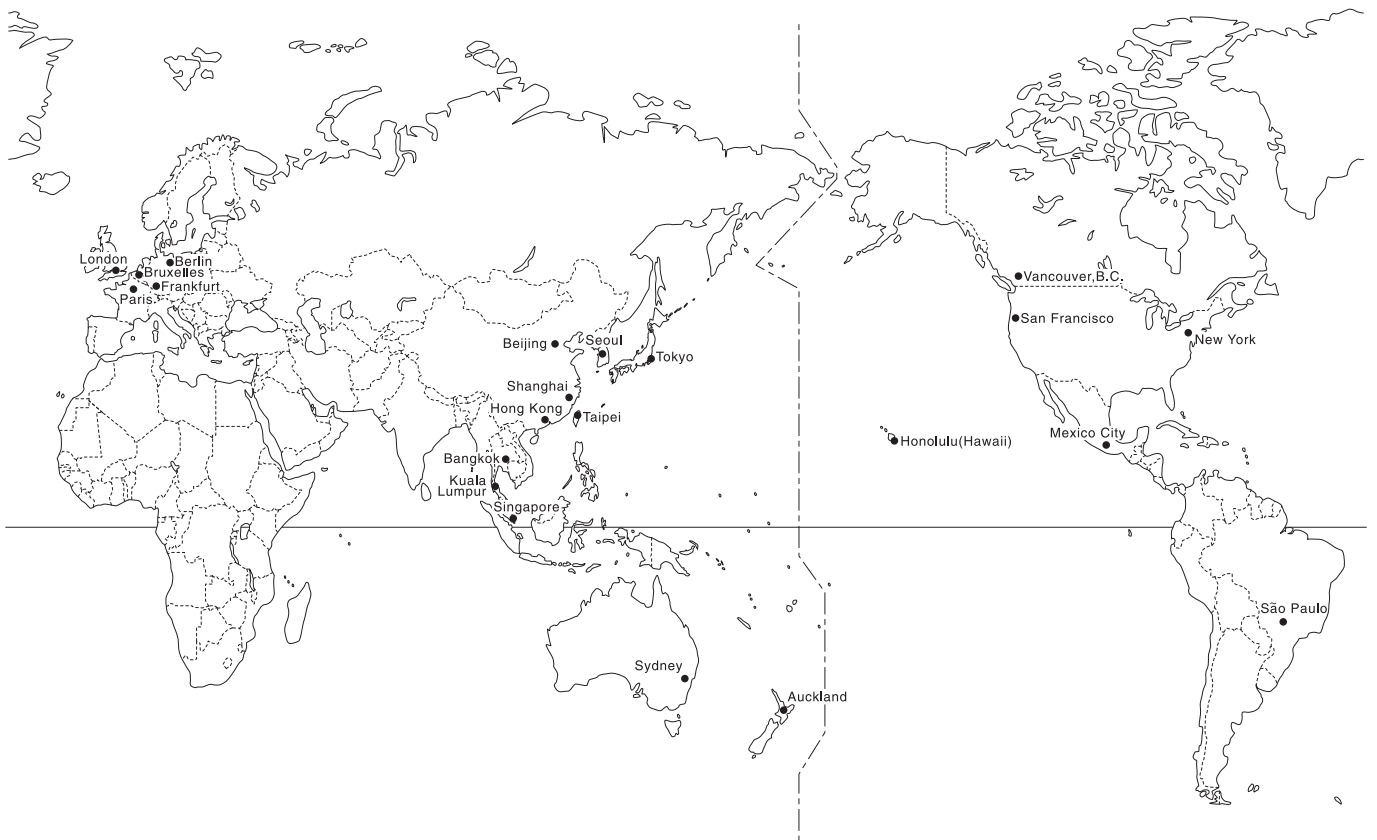


June 2011

THE WORLD LAND VALUE SURVEY OF 2011



JAPANESE ASSOCIATION OF
REAL ESTATE APPRAISAL

2011 World Land Value Survey

Description

1. The Purpose of the Survey	1
2. The Characteristics of the Survey Result of 2011	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 Purchasing Power Parity).....	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 Purchasing Power Parity)	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 Purchasing Power Parity)	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 ²) 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 Purchasing Power Parity)	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 Purchasing Power Parity)	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 ²) 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 Purchasing Power Parity)	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 Purchasing Power Parity)...	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 2011.....	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 2011	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	4
III. Europe	16
IV. Asia and Oceania	26

2. The List of Survey Questionnaires

I. Japan	1
II. America	2
III. Europe	8
IV. Asia and Oceania	13

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, Transport and Tourism(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, 2 years have passed since the survey of 2009, in the situation of facing global economy crisis caused a collapse of Lehman Brothers which was happened in September in 2008, major changes have occurred in real estate market of each country, and comparison using the newest data of overseas real estate is required.

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 2011

The characteristics of the survey result in 2011 are as follows,

- (1) The typical value of a single-family home at Tokyo’s survey location was ¥101 million.

It was the second highest after London among 13 surveyed cities of OECD member countries. The position of Tokyo was the same as the previous survey. When we compare values between 2009 and 2011 in the surveyed cities in OECD countries, most cities saw a decline.

(2) The typical condominium value at Tokyo's survey location was ¥30 million, the 10th highest among 14 cities in OECD countries that were monitored in this survey.

