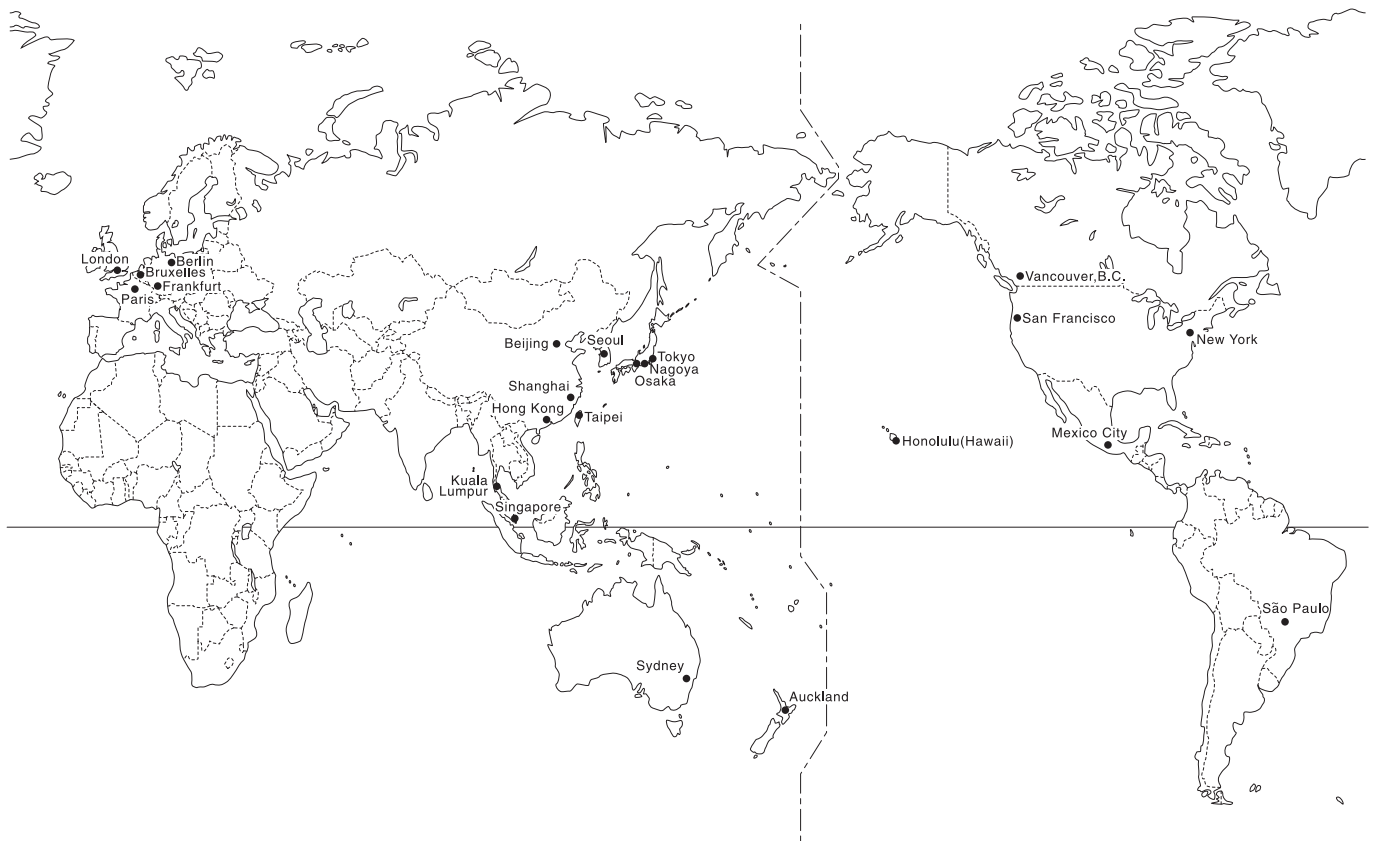


June 2009

# THE WORLD LAND VALUE SURVEY OF 2009



JAPANESE ASSOCIATION OF  
REAL ESTATE APPRAISAL

## 2009 World Land Value Survey

### Description

1. The Purpose of the Survey .....	1
2. The Characteristics of the Survey Result of 2009 .....	1
3. The Outline of the Survey .....	2
4. The Method of Comparison .....	5
5. Results of an investigation	
(1) The Residential Value in Single Family Residential Areas .....	6
(Table 1) The Comparison of the Residential Value in the Single Family Residential Area at among the Surveyed Cities (Basic Data) .....	7
(Figure 1) The Comparison of the Residential Value in the Single Family Residential Area at Selected Locations in the Surveyed Cities (By the parity of purchasing power) .....	8
(Figure 2) The Comparison of the Residential Value in the Single Family Residential Area at Selected Locations in the Surveyed Cities (By the exchange rate) .....	9
(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) .....	11
(Figure 4) The Changes of the Residential Value in the Single Family Residential Area of the Major Cities based on the Value in 2000 (By the exchange rate).....	12
(Figure 5) The Comparison of the Floor Area Size and Site of the Single Family Residence among the Surveyed Cities (By the exchange rate) .....	13
(2) The Residential Value in Multiple Residential Areas .....	14
(Table 2) The Comparison of the Residential Value in the Multiple Residential Area among the Surveyed Cities (Basic Data) .....	15
(Figure 6) The Comparison of the Residential Value in the Multiple Residential Area at Selected Locations among the Surveyed Cities (By the party of purchasing power) .....	16
(Figure 7) The Comparison of the Residential Value in the Multiple Residential Area at Selected Locations in the Surveyed Cities (By the exchange rate) .....	17
(Figure 8) The Changes in the Value of the Multiple Residence in the Major Cities based on the Value in Tokyo (By the parity of purchasing power) .....	19

(Figure 9) The Changes of the Residential Value in the Multiple Residential Area of the Major Cities based on the Value in 2000 (By the exchange rate) .....	20
(Figure 10) The Comparison of the Floor Area size and the Value (By the exchange rate) in the Multiple Residence among the Surveyed Cities .....	21
(3) The New Rent in Multiple Residential Areas .....	22
(Table 3) The Comparison of the Multiple Residential Rent (monthly per m <sup>2</sup> ) among the Surveyed Cities (Basic Data) .....	23
(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) ..	24
(Figure 12) The Comparison of the Multiple Residential Rent (monthly per square meter) at Selected Locations in the Surveyed Cities (By the exchange rate) .....	25
(Figure 13) The Changes of the Multiple Residential Rent (year per square meter) of the Major Cities based on the Rent in Tokyo (By the parity of purchasing power) .....	27
(Figure 14) The Changes of the Multiple Residential Rent (year per square meter) of the Major Cities based on the Rent in 2000 (By the exchange rate).....	28
(Figure 15) The Comparison of the Rent and Floor Area Size of the Multiple Residence in the Surveyed Cities (By the exchange rate) .....	29
(4) The Rent in Central Commercial Areas .....	30
(Table 4) The Comparison of the Rent (monthly per m <sup>2</sup> ) in the Central Commercial Area in the Surveyed Cities (Basic Data) .....	31
(Figure 16) The Comparison of the Rent (monthly per square meter) in the Central Commercial Area among the Major Surveyed Cities (By the parity of purchasing power) .....	32
(Figure 17) The Comparison of the Rent (monthly per square meter) in the Central Commercial Area among the Major Surveyed Cities (By the exchange rate) .....	33
(Figure 18) The Changes of the Rent (year per square meter) in the Central Commercial Area in the Major Cities based on the Rent in Tokyo (By the parity of purchasing power).....	35
(Figure 19) The Changes of the Rent (year per square meter) in the Central Commercial Area in the Major Cities based on the Rent in 2000 .....	36
(5) Average Capitalization Rate in the World Land Value Survey of 2009.....	37
(Table 5) The Data by Appraisers in the respective Cities (Basic Data).....	37

(Figure 20) Multiple Residential Areas (Upper class) .....	38
(Figure 21) Multiple Residential Areas (Middle class) .....	38
(Figure 22) Commercial Areas (Fringe commercial area) .....	38
(Figure 23) Commercial Areas (Central and Business concentrated area) .....	39
(Figure 24) Commercial Areas (Most Expensive location) .....	39
(6) Average Vacancy Rate in the World Land Value Survey of 2009 .....	40
(Table 6) The Data by Appraisers in the respective Cities (Basic Data) .....	40
(Figure 25) Multiple Residential Areas (Upper class) .....	41
(Figure 26) Multiple Residential Areas (Middle class) .....	41
(Figure 27) Commercial Areas (Fringe commercial area) .....	42
(Figure 28) Commercial Areas (Central and Business concentrated area) .....	42
(Figure 29) Commercial Areas (Most Expensive location) .....	42

## Data

1. The Situation of the Surveyed Cities and their Fringe Area	
I. Japan .....	2
II. America .....	8
III. Europe .....	20
IV. Asia and Oceania .....	30
2. The List of Survey Questionnaires	
I. Japan .....	1
II. America .....	4
III. Europe .....	10
IV. Asia and Oceania .....	15

# 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 surveyed cities and their names have been surveyed as “world land price survey” every 2 years. However, two years have passed since the survey of 2007, 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 residential value, etc. of each country wherein data for real estate in each city mainly residential value, etc. in the world have been surveyed and compared.

## 2. The Characteristics of the Survey Result of 2009

The characteristics of the survey result in 2009 is as follows,

- (1) Regarding residential value of single family residential area, the price in Tokyo ranked at 2<sup>nd</sup> after London among 16 surveyed cities of OECD member countries. When we compare prices of the year 2007 and prices of the year 2009 in surveyed cities in OECD countries, the prices fell down in throughout the cities, throughout prices in some cities remained at the same level or rose slightly.

- (2) Regarding value of multiple residential property, the price in survey location in Tokyo ranked at 9<sup>th</sup> among 16 surveyed cities of OECD countries. Among the cities that exceeded price of multiple residential property of Tokyo in the previous survey, Auckland 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 residential property, the price in survey location in Tokyo ranked at 6<sup>th</sup> among 16 surveyed cities of OECD member countries after Paris. When we see the change of new rent at survey location of major cities from 2004 to 2009, new rent rose once, and remained at the same level or fell down without some cities.
- (4) Regarding the new rent of central commercial area, the price in survey location in Tokyo ranked at 2<sup>nd</sup> after London among 16 cities of OECD member countries. When we see the change of new rent in the commercial area in surveyed cities, the change of new rent was more large compared with those of multiple residential area.

### **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 2009 (the “survey conducted in 2007” is hereinafter referred to as “previous survey”).

○ Standard residence

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

○ Standard commercial property

New rent

Regarding the residential 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 residential property.

- (2) The Date of Valuation: January 2009
- (3) The Period of Valuation: December 2008 to March 2009
- (4) The Surveyed Cities for Comparison Tokyo, Osaka, Nagoya, Vancouver, B.C., New York, San Francisco, Honolulu, London, Paris, Berlin, Frankfurt, Bruxelles, Seoul, Taipei, Singapore, Hong Kong, Beijing, Shanghai, Kuala Lumpur, Sydney, Auckland, Mexico City, Sao

Paulo

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

For certain reasons, we did not survey in Los Angeles.

We surveyed in Brussxels in 2008 & 2009.

(5) Items Surveyed

① Residential Area

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

In the surveyed location (single family residence, multiple residential 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 surveyed location, actual concentration and connection in the surveyed 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.

	Single Family Home Residential Area	Multiple Family Home Residential Area
Tokyo	Suginami-ku, Narita Higashi	Toyotamakita, Nerima-ku
Osaka	Okamachi Kita, Toyonaka City	Toyosato, Higashi Yodogawa-ku, Osaka City
Nagoya	Fujiecho, Nakamura-ku, Nagoya City	Emukaicho, Nishi-ku, Nagoya-city Nagoya City
Vancouver, B.C.	Eastside	Eastside
New York	Staten Island	Chelsea of Manhattan
San Francisco	South San Francisco	Sanset Richmond
Honolulu	Pearl City	Makiki
London	Kingston	Battersea

Paris	Nogent-sur-Marne	15ème Arrond. Rue Lecourbe
Berlin	Rudow/ Lichtenfelde Süd	Prenzlauer berg/Steglitz
Frankfurt	Dreieich	Sachsenhausen
Bruxelles	Schaerbeek-Etterbeek-Brussels Center	Schaerbeek-Etterbeek-Brussels Center
Seoul	Hwayang Dong	Hongseun Dong
Taipei	新店、安坑、汐止、淡水、 三芝	内湖区、松山区
Singapore	Holland Road	River Valley Road
Hong Kong	沙田	北角、銅鑼灣
Beijing	紫王山莊	万科公园五号公萬
Shanghai	嘉定区、闵行区、青浦区	浦西区
Kuala Lumpur	Cheras	Old Klang Road
Sydney	Oatley	Ryde
Auckland	Mt. Roskill	Mt. Roskill
Mexico City	Avante Coyoacan	Narvarte
Sao Paulo	Vila Mariana	Vila Mariana

- ※ We surveyed in new point for single family residential area and multiple family residential area in Nagoya and Bruxelles. We also surveyed in new point for multiple family residence in Tokyo and Beijing.
- ※ For multiple family residential area in Seoul, the survey point is the same, but the content is different compared to earlier because that new building was built in redevelopment in 2008.

“Center Commercial Area”

Tokyo	Nishishinjyuku, Shinjyuku-ku
Osaka	Kourabashi, Chuou-ku, Osaka City
Nagoya	Meieki, Nakamura-ku, Nagoya City
Vancouver, B.C.	Downtown Peninsula
New York	Times Square, Midtown Manhattan
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
Bruxelles	Rue Neuve (Brussels CBD)
Seoul	Myung Dong



Taipei	Tunhua N Road, Tunhua S Road, Taipei Main Station
Singapore	Shenton Way Cecil Street Robinson Road
Hong Kong	Central Commercial District
Beijing	ワンフーチン 王府井
Shanghai	ナンキンストウルウ 南京東路
Kuala Lumpur	Jalan Raja Laut
Sydney	Sydney C B D
Auckland	Queen Street
Mexico City	Downtown Zocalo Historic Center
Sao Paulo	Vila Olimpia

※We surveyed in new point for commercial area in Bruxelles and Sydney.

(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 residential value in the subject area, etc.

#### 4. The Method of Comparison

In order to compare residential 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 residential value after yen conversion in this context shows the value after the conversion.

Notes: Subject OECD member countries (by region and alphabetical order, 11 in total):

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

(Sources) The OECD parity of purchasing power : Stat Extracts, OECD

Annual average exchange rate except for Taiwan : International Monetary Fund;

International Financial Statistics, Yearbook

Taiwan : Central Bank of the Republic of China

## 5. Results of an investigation

### (1) The Residential Value of Single Family Residential Areas

The residential value of single family residential area in the survey location of Tokyo is 108,000,000 yen. It ranked at 2<sup>nd</sup> after London in comparison with survey locations in 16 surveyed cities of OECD member countries, which is the same result as previous survey.

When we compare prices of the year 2007 and prices of the year 2009 in surveyed cities in OECD countries, the prices fell down in throughout the cities, even though prices in some cities remained at the same level or rose slightly.

- (1) When we see the residential value of single family residence at survey location of surveyed city of OECD member countries, it is 108,000,000 yen in Tokyo. On the other hand, the price of London (151,000,000yen by parity of purchasing power, 140.2 at Tokyo 100 index, 162,000,000yen by foreign exchange and 150.7 at Tokyo 100 index), Though the difference of residential value in London and Tokyo became smaller than previous survey (2007), residential housing values in London still exceeds than those of survey point in Tokyo. (Table1, Figure1, Figure 2-1)

In comparison with cities in Asia, the price of Singapore (566,000,000 yen and 524.2 at Tokyo 100 index) and Hong Kong (272,000,000 yen and 251.9 at Tokyo 100 index) where private single family residential area is scarce and the surveyed location is a relatively high income area exceeded Tokyo, which is the same result as previous time. In this survey, price of Beijing (186,000,000 yen and 172.3 at Tokyo 100 index) exceeded Tokyo by reflecting booming economy in China.

(Table 1, Figure 1, Figure 2-2)

- (2) Among surveyed cities of OECD member countries, the price of survey location in London, which exceeded Tokyo in 2007, exceeded that of Tokyo this time continuously from the previous survey. The prices difference between survey location in Tokyo and New York, San Francisco those were fell down in the previous survey, exceeded in this survey. (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. (Figure 2-2)

- (3) When we see the change of residential value in surveyed cities, there are many cities where prices of residential area fell down because of bad effect, so called “Lehman Shock” in 2008. The prices of residential area in survey cities in Japan are stabilised. (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 surveyed cities, and residential price is high judging from size of the site area. (Table 1 and Figure 5)

(Table1) The Comparison of the Residential Value in the Single Family Residential Area at among the Surveyed Cities (Basic Data)

Cities of the OECD member countries	Unit	Purchasing Power Parity	Price range of Single Family Residence				
			(Currency)	(Yen)	(Index)	Residential Size (㎡)	Lot Size(㎡)
Tokyo	Yen	1.00	108,000,000	108,000,000	100.0	150	200
Osaka	Yen	1.00	52,000,000	52,000,000	48.1	130	210
Nagoya	Yen	1.00	27,500,000	27,500,000	25.5	125	187
Vancouver, B.C	C\$	95.19	725,000	69,011,300	63.9	223	368
New York	US\$	116.32	488,400	56,810,688	52.6	204	325
San Francisco	US\$	116.32	504,000	58,625,280	54.3	148	557
Honolulu	US\$	116.32	550,000	63,976,000	59.2	130	604
Mexico City	Peso	14.79	3,000,000	44,379,000	41.1	248	175
London	£	178.13	850,000	151,411,350	140.2	140	400
Paris	€	127.68	575,000	73,417,725	68.0	120	400
Frankfurt	€	136.69	337,500	46,131,525	42.7	120	300
Berlin	€	136.69	300,000	41,005,800	38.0	140	450
Bruxelles	€	130.70	247,500	32,347,260	30.0	200	90
Seoul	W	0.15	370,774,188	56,728,451	52.5	150	150
Sydney	A\$	78.91	712,500	56,226,225	52.1	110	550
Auckland	NZ\$	74.23	422,500	31,362,598	29.0	140	400

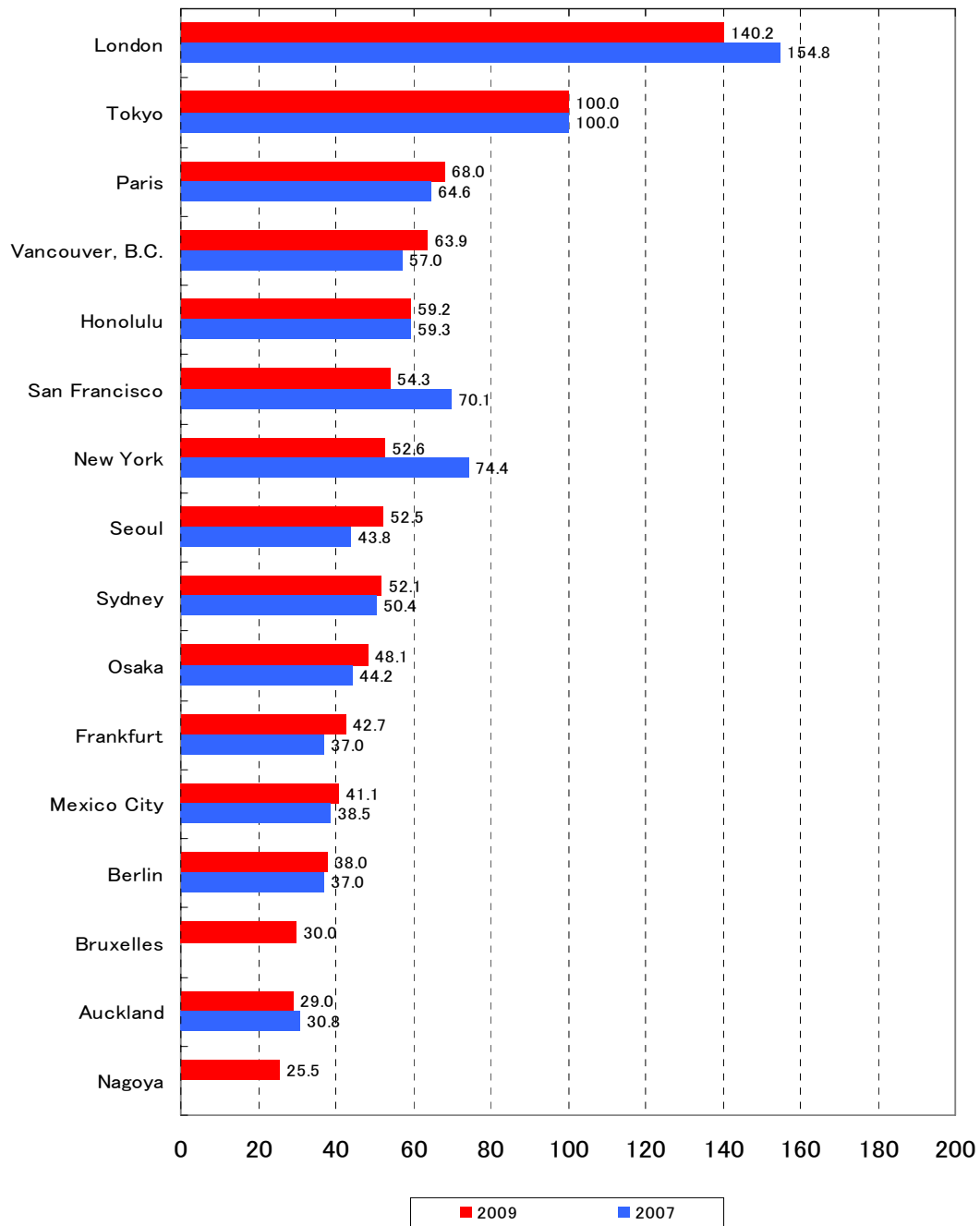
Cities of the OECD member countries	Unit	The rate of exchange	Price range of Single Family Residence				
			(Currency)	(Yen)	(Index)	Residential Size (㎡)	Lot Size(㎡)
Tokyo	Yen	-	108,000,000	108,000,000	100.0	150	200
Osaka	Yen	-	52,000,000	52,000,000	48.1	130	210
Nagoya	Yen	-	27,500,000	27,500,000	25.5	125	187
Vancouver, B.C	C\$	96.86	725,000	70,223,500	65.0	223	368
New York	US\$	103.36	488,400	50,481,024	46.7	204	325
San Francisco	US\$	103.36	504,000	52,093,440	48.2	148	557
Honolulu	US\$	103.36	550,000	56,848,000	52.6	130	604
Mexico City	Peso	9.28	3,000,000	27,840,000	25.8	248	175
London	£	191.54	850,000	162,809,000	150.7	140	400
Paris	€	151.40	575,000	87,055,000	80.6	120	400
Frankfurt	€	151.40	337,500	51,097,500	47.3	120	300
Berlin	€	151.40	300,000	45,420,000	42.1	140	450
Bruxelles	€	151.40	247,500	37,471,500	34.7	200	90
Seoul	W	0.09	370,774,188	33,369,677	30.9	150	150
Sydney	A\$	88.40	712,500	62,985,000	58.3	110	550
Auckland	NZ\$	73.86	422,500	31,205,850	28.9	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	-	108,000,000	108,000,000	100.0	150	200
Osaka	Yen	-	52,000,000	52,000,000	48.1	130	210
Nagoya	Yen	-	27,500,000	27,500,000	25.5	125	187
Seoul	W	0.09	370,774,188	33,369,677	30.9	150	150
Hong Kong	HK\$	13.27	20,500,000	272,035,000	251.9	180	300
Beijing	US\$	103.36	1,800,000	186,048,000	172.3	476	750
Shanghai	US\$	103.36	461,260	47,675,834	44.1	220	600
Taipei	NT\$	3.27	7,500,000	24,525,000	22.7	222	248
Sao Paulo	US\$	103.36	214,684	22,189,738	20.5	250	180
Singapore	S\$	73.05	7,750,000	566,137,500	524.2	600	750
Kuala Lumpur	RM	30.98	332,500	10,300,850	9.5	160	145

(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.

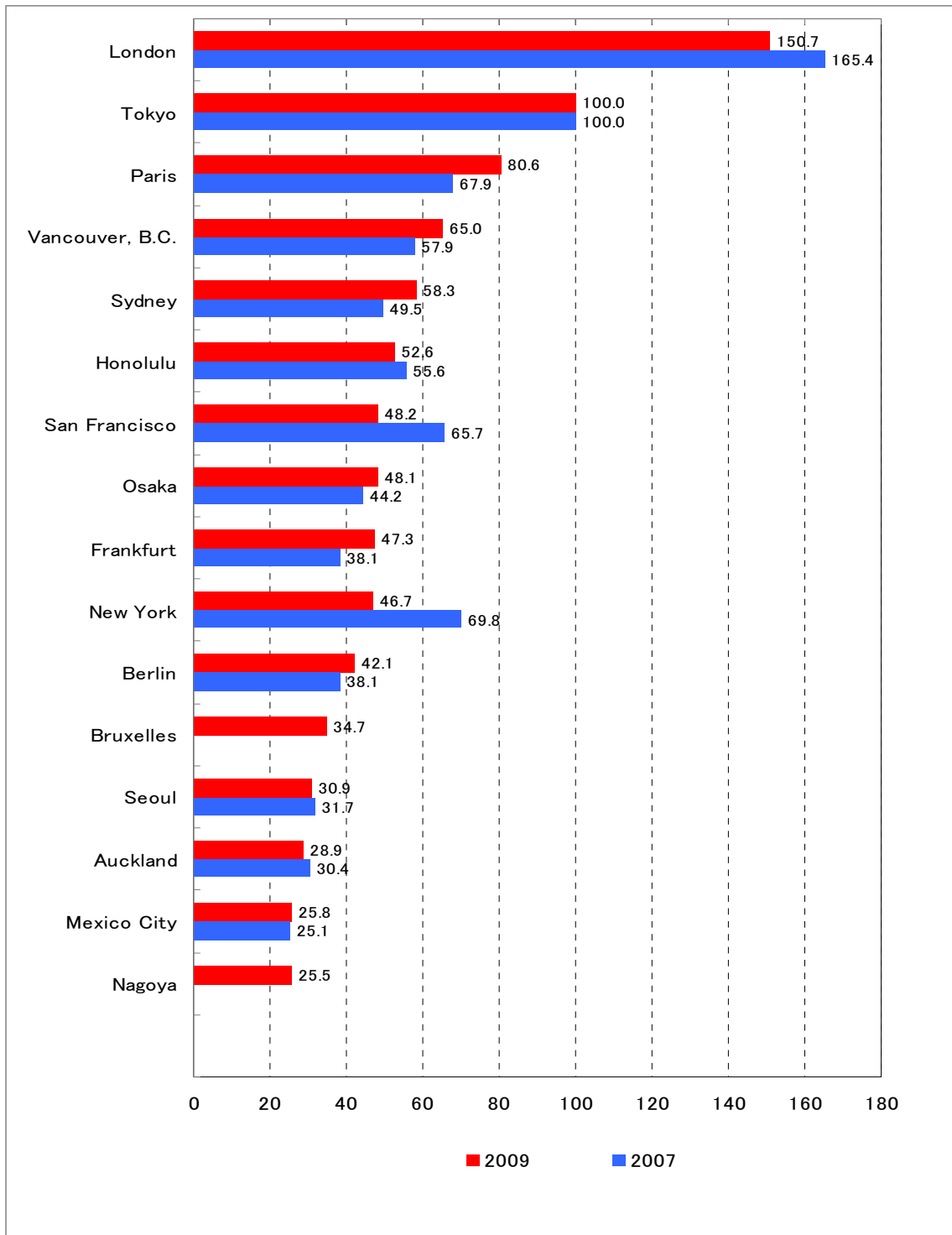
**(Figure 1) The Comparison of the Residential Value in the Single Family Residential Area at Selected Locations in the Surveyed Cities (By the parity of purchasing power)**



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.
  - In Bruxelles and Nagoya, only index of year of 2009 was described because we changed survey area from year of 2007.

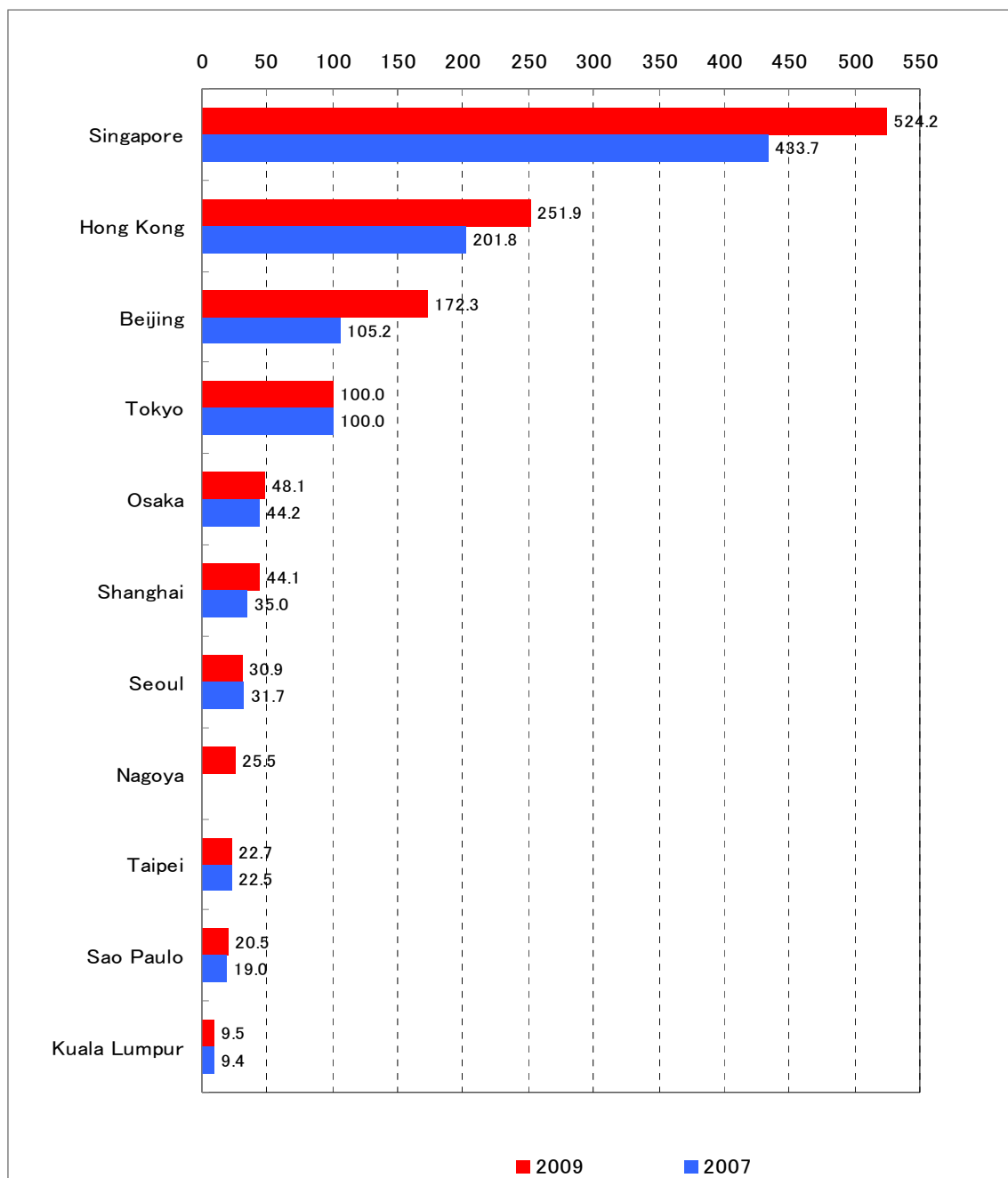
**(Figure 2-1) The Comparison of the Residential Value in the Single Family Residential Area at Selected Locations in the Surveyed Cities (By the exchange rate)**



The Tokyo index at 100

Note) • In Bruxelles and Nagoya, only index of year of 2009 was described because we changed survey area from year of 2007.

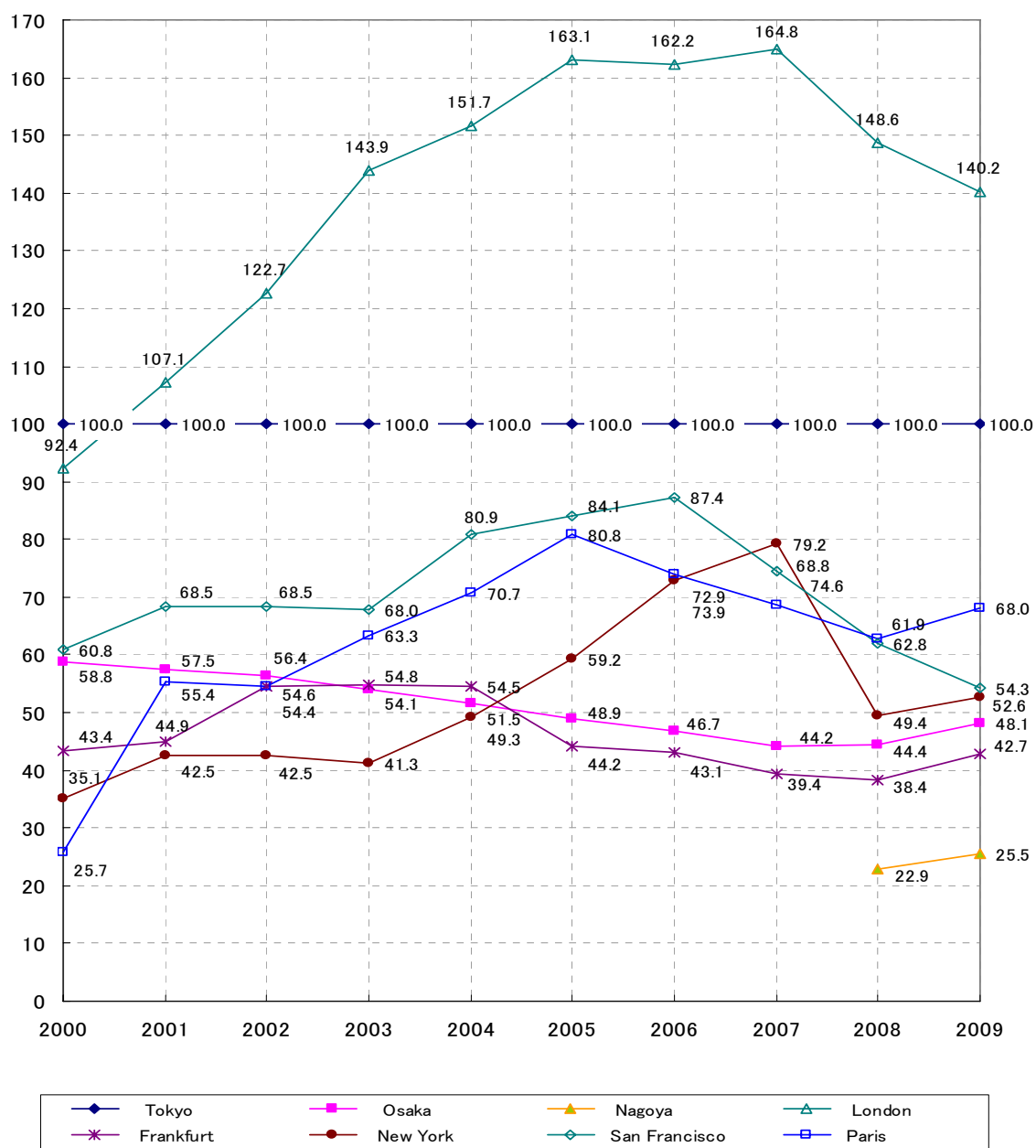
**(Figure 2-2) The Comparison of the Residential Value in the Single Family Residential Area at Selected Locations in the Surveyed Cities (By the exchange rate)**



The Tokyo index at 100

- Note)
- The data shown are based on the selected location and not for the entire city.
  - In Nagoya, only index of year of 2009 was described because we changed survey area from year of 2007.
  - 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 locations.

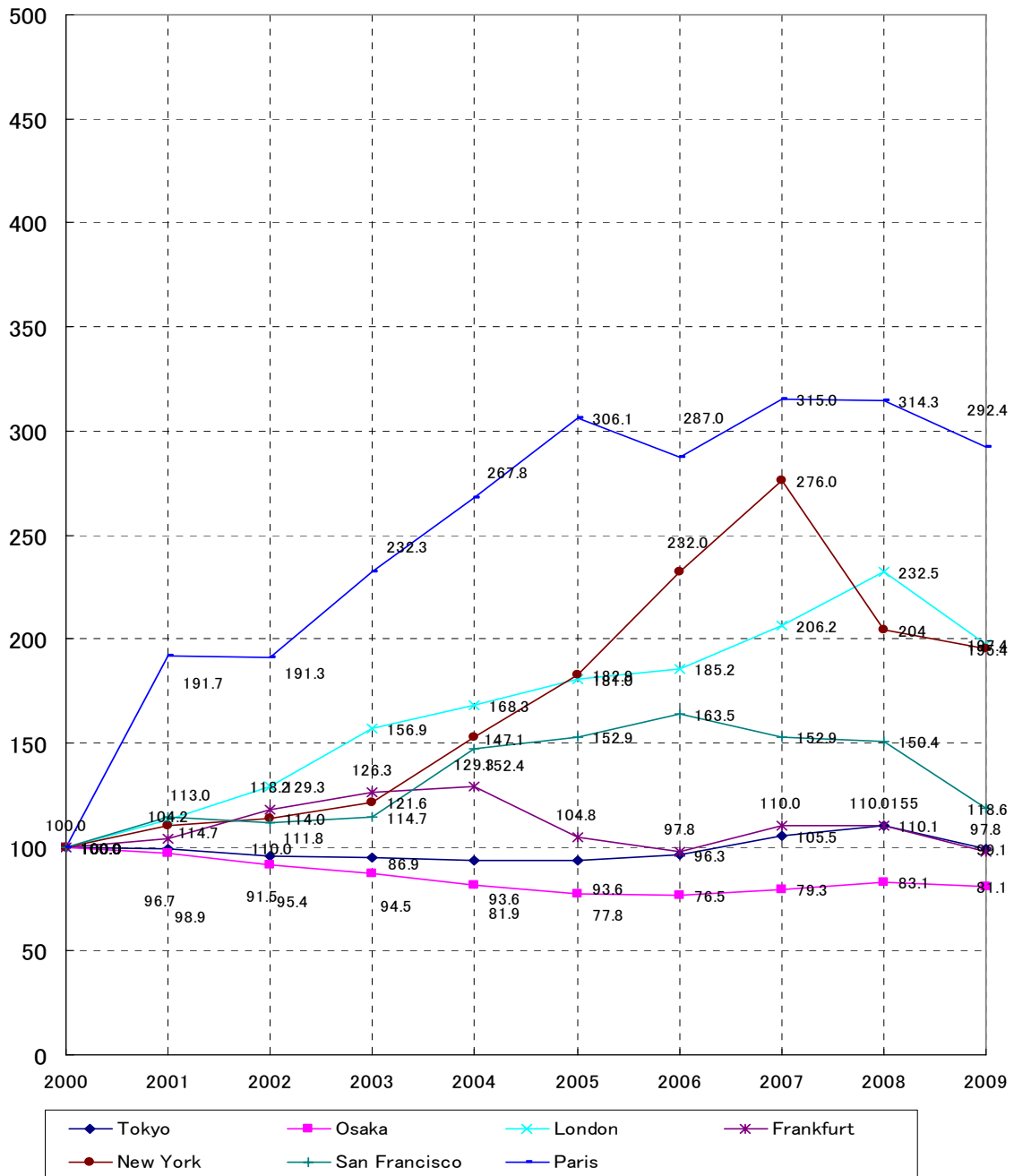
**(Figure 3) The Changes in the Value of the Single Family Residence in the Major Cities based on the Value in Tokyo (By the parity of purchasing power)**



The Tokyo index at 100

- Note) • The data shown are based on the selected location and not for the entire city.
- In Nagoya, only index of year of 2008 and 2009 were described because we changed survey area from year of 2008.
  - See page 3-4 for the selected locations.

(Figure 4) The Changes of the Residential Value in the Single Family Residential Area of the Major Cities based on the Value in 2000 (By the exchange rate)



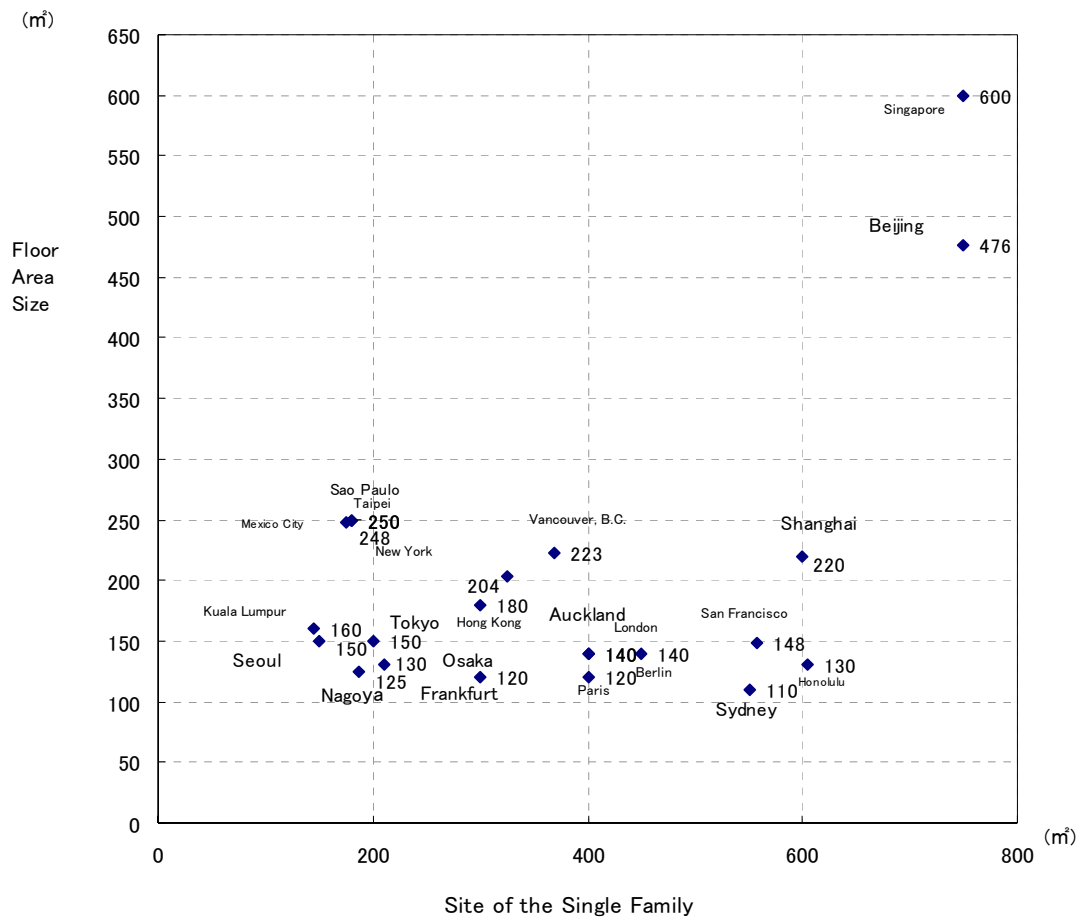
The 2000 index at 100

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 (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.

