minimum Lot Size	LAND PRICE PER sqft RESIDENCE VALUE ANNUAL HOUSE RENT	129 8,000,000 133	239	183	339	215	398	247	329					
	MIDDLE CLASS	Borough of Staten Island, New York City	204sqft 511sqft (2006 resize)	LAND PRICE PER sqft RESIDENCE VALUE ANNUAL HOUSE RENT	646 381,055 134	120	700	160	785	146	860	227					
	UPPER CLASS	Upper East Side of Manhattan, New York City (from 59th to 96th Street, between 5th Ave and east river)	1,000% 131sqft 929sqft 100X100SF	LAND PRICE PER sqft RESIDENCE VALUE ANNUAL FLOOR AREA RENT PER sqft VACANCY RETE (%)	2,153 1,301,399 409 2	145	2,691	161	1,650,000	489	183	1,743,000	194				
FOR MULTIPLE RESIDENCE	MIDDLE CLASS	Chelsea of Manhattan, New York City (On the west side of 5th Ave between 14th and 23rd St.) (changed in 2002)	600% 120sqft 929sqft 100X100SF	LAND PRICE PER sqft RESIDENCE VALUE ANNUAL FLOOR AREA RENT PER sqft VACANCY RETE (%)	1,346 740,797 499 43	99	104	1,469,000	196	1,363,000	182	182	136				
														TYPICAL OPERATING EXPENSE RATE (%)	42	42	42
														CAP RATE (%)	6	6	4
COMMERCIAL	FRINGE COMMERCIAL	West Side of Manhattan, New York City (From 23rd St. to 42nd St. between 8th and 10th Ave.)	600% 929sqft	LAND PRICE PER sqft RESIDENCE VALUE	1,076 1,399	173	240	1,722	2,100	260	3,552	294	294				
														ANNUAL FLOOR AREA RENT PER sqft	0	312	366
														VACANCY RETE (%)	0	8.0	6.5
COMMERCIAL	CENTER COMMERCIAL	Times Square (Midtown) of Manhattan, New York City (From 42nd to 52nd St. between 7th and Broadway)	1,400% 1,859sqft	LAND PRICE PER sqft RESIDENCE VALUE	2,368 5,382	111	118	3,875	6,455	133	4,306	189	189				
														ANNUAL FLOOR AREA RENT PER sqft	484	614	797
														VACANCY RETE (%)	7.5	4.5	3.2
MOST EXPENSIVE	MIDDLE CLASS	Midtown, New York City (Cannot indicate particular location without sales comparison, but assumed Grand Central Station, MetLife Building)	1,400% 1,859sqft	LAND PRICE PER sqft RESIDENCE VALUE	2,691 6,997	144	169	5,651	8,770	181	8,342	222	222				
														ANNUAL FLOOR AREA RENT PER sqft	678	904	140
														VACANCY RETE (%)	7.5	13.6	11.8
				TYPICAL OPERATING EXPENSE RATE (%)	7.5	7.5	25.0	25.0	25.0	25.0	25.0	25.0					
				CAP RATE (%)	7.5	6.0	6.0	6.0	6.5	6.0	6.0	6.0					

LAND PRICE : (1) SINGLE FAMILY RESIDENCE FEE SIMPLE/FREE HOLD VALL Property Value/Dwelling  
 (2) MULTIPLE RESIDENCE FEE SIMPLE/FREE HOLD VALL Land Value/Sq. Meter of Possible Building Floor Area  
 (3) COMMERCIAL FEE SIMPLE/FREE HOLD VALL Land Value/Sq. Meter of Possible Building Floor Area  
 ANNUAL OFFICE RENT IS BASED ON :  NET  GROSS

TYPE OF LAND	SELECTED AREA (DISTRICT)	OUTLINE OF LAND USE		DISCRPTION	2004		2005		2006		2007	
		BUILDING SIZE LOT SIZE	FLOOR AREA RATIO SIZE OF RESIDENTIAL UNIT LOT SIZE		金額: US\$ 指數	金額: US\$ 指數	金額: US\$ 指數	金額: US\$ 指數				
RESIDENTIAL	UPPER CLASS	Waiālae-Kohala, Oahu	232㎡	131	581	614	138	954	214	954	214	
			1,068㎡	133	700,000~ 1,500,000	750,000~2250,000	182	1,650,000	189	1,650,000	189	
	MIDDLE CLASS	Pearl City, Oahu	130	109	280	323	126	621	242	911	354	
RESIDENTIAL	UPPER CLASS	Kapiolani-Kakaako, Oahu	604㎡	110	250,000~400,000	325,000~450,000	131	490,000	166	550,000	186	
			24,000	143	24,000	24,000	143	28,800	171	28,800	171	
			225%	118	1,076	1,615	177	1,750	191	1,750	191	
RESIDENTIAL	UPPER CLASS	Kapiolani, Oahu	111㎡	104	500,000~700,000	550,000~800,000	117	800,000	139	800,000	139	
			2,787㎡	147	286	286	147	378	194	378	194	
			VACANCY RATE (%)					2.0	2.0	2.0	2.0	
RESIDENTIAL	MIDDLE CLASS	Makiki, Oahu	150%	114	807	915	129	1,265	178	1,265	178	
			84㎡	112	150,000~325,000	200,000~350,000	129	357,500	168	390,000	184	
			1,858㎡	175	250	250	175	250	175	250	175	
COMMERCIAL	PRINCE COMMERCIAL	Kapiolani, Oahu	350%	111	1,076	1,615	167	1,615	167	1,615	167	
			2,787㎡	100	2,152	2,152	100	2,234	104	2,234	104	
			ANNUAL FLOOR AREA RENT PER ㎡					312	102	348	114	
COMMERCIAL	CENTER COMMERCIAL	Downtown, Honolulu, Oahu	750%	109	3,229	3,498	118	3,632	123	3,902	132	
			1,858㎡	100	2,152	2,152	100	2,234	104	2,234	104	
			ANNUAL FLOOR AREA RENT PER ㎡					300	108	312	112	
COMMERCIAL	MOST EXPENSIVE	Same as Center Commercial		103	287	300	108	300	108	312	112	
			VACANCY RATE (%)						8.5	6.5	6.5	
			TYPICAL OPERATING EXPENSE RATE (%)						40.0	40.0	40.0	
COMMERCIAL	MOST EXPENSIVE	Same as Center Commercial										
			VACANCY RATE (%)									
			TYPICAL OPERATING EXPENSE RATE (%)									

LAND PRICE : (1) SINGLE FAMILY RESIDENCE FEE SIMPLE/FREE HOLD VALUE  
 (2) MULTIPLE RESIDENCE FEE SIMPLE/FREE HOLD VALUE  
 (3) COMMERCIAL FEE SIMPLE/FREE HOLD VALUE

ANNUAL OFFICE RENT IS BASED ON :  NET  GROSS





TYPE OF LAND	SELECTED AREA (DISTRICT)	OUTLINE OF LAND USE		DISCUSSION	2004		2005		2006		2007	
		BUILDING SIZE LOT SIZE (2006 resize)	FLOOR AREA RATIO SIZE OF RESIDENTIAL UNIT LOT SIZE		金額: US\$	指数	金額: US\$	指数	金額: US\$	指数	金額: US\$	指数
FOR SINGLE FAMILY RESIDENCE	UPPER CLASS	Beverly Hills	525㎡ 2524㎡ (2006 resize)	LAND PRICE PER ㎡ RESIDENCE VALUE ANNUAL HOUSE RENT	112 119	1,100~1,300 2,300,000~ 8,500,000	114 128	1,150~1,250 6,000,000~ 6,300,000	112 137	1,200~1,300 6,700,000~ 7,000,000	116 152	
	MIDDLE CLASS	Granada Hills	185㎡ 650㎡ (2006 resize)	LAND PRICE PER ㎡ RESIDENCE VALUE ANNUAL HOUSE RENT	120 145	300~360 380,000~690,000	130 188	325~390 490,000~900,000	130 194	370~410 600,000~880,000	142 200	
RESIDENTIAL	UPPER CLASS	Westwood	200% 185㎡ 1,533㎡	LAND PRICE PER ㎡ RESIDENCE VALUE ANNUAL FLOOR AREA RENT PER ㎡ VACANCY RATE (%) TYPICAL OPERATING EXPENSE RATE (%) CAP RATE (%)	118 138	1,400~1,600 350,000~750,000	122 188	1,400~1,700 400,000~1,100,000	253 213	3,230 850,000	253 250	
		Hollywood	150% 144㎡ 1,533㎡	LAND PRICE PER ㎡ RESIDENCE VALUE ANNUAL FLOOR AREA RENT PER ㎡ VACANCY RATE (%) TYPICAL OPERATING EXPENSE RATE (%) CAP RATE (%)	113 205	450~550 300,000~520,000	130 248	500~650 390,000~600,000	267 325	1,720 725,000	389 363	
COMMERCIAL	FRINGE COMMERCIAL	Ventura Boulevard	150% 1998㎡ (2006 resize)	LAND PRICE PER ㎡ RESIDENCE VALUE ANNUAL FLOOR AREA RENT PER ㎡ VACANCY RATE (%) TYPICAL OPERATING EXPENSE RATE (%) CAP RATE (%)	141	1,000~1,400	165	1,200~1,600	253	2,520	296	
		Downtown	600% 25096㎡ (2006 resize)	LAND PRICE PER ㎡ RESIDENCE VALUE ANNUAL FLOOR AREA RENT PER ㎡ VACANCY RATE (%) TYPICAL OPERATING EXPENSE RATE (%) CAP RATE (%)	114	600~1,200	124	650~1,300	204	2,150	273	
COMMERCIAL	CENTER COMMERCIAL	West Los Angeles (changed in 2002)	200% 2974㎡ (2006 resize)	LAND PRICE PER ㎡ RESIDENCE VALUE ANNUAL FLOOR AREA RENT PER ㎡ VACANCY RATE (%) TYPICAL OPERATING EXPENSE RATE (%) CAP RATE (%)	121	1,500~1,900	132	1,600~2,100	154	3,220	230	
		MOST EXPENSIVE		LAND PRICE PER ㎡ RESIDENCE VALUE ANNUAL FLOOR AREA RENT PER ㎡ VACANCY RATE (%) TYPICAL OPERATING EXPENSE RATE (%) CAP RATE (%)	46	354	46	10.0	7.4	6.7	51	

LAND PRICE : (1) SINGLE FAMILY RESIDENCE  
 (2) MULTIPLE RESIDENCE  
 (3) COMMERCIAL  
 ANNUAL OFFICE RENT IS BASED ON :  NET  GROSS

SEE SIMPLE/FREE HOLD VALL Property Value/Dwelling  
 SEE SIMPLE/FREE HOLD VALL Land Value/Sq. Meter of Possible Building Floor Area  
 SEE SIMPLE/FREE HOLD VALL Land Value/Sq. Meter of Possible Building Floor Area