Among the surveyed cities in OECD countries, New York, San Francisco and London continued to stay above Tokyo.

Vancouver surpassed Tokyo this time.

(3) The typical monthly apartment rent per square meter at Tokyo's survey location was ¥2,214, the 5th highest among 14 surveyed cities in OECD countries.

The top four cities were London, New York, Seoul and Paris. Honolulu slipped to 6th place this time (The typical rent in Honolulu was more expensive than Tokyo's figure in the previous survey.).

The typical apartment rent in most cities became more volatile since the world financial crisis in 2008 compared with the prior years.

(4) The typical monthly office rent per square meter at Tokyo's survey location was ¥8,200, the 2nd highest after London among 14 surveyed cities in OECD countries and the same ranking as the previous survey.

Major cities witnessed a decline in typical office rent during the global financial crisis that first hit the world market in 2008. In more recent years, typical office rents rose in most cities.

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 2009" 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.

(2)The Date of Valuation: January 2011

(3)The Period of Valuation: December 2010 to March 2011

(4) The Surveyed Cities for Comparison: Tokyo, Vancouver, B.C., New York, San Francisco, Honolulu, Mexico City, Sao Paulo, London, Paris, Berlin, Frankfurt, Brussels, Seoul, Beijing, Shanghai, Hong Kong, Taipei, Kuala Lumpur, Singapore, Bangkok, Sydney, Auckland.

Please refer (6) for survey locations in detail.

We did not survey in Nagoya and Osaka this time by circumstances.

We resumed survey in Bangkok from 2010.

<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 Residential Area>	<Multiple Family Residential Area>
Tokyo	Suginami-ku, Narita Higashi	Toyotamakita, Nerima-ku
Vancouver, B.C.	Eastside	Eastside
New York	Staten Island	Chelsea of Manhattan
San Francisco	South San Francisco	Sanset Richmond
Honolulu	Pearl City	Makiki
Mexico City	Avante Coyoacan	Narvarte
San Paulo	Vila Mariana	Vila Mariana
London	Kingston	Battersea
Paris		15ème Arrond. Rue Lecourbe
Berlin	Rudow/ Lichterfelde Süd	Prenzlauer berg/Steglitz
Frankfurt	Dreieich	Sachsenhausen
Bruxelles	Etterbeek-SaintGills-Brussels Center	Schaerbeek-Etterbeek-Brussels Center
Seoul	Hwayang Dong(華陽洞)	Hongeun Dong(弘濟洞)
Beijing	ツワンシャンチェアン 紫王山莊	万科公園五号公萬
Shanghai	チアディンクー ミンシンクー チンブクー 嘉定区、閔行区、青浦区	プーシークー 浦西区
Hong Kong	シャティエン 沙田	ノースポイント コーズウェイベイ 北角、銅鑼灣
Taipei	シンティエン アンゴン シーチー タンスウェー 新店、安坑、汐止、淡水、 サンツー 三芝	内湖區、松山區
Kuala Lumpur	Cheras	Old Klang Road
Singapore	Holland Road	River Valley Road

Bangkok	Pinklo-Nakornchaisri Road	Rama 3 and 4 Road
Sydney	Oatley	Ryde
Auckland	Mt. Roskill	Mt. Roskill

- ※ We surveyed in new point for single family residential area in Bruxelles.
- ※ 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.
- ※ We did not survey for single family residential area in Paris in 2010 and 2011 by circumstances.

“Center Commercial Area”

Tokyo	Nishishinjyuku, Shinjyuku-ku
Vancouver, B.C.	Downtown Peninsula
New York	Times Square Midtown Manhattan
San Francisco	Downtown
Honolulu	Downtown
Mexico City	Downtown Zocalo Historic Cente
San Paulo	Vila Olimpia
London	Mayfair St.James' prime Central Core Business Area
Paris	8ème、1ère、2ème Arrond.
Berlin	Kurfürstendamm (alas: Kudamm) / Friedrichstraße
Frankfurt	Hauptwach
Bruxelles	Woluwe Shopping
Seoul	Myung Dong (明洞)
Beijing	<small>ワンフーチン</small> 王府井
Shanghai	<small>ナンチントンルー</small> 南京東路
Hong Kong	<small>ディストリクトセントラル</small> 中環
Taipei	<small>チョンシャンベイルー</small> <small>チョンシャンナンルー</small> <small>タイペイチョーチャン</small> 中山北路・中山南路・台北車站
Kuala Lumpur	Jalan Raja Laut
Singapore	Shenton Way Cecil Street Robinson Road
Bangkok	Ratchaprasong
Sydney	Sydney CBD
Auckland	Queen Street

- ※ We surveyed in new point for commercial area in Bruxelles.
- ※ We adopted prices for office not retail in Hong Kong. The surveyed area is same.

(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, Belgium, England, France, Germany, Japan, South Korea, Australia, New Zealand.

(Sources) The OECD Purchasing Power Parity : 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. Summary of Survey Results

(1) Typical Single-Family Home Value

The typical value of a single-family home at Tokyo's survey location was ¥101 million. It was the second highest after London among 13 surveyed cities of OECD member countries. The position of Tokyo was the same as the previous survey.

When we compare values between 2009 and 2011 in the surveyed cities in OECD countries, most cities saw a decline.