## ( 2 ) The Residential Value in Multiple Residential Areas

The residential value of multiple residential area at survey location in Tokyo is 32,000,000 yen, and it ranked 9<sup>th</sup> among 16 surveyed cities of OECD member countries.

Among the surveyed 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 Auckland, which exceeded that of Tokyo in the previous time, is lower than Tokyo this time.

- (1) When we see the residential price of multiple residential property at survey location in the surveyed cities of OECD member countries, Tokyo is 32,000,000 yen. It ranks at 9<sup>th</sup> by parity of purchasing power, and ranks at 8<sup>th</sup> by foreign exchange. In comparison with top ranking surveyed cities of OECD member countries such as New York(151,000,000 yen by parity of purchasing power, 472.6 at Tokyo 100 index, 134,000,000 yen by foreign exchange, and 419.9 at Tokyo 100 index), London (85,000,000 yen by parity of purchasing power, 267.2 at Tokyo 100 index, 91,000,000 yen by foreign exchange, and 287.3 at Tokyo 100 index), San Francisco (109,000,000 yen, 343.5 at Tokyo 100 index, 97,000,000 yen by foreign exchange, and 305.2 at Tokyo 100 index), Paris (76,000,000 yen, 239.4 at Tokyo 100 index, 90,000,000 yen by foreign exchange, and 283.9 at Tokyo 100 index), and Frankfurt (46,000,000 yen, 145.2 at Tokyo 100 index, 51,000,000 yen by foreign exchange, and 160.9 at Tokyo 100 index), Tokyo's residential price is no longer high. (Table 2, Figure 6, Figure 7-1)

In comparison with cities in Asia, the price of multiple residential property at survey location in Hong Kong (101,000,000 yen and 317.2 at Tokyo 100 index) and Singapore (150,000,000 yen and 471.6 at Tokyo 100 index) where private multiple residential area is scarce is higher than that of survey location in Tokyo. (Table 2, Figure 7-2)

- (2) The differences of the residential price of multiple residential property between New York, San Francisco and Tokyo became smaller, but it is still large in OECD member countries. And the cities where the price of survey location exceeded that of Tokyo in the previous time (London, Honolulu 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 became smaller, but the difference between Tokyo and Singapore became larger this time. Furthermore, because new building was built by redevelopment in Seoul, prices in multiple residential area in Seoul exceeded than those of Tokyo. Prices in Beijing exceeded than Tokyo because the survey points in Beijing were changed. (Figure 7-2)

- (3) When we see the change of residential price at survey location of major cities from 2000 to 2009, the price at survey location in Tokyo and Osaka is falling in previous 2 years, the range of change is smaller. On the other hand, the price at survey location in New York, London and San Francisco rised, and the ranges were large, whereas from 2008 to 2009, those prices fell down radically. (Figure 9)

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

(Table 2) The Comparison of the Residential Value in the Multiple Residential Area among the Surveyed Cities (Basic Data)

Cities of the OECD member countries	Unit	Purchasing Power Parity	Price range of Residential Unit			
			(Currency)	(Yen)	(Index)	Residential Size (m <sup>2</sup> )
Tokyo	Yen	1.00	32,000,000	32,000,000	100.0	70
Osaka	Yen	1.00	25,800,000	25,800,000	80.6	70
Nagoya	Yen	1.00	25,000,000	25,000,000	78.1	70
Vancouver, B.C.	C\$	95.19	290,000	27,604,520	86.3	70
New York	US\$	116.32	1,300,000	151,216,000	472.6	111
San Francisco	US\$	116.32	945,000	109,922,400	343.5	148
Honolulu	US\$	116.32	380,000	44,201,600	138.1	84
Mexico City	Peso	14.79	2,400,000	35,503,200	110.9	125
London	£	178.13	480,000	85,502,880	267.2	90
Paris	€	127.68	600,000	76,609,800	239.4	90
Frankfurt	€	136.69	340,000	46,473,240	145.2	90
Berlin	€	136.69	145,000	19,819,470	61.9	70
Bruxelles	€	130.70	118,750	15,520,150	48.5	80
Seoul	Won	0.15	404,212,300	61,844,482	193.3	84
Sydney	A\$	78.91	310,000	24,463,340	76.4	65
Auckland	NZ\$	74.23	410,000	30,434,710	95.1	140

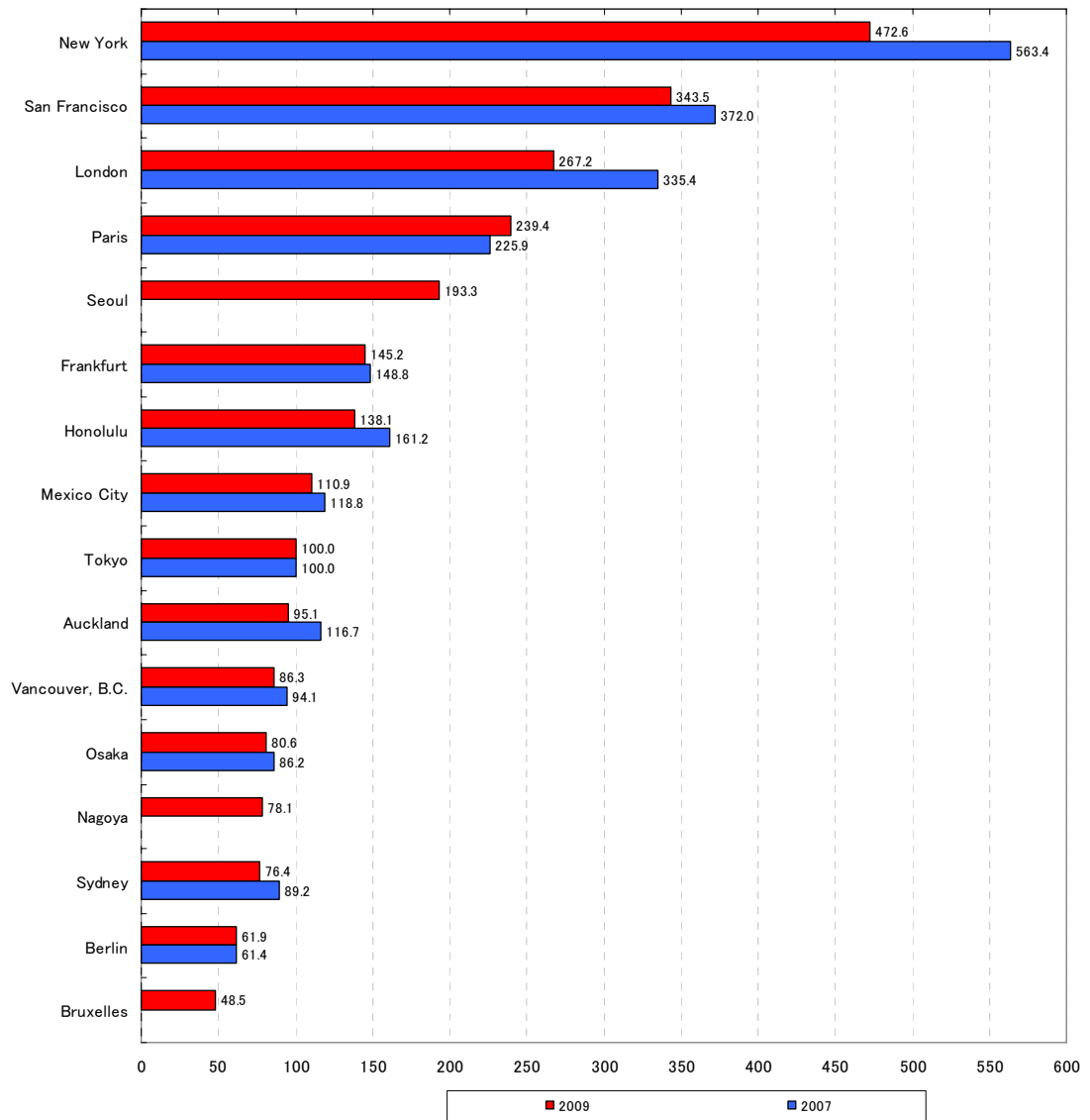
Cities of the OECD member countries	Unit	The rate of exchange	Price range of Residential Unit			
			(Currency)	(Yen)	(Index)	Residential Size(m <sup>2</sup> )
Tokyo	Yen	-	32,000,000	32,000,000	100.0	70
Osaka	Yen	-	25,800,000	25,800,000	80.6	70
Nagoya	Yen	-	25,000,000	25,000,000	78.1	70
Vancouver, B.C.	C\$	96.86	290,000	28,089,400	87.8	70
New York	US\$	103.36	1,300,000	134,368,000	419.9	111
San Francisco	US\$	103.36	945,000	97,675,200	305.2	148
Honolulu	US\$	103.36	380,000	39,276,800	122.7	84
Mexico City	Peso	9.28	2,400,000	22,272,000	69.6	125
London	£	191.54	480,000	91,939,200	287.3	90
Paris	€	151.40	600,000	90,840,000	283.9	90
Frankfurt	€	151.40	340,000	51,476,000	160.9	90
Berlin	€	151.40	145,000	21,953,000	68.6	70
Bruxelles	€	151.40	118,750	17,978,750	56.2	80
Seoul	Won	0.09	404,212,300	36,379,107	113.7	84
Sydney	A\$	88.40	310,000	27,404,000	85.6	65
Auckland	NZ\$	73.86	410,000	30,282,600	94.6	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	-	32,000,000	32,000,000	100.0	70
Osaka	Yen	-	25,800,000	25,800,000	80.6	70
Nagoya	Yen	-	25,000,000	25,000,000	78.1	70
Seoul	Won	0.09	404,212,300	36,379,107	113.7	84
Hong Kong	HK\$	13.27	7,650,000	101,515,500	317.2	100
Beijing	US\$	103.36	600,000	62,016,000	193.8	158
Shanghai	US\$	103.36	266,468	27,542,132	86.1	170
Taipei	NT\$	3.27	12,100,000	39,567,000	123.6	132
Sao Paulo	US\$	103.36	103,048	10,651,041	33.3	90
Singapore	S\$	73.05	2,066,000	150,921,300	471.6	120
Kuala Lumpur	RM	30.98	245,000	7,590,100	23.7	122

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

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

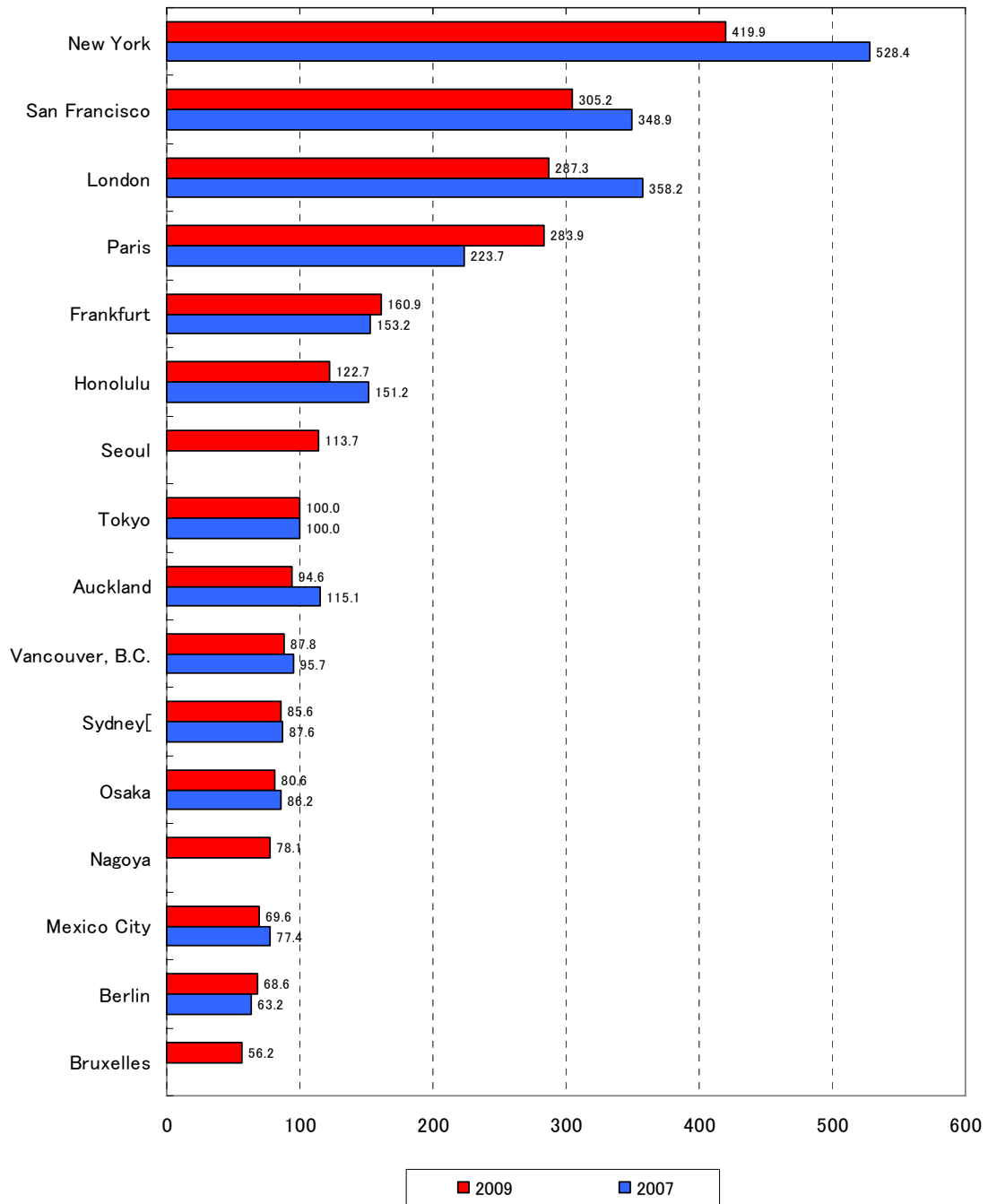
**(Figure 6) The Comparison of the Residential Value in the Multiple Residential Area at Selected Locations among the Surveyed Cities (By the parity of purchasing power)**



The Tokyo index at 100

- Note)
- The data shown are based on the selected location and not for the entire city.
  - We described the index of 2009 of Nagoya and Bruxelles because survey points were changed after 2008.
  - We described only index of 2009 of Seoul because that the content is different compared to earlier because that new building was built in redevelopment in 2008, though the survey point is the same.
  - See page 3-4 for the selected locations.

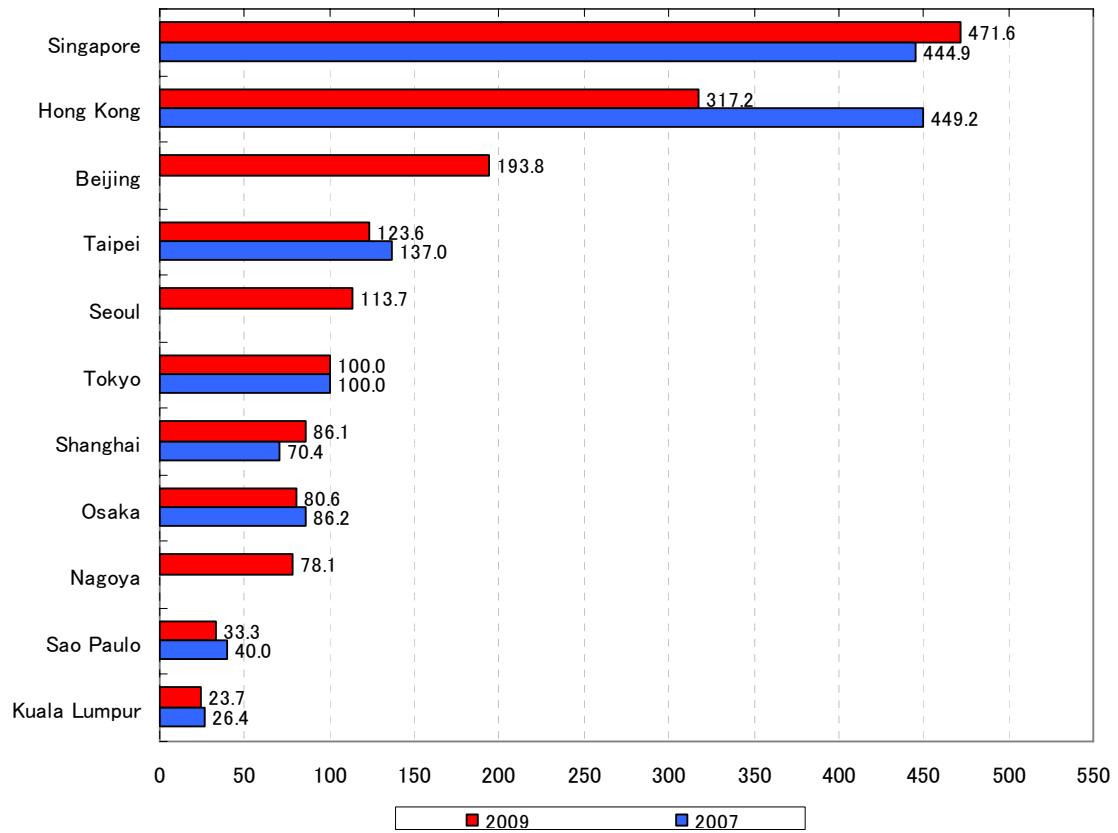
(Figure 7-1) The Comparison of the Residential Value in the Multiple Residential Area at Selected Locations in the Surveyed Cities (By the exchange rate)



The Tokyo index at 100

- Note)
- We described the index of 2009 of Nagoya and Bruxelles because survey points were changed after 2008.
  - We described only index of 2009 of Seoul because that the content is different compared to earlier because that new building was built in redevelopment in 2008, though the survey point is the same.

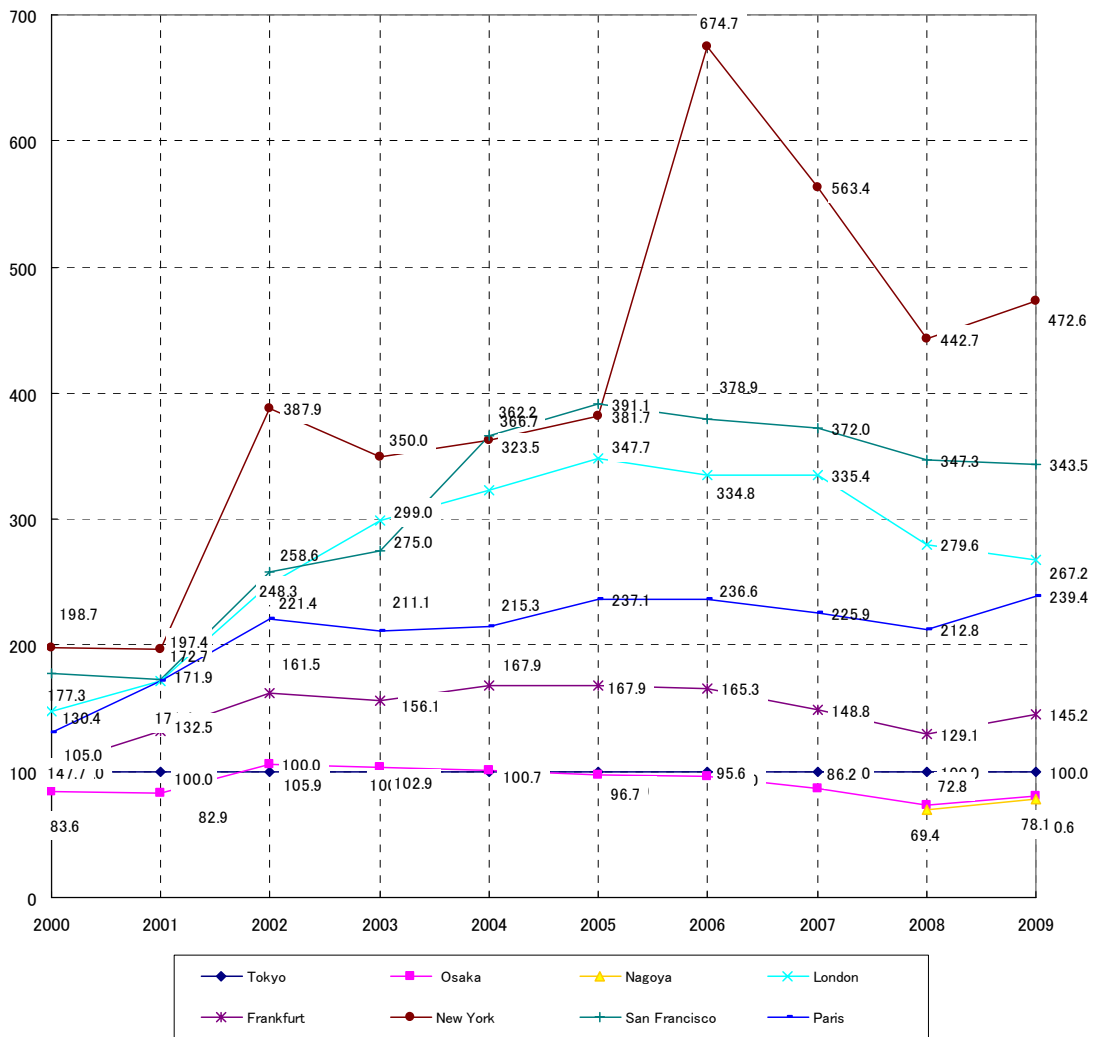
(Figure 7-2) The Comparison of the Residential Value in the Multiple Residential Area at Selected Locations in the Surveyed Cities (By the exchange rate)



The Tokyo index at 100

- Note)
- We described the index of 2009 of Beijing and Nagoya because survey points were changed after 2008.
  - We described only index of 2009 of Seoul because that the content is different compared to earlier because that new building was built in redevelopment in 2008, though the survey point is the same.
  - See page 3-4 for the selected locations.

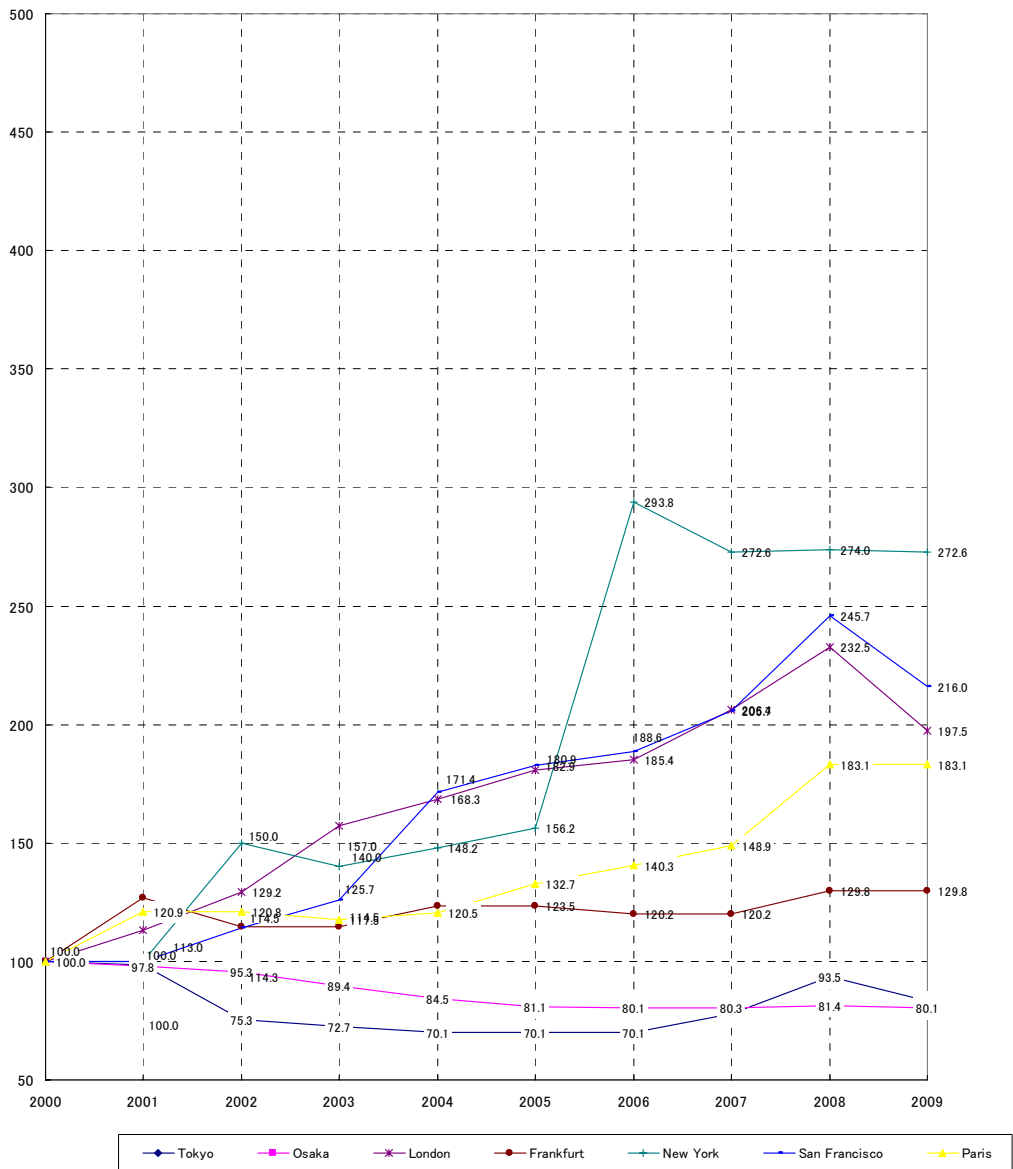
(Figure 8) The Changes in the value of the Multiple residence in the Major Cities Based on the Value in Tokyo (By the parity of purchasing power)



The Tokyo index at 100

- Note)
- The data shown are based on the selected location and not for the entire city.
  - We described the index of 2009 of Nagoya because survey points were changed after 2008.
  - Though the survey points in multiple residential area (middle class) in Tokyo were changed after year of 2008, level of residential value is similar with previous points. So, we took data chronologically.
  - See page 3 for the selected locations.

(Figure 9) The Changes of the Residential Value in the Multiple Residential Area of the Major Cities based on the Value in 2000 (By the exchange rate)



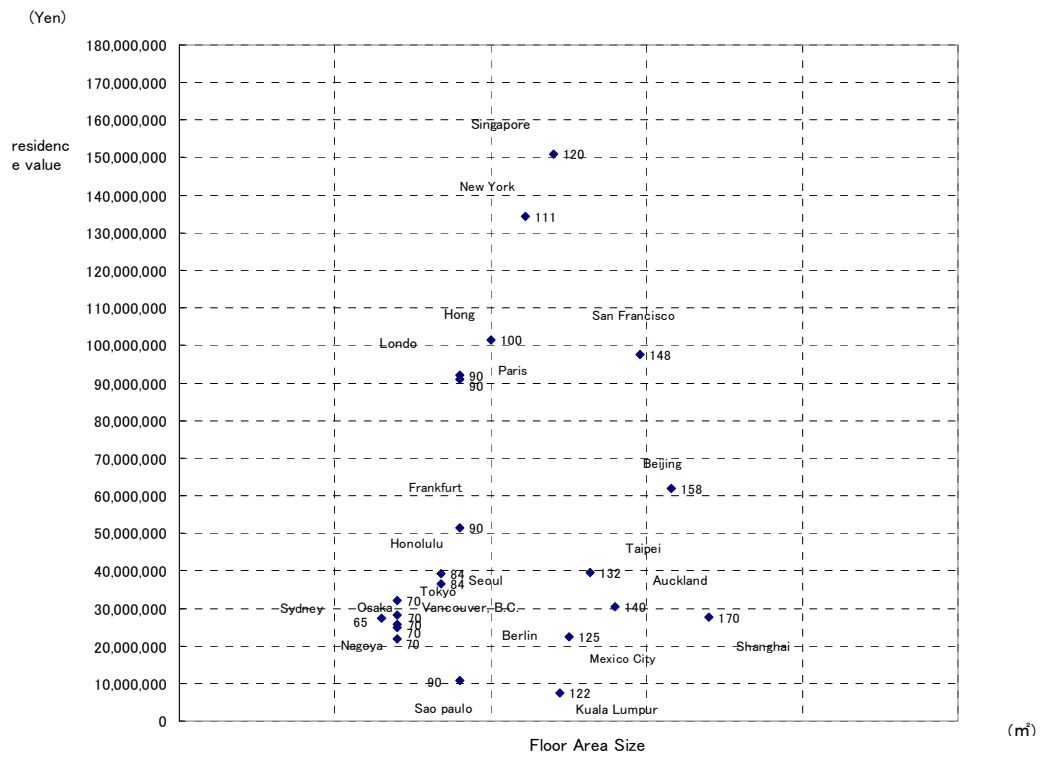
The 2000 index at 100

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

• See page 3 for the selected locations.



**(Figure 10) The Comparison of the Floor Aea Size and the Value (By the exchange rate) in the Multiple 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.

### (3) The New Rent of Multiple Residential Areas

The monthly new rent per 1 square meter of multiple residential area at survey location in Tokyo is 2,283 yen, and it ranks at 6<sup>th</sup>, the middle level, among 16 surveyed cities of OECD member countries.

Among those cities, those exceeding Tokyo are Seoul, New York, London, Honolulu and Paris. San Francisco that was higher than Tokyo in the previous time became lower than 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 surveyed cities of OECD member countries, Tokyo is 2,283 yen. The city, which exceeded the new rent at survey location in Tokyo in this survey, is Seoul (6,136 yen by parity of purchasing power, 268.7 at Tokyo 100 index, 3,609 yen by foreign exchange and 158.1 at Tokyo 100 index). It is followed by New York (5,072 yen by parity of purchasing power, 222.1) London, Honolulu, and Paris. (Table 3, Figure 11, Figure 12-1)

In comparison with cities in Asia, Hong Kong (3,583 yen by foreign exchange and 156.9 at Tokyo 100 index) and Singapore where private multiple residential area is scarce exceeded Tokyo. (Table 3 and Figure 12-2)

(2) Among the surveyed cities of OECD member countries, the cities exceeding Tokyo in are Seoul, New York, London, Honolulu and Paris. Vancouver, B.C. and Mexico City are sandwiched between Tokyo and Osaka, and there is no large difference overseas and domestically. (Figure 11 and 13)

(3) When we see the changes of new rents at survey location of major cities from 2000 to 2009, though it showed up that trend in the first half, after that, most results remain unchanged or fell down 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 2000 is compared by conversion of annual rent.**

(Table 3) The Comparison of the Multiple Residential Rent (monthly per m<sup>2</sup>) among the Surveyed Cities (Basic Data)

Cities of the OECD member countries	Unit	Purchasing Power Parity	Monthly Apartment Rent per m <sup>2</sup>				
			(Currency)	(Yen)	(Index)	Vacancy Rate (%)	Residential Size (m <sup>2</sup> )
Tokyo	Yen	1.00	2,283	2,283	100.0	6.0	70
Osaka	Yen	1.00	1,550	1,550	67.9	-	70
Nagoya	Yen	1.00	1,714	1,714	75.1	5.0	70
Vancouver, B.C.	C\$	95.19	20.0	1,904	83.4	0.5	70
New York	US\$	116.32	43.6	5,072	222.1	1.6	111
San Francisco	US\$	116.32	11.8	1,373	60.1	6.7	148
Honolulu	US\$	116.32	20.3	2,355	103.2	5.0	84
Mexico City	Peso	14.79	120.8	1,787	78.3	3.0	125
London	£	178.13	24.0	4,275	187.2	7.5	90
Paris	€	127.68	18.4	2,351	103.0	2.0	95
Frankfurt	€	136.69	10.5	1,435	62.9	3.0	90
Berlin	€	136.69	6.8	934	40.9	2.0	70
Bruxelles	€	130.70	8.8	1,144	50.1	5.0	80
Seoul	Won	0.15	40,105	6,136	268.7	4.0	84
Sydney	A\$	78.91	19.0	1,499	65.7	2.0	65
Auckland	NZ\$	74.23	13.3	990	43.3	2.0	140

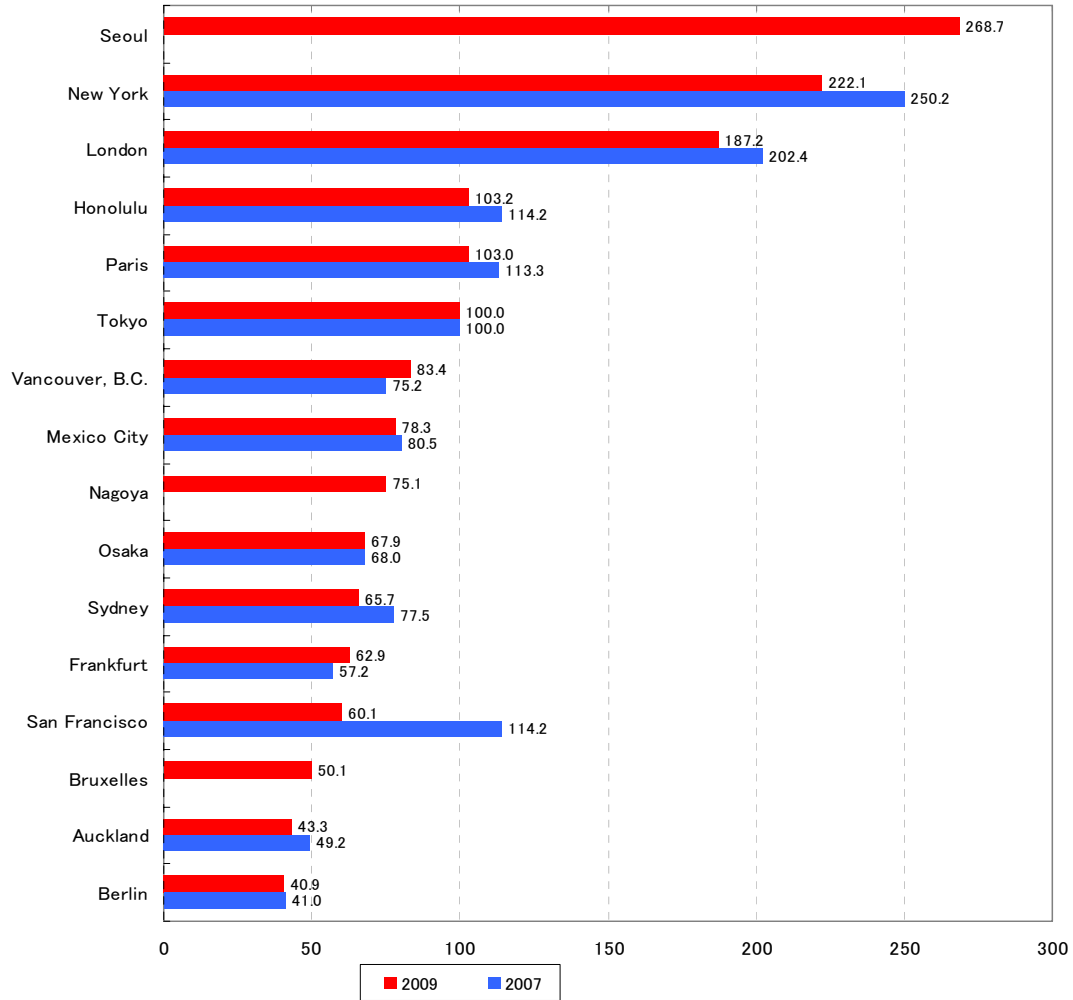
Cities of the OECD member countries	Unit	The rate of exchange	Monthly Apartment Rent per m <sup>2</sup>				
			(Currency)	(Yen)	(Index)	Vacancy Rate (%)	Residential Size (m <sup>2</sup> )
Tokyo	Yen	-	2,283	2,283	100.0	6.0	70
Osaka	Yen	-	1,550	1,550	67.9	-	70
Nagoya	Yen	-	1,714	1,714	75.1	5.0	70
Vancouver, B.C.	C\$	96.86	20.0	1,937	84.8	0.5	70
New York	US\$	103.36	43.6	4,506	197.4	1.6	111
San Francisco	US\$	103.36	11.8	1,220	53.4	6.7	148
Honolulu	US\$	103.36	20.3	2,093	91.7	5.0	84
Mexico City	Peso	9.28	120.8	1,121	49.1	3.0	125
London	£	191.54	24.0	4,597	201.3	7.5	90
Paris	€	151.40	18.4	2,788	122.1	2.0	90
Frankfurt	€	151.40	10.5	1,590	69.6	3.0	90
Berlin	€	151.40	6.8	1,035	45.3	2.0	70
Bruxelles	€	151.40	8.8	1,325	58.0	5.0	80
Seoul	Won	0.09	40,105	3,609	158.1	4.0	84
Sydney	A\$	88.40	19.0	1,680	73.6	2.0	65
Auckland	NZ\$	73.86	13.3	985	43.1	2.0	140

Cities of the OECD none member countries	Unit	The rate of exchange	Monthly Apartment Rent per m <sup>2</sup>				
			(Currency)	(Yen)	(Index)	Vacancy Rate (%)	Residential Size (m <sup>2</sup> )
Tokyo	Yen	-	2,283	2,283	100.0	6.0	70
Osaka	Yen	-	1,550	1,550	67.9	-	70
Nagoya	Yen	-	1,714	1,714	75.1	5.0	70
Seoul	W	0.09	40,105	3,609	158.1	4.0	84
Hong Kong	HK\$	13.27	270	3,583	156.9	5.0	100
Beijing	US\$	103.36	9.5	982	43.0	10.0	158
Shanghai	US\$	103.36	7.1	732	32.1	20.0	170
Taipei	NT\$	3.27	224	731	32.0	7.0	132
Sao Paulo	US\$	103.36	8.58	887	38.9	5.0	90
Moscow	US\$	103.36	N/A	N/A	N/A	N/A	N/A
Singapore	S\$	73.05	50.0	3,653	160.0	7.1	120
Kuala Lumpur	RM	30.98	10.7	330	14.5	-	122
Bangkok	THB	N/A	N/A	N/A	N/A	N/A	N/A

(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.

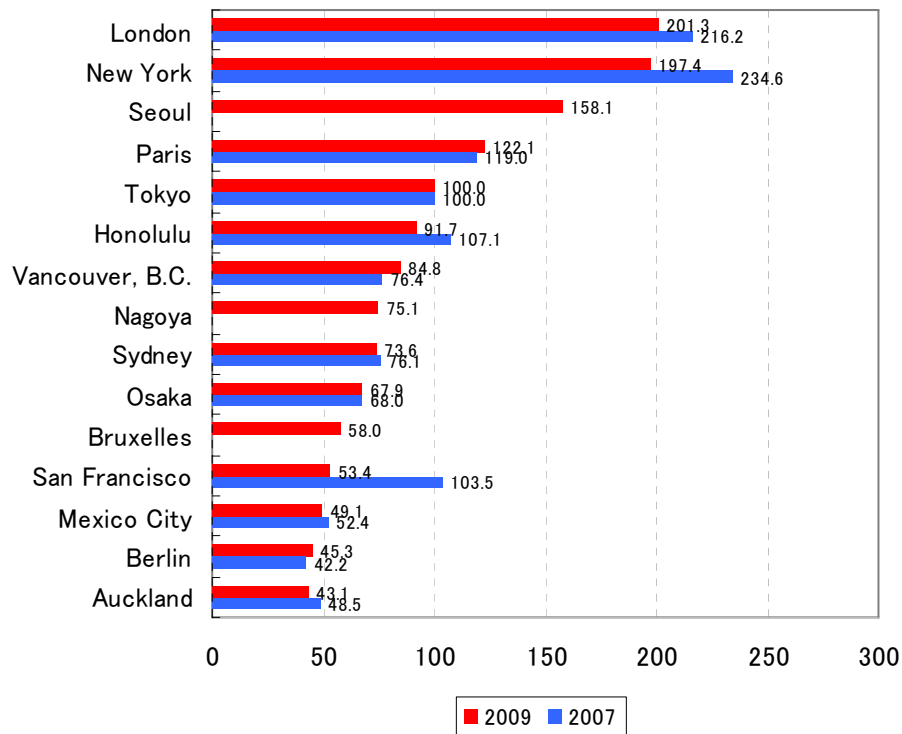
**(Figure 11) The Comparison of the Multiple Residential Rent (monthly per square meter) at Selected Locations in the Surveyed Cities (By the parity of purchasing power)**



The Tokyo index at 100

- Note)
- The data shown are based on the selected location and not for the entire city.
  - We described only index of 2009 of Seoul because that the content is different compared to earlier because that new building was built in redevelopment in 2008, though the survey point is the same.
  - We described the index of 2009 of Nagoya and Bruxelles because survey points were changed after 2008.
  - See page 3-4 for the selected locations.