Mexico City

TYPE OF LAND	SELECTED AREA (DISTRICT)	OUTLINE OF LAND USE		DISCUSSION	2004		2005		2006		2007	
		BUILDING SIZE LOT SIZE	FLOOR AREA RATIO SIZE OF RESIDENTIAL UNIT LOT SIZE		金額: PESO	指数	金額: PESO	指数	金額: PESO	指数	金額: PESO	指数
RESIDENTIAL	UPPER CLASS	Pedregal San Francisco Coyoacan	425m <sup>2</sup> LAND PRICE PER m <sup>2</sup>		6,500	130	7,000	140	8,250	165	9,750	195
			500m <sup>2</sup> RESIDENCE VALUE		4,720,000	110	4,956,000	115	6,350,000	148	7,575,000	176
	MIDDLE CLASS	Avante Coyoacan	248m <sup>2</sup> LAND PRICE PER m <sup>2</sup>		4,000	118	4,500	132	4,600	135	4,800	141
RESIDENTIAL	UPPER CLASS	Polanco	175m <sup>2</sup> RESIDENCE VALUE		2,150,000	129	2,475,000	148	2,550,000	153	2,700,000	162
			ANNUAL HOUSE RENT		182,880	115	201,000	127	204,000	129	216,000	136
	MIDDLE CLASS	Narvarte	400% FLOOR AREA RATIO		19,000	146	20,000	154	20,500	158	22,000	169
RESIDENTIAL	UPPER CLASS	Polanco	185m <sup>2</sup> RESIDENCE VALUE		2,740,000	119	2,900,000	126	2,950,000	128	3,050,000	133
			550m <sup>2</sup> ANNUAL FLOOR AREA RENT PER m <sup>2</sup>		1,640	105	1,720	110	1,956	125	2,044	131
	MIDDLE CLASS	Narvarte	VACANCY RATE (%)						3.0		3.0	
RESIDENTIAL	UPPER CLASS	Polanco	TYPICAL OPERATING EXPENSE RATE (%)						20.6		20.6	
			CAP RATE (%)					8.0		8.0		
	MIDDLE CLASS	Narvarte	400% FLOOR AREA RATIO		8,000	188	9,000	212	10,500	247	11,750	276
RESIDENTIAL	UPPER CLASS	Polanco	125m <sup>2</sup> RESIDENCE VALUE		1,500,000	171	1,620,000	185	1,900,000	217	2,175,000	249
			450m <sup>2</sup> ANNUAL FLOOR AREA RENT PER m <sup>2</sup>		1,140	127	1,188	132	1,056	117	1,344	149
	MIDDLE CLASS	Narvarte	VACANCY RATE (%)						3.0		3.0	
RESIDENTIAL	UPPER CLASS	Polanco	TYPICAL OPERATING EXPENSE RATE (%)						21.0		21.0	
			CAP RATE (%)					8.0		8.0		
	MIDDLE CLASS	Narvarte	300% FLOOR AREA RATIO		6,000	146	6,500	159	6,900	168	8,000	195
RESIDENTIAL	UPPER CLASS	Polanco	400m <sup>2</sup> RESIDENCE VALUE		8,125	108	8,950	119	9,300	124	10,800	144
			ANNUAL FLOOR AREA RENT PER m <sup>2</sup>		960	113	1,020	120	1,080	127	1,440	169
	MIDDLE CLASS	Narvarte	VACANCY RATE (%)						3.0		3.0	
RESIDENTIAL	UPPER CLASS	Polanco	TYPICAL OPERATING EXPENSE RATE (%)						25.0		25.0	
			CAP RATE (%)					8.0		8.0		
	MIDDLE CLASS	Narvarte	350% FLOOR AREA RATIO		9,196	153	10,000	167	13,000	217	15,000	250
RESIDENTIAL	UPPER CLASS	Polanco	125m <sup>2</sup> RESIDENCE VALUE		6,500	108	6,850	114	9,100	152	10,500	175
			ANNUAL FLOOR AREA RENT PER m <sup>2</sup>		780	115	864	127	1,200	176	1,800	265
	MIDDLE CLASS	Narvarte	VACANCY RATE (%)						3.0		3.0	
RESIDENTIAL	UPPER CLASS	Polanco	TYPICAL OPERATING EXPENSE RATE (%)						23.0		23.0	
			CAP RATE (%)					8.0		8.0		
	MIDDLE CLASS	Narvarte	600% FLOOR AREA RATIO		15,000	107	16,000	114	16,100	115	16,600	119
RESIDENTIAL	UPPER CLASS	Polanco	550m <sup>2</sup> RESIDENCE VALUE		13,500	108	14,300	114	14,400	115	14,850	119
			ANNUAL FLOOR AREA RENT PER m <sup>2</sup>		1,560	111	1,620	115	1,620	115	1,800	128
	MIDDLE CLASS	Narvarte	VACANCY RATE (%)						3.0		3.0	
RESIDENTIAL	UPPER CLASS	Polanco	TYPICAL OPERATING EXPENSE RATE (%)						28.0		28.0	
			CAP RATE (%)					8.0		8.0		
	MIDDLE CLASS	Narvarte	350% FLOOR AREA RATIO		15,000	107	16,000	114	16,100	115	16,600	119
RESIDENTIAL	UPPER CLASS	Polanco	550m <sup>2</sup> RESIDENCE VALUE		13,500	108	14,300	114	14,400	115	14,850	119
			ANNUAL FLOOR AREA RENT PER m <sup>2</sup>		1,560	111	1,620	115	1,620	115	1,800	128
	MIDDLE CLASS	Narvarte	VACANCY RATE (%)						3.0		3.0	
RESIDENTIAL	UPPER CLASS	Polanco	TYPICAL OPERATING EXPENSE RATE (%)						28.0		28.0	
			CAP RATE (%)					8.0		8.0		
	MIDDLE CLASS	Narvarte	350% FLOOR AREA RATIO		15,000	107	16,000	114	16,100	115	16,600	119

LAND PRICE : (1) SINGLE FAMILY RESIDENCE FEE SIMPLE/FREE HOLD VALUE  
 (2) MULTIPLE RESIDENCE FEE SIMPLE/FREE HOLD VALUE  
 (3) COMMERCIAL FEE SIMPLE/FREE HOLD VALUE

ANNUAL OFFICE RENT IS BASED ON :  NET  GROSS

TYPE OF LAND	SELECTED AREA (DISTRICT)	OUTLINE OF LAND USE		DISCRPTION	2004		2005		2006		2007	
		BUILDING SIZE	LOT SIZE		金額: US\$	指数	金額: US\$	指数	金額: US\$	指数	金額: US\$	指数
RESIDENTIAL	UPPER CLASS	Jardins	500m <sup>2</sup>	LAND PRICE PER m <sup>2</sup>	485	100	600	123	856	175	1,289	263
			550m <sup>2</sup>	RESIDENCE VALUE	520,000~693,000	139	560,000~750,000	151	813,356	129	1,007,970	160
			4 bedrooms	ANNUAL HOUSE RENT	35,340	101	35,988	103	51,372	147	70,320	201
RESIDENTIAL	MIDDLE CLASS	Vila Mariana	250m <sup>2</sup>	LAND PRICE PER m <sup>2</sup>	173	106	206	126	256	160	328	205
			180m <sup>2</sup>	RESIDENCE VALUE	86,600	89	93,710	96	139,127	142	187,530	192
			3 bedrooms	ANNUAL HOUSE RENT	8,316	86	9,000	93	12,840	132	16,872	174
RESIDENTIAL	UPPER CLASS	Jardim Paulista	400%	FLOOR AREA RATIO (change of 2003)	1,213	87	1,312	94	1,541	111	1,758	126
			220m <sup>2</sup>	RESIDENCE VALUE	173,000~208,000	110	187,000~225,000	118	271,832	156	314,112	181
			1,300m <sup>2</sup>	ANNUAL FLOOR AREA RENT PER m <sup>2</sup>	61	102	72	119	93	156	115	192
RESIDENTIAL	FOR MULTIPLE RESIDENCE	Vila Mariana	400%	FLOOR AREA RATIO (change of 2003)	554	98	600	106	738	131	891	158
			90m <sup>2</sup>	RESIDENCE VALUE	62,400	64	67,500	69	83,476	85	103,142	105
			1,100m <sup>2</sup>	ANNUAL FLOOR AREA RENT PER m <sup>2</sup>	96~61	74	96~61	74	89	83	100	93
RESIDENTIAL	MIDDLE CLASS	Marginal Tiete (changed in 2006)		VACANCY RETE (%)			10		7.0		5.0	
				TYPICAL OPERATING EXPENSE RATE (%)			0		3.0		3.0	
				CAP RATE (%)			8		8.0		8.0	
COMMERCIAL	FRINGE COMMERCIAL	Vila Olimpia	250%	LAND PRICE PER m <sup>2</sup>	450	94	562	118	225	47	328	68
			10,000m <sup>2</sup>	RESIDENCE VALUE	998	135	1,050	142	462		675	
				ANNUAL FLOOR AREA RENT PER m <sup>2</sup>	137	101	157	115	60	43	84	60
COMMERCIAL	CENTER COMMERCIAL	Vila Olimpia		VACANCY RETE (%)			5		5.0		5.0	
				TYPICAL OPERATING EXPENSE RATE (%)			10		3.0		3.0	
				CAP RATE (%)			10		10.0		10.0	
COMMERCIAL	MOST EXPENSIVE	Faria Lima (changed in 2002)	400%	LAND PRICE PER m <sup>2</sup>	866	80	1,125	103	1,434	132	1,758	161
			2,000m <sup>2</sup>	RESIDENCE VALUE	1,386	89	1,499	96	1,884	120	2,250	144
				ANNUAL FLOOR AREA RENT PER m <sup>2</sup>	187	102	224	122	282	157	337	187
COMMERCIAL	MOST EXPENSIVE	Faria Lima (changed in 2002)		VACANCY RETE (%)			10		5.0		5.0	
				TYPICAL OPERATING EXPENSE RATE (%)			10		5.0		5.0	
				CAP RATE (%)			10		10.0		10.0	
COMMERCIAL	MOST EXPENSIVE	Faria Lima (changed in 2002)	400%	LAND PRICE PER m <sup>2</sup>	2,252	94	2,624	110	3,415	143	3,985	167
			6,000m <sup>2</sup>	RESIDENCE VALUE	1,663	87	1,799	94	2,911	152	3,563	187
				ANNUAL FLOOR AREA RENT PER m <sup>2</sup>	270	81	301	90	408	124	480	145
COMMERCIAL	MOST EXPENSIVE	Faria Lima (changed in 2002)		VACANCY RETE (%)			8		5.0		5.0	
				TYPICAL OPERATING EXPENSE RATE (%)			10		5.0		5.0	
				CAP RATE (%)			11		10.0		10.0	

LAND PRICE : (1) SINGLE FAMILY RESIDENCE FEE SIMPLE/FREE HOLD VALUE

(2) MULTIPLE RESIDENCE FEE SIMPLE/FREE HOLD VALUE

(3) COMMERCIAL FEE SIMPLE/FREE HOLD VALUE

ANNUAL OFFICE RENT IS BASED ON :  NET  GROSS

London (1)