(1) The typical value of a single-family home at Tokyo's survey location was ¥101 million. In London (¥158 million on a Purchasing Power Parity basis, 157 (Tokyo=100); ¥126 million on a foreign exchange rate basis, 125.6 (Tokyo=100)), its housing value exceeded that in Tokyo again. (Table 1, Figure 1, Figure 2-1)

In comparison with cities in Asia, the results of Singapore (¥862 million, 854.0 (Tokyo=100)) and Hong Kong (¥113 million, 111.8 (Tokyo=100)), where single-family residential areas are scarce and the income level of the survey locations is relatively high, exceeded that of Tokyo. In this survey, Beijing (¥324 million, 321.6 (Tokyo=100)) surpassed Tokyo thanks to the booming Chinese economy at that time. (Table 1, Figure 1, Figure 2-2)

(2) Among the surveyed cities in OECD countries, London topped Tokyo for two surveys in a row. The value difference between Tokyo and two US cities (New York and San Francisco) grew this time after shrinking in the previous survey. (Figure 1 and 3)

The value difference increased between Tokyo and three Asian cities (Singapore, Hong Kong and Beijing). (Figure 2-2)

(3) In most cities, the typical values of single-family homes trended downward since the failure of Lehman Brothers in 2008. In more recent years, Tokyo witnessed a stable value movement while some other cities experienced a rise in value. (Figure 4)

(4) The typical site size of single-family homes in Tokyo is one of the smallest among monitored cities. Its ratio of floor area against site size is relatively high in Tokyo compared to other cities. (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(m ²)	Lot Size(m ²)
Tokyo	Yen	1.00	101,000,000	101,000,000	100.0	150	200
Vancouver, B.C	C\$	91.50	835,000	76,404,170	75.6	223	368
New York	US\$	111.45	384,000	42,796,800	42.4	148	270
San Francisco	US\$	111.45	490,000	54,610,500	54.1	111	400
Honolulu	US\$	111.45	570,000	63,526,500	62.9	130	604
Mexico City	Peso	14.02	3,075,000	43,117,650	42.7	248	175
London	£	169.63	934,500	158,522,973	157.0	140	400
Frankfurt	€	138.62	345,500	47,892,865	47.4	120	300
Berlin	€	138.62	305,000	42,278,795	41.9	140	450
Bruxelles	€	128.10	303,450	38,872,855	38.5	200	90
Seoul	W	0.14	440,000,000	59,400,000	58.8	150	150
Sydney	A\$	73.23	815,000	59,679,190	59.1	110	550
Auckland	NZ\$	72.84	447,500	32,597,243	32.3	140	400