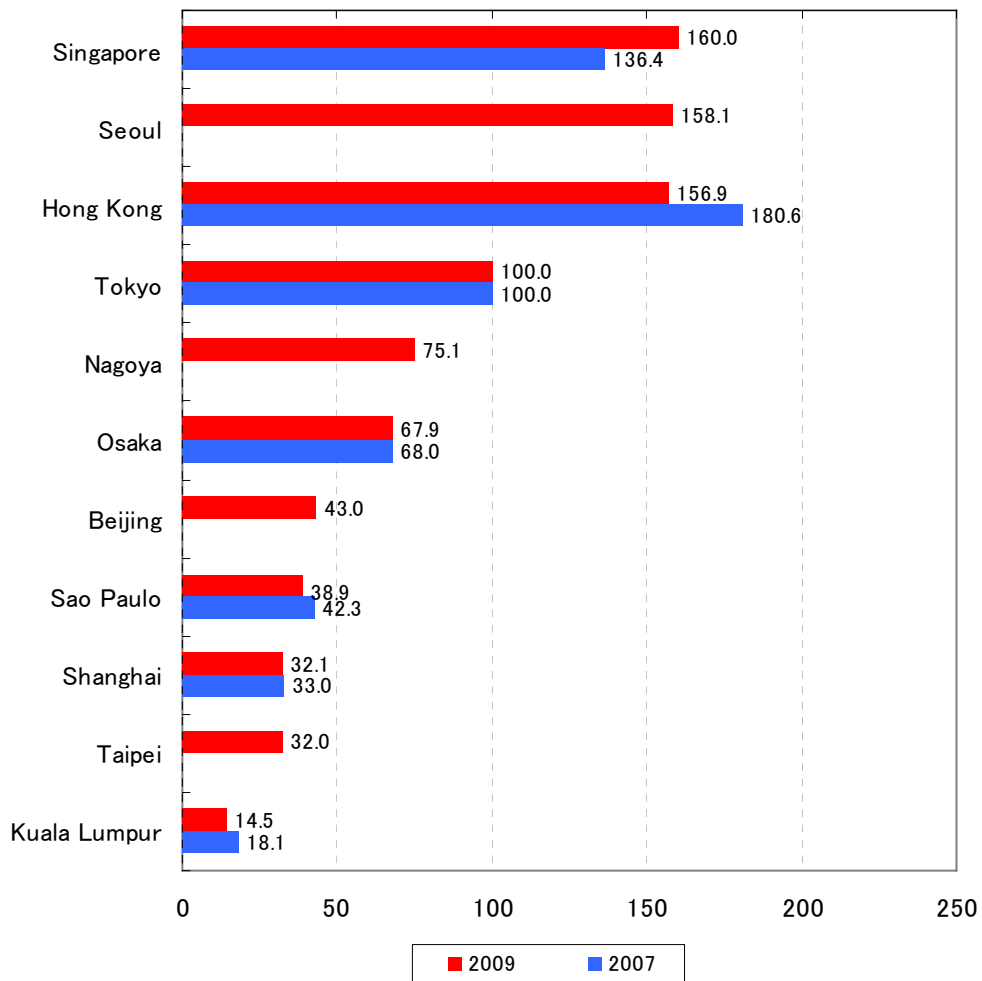
(Figure 12—1) The Comparison of the Multiple Residential Rent (monthly per square meter) at Selected Locations in the Surveyed Cities (By the exchange rate)



The Tokyo index at 100

- Note) • We described the index of 2009 of Nagoya and Beijing, because survey points were changed after 2008.
- We described only index of 2009 of Seoul because that the content is different compared to earlier because that new building was built in redevelopment in 2008, though the survey point is the same.

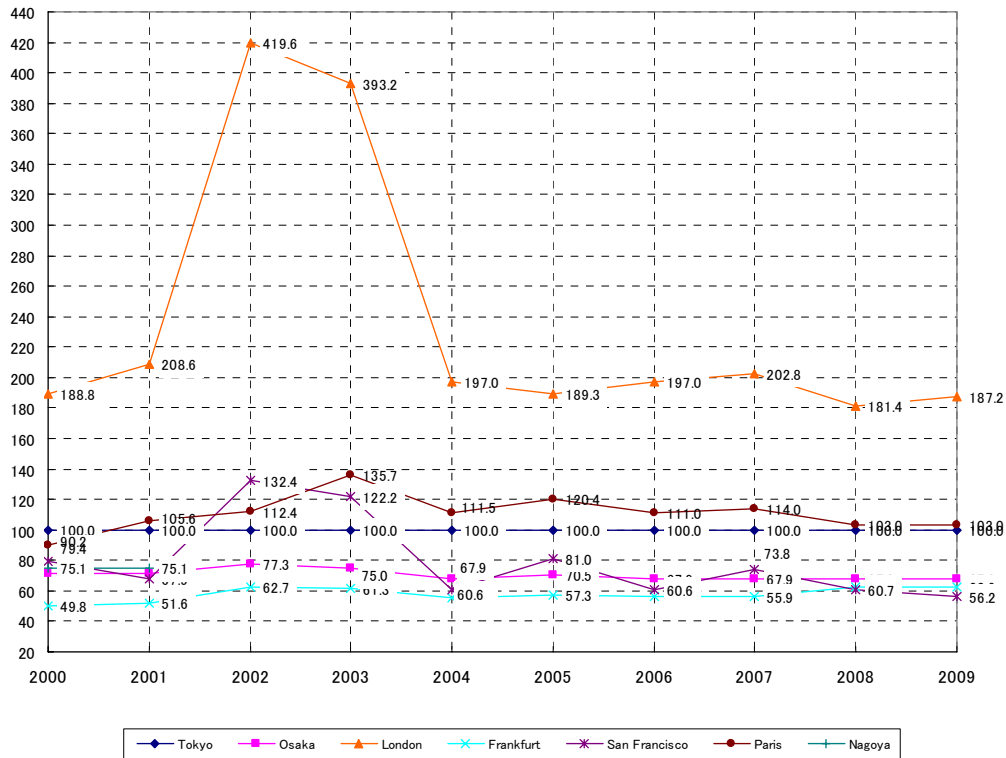
**(Figure 12—2) The Comparison of the Multiple Residential Rent (monthly per square meter) at Selected Locations in the Surveyed Cities (By the exchange rate)**



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.
  - We described the index of 2009 of Nagoya, Beijing, and Taipei because survey points were changed after 2008.
  - We described only index of 2009 of Seoul because that the content is different compared to earlier because that new building was built in redevelopment in 2008, though the survey point is the same.

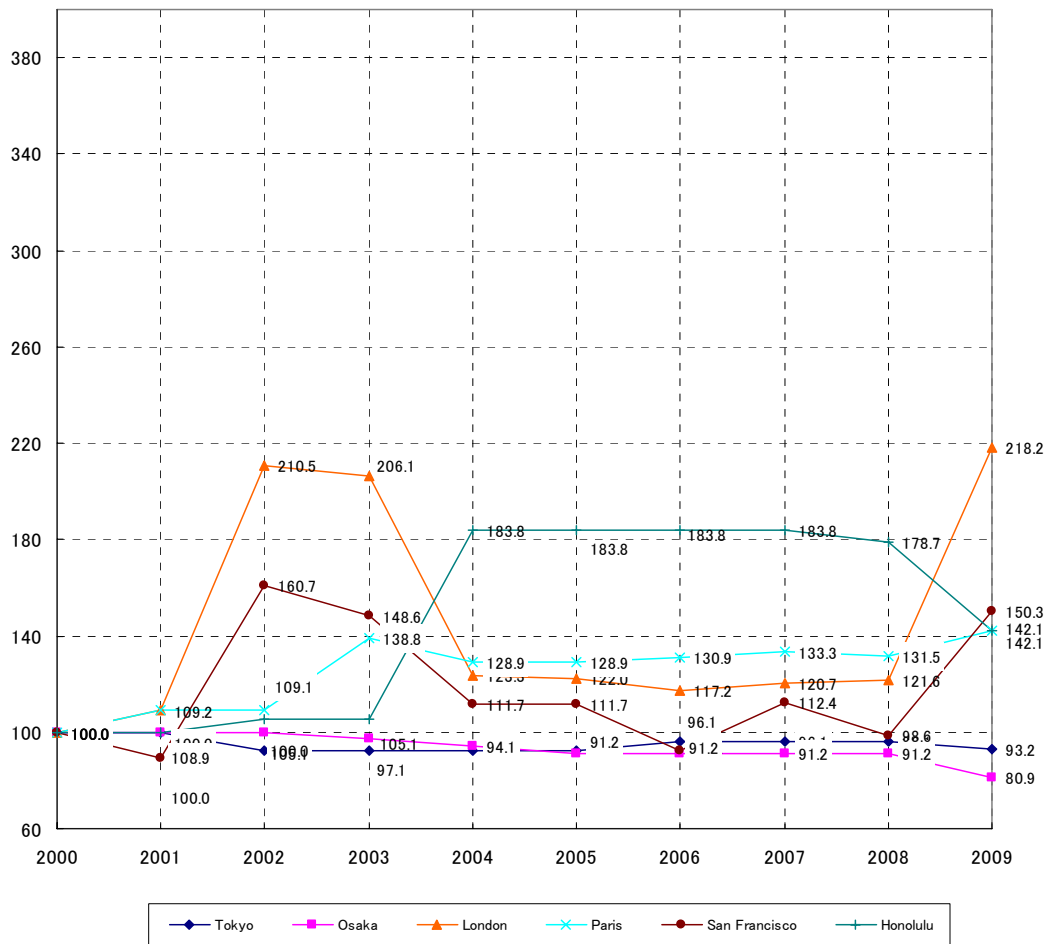
**(Figure 13) The Changes of the Multiple Residential Rent (year per square meter) of the Major Cities Based on the Rent in Tokyo (By the parity of purchasing power)**



The Tokyo index at 100

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

(Figure 14) The Changes of the Multiple Residential Rent (year per square meter) of the Major Cities based on the Rent in 2000 (By the exchange rate)

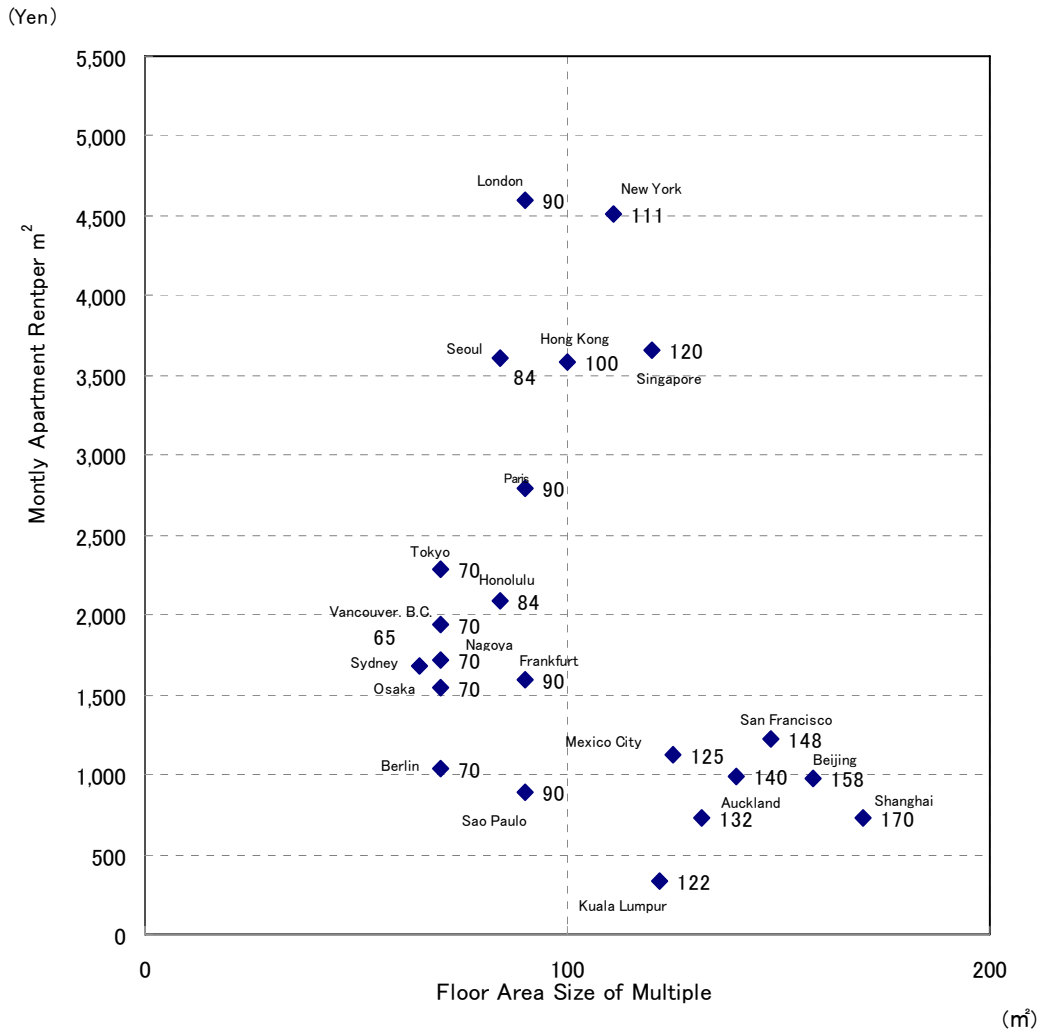


The 2000 index at 100

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



**(Figure 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 in Central Commercial Areas

The new monthly rent per 1 square meter of central commercial area at survey location in Tokyo is 10,800 yen, and it is after London among 16 surveyed cities of OECD member countries, which is the same result as previous survey.

Among surveyed cities of OECD member countries, all the cities except for London, Seoul, New York and Paris by parity of purchasing power. By exchange rate, it is London, Paris, New York), are lower than Tokyo, Nagoya and Osaka, the rent in Japan is still high.

- (1) When we are the monthly new rent per 1 square meter of central commercial area of survey location in the surveyed city of OECD member countries, it is 10,800 yen in Tokyo, and it ranks at 2<sup>nd</sup> in comparison with London (16,032 yen by parity of purchasing power, 148.4 at Tokyo 100 index, 17,239 yen by foreign exchange and 159.6 at Tokyo 100 index), Nagoya (7,000 yen by parity of purchasing power and 64.8 at Tokyo 100 index) ranks at 3<sup>rd</sup>, Seoul (6,916 yen by parity of purchasing power and 64.0 at Tokyo 100 index) at 4<sup>th</sup>, New York (6,642 yen by parity of purchasing power and 61.5 at Tokyo 100 index, 5,902 yen by foreign exchange and 54.6) ranks at 5<sup>th</sup>, Paris (5,873 yen by parity of purchasing power and 54.4 at Tokyo 100 index, 6,964 yen by foreign exchange rate and 64.5 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, Hong Kong and Beijing exceeded Tokyo continuously from the previous survey. (Table 4, Figure 17-2)

- (2) All the cities except for above 5 cities in the surveyed 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 the cities in Asia, new rent of commercial area of all surveyed cities except Hong Kong, fell down compared with previous survey. (Figure 17-2)

- (3) When we see the changes of new rents at survey location of major cities from 2000 to 2009, though it showed up that trend in the first half, after that, most results remain unchanged or fell down in this survey. (Table 4, Figure 19)

※The monthly rent has been compared since 2005.

**However, Figure 18 and 19 based on 2000 is compared by conversion of annual rent.**

(Table 4) The Comparison of the Rent (monthly per m<sup>2</sup>) in the Central Commercial Area in the Surveyed Cities (Basic Data)

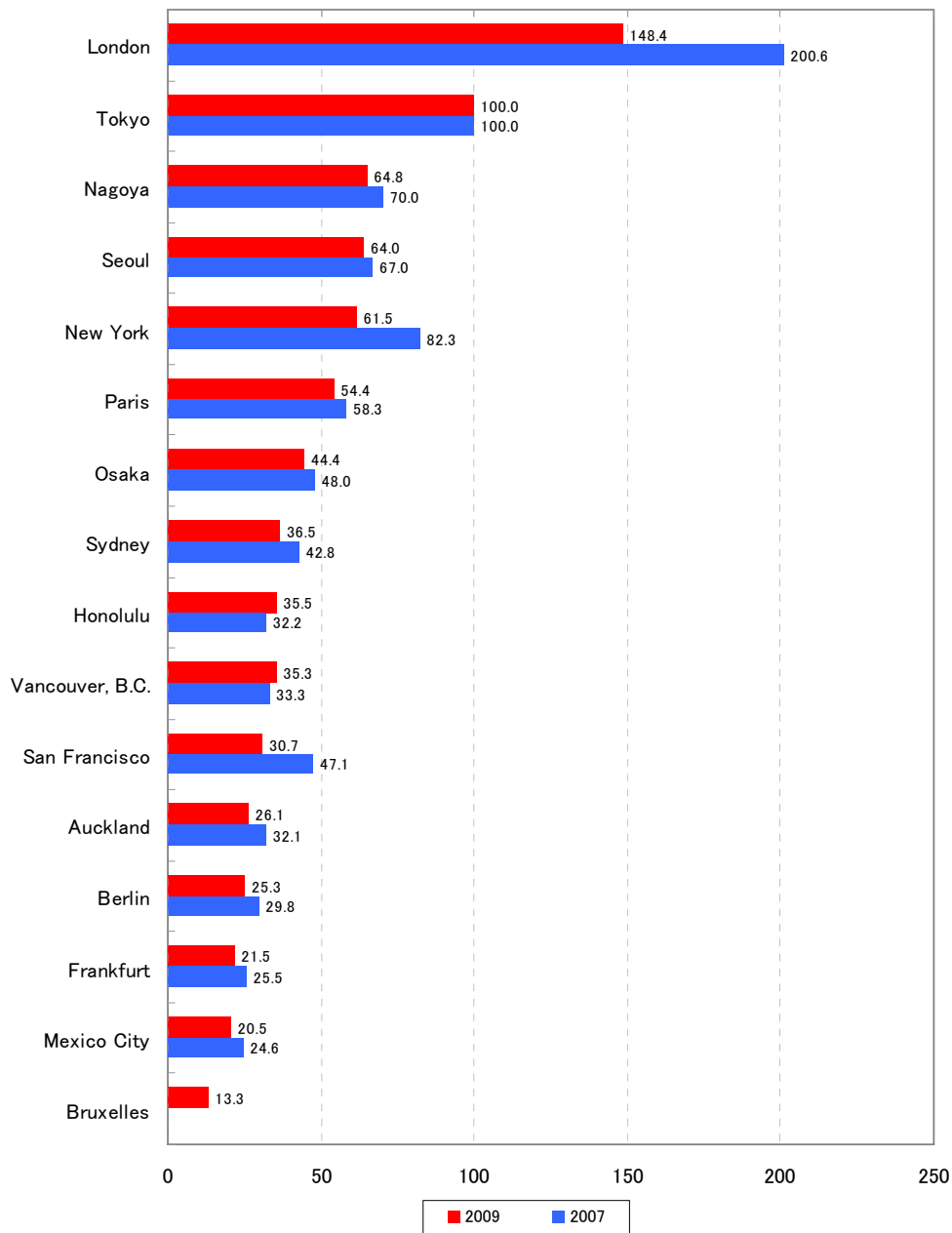
Cities of the OECD member countries	Unit	Purchasing Power Parity	Monthly Office Rent per m <sup>2</sup>			
			(Currency)	(Yen)	Vacancy Rate (%)	(Index)
Tokyo	Yen	1.00	10,800	10,800	6.0	100.0
Osaka	Yen	1.00	4,800	4,800	10.0	44.4
Nagoya	Yen	1.00	7,000	7,000	5.0	64.8
Vancouver, B.C.	C\$	95.19	40	3,808	5.0	35.3
New York	US\$	116.32	57	6,642	13.0	61.5
San Francisco	US\$	116.32	29	3,315	9.9	30.7
Honolulu	US\$	116.32	33	3,839	9.0	35.5
Mexico City	Peso	14.79	150	2,219	3.0	20.5
London	£	178.13	90	16,032	4.0	148.4
Paris	€	127.68	46	5,873	4.0	54.4
Frankfurt	€	136.69	17	2,324	12.0	21.5
Berlin	€	136.69	20	2,324	10.0	25.3
Bruxelles	€	130.70	11	1,438	1.0	13.3
Seoul	Won	0.15	45,200	6,916	7.0	64.0
Sydney	A\$	78.91	50	3,946	5.4	36.5
Auckland	NZ\$	74.23	38	2,821	7.5	26.1

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	-	10,800	10,800	6.0	100.0
Osaka	Yen	-	4,800	4,800	10.0	44.4
Nagoya	Yen	-	7,000	7,000	5.0	64.8
Vancouver, B.C.	C\$	96.86	40	3,874	5.0	35.9
New York	US\$	103.36	57	5,902	13.0	54.6
San Francisco	US\$	103.36	29	2,946	9.9	27.3
Honolulu	US\$	103.36	33	3,411	9.0	31.6
Mexico City	Peso	9.28	150	1,392	3.0	12.9
London	£	191.54	90	17,239	4.0	159.6
Paris	€	151.40	46	6,964	4.0	64.5
Frankfurt	€	151.40	17	2,574	12.0	23.8
Berlin	€	151.40	20	3,028	10.0	28.0
Bruxelles	€	151.40	11	1,665	1.0	15.4
Seoul	Won	0.09	45,200	4,068	7.0	37.7
Sydney	A\$	88.40	50	4,420	5.4	40.9
Auckland	NZ\$	73.86	38	2,807	7.5	26.0

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	-	10,800	10,800	6.0	100.0
Osaka	Yen	-	4,800	4,800	10.0	44.4
Nagoya	Yen	-	7,000	7,000	5.0	64.8
Seoul	Won	0.09	45,200	4,068	7.0	37.7
Hong Kong	HK\$	13.27	1,000	13,270	2.9	122.9
Beijing	US\$	103.36	120	12,403	15.0	114.8
Shanghai	US\$	103.36	45	4,651	10.0	43.1
Taipei	NT\$	3.27	1,110	3,630	8.0	33.6
Sao Paulo	US\$	103.36	26	2,687	5.0	24.9
Moscow	US\$	103.36	N/A	N/A	N/A	N/A
Singapore	S\$	73.05	120	8,766	7.4	81.2
Kuala Lumpur	RM	30.98	36	1,115	20.0	10.3
Bangkok	THB	N/A	N/A	N/A	N/A	N/A

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

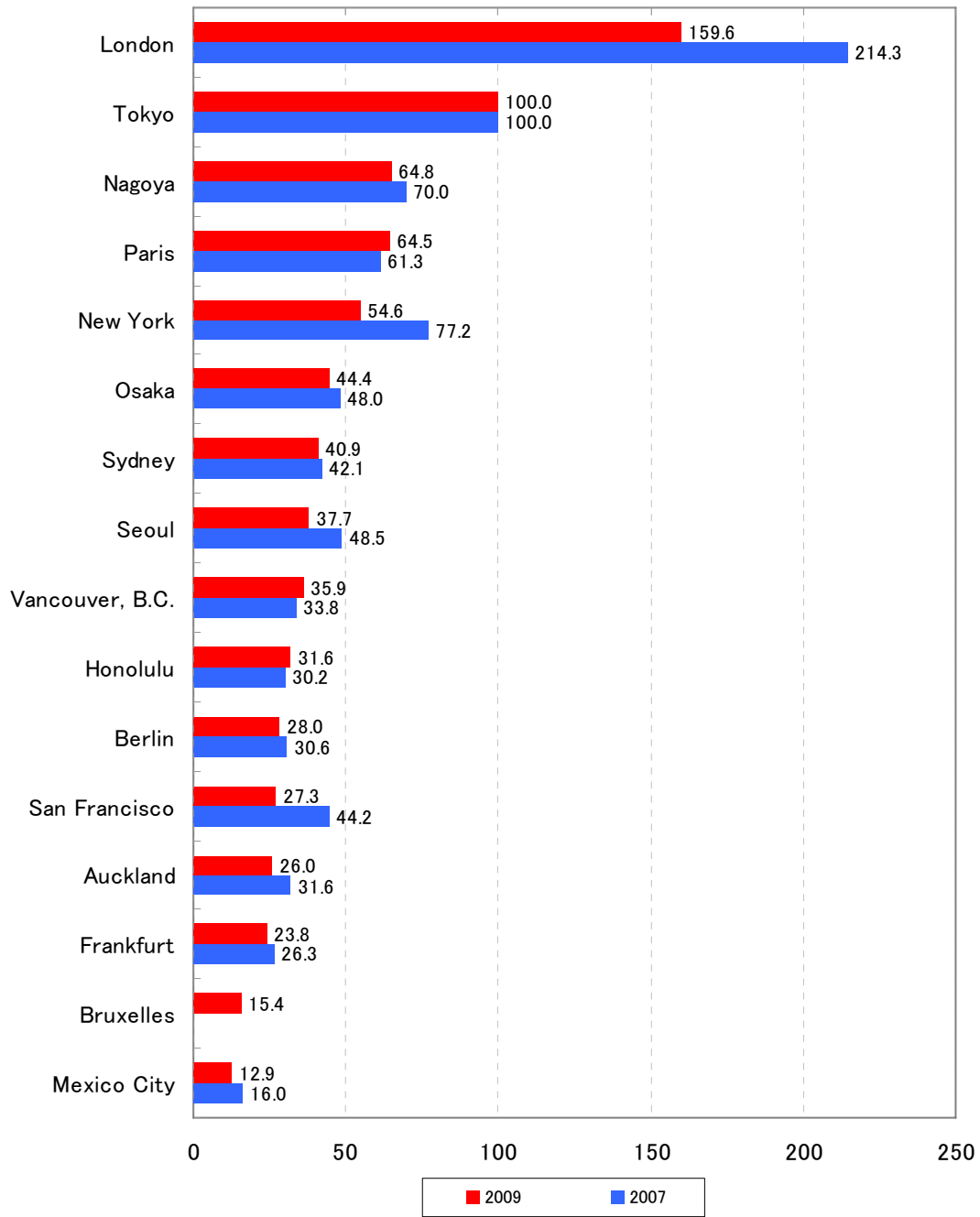
**(Figure 16) The Comparison of the Rent (monthly per square meter) in the Central Commercial Area among the Major Surveyed Cities ( By the parity of purchasing power)**



The Tokyo index at 100

- Note)
- The data shown are based on the selected location and not for the entire city.
  - Only index of 2009 was described in Bruxelles because the survey area was changed after 2008.
  - See page 4 for the selected locations.

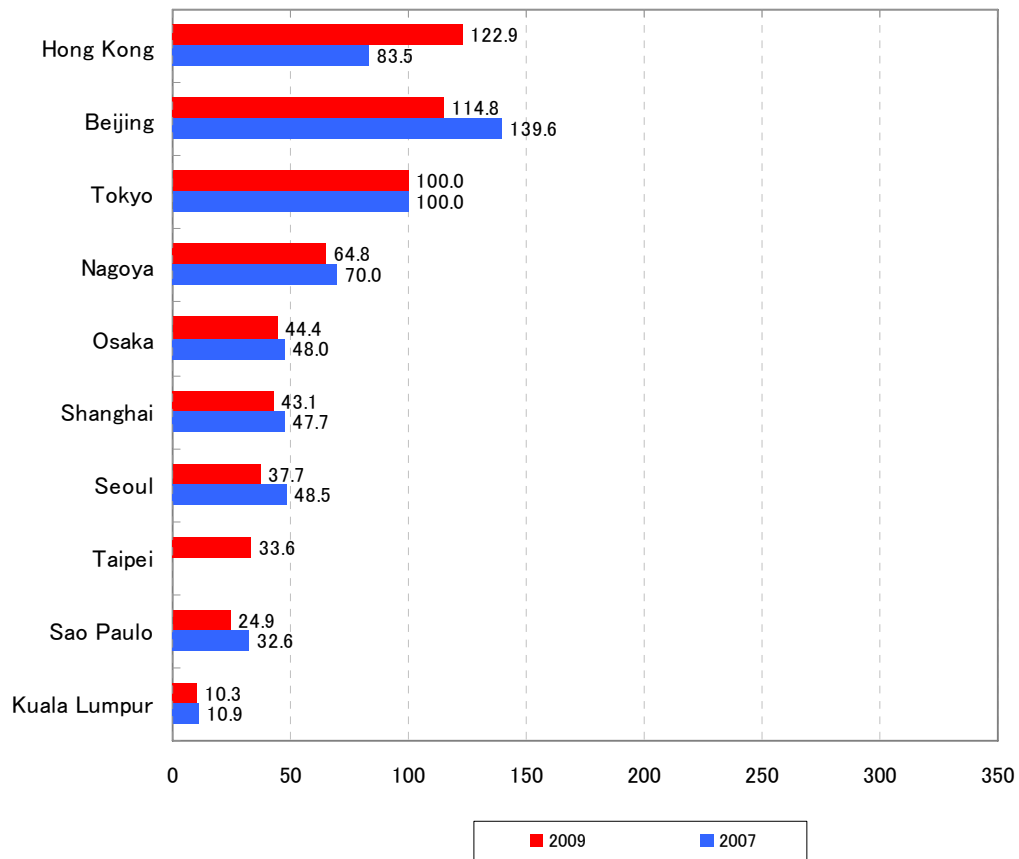
(Figure 17-1) The Comparison of the Rent (monthly per square meter) in the Central Commercial Area among the Major Surveyed Cities (By the exchange rate)



The Tokyo index at 100

Note) · Only index of 2009 was described in Bruxelles because the survey area was changed after 2008.

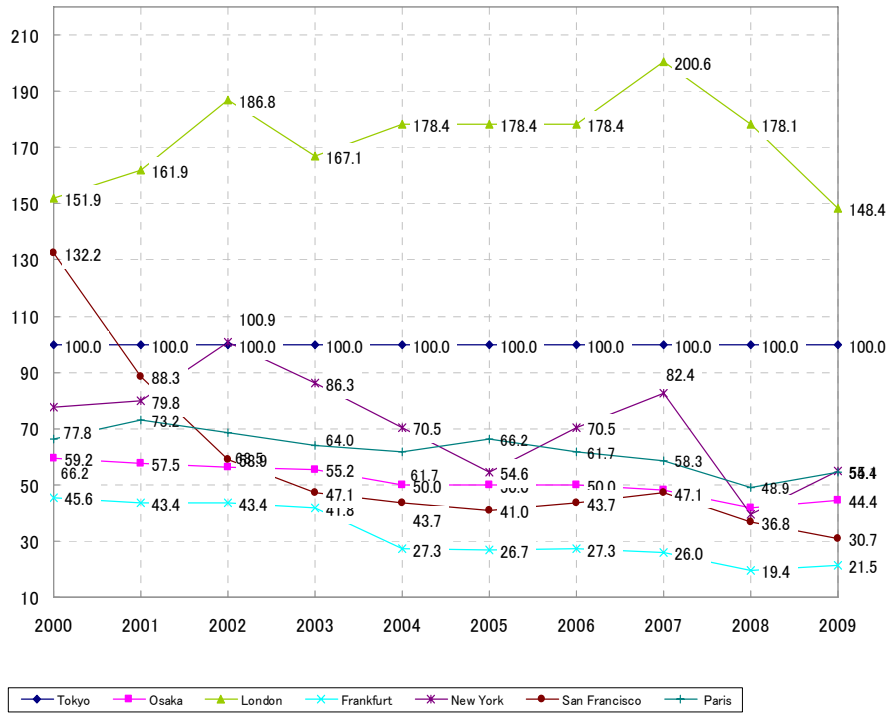
**(Figure 17-2) The comparison of the Rent (monthly per square meter) in the Central Commercial Area in the Major Surveyed Cities (By the exchange rate)**



The Tokyo index at 100

- Note)
- The data shown are based on the selected location and not for the entire city.
  - The index of 2007 of Taiwan is not described because there was a mistake.
  - See page 4 for the selected locations.

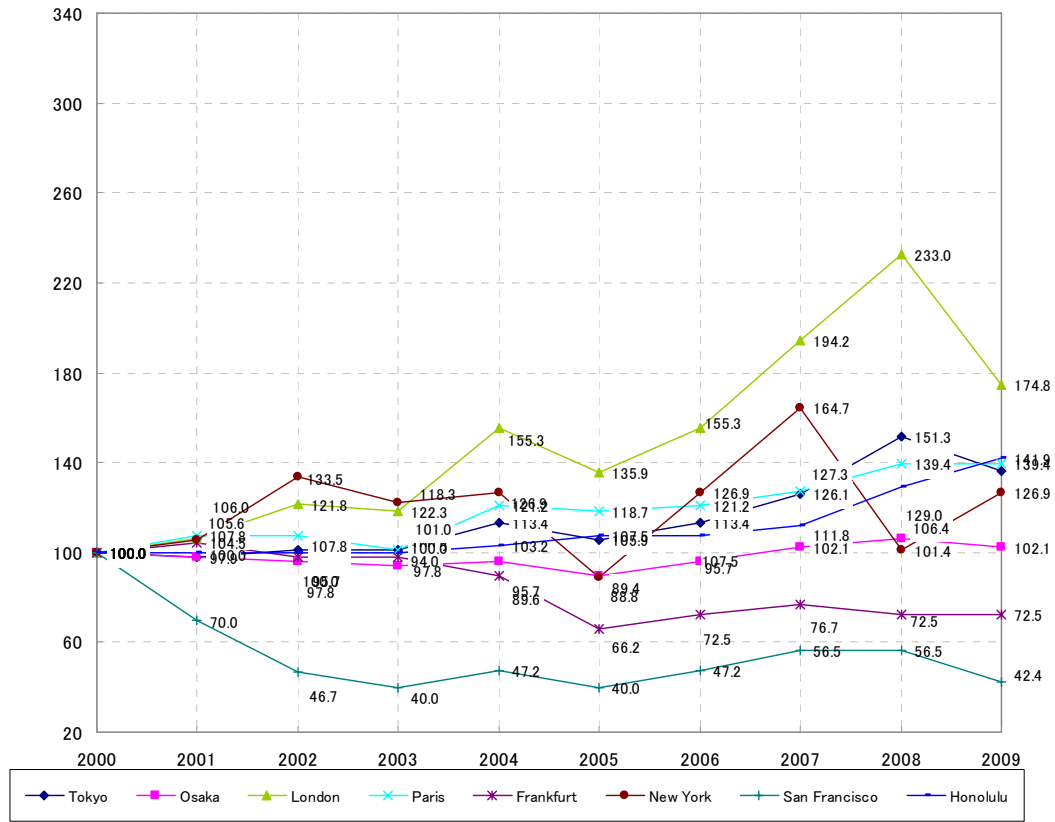
**(Figure 18) The Changes of the Rent (year per square meter) in the Central Commercial Area in the Major Cities based on the Rent in Tokyo (By the parity of purchasing power)**



The Tokyo index at 100

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

**(Figure 19) The Changes of the Rent (year per square meter) in the Central Commercial Area in the Major Cities based on the Rent in 2000**



The 2000 index at 100

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



(5) The Average Capitalization Rate in the World Land Value Survey of 2009

An average capitalization rate was added as a new item from the 2003 survey based on the assumption where a surveyed 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 lower compared with commercial property. ②In commercial area, the higher the areas is, the lower the yield. In chronologiccally, Cap Rate was up and cash flow was fell down after 2007, in upper class of Multiple Residential area and commercial area.

		Average Capitalization Rate in Market		
		2005	2007	2009
Multiple Residence※	Upper class	5.25%	4.62%	5.00%
	Middle class	5.53%	4.92%	4.93%
Commercial Area	Fringe	7.35%	6.64%	6.90%
	Center and Business	6.88%	6.29%	6.51%
	Most Expensive	6.57%	5.91%	6.15%

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

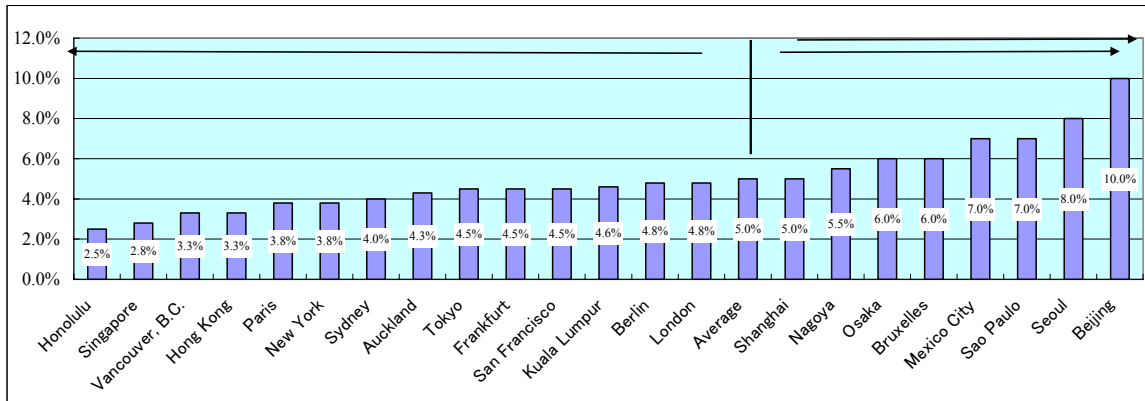
The answer about market average vacancy rate in above four categories that was obtained from the surveyor in each city is listed in the table below.

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

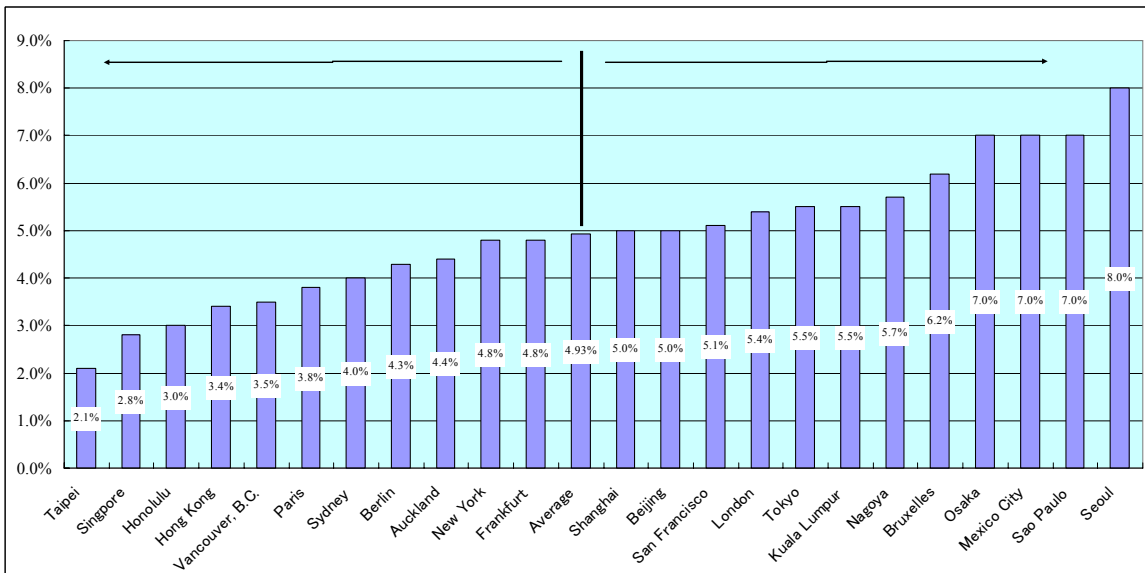
Name of cities	Multiple Residence						Commercial Area								
	Upper			Middle			Fringe			Center and Business			Most Expensive		
	2009	2007	2005	2009	2007	2005	2009	2007	2005	2009	2007	2005	2009	2007	2005
Tokyo	4.5%	4.0%	4.5%	5.5%	5.0%	5.0%	5.0%	4.5%	5.5%	4.5%	4.0%	4.5%	4.3%	3.8%	4.5%
Osaka	6.0%	5.5%	7.0%	7.0%	6.8%	7.0%	6.5%	6.5%	7.0%	5.4%	5.5%	6.5%	4.4%	4.5%	5.5%
Nagoya	5.5%	5.3%	10.0%	5.7%	5.5%	10.0%	6.0%	5.5%	9.0%	4.7%	4.5%	7.0%	4.7%	4.5%	7.0%
New York	3.8%	3.5%	6.0%	4.8%	4.0%	6.0%	8.0%	6.5%	N/A	7.0%	6.0%	7.5%	7.0%	6.0%	7.5%
San Francisco	4.5%	4.5%	7.0%	5.1%	4.8%	7.0%	5.4%	5.6%	8.5%	6.2%	5.5%	8.5%	/	/	/
Honolulu	2.5%	3.3%	2.8%	3.0%	3.3%	4.8%	8.0%	7.0%	8.0%	8.0%	7.0%	8.0%	/	/	/
Mexico City	7.0%	8.0%	8.0%	7.0%	8.0%	8.0%	7.0%	8.0%	8.0%	7.0%	8.0%	8.0%	7.0%	8.0%	8.0%
Vancouver, B.C.	3.3%	3.0%	3.2%	3.5%	3.11%	4.3%	6.3%	5.85%	7.5%	6.5%	6.5%	7.5%	6.5%	6.0%	7.5%
Sao Paulo	7.0%	8.0%	8.0%	7.0%	8.0%	8.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	11.0%	11.0%
London	4.8%	4.4%	4.6%	5.4%	5.0%	4.8%	6.5%	6.0%	7.5%	4.5%	3.75%	6.0%	5.5%	3.5%	4.5%
Paris	3.8%	3.0%	3.1%	3.8%	3.5%	3.7%	6.3%	4.75%	5.8%	6.0%	4.6%	5.0%	5.5%	4.25%	4.8%
Frankfurt	4.5%	4.0%	4.5%	4.8%	4.5%	4.5%	6.3%	6.0%	6.0%	5.8%	5.5%	5.5%	5.3%	5.0%	5.0%
Berlin	4.8%	4.0%	4.5%	4.3%	4.0%	4.5%	6.5%	6.0%	8.0%	6.0%	5.5%	5.5%	5.0%	5.0%	5.0%
Bruxelles	6.0%	/	/	6.2%	/	/	7.0%	/	/	6.3%	/	/	5.0%	/	/
Seoul	8.0%	8.0%	6.0%	8.0%	8.0%	7.0%	8.0%	8.0%	8.0%	8.0%	8.0%	8.0%	8.0%	N/A	/
Taipei	N/A	2.5%	4.0%	2.1%	2.7%	2.8%	4.6%	4.6%	6.5%	4.1%	4.4%	6.5%	3.7%	3.9%	6.5%
Hong Kong	3.3%	N/A	N/A	3.4%	N/A	N/A	5.1%	N/A	N/A	5.3%	N/A	N/A	/	/	/
Shanghai	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	9.0%	9.0%	8.8%	9.0%	9.0%	8.5%	10.0%	10.0%	10.0%
Beijing	10.0%	5.0%	6.0%	5.0%	5.0%	6.0%	7.0%	7.0%	5.0%	8.0%	8.0%	5.0%	5.0%	5.0%	5.0%
Singapore	2.8%	2.9%	2.7%	2.8%	2.7%	2.6%	5.0%	4.0%	4.3%	4.8%	4.0%	3.8%	4.5%	4.0%	3.9%
Kuala Lumpur	4.8%	4.6%	4.6%	5.2%	5.5%	5.5%	8.3%	8.3%	8.3%	8.3%	8.3%	8.3%	8.0%	8.0%	8.0%
Sydney	4.0%	4.0%	3.5%	4.0%	4.0%	3.5%	7.5%	6.9%	7.3%	6.3%	6.0%	6.8%	/	/	/
Auckland	4.3%	4.5%	5.3%	4.4%	5.0%	5.3%	9.5%	9.5%	10.0%	8.0%	8.0%	8.0%	7.5%	8.0%	8.0%

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

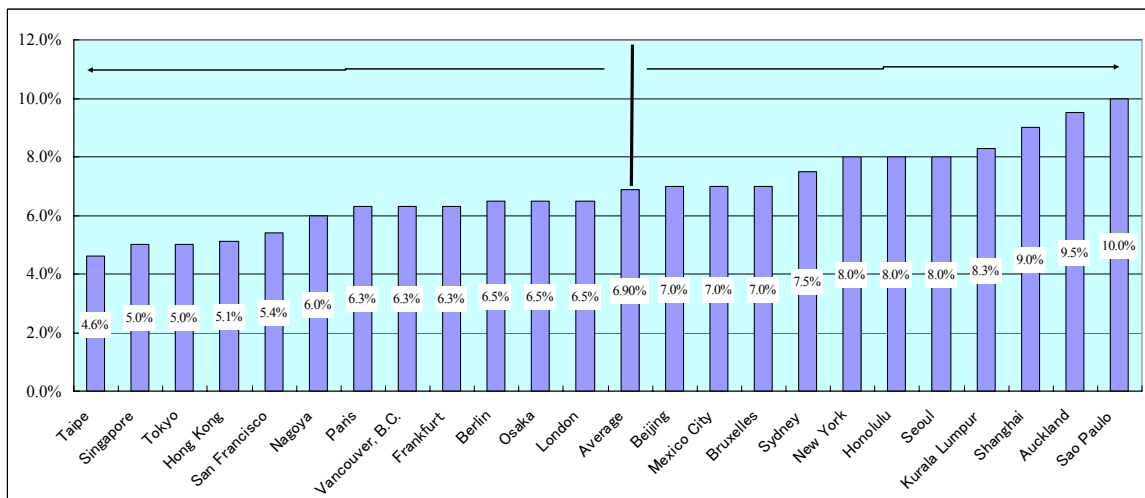
(Figure 20) Multiple Residential Areas (Upper class)



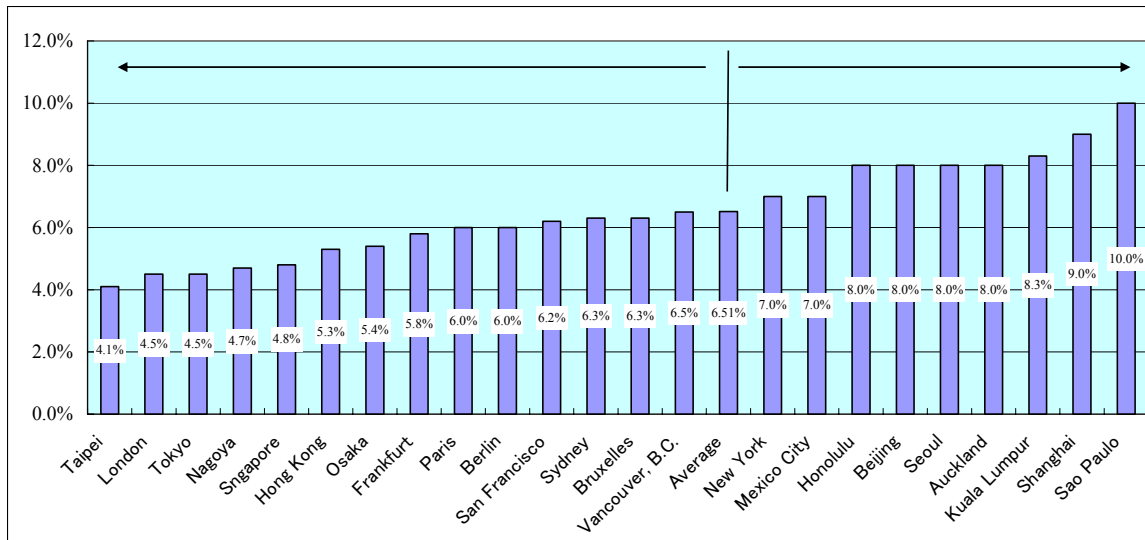
(Figure 21) Multiple Residential Areas (Middle class)



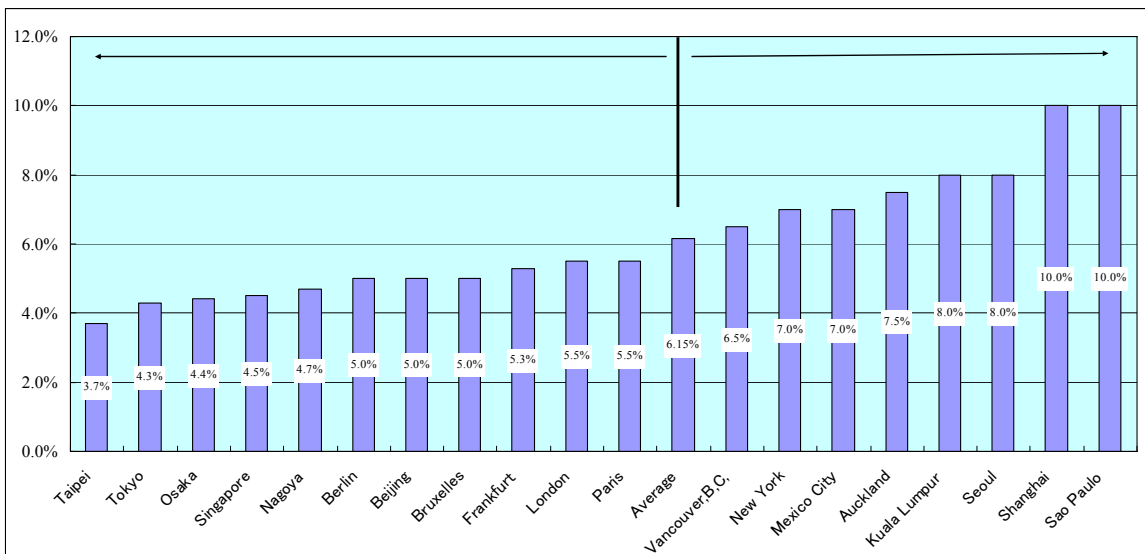
(Figure 22) Commercial Areas (Fringe commercial area)



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



(Figure 24) Commercial Areas (Most Expensive location)



( 6 ) Average Vacancy Rate in the World Land Value Survey of 2009

The average vacancy rate is added as a new item based on the assumption where surveyed 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 chronologically, the vacancy rate went up from 2008 to 2009 for all use purposes, and cash flow became worse.