TYPE OF LAND	SELECTED AREA (DISTRICT)	OUTLINE OF LAND USE		DISCRPTION	2004		2005		2006		2007	
		BUILDING SIZE LOT SIZE	FLOOR AREA RATIO SIZE OF RESIDENTIAL UNIT LOT SIZE		金額: £	指数	金額: £	指数	金額: £	指数	金額: £	指数
FOR SINGLE FAMILY RESIDENCE	Mayfair Knightsbridge Belgravia Kensington Chelsea	140㎡ 150㎡	LAND PRICE PER ㎡ RESIDENCE VALUE	5,088~8,412 1,454,000~ 2,403,000	139 107	6,125~10,500 1,750,000~ 3,000,000	171 132	9,038 2,582,500	19 144	12,610 3,603,000	26 201	
		3 bedrooms	ANNUAL HOUSE RENT	86,784	86	111,624	111	123,468	123	155,508	155	
	MIDDLE CLASS	Kingston	140㎡ 400㎡	LAND PRICE PER ㎡ RESIDENCE VALUE	893~1,279 596,000~853,000	195 130	961~1,375 641,000~917,000	210 140	1,196 797,500	215 143	1,332 887,500	239 159
FOR MULTIPLE RESIDENCE	Mayfair Knightsbridge Belgravia Kensington Chelsea	400㎡	ANNUAL HOUSE RENT	37,656	91	37,380	91	42,852	104	44,112	107	
		3bedrooms	RESIDENCE VALUE	292,500~738,000	106	293,700~741,000	106	259,000	109	298,500	126	
	UPPER CLASS	Battersea	90㎡ 200㎡	LAND PRICE PER ㎡ ANNUAL FLOOR AREA RENT PER ㎡ VACANCY RATE (%) TYPICAL OPERATING EXPENSE RATE (%) CAP RATE (%)	269	80	264	78	276 7.5 43.7 4.7	82 7.5 45.2 4.4	88 7.5 45.2 4.4	
COMMERCIAL	Hammersmith	120㎡	LAND PRICE PER ㎡	297,000~521,000	130	319,000~560,000	140	450,500	143	501,500	160	
		90㎡	RESIDENCE VALUE	15,964	100	15,964	100	18,360	115	20,923	131	
	MIDDLE CLASS	2,964㎡	ANNUAL FLOOR AREA RENT PER ㎡ VACANCY RATE (%) TYPICAL OPERATING EXPENSE RATE (%) CAP RATE (%)	5,675 312	100 75	5,675 312	100 75	6,299 396 9.0	111 96 7.0	7,055 408 7.0	124 99 7.0	
COMMERCIAL	Mayfair St.James's prime Central Core Business Area	100㎡	LAND PRICE PER ㎡	1,600	10	16,020	101	17,000	107	21,000	132	
		632㎡	RESIDENCE VALUE	9,648	96	9,648	96	10,500	105	14,500	145	
	MOST EXPENSIVE	Barkeley square St.James's square	100㎡ 532㎡	LAND PRICE PER ㎡ RESIDENCE VALUE ANNUAL FLOOR AREA RENT PER ㎡ VACANCY RATE (%) TYPICAL OPERATING EXPENSE RATE (%) CAP RATE (%)	18,798 13,070 960	100 97 105	18,798 13,500 960	100 100 105	21,000 15,500 1,140	112 115 125	27,500 20,500 1,440	146 152 158

LAND PRICE : (1) SINGLE FAMILY RESIDENCE FEE SIMPLE/FREE HOLD VALUE  
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ANNUAL OFFICE RENT IS BASED ON :  NET  GROSS

TYPE OF LAND	SELECTED AREA (DISTRICT)	OUTLINE OF LAND USE		DISCRPTION	2004		2005		2006		2007	
		BUILDING SIZE	LOT SIZE		金額: £	指数	金額: £	指数	金額: £	指数	金額: £	指数
RESIDENTIAL	UPPER CLASS	Hampstead	450㎡	LAND PRICE PER ㎡	9,450~20,250	85	9,499~20,354	85	15,302	87	17,150	98
			500㎡	RESIDENCE VALUE	3,500,000~7,500,000	94	3,518,000~7,539,000	95	5,667,500	97	6,352,000	109
				ANNUAL HOUSE RENT	247,500	76	259,824	79	270,996	83	274,164	84
RESIDENTIAL	MIDDLE CLASS	Finchley Central	105㎡	LAND PRICE PER ㎡	596~806	195	854~1,156	280	1,028	286	1,146	319
			185㎡	RESIDENCE VALUE	397,000~537,000	130	427,000~578,000	140	514,500	143	573,000	160
				ANNUAL HOUSE RENT	24,288	91	24,120	91	27,648	104	28,464	107
RESIDENTIAL	UPPER CLASS	Hampstead	180%	FLOOR AREA RATIO					182,000		204,000	
			90㎡	SIZE OF RESIDENTIAL UNIT	312,000~538,000	107	331,000~570,000	114	454,500	115	510,000	115
			500㎡	ANNUAL FLOOR AREA RENT PER ㎡	221	81	230	84	235	86	247	91
FOR MULTIPLE RESIDENCE	MIDDLE CLASS	Putney		VACANCY RETE (%)				7.5	7.5	7.5	7.5	
				TYPICAL OPERATING EXPENSE RATE (%)				43.7	43.7	43.7	45.2	
				CAP RATE (%)				4.7	4.7	4.7	4.4	
COMMERCIAL	FRINGE COMMERCIAL	Minorities	113%	FLOOR AREA RATIO	286,000~414,000	111	308,000~445,000	120	385,500	123	429,500	137
			90㎡	SIZE OF RESIDENTIAL UNIT	183	84	193	89	200	92	208	96
			800㎡	ANNUAL FLOOR AREA RENT PER ㎡					7.5	7.5	7.5	7.5
COMMERCIAL	CENTER COMMERCIAL	Cheapside Prime Central Core Business Area		VACANCY RETE (%)				43.7	43.7	45.2	45.2	
				TYPICAL OPERATING EXPENSE RATE (%)				4.7	4.7	4.4	4.4	
				CAP RATE (%)					6.0	6.0	5.8	5.8
COMMERCIAL	MOST EXPENSIVE	2003年選定替え Same as Center Commercial 2005年選定 Cornhill Bishopsgate Area	100%	FLOOR AREA RATIO	8,870	100	8,870	100	8,500	96	9,500	107
			5,464㎡	SIZE OF RESIDENTIAL UNIT	2,407	96	2,407	96	2,200	88	2,550	102
			10,450㎡	ANNUAL FLOOR AREA RENT PER ㎡	372	99	372	99	420	112	456	121
COMMERCIAL	CENTER COMMERCIAL	Cheapside Prime Central Core Business Area		VACANCY RETE (%)					15.0		12.0	
				TYPICAL OPERATING EXPENSE RATE (%)								
				CAP RATE (%)								
COMMERCIAL	MOST EXPENSIVE	2003年選定替え Same as Center Commercial 2005年選定 Cornhill Bishopsgate Area	100%	FLOOR AREA RATIO	18,468	100	18,468	100	18,000	97	22,250	120
			10,450㎡	SIZE OF RESIDENTIAL UNIT	8,319	98	8,319	98	8,500	100	9,500	112
				ANNUAL FLOOR AREA RENT PER ㎡	540	98	540	98	600	109	720	131
COMMERCIAL	MOST EXPENSIVE	2003年選定替え Same as Center Commercial 2005年選定 Cornhill Bishopsgate Area		VACANCY RETE (%)					14.0		9.0	
				TYPICAL OPERATING EXPENSE RATE (%)								
				CAP RATE (%)					5.0		4.5	

LAND PRICE : (1) SINGLE FAMILY RESIDENCE FEE SIMPLE/FREE HOLD VALUE

(2) MULTIPLE RESIDENCE FEE SIMPLE/FREE HOLD VALUE

(3) COMMERCIAL FEE SIMPLE/FREE HOLD VALUE

ANNUAL OFFICE RENT IS BASED ON :  NET  GROSS

London (3)

TYPE OF LAND	SELECTED AREA (DISTRICT)	OUTLINE OF LAND USE	DISCUSSION	2004		2005		2006		2007	
				金額: £	指数	金額: £	指数	金額: £	指数	金額: £	指数
FOR SINGLE FAMILY RESIDENCE	UPPER CLASS	BUILDING SIZE LOT SIZE	LAND PRICE PER m <sup>2</sup> RESIDENCE VALUE ANNUAL HOUSE RENT								
	MIDDLE CLASS	BUILDING SIZE LOT SIZE	LAND PRICE PER m <sup>2</sup> RESIDENCE VALUE ANNUAL HOUSE RENT								
RESIDENTIAL	UPPER CLASS	FLOOR AREA RATIO SIZE OF RESIDENTIAL UNIT LOT SIZE	LAND PRICE PER m <sup>2</sup> RESIDENCE VALUE ANNUAL FLOOR AREA RENT PER m <sup>2</sup> VACANCY RATE (%) TYPICAL OPERATING EXPENSE RATE (%) CAP RATE (%)								
	MIDDLE CLASS	Dockland FLOOR AREA RATIO SIZE OF RESIDENTIAL UNIT LOT SIZE	120% LAND PRICE PER m <sup>2</sup> RESIDENCE VALUE 105 m <sup>2</sup> ANNUAL FLOOR AREA RENT PER m <sup>2</sup> 185 m <sup>2</sup> ANNUAL FLOOR AREA RENT PER m <sup>2</sup> VACANCY RATE (%) TYPICAL OPERATING EXPENSE RATE (%) CAP RATE (%)	503~901 336,000~601,000 232	148 99 76	536~960 357,000~640,000 228	158 105 74	760 507,000 260	161 107 85	818 545,500 258	173 115 84
COMMERCIAL	FRINGE COMMERCIAL	FLOOR AREA RATIO LOT SIZE	LAND PRICE PER m <sup>2</sup> RESIDENCE VALUE ANNUAL FLOOR AREA RENT PER m <sup>2</sup> VACANCY RATE (%) TYPICAL OPERATING EXPENSE RATE (%) CAP RATE (%)								
	CENTER COMMERCIAL	FLOOR AREA RATIO LOT SIZE	LAND PRICE PER m <sup>2</sup> RESIDENCE VALUE ANNUAL FLOOR AREA RENT PER m <sup>2</sup> VACANCY RATE (%) TYPICAL OPERATING EXPENSE RATE (%) CAP RATE (%)								
	MOST EXPENSIVE	FLOOR AREA RATIO LOT SIZE	100% LAND PRICE PER m <sup>2</sup> RESIDENCE VALUE 4,200 m <sup>2</sup> ANNUAL FLOOR AREA RENT PER m <sup>2</sup> VACANCY RATE (%) TYPICAL OPERATING EXPENSE RATE (%) CAP RATE (%)	5,920 444	100 92	5,920 444	100 92	6,000 480	101 99	6,750 540	114 112

LAND PRICE : (1) SINGLE FAMILY RESIDENCE FEE SIMPLE/FREE HOLD VALUE  
 (2) MULTIPLE RESIDENCE  
 (3) COMMERCIAL FEE SIMPLE/FREE HOLD VALUE  
 ANNUAL OFFICE RENT IS BASED ON :  NET  GROSS