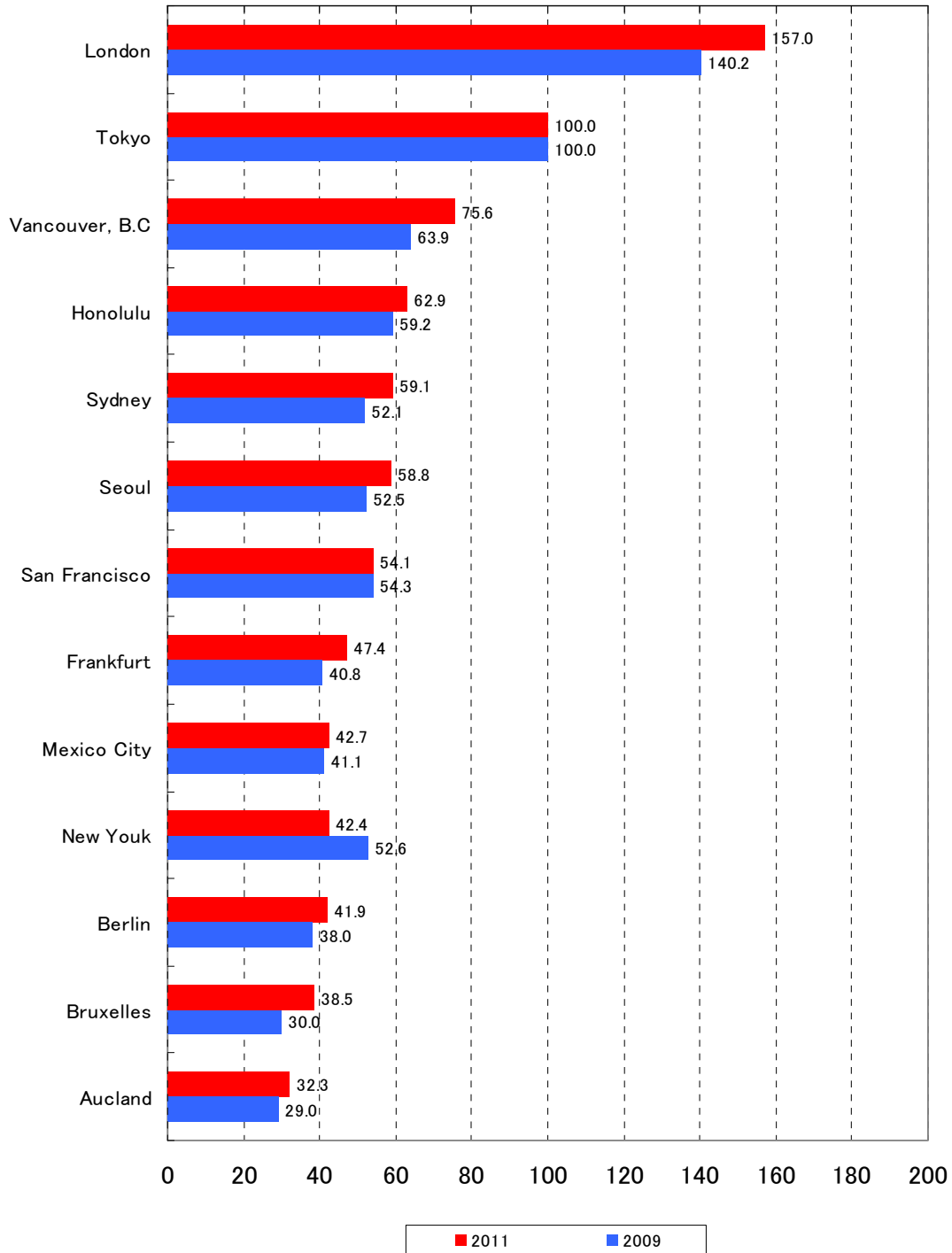
Cities of the OECD member countries	Unit	The rate of exchange	Price range of Single Family Residence				
			(Currency)	(Yen)	(Index)	Residential Size(m ²)	Lot Size(m ²)
Tokyo	Yen	-	101,000,000	101,000,000	100.0	150	200
Vancouver, B.C	C\$	85.20	835,000	71,142,000	70.4	223	368
New York	US\$	87.78	384,000	33,707,520	33.4	148	270
San Francisco	US\$	87.78	490,000	43,012,200	42.6	111	400
Honolulu	US\$	87.78	570,000	50,034,600	49.5	130	604
Mexico City	Peso	6.94	3,075,000	21,340,500	21.1	248	175
London	£	135.71	934,500	126,820,995	125.6	140	400
Frankfurt	€	116.26	345,500	40,167,830	39.8	120	300
Berlin	€	116.26	305,000	35,459,300	35.1	140	450
Bruxelles	€	116.26	303,450	35,279,097	34.9	200	90
Seoul	W	0.07	440,000,000	30,800,000	30.5	150	150
Sydney	A\$	80.51	815,000	65,615,650	65.0	110	550
Auckland	NZ\$	63.26	447,500	28,308,850	28.0	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(m ²)	Lot Size(m ²)
Tokyo	Yen	-	101,000,000	101,000,000	100.0	150	200
Seoul	W	0.07	440,000,000	30,800,000	30.5	150	150
Hong Kong	HK\$	11.29	10,000,000	112,900,000	111.8	125	750
Berijing	US\$	87.78	3,700,000	324,786,000	321.6	450	700
Shanghai	US\$	87.78	458,955	40,287,070	39.9	220	600
Taipei	NT\$	2.78	9,750,000	27,105,000	26.8	222	248
San Paulo	US\$	87.78	309,350	27,154,743	26.9	250	180
Singapore	S\$	64.37	13,400,000	862,558,000	854.0	600	750
Kuala Lumpur	RM	27.25	385,000	10,491,250	10.4	160	145
Bangkok	Baht	2.76	3,000,000	8,280,000	8.2	140	180

(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 Purchasing Power Parity)