		Average Market Vacancy Rate		
		2007	2008	2009
Multiple Residence	Upper class	4.22%	4.81%	5.21%
	Middle class	4.53%	5.02%	5.21%
Commercial Area	Fringe	9.04%	7.80%	8.62%
	Center and Business	7.57%	6.96%	7.79%
	Most Expensive	6.68%	5.87%	6.57%

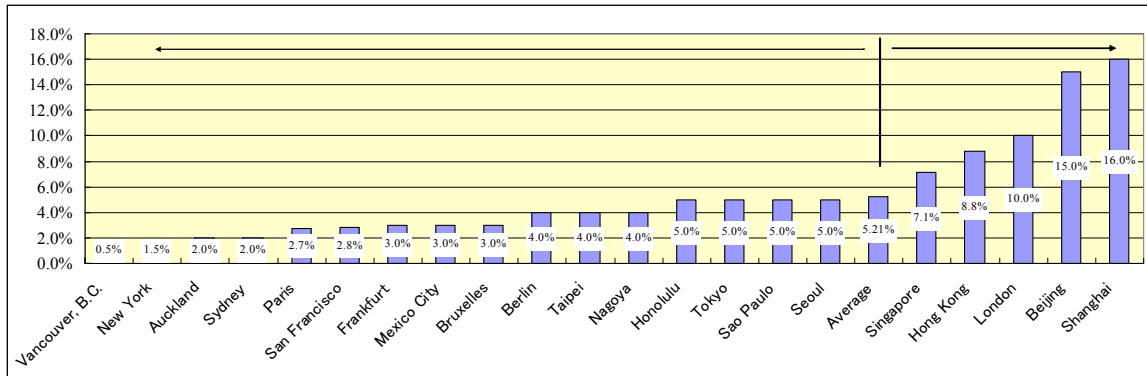
The answer about market average vacancy rate in above four categories that was obtained from the surveyor in each city is listed in the table below.

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

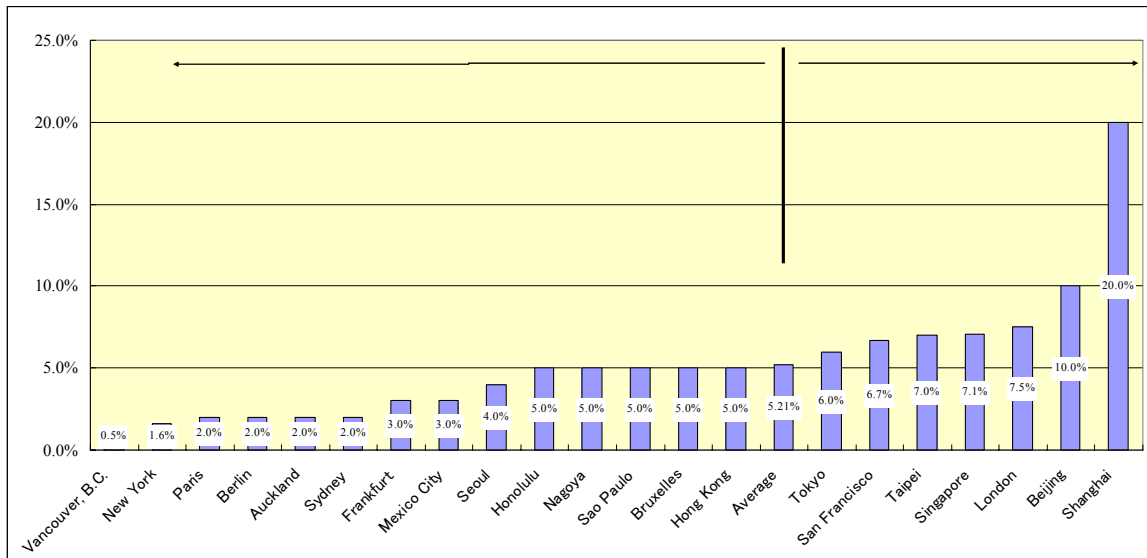
Name of the cities	Multiple Residence						Commercial Area								
	Upper			Middle			Fringe			Center and Business			Most Expensive		
	2009	2008	2007	2009	2008	2007	2009	2008	2007	2009	2008	2007	2009	2008	2007
Tokyo	5.0%	8.0%	5.0%	6.0%	5.0%	5.0%	6.0%	5.0%	5.0%	6.0%	5.0%	4.0%	5.0%	4.0%	3.0%
Osaka	/	/	/	/	/	/	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	5.0%	5.0%	5.0%
Nagoya	4.0%	4.0%	4.0%	5.0%	5.0%	5.0%	8.0%	8.0%	8.0%	5.0%	5.0%	5.0%	4.0%	4.0%	4.0%
New York	1.5%	1.3%	1.0%	1.6%	1.0%	1.0%	7.8%	4.5%	6.5%	13.0%	9.6%	3.2%	11.0%	6.0%	11.8%
San Francisco	2.8%	2.7%	3.9%	6.7%	7.0%	4.0%	6.5%	7.3%	10.6%	9.9%	8.0%	11.6%	/	/	/
Honolulu	5.0%	5.0%	2.0%	5.0%	5.0%	2.0%	6.5%	6.0%	6.5%	9.0%	8.5%	6.5%	/	/	/
Mexico City	3.0%	3.0%	3.0%	3.0%	3.0%	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%	0.5%	0.5%	0.5%	0.5%	1.0%	2.0%	2.5%	3.0%	5.0%	3.5%	5.0%	5.0%	3.0%	3.0%
Sao Paulo	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	9.0%	5.0%	5.0%	4.0%	3.0%	5.0%	4.5%	3.0%	5.0%
London	10.0%	3.4%	7.5%	7.5%	5.9%	7.5%	9.0%	5.0%	7.0%	4.0%	3.0%	3.0%	4.5%	3.0%	3.0%
Paris	2.7%	2.7%	2.8%	2.0%	2.0%	2.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.8%	4.0%	4.0%	4.3%
Frankfurt	3.0%	3.0%	2.0%	3.0%	3.0%	2.0%	14.0%	12.0%	12.0%	12.0%	11.0%	10.0%	14.0%	14.0%	14.0%
Berlin	4.0%	4.0%	2.0%	2.0%	2.0%	2.0%	14.0%	12.0%	14.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%
Bruxelles	3.0%	3.0%	N/A	5.0%	5.0%	N/A	2.0%	2.0%	N/A	1.0%	1.0%	N/A	1.0%	1.0%	N/A
Seoul	5.0%	5.0%	5.0%	4.0%	4.0%	4.0%	10.0%	10.0%	9.5%	7.0%	7.0%	7.5%	3.0%	3.0%	/
Taipei	4.0%	4.0%	3.0%	7.0%	7.0%	5.0%	11.0%	9.0%	9.0%	8.0%	6.0%	9.0%	7.0%	7.0%	9.0%
Hong kong	8.8%	8.4%	N/A	5.0%	5.0%	N/A	6.9%	7.3%	N/A	2.9%	1.0%	N/A	/	/	N/A
Shanghai	16.0%	16.0%	16.0%	20.0%	20.0%	20.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%
Beijing	15.0%	15.0%	10.0%	10.0%	10.0%	10.0%	20.0%	20.0%	20.0%	15.0%	15.0%	10.0%	10.0%	10.0%	5.0%
Singapore	7.1%	6.0%	3.0%	7.1%	6.0%	3.0%	2.7%	2.7%	3.2%	7.4%	4.8%	3.9%	4.4%	2.0%	5.0%
Kuala Lumpur	/	/	/	/	/	/	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	15.0%	15.0%	15.0%
Sydney	2.0%	2.0%	2.5%	2.0%	2.0%	2.5%	9.8%	9.2%	13.0%	5.4%	3.7%	7.9%	/	/	/
Auckland	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	6.0%	5.0%	10.5%	7.5%	8.0%	9.5%	4.5%	4.5%	3.5%

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

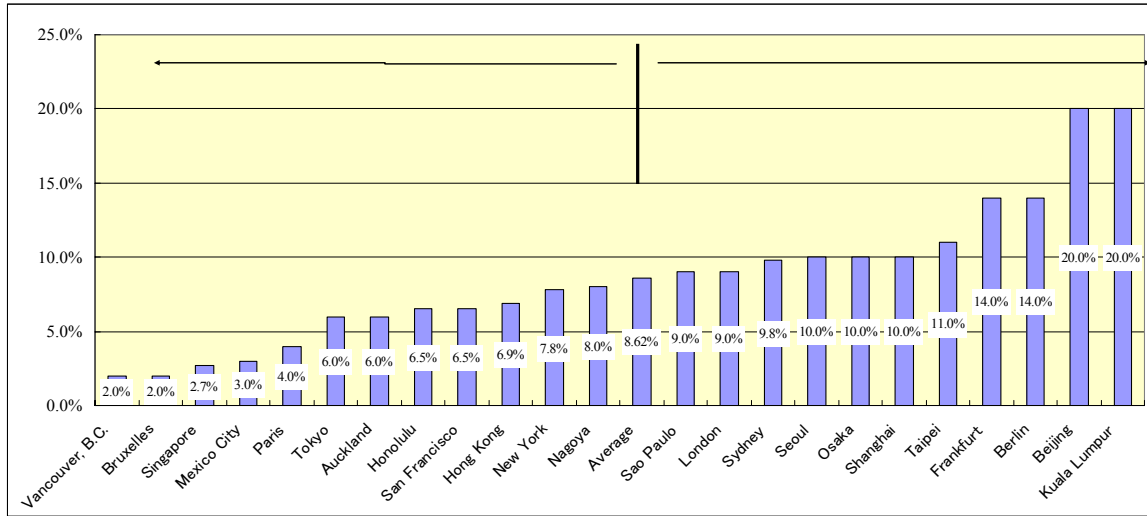
(Figure 25) Multiple Residential Areas (Upper class)



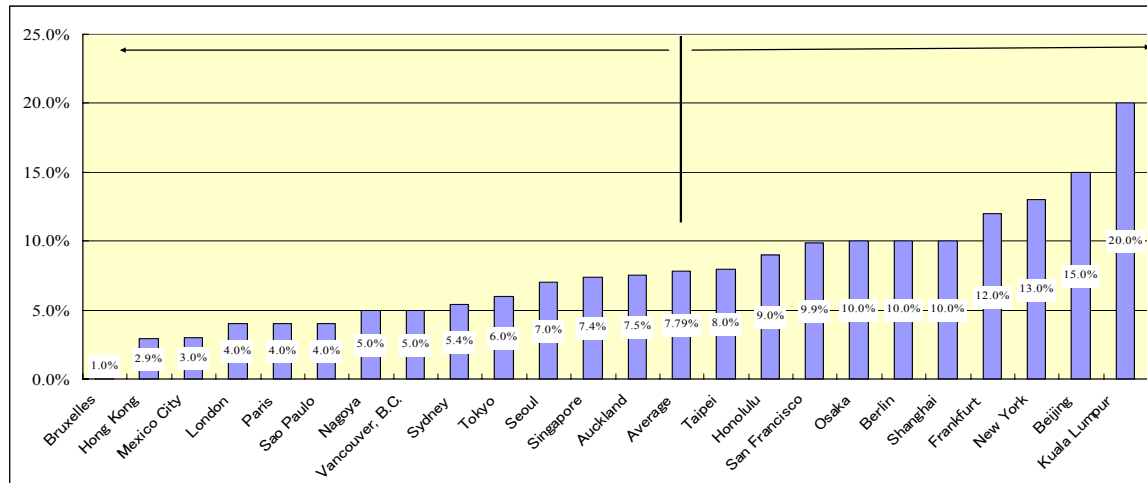
(Figure 26) Multiple Residential Areas (Middle class)



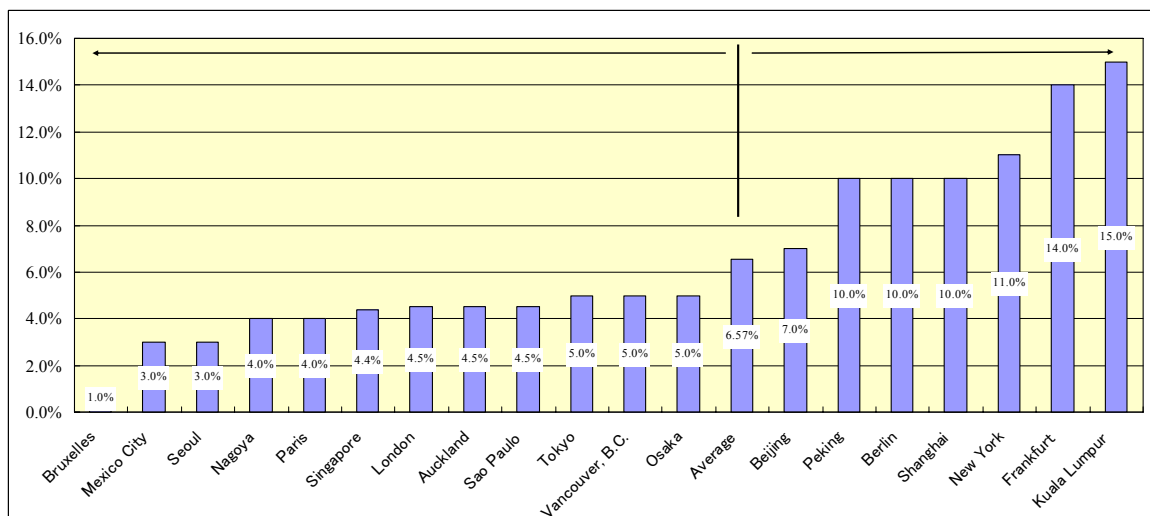
(Figure 27) Commercial Areas (Fringe commercial area)



(Figure 28) Commercial Areas (Central 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 23 Cities)

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

### Contents

★Neighborhood Data of Selected Areas [Exemplification] .....	1
I. Japan .....	2
Tokyo .....	2
Osaka .....	4
Nagoya .....	6
II. America .....	8
New York .....	8
San Francisco .....	10
Honolulu .....	12
Vancouver, B.C. ....	14
Mexico City .....	16
Sao Paulo .....	18
III. Europe .....	20
London .....	20
Paris .....	22
Frankfurt am Main .....	24
Berlin .....	26
Bruxelles .....	28
IV. Asia and Oceania .....	30
Seoul .....	30
Beijing .....	32
Shanghai .....	34
Hong Kong .....	36
Taipei .....	38
Kuala Lumpur .....	40
Singapore .....	42
Sydney .....	44
Auckland .....	46



(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 <input type="text"/> # PRICE <input type="text"/> # RENT <input type="text"/> # OCCUPANCY <input type="text"/>
	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 <input type="text"/> # PRICE <input type="text"/> # RENT <input type="text"/> # OCCUPANCY <input type="text"/>
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 <input type="text"/> # PRICE <input type="text"/> # RENT <input type="text"/> # OCCUPANCY <input type="text"/>
	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 <input type="text"/> # PRICE <input type="text"/> # RENT <input type="text"/> # OCCUPANCY <input type="text"/>

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

Tokyo (RESIDENCE)

DESCRIPTION		SELECTED AREA	ACCESS (TRANSPORTATION)	LAND USE	BUILDING	MARKET TREND
SINGLE FAMILY RESIDENCE	UPPER CLASS	4-chome, Denenchofu, Ota-ku, Tokyo (chaned in 2008)	# TO CENTER BUSINESS DISTRICT 30 MINUTES BY train # TO NEIGHBORHOOD SHOPPING AREA 10 MINUTES BY walk # TO EMPLOYMENT CENTER 30 MINUTES BY train 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 <b>ESTABLISHED</b> # PRICE <b>DECLINING</b> # RENT <b>STABLE</b> # OCCUPANCY <b>STABLE</b>
	MIDDLE CLASS	Narita-Higashi, Suginami-ku	# TO CENTER BUSINESS DISTRICT 20 MINUTES BY train # TO NEIGHBORHOOD SHOPPING AREA 5 MINUTES BY walk # TO EMPLOYMENT CENTER 20 MINUTES BY 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 type="checkbox"/> 3 STORY OR MORE	# AREA POTENTIAL <b>ESTABLISHED</b> # PRICE <b>DECLINING</b> # RENT <b>STABLE</b> # OCCUPANCY <b>STABLE</b>
MULTIPLE RESIDENCE	UPPER CLASS	Ichiban-cho, Chiyoda-ku	# TO CENTER BUSINESS DISTRICT 5 MINUTES BY train # TO NEIGHBORHOOD SHOPPING AREA 5 MINUTES BY walk # TO EMPLOYMENT CENTER 5 MINUTES BY train # 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 <b>ESTABLISHED</b> # PRICE <b>DECLINING</b> # RENT <b>STABLE</b> # OCCUPANCY <b>STABLE</b>
	MIDDLE CLASS	2-chome, Toyotamakita, Nerima-ku(changed in 2008)	# TO CENTER BUSINESS DISTRICT 40 MINUTES BY train # TO NEIGHBORHOOD SHOPPING AREA 10 MINUTES BY walk # TO EMPLOYMENT CENTER 40 MINUTES BY 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 <b>ESTABLISHED</b> # PRICE <b>DECLINING</b> # RENT <b>STABLE</b> # OCCUPANCY <b>DECLINING</b>

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	# 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"/> 2-5 STORIES <input checked="" type="checkbox"/> 6-10 STORIES <input type="checkbox"/> 11 STORIES OR MORE	# AREA POTENTIAL <b>ESTABLISHED</b> # PRICE <b>DECLINING</b> # RENT <b>STABLE</b> # OCCUPANCY <b>DECLINING</b>
	CENTER COMMERCIAL CENTER BUSINESS DISTRICT	1chome, Nishi-Shinjuku, Shinjuku-ku	<input checked="" type="checkbox"/> URBAN <input type="checkbox"/> SUBURBAN # THE LAND MARK PROPERTY IN THE NEIGHBORHOOD Keio 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	# 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"/> 2-5 STORIES <input type="checkbox"/> 6-10 STORIES <input checked="" type="checkbox"/> 11 STORIES OR MORE	# AREA POTENTIAL <b>ESTABLISHED</b> # PRICE <b>DECLINING</b> # RENT <b>STABLE</b> # OCCUPANCY <b>DECLINING</b>
	MOST EXPENSIVE LOCATION	6chome, Ginza, Chuou-ku	<input checked="" type="checkbox"/> URBAN <input type="checkbox"/> SUBURBAN # THE LAND MARK PROPERTY IN THE NEIGHBORHOOD Matsuzakaya departmennt store, Ginza	<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	# 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"/> 2-5 STORIES <input type="checkbox"/> 6-10 STORIES <input checked="" type="checkbox"/> 11 STORIES OR MORE	# AREA POTENTIAL <b>ESTABLISHED</b> # PRICE <b>DECLINING</b> # RENT <b>STABLE</b> # OCCUPANCY <b>DECLINING</b>

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

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(N) NEIGHBORHOOD DATA OF SELECTED AREAS

Osaka (RESIDENCE)

DESCRIPTION		SELECTED AREA	ACCESS (TRANSPORTATION)	LAND USE	BUILDING	MARKET TREND
SINGLE FAMILY RESIDENCE	UPPER CLASS	2-chome, Tedukayama, Sumiyoshi-ku, Osaka	# TO CENTER BUSINESS DISTRICT 30 MINUTES BY train # TO NEIGHBORHOOD SHOPPING AREA 10 MINUTES BY walk # TO EMPLOYMENT CENTER 30 MINUTES BY 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 type="checkbox"/> 3 STORY OR MORE	# AREA POTENTIAL <b>ESTABLISHED</b> # PRICE <b>DECLINING</b> # RENT <b>STABLE</b> # OCCUPANCY <b>STABLE</b>
	MIDDLE CLASS	3-chome, Okamachikita, Toyonaka-shi	# TO CENTER BUSINESS DISTRICT 40 MINUTES BY train # TO NEIGHBORHOOD SHOPPING AREA 10 MINUTES BY walk # TO EMPLOYMENT CENTER 40 MINUTES BY 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 type="checkbox"/> 3 STORY OR MORE	# AREA POTENTIAL <b>ESTABLISHED</b> # PRICE <b>DECLINING</b> # RENT <b>STABLE</b> # OCCUPANCY <b>STABLE</b>
MULTIPLE RESIDENCE	UPPER CLASS	8-chome, Uehonmachi, Tennouji-ku, Osaka-shi	# TO CENTER BUSINESS DISTRICT 15 MINUTES BY subway # TO NEIGHBORHOOD SHOPPING AREA 10 MINUTES BY walk # TO EMPLOYMENT CENTER 15 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 <b>ESTABLISHED</b> # PRICE <b>DECLINING</b> # RENT <b>STABLE</b> # OCCUPANCY <b>STABLE</b>
	MIDDLE CLASS	7-chome, Toyosato, Higashiyodogawa-ku, Osaka-shi	# TO CENTER BUSINESS DISTRICT 40 MINUTES BY train # TO NEIGHBORHOOD SHOPPING AREA 10 MINUTES BY walk # TO EMPLOYMENT CENTER 40 MINUTES BY 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 <b>ESTABLISHED</b> # PRICE <b>DECLINING</b> # RENT <b>STABLE</b> # OCCUPANCY <b>STABLE</b>

DESCRIPTION		SELECTED AREA	LOCATION	TYPICAL LAND USE	BUILDING	MARKET TREND	
COMMERCIAL	FRINGE COMMERCIAL	4-chome, Nishitenma, Kita-ku, Osaka-shi	<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	# 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"/> 2-5 STORIES <input type="checkbox"/> 6-10 STORIES <input type="checkbox"/> 11 STORIES OR MORE	# AREA POTENTIAL <b>ESTABLISHED</b> # PRICE <b>DECLINING</b> # RENT <b>DECLINING</b> # OCCUPANCY <b>STABLE</b>
	CENTER COMMERCIAL CENTER BUSINESS DISTRICT	1-chome, Kouraihashi, Chuo-ku, Osaka-shi	<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	# 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"/> 2-5 STORIES <input checked="" type="checkbox"/> 6-10 STORIES <input type="checkbox"/> 11 STORIES OR MORE	# AREA POTENTIAL <b>ESTABLISHED</b> # PRICE <b>DECLINING</b> # RENT <b>DECLINING</b> # OCCUPANCY <b>STABLE</b>
	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	# 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"/> 2-5 STORIES <input type="checkbox"/> 6-10 STORIES <input checked="" type="checkbox"/> 11 STORIES OR MORE	# AREA POTENTIAL <b>ESTABLISHED</b> # PRICE <b>DECLINING</b> # RENT <b>DECLINING</b> # OCCUPANCY <b>STABLE</b>

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(N) NEIGHBORHOOD DATA OF SELECTED AREAS

Nagoya (RESIDENCE)

DESCRIPTION		SELECTED AREA	ACCESS (TRANSPORTATION)	LAND USE	BUILDING	MARKET TREND
SINGLE FAMILY RESIDENCE	UPPER CLASS	Nanzan-cho, Showa-ku, Nagoya-shi	# TO CENTER BUSINESS DISTRICT 10 MINUTES BY car # TO NEIGHBORHOOD SHOPPING AREA 15 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 <b>ESTABLISHED</b> # PRICE <b>DECLINING</b> # RENT <b>DECLINING</b> # OCCUPANCY <b>STABLE</b>
	MIDDLE CLASS	2-chome, Fujie-cho, Nakamura-ku, Nagoya-shi (changed in 2008)	# TO CENTER BUSINESS DISTRICT 10 MINUTES BY train # TO NEIGHBORHOOD SHOPPING AREA 10 MINUTES BY walk # TO EMPLOYMENT CENTER 10 MINUTES BY train # 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 <b>ESTABLISHED</b> # PRICE <b>DECLINING</b> # RENT <b>STABLE</b> # OCCUPANCY <b>STABLE</b>
MULTIPLE RESIDENCE	UPPER CLASS	Tokugawa-cho, Higashi-ku, Nagoya-shi (changed in 2008)	# TO CENTER BUSINESS DISTRICT 5 MINUTES BY car # TO NEIGHBORHOOD SHOPPING AREA 8 MINUTES BY walk # TO EMPLOYMENT CENTER 5 MINUTES BY car # TO SCHOOL 2 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 <b>ESTABLISHED</b> # PRICE <b>DECLINING</b> # RENT <b>DECLINING</b> # OCCUPANCY <b>STABLE</b>
	MIDDLE CLASS	5-chome, Emukai-cho, Nishi-ku, Nagoya-shi (changed in 2008)	# TO CENTER BUSINESS DISTRICT 20 MINUTES BY train # TO NEIGHBORHOOD SHOPPING AREA 8 MINUTES BY walk # TO EMPLOYMENT CENTER 16 MINUTES BY 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 <b>ESTABLISHED</b> # PRICE <b>DECLINING</b> # RENT <b>STABLE</b> # OCCUPANCY <b>STABLE</b>

DESCRIPTION		SELECTED AREA	LOCATION	TYPICAL LAND USE	BUILDING	MARKET TREND	
COMMERCIAL	FRINGE COMMERCIAL	1-chome, Tutui, Higashi-ku, Nagoya-shi	<input checked="" type="checkbox"/> URBAN <input type="checkbox"/> SUBURBAN  # THE LAND MARK PROPERTY IN THE NEIGHBORHOOD  Kenchu Temle	<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	# 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"/> 2-5 STORIES <input type="checkbox"/> 6-10 STORIES <input type="checkbox"/> 11 STORIES OR MORE	# AREA POTENTIAL <b>ESTABLISHED</b> # PRICE <b>DECLINING</b> # RENT <b>STABLE</b> # OCCUPANCY <b>STABLE</b>
	CENTER COMMERCIAL CENTER BUSINESS DISTRICT	4-chome, Meieki, Nakamura-ku, Nagoya-shi	<input checked="" type="checkbox"/> URBAN <input type="checkbox"/> SUBURBAN  # THE LAND MARK PROPERTY IN THE NEIGHBORHOOD  Nagoya Station	<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 checked="" type="checkbox"/> HOTEL <input type="checkbox"/> OTHER	# 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"/> 2-5 STORIES <input type="checkbox"/> 6-10 STORIES <input checked="" type="checkbox"/> 11 STORIES OR MORE	# AREA POTENTIAL <b>ESTABLISHED</b> # PRICE <b>DECLINING</b> # RENT <b>STABLE</b> # OCCUPANCY <b>DECLINING</b>
	MOST EXPENSIVE LOCATION	3-chome, 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 checked="" type="checkbox"/> AMUSEMENT <input type="checkbox"/> CAR DEALER <input checked="" type="checkbox"/> HOTEL <input type="checkbox"/> OTHER	# 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"/> 2-5 STORIES <input checked="" type="checkbox"/> 6-10 STORIES <input type="checkbox"/> 11 STORIES OR MORE	# AREA POTENTIAL <b>ESTABLISHED</b> # PRICE <b>DECLINING</b> # RENT <b>DECLINING</b> # OCCUPANCY <b>DECLINING</b>

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

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(N) NEIGHBORHOOD DATA OF SELECTED AREAS

New York (RESIDENCE)

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 <b>ESTABLISHED</b> # PRICE <b>STABLE</b> # RENT <b>STABLE</b> # OCCUPANCY <b>STABLE</b>
	MIDDLE CLASS	Borough of Staten Island, New York City	# 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 <b>ESTABLISHED</b> # PRICE <b>DECLINING</b> # RENT <b>DECLINING</b> # OCCUPANCY <b>STABLE</b>
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 <b>ESTABLISHED</b> # PRICE <b>DECLINING</b> # RENT <b>DECLINING</b> # OCCUPANCY <b>DECLINING</b>
	MIDDLE CLASS	Chelsea of Manhattan, New York City (On the west side of 5th Ave. between 14th and 23rd St.)	# 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 <b>GROWING</b> # PRICE <b>APPRECIATING</b> # RENT <b>INCREASING</b> # OCCUPANCY <b>STABLE</b>



DESCRIPTION		SELECTED AREA	LOCATION	TYPICAL LAND USE	BUILDING	MARKET TREND
COMMERCIAL	FRINGE COMMERCIAL	West Side of Manhattan, New York City (From 23rd St. to 42nd St. between 8th and 10th Ave.)	<input checked="" type="checkbox"/> URBAN <input type="checkbox"/> SUBURBAN # THE LAND MARK PROPERTY IN THE NEIGHBORHOOD [REDACTED]	<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 # CHANGE IN PRESENT LAND USE <input type="checkbox"/> NOT LIKELY <input type="checkbox"/> LIKELY(*) <input checked="" type="checkbox"/> TAKING PLACE(*) (*) FROM Manufacturing /Wholesale TO Residential	<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 <b>GROWING</b> # PRICE <b>STABLE</b> # RENT <b>INCREASING</b> # OCCUPANCY <b>STABLE</b>
	CENTER COMMERCIAL CENTER BUSINESS DISTRICT	Times Square (Midtown) of Manhattan, New York, City (From 42nd to 52nd St. between 7th and Broadway)	<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 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 [REDACTED] # CHANGE IN PRESENT LAND USE <input checked="" type="checkbox"/> NOT LIKELY <input type="checkbox"/> LIKELY(*) <input type="checkbox"/> TAKING PLACE(*) (*) FROM [REDACTED] TO [REDACTED]	<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 <b>ESTABLISHED</b> # PRICE <b>STABLE</b> # RENT <b>DECLINING</b> # OCCUPANCY <b>DECLINING</b>
	MOST EXPENSIVE LOCATION	Midtown, New York City (Cannot indicate particular location without sales comparison, but assumed Grand Central Station, Met Life Building)	<input checked="" type="checkbox"/> URBAN <input type="checkbox"/> SUBURBAN # THE LAND MARK PROPERTY IN THE NEIGHBORHOOD [REDACTED]	<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 [REDACTED] # CHANGE IN PRESENT LAND USE <input checked="" type="checkbox"/> NOT LIKELY <input type="checkbox"/> LIKELY(*) <input type="checkbox"/> TAKING PLACE(*) (*) FROM [REDACTED] TO [REDACTED]	<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 <b>ESTABLISHED</b> # PRICE <b>STABLE</b> # RENT <b>DECLINING</b> # OCCUPANCY <b>STABLE</b>

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

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(N) NEIGHBORHOOD DATA OF SELECTED AREAS

San Francisco (RESIDENCE)

DESCRIPTION		SELECTED AREA	ACCESS (TRANSPORTATION)	LAND USE	BUILDING	MARKET TREND
SINGLE FAMILY RESIDENCE	UPPER CLASS	Sausalito	# TO CENTER BUSINESS DISTRICT 35 MINUTES BY Car or Ferry # TO NEIGHBORHOOD SHOPPING AREA 5 MINUTES BY Car # TO EMPLOYMENT CENTER 35 MINUTES BY Car or Ferry # 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 <b>ESTABLISHED</b> # PRICE <b>DECLINING</b> # RENT <b>DECLINING</b> # OCCUPANCY <b>DECLINING</b>
	MIDDLE CLASS	South San Francisco	# TO CENTER BUSINESS DISTRICT 20 MINUTES BY Car # TO NEIGHBORHOOD SHOPPING AREA 10 MINUTES BY Car # TO EMPLOYMENT CENTER 30 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 <b>ESTABLISHED</b> # PRICE <b>DECLINING</b> # RENT <b>DECLINING</b> # OCCUPANCY <b>DECLINING</b>
MULTIPLE RESIDENCE	UPPER CLASS	Pacific Heights/ Marina	# TO CENTER BUSINESS DISTRICT 15 MINUTES BY Bus # TO NEIGHBORHOOD SHOPPING AREA 10 MINUTES BY Foot # TO EMPLOYMENT CENTER 15 MINUTES BY Bus # 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	<input type="checkbox"/> SINGLE STORY <input checked="" type="checkbox"/> 2 STORY <input type="checkbox"/> 3 STORY OR MORE	# AREA POTENTIAL <b>ESTABLISHED</b> # PRICE <b>DECLINING</b> # RENT <b>DECLINING</b> # OCCUPANCY <b>STABLE</b>
	MIDDLE CLASS	Sunset/ Richmond	# TO CENTER BUSINESS DISTRICT 30 MINUTES BY Bus # TO NEIGHBORHOOD SHOPPING AREA 10 MINUTES BY Bus # TO EMPLOYMENT CENTER 20 MINUTES BY Bus # 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	<input type="checkbox"/> SINGLE STORY <input checked="" type="checkbox"/> 2 STORY <input type="checkbox"/> 3 STORY OR MORE	# AREA POTENTIAL <b>ESTABLISHED</b> # PRICE <b>DECLINING</b> # RENT <b>DECLINING</b> # OCCUPANCY <b>STABLE</b>

DESCRIPTION		SELECTED AREA	LOCATION	TYPICAL LAND USE	BUILDING	MARKET TREND	
COMMERCIAL	FRINGE COMMERCIAL	Fisherman's Wharf Area	<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	# 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"/> 2-5 STORIES <input type="checkbox"/> 6-10 STORIES <input type="checkbox"/> 11 STORIES OR MORE	# AREA POTENTIAL <b>ESTABLISHED</b> # PRICE <b>DECLINING</b> # RENT <b>DECLINING</b> # OCCUPANCY <b>STABLE</b>
	CENTER COMMERCIAL CENTER BUSINESS DISTRICT	Downtown	<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	# 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"/> 2-5 STORIES <input type="checkbox"/> 6-10 STORIES <input checked="" type="checkbox"/> 11 STORIES OR MORE	# AREA POTENTIAL <b>ESTABLISHED</b> # PRICE <b>DECLINING</b> # RENT <b>DECLINING</b> # OCCUPANCY <b>DECLINING</b>
	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	# 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"/> 2-5 STORIES <input type="checkbox"/> 6-10 STORIES <input type="checkbox"/> 11 STORIES OR MORE	# AREA POTENTIAL # PRICE # RENT # OCCUPANCY

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

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(N) NEIGHBORHOOD DATA OF SELECTED AREAS

Honolulu (RESIDENCE)

DESCRIPTION		SELECTED AREA	ACCESS (TRANSPORTATION)	LAND USE	BUILDING	MARKET TREND
SINGLE FAMILY RESIDENCE	UPPER CLASS	Waialae-Kohala, Oahu	# 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 ESTABLISHED # PRICE STABLE # RENT STABLE # OCCUPANCY STABLE
	MIDDLE CLASS	PearlCity, Oahu	# 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 ESTABLISHED # PRICE DECLINING # RENT DECLINING # OCCUPANCY STABLE
MULTIPLE RESIDENCE	UPPER CLASS	Kapiolani-Kakaako, Oahu	# 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 GROWING # PRICE STABLE # RENT DECLINING # OCCUPANCY DECLINING
	MIDDLE CLASS	Makiki, Oahu	# 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 ESTABLISHED # PRICE DECLINING # RENT DECLINING # OCCUPANCY DECLINING

DESCRIPTION		SELECTED AREA	LOCATION	TYPICAL LAND USE	BUILDING	MARKET TREND
COMMERCIAL	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	<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 <b>GROWING</b> # PRICE <b>DECLINING</b> # RENT <b>INCREASING</b> # OCCUPANCY <b>DECLINING</b>
	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	<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 <b>ESTABLISHED</b> # PRICE <b>DECLINING</b> # RENT <b>INCREASING</b> # OCCUPANCY <b>DECLINING</b>
	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	<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

# CHANGE IN PRESENT LAND USE

NOT LIKELY  
 LIKELY(\*)  
 TAKING PLACE(\*)

(\*) FROM Industrial TO Commercial & Residential

# CHANGE IN PRESENT LAND USE

NOT LIKELY  
 LIKELY(\*)  
 TAKING PLACE(\*)

(\*) FROM TO

# CHANGE IN PRESENT LAND USE

NOT LIKELY  
 LIKELY(\*)  
 TAKING PLACE(\*)

(\*) FROM TO

(\*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

Vancouver, B. C (RESIDENCE)

DESCRIPTION		SELECTED AREA	ACCESS (TRANSPORTATION)	LAND USE	BUILDING	MARKET TREND
SINGLE FAMILY RESIDENCE	UPPER CLASS	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 <b>ESTABLISHED</b> # PRICE <b>DECLINING</b> # RENT <b>STABLE</b> # OCCUPANCY <b>STABLE</b>
	MIDDLE CLASS	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 checked="" type="checkbox"/> 2 STORY <input type="checkbox"/> 3 STORY OR MORE	# AREA POTENTIAL <b>ESTABLISHED</b> # PRICE <b>DECLINING</b> # RENT <b>STABLE</b> # OCCUPANCY <b>STABLE</b>
MULTIPLE RESIDENCE	UPPER CLASS	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 <b>ESTABLISHED</b> # PRICE <b>DECLINING</b> # RENT <b>STABLE</b> # OCCUPANCY <b>STABLE</b>
	MIDDLE CLASS	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 <b>GROWING</b> # PRICE <b>DECLINING</b> # RENT <b>STABLE</b> # OCCUPANCY <b>STABLE</b>