TYPE OF LAND	SELECTED AREA (DISTRICT)	OUTLINE OF LAND USE		DISCRIPITION	2004		2005		2006		2007	
		BUILDING SIZE LOT SIZE	FLOOR AREA RATIO		金額: EUR	指数	金額: EUR	指数	金額: EUR	指数	金額: EUR	指数
RESIDENTIAL	UPPER CLASS	Versailles Saint-Germain-en-Laye	185m <sup>2</sup> LAND PRICE PER m <sup>2</sup>	365	370	101	900	247	1,000	270		
			600m <sup>2</sup> RESIDENCE VALUE	775,000	825,000	132	1,150,000	184	1,180,000	189		
	MIDDLE CLASS	Nogent-sur-Marne (changed in 1997)	120m <sup>2</sup> BUILDING SIZE 400m <sup>2</sup> LOT SIZE 4bedrooms	250 230 116	280 700,000 220	140 111	570 560,000 254	160 108	33,600 24,000	127 103	500 535,000 24,000	127 103
RESIDENTIAL	UPPER CLASS	16th district Rue De La Pompe	300% LAND PRICE PER m <sup>2</sup>	250	280	140	570	160	535,000	153		
			118m <sup>2</sup> RESIDENCE VALUE	650,000	700,000	130	735,000	147	810,500	162		
			ANNUAL FLOOR AREA RENT PER m <sup>2</sup>	230	220	111	254	128	264	134		
RESIDENTIAL	MIDDLE CLASS	15th district Rue Lecourbe	VACANCY RATE (%)		3	2.8	2.8	2.8	2.8			
			TYPICAL OPERATING EXPENSE RATE (%)		20	20.0	20.0	20.0	20.0			
			CAP RATE (%)		3	3.0	3.0	3.0	3.0			
RESIDENTIAL	MIDDLE CLASS	100SM i a s t year	300% LAND PRICE PER m <sup>2</sup>	158	174	185	185	197	488,000	123		
			90m <sup>2</sup> RESIDENCE VALUE	395,000	435,000	110	460,000	116	488,000	123		
			ANNUAL FLOOR AREA RENT PER m <sup>2</sup>	216	216	118	220	120	224	122		
COMMERCIAL	FRINCE COMMERCIAL	Bercy Gare de Lyon	100SM i a s t year		3	2.0	2.0	2.0	2.0			
			TYPICAL OPERATING EXPENSE RATE (%)		20	20.0	20.0	20.0	20.0			
			CAP RATE (%)		4	3.5	3.5	3.5	3.5			
COMMERCIAL	FRINCE COMMERCIAL	Bercy Gare de Lyon	300% LAND PRICE PER m <sup>2</sup>	0	0	0	0	0	8,000	178		
			1,000m <sup>2</sup> RESIDENCE VALUE	5,400	5,300	118	7,000	156	8,000	178		
			ANNUAL FLOOR AREA RENT PER m <sup>2</sup>	380	360	107	420	125	456	136		
COMMERCIAL	CENTER COMMERCIAL	8th, 1st 2nd district	VACANCY RATE (%)		3	4.0	4.0	4.0	4.0			
			TYPICAL OPERATING EXPENSE RATE (%)		7	7.0	7.0	7.0	7.0			
			CAP RATE (%)		6	5.0	5.0	4.8	4.8			
COMMERCIAL	CENTER COMMERCIAL	8th, 1st 2nd district	300% LAND PRICE PER m <sup>2</sup>									
			750m <sup>2</sup> RESIDENCE VALUE	7,660	7,200	111	7,650	118	8,000	123		
			ANNUAL FLOOR AREA RENT PER m <sup>2</sup>	480	470	110	480	112	504	118		
COMMERCIAL	MOST EXPENSIVE	Avenue des Champs Elysees in 8th district	VACANCY RATE (%)		5	4.9	4.9	4.8	4.8			
			TYPICAL OPERATING EXPENSE RATE (%)		7	7.0	7.0	7.0	7.0			
			CAP RATE (%)		5	4.8	4.8	4.6	4.6			
COMMERCIAL	MOST EXPENSIVE	Avenue des Champs Elysees in 8th district	95% LAND PRICE PER m <sup>2</sup>									
			1,000m <sup>2</sup> RESIDENCE VALUE	9,300	9,560	109						
			ANNUAL FLOOR AREA RENT PER m <sup>2</sup>	560	550	103	576	108	600	113		
COMMERCIAL	MOST EXPENSIVE	Avenue des Champs Elysees in 8th district	VACANCY RATE (%)		5	4.5	4.5	4.3	4.3			
			TYPICAL OPERATING EXPENSE RATE (%)		7	7.0	7.0	7.0	7.0			
			CAP RATE (%)		5	4.5	4.5	4.3	4.3			

LAND PRICE : (1) SINGLE FAMILY RESIDENCE FEE SIMPLE/FREE HOLD VALUE

(2) MULTIPLE RESIDENCE FEE SIMPLE/FREE HOLD VALUE

(3) COMMERCIAL FEE SIMPLE/FREE HOLD VALUE

ANNUAL OFFICE RENT IS BASED ON :  NET GROSS

Frankfurt

TYPE OF LAND	SELECTED AREA (DISTRICT)	OUTLINE OF LAND USE	DISCRIPTION	2004		2005		2006		2007	
				金額: EUR	指数	金額: EUR	指数	金額: EUR	指数	金額: EUR	指数
RESIDENTIAL	UPPER CLASS	BUILDING SIZE LOT SIZE	200㎡ LAND PRICE PER ㎡	430~700	94	450~680	94	700	117	700	117
			1,000㎡ RESIDENCE VALUE	600,000~1,300,000	29	600,000~1,300,000	29	1,325,000	171	1,325,000	171
	MIDDLE CLASS	BUILDING SIZE LOT SIZE	120㎡ LAND PRICE PER ㎡	423	113	343	91	485	129	485	129
			300㎡ RESIDENCE VALUE	396,600	109	321,500	89	300,000	83	300,000	83
FOR MULTIPLE RESIDENCE	UPPER CLASS	FLOOR AREA RATIO SIZE OF RESIDENTIAL UNIT LOT SIZE	-% LAND PRICE PER ㎡	500~750	96	650	100	650	100	750	115
			150㎡ RESIDENCE VALUE	270,000~375,000	96	315,000~450,000	113	415,000	123	435,000	129
	MIDDLE CLASS	FLOOR AREA RATIO SIZE OF RESIDENTIAL UNIT LOT SIZE	2,500㎡ ANNUAL FLOOR AREA RENT PER ㎡	120	112	120	112	120	112	124	116
			VACANCY RATE (%)					2.0		2.0	
			TYPICAL OPERATING EXPENSE RATE (%)					25.0		25.0	
			CAP RATE (%)					4.0		4.0	
COMMERCIAL	FRINGE COMMERCIAL	FLOOR AREA RATIO LOT SIZE	150% LAND PRICE PER ㎡	680	113	680	113	600	100	630	105
			90㎡ RESIDENCE VALUE	232,000~415,000	108	232,000~415,000	108	315,000	105	315,000	105
	CENTER COMMERCIAL	FLOOR AREA RATIO LOT SIZE	1,500㎡ ANNUAL FLOOR AREA RENT PER ㎡	108	102	108	102	111	104	111	104
			VACANCY RATE (%)					2.0		2.0	
			TYPICAL OPERATING EXPENSE RATE (%)					27.0		27.0	
			CAP RATE (%)					4.5		4.5	
MOST EXPENSIVE	FRINGE COMMERCIAL	FLOOR AREA RATIO LOT SIZE	250% LAND PRICE PER ㎡	2,200	110	2,200	110	2,000	100	2,000	100
			750㎡ RESIDENCE VALUE	2,500~3,000	100	2,500~3,000	100	2,750	100	2,750	100
	CENTER COMMERCIAL	FLOOR AREA RATIO LOT SIZE	ANNUAL FLOOR AREA RENT PER ㎡	192	85	178	79	192	85	192	85
			VACANCY RATE (%)					13.0		12.0	
			TYPICAL OPERATING EXPENSE RATE (%)					25.0		25.0	
			CAP RATE (%)			6		6.0		6.0	
COMMERCIAL	FRINGE COMMERCIAL	FLOOR AREA RATIO LOT SIZE	550% LAND PRICE PER ㎡	12,000~18,000	86	12,000~18,000	86	15,000	86	15,000	86
			-㎡ RESIDENCE VALUE	3,250~4,500	94	3,250~4,500	94	3,875	94	3,925	95
	CENTER COMMERCIAL	FLOOR AREA RATIO LOT SIZE	ANNUAL FLOOR AREA RENT PER ㎡	252	92	186	68	204	74	216	79
			VACANCY RATE (%)					10.0		10.0	
			TYPICAL OPERATING EXPENSE RATE (%)					20.0		20.0	
			CAP RATE (%)					5.5		5.5	
MOST EXPENSIVE	FRINGE COMMERCIAL	FLOOR AREA RATIO LOT SIZE	500% LAND PRICE PER ㎡	11,000~14,000	61	11,000~14,000	61	11,000	54	11,500	56
			-㎡ RESIDENCE VALUE	3,500~4,500	89	3,500~4,500	89	4,000	100	4,100	103
	CENTER COMMERCIAL	FLOOR AREA RATIO LOT SIZE	ANNUAL FLOOR AREA RENT PER ㎡	306	98	307	98	336	108	360	115
			VACANCY RATE (%)					15.0		14.0	
			TYPICAL OPERATING EXPENSE RATE (%)					20.0		20.0	
			CAP RATE (%)					5.0		5.0	

LAND PRICE : (1) SINGLE FAMILY RESIDENCE FEE SIMPLE/FREE HOLD VALUE  
 (2) MULTIPLE RESIDENCE FEE SIMPLE/FREE HOLD VALUE  
 (3) COMMERCIAL FEE SIMPLE/FREE HOLD VALUE

ANNUAL OFFICE RENT IS BASED ON :  NET  GROSS



Berlin (Investigation beginning in 2004)