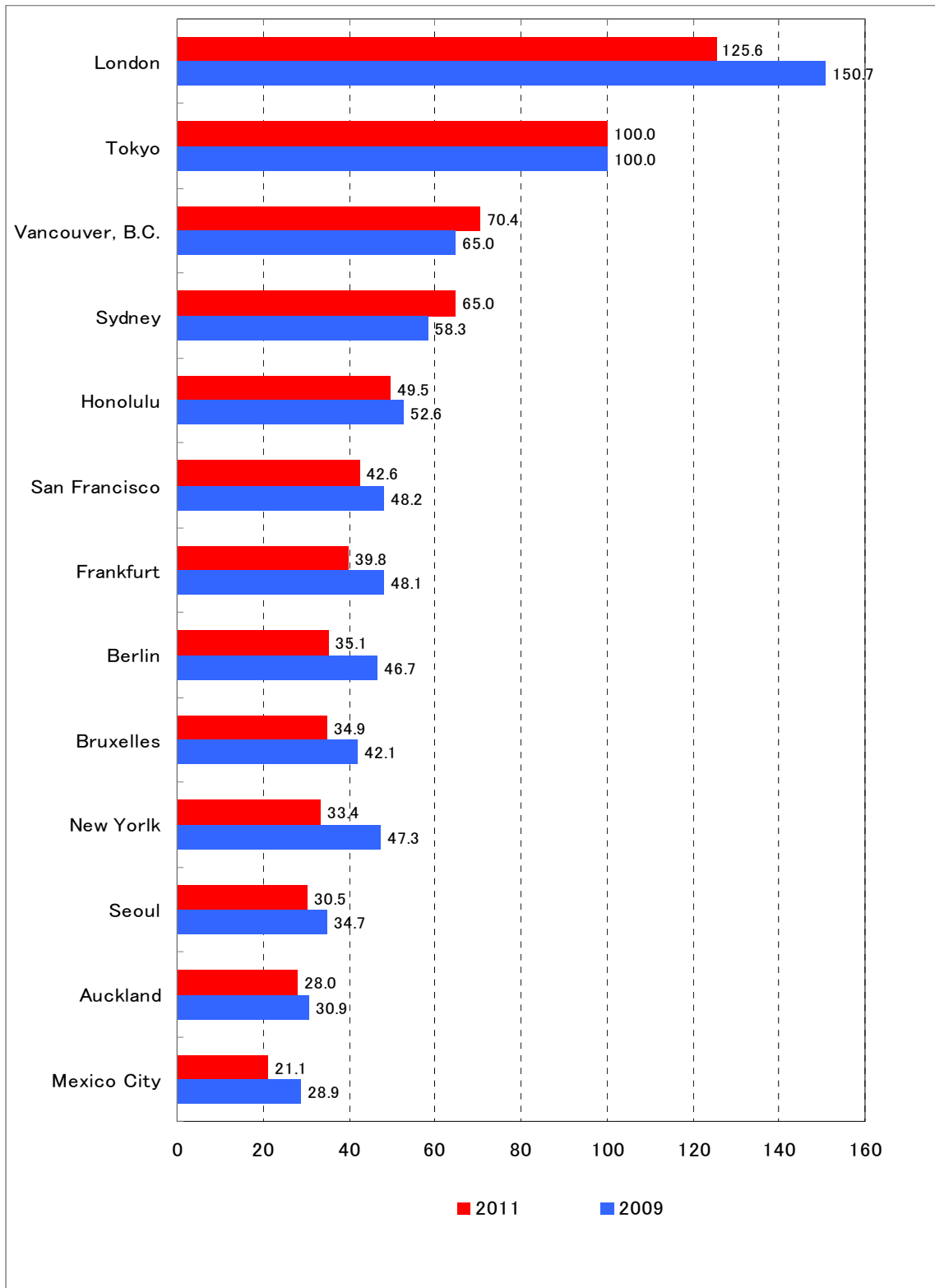


The Tokyo index at 100

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

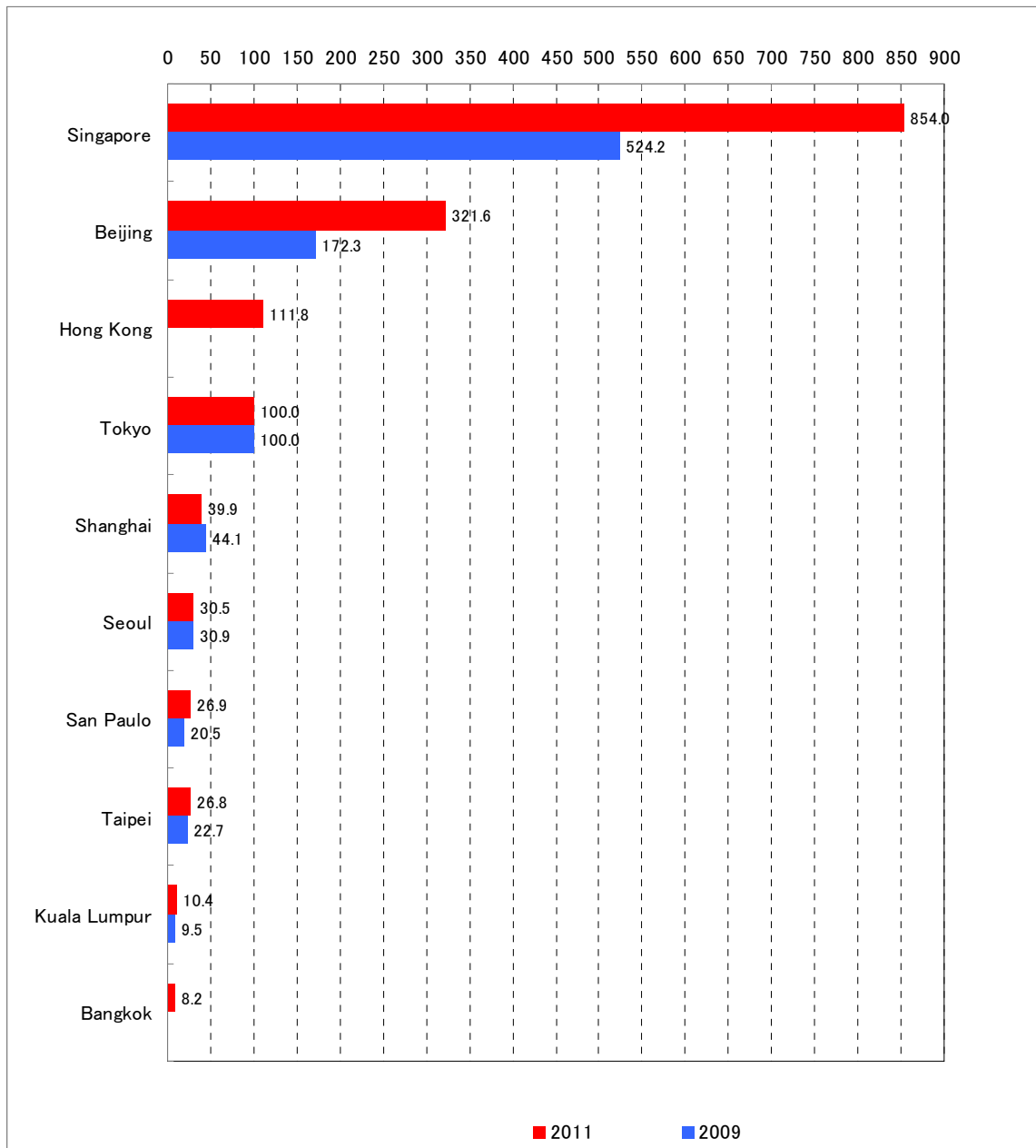
• See page 3-4 for the selected locations.