DESCRIPTION		SELECTED AREA	LOCATION	TYPICAL LAND USE	BUILDING	MARKET TREND	
COMMERCIAL	FRINGE COMMERCIAL	West Broadway	<input checked="" type="checkbox"/> URBAN <input type="checkbox"/> SUBURBAN  # THE LAND MARK PROPERTY IN THE NEIGHBORHOOD  Cross Roads Shopping Center Development	<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	# CHANGE IN PRESENT LAND USE <input type="checkbox"/> NOT LIKELY <input type="checkbox"/> LIKELY(*) <input checked="" type="checkbox"/> TAKING PLACE(*) (*) FROM Commercial TO Mixed-use-Commercial/Residential	<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 <b>ESTABLISHED</b> # PRICE <b>DECLINING</b> # RENT <b>DECLINING</b> # OCCUPANCY <b>STABLE</b>
	CENTER COMMERCIAL CENTER BUSINESS DISTRICT	Downtown Peninsula	<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 checked="" type="checkbox"/> OTHER Multiple Family Residential	# 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"/> 2-5 STORIES <input type="checkbox"/> 6-10 STORIES <input checked="" type="checkbox"/> 11 STORIES OR MORE	# AREA POTENTIAL <b>ESTABLISHED</b> # PRICE <b>DECLINING</b> # RENT <b>STABLE</b> # OCCUPANCY <b>STABLE</b>
	MOST EXPENSIVE LOCATION	Georgia st. at Burrard st.	<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 checked="" type="checkbox"/> HOTEL <input checked="" type="checkbox"/> OTHER Multiple Family Residential	# 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"/> 2-5 STORIES <input type="checkbox"/> 6-10 STORIES <input checked="" type="checkbox"/> 11 STORIES OR MORE	# AREA POTENTIAL <b>ESTABLISHED</b> # PRICE <b>DECLINING</b> # RENT <b>DECLINING</b> # OCCUPANCY <b>STABLE</b>

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

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(N) NEIGHBORHOOD DATA OF SELECTED AREAS

Mexico City (RESIDENCE)

DESCRIPTION		SELECTED AREA	ACCESS (TRANSPORTATION)	LAND USE	BUILDING	MARKET TREND
SINGLE FAMILY RESIDENCE	UPPER CLASS	Pedregal San Francisco Coyoacan	# TO CENTER BUSINESS DISTRICT 50 MINUTES BY Car # TO NEIGHBORHOOD SHOPPING AREA 25 MINUTES BY Car # TO EMPLOYMENT CENTER 40 MINUTES BY Car # TO SCHOOL 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 checked="" type="checkbox"/> SINGLE STORY <input checked="" type="checkbox"/> 2 STORY <input checked="" type="checkbox"/> 3 STORY OR MORE	# AREA POTENTIAL <b>ESTABLISHED</b> # PRICE <b>STABLE</b> # RENT <b>STABLE</b> # OCCUPANCY <b>STABLE</b>
	MIDDLE CLASS	Avante Coyoacan	# TO CENTER BUSINESS DISTRICT 50 MINUTES BY Car # TO NEIGHBORHOOD SHOPPING AREA 25 MINUTES BY Car # TO EMPLOYMENT CENTER 40 MINUTES BY Car # TO SCHOOL 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 checked="" type="checkbox"/> SINGLE STORY <input checked="" type="checkbox"/> 2 STORY <input type="checkbox"/> 3 STORY OR MORE	# AREA POTENTIAL <b>ESTABLISHED</b> # PRICE <b>STABLE</b> # RENT <b>STABLE</b> # OCCUPANCY <b>STABLE</b>
MULTIPLE RESIDENCE	UPPER CLASS	Polanco	# TO CENTER BUSINESS DISTRICT 35 MINUTES BY Car # TO NEIGHBORHOOD SHOPPING AREA 25 MINUTES BY Car # TO EMPLOYMENT CENTER 25 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 type="checkbox"/> SINGLE STORY <input checked="" type="checkbox"/> 2 STORY <input checked="" type="checkbox"/> 3 STORY OR MORE	# AREA POTENTIAL <b>ESTABLISHED</b> # PRICE <b>STABLE</b> # RENT <b>STABLE</b> # OCCUPANCY <b>STABLE</b>
	MIDDLE CLASS	Narvarte	# TO CENTER BUSINESS DISTRICT 40 MINUTES BY Car # TO NEIGHBORHOOD SHOPPING AREA 30 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 type="checkbox"/> SINGLE STORY <input type="checkbox"/> 2 STORY <input checked="" type="checkbox"/> 3 STORY OR MORE	# AREA POTENTIAL <b>ESTABLISHED</b> # PRICE <b>STABLE</b> # RENT <b>STABLE</b> # OCCUPANCY <b>STABLE</b>



DESCRIPTION		SELECTED AREA	LOCATION	TYPICAL LAND USE		BUILDING	MARKET TREND
COMMERCIAL	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 _____	# 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"/> 2-5 STORIES <input type="checkbox"/> 6-10 STORIES <input type="checkbox"/> 11 STORIES OR MORE	# AREA POTENTIAL <b>ESTABLISHED</b> # PRICE <b>STABLE</b> # RENT <b>STABLE</b> # OCCUPANCY <b>STABLE</b>
	CENTER COMMERCIAL CENTER BUSINESS DISTRICT	Down Town Zocalo, Histric 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 checked="" type="checkbox"/> AMUSEMENT <input checked="" type="checkbox"/> CAR DEALER <input checked="" type="checkbox"/> HOTEL <input checked="" type="checkbox"/> OTHER Archaeological Zone	# 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"/> 2-5 STORIES <input checked="" type="checkbox"/> 6-10 STORIES <input type="checkbox"/> 11 STORIES OR MORE	# AREA POTENTIAL <b>ESTABLISHED</b> # PRICE <b>STABLE</b> # RENT <b>STABLE</b> # OCCUPANCY <b>STABLE</b>
	MOST EXPENSIVE LOCATION	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 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 _____	# 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"/> 2-5 STORIES <input checked="" type="checkbox"/> 6-10 STORIES <input checked="" type="checkbox"/> 11 STORIES OR MORE	# AREA POTENTIAL <b>ESTABLISHED</b> # PRICE <b>STABLE</b> # RENT <b>STABLE</b> # OCCUPANCY <b>STABLE</b>

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

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(N) NEIGHBORHOOD DATA OF SELECTED AREAS

SaoPaulo (RESIDENCE)

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 ESTABLISHED # PRICE STABLE # RENT DECLINING # OCCUPANCY DECLINING
	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 checked="" type="checkbox"/> 2 STORY <input type="checkbox"/> 3 STORY OR MORE	# AREA POTENTIAL ESTABLISHED # PRICE APPRECIATING # RENT INCREASING # OCCUPANCY 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 ESTABLISHED # PRICE STABLE # RENT STABLE # OCCUPANCY 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 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 GROWING # PRICE APPRECIATING # RENT INCREASING # OCCUPANCY STABLE

DESCRIPTION		SELECTED AREA	LOCATION	TYPICAL LAND USE	BUILDING	MARKET TREND	
COMMERCIAL	FRINGE COMMERCIAL	Marginal Tiete	<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 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 checked="" type="checkbox"/> CAR DEALER <input checked="" type="checkbox"/> HOTEL <input type="checkbox"/> OTHER	# CHANGE IN PRESENT LAND USE <input type="checkbox"/> NOT LIKELY <input type="checkbox"/> LIKELY(*) <input checked="" type="checkbox"/> TAKING PLACE(*) (*) FROM Fringe commercial area TO Office area	<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 <b>GROWING</b> # PRICE <b>APPRECIATING</b> # RENT <b>INCREASING</b> # OCCUPANCY <b>STABLE</b>
	CENTER COMMERCIAL CENTER BUSINESS DISTRICT	Vila Olímpia	<input checked="" type="checkbox"/> URBAN <input type="checkbox"/> SUBURBAN  # THE LAND MARK PROPERTY IN THE NEIGHBORHOOD  Cesar Park 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	# CHANGE IN PRESENT LAND USE <input type="checkbox"/> NOT LIKELY <input type="checkbox"/> LIKELY(*) <input checked="" type="checkbox"/> TAKING PLACE(*) (*) FROM office and warehouse mixed TO more office and residential buildings	<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 <b>GROWING</b> # PRICE <b>APPRECIATING</b> # RENT <b>STABLE</b> # OCCUPANCY <b>STABLE</b>
	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 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 checked="" type="checkbox"/> AMUSEMENT <input checked="" type="checkbox"/> CAR DEALER <input checked="" type="checkbox"/> HOTEL <input type="checkbox"/> OTHER	# CHANGE IN PRESENT LAND USE <input type="checkbox"/> NOT LIKELY <input type="checkbox"/> LIKELY(*) <input checked="" type="checkbox"/> TAKING PLACE(*) (*) FROM office and retail store mixed TO more office buildings	<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 <b>ESTABLISHED</b> # PRICE <b>STABLE</b> # RENT <b>STABLE</b> # OCCUPANCY <b>STABLE</b>

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

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(N) NEIGHBORHOOD DATA OF SELECTED AREAS

London (RESIDENCE)

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 # TO NEIGHBORHOOD SHOPPING AREA 5 MINUTES BY Walk # 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 <b>ESTABLISHED</b> # PRICE <b>DECLINING</b> # RENT <b>DECLINING</b> # OCCUPANCY <b>DECLINING</b>
	MIDDLE CLASS	Kingston	# TO CENTER BUSINESS DISTRICT 30 MINUTES BY Train # TO NEIGHBORHOOD SHOPPING AREA 15 MINUTES BY Bus # TO EMPLOYMENT CENTER 25 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 <b>ESTABLISHED</b> # PRICE <b>DECLINING</b> # RENT <b>STABLE</b> # OCCUPANCY <b>STABLE</b>
MULTIPLE RESIDENCE	UPPER CLASS	Mayfair Knightsbridge Belgravia Kensington Chelsea	# TO CENTER BUSINESS DISTRICT 10 MINUTES BY Car # TO NEIGHBORHOOD SHOPPING AREA 5 MINUTES BY Walk # 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 <b>ESTABLISHED</b> # PRICE <b>DECLINING</b> # RENT <b>DECLINING</b> # OCCUPANCY <b>DECLINING</b>
	MIDDLE CLASS	Battersea	# TO CENTER BUSINESS DISTRICT 40 MINUTES BY Bus # TO NEIGHBORHOOD SHOPPING AREA 10 MINUTES BY Walk # TO EMPLOYMENT CENTER 40 MINUTES BY Bus # 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 <b>ESTABLISHED</b> # PRICE <b>DECLINING</b> # RENT <b>DECLINING</b> # OCCUPANCY <b>STABLE</b>

DESCRIPTION		SELECTED AREA	LOCATION	TYPICAL LAND USE	BUILDING	MARKET TREND	
COMMERCIAL	FRINGE COMMERCIAL	Hammersmith	<input type="checkbox"/> URBAN <input checked="" type="checkbox"/> SUBURBAN  # THE LAND MARK PROPERTY IN THE NEIGHBORHOOD  Hammersmith Grove	<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	# 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"/> 2-5 STORIES <input type="checkbox"/> 6-10 STORIES <input type="checkbox"/> 11 STORIES OR MORE	# AREA POTENTIAL <b>ESTABLISHED</b> # PRICE <b>DECLINING</b> # RENT <b>DECLINING</b> # OCCUPANCY <b>DECLINING</b>
	CENTER COMMERCIAL CENTER 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  Berkeley 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 type="checkbox"/> AMUSEMENT <input type="checkbox"/> CAR DEALER <input type="checkbox"/> HOTEL <input type="checkbox"/> OTHER	# 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"/> 2-5 STORIES <input type="checkbox"/> 6-10 STORIES <input type="checkbox"/> 11 STORIES OR MORE	# AREA POTENTIAL <b>ESTABLISHED</b> # PRICE <b>DECLINING</b> # RENT <b>DECLINING</b> # OCCUPANCY <b>DECLINING</b>
	MOST EXPENSIVE LOCATION	Mayfair	<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	# 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"/> 2-5 STORIES <input type="checkbox"/> 6-10 STORIES <input type="checkbox"/> 11 STORIES OR MORE	# AREA POTENTIAL <b>ESTABLISHED</b> # PRICE <b>DECLINING</b> # RENT <b>DECLINING</b> # OCCUPANCY <b>DECLINING</b>

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

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(N) NEIGHBORHOOD DATA OF SELECTED AREAS

Paris (RESIDENCE)

DESCRIPTION		SELECTED AREA	ACCESS (TRANSPORTATION)	LAND USE	BUILDING	MARKET TREND
SINGLE FAMILY RESIDENCE	UPPER CLASS	Versailles Saint-Germain-en-Laye	# TO CENTER BUSINESS DISTRICT 45 MINUTES BY train, RER, car # TO NEIGHBORHOOD SHOPPING AREA 5 MINUTES BY walking, bus # TO EMPLOYMENT CENTER 45 MINUTES BY car, RER, train # TO SCHOOL 5 MINUTES BY walking, 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 <b>ESTABLISHED</b> # PRICE <b>DECLINING</b> # RENT <b>STABLE</b> # OCCUPANCY <b>STABLE</b>
	MIDDLE CLASS	Nogent-sur-Marne	# TO CENTER BUSINESS DISTRICT 45 MINUTES BY car, train # TO NEIGHBORHOOD SHOPPING AREA 5 MINUTES BY walking # TO EMPLOYMENT CENTER 45 MINUTES BY car, train # TO SCHOOL 5 MINUTES BY car, walking	# 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 <b>ESTABLISHED</b> # PRICE <b>DECLINING</b> # RENT <b>STABLE</b> # OCCUPANCY <b>STABLE</b>
MULTIPLE RESIDENCE	UPPER CLASS	16th district Rue De La Pompe	# TO CENTER BUSINESS DISTRICT 10 MINUTES BY car, bus, subway # TO NEIGHBORHOOD SHOPPING AREA 2 MINUTES BY walking # TO EMPLOYMENT CENTER 10 MINUTES BY car, bus, subway # TO SCHOOL 2 MINUTES BY walking	# 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 <b>ESTABLISHED</b> # PRICE <b>STABLE</b> # RENT <b>INCREASING</b> # OCCUPANCY <b>STABLE</b>
	MIDDLE CLASS	15th district Rue Lecourbe	# TO CENTER BUSINESS DISTRICT 15 MINUTES BY car, bus # TO NEIGHBORHOOD SHOPPING AREA 2 MINUTES BY walking # TO EMPLOYMENT CENTER 15 MINUTES BY car, bus # TO SCHOOL 5 MINUTES BY walking	# 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 <b>ESTABLISHED</b> # PRICE <b>STABLE</b> # RENT <b>INCREASING</b> # OCCUPANCY <b>STABLE</b>

DESCRIPTION		SELECTED AREA	LOCATION	TYPICAL LAND USE		BUILDING	MARKET TREND
COMMERCIAL	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 type="checkbox"/> SHOPPING CENTER COMPLEX <input type="checkbox"/> AMUSEMENT <input type="checkbox"/> CAR DEALER <input checked="" type="checkbox"/> HOTEL <input type="checkbox"/> OTHER _____	# 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"/> 2-5 STORIES <input checked="" type="checkbox"/> 6-10 STORIES <input type="checkbox"/> 11 STORIES OR MORE	# AREA POTENTIAL <b>ESTABLISHED</b> # PRICE <b>DECLINING</b> # RENT <b>STABLE</b> # OCCUPANCY <b>STABLE</b>
	CENTER COMMERCIAL CENTER 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 type="checkbox"/> AMUSEMENT <input type="checkbox"/> CAR DEALER <input checked="" type="checkbox"/> HOTEL <input type="checkbox"/> OTHER _____	# 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"/> 2-5 STORIES <input checked="" type="checkbox"/> 6-10 STORIES <input type="checkbox"/> 11 STORIES OR MORE	# AREA POTENTIAL <b>ESTABLISHED</b> # PRICE <b>DECLINING</b> # RENT <b>STABLE</b> # OCCUPANCY <b>STABLE</b>
	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 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 checked="" type="checkbox"/> AMUSEMENT <input checked="" type="checkbox"/> CAR DEALER <input checked="" type="checkbox"/> HOTEL <input checked="" type="checkbox"/> OTHER showrooms, drugstores	# 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"/> 2-5 STORIES <input checked="" type="checkbox"/> 6-10 STORIES <input type="checkbox"/> 11 STORIES OR MORE	# AREA POTENTIAL <b>ESTABLISHED</b> # PRICE <b>DECLINING</b> # RENT <b>STABLE</b> # OCCUPANCY <b>STABLE</b>

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

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(N) NEIGHBORHOOD DATA OF SELECTED AREAS

Frankfurt (RESIDENCE)

DESCRIPTION		SELECTED AREA	ACCESS (TRANSPORTATION)	LAND USE	BUILDING	MARKET TREND
SINGLE FAMILY RESIDENCE	UPPER CLASS	Kronberg	# TO CENTER BUSINESS DISTRICT 20 MINUTES BY Car and Train # TO NEIGHBORHOOD SHOPPING AREA 5-15 MINUTES BY Car # TO EMPLOYMENT CENTER 15-30 MINUTES BY Car and 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 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
	MIDDLE CLASS	Dreieich	# 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 ESTABLISHED # PRICE STABLE # RENT STABLE # OCCUPANCY STABLE
MULTIPLE RESIDENCE	UPPER CLASS	Bad Homburg	# TO CENTER BUSINESS DISTRICT 25 MINUTES BY car and train # TO NEIGHBORHOOD SHOPPING AREA 10 MINUTES BY car and train # TO EMPLOYMENT CENTER 25 MINUTES BY car and 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 ESTABLISHED # PRICE STABLE # RENT STABLE # OCCUPANCY STABLE
	MIDDLE CLASS	Sachsenhausen	# TO CENTER BUSINESS DISTRICT 10 MINUTES BY car and train # TO NEIGHBORHOOD SHOPPING AREA 10 MINUTES BY car and train # TO EMPLOYMENT CENTER 10 MINUTES BY car and 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 ESTABLISHED # PRICE STABLE # RENT INCREASING # OCCUPANCY STABLE



DESCRIPTION		SELECTED AREA	LOCATION	TYPICAL LAND USE	BUILDING	MARKET TREND	
COMMERCIAL	FRINGE COMMERCIAL	Schweizer Stra ß e	<input checked="" type="checkbox"/> URBAN <input type="checkbox"/> SUBURBAN  # THE LAND MARK PROPERTY IN THE NEIGHBORHOOD  <input type="text"/>	<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 <input type="text"/>  (*)You can check more than one box.	# CHANGE IN PRESENT LAND USE <input checked="" type="checkbox"/> NOT LIKELY <input type="checkbox"/> LIKELY(*) <input type="checkbox"/> TAKING PLACE(*) (*) FROM <input type="text"/>  TO <input type="text"/>	<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="text"/> ESTABLISHED # PRICE <input type="text"/> STABLE # RENT <input type="text"/> DECLINING # OCCUPANCY <input type="text"/> STABLE
	CENTER COMMERCIAL CENTER BUSINESS DISTRICT	Hauptwache	<input checked="" type="checkbox"/> URBAN <input type="checkbox"/> SUBURBAN  # THE LAND MARK PROPERTY IN THE NEIGHBORHOOD  <input type="text"/>	<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 <input type="text"/>  (*)You can check more than one box.	# CHANGE IN PRESENT LAND USE <input checked="" type="checkbox"/> NOT LIKELY <input type="checkbox"/> LIKELY(*) <input type="checkbox"/> TAKING PLACE(*) (*) FROM <input type="text"/>  TO <input type="text"/>	<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="text"/> ESTABLISHED # PRICE <input type="text"/> STABLE # RENT <input type="text"/> DECLINING # OCCUPANCY <input type="text"/> STABLE
	MOST EXPENSIVE LOCATION	Mainzer Landstra ß e	<input checked="" type="checkbox"/> URBAN <input type="checkbox"/> SUBURBAN  # THE LAND MARK PROPERTY IN THE NEIGHBORHOOD  <input type="text"/>	<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 <input type="text"/>  (*)You can check more than one box.	# CHANGE IN PRESENT LAND USE <input checked="" type="checkbox"/> NOT LIKELY <input type="checkbox"/> LIKELY(*) <input type="checkbox"/> TAKING PLACE(*) (*) FROM <input type="text"/>  TO <input type="text"/>	<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"/> STABLE # RENT <input type="text"/> STABLE # OCCUPANCY <input type="text"/> STABLE

(N) NEIGHBORHOOD DATA OF SELECTED AREAS

Berlin (RESIDENCE)

DESCRIPTION		SELECTED AREA	ACCESS (TRANSPORTATION)	LAND USE	BUILDING	MARKET TREND
SINGLE FAMILY RESIDENCE	UPPER CLASS	Grundewald/Dahlem	# TO CENTER BUSINESS DISTRICT 20 MINUTES BY car and train # TO NEIGHBORHOOD SHOPPING AREA 5-15 MINUTES BY Car # TO EMPLOYMENT CENTER 15-30 MINUTES BY car and 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 <b>ESTABLISHED</b> # PRICE <b>APPRECIATING</b> # RENT <b>STABLE</b> # OCCUPANCY <b>STABLE</b>
	MIDDLE CLASS	Rudow/ Lichterfelde Süd	# 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 <b>DECLINING</b> # PRICE <b>STABLE</b> # RENT <b>STABLE</b> # OCCUPANCY <b>STABLE</b>
MULTIPLE RESIDENCE	UPPER CLASS	Charlottenburg/Mitte	# TO CENTER BUSINESS DISTRICT 15 MINUTES BY Car and Train # TO NEIGHBORHOOD SHOPPING AREA 5 MINUTES BY Car and Train # TO EMPLOYMENT CENTER 10 MINUTES BY Car and 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 <b>ESTABLISHED</b> # PRICE <b>STABLE</b> # RENT <b>STABLE</b> # OCCUPANCY <b>STABLE</b>
	MIDDLE CLASS	Prenzlauerberg/Steglitz	# TO CENTER BUSINESS DISTRICT 15 MINUTES BY Car and Train # TO NEIGHBORHOOD SHOPPING AREA 10 MINUTES BY Car and Train # TO EMPLOYMENT CENTER 10 MINUTES BY Car and 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 <b>ESTABLISHED</b> # PRICE <b>APPRECIATING</b> # RENT <b>INCREASING</b> # OCCUPANCY <b>STABLE</b>

DESCRIPTION		SELECTED AREA	LOCATION	TYPICAL LAND USE	BUILDING	MARKET TREND	
COMMERCIAL	FRINGE COMMERCIAL	City-Rand 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 [ ]	# 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"/> 2-5 STORIES <input type="checkbox"/> 6-10 STORIES <input type="checkbox"/> 11 STORIES OR MORE	# AREA POTENTIAL <b>ESTABLISHED</b> # PRICE <b>STABLE</b> # RENT <b>STABLE</b> # OCCUPANCY <b>STABLE</b>
	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 [ ]	# 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"/> 2-5 STORIES <input checked="" type="checkbox"/> 6-10 STORIES <input type="checkbox"/> 11 STORIES OR MORE	# AREA POTENTIAL <b>ESTABLISHED</b> # PRICE <b>STABLE</b> # RENT <b>STABLE</b> # OCCUPANCY <b>STABLE</b>
	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 [ ]	# 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"/> 2-5 STORIES <input type="checkbox"/> 6-10 STORIES <input checked="" type="checkbox"/> 11 STORIES OR MORE	# AREA POTENTIAL <b>ESTABLISHED</b> # PRICE <b>STABLE</b> # RENT <b>STABLE</b> # OCCUPANCY <b>STABLE</b>

(\*)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

Bruxelles (RESIDENCE)

DESCRIPTION		SELECTED AREA	ACCESS (TRANSPORTATION)	LAND USE	BUILDING	MARKET TREND
SINGLE FAMILY RESIDENCE	UPPER CLASS	Woluwe-Saint-Pierre	# TO CENTER BUSINESS DISTRICT 15 MINUTES BY bus # TO NEIGHBORHOOD SHOPPING AREA 15 MINUTES BY bus # TO EMPLOYMENT CENTER 15 MINUTES BY bus # 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	<input type="checkbox"/> SINGLE STORY <input checked="" type="checkbox"/> 2 STORY <input type="checkbox"/> 3 STORY OR MORE	# AREA POTENTIAL <b>ESTABLISHED</b> # PRICE <b>DECLINING</b> # RENT <b>DECLINING</b> # OCCUPANCY <b>STABLE</b>
	MIDDLE CLASS	Schaerbeek-Etterbeek-Brussels center	# TO CENTER BUSINESS DISTRICT 5 MINUTES BY bus/train/metro # TO NEIGHBORHOOD SHOPPING AREA 5 MINUTES BY bus/train/metro # TO EMPLOYMENT CENTER 5 MINUTES BY bus/train/metro # TO SCHOOL 5 MINUTES BY bus/train/metro	# 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 <b>ESTABLISHED</b> # PRICE <b>DECLINING</b> # RENT <b>DECLINING</b> # OCCUPANCY <b>STABLE</b>
MULTIPLE RESIDENCE	UPPER CLASS	Woluwe-Saint-Pierre-Ixelles-Uccle-St.Gilles	# TO CENTER BUSINESS DISTRICT 10 MINUTES BY bus/tram # TO NEIGHBORHOOD SHOPPING AREA 10 MINUTES BY bus/tram # TO EMPLOYMENT CENTER 10 MINUTES BY bus/tram # TO SCHOOL 10 MINUTES BY bus/tram	# 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 <b>ESTABLISHED</b> # PRICE <b>DECLINING</b> # RENT <b>DECLINING</b> # OCCUPANCY <b>STABLE</b>
	MIDDLE CLASS	Schaerbeek-Etterbeek-Brussels center	# TO CENTER BUSINESS DISTRICT 5 MINUTES BY tram/bus/metro # TO NEIGHBORHOOD SHOPPING AREA 5 MINUTES BY tram/bus/metro # TO EMPLOYMENT CENTER 5 MINUTES BY tram/bus/metro # TO SCHOOL 5 MINUTES BY tram/bus/metro	# 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 <b>ESTABLISHED</b> # PRICE <b>DECLINING</b> # RENT <b>DECLINING</b> # OCCUPANCY <b>STABLE</b>

Comment : There is no answer of a market trend.

DESCRIPTION		SELECTED AREA	LOCATION	TYPICAL LAND USE	BUILDING	MARKET TREND	
COMMERCIAL	FRINGE COMMERCIAL	Bruxelles-Outer CBD (Retail Parks)	<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 type="checkbox"/> OFFICE <input type="checkbox"/> FINANCIAL(BANK etc.) <input type="checkbox"/> SHOPPING CENTER COMPLEX <input type="checkbox"/> AMUSEMENT <input checked="" type="checkbox"/> CAR DEALER <input type="checkbox"/> HOTEL <input type="checkbox"/> OTHER _____  (*)You can check more than one box.	# 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"/> 2-5 STORIES <input type="checkbox"/> 6-10 STORIES <input type="checkbox"/> 11 STORIES OR MORE	# AREA POTENTIAL <b>GROWING</b> # PRICE <b>DECLINING</b> # RENT <b>DECLINING</b> # OCCUPANCY <b>STABLE</b>
	CENTER COMMERCIAL CENTER BUSINESS DISTRICT	Rue Neuve (Bruxelles CBD)	<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 checked="" type="checkbox"/> HOTEL <input type="checkbox"/> OTHER _____  (*)You can check more than one box.	# 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"/> 2-5 STORIES <input type="checkbox"/> 6-10 STORIES <input type="checkbox"/> 11 STORIES OR MORE	# AREA POTENTIAL <b>ESTABLISHED</b> # PRICE <b>DECLINING</b> # RENT <b>DECLINING</b> # OCCUPANCY <b>STABLE</b>
	MOST EXPENSIVE LOCATION	Rue Neuve-Louise (High 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 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 type="checkbox"/> OTHER _____  (*)You can check more than one box.	# 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"/> 2-5 STORIES <input type="checkbox"/> 6-10 STORIES <input type="checkbox"/> 11 STORIES OR MORE	# AREA POTENTIAL <b>ESTABLISHED</b> # PRICE <b>DECLINING</b> # RENT <b>DECLINING</b> # OCCUPANCY <b>STABLE</b>

(N) NEIGHBORHOOD DATA OF SELECTED AREAS

Seoul (RESIDENCE)

DESCRIPTION		SELECTED AREA	ACCESS (TRANSPORTATION)	LAND USE	BUILDING	MARKET TREND
SINGLE FAMILY RESIDENCE	UPPER CLASS	Bangbae Dong	# 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	<input type="checkbox"/> SINGLE STORY <input checked="" type="checkbox"/> 2 STORY <input type="checkbox"/> 3 STORY OR MORE	# AREA POTENTIAL <b>GROWING</b> # PRICE <b>APPRECIATING</b> # RENT <b>DECLINING</b> # OCCUPANCY <b>INCREASING</b>
	MIDDLE CLASS	Hwayang Dong	# 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	<input type="checkbox"/> SINGLE STORY <input checked="" type="checkbox"/> 2 STORY <input type="checkbox"/> 3 STORY OR MORE	# AREA POTENTIAL <b>GROWING</b> # PRICE <b>APPRECIATING</b> # RENT <b>STABLE</b> # OCCUPANCY <b>INCREASING</b>
MULTIPLE RESIDENCE	UPPER CLASS	Apkoojeong	# 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	<input type="checkbox"/> SINGLE STORY <input type="checkbox"/> 2 STORY <input checked="" type="checkbox"/> 3 STORY OR MORE	# AREA POTENTIAL <b>GROWING</b> # PRICE <b>APPRECIATING</b> # RENT <b>INCREASING</b> # OCCUPANCY <b>INCREASING</b>
	MIDDLE CLASS	Hongseun Dong	# 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	<input type="checkbox"/> SINGLE STORY <input type="checkbox"/> 2 STORY <input checked="" type="checkbox"/> 3 STORY OR MORE	# AREA POTENTIAL <b>ESTABLISHED</b> # PRICE <b>STABLE</b> # RENT <b>STABLE</b> # OCCUPANCY <b>INCREASING</b>

DESCRIPTION		SELECTED AREA	LOCATION	TYPICAL LAND USE	BUILDING	MARKET TREND	
COMMERCIAL	FRINGE COMMERCIAL	Cheongryangri Dong	<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	# 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"/> 2-5 STORIES <input type="checkbox"/> 6-10 STORIES <input type="checkbox"/> 11 STORIES OR MORE	# AREA POTENTIAL <b>ESTABLISHED</b> # PRICE <b>STABLE</b> # RENT <b>STABLE</b> # OCCUPANCY <b>INCREASING</b>
	CENTER COMMERCIAL CENTER BUSINESS DISTRICT	Myung Dong	<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 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 type="checkbox"/> OTHER	# 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"/> 2-5 STORIES <input checked="" type="checkbox"/> 6-10 STORIES <input type="checkbox"/> 11 STORIES OR MORE	# AREA POTENTIAL <b>ESTABLISHED</b> # PRICE <b>APPRECIATING</b> # RENT <b>INCREASING</b> # OCCUPANCY <b>STABLE</b>
	MOST EXPENSIVE LOCATION	Chungmuro 1ga (changed in 2008)	<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 type="checkbox"/> HOTEL <input type="checkbox"/> OTHER	# 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"/> 2-5 STORIES <input checked="" type="checkbox"/> 6-10 STORIES <input type="checkbox"/> 11 STORIES OR MORE	# AREA POTENTIAL <b>GROWING</b> # PRICE <b>APPRECIATING</b> # RENT <b>INCREASING</b> # OCCUPANCY <b>STABLE</b>

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

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

(N) NEIGHBORHOOD DATA OF SELECTED AREAS

Beijing (RESIDENCE)

DESCRIPTION		SELECTED AREA	ACCESS (TRANSPORTATION)	LAND USE	BUILDING	MARKET TREND
SINGLE FAMILY RESIDENCE	UPPER CLASS	东山墅 (changed in 2008)	# TO CENTER BUSINESS DISTRICT 15 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 type="checkbox"/> 2 STORY <input checked="" type="checkbox"/> 3 STORY OR MORE	# AREA POTENTIAL <b>ESTABLISHED</b> # PRICE <b>STABLE</b> # RENT <b>STABLE</b> # OCCUPANCY <b>STABLE</b>
	MIDDLE CLASS	紫玉山莊	# TO CENTER BUSINESS DISTRICT 20 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 <b>ESTABLISHED</b> # PRICE <b>APPRECIATING</b> # RENT <b>STABLE</b> # OCCUPANCY <b>STABLE</b>
MULTIPLE RESIDENCE	UPPER CLASS	远大中心 (changed in 2008)	# TO CENTER BUSINESS DISTRICT 15 MINUTES BY Car # TO NEIGHBORHOOD SHOPPING AREA 5 MINUTES BY Car # TO EMPLOYMENT CENTER 5 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 <b>ESTABLISHED</b> # PRICE <b>STABLE</b> # RENT <b>STABLE</b> # OCCUPANCY <b>STABLE</b>
	MIDDLE CLASS	万科公园五号公寓 (changed in 2008)	# TO CENTER BUSINESS DISTRICT 15 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 type="checkbox"/> 2 STORY <input checked="" type="checkbox"/> 3 STORY OR MORE	# AREA POTENTIAL <b>ESTABLISHED</b> # PRICE <b>STABLE</b> # RENT <b>STABLE</b> # OCCUPANCY <b>STABLE</b>



DESCRIPTION		SELECTED AREA	LOCATION	TYPICAL LAND USE		BUILDING	MARKET TREND
COMMERCIAL	FRINGE COMMERCIAL	新街口外大街	<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 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 _____	# 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"/> 2-5 STORIES <input type="checkbox"/> 6-10 STORIES <input checked="" type="checkbox"/> 11 STORIES OR MORE	# AREA POTENTIAL <b>GROWING</b> # PRICE <b>APPRECIATING</b> # RENT <b>STABLE</b> # OCCUPANCY <b>STABLE</b>
	CENTER COMMERCIAL CENTER 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 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 _____	# 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"/> 2-5 STORIES <input type="checkbox"/> 6-10 STORIES <input checked="" type="checkbox"/> 11 STORIES OR MORE	# AREA POTENTIAL <b>ESTABLISHED</b> # PRICE <b>STABLE</b> # RENT <b>STABLE</b> # OCCUPANCY <b>STABLE</b>
	MOST EXPENSIVE LOCATION	西单街	<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 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 _____	# 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"/> 2-5 STORIES <input type="checkbox"/> 6-10 STORIES <input checked="" type="checkbox"/> 11 STORIES OR MORE	# AREA POTENTIAL <b>ESTABLISHED</b> # PRICE <b>STABLE</b> # RENT <b>STABLE</b> # OCCUPANCY <b>STABLE</b>

(\*)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

Shanghai (RESIDENCE)

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 # TO NEIGHBORHOOD SHOPPING AREA 20 MINUTES BY Walk # 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 _____
	MIDDLE CLASS	嘉定区、閔行区、青浦 县等地域	# TO CENTER BUSINESS DISTRICT 30 MINUTES BY Car # TO NEIGHBORHOOD SHOPPING AREA 20 MINUTES BY Walk # 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 _____
MULTIPLE RESIDENCE	UPPER CLASS	華山路地区	# TO CENTER BUSINESS DISTRICT 20 MINUTES BY Car # TO NEIGHBORHOOD SHOPPING AREA 5 MINUTES BY Walk # TO EMPLOYMENT CENTER _____ MINUTES BY _____ # 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 _____ # PRICE _____ # RENT _____ # OCCUPANCY _____
	MIDDLE CLASS	浦西其他地区	# TO CENTER BUSINESS DISTRICT 40 MINUTES BY car # TO NEIGHBORHOOD SHOPPING AREA 30 MINUTES BY Walk or car # 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 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
COMMERCIAL	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 checked="" type="checkbox"/> HOTEL <input type="checkbox"/> OTHER _____	# 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"/> 2-5 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 type="checkbox"/> SHOPPING CENTER COMPLEX <input checked="" type="checkbox"/> AMUSEMENT <input type="checkbox"/> CAR DEALER <input type="checkbox"/> HOTEL <input type="checkbox"/> OTHER _____	# 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"/> 2-5 STORIES <input checked="" type="checkbox"/> 6-10 STORIES <input checked="" type="checkbox"/> 11 STORIES OR MORE	# AREA POTENTIAL _____ # PRICE _____ # RENT _____ # OCCUPANCY _____
	MOST EXPENSIVE LOCATION	淮海中路	<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 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 _____	# 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 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 _____

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

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

(N) NEIGHBORHOOD DATA OF SELECTED AREAS

Hongkong (RESIDENCE)

DESCRIPTION		SELECTED AREA	ACCESS (TRANSPORTATION)	LAND USE	BUILDING	MARKET TREND
SINGLE FAMILY RESIDENCE	UPPER CLASS	Peak	# TO CENTER BUSINESS DISTRICT 15 MINUTES BY bus # TO NEIGHBORHOOD SHOPPING AREA 8 MINUTES BY bus # TO EMPLOYMENT CENTER MINUTES BY # TO SCHOOL 8 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 ESTABLISHED # PRICE STABLE # RENT DECLINING # OCCUPANCY DECLINING
	MIDDLE CLASS	Sha Tin	# TO CENTER BUSINESS DISTRICT 50 MINUTES BY rail # TO NEIGHBORHOOD SHOPPING AREA 10 MINUTES BY bus # TO EMPLOYMENT CENTER MINUTES BY # 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 DECLINING # OCCUPANCY DECLINING
MULTIPLE RESIDENCE	UPPER CLASS	Mid Levels	# TO CENTER BUSINESS DISTRICT 10 MINUTES BY bus # TO NEIGHBORHOOD SHOPPING AREA 10 MINUTES BY bus # TO EMPLOYMENT CENTER MINUTES BY # TO SCHOOL 8 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	North point & Causeway Bay	# TO CENTER BUSINESS DISTRICT 15 MINUTES BY rail # TO NEIGHBORHOOD SHOPPING AREA 5 MINUTES BY walk # 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 type="checkbox"/> 2 STORY <input checked="" type="checkbox"/> 3 STORY OR MORE	# AREA POTENTIAL GROWING # PRICE STABLE # RENT STABLE # OCCUPANCY STABLE

DESCRIPTION		SELECTED AREA	LOCATION	TYPICAL LAND USE	BUILDING	MARKET TREND	
COMMERCIAL	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 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 type="checkbox"/> OTHER	# 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"/> 2-5 STORIES <input type="checkbox"/> 6-10 STORIES <input checked="" type="checkbox"/> 11 STORIES OR MORE	# AREA POTENTIAL ESTABLISHED # PRICE STABLE # RENT DECLINING # OCCUPANCY DECLINING
	CENTER COMMERCIAL CENTER BUSINESS DISTRICT	Central Commercial District	<input checked="" type="checkbox"/> URBAN <input type="checkbox"/> SUBURBAN # THE LAND MARK PROPERTY IN THE NEIGHBORHOOD Two International Finance 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 type="checkbox"/> AMUSEMENT <input type="checkbox"/> CAR DEALER <input checked="" type="checkbox"/> HOTEL <input type="checkbox"/> OTHER	# 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"/> 2-5 STORIES <input type="checkbox"/> 6-10 STORIES <input checked="" type="checkbox"/> 11 STORIES OR MORE	# AREA POTENTIAL ESTABLISHED # PRICE DECLINING # RENT DECLINING # OCCUPANCY DECLINING
	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	# 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"/> 2-5 STORIES <input type="checkbox"/> 6-10 STORIES <input type="checkbox"/> 11 STORIES OR MORE	# AREA POTENTIAL # PRICE # RENT # OCCUPANCY

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

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(N) NEIGHBORHOOD DATA OF SELECTED AREAS

Taipei (RESIDENCE)

DESCRIPTION		SELECTED AREA	ACCESS (TRANSPORTATION)	LAND USE	BUILDING	MARKET TREND
SINGLE FAMILY RESIDENCE	UPPER CLASS	大台北華城	# TO CENTER BUSINESS DISTRICT 60 MINUTES BY Bus # TO NEIGHBORHOOD SHOPPING AREA 25 MINUTES BY Bus # TO EMPLOYMENT CENTER 35 MINUTES BY Bus # TO SCHOOL 20 MINUTES BY Bus or 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 DECLINING # RENT DECLINING # OCCUPANCY STABLE
	MIDDLE CLASS	新店、安坑地区、汐止、淡水、三芝	# TO CENTER BUSINESS DISTRICT 50 MINUTES BY Bus & MRT # TO NEIGHBORHOOD SHOPPING AREA 15 MINUTES BY Bus # TO EMPLOYMENT CENTER 25 MINUTES BY Bus & MRT # TO SCHOOL 8 MINUTES BY Bus & 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 DECLINING # RENT DECLINING # OCCUPANCY STABLE
MULTIPLE RESIDENCE	UPPER CLASS	仁愛路, Lin 1 st.	# 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 8 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 DECLINING # RENT DECLINING # OCCUPANCY STABLE
	MIDDLE CLASS	内湖區、松山區	# TO CENTER BUSINESS DISTRICT 30 MINUTES BY Bus or MRT # TO NEIGHBORHOOD SHOPPING AREA 15 MINUTES BY Bus or MRT # TO EMPLOYMENT CENTER 15 MINUTES BY Bus or MRT # TO SCHOOL 8 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 DECLINING # RENT DECLINING # OCCUPANCY STABLE

DESCRIPTION		SELECTED AREA	LOCATION	TYPICAL LAND USE	BUILDING	MARKET TREND	
COMMERCIAL	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, The Westin Taipei	<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	# 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"/> 2-5 STORIES <input type="checkbox"/> 6-10 STORIES <input checked="" type="checkbox"/> 11 STORIES OR MORE	# AREA POTENTIAL <b>GROWING</b> # PRICE <b>DECLINING</b> # RENT <b>DECLINING</b> # OCCUPANCY <b>STABLE</b>
	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	# 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"/> 2-5 STORIES <input type="checkbox"/> 6-10 STORIES <input checked="" type="checkbox"/> 11 STORIES OR MORE	# AREA POTENTIAL <b>GROWING</b> # PRICE <b>DECLINING</b> # RENT <b>DECLINING</b> # OCCUPANCY <b>STABLE</b>
	MOST EXPENSIVE LOCATION	Sec. 4 Chung hsia E. Road, Xin Yi Dist	<input checked="" type="checkbox"/> URBAN <input type="checkbox"/> SUBURBAN  # THE LAND MARK PROPERTY IN THE NEIGHBORHOOD  SOGO Dept.Store, Shin Kong Mitsukoshi, Taipei City Hall, Taipei 101	<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	# 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"/> 2-5 STORIES <input type="checkbox"/> 6-10 STORIES <input checked="" type="checkbox"/> 11 STORIES OR MORE	# AREA POTENTIAL <b>GROWING</b> # PRICE <b>DECLINING</b> # RENT <b>DECLINING</b> # OCCUPANCY <b>STABLE</b>