TYPE OF LAND	SELECTED AREA (DISTRICT)	OUTLINE OF LAND USE		DISCUSSION	2004		2005		2006		2007	
		BUILDING SIZE LOT SIZE	FLOOR AREA RATIO		金額: EUR	指数	金額: EUR	指数	金額: EUR	指数	金額: EUR	指数
RESIDENTIAL	UPPER CLASS	Grunewald/ Dahlem	160㎡ LAND PRICE PER ㎡	660~880	660~880	100	87	680	87	680	87	87
			600㎡ RESIDENCE VALUE									
RESIDENTIAL	MIDDLE CLASS	Rudow/ Lichterfelde Süd	140㎡ LAND PRICE PER ㎡	280~370	280~370	100	94	305	94	305	94	92
			450㎡ RESIDENCE VALUE									
RESIDENTIAL	UPPER CLASS	Charlottenburg/ Mitte	250% FLOOR AREA RATIO	650	620	95	100	650	100	650	100	100
			75㎡ SIZE OF RESIDENTIAL UNIT									
RESIDENTIAL	UPPER CLASS	1,000㎡ LOT SIZE	1,000㎡ ANNUAL FLOOR AREA RENT PER ㎡	176	168	95	95	168	95	168	95	95
			VACANCY RATE (%)									
RESIDENTIAL	MIDDLE CLASS	Prenzl-berg/ Steglitz	250% FLOOR AREA RATIO	500	460	92	100	500	100	500	100	110
			70㎡ SIZE OF RESIDENTIAL UNIT									
COMMERCIAL	FRINGE COMMERCIAL	City-Rand Ost/ West	250% FLOOR AREA RATIO	3,000㎡ LOT SIZE	2,250~3,600	85	90	2,750	90	2,750	90	90
			3,000㎡ RESIDENCE VALUE									
COMMERCIAL	CENTER COMMERCIAL	City-Rand Ost/ West	450% FLOOR AREA RATIO	6,200~7,700	6,200~7,700	100	104	7,250	104	7,250	104	105
			6,250㎡ RESIDENCE VALUE									
COMMERCIAL	MOST EXPENSIVE	City-Rand Ost/ West	450% FLOOR AREA RATIO	7,200	7,200	100	94	6,800	94	6,800	94	94
			6,250㎡ RESIDENCE VALUE									
COMMERCIAL	MIDDLE CLASS	Potsdamer Platz/ Leipziger Platz	264㎡ ANNUAL FLOOR AREA RENT PER ㎡	264	264	100	91	240	91	240	91	95
			VACANCY RATE (%)									
COMMERCIAL	MIDDLE CLASS	City-Rand Ost/ West	25% TYPICAL OPERATING EXPENSE RATE (%)	25	25	25	25.0	25.0	25.0	25.0	25.0	25.0
			4.0% CAP RATE (%)									

LAND PRICE : (1) SINGLE FAMILY RESIDENCE FEE SIMPLE/FREE HOLD VALUE  
 (2) MULTIPLE RESIDENCE FEE SIMPLE/FREE HOLD VALUE  
 (3) COMMERCIAL FEE SIMPLE/FREE HOLD VALUE

ANNUAL OFFICE RENT IS BASED ON :  NET  GROSS

TYPE OF LAND	SELECTED AREA (DISTRICT)	OUTLINE OF LAND USE		DISCRPTION	2004		2005		2006		2007	
		BUILDING SIZE LOT SIZE	FLOOR AREA RATIO SIZE OF RESIDENTIAL UNIT LOT SIZE		金額: ₩	指数	金額: ₩	指数	金額: ₩	指数	金額: ₩	指数
FOR SINGLE FAMILY RESIDENCE	UPPER CLASS	Bangbae Dong	190㎡	LAND PRICE PER ㎡	2,500,000	156	2,900,000	181	2,938,800	184	3,390,150	212
			270㎡	RESIDENCE VALUE	670,000,000	112	700,000,000	117	807,935,600	135	1,051,760,000	175
	MIDDLE CLASS	Hwayang Dong	150㎡	LAND PRICE PER ㎡	67,000,000	112	70,000,000	117	67,293,600	112	87,683,800	146
FOR MULTIPLE RESIDENCE	UPPER CLASS	Apojojeong	150㎡	LAND PRICE PER ㎡	1,270,000	132	1,350,000	141	1,455,100	152	1,692,090	176
			150㎡	RESIDENCE VALUE	200,000,000	154	250,000,000	192	247,134,000	190	303,392,200	233
	MIDDLE CLASS	Honggun Dong	200%	LAND PRICE PER ㎡	20,000,000	128	25,000,000	160	20,623,500	132	25,280,600	162
RESIDENTIAL	UPPER CLASS	Apojojeong	4,000,000	LAND PRICE PER ㎡	4,000,000	200	4,500,000	225	6,815,290	341	7,867,780	383
			1,100,000,000	RESIDENCE VALUE	1,100,000,000	129	1,200,000,000	141	1,710,922,570	201	2,326,007,000	274
	MIDDLE CLASS	Honggun Dong	74㎡	ANNUAL FLOOR AREA RENT PER ㎡	763,889	108	833,333	118	1,188,157	168	1,615,565	228
FRINGE COMMERCIAL	UPPER CLASS	Honggun Dong	VACANCY RETE (%)			3		5.0			5.0	
			TYPICAL OPERATING EXPENSE RATE (%)			43		40.0		43.8		
	MIDDLE CLASS	Honggun Dong	200%	LAND PRICE PER ㎡	700,000	115	750,000	123	1,140,000	187	1,324,130	217
COMMERCIAL	FRINGE COMMERCIAL	Cheongyungri Dong	84㎡	RESIDENCE VALUE	120,000,000	133	110,000,000	122	114,061,100	127	141,582,470	157
			51㎡	ANNUAL FLOOR AREA RENT PER ㎡	142,857	121	130,952	111	135,853	115	189,039	143
	MIDDLE CLASS	Cheongyungri Dong	500%	LAND PRICE PER ㎡	10,200,000	112	10,800,000	119	10,722,300	118	12,292,800	135
CENTER COMMERCIAL	FRINGE COMMERCIAL	Myung Dong	270㎡	RESIDENCE VALUE	2,500,000	125	2,300,000	115	2,281,000	114	2,578,800	129
			400㎡	ANNUAL FLOOR AREA RENT PER ㎡	252,000	126	240,000	120	200,500	100	225,400	113
	MIDDLE CLASS	Myung Dong	850%	LAND PRICE PER ㎡	32,000,000	123	33,500,000	129	38,306,170	147	46,075,000	177
MOST EXPENSIVE	FRINGE COMMERCIAL	Myung Dong	400㎡	RESIDENCE VALUE	5,000,000	125	5,000,000	125	4,848,400	121	5,360,400	134
			480,000	ANNUAL FLOOR AREA RENT PER ㎡	480,000	107	456,000	101	372,000	83	403,800	90
	MIDDLE CLASS	Same as Center Commercial	FLOOR AREA RATIO			8		7.0			7.5	
RESIDENTIAL	UPPER CLASS	Apojojeong	TYPICAL OPERATING EXPENSE RATE (%)			45		45.0			45.0	
			CAP RATE (%)			8		8.0		8.0		
	MIDDLE CLASS	Same as Center Commercial	FLOOR AREA RATIO			8		8.0			8.0	
COMMERCIAL	FRINGE COMMERCIAL	Myung Dong	LAND PRICE PER ㎡									
			RESIDENCE VALUE									
	MIDDLE CLASS	Same as Center Commercial	FLOOR AREA RATIO									
RESIDENTIAL	UPPER CLASS	Apojojeong	ANNUAL FLOOR AREA RENT PER ㎡									
			VACANCY RETE (%)									
	MIDDLE CLASS	Same as Center Commercial	FLOOR AREA RATIO									
COMMERCIAL	FRINGE COMMERCIAL	Myung Dong	TYPICAL OPERATING EXPENSE RATE (%)									
			CAP RATE (%)									
	MIDDLE CLASS	Same as Center Commercial	FLOOR AREA RATIO									

LAND PRICE : (1) SINGLE FAMILY RESIDENCE FEE SIMPLE/FREE HOLD VALUE  
 (2) MULTIPLE RESIDENCE FEE SIMPLE/FREE HOLD VALUE  
 (3) COMMERCIAL FEE SIMPLE/FREE HOLD VALUE

ANNUAL OFFICE RENT IS BASED ON :  NET  GROSS

TYPE OF LAND	SELECTED AREA (DISTRICT)	OUTLINE OF LAND USE	DISCUSSION	2004		2005		2006		2007		
				金額: NT\$	指數	金額: NT\$	指數	金額: NT\$	指數	金額: NT\$	指數	
RESIDENTIAL	UPPER CLASS	BUILDING SIZE LOT SIZE	415㎡ 1320㎡ 6-8 rooms	LAND PRICE PER ㎡ RESIDENCE VALUE ANNUAL HOUSE RENT	30,250	89	39,325	116	43,862	129	51,425	151
					25,000,000~ 30,000,000	76	28,000,000~ 32,000,000	83	33,000,000	92	37,000,000	103
RESIDENTIAL	MIDDLE CLASS	BUILDING SIZE LOT SIZE	220㎡ 250㎡ 3-4 rooms	LAND PRICE PER ㎡ RESIDENCE VALUE ANNUAL HOUSE RENT	16,000	88	16,500	91	19,662	108	21,912	120
					4,000,000~ 4,500,000	88	4,000,000~ 4,500,000	88	6,000,000	124	7,250,000	149
RESIDENTIAL	UPPER CLASS	FLOOR AREA RATIO SIZE OF RESIDENTIAL UNIT LOT SIZE	225% 248㎡ 700㎡	LAND PRICE PER ㎡ RESIDENCE VALUE ANNUAL FLOOR AREA RENT PER ㎡	229,900	95	248,300	103	287,375	119	332,750	138
					14,000,000	88	15,427,500	97	24,000,000	151	27,000,000	170
RESIDENTIAL	MIDDLE CLASS	4-5 rooms	700㎡	ANNUAL FLOOR AREA RENT PER ㎡ VACANCY RATE (%) TYPICAL OPERATING EXPENSE RATE (%) CAP RATE (%)	4,667	92	4,800	94	3,000	59	3,145	62
							3	3.0	22.0	22.0	2.8	2.5
RESIDENTIAL	FRINGE COMMERCIAL	FLOOR AREA RATIO SIZE OF RESIDENTIAL UNIT LOT SIZE	225% 132㎡ 800㎡	LAND PRICE PER ㎡ RESIDENCE VALUE ANNUAL FLOOR AREA RENT PER ㎡	175,450	95	187,550	101	211,750	114	234,438	127
					6,957,500	94	7,450,000	101	8,750,000	118	11,500,000	155
COMMERCIAL	CENTER COMMERCIAL	FLOOR AREA RATIO LOT SIZE	630% 750㎡	LAND PRICE PER ㎡ RESIDENCE VALUE ANNUAL FLOOR AREA RENT PER ㎡	780,000	96	835,000	102	855,875	105	907,250	111
					85,300	94	86,400	95	81,480	89	84,000	92
COMMERCIAL	MOST EXPENSIVE	FLOOR AREA RATIO LOT SIZE	630% 1,500㎡	LAND PRICE PER ㎡ RESIDENCE VALUE ANNUAL FLOOR AREA RENT PER ㎡	877,250	102	930,000	108	999,750	116	1,099,125	127
					91,240	89	95,820	94	90,360	88	93,000	91
COMMERCIAL	MOST EXPENSIVE	FLOOR AREA RATIO LOT SIZE	630% 1,250㎡	LAND PRICE PER ㎡ RESIDENCE VALUE ANNUAL FLOOR AREA RENT PER ㎡	907,500	100	975,000	107	1,033,500	114	1,155,000	127
					98,000	90	98,004	90	90,360	83	93,000	85

LAND PRICE : (1) SINGLE FAMILY RESIDENCE FEE SIMPLE/FREE HOLD VALUE  
 (2) MULTIPLE RESIDENCE FEE SIMPLE/FREE HOLD VALUE  
 (3) COMMERCIAL FEE SIMPLE/FREE HOLD VALUE