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



The Tokyo index at 100

(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)

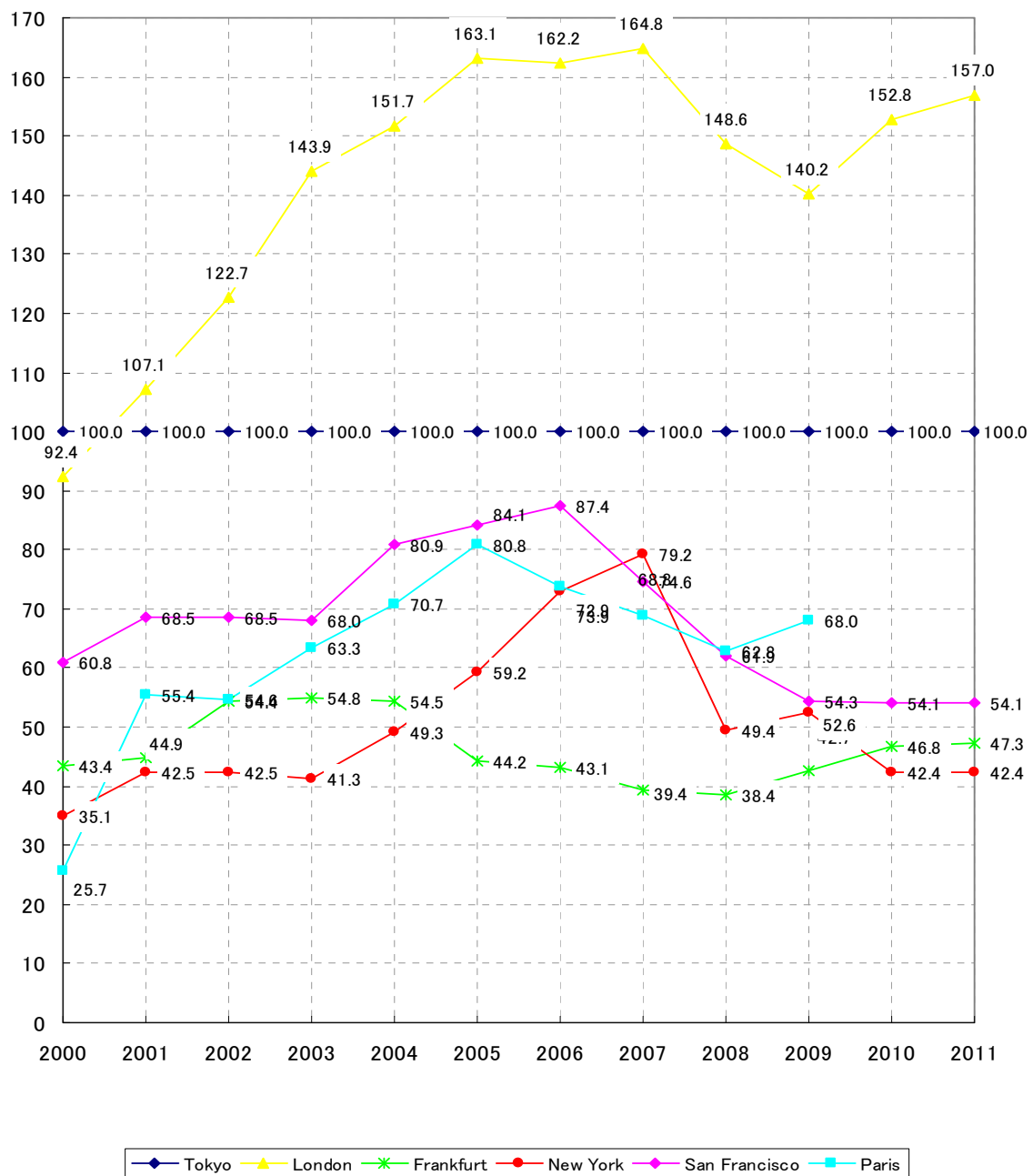


The Tokyo index at 100

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

- In Hong Kong and Singapore, single family residences are very limited. In Peking and Shanghai, the selected locations are exclusively used for residences for foreigners.
- In Hong Kong, we mentioned only index of 2011 because target building is different from previous survey though surveyed area is same.
- In Bangkok, we mentioned only index of 2011 because we resumed the survey in Bangkok from 2010.
- 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 Purchasing Power Parity)