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

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

(N) NEIGHBORHOOD DATA OF SELECTED AREAS

Kuala Lumpur (RESIDENCE)

DESCRIPTION		SELECTED AREA	ACCESS (TRANSPORTATION)	LAND USE	BUILDING	MARKET TREND
SINGLE FAMILY RESIDENCE	UPPER CLASS	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 <b>ESTABLISHED</b> # PRICE <b>APPRECIATING</b> # RENT <b>INCREASING</b> # OCCUPANCY <b>STABLE</b>
	MIDDLE CLASS	Cheras	# 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 <b>GROWING</b> # PRICE <b>APPRECIATING</b> # RENT <b>INCREASING</b> # OCCUPANCY <b>STABLE</b>
MULTIPLE RESIDENCE	UPPER CLASS	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 type="checkbox"/> 2 STORY <input checked="" type="checkbox"/> 3 STORY OR MORE	# AREA POTENTIAL <b>ESTABLISHED</b> # PRICE <b>APPRECIATING</b> # RENT <b>INCREASING</b> # OCCUPANCY <b>STABLE</b>
	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 type="checkbox"/> 2 STORY <input checked="" type="checkbox"/> 3 STORY OR MORE	# AREA POTENTIAL <b>GROWING</b> # PRICE <b>APPRECIATING</b> # RENT <b>INCREASING</b> # OCCUPANCY <b>STABLE</b>



DESCRIPTION		SELECTED AREA	LOCATION	TYPICAL LAND USE	BUILDING	MARKET TREND	
COMMERCIAL	FRINGE COMMERCIAL	Jalan Semuntan	<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.	# 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"/> 2-5 STORIES <input type="checkbox"/> 6-10 STORIES <input checked="" type="checkbox"/> 11 STORIES OR MORE	# AREA POTENTIAL <b>GROWING</b> # PRICE <b>APPRECIATING</b> # RENT <b>INCREASING</b> # OCCUPANCY <b>STABLE</b>
	CENTER COMMERCIAL CENTER BUSINESS DISTRICT	Jalan Raja Laut	<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.	# 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"/> 2-5 STORIES <input type="checkbox"/> 6-10 STORIES <input checked="" type="checkbox"/> 11 STORIES OR MORE	# AREA POTENTIAL <b>ESTABLISHED</b> # PRICE <b>STABLE</b> # RENT <b>INCREASING</b> # OCCUPANCY <b>STABLE</b>
	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.	# 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"/> 2-5 STORIES <input type="checkbox"/> 6-10 STORIES <input checked="" type="checkbox"/> 11 STORIES OR MORE	# AREA POTENTIAL <b>ESTABLISHED</b> # PRICE <b>APPRECIATING</b> # RENT <b>INCREASING</b> # OCCUPANCY <b>STABLE</b>

(N) NEIGHBORHOOD DATA OF SELECTED AREAS

Singapore (RESIDENCE)

DESCRIPTION		SELECTED AREA	ACCESS (TRANSPORTATION)	LAND USE	BUILDING	MARKET TREND
SINGLE FAMILY RESIDENCE	UPPER CLASS	Nassim/Cluny	# TO CENTER BUSINESS DISTRICT 15 MINUTES BY Car # TO NEIGHBORHOOD SHOPPING AREA 8 MINUTES BY Car # TO EMPLOYMENT CENTER 15 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 ESTABLISHED # PRICE DECLINING # RENT DECLINING # OCCUPANCY STABLE
	MIDDLE CLASS	Holland Road	# TO CENTER BUSINESS DISTRICT 20 MINUTES BY Car # TO NEIGHBORHOOD SHOPPING AREA 5 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 ESTABLISHED # PRICE DECLINING # RENT DECLINING # OCCUPANCY STABLE
MULTIPLE RESIDENCE	UPPER CLASS	Claymore Hill/Ardmore Park	# 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 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 ESTABLISHED # PRICE DECLINING # RENT DECLINING # OCCUPANCY DECLINING
	MIDDLE CLASS	River Valley	# 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 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 type="checkbox"/> 2 STORY <input checked="" type="checkbox"/> 3 STORY OR MORE	# AREA POTENTIAL ESTABLISHED # PRICE DECLINING # RENT DECLINING # OCCUPANCY DECLINING

DESCRIPTION		SELECTED AREA	LOCATION	TYPICAL LAND USE	BUILDING	MARKET TREND	
COMMERCIAL	FRINGE COMMERCIAL	Tanjong Pagar/Maxwell/Anson	<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 _____	# 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"/> 2-5 STORIES <input type="checkbox"/> 6-10 STORIES <input checked="" type="checkbox"/> 11 STORIES OR MORE	# AREA POTENTIAL <b>ESTABLISHED</b> # PRICE <b>DECLINING</b> # RENT <b>DECLINING</b> # OCCUPANCY <b>DECLINING</b>
	CENTER COMMERCIAL CENTER BUSINESS DISTRICT	Shenton Way/Cecil Street/Robinson Road	<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 _____	# 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"/> 2-5 STORIES <input type="checkbox"/> 6-10 STORIES <input checked="" type="checkbox"/> 11 STORIES OR MORE	# AREA POTENTIAL <b>ESTABLISHED</b> # PRICE <b>DECLINING</b> # RENT <b>DECLINING</b> # OCCUPANCY <b>DECLINING</b>
	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 _____	# 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"/> 2-5 STORIES <input type="checkbox"/> 6-10 STORIES <input checked="" type="checkbox"/> 11 STORIES OR MORE	# AREA POTENTIAL <b>ESTABLISHED</b> # PRICE <b>DECLINING</b> # RENT <b>DECLINING</b> # OCCUPANCY <b>DECLINING</b>

(\*)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

Sydney (RESIDENCE)

DESCRIPTION		SELECTED AREA	ACCESS (TRANSPORTATION)	LAND USE	BUILDING	MARKET TREND
SINGLE FAMILY RESIDENCE	UPPER CLASS	Bellevue Hill	# TO CENTER BUSINESS DISTRICT 15 MINUTES BY Car # TO NEIGHBORHOOD SHOPPING AREA 5 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 checked="" type="checkbox"/> 2 STORY <input type="checkbox"/> 3 STORY OR MORE	# AREA POTENTIAL ESTABLISHED # PRICE DECLINING # RENT DECLINING # OCCUPANCY DECLINING
	MIDDLE CLASS	Oatley	# TO CENTER BUSINESS DISTRICT 25 MINUTES BY Train # TO NEIGHBORHOOD SHOPPING AREA 5 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 ESTABLISHED # PRICE STABLE # RENT STABLE # OCCUPANCY STABLE
MULTIPLE RESIDENCE	UPPER CLASS	Chatswood	# TO CENTER BUSINESS DISTRICT 20 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 ESTABLISHED # PRICE STABLE # RENT STABLE # OCCUPANCY STABLE
	MIDDLE CLASS	Ryde	# 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 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 ESTABLISHED # PRICE STABLE # RENT STABLE # OCCUPANCY STABLE

DESCRIPTION		SELECTED AREA	LOCATION	TYPICAL LAND USE	BUILDING	MARKET TREND	
COMMERCIAL	FRINGE COMMERCIAL	North Sydney, St Leonards, Chatswood, South Sydney, CBD Fringe	<input type="checkbox"/> URBAN <input checked="" type="checkbox"/> SUBURBAN  # THE LAND MARK PROPERTY IN THE NEIGHBORHOOD  Westfield Shopping 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 type="checkbox"/> AMUSEMENT <input type="checkbox"/> CAR DEALER <input checked="" type="checkbox"/> HOTEL <input checked="" type="checkbox"/> OTHER Residential	# 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"/> 2-5 STORIES <input checked="" type="checkbox"/> 6-10 STORIES <input type="checkbox"/> 11 STORIES OR MORE	# AREA POTENTIAL <b>ESTABLISHED</b> # PRICE <b>STABLE</b> # RENT <b>STABLE</b> # OCCUPANCY <b>DECLINING</b>
	CENTER COMMERCIAL CENTER BUSINESS DISTRICT	Sydney CBD	<input checked="" type="checkbox"/> URBAN <input type="checkbox"/> SUBURBAN  # THE LAND MARK PROPERTY IN THE NEIGHBORHOOD  Sydney CBD southern and western precinct	<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	# 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"/> 2-5 STORIES <input type="checkbox"/> 6-10 STORIES <input checked="" type="checkbox"/> 11 STORIES OR MORE	# AREA POTENTIAL <b>ESTABLISHED</b> # PRICE <b>DECLINING</b> # RENT <b>DECLINING</b> # OCCUPANCY <b>DECLINING</b>
	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	# 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"/> 2-5 STORIES <input type="checkbox"/> 6-10 STORIES <input type="checkbox"/> 11 STORIES OR MORE	# AREA POTENTIAL [ ] # PRICE [ ] # RENT [ ] # OCCUPANCY [ ]

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

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

(N) NEIGHBORHOOD DATA OF SELECTED AREAS

Auckland (RESIDENCE)

DESCRIPTION		SELECTED AREA	ACCESS (TRANSPORTATION)	LAND USE	BUILDING	MARKET TREND
SINGLE FAMILY 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 <b>ESTABLISHED</b> # PRICE <b>DECLINING</b> # RENT <b>STABLE</b> # OCCUPANCY <b>STABLE</b>
	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 <b>ESTABLISHED</b> # PRICE <b>DECLINING</b> # RENT <b>STABLE</b> # OCCUPANCY <b>STABLE</b>
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 <b>ESTABLISHED</b> # PRICE <b>DECLINING</b> # RENT <b>STABLE</b> # OCCUPANCY <b>STABLE</b>
	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 <b>ESTABLISHED</b> # PRICE <b>DECLINING</b> # RENT <b>STABLE</b> # OCCUPANCY <b>STABLE</b>

DESCRIPTION		SELECTED AREA	LOCATION	TYPICAL LAND USE	BUILDING	MARKET TREND	
COMMERCIAL	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 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 [ ]	# CHANGE IN PRESENT LAND USE <input type="checkbox"/> NOT LIKELY <input type="checkbox"/> LIKELY(*) <input checked="" type="checkbox"/> TAKING PLACE(*) (*) FROM [ ] retail TO [ ] residential accomodation	<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 <b>ESTABLISHED</b> # PRICE <b>STABLE</b> # RENT <b>STABLE</b> # OCCUPANCY <b>STABLE</b>
	CENTER COMMERCIAL CENTER 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 checked="" type="checkbox"/> HOTEL <input type="checkbox"/> OTHER [ ]	# 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"/> 2-5 STORIES <input type="checkbox"/> 6-10 STORIES <input type="checkbox"/> 11 STORIES OR MORE	# AREA POTENTIAL <b>ESTABLISHED</b> # PRICE <b>STABLE</b> # RENT <b>INCREASING</b> # OCCUPANCY <b>STABLE</b>
	MOST EXPENSIVE LOCATION	Queen Street	<input checked="" type="checkbox"/> URBAN <input type="checkbox"/> SUBURBAN  # THE LAND MARK PROPERTY IN THE NEIGHBORHOOD  Vero House [ ]	<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 [ ]	# 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"/> 2-5 STORIES <input type="checkbox"/> 6-10 STORIES <input checked="" type="checkbox"/> 11 STORIES OR MORE	# AREA POTENTIAL <b>ESTABLISHED</b> # PRICE <b>STABLE</b> # RENT <b>INCREASING</b> # OCCUPANCY <b>STABLE</b>

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

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

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

## The List of Survey Questionnaires (A Table of 23 Cities)

### Contents

I. Japan	
Tokyo .....	1
Osaka .....	2
Nagoya .....	3
II. America	
New York .....	4
San Francisco .....	5
Honolulu .....	6
Vancouver, B.C. ....	7
Mexico City .....	8
Sao Paulo .....	9
III. Europe	
London .....	10
Paris .....	11
Frankfurt am Main .....	12
Berlin .....	13
Bruxelles .....	14
IV. Asia and Oceania	
Seoul .....	15
Beijing .....	16
Shanghai .....	17
Hong Kong .....	18
Taipei .....	19
Kuala Lumpur .....	20
Singapore .....	21
Sydney .....	22
Auckland .....	23



## Tokyo

TYPE OF LAND			SELECTED AREA(DISTRICT)	OUTLINE OF LAND USE		DISCRIPTION	2006		2007		2008		2009	
							UNIT: Yen	Index	UNIT: Yen	Index	UNIT: Yen	Index	UNIT: Yen	Index
RESIDENTIAL	FOR SINGLE FAMILY RESIDENCE	UPPER CLASS	4-chome, Denenchofu, Ota-ku, Tokyo (changed in 2000)	BUILDING SIZE (changed in 2000)	200m <sup>2</sup>	LAND PRICE PER m <sup>2</sup>					800,000		700,000	
				LOT SIZE	550m <sup>2</sup>	RESIDENCIAL VALUE			475,000,000		425,000,000			
				ANNUAL HOUSE RENT				9,600,000		9,600,000				
		MIDDLE CLASS	Naritahigashi,Suginami-ku	BUILDING SIZE	150m <sup>2</sup>	LAND PRICE PER m <sup>2</sup>	429,000	97	466,000	105	513,000	116	462,000	104
				LOT SIZE	200m <sup>2</sup>	RESIDENCIAL VALUE	105,000,000	96	115,000,000	106	120,000,000	110	108,000,000	99
				ANNUAL HOUSE RENT			4,320,000		4,320,000		4,320,000		4,320,000	
	FOR MULTIPLE RESIDENCE	UPPER CLASS	1bancho,Chiyoda-ku	FLOOR AREA RATIO	400%	LAND PRICE PER m <sup>2</sup>	1,860,000	115	2,150,000	133	2,530,000	156	2,430,000	150
				SIZE OF RESIDENTIAL UNIT	150m <sup>2</sup>	RESIDENCIAL VALUE	125,000,000	110	150,000,000	132	150,000,000	132	135,000,000	118
				LOT SIZE	800m <sup>2</sup>	ANNUAL FLOOR AREA RENT PER m <sup>2</sup>	49,600	112	56,000	126	56,000	126	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		4.2		4.5	
COMMERCIAL	FRINGE COMMERCIAL	2-chome, Toyotamakita, Nerima-ku (changed in 2008)	FLOOR AREA RATIO	200%	LAND PRICE PER m <sup>2</sup>					457,000		415,000		
			SIZE OF RESIDENTIAL UNIT	70m <sup>2</sup>	RESIDENCIAL VALUE					36,000,000		32,000,000		
			LOT SIZE(changed in 2008)	250m <sup>2</sup>	ANNUAL FLOOR AREA RENT PER m <sup>2</sup>					27,400		27,400		
			VACANCY RATE (%)							5.0		6.0		
			TYPICAL OPERATING EXPENSE RATE (%)							20.0		20.0		
			CAP RATE (%)							5.2		5.5		
	CENTER COMMERCIAL	1-chome,Nishishinjuku, Shinjuku-ku	FLOOR AREA RATIO	600%	LAND PRICE PER m <sup>2</sup>	2,300,000	92	2,690,000	108	3,380,000	135	3,080,000	123	
			LOT SIZE	800m <sup>2</sup>	CAPITAL VALUE PER GROSS FLOOR AREA (GFA) PER m <sup>2</sup>	610,000	78	700,000	90	800,000	103	700,000	90	
			ANNUAL FLOOR AREA RENT PER m <sup>2</sup>			57,600	116	66,000	133	66,000	133	60,000	121	
			VACANCY RATE (%)			5.0		5.0		5.0		6.0		
			TYPICAL OPERATING EXPENSE RATE (%)			20.0		20.0		20.0		20.0		
			CAP RATE (%)			4.5		4.5		4.7		5.0		
MOST EXPENSIVE	6-chome,Ginza,Chuo-ku	FLOOR AREA RATIO	1,000%	LAND PRICE PER m <sup>2</sup>	10,100,000	110	12,300,000	134	16,100,000	175	15,300,000	166		
		LOT SIZE	1,000m <sup>2</sup>	CAPITAL VALUE PER GROSS FLOOR AREA (GFA) PER m <sup>2</sup>	1,250,000	79	1,500,000	94	1,650,000	104	1,400,000	88		
		ANNUAL FLOOR AREA RENT PER m <sup>2</sup>			108,000	113	120,000	126	144,000	151	129,600	136		
		VACANCY RATE (%)			4.0		4.0		5.0		6.0			
		TYPICAL OPERATING EXPENSE RATE (%)			20.0		20.0		20.0		20.0			
		CAP RATE (%)			4.0		4.0		4.2		4.5			
FRINGE COMMERCIAL	6-chome,Ginza,Chuo-ku	FLOOR AREA RATIO	800%	LAND PRICE PER m <sup>2</sup>	20,000,000	153	26,400,000	202	33,500,000	256	32,700,000	250		
		LOT SIZE	900m <sup>2</sup>	CAPITAL VALUE PER GROSS FLOOR AREA (GFA) PER m <sup>2</sup>	2,000,000	83	2,500,000	104	2,800,000	117	2,400,000	100		
		ANNUAL FLOOR AREA RENT PER m <sup>2</sup>			156,000	121	192,000	149	198,000	153	180,000	140		
		VACANCY RATE (%)			3.0		3.0		4.0		5.0			
		TYPICAL OPERATING EXPENSE RATE (%)			20.0		20.0		20.0		20.0			
		CAP RATE (%)			3.8		3.8		4.0		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

## Osaka

TYPE OF LAND			SELECTED AREA (DISTRICT)	OUTLINE OF LAND USE		DISCRPTION	2006		2007		2008		2009		
							UNIT: Yen	Index	UNIT: Yen	Index	UNIT: Yen	Index	UNIT: Yen	Index	
RESIDENTIAL	FOR SINGLE FAMILY RESIDENCE	UPPER CLASS	2-chome, Tezukayamanaka, Sumiyoshi-ku, Osaka-shi	BUILDING SIZE	180㎡	LAND PRICE PER ㎡	343,000	73	362,000	77	384,000	81	374,000	79	
				LOT SIZE	340㎡	RESIDENTIAL VALUE	140,000,000	74	146,000,000	77	153,000,000	81	148,500,000	78	
				ANNUAL HOUSE RENT			5,076,000		5,076,000		5,076,000		5,076,000		
		MIDDLE CLASS	3-chome, Okamachi-Kita, Toyonaka-shi	BUILDING SIZE	130㎡	LAND PRICE PER ㎡	203,000	73	212,000	76	224,000	81	218,000	78	
				LOT SIZE	210㎡	RESIDENTIAL VALUE	49,050,000	77	50,850,000	79	53,250,000	83	52,000,000	81	
				ANNUAL HOUSE RENT			2,412,000		2,412,000		2,412,000		2,412,000		
	FOR MULTIPLE RESIDENCE	UPPER CLASS	8-chome, Uehonmachi, Tennouji-ku, Osaka-shi	FLOOR AREA RATIO	600%	LAND PRICE PER ㎡	418,000	73	485,000	84	558,000	97	553,000	96	
				SIZE OF RESIDENTIAL UNIT	100㎡	RESIDENTIAL VALUE	40,400,000	81	43,050,000	86	45,900,000	92	44,900,000	90	
				LOT SIZE	300㎡	ANNUAL FLOOR AREA RENT PER ㎡	22,200	93	22,200	93	22,800	95	22,800	95	
				VACANCY RATE (%)			-		-		-		-		
				TYPICAL OPERATING EXPENSE RATE (%)			25.0		25.0		25.0		25.0		
				CAP RATE (%)			6.5		5.5		5.5		6.0		
MIDDLE CLASS	7-chome, Toyosato, Higashiyodogawa-ku,	FLOOR AREA RATIO	200%	LAND PRICE PER ㎡	221,000	73	226,000	74	234,000	77	232,000	76			
		SIZE OF RESIDENTIAL UNIT	70㎡	RESIDENTIAL VALUE	25,800,000	80	25,850,000	80	26,200,000	81	25,800,000	80			
		LOT SIZE	500㎡	ANNUAL FLOOR AREA RENT PER ㎡	18,600	91	18,600	91	18,600	91	18,600	91			
		VACANCY RATE (%)			-		-		-		-				
		TYPICAL OPERATING EXPENSE RATE (%)			24.5		24.5		24.5		24.5				
		CAP RATE (%)			7.0		6.8		6.8		7.0				
COMMERCIAL	FRINGE COMMERCIAL	4-chome, Nishitenma, Kita-ku, Osaka-shi	FLOOR AREA RATIO	400%	LAND PRICE PER ㎡	625,000	59	755,000	71	843,000	80	783,000	74		
			LOT SIZE	230㎡	CAPITAL VALUE PER GROSS FLOOR AREA (GFA) PER ㎡	404,000	62	433,000	67	464,000	71	424,500	65		
			ANNUAL FLOOR AREA RENT PER ㎡			40,800	92	43,200	97	45,000	101	43,200	97		
			VACANCY RATE (%)			10.0		10.0		10.0		10.0			
			TYPICAL OPERATING EXPENSE RATE (%)			29.0		29.0		29.0		29.0			
			CAP RATE (%)			6.8		6.5		6.2		6.5			
			CENTER COMMERCIAL	1-chome, Kouraihashi, Chuo-ku, Osaka-shi	FLOOR AREA RATIO	800%	LAND PRICE PER ㎡	1,380,000	45	1,800,000	58	2,230,000	72	2,080,000	67
					LOT SIZE	3,000㎡	CAPITAL VALUE PER GROSS FLOOR AREA (GFA) PER ㎡	501,000	60	546,000	66	747,500	90	691,500	83
					ANNUAL FLOOR AREA RENT PER ㎡			54,000	96	57,600	102	60,000	106	57,600	102
	VACANCY RATE (%)					10.0		10.0		10.0		10.0			
	TYPICAL OPERATING EXPENSE RATE (%)					28.0		28.0		28.0		28.0			
	CAP RATE (%)					6.0		5.5		5.2		5.4			
	MOST EXPENSIVE	Kakuda-cho, Kita-ku, Osaka-shi			FLOOR AREA RATIO	800%	LAND PRICE PER ㎡	6,000,000	107	8,340,000	149	10,800,000	193	10,100,000	180
					LOT SIZE	5,400㎡	CAPITAL VALUE PER GROSS FLOOR AREA (GFA) PER ㎡	1,085,000	83	1,370,000	105	1,690,000	130	1,555,000	120
					ANNUAL FLOOR AREA RENT PER ㎡			81,600	98	96,000	116	102,000	123	96,000	116
			VACANCY RATE (%)			5.0		5.0		5.0		5.0			
			TYPICAL OPERATING EXPENSE RATE (%)			25.0		25.0		25.0		25.0			
			CAP RATE (%)			5.0		4.5		4.3		4.4			

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

Nagoya

TYPE OF LAND			SELECTED AREA (DISTRICT)	OUTLINE OF LAND USE		DISCRPTION	2006		2007		2008		2009	
							UNIT: Yen	Index	UNIT: Yen	Index	UNIT: Yen	Index	UNIT: Yen	Index
RESIDENTIAL	FOR SINGLE FAMILY RESIDENCE	UPPER CLASS	Nanzancho, Showa-ku, Nagoya-shi	BUILDING SIZE	330 m <sup>2</sup>	LAND PRICE PER m <sup>2</sup>	226,000	66	295,000	86	335,000	97	304,000	88
				LOT SIZE (changed in 2007)	1,050 m <sup>2</sup>	RESIDENCIAL VALUE	435,000,000	78	400,000,000	71	400,000,000	71	350,000,000	63
				ANNUAL HOUSE RENT			12,000,000		12,000,000		12,000,000		10,800,000	
	MIDDLE CLASS	2-chome, Fujiecho, Nakamura-ku, Nagoya-shi (changed in 2008)	BUILDING SIZE (changed in 2008)	125 m <sup>2</sup>	LAND PRICE PER m <sup>2</sup>						163,000		157,000	
			LOT SIZE (changed in 2008)	187 m <sup>2</sup>	RESIDENCIAL VALUE						27,500,000		27,500,000	
			ANNUAL HOUSE RENT							2,400,000		2,400,000		
	UPPER CLASS	Tokugawa-cho, Higashi-ku, Nagoya-shi (changed in 2008)	FLOOR AREA RATIO (changed in 2008)	200%	LAND PRICE PER m <sup>2</sup>						246,000		207,000	
			BUILDING SIZE (changed in 2008)	105 m <sup>2</sup>	RESIDENCIAL VALUE						45,000,000		42,500,000	
LOT SIZE (changed in 2008)			1,698 m <sup>2</sup>	ANNUAL FLOOR AREA RENT PER m <sup>2</sup>						27,429		26,286		
VACANCY RATE (%)										4.0		4.0		
TYPICAL OPERATING EXPENSE RATE (%)										20.0		20.0		
MIDDLE CLASS	5-chome, Emukai-cho, Nishi-ku, Nagoya-shi (changed in 2008)	FLOOR AREA RATIO	200%	LAND PRICE PER m <sup>2</sup>						190,000		183,000		
		BUILDING SIZE (changed in 2008)	70 m <sup>2</sup>	RESIDENCIAL VALUE						25,000,000		25,000,000		
		LOT SIZE	258 m <sup>2</sup>	ANNUAL FLOOR AREA RENT PER m <sup>2</sup>						20,571		20,571		
		VACANCY RATE (%)								5.0		5.0		
		TYPICAL OPERATING EXPENSE RATE (%)								20.0		20.0		
CAP RATE (%)										5.3		5.7		
		FLOOR AREA RATIO	300%	LAND PRICE PER m <sup>2</sup>	200,000	85	222,000	95	245,000	105	230,000	98		
		LOT SIZE	182 m <sup>2</sup>	CAPITAL VALUE PER GROSS FLOOR AREA (GFA) PER m <sup>2</sup>	225,000		247,500		275,000		265,000			
		ANNUAL FLOOR AREA RENT PER m <sup>2</sup>			28,800		28,800		28,800		28,800			
		VACANCY RATE (%)			8.0		8.0		8.0		8.0			
TYPICAL OPERATING EXPENSE RATE (%)			25.0		25.0		25.0		25.0					
CAP RATE (%)			5.5		5.5		5.3		6.0					
COMMERCIAL	FRINGE COMMERCIAL	1-chome, Tutui, Higashi-ku, Nagoya-shi	FLOOR AREA RATIO	1,000%	LAND PRICE PER m <sup>2</sup>	3,530,000	134	4,900,000	186	6,350,000	241	6,100,000	232	
			LOT SIZE	1,521 m <sup>2</sup>	CAPITAL VALUE PER GROSS FLOOR AREA (GFA) PER m <sup>2</sup>	550,000		770,000		850,000		800,000		
			ANNUAL FLOOR AREA RENT PER m <sup>2</sup>			72,000		84,000		84,000		84,000		
	CENTER COMMERCIAL	4-chome, Meieki, Nakamura-ku, Nagoya-shi	VACANCY RATE (%)			5.0		5.0		5.0		5.0		
			TYPICAL OPERATING EXPENSE RATE (%)			25.0		25.0		25.0		25.0		
			CAP RATE (%)			4.5		4.5		4.3		4.7		
			FLOOR AREA RATIO	1,000%	LAND PRICE PER m <sup>2</sup>	5,900,000	113	7,100,000	136	8,520,000	163	7,930,000	152	
			LOT SIZE	7,733 m <sup>2</sup>	CAPITAL VALUE PER GROSS FLOOR AREA (GFA) PER m <sup>2</sup>	750,000		850,000		850,000		825,000		
			ANNUAL FLOOR AREA RENT PER m <sup>2</sup>			84,000		84,000		84,000		84,000		
MOST EXPENSIVE	3-chome, Sakae, Naka-ku, Nagoya-shi	VACANCY RATE (%)			4.0		4.0		4.0		4.0			
		TYPICAL OPERATING EXPENSE RATE (%)			25.0		25.0		25.0		25.0			
		CAP RATE (%)			4.5		4.5		4.3		4.7			

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	2006		2007		2008		2009		
							UNIT:	US\$	Index	UNIT:	US\$	Index	UNIT:	US\$	Index
RESIDENTIAL	FOR SINGLE FAMILY RESIDENCE	UPPER CLASS	Town of Greenwich,CT	BUILDING SIZE (in 2009)	1,087sf	LAND PRICE PER sf	215	165	247	190	247	190	237	182	
				LOT SIZE (in 2009)	35,321sf	RESIDENCIAL VALUE	9,765,000	723	12,000,000	889	12,600,000	933	12,870,000	953	
		(Both building size and lot size are different 2008 before.)				ANNUAL HOUSE RENT									
		MIDDLE CLASS	Borough of Staten Island,New York City	BUILDING SIZE (in 2009)	204sf	LAND PRICE PER sf	785	462	860	506	753	443	646	380	
	LOT SIZE (in 2009)			325sf	RESIDENCIAL VALUE	580,000	232	690,000	276	510,000	204	488,400	195		
	(Both building size and lot size are different 2008 before.)				ANNUAL HOUSE RENT										
	FOR MULTIPLE RESIDENCE	UPPER CLASS	Upper East Side of Manhattan, New York City (from 59th to 96th Street,between 5th Ave.and East River)	FLOOR AREA RATIO	1,000%	LAND PRICE PER sf	5,382		5,920		5,382		5,704		
				BUILDING SIZE (in 2009)	106sf	RESIDENCIAL VALUE	1,650,000	94	1,743,000	100	1,800,000	103	1,500,000	86	
(Building size is different 2008 before.)				ANNUAL FLOOR AREA RENT PER sf	489		517		432		548				
LOT SIZE				929sf	VACANCY RATE (%)	1.0		1.0		1.3		1.5			
100X100SF				TYPICAL OPERATING EXPENSE RATE (%)	42.0		42.0		42.0		42.0				
				CAP RATE (%)	6.0		3.5		3.8		3.8				
MIDDLE CLASS	Chelsea of Manhattan,New York City(On the west side of 5th Ave.between 14th and 23rd St.)	(changed in 2002)	FLOOR AREA RATIO	600%	LAND PRICE PER sf	3,498		4,736		5,313		4,793			
			BUILDING SIZE (in 2009)	111sf	RESIDENCIAL VALUE	1,469,000		1,363,000		1,370,000		1,300,000			
			(Building size is different 2008 before.)				ANNUAL FLOOR AREA RENT PER sf	545		551		581		523	
			LOT SIZE	929sf	VACANCY RATE (%)	1.0		1.0		1.0		1.6			
100X100SF				TYPICAL OPERATING EXPENSE RATE (%)	42		42		42		42				
				CAP RATE (%)	6.0		4.0		4.8		4.8				
COMMERCIAL	FRINGE COMMERCIAL	West Side of Manhattan,New York City (From 23rd St. to 42nd St.between 8th and 10th Ave.)	FLOOR AREA RATIO	600%	LAND PRICE PER sf	1,722		3,552		4,306		3,767			
			LOT SIZE	929sf	CAPITAL VALUE PER GROSS FLOOR AREA (GFA) PER sf	2,100		2,370		3,227		2,528			
							ANNUAL FLOOR AREA RENT PER sf	312	83	366	97	448	119	388	103
							VACANCY RATE (%)	8.0		6.5		4.5		7.8	
							TYPICAL OPERATING EXPENSE RATE (%)	25.0		25.0		25.0		25.0	
							CAP RATE (%)	6.5		6.5		7.0		8.0	
	CENTER COMMERCIAL	Times Square(Midtown)of Manhattan,New York City (From 42nd to 52nd St. between 7th and Broadway)	FLOOR AREA RATIO	1,400%	LAND PRICE PER sf	3,875		4,306		5,383		6,460			
			LOT SIZE	1,859sf	CAPITAL VALUE PER GROSS FLOOR AREA (GFA) PER sf	6,455		9,145		8,392		8,069			
							ANNUAL FLOOR AREA RENT PER sf	614	127	797	165	564	117	685	142
				VACANCY RATE (%)	4.5		3.2		9.6		13.0				
				TYPICAL OPERATING EXPENSE RATE (%)	25.0		25.0		25.0		25.0				
				CAP RATE (%)	6.0		6.0		6.5		7.0				
MOST EXPENSIVE	Midtown,New York City (Cannot indicate particular location without sales comparison, but assumed Grand Central Station, MetLife Building)	FLOOR AREA RATIO	1,400%	LAND PRICE PER sf	5,651		8,342		8,075		8,613				
		LOT SIZE	1,859sf	CAPITAL VALUE PER GROSS FLOOR AREA (GFA) PER sf	8,770		10,760		10,005		11,834				
						ANNUAL FLOOR AREA RENT PER sf	904	186	904	186	1,011	208	871	179	
						VACANCY RATE (%)	13.6		11.8		6.0		11.0		
				TYPICAL OPERATING EXPENSE RATE (%)	25.0		25.0		25.0		25.0				
				CAP RATE (%)	6.5		6.0		6.5		7.0				

LAND PRICE : (1) SINGLE FAMILY RESIDENCE FEE SIMPLE/FREE HOLD VALUE/Property Value/Dwelling  
 (2) MULTIPLE RESIDENCE FEE SIMPLE/FREE HOLD VALUE/Land Value/Sq. Meter of Possible Building Floor Area  
 (3) COMMERCIAL FEE SIMPLE/FREE HOLD VALUE/Land Value/Sq. Meter of Possible Building Floor Area

ANNUAL OFFICE RENT IS BASED ON :  NET  
 GROSS

San Francisco

TYPE OF LAND			SELECTED AREA (DISTRICT)	OUTLINE OF LAND USE		DISCRIPTION	2006		2007		2008		2009	
							UNIT:	US\$	Index	UNIT:	US\$	Index	UNIT:	US\$
RESIDENTIAL	FOR SINGLE FAMILY RESIDENCE	UPPER CLASS	Sausalito	BUILDING SIZE	185m <sup>2</sup>	LAND PRICE PER m <sup>2</sup>	910~1,130	97	970~1,180	102	1,485	141	1,334	127
				LOT SIZE	604m <sup>2</sup>	RESIDENCIAL VALUE	2,900,000~3,200,000	313	2,350,000~2,650,000	256	1,790,000	184	1,305,000	134
				ANNUAL HOUSE RENT										
		MIDDLE CLASS	South San Francisco	BUILDING SIZE	148m <sup>2</sup>	LAND PRICE PER m <sup>2</sup>	430~538	106	450~538	108	753	165	592	130
				LOT SIZE	557m <sup>2</sup>	RESIDENCIAL VALUE	545,000~845,000	164	500,000~800,000	153	639,000	150	504,000	119
				ANNUAL HOUSE RENT										
	FOR MULTIPLE RESIDENCE	UPPER CLASS	Pacific Heights Marina	FLOOR AREA RATIO	600%	LAND PRICE PER m <sup>2</sup>	1,775		1,880		3,593		3,238	
				BUILDING SIZE	148m <sup>2</sup>	RESIDENCIAL VALUE	1,300,000	108	1,400,000	117	1,705,000	142	1,220,000	102
				LOT SIZE	343m <sup>2</sup>	ANNUAL FLOOR AREA RENT PER m <sup>2</sup>	223	92	244	101	173	72	165	68
				VACANCY RATE (%)			4.1		3.9		2.7		2.8	
				TYPICAL OPERATING EXPENSE RATE (%)			42.0		42.0		42.0		42.0	
				CAP RATE (%)			4.7		4.5		4.5		4.5	
MIDDLE CLASS	Sunset Richmond	FLOOR AREA RATIO	200%	LAND PRICE PER m <sup>2</sup>	1,075		1,340		2,625		2,302			
		BUILDING SIZE	148m <sup>2</sup>	RESIDENCIAL VALUE	825,000	189	900,000	206	1,075,000	246	945,000	216		
		LOT SIZE	348m <sup>2</sup>	ANNUAL FLOOR AREA RENT PER m <sup>2</sup>	134	92	163	112	143	99	142	98		
		VACANCY RATE (%)			4.2		4.0		7.0		6.7			
		TYPICAL OPERATING EXPENSE RATE (%)			42.0		42.0		42.0		42.0			
		CAP RATE (%)			5.0		4.8		5.1		5.1			
COMMERCIAL	FRINGE COMMERCIAL	Fisherman's Wharf Area	FLOOR AREA RATIO	550%	LAND PRICE PER m <sup>2</sup>	1,400	43	1,775	55	3,787	117	3,314	103	
			LOT SIZE	1,859m <sup>2</sup>	CAPITAL VALUE PER GROSS FLOOR AREA (GFA) PER m <sup>2</sup>	3,070		3,390		4,626		4,045		
			ANNUAL FLOOR AREA RENT PER m <sup>2</sup>			288	49	288	49	468	79	348	59	
			VACANCY RATE (%)			11.7		10.6		7.3		6.5		
			TYPICAL OPERATING EXPENSE RATE (%)			35.0		35.0		35.0		35.0		
			CAP RATE (%)			5.9		5.6		5.4		5.4		
	CENTER COMMERCIAL	Downtown	FLOOR AREA RATIO	5,000%	LAND PRICE PER m <sup>2</sup>	1,830	52	2,040	58	4,110	117	3,712	106	
			LOT SIZE	5,577m <sup>2</sup>	CAPITAL VALUE PER GROSS FLOOR AREA (GFA) PER m <sup>2</sup>	3,600		3,905		4,744		4,282		
			ANNUAL FLOOR AREA RENT PER m <sup>2</sup>			381	47	456	57	456	57	342	42	
			VACANCY RATE (%)			13.2		11.6		8.0		9.9		
			TYPICAL OPERATING EXPENSE RATE (%)			35.0		35.0		35.0		35.0		
			CAP RATE (%)			5.7		5.5		6.2		6.2		
MOST EXPENSIVE	Same as Center Commercial	FLOOR AREA RATIO		LAND PRICE PER m <sup>2</sup>										
		LOT SIZE		CAPITAL VALUE PER GROSS FLOOR AREA (GFA) PER m <sup>2</sup>										
		ANNUAL FLOOR AREA RENT PER m <sup>2</sup>												
		VACANCY RATE (%)												
		TYPICAL OPERATING EXPENSE RATE (%)												
		CAP RATE (%)												

LAND PRICE : (1) SINGLE FAMILY RESIDENCE FEE SIMPLE/FREE HOLD VALU Property Value/Dwelling  
 (2) MULTIPLE RESIDENCE FEE SIMPLE/FREE HOLD VALU Land Value/Sq. Meter of Possible Building Floor Area  
 (3) COMMERCIAL FEE SIMPLE/FREE HOLD VALU Land Value/Sq. Meter of Possible Building Floor Area

ANNUAL OFFICE RENT IS BASED ON :  NET  
 GROSS

Honolulu(Hawaii)

TYPE OF LAND		SELECTED AREA(DISTRICT)	OUTLINE OF LAND USE	DISCRPTION	2006		2007		2008		2009			
					UNIT: US\$	Index	UNIT: US\$	Index	UNIT: US\$	Index	UNIT: US\$	Index		
RESIDENTIAL	FOR SINGLE FAMILY RESIDENCE	UPPER CLASS	Waiialae-Kohala,Oahu	BUILDING SIZE	232m <sup>2</sup>	LAND PRICE PER m <sup>2</sup>	954	183	954	183	1,195	230	1,195	230
			LOT SIZE(changed in 2008)	976m <sup>2</sup>	RESIDENCIAL VALUE	1,650,000	220	1,650,000	220	1,450,000	193	1,850,000	247	
			ANNUAL HOUSE RENT	60,000	179	60,000	179	60,000	179	60,000	179	60,000	179	
		MIDDLE CLASS	PearlCity,Oahu	BUILDING SIZE	130m <sup>2</sup>	LAND PRICE PER m <sup>2</sup>	621	222	911	325	738	264	738	264
			LOT SIZE	604m <sup>2</sup>	RESIDENCIAL VALUE	490,000	209	550,000	234	575,000	245	550,000	234	
			ANNUAL HOUSE RENT	28,800	200	28,800	200	24,000	167	24,000	167	24,000	167	
	FOR MULTIPLE RESIDENCE	UPPER CLASS	Kapiolani-Kakaako,Oahu	FLOOR AREA RATIO	225%	LAND PRICE PER m <sup>2</sup>	1,750	207	1,750	207	3,579	424	2,960	350
				BUILDING SIZE	111m <sup>2</sup>	RESIDENCIAL VALUE	800,000	145	800,000	145	850,000	155	850,000	155
				LOT SIZE	2,787m <sup>2</sup>	ANNUAL FLOOR AREA RENT PER m <sup>2</sup>	378	194	378	194	335	172	335	172
				VACANCY RATE (%)	2.0	2.0	5.0	5.0						
				TYPICAL OPERATING EXPENSE RATE (%)	38.0	38.0	43.0	43.0						
				CAP RATE (%)	3.3	3.3	2.5	2.5						
MIDDLE CLASS	Makiki,Oahu	FLOOR AREA RATIO	150%	LAND PRICE PER m <sup>2</sup>	1,265	224	1,265	224	1,615	286	1,507	267		
		BUILDING SIZE	84m <sup>2</sup>	RESIDENCIAL VALUE	357,500	191	390,000	208	390,000	208	380,000	203		
		LOT SIZE	1,858m <sup>2</sup>	ANNUAL FLOOR AREA RENT PER m <sup>2</sup>	250	184	250	184	243	179	243	179		
		VACANCY RATE (%)	2.0	2.0	5.0	5.0								
		TYPICAL OPERATING EXPENSE RATE (%)	42.0	42.0	44.0	44.0								
		CAP RATE (%)	3.3	3.3	3.0	3.0								
COMMERCIAL	FRINGE COMMERCIAL	Kapiolani,Oahu	FLOOR AREA RATIO	350%	LAND PRICE PER m <sup>2</sup>	1,615	167	1,615	167	2,826	292	2,826	292	
			LOT SIZE	2,787m <sup>2</sup>	CAPITAL VALUE PER GROSS FLOOR AREA (GFA) PER m <sup>2</sup>	2,234	104	2,234	104	2,478	115	2,354	109	
			ANNUAL FLOOR AREA RENT PER m <sup>2</sup>	312	102	348	114	408	134	420	138			
			VACANCY RATE (%)	7.0	6.5	6.0	6.5							
			TYPICAL OPERATING EXPENSE RATE (%)	40.0	40.0	40.0	40.0							
			CAP RATE (%)	7.0	7.0	7.5	8.0							
	CENTER COMMERCIAL	Downtown,Honolulu,Oahu	FLOOR AREA RATIO	750%	LAND PRICE PER m <sup>2</sup>	3,632	123	3,902	132	3,902	132	3,902	132	
			LOT SIZE	1,858m <sup>2</sup>	CAPITAL VALUE PER GROSS FLOOR AREA (GFA) PER m <sup>2</sup>	2,234	104	2,234	104	2,150	100	2,179	101	
			ANNUAL FLOOR AREA RENT PER m <sup>2</sup>	300	108	312	112	360	129	396	142			
			VACANCY RATE (%)	8.5	6.5	8.5	9.0							
			TYPICAL OPERATING EXPENSE RATE (%)	40.0	40.0	45.0	45.0							
			CAP RATE (%)	7.0	7.0	7.5	8.0							
MOST EXPENSIVE	Same as Center Comercial	FLOOR AREA RATIO		LAND PRICE PER m <sup>2</sup>										
		LOT SIZE		CAPITAL VALUE PER GROSS FLOOR AREA (GFA) PER m <sup>2</sup>										
		ANNUAL FLOOR AREA RENT PER m <sup>2</sup>												
		VACANCY RATE (%)												
		TYPICAL OPERATING EXPENSE RATE (%)												
		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

Vancouver, B. C.