ANNUAL OFFICE RENT IS BASED ON :  NET  GROSS

Hong Kong

TYPE OF LAND	SELECTED AREA (DISTRICT)	OUTLINE OF LAND USE		DISCRIPTION	2004		2005		2006		2007	
		BUILDING SIZE	LOT SIZE		金額: HK\$	指數	金額: HK\$	指數	金額: HK\$	指數	金額: HK\$	指數
RESIDENTIAL	FOR SINGLE FAMILY RESIDENCE	Mid Levels & Peak	300m <sup>2</sup>	LAND PRICE PER m <sup>2</sup>	70,000	115	94,000	154	160,000	262	200,000	328
			700m <sup>2</sup>	RESIDENCE VALUE	2,700,000~38,000,000	114	36,000,000~55,000,000	160	57,000,000	200	69,000,000	242
RESIDENTIAL	FOR MULTIPLE RESIDENCE	Sha Tin	180m <sup>2</sup>	LAND PRICE PER m <sup>2</sup>	22,000	116	28,000	147	46,000	242	60,000	316
			300m <sup>2</sup>	RESIDENCE VALUE	6,000,000~11,500,000	113	8,000,000~14,500,000	145	13,500,000	174	15,500,000	200
RESIDENTIAL	FOR MULTIPLE RESIDENCE	Mid Levels & Peak	800m <sup>2</sup>	ANNUAL FLOOR AREA RENT PER m <sup>2</sup>	270,000	82	320,000	97	380,000	115	450,000	136
			120m <sup>2</sup>	RESIDENCE VALUE	5,200,000~10,000,000	106	6,000,000~12,000,000	125	13,100,000	182	14,200,000	197
RESIDENTIAL	FOR MULTIPLE RESIDENCE	Northpoint & Cause Way Bay	800m <sup>2</sup>	VACANCY RETE (%)	2,800	88	3,100	97	3,800	119	4,500	141
			800m <sup>2</sup>	TYPICAL OPERATING EXPENSE RATE (%)								
RESIDENTIAL	FOR MULTIPLE RESIDENCE	Northpoint & Cause Way Bay	800m <sup>2</sup>	CAP RATE (%)					46,000		52,000	
			100m <sup>2</sup>	LAND PRICE PER m <sup>2</sup>	4,300,000~7,400,000	110	5,000,000~9,500,000	137	8,000,000	151	9,000,000	170
COMMERCIAL	FRINGE COMMERCIAL	Wan Chai	800m <sup>2</sup>	ANNUAL FLOOR AREA RENT PER m <sup>2</sup>	2,300	85	2,700	100	3,000	111	3,300	122
			200m <sup>2</sup>	VACANCY RETE (%)								
COMMERCIAL	FRINGE COMMERCIAL	Wan Chai	200m <sup>2</sup>	TYPICAL OPERATING EXPENSE RATE (%)								
			1,500%	CAP RATE (%)					42,000		60,000	
COMMERCIAL	CENTER COMMERCIAL	Central Commercial District	500m <sup>2</sup>	LAND PRICE PER m <sup>2</sup>	56,000	119	68,000	145	83,000	177	99,000	211
			500m <sup>2</sup>	RESIDENCE VALUE	2,200	61	2,600	72	3,504	97	4,200	117
COMMERCIAL	CENTER COMMERCIAL	Central Commercial District	1,500%	ANNUAL FLOOR AREA RENT PER m <sup>2</sup>								
			500m <sup>2</sup>	VACANCY RETE (%)								
COMMERCIAL	CENTER COMMERCIAL	Central Commercial District	500m <sup>2</sup>	TYPICAL OPERATING EXPENSE RATE (%)								
			1,500%	CAP RATE (%)					60,000		75,000	
COMMERCIAL	MOST EXPENSIVE	Same as Center Commercial	500m <sup>2</sup>	LAND PRICE PER m <sup>2</sup>	74,000	123	110,000	183	128,000	213	138,000	230
			500m <sup>2</sup>	RESIDENCE VALUE	3,100	65	4,000	83	5,604	117	6,696	140
COMMERCIAL	MOST EXPENSIVE	Same as Center Commercial	500m <sup>2</sup>	ANNUAL FLOOR AREA RENT PER m <sup>2</sup>								
			500m <sup>2</sup>	VACANCY RETE (%)								
COMMERCIAL	MOST EXPENSIVE	Same as Center Commercial	500m <sup>2</sup>	TYPICAL OPERATING EXPENSE RATE (%)								
			500m <sup>2</sup>	CAP RATE (%)								

LAND PRICE : (1) SINGLE FAMILY RESIDENCE LEASE HOLD VALUE  
 (2) MULTIPLE RESIDENCE LEASE HOLD VALUE  
 (3) COMMERCIAL LEASE HOLD VALUE

ANNUAL OFFICE RENT IS BASED ON :  NET  GROSS

TYPE OF LAND	SELECTED AREA (DISTRICT)	OUTLINE OF LAND USE		DISCRIPTION	2004		2005		2006		2007	
					金額: US\$	指数	金額: US\$	指数	金額: US\$	指数	金額: US\$	指数
RESIDENTIAL	UPPER CLASS	古北新区 虹橋地区	BUILDING SIZE	250㎡	LAND PRICE PER ㎡	483,000~688,400	136	507,200~724,800	143	727,766	169	784,667
			LOT SIZE	600㎡								
RESIDENTIAL	MIDDLE CLASS	嘉定区、闵行区、青浦區等 地区	BUILDING SIZE	220㎡	LAND PRICE PER ㎡	196,000~360,000	111	196,000~360,000	111	336,500	135	346,500
			LOT SIZE	600㎡								
RESIDENTIAL	UPPER CLASS	華山路地区	FLOOR AREA RATIO	150%	LAND PRICE PER ㎡	1,750~2,350	141	1,800~2,400	145	3,150	217	3,250
			SIZE OF RESIDENTIAL UNIT	170㎡								
RESIDENTIAL	MIDDLE CLASS	浦西其他地区	LOT SIZE	6,500㎡	ANNUAL FLOOR AREA RENT PER ㎡	128~182	76	128~182	76	155	76	156
			VACANCY RATE (%)									
			TYPICAL OPERATING EXPENSE RATE (%)							10.5		10.5
			CAP RATE (%)							5.0		5.0
FOR MULTIPLE RESIDENCE	UPPER CLASS	浦西其他地区	FLOOR AREA RATIO	150%	LAND PRICE PER ㎡	1,300~1,830	116	1,300~1,830	116	1,680	124	1,760
			SIZE OF RESIDENTIAL UNIT	170㎡								
FOR MULTIPLE RESIDENCE	MIDDLE CLASS	浦西其他地区	LOT SIZE	11,500㎡	ANNUAL FLOOR AREA RENT PER ㎡	66~94	54	66~94	54	78	52	78
			VACANCY RATE (%)									
			TYPICAL OPERATING EXPENSE RATE (%)							10.0		10.0
			CAP RATE (%)							5.0		5.0
COMMERCIAL	FRINGE COMMERCIAL	地下鉄「徐家匯」駅前	FLOOR AREA RATIO	400%	LAND PRICE PER ㎡	3,800~4,160	122	3,800~4,160	122	4,710	145	4,710
			LOT SIZE	5,400㎡								
COMMERCIAL	CENTER COMMERCIAL	南京東路	VACANCY RATE (%)		ANNUAL FLOOR AREA RENT PER ㎡	66~94	54	66~94	54	78	52	78
			TYPICAL OPERATING EXPENSE RATE (%)									
			CAP RATE (%)							9.0		9.0
COMMERCIAL	CENTER COMMERCIAL	南京東路	FLOOR AREA RATIO	400%	LAND PRICE PER ㎡	3,500~3,850	113	3,500~3,850	113	4,540	140	4,540
			LOT SIZE	4,200㎡								
COMMERCIAL	MOST EXPENSIVE	淮海中路	VACANCY RATE (%)		ANNUAL FLOOR AREA RENT PER ㎡	66~94	54	66~94	54	78	52	78
			TYPICAL OPERATING EXPENSE RATE (%)									
			CAP RATE (%)							14.0		14.0
			CAP RATE (%)							9.0		9.0
			LAND PRICE PER ㎡							5.410		5.410
			RESIDENCE VALUE							600		600
			ANNUAL FLOOR AREA RENT PER ㎡							10.0		10.0
			VACANCY RATE (%)							15.0		15.0
			TYPICAL OPERATING EXPENSE RATE (%)							10.0		10.0
			CAP RATE (%)							10.0		10.0

LAND PRICE : (1) SINGLE FAMILY RESIDENCE FEE SIMPLE/FREE HOLD VALUE  
 (2) MULTIPLE RESIDENCE FEE SIMPLE/FREE HOLD VALUE  
 (3) COMMERCIAL FEE SIMPLE/FREE HOLD VALUE  
 ANNUAL OFFICE RENT IS BASED ON :  NET  GROSS

Beijing

TYPE OF LAND	SELECTED AREA (DISTRICT)	OUTLINE OF LAND USE		DISCUSSION	2004		2005		2006		2007	
		BUILDING SIZE LOT SIZE (2006 resize)	LOT SIZE (2006 resize)		金額: US\$	指数	金額: US\$	指数	金額: US\$	指数	金額: US\$	指数
RESIDENTIAL	FOR SINGLE FAMILY RESIDENCE	嘉林花園	230m <sup>2</sup>	LAND PRICE PER m <sup>2</sup>	600	133	970	216	950	211	950	211
			350m <sup>2</sup>	RESIDENCE VALUE	375,000	100	375,000	100	975,000	260	1,350,000	360
				ANNUAL HOUSE RENT	54,000	100	54,000	100	60,000	111	60,000	111
RESIDENTIAL	FOR SINGLE FAMILY RESIDENCE	紫玉山莊	384m <sup>2</sup>	LAND PRICE PER m <sup>2</sup>	650	130	650	130	660	132	660	132
			462m <sup>2</sup>	RESIDENCE VALUE	900,000~1,030,000	100	900,000~1,030,000	100	1,040,000	108	1,040,000	108
				ANNUAL HOUSE RENT	120,000	100	120,000	100	150,000	125	150,000	125
RESIDENTIAL	FOR MULTIPLE RESIDENCE	名人広場	272m <sup>2</sup>	LAND PRICE PER m <sup>2</sup>	1,320	115	1,320	115	1,310	114	1,310	114
				RESIDENCE VALUE	300,000	100	300,000	100	595,000	198	595,000	198
			134,000m <sup>2</sup>	ANNUAL FLOOR AREA RENT PER m <sup>2</sup>	150	100	150	100	175	175	175	175
RESIDENTIAL	FOR MULTIPLE RESIDENCE	京友公寓		VACANCY RETE (%)			10	10.0	10.0	10.0	10.0	10.0
				TYPICAL OPERATING EXPENSE RATE (%)			22	22	15.0	15.0	15.0	15.0
				CAP RATE (%)			6	6	5.0	5.0	5.0	5.0
COMMERCIAL	FRINGE COMMERCIAL	新街口外大街	163m <sup>2</sup>	LAND PRICE PER m <sup>2</sup>	1,150	120	1,150	120	1,275	133	1,275	133
				RESIDENCE VALUE	187,200	100	187,200	100	185,000	99	185,000	99
			700m <sup>2</sup>	ANNUAL FLOOR AREA RENT PER m <sup>2</sup>	85	100	85	100	88	104	115	135
COMMERCIAL	FRINGE COMMERCIAL	新街口外大街		VACANCY RETE (%)			10	10.0	10.0	10.0	10.0	10.0
				TYPICAL OPERATING EXPENSE RATE (%)			21	21	15.0	15.0	15.0	15.0
				CAP RATE (%)			6	6	5.0	5.0	5.0	5.0
COMMERCIAL	CENTER COMMERCIAL	王府井	720	LAND PRICE PER m <sup>2</sup>	720	73	720	72	830	59	830	59
				RESIDENCE VALUE								
			30,000m <sup>2</sup>	ANNUAL FLOOR AREA RENT PER m <sup>2</sup>	720	100	720	100	720	100	720	100
COMMERCIAL	CENTER COMMERCIAL	王府井		VACANCY RETE (%)			5	15.0	15.0	15.0	15.0	
				TYPICAL OPERATING EXPENSE RATE (%)			20	20	15.0	15.0	15.0	
				CAP RATE (%)			5	5	6.0	6.0	7.0	
COMMERCIAL	MOST EXPENSIVE	西單街	2,200	LAND PRICE PER m <sup>2</sup>	2,200	61	2,300	61	2,500	63	2,500	63
				RESIDENCE VALUE								
			75,000m <sup>2</sup>	ANNUAL FLOOR AREA RENT PER m <sup>2</sup>	1,080	100	1,080	100	1,440	133	1,440	133
COMMERCIAL	MOST EXPENSIVE	西單街		VACANCY RETE (%)			5	10.0	10.0	10.0	10.0	
				TYPICAL OPERATING EXPENSE RATE (%)			20	20	15.0	15.0	15.0	
				CAP RATE (%)			5	5	8.0	8.0	8.0	
COMMERCIAL	MOST EXPENSIVE	西單街	2,200	LAND PRICE PER m <sup>2</sup>	2,200	73	2,300	77	2,500	83	2,500	83
				RESIDENCE VALUE								
			125,000m <sup>2</sup>	ANNUAL FLOOR AREA RENT PER m <sup>2</sup>	900	100	900	100	1,320	147	1,320	147
COMMERCIAL	MOST EXPENSIVE	西單街		VACANCY RETE (%)			5	10.0	10.0	10.0	10.0	
				TYPICAL OPERATING EXPENSE RATE (%)			20	20	8.0	8.0	8.0	
				CAP RATE (%)			5	5	5.0	5.0	5.0	