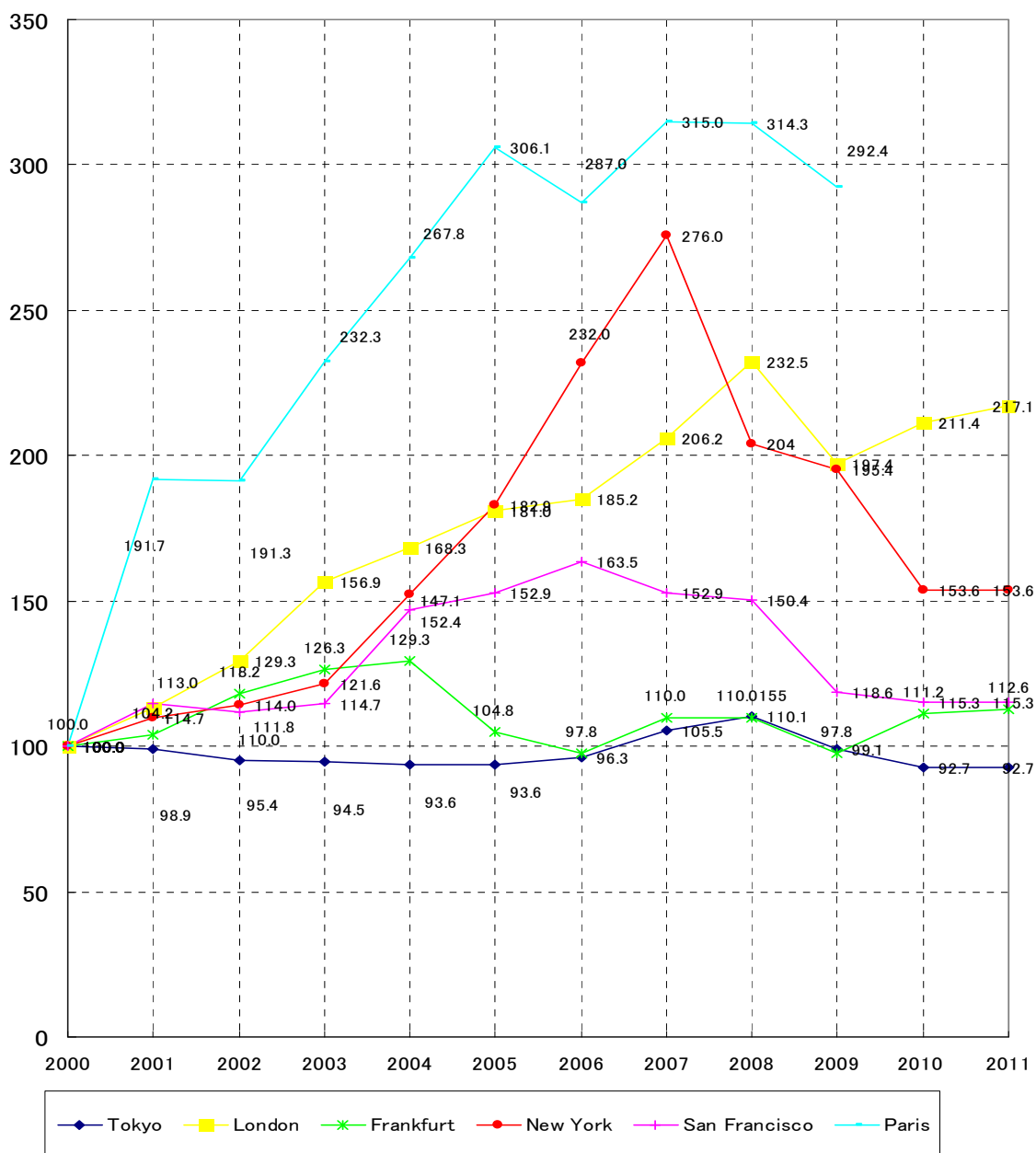


The Tokyo index at 100

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

- We did not survey in Paris in 2010 and 2011 by circumstances.
- See page 3 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)