TYPE OF LAND			SELECTED AREA (DISTRICT)	OUTLINE OF LAND USE		DISCRPTION	2006		2007		2008		2009		
							UNIT: C\$	Index	UNIT: C\$	Index	UNIT: C\$	Index	UNIT: C\$	Index	
RESIDENTIAL	FOR SINGLE FAMILY RESIDENCE	UPPER CLASS	Kerrisdale	BUILDING SIZE	335m <sup>2</sup>	LAND PRICE PER m <sup>2</sup>	1,625	171	1,850	195	2,300	242	2,075	218	
				LOT SIZE	558m <sup>2</sup>	RESIDENCIAL VALUE	1,650,000	150	1,800,000	164	2,100,000	191	1,850,000	168	
				ANNUAL HOUSE RENT			52,800	191	60,000	217	66,000	239	67,200	243	
		MIDDLE CLASS	East side	BUILDING SIZE	223m <sup>2</sup>	LAND PRICE PER m <sup>2</sup>	1,150	176	1,400	215	1,625	249	1,460	224	
				LOT SIZE	368m <sup>2</sup>	RESIDENCIAL VALUE	580,000	135	650,000	151	810,000	188	725,000	169	
				ANNUAL HOUSE RENT			24,600	128	27,000	141	30,600	159	31,800	166	
	FOR MULTIPLE RESIDENCE	UPPER CLASS	Kerrisdale	FLOOR AREA RATIO (changed in 2008)	185%	LAND PRICE PER m <sup>2</sup>	4,400	252	5,900	338	5,900	338	5,900	338	
				BUILDING SIZE	111m <sup>2</sup>	RESIDENCIAL VALUE	515,000	184	535,000	191	680,000	243	620,000	221	
				LOT SIZE	1,115m <sup>2</sup>	ANNUAL FLOOR AREA RENT PER m <sup>2</sup>		216	144	227	151	276	184	292	195
				VACANCY RATE (%)			0.8			0.5		0.5		0.5	
				TYPICAL OPERATING EXPENSE RATE (%)			36.5			36.5		36.5		36.5	
				CAP RATE (%)			2.9			3.0		2.8		3.3	
MIDDLE CLASS	East side	FLOOR AREA RATIO	145%	LAND PRICE PER m <sup>2</sup>	1,800	239	2,250	298	2,250	298	1,800	239			
		BUILDING SIZE	70m <sup>2</sup>	RESIDENCIAL VALUE	230,000	177	280,000	215	350,000	269	290,000	223			
		LOT SIZE	836m <sup>2</sup>	ANNUAL FLOOR AREA RENT PER m <sup>2</sup>		193	143	206	152	257	190	240	178		
		VACANCY RATE (%)			1.5			1.0		0.5		0.5			
		TYPICAL OPERATING EXPENSE RATE (%)			39.0			39.0		39.0		39.0			
		CAP RATE (%)			3.5			3.1		3.2		3.5			
COMMERCIAL	FRINGE COMMERCIAL	West Broadway	FLOOR AREA RATIO	310%	LAND PRICE PER m <sup>2</sup>	3,200	170	4,000	212	6,000	318	4,200	223		
			LOT SIZE	557m <sup>2</sup>	CAPITAL VALUE PER GROSS FLOOR AREA (GFA) PER m <sup>2</sup>	3,500	181	4,500	232	6,000	310	5,500	284		
			ANNUAL FLOOR AREA RENT PER m <sup>2</sup>			384	123	468	150	576	185	636	204		
			VACANCY RATE (%)			4.0			3.0		2.5		2.0		
			TYPICAL OPERATING EXPENSE RATE (%)			42.0			42.0		42.0		42.0		
			CAP RATE (%)			6.1			5.9		5.3		6.3		
	CENTER COMMERCIAL	Downtown Peninsula	FLOOR AREA RATIO	900%	LAND PRICE PER m <sup>2</sup>	12,150	209	15,750	271	20,000	344	15,000	258		
			LOT SIZE	1,115m <sup>2</sup>	CAPITAL VALUE PER GROSS FLOOR AREA (GFA) PER m <sup>2</sup>	3,750	183	4,500	220	5,250	257	4,000	196		
			ANNUAL FLOOR AREA RENT PER m <sup>2</sup>			312	97	396	123	540	167	480	149		
			VACANCY RATE (%)			6.5			5.0		3.5		5.0		
			TYPICAL OPERATING EXPENSE RATE (%)			45.0			45.0		44.0		44.0		
			CAP RATE (%)			7.0			6.5		5.5		6.5		
MOST EXPENSIVE	Georgia st. at Burrard st.	FLOOR AREA RATIO	900%	LAND PRICE PER m <sup>2</sup>	13,500	155	18,000	206	24,000	275	16,000	184			
		LOT SIZE	2,500m <sup>2</sup>	CAPITAL VALUE PER GROSS FLOOR AREA (GFA) PER m <sup>2</sup>	4,500	174	6,000	232	7,200	279	6,000	232			
		ANNUAL FLOOR AREA RENT PER m <sup>2</sup>			540	126	660	153	744	173	696	162			
		VACANCY RATE (%)			5.0			3.0		3.0		5.0			
		TYPICAL OPERATING EXPENSE RATE (%)			42.0			42.0		41.0		40.0			
		CAP RATE (%)			6.3			6.0		5.8		6.5			

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

Mexico City

TYPE OF LAND			SELECTED AREA(DISTRICT)	OUTLINE OF LAND USE		DISCRPTION	2006		2007		2008		2009	
							UNIT: PESO	Index	UNIT: PESO	Index	UNIT: PESO	Index	UNIT: PESO	Index
RESIDENTIAL	FOR SINGLE FAMILY RESIDENCE	UPPER CLASS	Pedregal San Francisco Coyoacan	BUILDING SIZE	425m <sup>2</sup>	LAND PRICE PER m <sup>2</sup>	8,250	223	9,750	264	10,750	291	12,750	345
				LOT SIZE	500m <sup>2</sup>	RESIDENCIAL VALUE	6,350,000	181	7,575,000	216	7,950,000	227	8,400,000	240
				ANNUAL HOUSE RENT			540,000	184	600,000	204	624,000	212	648,000	220
		MIDDLE CLASS	Avante Coyoacan	BUILDING SIZE	248m <sup>2</sup>	LAND PRICE PER m <sup>2</sup>	4,600	209	4,800	218	5,250	239	6,250	284
				LOT SIZE	175m <sup>2</sup>	RESIDENCIAL VALUE	2,550,000	213	2,700,000	225	2,800,000	233	3,000,000	250
				ANNUAL HOUSE RENT			204,000	193	216,000	205	224,400	213	232,800	220
	FOR MULTIPLE RESIDENCE	UPPER CLASS	Polanco	FLOOR AREA RATIO	400%	LAND PRICE PER m <sup>2</sup>	20,500	228	22,000	244	23,250	258	26,750	297
				BUILDING SIZE	135m <sup>2</sup>	RESIDENCIAL VALUE	2,950,000	148	3,050,000	153	3,225,000	161	3,450,000	173
				LOT SIZE	550m <sup>2</sup>	ANNUAL FLOOR AREA RENT PER m <sup>2</sup>	1,956	125	2,044	131	2,124	136	2,204	141
				VACANCY RATE (%)			3.0		3.0		3.0		3.0	
				TYPICAL OPERATING EXPENSE RATE (%)			20.6		20.6		20.6		20.6	
				CAP RATE (%)			8.0		8.0		7.0		7.0	
MIDDLE CLASS	Narvarte	FLOOR AREA RATIO	400%	LAND PRICE PER m <sup>2</sup>	10,500	263	11,750	294	12,500	313	13,000	325		
		BUILDING SIZE	125m <sup>2</sup>	RESIDENCIAL VALUE	1,900,000	238	2,175,000	272	2,250,000	281	2,400,000	300		
		LOT SIZE	450m <sup>2</sup>	ANNUAL FLOOR AREA RENT PER m <sup>2</sup>	1,056	126	1,344	160	1,402	167	1,450	173		
		VACANCY RATE (%)			3.0		3.0		3.0		3.0			
		TYPICAL OPERATING EXPENSE RATE (%)			21.0		21.0		21.0		21.0			
		CAP RATE (%)			8.0		8.0		7.0		7.0			
COMMERCIAL	FRINGE COMMERCIAL	Villa Coapa	FLOOR AREA RATIO	300%	LAND PRICE PER m <sup>2</sup>	6,900	173	8,000	200	8,500	213	9,250	231	
			LOT SIZE	400m <sup>2</sup>	CAPITAL VALUE PER GROSS FLOOR AREA (GFA) PER m <sup>2</sup>	9,300	160	10,800	186	11,450	197	12,150	209	
			ANNUAL FLOOR AREA RENT PER m <sup>2</sup>			1,080	100	1,440	133	1,440	133	1,440	133	
			VACANCY RATE (%)			3.0		3.0		3.0		3.0		
			TYPICAL OPERATING EXPENSE RATE (%)			25.0		25.0		25.0		25.0		
			CAP RATE (%)			8.0		8.0		7.0		7.0		
	CENTER COMMERCIAL	Down Town Zocalo, Historical Center	FLOOR AREA RATIO	350%	LAND PRICE PER m <sup>2</sup>	13,000	217	15,000	250	16,000	267	18,500	308	
			LOT SIZE	125m <sup>2</sup>	CAPITAL VALUE PER GROSS FLOOR AREA (GFA) PER m <sup>2</sup>	9,100	115	10,500	133	11,150	141	11,800	149	
			ANNUAL FLOOR AREA RENT PER m <sup>2</sup>			1,200	133	1,800	200	1,800	200	1,800	200	
			VACANCY RATE (%)			3.0		3.0		3.0		3.0		
			TYPICAL OPERATING EXPENSE RATE (%)			23.0		23.0		23.0		23.0		
			CAP RATE (%)			8.0		8.0		7.0		7.0		
MOST EXPENSIVE	Zona Rosa	FLOOR AREA RATIO	600%	LAND PRICE PER m <sup>2</sup>	16,100	134	16,600	138	17,500	146	20,500	171		
		LOT SIZE	550m <sup>2</sup>	CAPITAL VALUE PER GROSS FLOOR AREA (GFA) PER m <sup>2</sup>	14,400	157	14,850	161	15,750	171	16,700	182		
		ANNUAL FLOOR AREA RENT PER m <sup>2</sup>			1,620	104	1,800	115	1,800	115	1,800	115		
		VACANCY RATE (%)			3.0		3.0		3.0		3.0			
		TYPICAL OPERATING EXPENSE RATE (%)			28.0		28.0		28.0		28.0			
		CAP RATE (%)			8.0		8.0		7.0		7.0			

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



Sao Paulo

TYPE OF LAND			SELECTED AREA (DISTRICT)	OUTLINE OF LAND USE		DISCRPTION	2006		2007		2008		2009	
							UNIT: US\$	Index	UNIT: US\$	Index	UNIT: US\$	Index	UNIT: US\$	Index
RESIDENTIAL	FOR SINGLE FAMILY RESIDENCE	UPPER CLASS	Jardins	BUILDING SIZE	500m <sup>2</sup>	LAND PRICE PER m <sup>2</sup>	856	171	1,289	258	1,502	300	1,694	339
				LOT SIZE	550m <sup>2</sup>	RESIDENCIAL VALUE	813,356	122	1,007,970	152	1,073,422	161	9,032,312	1358
				ANNUAL HOUSE RENT			51,372	214	70,320	293	77,280	322	101,616	423
		MIDDLE CLASS	Vila Mariana	BUILDING SIZE	250m <sup>2</sup>	LAND PRICE PER m <sup>2</sup>	256	160	328	205	536	335	408	255
				LOT SIZE	180m <sup>2</sup>	RESIDENCIAL VALUE	139,127	61	187,530	83	241,716	107	214,684	95
				ANNUAL HOUSE RENT			12,840	80	16,872	105	23,712	148	18,024	113
	FOR MULTIPLE RESIDENCE	UPPER CLASS	Jardim Paulista	FLOOR AREA RATIO (changed in 2003)	400%	LAND PRICE PER m <sup>2</sup>	1,541	103	1,758	117	2,540	169	1,932	129
				BUILDING SIZE	220m <sup>2</sup>	RESIDENCIAL VALUE	271,832	98	314,112	113	406,458	146	317,733	114
				LOT SIZE	1,300m <sup>2</sup>	ANNUAL FLOOR AREA RENT PER m <sup>2</sup>	93	125	115	153	154	205	122	162
				VACANCY RATE (%)			5.0		5.0		5.0		5.0	
				TYPICAL OPERATING EXPENSE RATE (%)			3.0		3.0		3.0		3.0	
				CAP RATE (%)			8.0		8.0		7.0		7.0	
MIDDLE CLASS	Vila Mariana	FLOOR AREA RATIO	400%	LAND PRICE PER m <sup>2</sup>	738	95	891	114	1,693	217	1,288	165		
		BUILDING SIZE	90m <sup>2</sup>	RESIDENCIAL VALUE	83,476	87	103,142	107	135,486	141	103,048	107		
		LOT SIZE	1,100m <sup>2</sup>	ANNUAL FLOOR AREA RENT PER m <sup>2</sup>	89	126	100	143	135	194	103	147		
		VACANCY RATE (%)			7.0		5.0		5.0		5.0			
		TYPICAL OPERATING EXPENSE RATE (%)			3.0		3.0		3.0		3.0			
		CAP RATE (%)			8.0		8.0		7.0		7.0			
COMMERCIAL	FRINGE COMMERCIAL	Marginal Tiete	FLOOR AREA RATIO	250%	LAND PRICE PER m <sup>2</sup>	225	150	328	219	508	339	386	257	
			LOT SIZE	10,000m <sup>2</sup>	CAPITAL VALUE PER GROSS FLOOR AREA (GFA) PER m <sup>2</sup>	462	125	675	182	810	219	708	191	
			ANNUAL FLOOR AREA RENT PER m <sup>2</sup>			60	188	84	263	120	375	96	300	
			VACANCY RATE (%)			5.0		5.0		5.0		5.0		
			TYPICAL OPERATING EXPENSE RATE (%)			3.0		3.0		3.0		3.0		
			CAP RATE (%)			10.0		10.0		10.0		10.0		
	CENTER COMMERCIAL	Vila Olimpia	FLOOR AREA RATIO	400%	LAND PRICE PER m <sup>2</sup>	1,434	143	1,758	176	2,540	254	1,932	193	
			LOT SIZE	2,000m <sup>2</sup>	CAPITAL VALUE PER GROSS FLOOR AREA (GFA) PER m <sup>2</sup>	1,884	118	2,250	141	2,822	176	2,146	134	
			ANNUAL FLOOR AREA RENT PER m <sup>2</sup>			282	128	337	153	408	185	312	142	
			VACANCY RATE (%)			5.0		5.0		5.0		5.0		
			TYPICAL OPERATING EXPENSE RATE (%)			5.0		5.0		5.0		5.0		
			CAP RATE (%)			10.0		10.0		10.0		10.0		
MOST EXPENSIVE	Faria Lima (Changed in 2002)	FLOOR AREA RATIO	400%	LAND PRICE PER m <sup>2</sup>	3,415		3,985		4,798		3,650			
		LOT SIZE	6,000m <sup>2</sup>	CAPITAL VALUE PER GROSS FLOOR AREA (GFA) PER m <sup>2</sup>	2,911		3,563		4,093		3,112			
		ANNUAL FLOOR AREA RENT PER m <sup>2</sup>			408		480		576		432			
		VACANCY RATE (%)			5.0		5.0		5.0		5.0			
		TYPICAL OPERATING EXPENSE RATE (%)			5.0		5.0		5.0		5.0			
		CAP RATE (%)			10.0		10.0		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

TYPE OF LAND			SELECTED AREA(DISTRICT)	OUTLINE OF LAND USE		DISCRPTION	2006		2007		2008		2009	
							UNIT: £	Index	UNIT: £	Index	UNIT: £	Index	UNIT: £	Index
RESIDENTIAL	FOR SINGLE FAMILY RESIDENCE	UPPER CLASS	Mayfair Knightsbridge Belgravia Kensington Chelsea	BUILDING SIZE	140m <sup>2</sup>	LAND PRICE PER m <sup>2</sup>	9,038	219	12,610	305	17,829	431	12,640	306
				LOT SIZE	150m <sup>2</sup>	RESIDENCIAL VALUE	2,582,500	169	3,603,000	235	4,558,500	298	3,932,500	257
				ANNUAL HOUSE RENT			123,468	132	155,508	166	176,364	189	172,128	184
		MIDDLE CLASS	Kingston	BUILDING SIZE	140m <sup>2</sup>	LAND PRICE PER m <sup>2</sup>	1,196	278	1,332	309	1,716	399	1,178	274
				LOT SIZE	400m <sup>2</sup>	RESIDENCIAL VALUE	797,500	185	887,500	206	1,001,000	233	850,000	197
				ANNUAL HOUSE RENT			42,852	117	44,112	121	44,412	121	45,972	126
	FOR MULTIPLE RESIDENCE	UPPER CLASS	Mayfair Knightsbridge Belgravia Kensington Chelsea	FLOOR AREA RATIO	400%	LAND PRICE PER m <sup>2</sup>	259,000		298,500		421,700		298,950	
				BUILDING SIZE	90m <sup>2</sup>	RESIDENCIAL VALUE	533,500	122	614,000	141	659,000	151	531,500	122
				LOT SIZE	200m <sup>2</sup>	ANNUAL FLOOR AREA RENT PER m <sup>2</sup>	276	78	297	84	297	84	284	80
				VACANCY RATE (%)			7.5		7.5		3.4		10.0	
				TYPICAL OPERATING EXPENSE RATE (%)			43.7		45.2		35.2		29.2	
				CAP RATE (%)			4.7		4.4		4.1		4.8	
MIDDLE CLASS	Battersea			FLOOR AREA RATIO	120%	LAND PRICE PER m <sup>2</sup>	180,050		200,450		258,400		177,350	
		BUILDING SIZE	90m <sup>2</sup>	RESIDENCIAL VALUE	450,500	185	501,500	206	565,000	233	480,000	198		
		LOT SIZE	1,350m <sup>2</sup>	ANNUAL FLOOR AREA RENT PER m <sup>2</sup>	269	117	277	121	279	121	288	126		
		VACANCY RATE (%)			7.5		7.5		5.9		7.5			
		TYPICAL OPERATING EXPENSE RATE (%)			18.9		18.9		33.5		31.1			
		CAP RATE (%)			5.4		5.0		4.4		5.4			
		COMMERCIAL	FRINGE COMMERCIAL	Hammersmith	FLOOR AREA RATIO	100%	LAND PRICE PER m <sup>2</sup>	18,360	123	20,923	141	21,508	145	16,346
LOT SIZE	2,964m <sup>2</sup>				CAPITAL VALUE PER GROSS FLOOR AREA (GFA) PER m <sup>2</sup>	6,299	118	7,055	133	7,252	136	5,511	104	
ANNUAL FLOOR AREA RENT PER m <sup>2</sup>						396	105	408	109	408	109	384	102	
VACANCY RATE (%)						9.0		7.0		5.0		9.0		
TYPICAL OPERATING EXPENSE RATE (%)						-		-		-		-		
CAP RATE (%)						6.5		6.0		5.5		6.5		
CENTER COMMERCIAL	Mayfair St.James's prime Central Core Business Area		FLOOR AREA RATIO	100%	LAND PRICE PER m <sup>2</sup>	17,000	112	21,000	138	21,588	142	16,406	108	
			LOT SIZE	632m <sup>2</sup>	CAPITAL VALUE PER GROSS FLOOR AREA (GFA) PER m <sup>2</sup>	10,500	110	14,500	151	14,906	156	11,328	118	
			ANNUAL FLOOR AREA RENT PER m <sup>2</sup>			960	155	1,200	194	1,440	233	1,080	175	
			VACANCY RATE (%)			4.0		3.0		3.0		4.0		
			TYPICAL OPERATING EXPENSE RATE (%)			-		-		-		-		
			CAP RATE (%)			4.0		3.8		4.0		4.5		
MOST EXPENSIVE	Mayfair (changed in 2006)	FLOOR AREA RATIO	100%	LAND PRICE PER m <sup>2</sup>	21,000		27,500		28,270		21,484			
		LOT SIZE	532m <sup>2</sup>	CAPITAL VALUE PER GROSS FLOOR AREA (GFA) PER m <sup>2</sup>	15,500		20,500		21,074		16,016			
		ANNUAL FLOOR AREA RENT PER m <sup>2</sup>			1,140		1,440		1,680		1,140			
		VACANCY RATE (%)			4.0		3.0		3.0		4.5			
		TYPICAL OPERATING EXPENSE RATE (%)			-		-		-		-			
		CAP RATE (%)			4.0		3.5		4.0		5.5			

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

Paris

TYPE OF LAND			SELECTED AREA (DISTRICT)	OUTLINE OF LAND USE	DISRIPTION	2006		2007		2008		2009		
						UNIT: EUR	Index	UNIT: EUR	Index	UNIT: EUR	Index	UNIT: EUR	Index	
RESIDENTIAL	FOR SINGLE FAMILY RESIDENCE	UPPER CLASS	Versailles Saint-Germain-en-Laye	BUILDING SIZE	185m <sup>2</sup>	LAND PRICE PER m <sup>2</sup>	900	33	1,000	36	950	35	950	35
				LOT SIZE	600m <sup>2</sup>	RESIDENCIAL VALUE	1,150,000	29	1,180,000	30	1,250,000	31	550,000	14
		ANNUAL HOUSE RENT			33,600		33,600		33,600		33,600			
	MIDDLE CLASS	Nogent-sur-Marne	BUILDING SIZE	120m <sup>2</sup>	LAND PRICE PER m <sup>2</sup>		500		500		600		600	
			LOT SIZE	400m <sup>2</sup>	RESIDENCIAL VALUE	525,000	44	535,000	45	590,000	49	575,000	48	
			ANNUAL HOUSE RENT			24,000		24,000		24,000		24,000		
	UPPER CLASS	16th district Rue De La Pompe	FLOOR AREA RATIO	300%	LAND PRICE PER m <sup>2</sup>									
			BUILDING SIZE	125m <sup>2</sup>	RESIDENCIAL VALUE	735,000	25	810,500	27	925,000	31	925,000	31	
			LOT SIZE	400m <sup>2</sup>	ANNUAL FLOOR AREA RENT PER m <sup>2</sup>	254	21	264	22	259	22	259	22	
			VACANCY RATE (%)			2.8		2.8		2.7		2.7		
TYPICAL OPERATING EXPENSE RATE (%)					20.0		20.0		20.0		20.0			
CAP RATE (%)					3.0		3.0		3.5		3.8			
MIDDLE CLASS	15th district Rue Lecourbe	FLOOR AREA RATIO	300%	LAND PRICE PER m <sup>2</sup>		185		197						
		BUILDING SIZE	90m <sup>2</sup>	RESIDENCIAL VALUE	460,000	20	488,000	21	600,000	26	600,000	26		
		LOT SIZE (changed in 2008)	300m <sup>2</sup>	ANNUAL FLOOR AREA RENT PER m <sup>2</sup>	220	20	224	20	221	20	221	20		
		VACANCY RATE (%)			2.0		2.0		2.0		2.0			
		TYPICAL OPERATING EXPENSE RATE (%)			20.0		20.0		20.0		20.0			
CAP RATE (%)			3.5		3.5		3.5		3.8					
COMMERCIAL	FRINGE COMMERCIAL	Bercy Gare de Lyon	FLOOR AREA RATIO	300%	LAND PRICE PER m <sup>2</sup>									
			LOT SIZE (changed in 2008)	650m <sup>2</sup>	CAPITAL VALUE PER GROSS FLOOR AREA (GFA) PER m <sup>2</sup>	7,000	25	8,000	28	7,900	28	7,750	27	
			ANNUAL FLOOR AREA RENT PER m <sup>2</sup>			420	21	456	23	456	23	456	23	
			VACANCY RATE (%)			4.0		4.0		4.0		4.0		
			TYPICAL OPERATING EXPENSE RATE (%)			7.0		7.0		7.0		7.0		
	CAP RATE (%)			5.0		4.8		5.5		6.3				
	CENTER COMMERCIAL	8th,1st 2nd district	FLOOR AREA RATIO	300%	LAND PRICE PER m <sup>2</sup>									
			LOT SIZE	750m <sup>2</sup>	CAPITAL VALUE PER GROSS FLOOR AREA (GFA) PER m <sup>2</sup>	7,650	18	8,000	19	9,000	21	9,000	21	
			ANNUAL FLOOR AREA RENT PER m <sup>2</sup>			480	18	504	19	552	21	552	21	
			VACANCY RATE (%)			4.9		4.8		4.0		4.0		
			TYPICAL OPERATING EXPENSE RATE (%)			7.0		7.0		7.0		7.0		
	CAP RATE (%)			4.8		4.6		5.8		6.0				
MOST EXPENSIVE	Avenue des Champs Elysees in 8th district	FLOOR AREA RATIO	95%	LAND PRICE PER m <sup>2</sup>										
		LOT SIZE	1,000m <sup>2</sup>	CAPITAL VALUE PER GROSS FLOOR AREA (GFA) PER m <sup>2</sup>					55,000	95	55,000	95		
		ANNUAL FLOOR AREA RENT PER m <sup>2</sup>			576	18	600	19	4,200	131	4,200	131		
		VACANCY RATE (%)			4.5		4.3		4.0		4.0			
TYPICAL OPERATING EXPENSE RATE (%)			7.0		7.0		7.0		7.0					
CAP RATE (%)			4.5		4.3		4.8		5.5					

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

Frankfurt

TYPE OF LAND		SELECTED AREA(DISTRICT)	OUTLINE OF LAND USE	DISCRPTION	2006		2007		2008		2009			
					UNIT: EUR	Index	UNIT: EUR	Index	UNIT: EUR	Index	UNIT: EUR	Index		
RESIDENTIAL	FOR SINGLE FAMILY RESIDENCE	UPPER CLASS	Kronberg	BUILDING SIZE	200m <sup>2</sup>	LAND PRICE PER m <sup>2</sup>	700	64	700	64	750	68	750	68
				LOT SIZE	1,000m <sup>2</sup>	RESIDENCIAL VALUE	1,325,000	88	1,325,000	88	1,385,000	92	1,385,000	92
				ANNUAL HOUSE RENT			31,200		31,200		33,600		33,600	
		MIDDLE CLASS	Dreieich	BUILDING SIZE	120m <sup>2</sup>	LAND PRICE PER m <sup>2</sup>	485	72	485	72	415	61	415	61
				LOT SIZE	300m <sup>2</sup>	RESIDENCIAL VALUE	300,000	50	300,000	50	337,500	56	337,500	56
				ANNUAL HOUSE RENT			22,800		22,800		18,720		18,720	
	FOR MULTIPLE RESIDENCE	UPPER CLASS	Bad Homburg	FLOOR AREA RATIO	-%	LAND PRICE PER m <sup>2</sup>	650	54	750	63	650	54	650	54
				BUILDING SIZE	150m <sup>2</sup>	RESIDENCIAL VALUE	415,000	66	435,000	70	380,000	61	380,000	61
				LOT SIZE	2,500m <sup>2</sup>	ANNUAL FLOOR AREA RENT PER m <sup>2</sup>	120		124		108		108	
				VACANCY RATE (%)			2.0		2.0		3.0		3.0	
				TYPICAL OPERATING EXPENSE RATE (%)			25.0		25.0		25.0		25.0	
				CAP RATE (%)			4.0		4.0		4.5		4.5	
MIDDLE CLASS	Sachsenhausen	FLOOR AREA RATIO(changed in 2004)	150%	LAND PRICE PER m <sup>2</sup>	600	55	630	57	630	57	630	57		
		BUILDING SIZE	90m <sup>2</sup>	RESIDENCIAL VALUE	315,000	61	315,000	61	340,000	66	340,000	66		
		LOT SIZE	1,500m <sup>2</sup>	ANNUAL FLOOR AREA RENT PER m <sup>2</sup>	111	61	111	61	126	70	126	70		
		VACANCY RATE (%)			2.0		2.0		3.0		3.0			
		TYPICAL OPERATING EXPENSE RATE (%)			27.0		27.0		25.0		25.0			
		CAP RATE (%)			4.5		4.5		4.8		4.8			
COMMERCIAL	FRINGE COMMERCIAL	Schweizer Straße	FLOOR AREA RATIO	250%	LAND PRICE PER m <sup>2</sup>	2,000	50	2,000	50	1,900	48	1,900	48	
			LOT SIZE	750m <sup>2</sup>	CAPITAL VALUE PER GROSS FLOOR AREA (GFA) PER m <sup>2</sup>	2,750	46	2,750	46	2,550	43	2,550	43	
			ANNUAL FLOOR AREA RENT PER m <sup>2</sup>			192	48	192	48	192	48	180	45	
			VACANCY RATE (%)			13.0		12.0		12.0		14.0		
			TYPICAL OPERATING EXPENSE RATE (%)			25.0		25.0		25.0		25.0		
			CAP RATE (%)			6.0		6.0		6.3		6.3		
	CENTER COMMERCIAL	Hauptwache	FLOOR AREA RATIO	550%	LAND PRICE PER m <sup>2</sup>	15,000	35	15,000	35	15,000	35	15,000	35	
			LOT SIZE	-m <sup>2</sup>	CAPITAL VALUE PER GROSS FLOOR AREA (GFA) PER m <sup>2</sup>	3,875	37	3,925	37	3,925	37	4,425	42	
			ANNUAL FLOOR AREA RENT PER m <sup>2</sup>			204	37	216	39	204	37	204	37	
			VACANCY RATE (%)			10.0		10.0		11.0		12.0		
			TYPICAL OPERATING EXPENSE RATE (%)			20.0		20.0		20.0		20.0		
			CAP RATE (%)			5.5		5.5		5.8		5.8		
	MOST EXPENSIVE	Mainzer Landstrasse	FLOOR AREA RATIO	500%	LAND PRICE PER m <sup>2</sup>	11,000	28	11,500	29	12,000	30	12,000	30	
			LOT SIZE	-m <sup>2</sup>	CAPITAL VALUE PER GROSS FLOOR AREA (GFA) PER m <sup>2</sup>	4,000	42	4,100	43	4,100	43	4,100	43	
			ANNUAL FLOOR AREA RENT PER m <sup>2</sup>			336	61	360	65	348	63	336	61	
			VACANCY RATE (%)			15.0		14.0		14.0		14.0		
			TYPICAL OPERATING EXPENSE RATE (%)			20.0		20.0		20.0		20.0		
			CAP RATE (%)			5.0		5.0		5.3		5.3		

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

Berlin

TYPE OF LAND			SELECTED AREA (DISTRICT)	OUTLINE OF LAND USE		DISCRPTION	2006		2007		2008		2009	
							UNIT: EUR	Index	UNIT: EUR	Index	UNIT: EUR	Index	UNIT: EUR	Index
RESIDENTIAL	FOR SINGLE FAMILY RESIDENCE	UPPER CLASS	Grunewald/ Dahlem	BUILDING SIZE	160m <sup>2</sup>	LAND PRICE PER m <sup>2</sup>	680	680	680	700				
				LOT SIZE	600m <sup>2</sup>	RESIDENCIAL VALUE	825,000	825,000	850,000	860,000				
		ANNUAL HOUSE RENT	24,960	24,960	24,960	24,960								
	MIDDLE CLASS	Rudow/ Lichterfelde Süd	BUILDING SIZE	140m <sup>2</sup>	LAND PRICE PER m <sup>2</sup>	305	300	250	250					
			LOT SIZE	450m <sup>2</sup>	RESIDENCIAL VALUE	300,000	300,000	300,000	300,000					
			ANNUAL HOUSE RENT	11,760	11,760	11,760	11,928							
	FOR MULTIPLE RESIDENCE	UPPER CLASS	Charlottenburg/ Mitte	FLOOR AREA RATIO	250%	LAND PRICE PER m <sup>2</sup>	650	650	650	650				
				BUILDING SIZE	75m <sup>2</sup>	RESIDENCIAL VALUE	195,000	147,500	147,500	147,500				
				LOT SIZE	1,000m <sup>2</sup>	ANNUAL FLOOR AREA RENT PER m <sup>2</sup>	168	168	144	150				
				VACANCY RATE (%)	2.0	2.0	4.0	4.0						
TYPICAL OPERATING EXPENSE RATE (%)				25.0	25.0	25.0	25.0							
CAP RATE (%)				4.0	4.0	4.5	4.8							
MIDDLE CLASS				Prenzl.-berg/Steglitz	FLOOR AREA RATIO	250%	LAND PRICE PER m <sup>2</sup>	500	550	575	575			
BUILDING SIZE	70m <sup>2</sup>	RESIDENCIAL VALUE	130,000	130,000	140,000	145,000								
LOT SIZE	1,000m <sup>2</sup>	ANNUAL FLOOR AREA RENT PER m <sup>2</sup>	79	79	81	82								
VACANCY RATE (%)	2.0	2.0	2.0	2.0										
TYPICAL OPERATING EXPENSE RATE (%)	26.0	26.0	26.0	26.0										
CAP RATE (%)	4.0	4.0	4.3	4.3										
COMMERCIAL	FRINGE COMMERCIAL	City-Rand Ost/ West	FLOOR AREA RATIO	250%	LAND PRICE PER m <sup>2</sup>	2,750	2,750	2,750	2,750					
			LOT SIZE	3,000m <sup>2</sup>	CAPITAL VALUE PER GROSS FLOOR AREA (GFA) PER m <sup>2</sup>	1,375	1,400	1,350	1,350					
			ANNUAL FLOOR AREA RENT PER m <sup>2</sup>	108	108	96	96							
			VACANCY RATE (%)	14.0	14.0	12.0	14.0							
			TYPICAL OPERATING EXPENSE RATE (%)	25.0	25.0	25.0	25.0							
			CAP RATE (%)	6.0	6.0	6.5	6.5							
	CENTER COMMERCIAL	Kurfürstendamm/ Friedrichstraße	FLOOR AREA RATIO	450%	LAND PRICE PER m <sup>2</sup>	7,250	7,300	7,300	7,300					
			LOT SIZE	6,250m <sup>2</sup>	CAPITAL VALUE PER GROSS FLOOR AREA (GFA) PER m <sup>2</sup>	4,250	4,250	4,000	4,000					
			ANNUAL FLOOR AREA RENT PER m <sup>2</sup>	240	252	240	240							
			VACANCY RATE (%)	10.0	10.0	10.0	10.0							
			TYPICAL OPERATING EXPENSE RATE (%)	20.0	20.0	20.0	20.0							
			CAP RATE (%)	5.5	5.5	6.0	6.0							
MOST EXPENSIVE	Potsdamer Platz/ Leipziger Platz	FLOOR AREA RATIO	450%	LAND PRICE PER m <sup>2</sup>	6,800	6,800	6,800	6,800						
		LOT SIZE	6,250m <sup>2</sup>	CAPITAL VALUE PER GROSS FLOOR AREA (GFA) PER m <sup>2</sup>	4,250	4,250	4,250	4,250						
		ANNUAL FLOOR AREA RENT PER m <sup>2</sup>	240	252	252	252								
		VACANCY RATE (%)	10.0	10.0	10.0	10.0								
		TYPICAL OPERATING EXPENSE RATE (%)	20.0	20.0	20.0	20.0								
		CAP RATE (%)	5.0	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

Bruxelles

TYPE OF LAND		SELECTED AREA(DISTRICT)	OUTLINE OF LAND USE	DISCRPTION	2006		2007		2008		2009	
					UNIT: EUR	Index	UNIT: EUR	Index	UNIT: EUR	Index	UNIT: EUR	Index
RESIDENTIAL	FOR SINGLE FAMILY RESIDENCE	UPPER CLASS	Woluwe-Saint-Pierre	BUILDING SIZE	300m <sup>2</sup>	LAND PRICE PER m <sup>2</sup>				1,500		1,500
			LOT SIZE	350m <sup>2</sup>	RESIDENCIAL VALUE				840,000		798,000	
		ANNUAL HOUSE RENT				22,800		20,400				
		MIDDLE CLASS	Schaerbeek-Etterbeek-Brussels-center	BUILDING SIZE	200m <sup>2</sup>	LAND PRICE PER m <sup>2</sup>				1,150		1,150
	LOT SIZE		90m <sup>2</sup>	RESIDENCIAL VALUE				275,000		247,500		
	ANNUAL HOUSE RENT				15,600		15,600					
	FOR MULTIPLE RESIDENCE	UPPER CLASS	Woluwe-St-Pierre-Ixelles-Uccle-St-Gilles	FLOOR AREA RATIO	22.5%	LAND PRICE PER m <sup>2</sup>				1,500		1,500
				BUILDING SIZE	115m <sup>2</sup>	RESIDENCIAL VALUE				350,000		332,500
LOT SIZE				450m <sup>2</sup>	ANNUAL FLOOR AREA RENT PER m <sup>2</sup>				157		157	
VACANCY RATE (%)							3.0		3.0			
TYPICAL OPERATING EXPENSE RATE (%)				11.0		11.0						
CAP RATE (%)				2.5		6.0						
MIDDLE CLASS	Schaerbeek-Etterbeek-Brussels-center	FLOOR AREA RATIO	17.5%	LAND PRICE PER m <sup>2</sup>				1,150		1,150		
		BUILDING SIZE	80m <sup>2</sup>	RESIDENCIAL VALUE				125,000		118,750		
		LOT SIZE	235m <sup>2</sup>	ANNUAL FLOOR AREA RENT PER m <sup>2</sup>				105		105		
		VACANCY RATE (%)				5.0		5.0				
TYPICAL OPERATING EXPENSE RATE (%)				10.0		10.0						
CAP RATE (%)				6.0		6.2						
COMMERCIAL	FRINGE COMMERCIAL	Bruxelles—Outer CBD (Retail Parks)	FLOOR AREA RATIO	85%	LAND PRICE PER m <sup>2</sup>				1,150		1,150	
			LOT SIZE	30,000m <sup>2</sup>	CAPITAL VALUE PER GROSS FLOOR AREA (GFA) PER m <sup>2</sup>				2,600		2,250	
			ANNUAL FLOOR AREA RENT PER m <sup>2</sup>				1,860		1,860			
	VACANCY RATE (%)				2.0		2.0					
	TYPICAL OPERATING EXPENSE RATE (%)				15.0		15.0					
	CAP RATE (%)				6.0		7.0					
	CENTER COMMERCIAL	Rue Neuve (Bruxelles CBD)	FLOOR AREA RATIO	80%	LAND PRICE PER m <sup>2</sup>				2,000		2,000	
			LOT SIZE	45,000m <sup>2</sup>	CAPITAL VALUE PER GROSS FLOOR AREA (GFA) PER m <sup>2</sup>				17,500		17,500	
			ANNUAL FLOOR AREA RENT PER m <sup>2</sup>				132		132			
VACANCY RATE (%)				1.0		1.0						
TYPICAL OPERATING EXPENSE RATE (%)				15.0		15.0						
CAP RATE (%)				5.8		6.3						
MOST EXPENSIVE	Rue Neuve-Louise (High Street)	FLOOR AREA RATIO	20%	LAND PRICE PER m <sup>2</sup>				2,000		2,000		
		LOT SIZE	750m <sup>2</sup>	CAPITAL VALUE PER GROSS FLOOR AREA (GFA) PER m <sup>2</sup>				37,500		30,000		
		ANNUAL FLOOR AREA RENT PER m <sup>2</sup>				19,200		19,200				
VACANCY RATE (%)				1.0		1.0						
TYPICAL OPERATING EXPENSE RATE (%)				15.0		15.0						
CAP RATE (%)				4.0		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