LAND PRICE : (1) SINGLE FAMILY RESIDENCE FEE SIMPLE/FREE HOLD VALUE  
 (2) MULTIPLE RESIDENCE FEE SIMPLE/FREE HOLD VALUE  
 (3) COMMERCIAL FEE SIMPLE/FREE HOLD VALUE

ANNUAL OFFICE RENT IS BASED ON :  NET  GROSS

TYPE OF LAND	SELECTED AREA(DISTRICT)	OUTLINE OF LAND USE		DISCRPTION	2004		2005		2006		2007		
		BUILDING SIZE (change of 2004)	LOT SIZE		金額: S\$	指数	金額: S\$	指数	金額: S\$	指数	金額: S\$	指数	
RESIDENTIAL	UPPER CLASS	Nassim/Dalvey/Cluny	750m <sup>2</sup> BUILDING SIZE (change of 2004)	1,400m <sup>2</sup> LOT SIZE	LAND PRICE PER m <sup>2</sup>	4,300	100	4,630	108	4,900	114	6,900	160
			RESIDENCE VALUE	7,900,000	105	8,360,000	111	10,112,000	135	13,268,000	177	300,000	300,000
	MIDDLE CLASS	Holland Road	600m <sup>2</sup> BUILDING SIZE (change of 2004)	750m <sup>2</sup> LOT SIZE (change of 2004)	ANNUAL HOUSE RENT	4,030	101	4,200	105	4,650	117	6,500	163
RESIDENTIAL	UPPER CLASS	Claymore Hill/Ardmore Park	300% FLOOR AREA RATIO SIZE OF RESIDENTIAL UNIT (change of 2004)	32,062m <sup>2</sup> LOT SIZE (change of 2004)	ANNUAL FLOOR AREA RENT PER m <sup>2</sup>	22,200	98	23,400	104	25,100	129	42,000	186
			VACANCY RETE (%)	493	10	537	716	3.0	3.0	3.0	3.0	896	896
			TYPICAL OPERATING EXPENSE RATE (%)		19	19	15.0	15.0	15.0	15.0	15.0	15.0	15.0
RESIDENTIAL	UPPER CLASS	Holland Road/River Valley Road	200% FLOOR AREA RATIO SIZE OF RESIDENTIAL UNIT (change of 2004)	120m <sup>2</sup> LOT SIZE (change of 2004)	LAND PRICE PER m <sup>2</sup>	8,930	94	8,930	94	10,750	113	12,850	135
			RESIDENCE VALUE	1,094,000	62	1,094,000	62	1,562,900	89	1,823,400	104	1,823,400	104
			ANNUAL FLOOR AREA RENT PER m <sup>2</sup>	330	330	330	390	390	390	510	510	510	
RESIDENTIAL	MIDDLE CLASS	Tanjong Pagar/ Maxwell/Anson Road	VACANCY RETE (%)		10	10	10	10	10	10	10	3.0	3.0
			TYPICAL OPERATING EXPENSE RATE (%)		22	22	22	22	15.0	15.0	15.0	15.0	15.0
			CAP RATE (%)		3	3	3	3	2.7	2.7	2.7	2.7	2.7
COMMERCIAL	FRINGE COMMERCIAL	Tanjong Pagar/ Maxwell/Anson Road	800% FLOOR AREA RATIO LOT SIZE	3,500m <sup>2</sup> LOT SIZE	LAND PRICE PER m <sup>2</sup>	18,988	72	17,265	66	27,000	103	40,000	153
			RESIDENCE VALUE	5,275	70	5,005	66	7,315	97	9,575	127	9,575	127
			ANNUAL FLOOR AREA RENT PER m <sup>2</sup>	398	398	376	376	576	576	720	720	720	
COMMERCIAL	CENTER COMMERCIAL	Shenton Way/Cecil Street/ Robinson Road	VACANCY RETE (%)		13	13	13	13	8.5	8.5	3.2	3.2	
			TYPICAL OPERATING EXPENSE RATE (%)		31	31	31	28.0	28.0	23.6	23.6	23.6	
			CAP RATE (%)		4	4	4	4.0	4.0	4.0	4.0	4.0	
COMMERCIAL	MOST EXPENSIVE	Raffles Place	1,100% FLOOR AREA RATIO LOT SIZE	3,500m <sup>2</sup> LOT SIZE	LAND PRICE PER m <sup>2</sup>	44,746	70	40,945	64	53,000	82	74,000	115
			RESIDENCE VALUE	7,750	69	7,320	65	9,575	85	12,370	109	12,370	109
			ANNUAL FLOOR AREA RENT PER m <sup>2</sup>	452	452	462	462	720	720	864	864	864	
COMMERCIAL	MOST EXPENSIVE	Raffles Place	VACANCY RETE (%)		17	17	17	17	9.0	9.0	3.9	3.9	
			TYPICAL OPERATING EXPENSE RATE (%)		30	30	30	24.4	24.4	21.1	21.1	21.1	
			CAP RATE (%)		4	4	4	4.0	4.0	4.0	4.0	4.0	
COMMERCIAL	MOST EXPENSIVE	Raffles Place	1,300% FLOOR AREA RATIO LOT SIZE	4,500m <sup>2</sup> LOT SIZE	LAND PRICE PER m <sup>2</sup>	54,885	62	52,657	60	86,000	98	135,000	153
			RESIDENCE VALUE	9,040	61	8,880	60	12,910	88	18,290	124	18,290	124
			ANNUAL FLOOR AREA RENT PER m <sup>2</sup>	559	559	581	581	864	864	1,152	1,152	1,152	
COMMERCIAL	MOST EXPENSIVE	Raffles Place	VACANCY RETE (%)		12	12	12	12	11.3	11.3	5.0	5.0	
			TYPICAL OPERATING EXPENSE RATE (%)		28	28	28	24.8	24.8	20.6	20.6	20.6	
			CAP RATE (%)		4	4	4	4.0	4.0	4.0	4.0	4.0	

LAND PRICE : (1) SINGLE FAMILY RESIDENCE

FEE SIMPLE/FREE HOLD VALUE

(2) MULTIPLE RESIDENCE

FEE SIMPLE/FREE HOLD VALUE

(3) COMMERCIAL

FEE SIMPLE/FREE HOLD VALUE

ANNUAL OFFICE RENT IS BASED ON :  NET GROSS

Kuala Lumpur

TYPE OF LAND	SELECTED AREA (DISTRICT)	OUTLINE OF LAND USE		DISCRIPTION	2004		2005		2006		2007	
		BUILDING SIZE	LOT SIZE		金額: RM	指數	金額: RM	指數	金額: RM	指數	金額: RM	指數
FOR SINGLE FAMILY RESIDENCE	Upper Class	152m <sup>2</sup>	174m <sup>2</sup>	LAND PRICE PER m <sup>2</sup>	2,852-3,100	112	2,852-3,100	112	3,710	140	3,710	140
		4 bedrooms	4 bedrooms	RESIDENCE VALUE	615,000-785,000	117	615,000-785,000	117	775,000	130	775,000	130
FOR MULTIPLE RESIDENCE	Middle Class	160m <sup>2</sup>	150m <sup>2</sup>	LAND PRICE PER m <sup>2</sup>	1,208-1,674	111	1,208-1,674	111	1,600	123	1,600	123
		4 bedrooms	4 bedrooms	RESIDENCE VALUE	250,000-330,000	106	250,000-330,000	106	342,500	126	342,500	126
RESIDENTIAL	Upper Class	120%	128m <sup>2</sup>	LAND PRICE PER m <sup>2</sup>	2,050-2,400	102	2,050-2,400	102	2,600	120	2,600	120
		6,045m <sup>2</sup>	3 bedrooms	RESIDENCE VALUE	450,000-660,000	107	450,000-660,000	107	610,000	117	610,000	117
FOR MULTIPLE RESIDENCE	Middle Class	110%	108m <sup>2</sup>	ANNUAL FLOOR AREA RENT PER m <sup>2</sup>	1,150-1,250	102	1,150-1,250	102	1,350	115	1,350	115
		16,078m <sup>2</sup>	3 bedrooms	VACANCY RETE (%)	195,000-255,000	99	195,000-255,000	99	250,000	110	250,000	110
COMMERCIAL	Fringe Commercial	400%	1,806m <sup>2</sup>	TYPICAL OPERATING EXPENSE RATE (%)	3,255	100	3,255	100	4,850	149	4,850	149
		4,750m <sup>2</sup>	4 bedrooms	CAP RATE (%)	6,500	100	6,500	100	6,500	100	6,500	100
COMMERCIAL	Center Commercial	400%	370m <sup>2</sup>	ANNUAL FLOOR AREA RENT PER m <sup>2</sup>	4,750	100	4,750	100	4,750	100	4,750	100
		3,642m <sup>2</sup>	3 bedrooms	VACANCY RETE (%)	6,900	100	6,900	100	6,900	100	6,900	100
COMMERCIAL	Most Expensive	500%	430m <sup>2</sup>	TYPICAL OPERATING EXPENSE RATE (%)	370	100	370	100	413	112	413	112
		500%	430m <sup>2</sup>	CAP RATE (%)	15	15	15	15	20.0	20.0	20.0	20.0
COMMERCIAL	Most Expensive	500%	430m <sup>2</sup>	TYPICAL OPERATING EXPENSE RATE (%)	20	20	20	20	20.0	20.0	20.0	20.0
		500%	430m <sup>2</sup>	CAP RATE (%)	8	8	8	8	8.3	8.3	8.3	8.3
COMMERCIAL	Most Expensive	500%	430m <sup>2</sup>	LAND PRICE PER m <sup>2</sup>	6,000	100	6,000	100	10,000	167	10,000	167
		3,642m <sup>2</sup>	3 bedrooms	RESIDENCE VALUE	7,950	115	7,950	115	7,950	115	7,950	115
COMMERCIAL	Most Expensive	500%	430m <sup>2</sup>	ANNUAL FLOOR AREA RENT PER m <sup>2</sup>	430	100	430	100	517	120	517	120
		3,642m <sup>2</sup>	3 bedrooms	VACANCY RETE (%)	10	10	10	10	15.0	15.0	15.0	15.0
COMMERCIAL	Most Expensive	500%	430m <sup>2</sup>	TYPICAL OPERATING EXPENSE RATE (%)	20	20	20	20	20.0	20.0	20.0	20.0
		3,642m <sup>2</sup>	3 bedrooms	CAP RATE (%)	8	8	8	8	8.0	8.0	8.0	8.0