Seoul

TYPE OF LAND		SELECTED AREA(DISTRICT)	OUTLINE OF LAND USE	DISCRPTION	2006		2007		2008		2009			
					UNIT: ₩	Index	UNIT: ₩	Index	UNIT: ₩	Index	UNIT: ₩	Index		
RESIDENTIAL	FOR SINGLE FAMILY RESIDENCE	UPPER CLASS	Bangbae Dong	BUILDING SIZE	190㎡	LAND PRICE PER ㎡	2,938,800	197	3,390,150	228	4,110,647	276	3,816,575	256
			LOT SIZE	270㎡	RESIDENCIAL VALUE	807,935,600	172	1,051,760,000	224	1,351,126,524	287	1,066,666,325	227	
		ANNUAL HOUSE RENT	67,293,600		87,683,800		135,102,514		106,666,350					
	MIDDLE CLASS	Hwayang Dong	BUILDING SIZE	150㎡	LAND PRICE PER ㎡	1,455,100	155	1,692,090	180	2,231,651	237	2,076,375	221	
		LOT SIZE	150㎡	RESIDENCIAL VALUE	247,134,000	109	303,392,200	134	411,212,325	182	370,774,188	164		
		ANNUAL HOUSE RENT	20,623,500		25,280,600		41,115,281		37,052,700					
	FOR MULTIPLE RESIDENCE	UPPER CLASS	Apkoojeong	FLOOR AREA RATIO	200%	LAND PRICE PER ㎡	6,815,290	368	7,867,780	425	11,278,380	610	10,218,025	552
				BUILDING SIZE	144㎡	RESIDENCIAL VALUE	1,710,922,570	311	2,326,007,000	423	2,937,233,252	534	2,560,016,412	465
				LOT SIZE	74㎡	ANNUAL FLOOR AREA RENT PER ㎡	1,188,157	448	1,615,565	610	2,036,497	768	1,777,749	671
				VACANCY RATE (%)	5.0		5.0		5.0		5.0			
TYPICAL OPERATING EXPENSE RATE (%)				40.0		43.8		43.0		43.0				
CAP RATE (%)	8.0		8.0		8.0		8.0							
MIDDLE CLASS	Hongseun Dong	FLOOR AREA RATIO	200%	LAND PRICE PER ㎡	1,140,000	200	1,324,130	232	2,114,834		2,009,988			
		BUILDING SIZE	84㎡	RESIDENCIAL VALUE	114,061,100	127	141,582,470	157	381,840,488		404,212,300			
		LOT SIZE	51㎡	ANNUAL FLOOR AREA RENT PER ㎡	135,853	136	169,039	169	454,517		481,259			
		VACANCY RATE (%)	4.0		4.0		4.0		4.0					
		TYPICAL OPERATING EXPENSE RATE (%)	25.3		24.0		24.0		24.0					
CAP RATE (%)	8.0		8.0		8.0		8.0							
COMMERCIAL	FRINGE COMMERCIAL	Cheongryangri Dong	FLOOR AREA RATIO	500%	LAND PRICE PER ㎡	10,722,300	122	12,292,800	140	14,333,262	163	13,362,250	152	
			LOT SIZE	270㎡	ANNUAL FLOOR AREA RENT PER ㎡	2,281,000	116	2,578,800	132	2,867,534	146	2,672,450	136	
			ANNUAL FLOOR AREA RENT PER ㎡	200,500	91	225,400	102	304,166	138	271,200	123			
			VACANCY RATE (%)	10.0		9.5		10.0		10.0				
			TYPICAL OPERATING EXPENSE RATE (%)	35.0		35.0		35.0		35.0				
	CAP RATE (%)	8.0		8.0		8.0		8.0						
	CENTER COMMERCIAL	Myung Dong	FLOOR AREA RATIO	850%	LAND PRICE PER ㎡	38,306,170	147	46,075,000	177	58,157,383	224	54,119,938	208	
			LOT SIZE	400㎡	CAPITAL VALUE PER GROSS FLOOR AREA (GFA) PER ㎡	4,848,400	153	5,360,400	169	6,696,056	212	6,062,450	192	
			ANNUAL FLOOR AREA RENT PER ㎡	372,000	89	403,800	96	595,107	142	542,400	129			
			VACANCY RATE (%)	7.0		7.5		7.0		7.0				
			TYPICAL OPERATING EXPENSE RATE (%)	45.0		45.0		45.0		45.0				
	CAP RATE (%)	8.0		8.0		8.0		8.0						
	MOST EXPENSIVE	Chungmuro 1 ga (changed in 2008) (Same as center commercial area to 2007)	FLOOR AREA RATIO	850%	LAND PRICE PER ㎡					75,192,872		69,952,650		
			LOT SIZE	400㎡	CAPITAL VALUE PER GROSS FLOOR AREA (GFA) PER ㎡					8,695,175		8,140,238		
			ANNUAL FLOOR AREA RENT PER ㎡					780,251		728,850				
VACANCY RATE (%)							3.0		3.0					
TYPICAL OPERATING EXPENSE RATE (%)							45.0		45.0					
CAP RATE (%)					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

Beijing

TYPE OF LAND		SELECTED AREA(DISTRICT)	OUTLINE OF LAND USE	DISCRPTION	2006		2007		2008		2009		
					UNIT: US\$	Index	UNIT: US\$	Index	UNIT: US\$	Index	UNIT: US\$	Index	
RESIDENTIAL	FOR SINGLE FAMILY RESIDENCE	UPPER CLASS	东山墅 (changed in 2008)	BUILDING SIZE (changed in 2008) 775m <sup>2</sup>	LAND PRICE PER m <sup>2</sup>					950		950	
			LOT SIZE (changed in 2008)	925m <sup>2</sup>	RESIDENCIAL VALUE				4,300,000		4,300,000		
			ANNUAL HOUSE RENT				240,000		240,000				
	MIDDLE CLASS	紫王山莊 (Changed in the same area in 2008)	BUILDING SIZE (changed in 2008) 476m <sup>2</sup>	LAND PRICE PER m <sup>2</sup>	660		660		660		660		
		LOT SIZE (changed in 2008)	750m <sup>2</sup>	RESIDENCIAL VALUE	1,040,000		1,040,000		1,800,000		1,800,000		
		ANNUAL HOUSE RENT			150,000		150,000		79,200		79,200		
	FOR MULTIPLE RESIDENCE	UPPER CLASS	远大中心 (changed in 2008)	FLOOR AREA RATIO		LAND PRICE PER m <sup>2</sup>					1,310		1,310
				BUILDING SIZE (changed in 2008)	875m <sup>2</sup>	RESIDENCIAL VALUE				2,055,000		2,055,000	
LOT SIZE (changed in 2008)				11,600m <sup>2</sup>	ANNUAL FLOOR AREA RENT PER m <sup>2</sup>				55		55		
VACANCY RATE (%)							15.0		15.0				
TYPICAL OPERATING EXPENSE RATE (%)							10.0		10.0				
CAP RATE (%)				10.0		10.0							
MIDDLE CLASS	万科公园五号公寓 (changed in 2008)	FLOOR AREA RATIO		LAND PRICE PER m <sup>2</sup>						1,275		1,275	
		BUILDING SIZE (changed in 2008)	158m <sup>2</sup>	RESIDENCIAL VALUE				600,000		600,000			
		LOT SIZE (changed in 2008)	62m <sup>2</sup>	ANNUAL FLOOR AREA RENT PER m <sup>2</sup>				114		114			
		VACANCY RATE (%)				10.0		10.0					
		TYPICAL OPERATING EXPENSE RATE (%)				10.0		10.0					
CAP RATE (%)				5.0		5.0							
COMMERCIAL	FRINGE COMMERCIAL	新街口外大街 (Changed in the same area in 2008)	FLOOR AREA RATIO		LAND PRICE PER m <sup>2</sup>	830		830		1,960		1,960	
			LOT SIZE (changed in 2008)	1,200m <sup>2</sup>	CAPITAL VALUE PER GROSS FLOOR AREA (GFA) PER m <sup>2</sup>								
			ANNUAL FLOOR AREA RENT PER m <sup>2</sup>			720		720		720			
	VACANCY RATE (%)			15.0		20.0		20.0					
	TYPICAL OPERATING EXPENSE RATE (%)			15.0		15.0		15.0					
	CAP RATE (%)			6.0		7.0		9.0					
	CENTER COMMERCIAL	王府井	FLOOR AREA RATIO		LAND PRICE PER m <sup>2</sup>	2,500	69	2,500	69	2,490	69	2,490	69
			LOT SIZE (changed in 2008)	95,000m <sup>2</sup>	CAPITAL VALUE PER GROSS FLOOR AREA (GFA) PER m <sup>2</sup>								
			ANNUAL FLOOR AREA RENT PER m <sup>2</sup>			1,440	338	1,440	338	1,440	338		
VACANCY RATE (%)			10.0		10.0		15.0		15.0				
TYPICAL OPERATING EXPENSE RATE (%)			15.0		15.0		15.0		15.0				
CAP RATE (%)			8.0		8.0		8.0		8.0				
MOST EXPENSIVE	西单街	FLOOR AREA RATIO		LAND PRICE PER m <sup>2</sup>	2,500	149	2,500	149	2,490	148	2,490	148	
		LOT SIZE (changed in 2008)	32,500m <sup>2</sup>	CAPITAL VALUE PER GROSS FLOOR AREA (GFA) PER m <sup>2</sup>									
		ANNUAL FLOOR AREA RENT PER m <sup>2</sup>			1,320	478	1,320	478	1,320	478			
VACANCY RATE (%)			10.0		5.0		10.0		10.0				
TYPICAL OPERATING EXPENSE RATE (%)			8.0		8.0		15.0		15.0				
CAP RATE (%)			5.0		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



Shanghai

TYPE OF LAND			SELECTED AREA(DISTRICT)	OUTLINE OF LAND USE		DISCRPTION	2006		2007		2008		2009	
							UNIT: US\$	Index	UNIT: US\$	Index	UNIT: US\$	Index	UNIT: US\$	Index
RESIDENTIAL	FOR SINGLE FAMILY RESIDENCE	UPPER CLASS	古北新区 虹橋地区	BUILDING SIZE	250m <sup>2</sup>	LAND PRICE PER m <sup>2</sup>	1,420		1,444		1,886		1,856	
				LOT SIZE	600m <sup>2</sup>	RESIDENCIAL VALUE	727,766	194	784,667	209	1,266,770	338	1,221,919	326
				ANNUAL HOUSE RENT			48,000	150	50,400	158	57,600	180	57,600	180
		MIDDLE CLASS	嘉定区、闵行区、青浦区等 地域	BUILDING SIZE	220m <sup>2</sup>	LAND PRICE PER m <sup>2</sup>	339	301	346	308	365	324	357	317
				LOT SIZE	600m <sup>2</sup>	RESIDENCIAL VALUE	336,500	140	346,500	144	464,270	193	461,260	192
				ANNUAL HOUSE RENT			24,000		26,400		28,800		28,800	
	FOR MULTIPLE RESIDENCE	UPPER CLASS	華山路地区	FLOOR AREA RATIO	150%	LAND PRICE PER m <sup>2</sup>	3,150	222	3,250	229	3,634	257	3,630	256
				BUILDING SIZE	170m <sup>2</sup>	RESIDENCIAL VALUE	410,170	138	425,315	143	482,276	162	482,269	162
				LOT SIZE	6,500m <sup>2</sup>	ANNUAL FLOOR AREA RENT PER m <sup>2</sup>	155	91	156	91	176	103	176	103
				VACANCY RATE (%)			16.0		16.0		16.0		16.0	
				TYPICAL OPERATING EXPENSE RATE (%)			10.5		10.5		10.0		10.0	
				CAP RATE (%)			5.0		5.0		5.0		5.0	
MIDDLE CLASS	浦西其他地区			FLOOR AREA RATIO	150%	LAND PRICE PER m <sup>2</sup>	1,680	129	1,760	135	1,996	154	1,996	154
		BUILDING SIZE	170m <sup>2</sup>	RESIDENCIAL VALUE	174,720	109	181,700	113	266,515	166	266,468	166		
		LOT SIZE	11,500m <sup>2</sup>	ANNUAL FLOOR AREA RENT PER m <sup>2</sup>	78	58	78	58	85	63	85	63		
		VACANCY RATE (%)			20.0		20.0		20.0		20.0			
		TYPICAL OPERATING EXPENSE RATE (%)			10.0		10.0		10.0		10.0			
		CAP RATE (%)			5.0		5.0		5.0		5.0			
		COMMERCIAL	FRINGE COMMERCIAL	地下鉄「徐家匯」駅前	FLOOR AREA RATIO	400%	LAND PRICE PER m <sup>2</sup>							
LOT SIZE	5,400m <sup>2</sup>				CAPITAL VALUE PER GROSS FLOOR AREA (GFA) PER m <sup>2</sup>	4,710		4,710		4,853		4,846		
ANNUAL FLOOR AREA RENT PER m <sup>2</sup>						516	117	516	117	624	142	588	134	
VACANCY RATE (%)						10.0		10.0		10.0		10.0		
TYPICAL OPERATING EXPENSE RATE (%)						15.0		15.0		15.0		16.0		
CAP RATE (%)				9.0		9.0		9.0		9.0				
CENTER COMMERCIAL	南京東路		FLOOR AREA RATIO		LAND PRICE PER m <sup>2</sup>									
			LOT SIZE	4,200m <sup>2</sup>	CAPITAL VALUE PER GROSS FLOOR AREA (GFA) PER m <sup>2</sup>	4,540		4,540		4,682		4,671		
			ANNUAL FLOOR AREA RENT PER m <sup>2</sup>			492	71	492	71	552	80	540	78	
			VACANCY RATE (%)			10.0		10.0		10.0		10.0		
			TYPICAL OPERATING EXPENSE RATE (%)			14.0		14.0		14.0		15.0		
CAP RATE (%)				9.0		9.0		9.0		9.0				
MOST EXPENSIVE	淮海中路	FLOOR AREA RATIO		LAND PRICE PER m <sup>2</sup>										
		LOT SIZE		CAPITAL VALUE PER GROSS FLOOR AREA (GFA) PER m <sup>2</sup>	5,410		5,410		5,608		5,605			
		ANNUAL FLOOR AREA RENT PER m <sup>2</sup>			600		600		708		708			
		VACANCY RATE (%)			10.0		10.0		10.0		10.0			
		TYPICAL OPERATING EXPENSE RATE (%)			15.0		15.0		15.0		15.0			
CAP RATE (%)			10.0		10.0		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

Hong Kong

TYPE OF LAND		SELECTED AREA(DISTRICT)	OUTLINE OF LAND USE	DISCRPTION	2006			2007			2008			2009		
					UNIT:	HK\$	Index	UNIT:	HK\$	Index	UNIT:	HK\$	Index	UNIT:	HK\$	Index
RESIDENTIAL	FOR SINGLE FAMILY RESIDENCE	UPPER CLASS	Peak	BUILDING SIZE	300m <sup>2</sup>	LAND PRICE PER m <sup>2</sup>	160,000		200,000		190,000		135,000			
			LOT SIZE	700m <sup>2</sup>	RESIDENCIAL VALUE	57,000,000		69,000,000		110,000,000		88,500,000				
			ANNUAL HOUSE RENT	1,400,004		1,500,000		2,784,000		2,058,000						
	MIDDLE CLASS	Sha Tin	BUILDING SIZE	180m <sup>2</sup>	LAND PRICE PER m <sup>2</sup>	46,000		60,000		60,000		54,000				
		LOT SIZE	300m <sup>2</sup>	RESIDENCIAL VALUE	13,500,000		15,500,000		25,500,000		20,500,000					
		ANNUAL HOUSE RENT	380,004		450,000		547,200		547,200							
	FOR MULTIPLE RESIDENCE	UPPER CLASS	Mid Levels	FLOOR AREA RATIO	500%	LAND PRICE PER m <sup>2</sup>					700,000		500,000			
				BUILDING SIZE(changed in 2008)	180m <sup>2</sup>	RESIDENCIAL VALUE	13,100,000		14,200,000		29,700,000		22,500,000			
				LOT SIZE (changed in 2008)	2,000m <sup>2</sup>	ANNUAL FLOOR AREA RENT PER m <sup>2</sup>	3,800		4,500		6,300		4,633			
				VACANCY RATE (%)					8.4		8.8					
TYPICAL OPERATING EXPENSE RATE (%)								10.0		10.0						
CAP RATE (%)								3.3		3.3						
MIDDLE CLASS	Northpoint & Cause Way Bay	FLOOR AREA RATIO	800%	LAND PRICE PER m <sup>2</sup>					480,000		440,000					
		BUILDING SIZE	100m <sup>2</sup>	RESIDENCIAL VALUE	8,000,000	132	9,000,000	149	8,250,000	136	7,650,000	126				
		LOT SIZE	800m <sup>2</sup>	ANNUAL FLOOR AREA RENT PER m <sup>2</sup>	3,000	107	3,300	118	3,600	129	3,240	116				
		VACANCY RATE (%)					5.0		5.0							
		TYPICAL OPERATING EXPENSE RATE (%)					10.0		10.0							
		CAP RATE (%)					3.5		3.4							
COMMERCIAL	FRINGE COMMERCIAL	Wan Chai	FLOOR AREA RATIO	1,500%	LAND PRICE PER m <sup>2</sup>					600,000		470,000				
			LOT SIZE	200m <sup>2</sup>	CAPITAL VALUE PER GROSS FLOOR AREA (GFA) PER m <sup>2</sup>	83,000	128	99,000	152	60,961	94	53,076	82			
			ANNUAL FLOOR AREA RENT PER m <sup>2</sup>	3,504	97	4,200	117	5,772	160	4,560	127					
			VACANCY RATE (%)					7.3		6.9						
			TYPICAL OPERATING EXPENSE RATE (%)					10.0		10.0						
			CAP RATE (%)					4.2		5.1						
	CENTER COMMERCIAL	Central Commercial District	FLOOR AREA RATIO	1,500%	LAND PRICE PER m <sup>2</sup>					2,300,000		1,100,000				
			LOT SIZE	500m <sup>2</sup>	CAPITAL VALUE PER GROSS FLOOR AREA (GFA) PER m <sup>2</sup>	128,000	142	138,000	153	185,000	206	93,500	104			
			ANNUAL FLOOR AREA RENT PER m <sup>2</sup>	5,604	119	6,696	142	16,140	343	12,000	255					
			VACANCY RATE (%)					1.0		2.9						
			TYPICAL OPERATING EXPENSE RATE (%)					10.0		10.0						
			CAP RATE (%)					4.0		5.3						
MOST EXPENSIVE	Same as Center Commercial	FLOOR AREA RATIO		LAND PRICE PER m <sup>2</sup>												
		LOT SIZE		CAPITAL VALUE PER GROSS FLOOR AREA (GFA) PER m <sup>2</sup>												
		ANNUAL FLOOR AREA RENT PER m <sup>2</sup>														
		VACANCY RATE (%)														
		TYPICAL OPERATING EXPENSE RATE (%)														
		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

Taipei

TYPE OF LAND			SELECTED AREA(DISTRICT)	OUTLINE OF LAND USE		DISCRPTION	2006		2007		2008		2009	
							UNIT: NT\$	Index	UNIT: NT\$	Index	UNIT: NT\$	Index	UNIT: NT\$	Index
RESIDENTIAL	FOR SINGLE FAMILY RESIDENCE	UPPER CLASS	大台北華城	BUILDING SIZE	415m <sup>2</sup>	LAND PRICE PER m <sup>2</sup>	43,862	91	51,425	106	60,500	125	56,750	117
				LOT SIZE(changed in 2008)	495m <sup>2</sup>	RESIDENCIAL VALUE	33,000,000	57	37,000,000	64	40,500,000	70	38,500,000	67
				ANNUAL HOUSE RENT	552,000	58	576,000	60	660,000	69	648,000	68		
		MIDDLE CLASS	新店、安坑地区、汐止、淡水、三芝	BUILDING SIZE	222m <sup>2</sup>	LAND PRICE PER m <sup>2</sup>	19,662	67	21,912	75	33,275	113	27,225	93
				LOT SIZE	248m <sup>2</sup>	RESIDENCIAL VALUE	6,000,000	67	7,250,000	81	8,750,000	97	7,500,000	83
				ANNUAL HOUSE RENT	198,000	83	210,000	88	222,000	93	216,000	90		
	FOR MULTIPLE RESIDENCE	UPPER CLASS	仁愛路, Lin 1 st.	FLOOR AREA RATIO	225%	LAND PRICE PER m <sup>2</sup>	287,375	89	332,750	103	423,125	131	393,250	121
				BUILDING SIZE	248m <sup>2</sup>	RESIDENCIAL VALUE	24,000,000	119	27,000,000	134	32,000,000	158	29,500,000	146
				LOT SIZE	700m <sup>2</sup>	ANNUAL FLOOR AREA RENT PER m <sup>2</sup>	3,000	3,145	3,290	3,242				
		MIDDLE CLASS	內湖區、松山區 (changed in 2006)	VACANCY RATE (%)	3.0	3.0	4.0	4.0						
				TYPICAL OPERATING EXPENSE RATE (%)	22.0	22.0	22.0	22.0						
				CAP RATE (%)	2.8	2.5								
FRINGE COMMERCIAL	UPPER CLASS	內湖區、松山區 (changed in 2006)	FLOOR AREA RATIO	225%	LAND PRICE PER m <sup>2</sup>	211,750		234,438		294,938		257,125		
			BUILDING SIZE	132m <sup>2</sup>	RESIDENCIAL VALUE	8,750,000		11,500,000		13,250,000		12,100,000		
			LOT SIZE	800m <sup>2</sup>	ANNUAL FLOOR AREA RENT PER m <sup>2</sup>	2,364	2,636	2,818	2,682					
	MIDDLE CLASS	內湖區、松山區 (changed in 2006)	VACANCY RATE (%)	5.0	5.0	7.0	7.0							
			TYPICAL OPERATING EXPENSE RATE (%)	25.0	25.0	26.0	26.0							
			CAP RATE (%)	3.0	2.7	2.0	2.1							
COMMERCIAL	FRINGE COMMERCIAL	Sec.2 Nanking E. road	FLOOR AREA RATIO	630%	LAND PRICE PER m <sup>2</sup>	855,875	89	907,250	95	1,134,375	118	1,069,125	112	
			LOT SIZE	750m <sup>2</sup>	CAPITAL VALUE PER GROSS FLOOR AREA (GFA) PER m <sup>2</sup>	103,692	58	115,740	65	143,688	80	130,062	73	
			ANNUAL FLOOR AREA RENT PER m <sup>2</sup>			12,576	147	12,072	141					
	CENTER COMMERCIAL	Tunhua N Road Tunhua S Road Taipei Main Station (changed in 2002)	VACANCY RATE (%)	11.0	9.0	9.0	11.0							
			TYPICAL OPERATING EXPENSE RATE (%)	21.0	22.0	22.0	22.0							
			CAP RATE (%)	4.8	4.6	4.5	4.6							
		MIDDLE CLASS	Tunhua N Road Tunhua S Road Taipei Main Station (changed in 2002)	FLOOR AREA RATIO	630%	LAND PRICE PER m <sup>2</sup>	999,750		1,099,125		1,280,625		1,129,375	
				LOT SIZE	1,500m <sup>2</sup>	CAPITAL VALUE PER GROSS FLOOR AREA (GFA) PER m <sup>2</sup>	140,070		150,162		174,275		156,500	
				ANNUAL FLOOR AREA RENT PER m <sup>2</sup>			14,052		13,320					
MIDDLE CLASS	Tunhua N Road Tunhua S Road Taipei Main Station (changed in 2002)	VACANCY RATE (%)	9.0	9.0	6.0	8.0								
		TYPICAL OPERATING EXPENSE RATE (%)	22.0	22.0	22.0	22.0								
		CAP RATE (%)	4.5	4.4	4.0	4.1								
MOST EXPENSIVE	Sec. 4 Chung hsia E. road, Xin Yi Dist (changed in 2006)	FLOOR AREA RATIO	630%	LAND PRICE PER m <sup>2</sup>	1,033,500		1,155,000		1,391,500		1,250,375			
		LOT SIZE	1,250m <sup>2</sup>	CAPITAL VALUE PER GROSS FLOOR AREA (GFA) PER m <sup>2</sup>	175,200		186,250		201,200		190,900			
		ANNUAL FLOOR AREA RENT PER m <sup>2</sup>			14,880		13,800							
	MIDDLE CLASS	Sec. 4 Chung hsia E. road, Xin Yi Dist (changed in 2006)	VACANCY RATE (%)	10.0	9.0	7.0	7.0							
			TYPICAL OPERATING EXPENSE RATE (%)	25.0	25.0	24.0	24.0							
			CAP RATE (%)	4.0	3.9	3.8	3.7							

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	DISCRPTION	2006		2007		2008		2009			
					UNIT: RM	Index	UNIT: RM	Index	UNIT: RM	Index	UNIT: RM	Index		
RESIDENTIAL	FOR SINGLE FAMILY RESIDENCE	UPPER CLASS	Bangsar	BUILDING SIZE (changed in 2008)	172m <sup>2</sup>	LAND PRICE PER m <sup>2</sup>	3,710	169	3,710	169	4,238	193	4,238	193
				LOT SIZE	174m <sup>2</sup>	RESIDENCIAL VALUE	775,000	156	775,000	156	892,500	180	892,500	180
				ANNUAL HOUSE RENT			27,600	121	27,600	121	30,000	132	30,000	132
		MIDDLE CLASS	Cheras	BUILDING SIZE	160m <sup>2</sup>	LAND PRICE PER m <sup>2</sup>	1,600	133	1,600	133	1,596	133	1,596	133
				LOT SIZE (changed in 2008)	145m <sup>2</sup>	RESIDENCIAL VALUE	342,500	132	342,500	132	332,500	128	332,500	128
				ANNUAL HOUSE RENT			14,400	126	14,400	126	14,400	126	14,400	126
	FOR MULTIPLE RESIDENCE	UPPER CLASS	Bangsar	FLOOR AREA RATIO	120%	LAND PRICE PER m <sup>2</sup>	2,600	149	2,600	149	5,600	320	5,600	320
				BUILDING SIZE (changed in 2008)	138m <sup>2</sup>	RESIDENCIAL VALUE	610,000	118	610,000	118	1,005,000	195	1,005,000	195
				LOT SIZE	6,045m <sup>2</sup>	ANNUAL FLOOR AREA RENT PER m <sup>2</sup>	263	80	263	80	261	79	261	79
				VACANCY RATE (%)	-		-		-		-		-	
TYPICAL OPERATING EXPENSE RATE (%)	15.0		15.0		15.0		15.0		15.0					
CAP RATE (%)	4.6		4.6		4.6		4.6		4.6					
MIDDLE CLASS	Old Klang Road	FLOOR AREA RATIO	110%	LAND PRICE PER m <sup>2</sup>	1,350	300	1,350	300	2,000	444	2,000	444		
		BUILDING SIZE (changed in 2008)	122m <sup>2</sup>	RESIDENCIAL VALUE	250,000	104	250,000	104	245,000	102	245,000	102		
		LOT SIZE	16,078m <sup>2</sup>	ANNUAL FLOOR AREA RENT PER m <sup>2</sup>	144	79	144	79	128	70	128	70		
		VACANCY RATE (%)	-		-		-		-		-			
		TYPICAL OPERATING EXPENSE RATE (%)	15.0		15.0		15.0		15.0		15.0			
		CAP RATE (%)	5.5		5.5		5.5		5.5		5.5			
COMMERCIAL	FRINGE COMMERCIAL	Jalan Semuntan	FLOOR AREA RATIO	400%	LAND PRICE PER m <sup>2</sup>	4,850	149	4,850	149	5,258	162	5,258	162	
			LOT SIZE (changed in 2008)	2,512m <sup>2</sup>	CAPITAL VALUE PER GROSS FLOOR AREA (GFA) PER m <sup>2</sup>	6,500	144	6,500	144	6,500	144	6,500	144	
			ANNUAL FLOOR AREA RENT PER m <sup>2</sup>			413	88	413	88	432	92	432	92	
			VACANCY RATE (%)	20.0		20.0		20.0		20.0		20.0		
			TYPICAL OPERATING EXPENSE RATE (%)	20.0		20.0		20.0		20.0		20.0		
			CAP RATE (%)	8.3		8.3		8.3		8.3		8.3		
	CENTER COMMERCIAL	Jalan Raja Laut	FLOOR AREA RATIO	400%	LAND PRICE PER m <sup>2</sup>	4,750	100	4,750	100	6,315	133	6,315	133	
			LOT SIZE (changed in 2008)	1,064m <sup>2</sup>	CAPITAL VALUE PER GROSS FLOOR AREA (GFA) PER m <sup>2</sup>	6,900	143	6,900	143	6,900	143	6,900	143	
			ANNUAL FLOOR AREA RENT PER m <sup>2</sup>			413	90	413	90	432	94	432	94	
			VACANCY RATE (%)	20.0		20.0		20.0		20.0		20.0		
			TYPICAL OPERATING EXPENSE RATE (%)	20.0		20.0		20.0		20.0		20.0		
			CAP RATE (%)	8.3		8.3		8.3		8.3		8.3		
MOST EXPENSIVE	Golden Triangle	FLOOR AREA RATIO	500%	LAND PRICE PER m <sup>2</sup>	10,000	167	10,000	167	10,000	167	10,000	167		
		LOT SIZE	3,642m <sup>2</sup>	CAPITAL VALUE PER GROSS FLOOR AREA (GFA) PER m <sup>2</sup>	7,950	143	7,950	143	7,950	143	7,950	143		
		ANNUAL FLOOR AREA RENT PER m <sup>2</sup>			517	75	517	75	540	78	540	78		
		VACANCY RATE (%)	15.0		15.0		15.0		15.0		15.0			
		TYPICAL OPERATING EXPENSE RATE (%)	20.0		20.0		20.0		15.0		15.0			
		CAP RATE (%)	8.0		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

515000

ANNUAL OFFICE RENT IS BASED ON :  NET  
 GROSS

Singapore

TYPE OF LAND			SELECTED AREA(DISTRICT)	OUTLINE OF LAND USE		DISCRPTION	2006		2007		2008		2009		
							UNIT: S\$	Index	UNIT: S\$	Index	UNIT: S\$	Index	UNIT: S\$	Index	
RESIDENTIAL	FOR SINGLE FAMILY RESIDENCE	UPPER CLASS	Nassim/Cluny	BUILDING SIZE	750m <sup>2</sup>	LAND PRICE PER m <sup>2</sup>	4,900	117	6,900	164	9,700	231	8,700	207	
				LOT SIZE	1,400m <sup>2</sup>	RESIDENCIAL VALUE	10,112,000	138	13,258,000	180	19,063,000	259	18,596,000	253	
				ANNUAL HOUSE RENT			240,000	121	300,000	152	360,000	182	336,000	170	
		MIDDLE CLASS	Holland Road	BUILDING SIZE	600m <sup>2</sup>	LAND PRICE PER m <sup>2</sup>	4,650	120	6,500	168	8,900	230	7,000	181	
				LOT SIZE	750m <sup>2</sup>	RESIDENCIAL VALUE	5,222,500	104	6,814,500	135	9,900,000	196	7,750,000	154	
				ANNUAL HOUSE RENT			120,000		156,000		192,000		180,000		
	FOR MULTIPLE RESIDENCE	UPPER CLASS	Claymore Hill/Ardmore Park (changed in the same area in 2008)	FLOOR AREA RATIO	300%	LAND PRICE PER m <sup>2</sup>	29,100		42,000		56,000		29,000		
				BUILDING SIZE	268m <sup>2</sup>	RESIDENCIAL VALUE	5,481,550		7,212,550		8,000,000		5,250,000		
				LOT SIZE (changed in 2008)	10,000m <sup>2</sup>	ANNUAL FLOOR AREA RENT PER m <sup>2</sup>	716		896		1,086		853		
				VACANCY RATE (%)			3.0		3.0		6.0		7.1		
				TYPICAL OPERATING EXPENSE RATE (%)			15.0		15.0		16.0		18.0		
				CAP RATE (%)			2.9		2.9		2.4		2.8		
MIDDLE CLASS	River Valley (changed in the same area in 2008)	FLOOR AREA RATIO	200%	LAND PRICE PER m <sup>2</sup>	10,750		12,850		28,000		14,300				
		BUILDING SIZE	120m <sup>2</sup>	RESIDENCIAL VALUE	1,562,900		1,823,400		2,970,000		2,066,000				
		LOT SIZE (changed in 2008)	10,000m <sup>2</sup>	ANNUAL FLOOR AREA RENT PER m <sup>2</sup>	390		510		650		600				
		VACANCY RATE (%)			3.0		3.0		6.0		7.1				
		TYPICAL OPERATING EXPENSE RATE (%)			15.0		15.0		17.0		18.0				
		CAP RATE (%)			2.7		2.7		2.4		2.8				
COMMERCIAL	FRINGE COMMERCIAL	Tanjong Pagar/ Maxwell/Anson	FLOOR AREA RATIO	800%	LAND PRICE PER m <sup>2</sup>	27,000	77	40,000	113	74,000	210	59,000	167		
			LOT SIZE	3,500m <sup>2</sup>	CAPITAL VALUE PER GROSS FLOOR AREA (GFA) PER m <sup>2</sup>	7,315	77	9,575	101	13,986	148	11,834	125		
			ANNUAL FLOOR AREA RENT PER m <sup>2</sup>			576	125	720	157	1,008	220	1,008	220		
			VACANCY RATE (%)			8.5		3.2		2.7		2.7			
			TYPICAL OPERATING EXPENSE RATE (%)			28.0		23.6		19.3		19.3			
			CAP RATE (%)			4.0		4.0		4.0		5.0			
			CENTER COMMERCIAL	Shenton Way /Cecil Street/ Robinson Road	FLOOR AREA RATIO	1,100%	LAND PRICE PER m <sup>2</sup>	53,000	73	74,000	102	150,000	207	120,000	166
					LOT SIZE	3,500m <sup>2</sup>	CAPITAL VALUE PER GROSS FLOOR AREA (GFA) PER m <sup>2</sup>	9,575	74	12,370	96	21,516	167	18,289	142
					ANNUAL FLOOR AREA RENT PER m <sup>2</sup>			720	130	864	156	1,296	234	1,440	259
	VACANCY RATE (%)					9.0		3.9		4.8		7.4			
	TYPICAL OPERATING EXPENSE RATE (%)					24.4		21.1		19.4		18.3			
	CAP RATE (%)					4.0		4.0		3.8		4.8			
	MOST EXPENSIVE	Raffles Place			FLOOR AREA RATIO	1,300%	LAND PRICE PER m <sup>2</sup>	86,000	85	135,000	134	197,000	195	158,000	156
					LOT SIZE	4,500m <sup>2</sup>	CAPITAL VALUE PER GROSS FLOOR AREA (GFA) PER m <sup>2</sup>	12,910	80	18,290	113	30,123	187	24,744	153
					ANNUAL FLOOR AREA RENT PER m <sup>2</sup>			864	106	1,152	141	2,016	246	2,016	246
			VACANCY RATE (%)			11.3		5.0		2.0		4.4			
			TYPICAL OPERATING EXPENSE RATE (%)			24.8		20.6		16.8		17.0			
			CAP RATE (%)			4.0		4.0		3.8		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

Sydney

TYPE OF LAND		SELECTED AREA(DISTRICT)	OUTLINE OF LAND USE	DISCRPTION	2006		2007		2008		2009			
					UNIT: AU\$	Index	UNIT: AU\$	Index	UNIT: AU\$	Index	UNIT: AU\$	Index		
RESIDENTIAL	FOR SINGLE FAMILY RESIDENCE	UPPER CLASS	Bellevue Hill	BUILDING SIZE	400m <sup>2</sup>	LAND PRICE PER m <sup>2</sup>	2,900	171	3,100	182	3,400	200	3,100	182
				LOT SIZE	1,000m <sup>2</sup>	RESIDENCIAL VALUE	3,300,000	150	3,500,000	159	3,850,000	175	3,500,000	159
				ANNUAL HOUSE RENT	109,200	131	119,592	144	129,996	156	119,592	144		
		MIDDLE CLASS	Oatley	BUILDING SIZE	110m <sup>2</sup>	LAND PRICE PER m <sup>2</sup>	1,050	145	950	131	1,050	145	1,050	145
				LOT SIZE	550m <sup>2</sup>	RESIDENCIAL VALUE	700,000	140	650,000	130	712,500	143	712,500	143
				ANNUAL HOUSE RENT	24,396	134	24,396	134	25,992	143	25,992	143		
	FOR MULTIPLE RESIDENCE	UPPER CLASS	Chatswood	FLOOR AREA RATIO	150%	LAND PRICE PER m <sup>2</sup>	1,300		1,100		1,100		1,100	
				BUILDING SIZE	75m <sup>2</sup>	RESIDENCIAL VALUE	430,000	123	410,000	117	430,000	123	430,000	123
				LOT SIZE	1,000m <sup>2</sup>	ANNUAL FLOOR AREA RENT PER m <sup>2</sup>	264	110	264	110	277	116	277	116
				VACANCY RATE (%)	3.5	2.5	2.0	2.0						
				TYPICAL OPERATING EXPENSE RATE (%)	16.5	16.5	16.5	16.5						
				CAP RATE (%)	4.0	4.0	4.0	4.0						
MIDDLE CLASS	Ryde	FLOOR AREA RATIO	150%	LAND PRICE PER m <sup>2</sup>	1,100		1,000		1,000		1,000			
		BUILDING SIZE	65m <sup>2</sup>	RESIDENCIAL VALUE	330,000	150	300,000	136	310,000	141	310,000	141		
		LOT SIZE	1,000m <sup>2</sup>	ANNUAL FLOOR AREA RENT PER m <sup>2</sup>	220	110	220	110	228	114	228	114		
		VACANCY RATE (%)	3.5	2.5	2.0	2.0								
		TYPICAL OPERATING EXPENSE RATE (%)	16.4	16.4	16.4	16.4								
		CAP RATE (%)	3.5	4.0	4.0	4.0								
COMMERCIAL	FRINGE COMMERCIAL	North Sydney, St Leonards, Chatswood, South Sydney (changed in 2008)	FLOOR AREA RATIO	500%	LAND PRICE PER m <sup>2</sup>	4,000		4,000		3,750		3,750		
			LOT SIZE	1,500m <sup>2</sup>	CAPITAL VALUE PER GROSS FLOOR AREA (GFA) PER m <sup>2</sup>	4,750		5,250		5,250		4,750		
			ANNUAL FLOOR AREA RENT PER m <sup>2</sup>	312	336	432	468							
	VACANCY RATE (%)	13.0	13.0	9.2	9.8									
	TYPICAL OPERATING EXPENSE RATE (%)	22.5	22.5	20.0	20.0									
	CAP RATE (%)	7.1	6.9	6.8	7.5									
	CENTER COMMERCIAL	Sydney CBD (changed in 2008)	FLOOR AREA RATIO	1,000%	LAND PRICE PER m <sup>2</sup>	21,000		23,000		22,000		21,000		
			LOT SIZE	2,000m <sup>2</sup>	CAPITAL VALUE PER GROSS FLOOR AREA (GFA) PER m <sup>2</sup>	6,000		6,500		8,000		7,000		
			ANNUAL FLOOR AREA RENT PER m <sup>2</sup>	504	576	600	600							
VACANCY RATE (%)	9.6	7.9	3.7	5.4										
TYPICAL OPERATING EXPENSE RATE (%)	25.0	25.0	25.0	25.0										
CAP RATE (%)	6.5	6.0	5.5	6.3										
MOST EXPENSIVE	Same as Center Commercial	FLOOR AREA RATIO		LAND PRICE PER m <sup>2</sup>										
		LOT SIZE		CAPITAL VALUE PER GROSS FLOOR AREA (GFA) PER m <sup>2</sup>										
		ANNUAL FLOOR AREA RENT PER m <sup>2</sup>												
VACANCY RATE (%)														
TYPICAL OPERATING EXPENSE RATE (%)														
CAP RATE (%)														

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

Auckland

TYPE OF LAND		SELECTED AREA(DISTRICT)	OUTLINE OF LAND USE	DISCRPTION	2006		2007		2008		2009			
					UNIT: NT\$	Index	UNIT: NT\$	Index	UNIT: NT\$	Index	UNIT: NT\$	Index		
RESIDENTIAL	FOR SINGLE FAMILY RESIDENCE	UPPER CLASS	Eastern Suburbs	BUILDING SIZE	200m <sup>2</sup>	LAND PRICE PER m <sup>2</sup>	800	150	850	159	850	159	825	154
				LOT SIZE	400m <sup>2</sup>	RESIDENCIAL VALUE	725,000	186	750,000	192	762,500	196	725,000	186
				ANNUAL HOUSE RENT			34,560	182	35,400	186	31,200	164	32,232	170
		MIDDLE CLASS	Mt.Roskill	BUILDING SIZE	140m <sup>2</sup>	LAND PRICE PER m <sup>2</sup>	612	163	638	170	662	177	662	177
				LOT SIZE	400m <sup>2</sup>	RESIDENCIAL VALUE	400,000	160	420,000	168	442,500	177	422,500	169
				ANNUAL HOUSE RENT			20,016	118	20,280	119	20,016	118	20,016	118
	FOR MULTIPLE RESIDENCE	UPPER CLASS	Eastern Suburbs	FLOOR AREA RATIO	300%	LAND PRICE PER m <sup>2</sup>	800	150	850	159	825	154	825	154
				BUILDING SIZE (changed in 2008)	155m <sup>2</sup>	RESIDENCIAL VALUE	725,000	132	750,000	136	772,500	140	740,000	135
				LOT SIZE	1,500m <sup>2</sup>	ANNUAL FLOOR AREA RENT PER m <sup>2</sup>	216	180	221	184	210	175	210	175
				VACANCY RATE (%)			2.0		2.0		2.0		2.0	
				TYPICAL OPERATING EXPENSE RATE (%)			20.5		20.5		20.5		20.5	
				CAP RATE (%)			4.5		4.5		4.3		4.3	
MIDDLE CLASS	Mt.Roskill			FLOOR AREA RATIO	200%	LAND PRICE PER m <sup>2</sup>	612	163	638	170	662	177	662	177
		BUILDING SIZE	140m <sup>2</sup>	RESIDENCIAL VALUE	397,500	128	415,000	134	430,000	139	410,000	132		
		LOT SIZE	1,200m <sup>2</sup>	ANNUAL FLOOR AREA RENT PER m <sup>2</sup>	158	113	160	114	160	114	160	114		
		VACANCY RATE (%)			2.0		2.0		2.0		2.0			
		TYPICAL OPERATING EXPENSE RATE (%)			19.5		19.5		19.5		19.5			
		CAP RATE (%)			5.0		5.0		4.4		4.4			
COMMERCIAL	FRINGE COMMERCIAL	Karangahope Road	FLOOR AREA RATIO	400%	LAND PRICE PER m <sup>2</sup>	2,050	200	2,450	239	2,750	268	2,550	249	
			LOT SIZE	500m <sup>2</sup>	CAPITAL VALUE PER GROSS FLOOR AREA (GFA) PER m <sup>2</sup>	1,375	165	1,462	175	1,575	189	1,575	189	
			ANNUAL FLOOR AREA RENT PER m <sup>2</sup>			204	146	216	154	210	150	216	154	
			VACANCY RATE (%)			10.0		10.5		5.0		6.0		
			TYPICAL OPERATING EXPENSE RATE (%)			30.0		30.0		25.0		25.0		
			CAP RATE (%)			9.5		9.5		9.3		9.5		
	CENTER COMMERCIAL	Queen Street	FLOOR AREA RATIO	1400%	LAND PRICE PER m <sup>2</sup>	8,250	133	9,350	151	9,750	157	9,750	157	
			LOT SIZE	1,000m <sup>2</sup>	CAPITAL VALUE PER GROSS FLOOR AREA (GFA) PER m <sup>2</sup>	3,950	144	4,175	152	4,125	150	4,225	154	
			ANNUAL FLOOR AREA RENT PER m <sup>2</sup>			432	135	456	143	456	143	456	143	
			VACANCY RATE (%)			10.3		9.5		8.0		7.5		
			TYPICAL OPERATING EXPENSE RATE (%)			25.0		25.0		25.0		25.0		
			CAP RATE (%)			8.0		8.0		8.0		8.0		
MOST EXPENSIVE	Queen Street	FLOOR AREA RATIO	1400%	LAND PRICE PER m <sup>2</sup>	9,125	130	10,625	152	11,000	157	11,400	163		
		LOT SIZE	1,000m <sup>2</sup>	CAPITAL VALUE PER GROSS FLOOR AREA (GFA) PER m <sup>2</sup>	4,450	123	4,625	128	4,700	130	4,875	134		
		ANNUAL FLOOR AREA RENT PER m <sup>2</sup>			504	126	516	129	528	132	540	135		
		VACANCY RATE (%)			8.0		3.5		4.5		4.5			
		TYPICAL OPERATING EXPENSE RATE (%)			25.0		25.0		25.0		25.0			
		CAP RATE (%)			8.0		8.0		7.5		7.5			

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