LAND PRICE : (1) SINGLE FAMILY RESIDENCE FEE SIMPLE/FREE HOLD VALUE  
 (2) MULTIPLE RESIDENCE FEE SIMPLE/FREE HOLD VALUE  
 (3) COMMERCIAL FEE SIMPLE/FREE HOLD VALUE  
 ANNUAL OFFICE RENT IS BASED ON :  NET  GROSS



TYPE OF LAND	SELECTED AREA (DISTRICT)	OUTLINE OF LAND USE	DISCUSSION	2004		2005		2006		2007	
				金額: AU\$	指数	金額: AU\$	指数	金額: AU\$	指数	金額: AU\$	指数
RESIDENTIAL	UPPER CLASS	BELLEVUE HILL	400m <sup>2</sup> LAND PRICE PER m <sup>2</sup>	2,600	118	2,600	118	2,900	132	3,100	141
		LOT SIZE	RESIDENCE VALUE	3,000,000	115	3,000,000	115	3,300,000	127	3,500,000	135
			ANNUAL HOUSE RENT	103,992	105	103,992	105	109,200	111	119,592	121
RESIDENTIAL	MIDDLE CLASS	OUTLEY	110m <sup>2</sup> LAND PRICE PER m <sup>2</sup>	1,200	120	1,200	120	1,050	105	950	95
		LOT SIZE	RESIDENCE VALUE	770,000	117	770,000	117	700,000	106	650,000	98
			ANNUAL HOUSE RENT	24,396	104	24,396	104	24,396	104	24,396	104
RESIDENTIAL	UPPER CLASS	CHATSWOOD	150m <sup>2</sup> LAND PRICE PER m <sup>2</sup>	1,500	100	1,500	100	1,300	87	1,100	73
		SIZE OF RESIDENTIAL UNIT	RESIDENCE VALUE	460,000	115	460,000	115	430,000	108	410,000	103
		LOT SIZE	ANNUAL FLOOR AREA RENT PER m <sup>2</sup>	264	101	264	101	264	101	264	101
RESIDENTIAL	MIDDLE CLASS	RYDE/EASTWOOD	150m <sup>2</sup> LAND PRICE PER m <sup>2</sup>	1,300	104	1,300	104	1,100	88	1,000	80
		SIZE OF RESIDENTIAL UNIT	RESIDENCE VALUE	340,000	117	340,000	117	330,000	114	300,000	103
		LOT SIZE	ANNUAL FLOOR AREA RENT PER m <sup>2</sup>	238	99	238	99	220	92	220	92
COMMERCIAL	FRINGE COMMERCIAL	CHATSWOOD	500m <sup>2</sup> LAND PRICE PER m <sup>2</sup>	3,750	100	3,750	100	4,000	107	4,000	107
		LOT SIZE	RESIDENCE VALUE	4,250	113	4,500	120	4,750	127	5,250	140
			ANNUAL FLOOR AREA RENT PER m <sup>2</sup>	312	83	290	77	312	83	336	90
COMMERCIAL	CENTER COMMERCIAL	CHATSWOOD	500m <sup>2</sup> LAND PRICE PER m <sup>2</sup>	3,750	100	3,750	100	4,000	107	4,000	107
		LOT SIZE	RESIDENCE VALUE	4,250	113	4,500	120	4,750	127	5,250	140
			ANNUAL FLOOR AREA RENT PER m <sup>2</sup>	312	83	290	77	312	83	336	90
COMMERCIAL	MOST EXPENSIVE	SYDNEY, CIRCULAR QUAY	1,000m <sup>2</sup> LAND PRICE PER m <sup>2</sup>	18,500	100	18,500	100	21,000	114	23,000	124
		LOT SIZE	RESIDENCE VALUE	4,250	121	5,000	143	6,000	171	6,500	186
			ANNUAL FLOOR AREA RENT PER m <sup>2</sup>	499	83	477	80	504	84	576	96
COMMERCIAL	MOST EXPENSIVE	SAME AS CENTER COMMERCIAL	500m <sup>2</sup> LAND PRICE PER m <sup>2</sup>	3,750	100	3,750	100	4,000	107	4,000	107
		LOT SIZE	RESIDENCE VALUE	4,250	113	4,500	120	4,750	127	5,250	140
			ANNUAL FLOOR AREA RENT PER m <sup>2</sup>	312	83	290	77	312	83	336	90

LAND PRICE : (1) SINGLE FAMILY RESIDENCE FEE SIMPLE/FREE HOLD VALUE

(2) MULTIPLE RESIDENCE FEE SIMPLE/FREE HOLD VALUE

(3) COMMERCIAL FEE SIMPLE/FREE HOLD VALUE

ANNUAL OFFICE RENT IS BASED ON :  NET  GROSS

Auckland

TYPE OF LAND	SELECTED AREA (DISTRICT)	OUTLINE OF LAND USE		DISCUSSION	2004		2005		2006		2007	
		BUILDING SIZE	LOT SIZE		金額: NT\$	指數	金額: NT\$	指數	金額: NT\$	指數	金額: NT\$	指數
FOR SINGLE FAMILY RESIDENCE	UPPER CLASS	200m <sup>2</sup> LAND PRICE PER m <sup>2</sup>	700	108	725	112	800	123	850	131		
		400m <sup>2</sup> RESIDENCE VALUE	650,000	135	700,000	146	725,000	151	750,000	156		
	MIDDLE CLASS	4 bedrooms ANNUAL HOUSE RENT	32,244	119	33,804	125	34,560	128	35,400	131		
RESIDENTIAL	UPPER CLASS	140m <sup>2</sup> LAND PRICE PER m <sup>2</sup>	550	147	600	160	612	163	638	170		
		400m <sup>2</sup> RESIDENCE VALUE	325,000	120	375,000	139	400,000	148	420,000	156		
	MIDDLE CLASS	3 bedrooms ANNUAL HOUSE RENT	19,764	110	19,764	110	20,016	112	20,280	113		
	FOR MULTIPLE RESIDENCE	UPPER CLASS	300% LAND PRICE PER m <sup>2</sup>	700	108	725	112	800	123	850	131	
			160m <sup>2</sup> RESIDENCE VALUE	700,000~750,000	115	700,000~750,000	115	725,000	115	750,000	119	
		MIDDLE CLASS	1,500m <sup>2</sup> ANNUAL FLOOR AREA RENT PER m <sup>2</sup>	206	121	211	124	216	127	221	130	
		3 bedrooms VACANCY RATE (%)			2		2.0		2.0			
	TYPICAL OPERATING EXPENSE RATE (%)			21		20.5		20.5				
	CAP RATE (%)			5		4.5		4.5				
COMMERCIAL	FRINGE COMMERCIAL	200% LAND PRICE PER m <sup>2</sup>	550	147	600	160	612	163	638	170		
		140m <sup>2</sup> RESIDENCE VALUE	350,000~390,000	109	355,000~395,000	110	397,500	117	415,000	122		
		1,200m <sup>2</sup> ANNUAL FLOOR AREA RENT PER m <sup>2</sup>	156	104	156	104	158	105	160	107		
		3 bedrooms VACANCY RATE (%)			2		2.0		2.0			
		TYPICAL OPERATING EXPENSE RATE (%)			19		19.5		19.5			
		CAP RATE (%)			6		0.0		0.0			
	CENTER COMMERCIAL	UPPER CLASS	400% LAND PRICE PER m <sup>2</sup>	1,200	120	1,300	130	2,050	205	2,450	245	
			500m <sup>2</sup> RESIDENCE VALUE	1,200	120	1,300	130	1,375	138	1,462	146	
		MIDDLE CLASS	180m <sup>2</sup> ANNUAL FLOOR AREA RENT PER m <sup>2</sup>	113	113	185	116	204	128	216	135	
			VACANCY RATE (%)			14		10.0		10.5		
		TYPICAL OPERATING EXPENSE RATE (%)			30		30.0		30.0			
		CAP RATE (%)			10		9.5		9.5			
MOST EXPENSIVE	UPPER CLASS	1400% LAND PRICE PER m <sup>2</sup>	6,200	107	6,850	118	8,250	142	9,350	161		
		1,000m <sup>2</sup> RESIDENCE VALUE	3,250	116	3,800	136	3,950	141	4,175	149		
	MIDDLE CLASS	370m <sup>2</sup> ANNUAL FLOOR AREA RENT PER m <sup>2</sup>	106	106	410	117	432	123	456	130		
		VACANCY RATE (%)			10		10.3		9.5			
	TYPICAL OPERATING EXPENSE RATE (%)			25		25.0		25.0				
	CAP RATE (%)			8		8.0		8.0				
FOR MULTIPLE RESIDENCE	UPPER CLASS	1400% LAND PRICE PER m <sup>2</sup>	7,000	106	7,800	114	9,125	138	10,625	161		
		1,000m <sup>2</sup> RESIDENCE VALUE	4,250	110	4,750	123	4,450	115	4,825	119		
	MIDDLE CLASS	480m <sup>2</sup> ANNUAL FLOOR AREA RENT PER m <sup>2</sup>	103	103	510	110	504	108	516	111		
		VACANCY RATE (%)			7		8.0		3.5			
	TYPICAL OPERATING EXPENSE RATE (%)			25		25.0		25.0				
	CAP RATE (%)			8		8.0		8.0				

LAND PRICE : (1) SINGLE FAMILY RESIDENCE FEE SIMPLE/FREE HOLD VALUE  
 (2) MULTIPLE RESIDENCE FEE SIMPLE/FREE HOLD VALUE  
 (3) COMMERCIAL FEE SIMPLE/FREE HOLD VALUE

ANNUAL OFFICE RENT IS BASED ON :  NET  GROSS