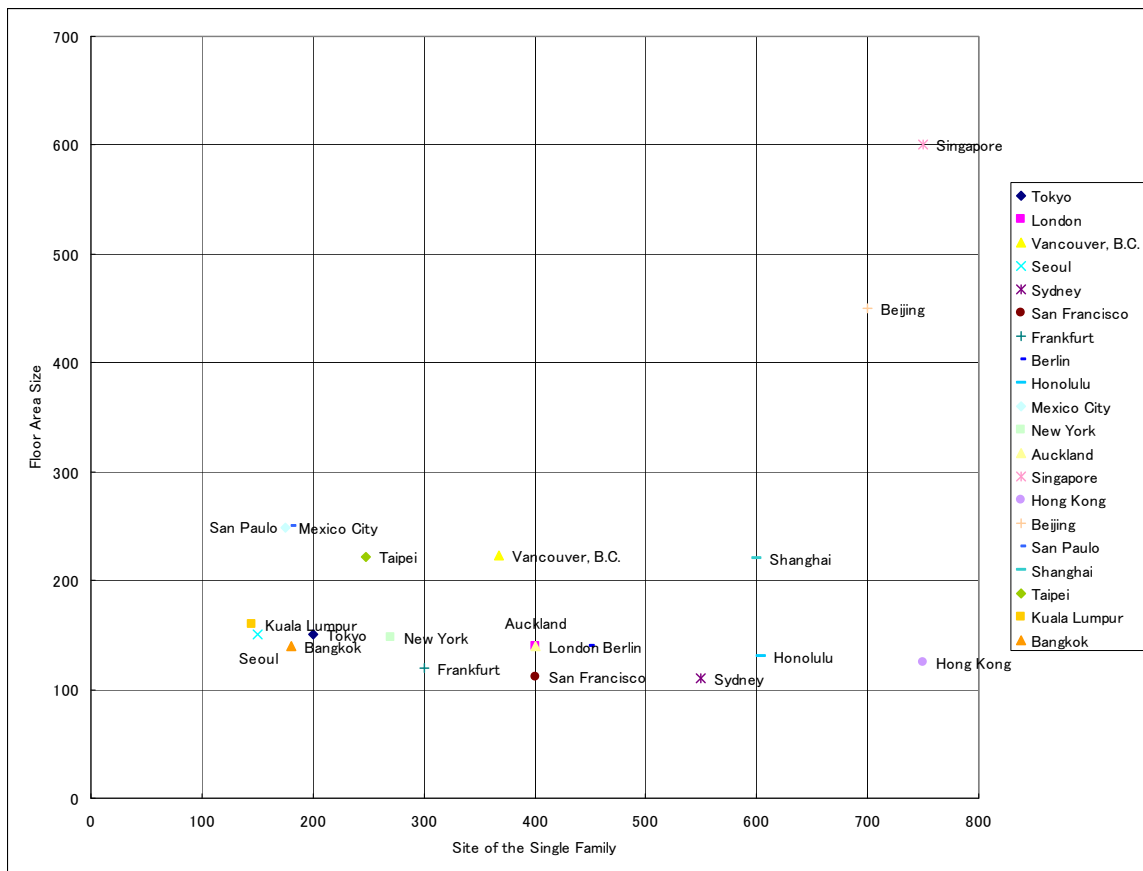


The 2000 index at 100

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

- We did not survey in Paris in 2010 and 2011 by circumstances.
- 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) Typical Condominium Value

The typical condominium value at Tokyo's survey location was ¥30 million, the 10th highest among 14 cities in OECD countries that were monitored in this survey.

Among the surveyed cities in OECD countries, New York, San Francisco and London continued to stay above Tokyo.

Vancouver surpassed Tokyo this time.

(1) The typical condominium value in Tokyo stood at ¥30 million, which was the 10th highest on a Purchasing Power Parity basis and the 8th highest on a foreign exchange rate basis among 14 cities in OECD countries. Top-ranked cities include New York (¥133 million on a Purchasing Power Parity basis, 445.8 (Tokyo=100); ¥105 million on a foreign exchange rate basis, 351.1 (Tokyo=100)), London (¥89 million on a Purchasing Power Parity basis, 298.3 (Tokyo=100); ¥71 million on a foreign exchange rate basis, 238.6 (Tokyo=100)), San Francisco (¥95 million on a Purchasing Power Parity basis, 319.5 (Tokyo=100); ¥75 million on a foreign exchange rate basis, 251.6 (Tokyo=100)), Paris (¥83 million on a Purchasing Power Parity Basis, 276.9 (Tokyo=100); ¥75 million on a foreign exchange rate basis, 251.9 (Tokyo=100)), and Frankfurt (¥48 million on a Purchasing Power Parity basis, 161.7 (Tokyo=100); ¥40 million on a foreign exchange rate basis, 135.6 (Tokyo=100)). The stereotype image of expensive Tokyo condominiums has long gone. (Table 2, Figure 6, Figure 7-1)

In Asia, Hong Kong (¥129 million, 432.8 (Tokyo=100)) and Singapore (¥191 million, 637.3 (Tokyo=100)) were way over Tokyo. (Table 2, Figure 7-2)

(2) The value differences between US cities (New York and San Francisco) and Tokyo became smaller compared with the previous survey. On the other hand, the value disparity widened between Tokyo and European cities (London, Paris, Frankfurt). (Figure 6, Figure 8)

Among the 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. (Figure 6, Figure 7-2)

(3) The degree of condominium value fluctuation in Tokyo was much smaller than in New York, London and San Francisco from 2000 to 2011. (Figure 9)

(4) In terms of the typical condominium value per square meter, Tokyo was ranked almost in the middle among the monitored cities. (Table 2 and Figure 10)

(Table2) 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 ²)
Tokyo	Yen	1.00	30,000,000	30,000,000	100.0	70
Vancouver, B.C.	C\$	91.50	340,000	31,110,680	103.7	70
New York	US\$	111.45	1,200,000	133,740,000	445.8	111
San Francisco	US\$	111.45	860,000	95,847,000	319.5	139
Honolulu	US\$	111.45	350,000	39,007,500	130.0	84
Mexico City	Peso	14.02	2,550,000	35,756,100	119.2	125
London	£	169.63	527,500	89,481,935	298.3	90
Paris	€	127.81	650,000	83,075,850	276.9	95
Frankfurt	€	138.62	350,000	48,516,650	161.7	90
Berlin	€	138.62	150,500	20,862,160	69.5	70
Bruxelles	€	128.10	160,000	20,496,480	68.3	80
Seoul	W	0.14	330,000,000	44,550,000	148.5	84
Sydney	A\$	73.23	375,000	27,459,750	91.5	65
Auckland	NZ\$	72.84	390,000	28,408,770	94.7	140

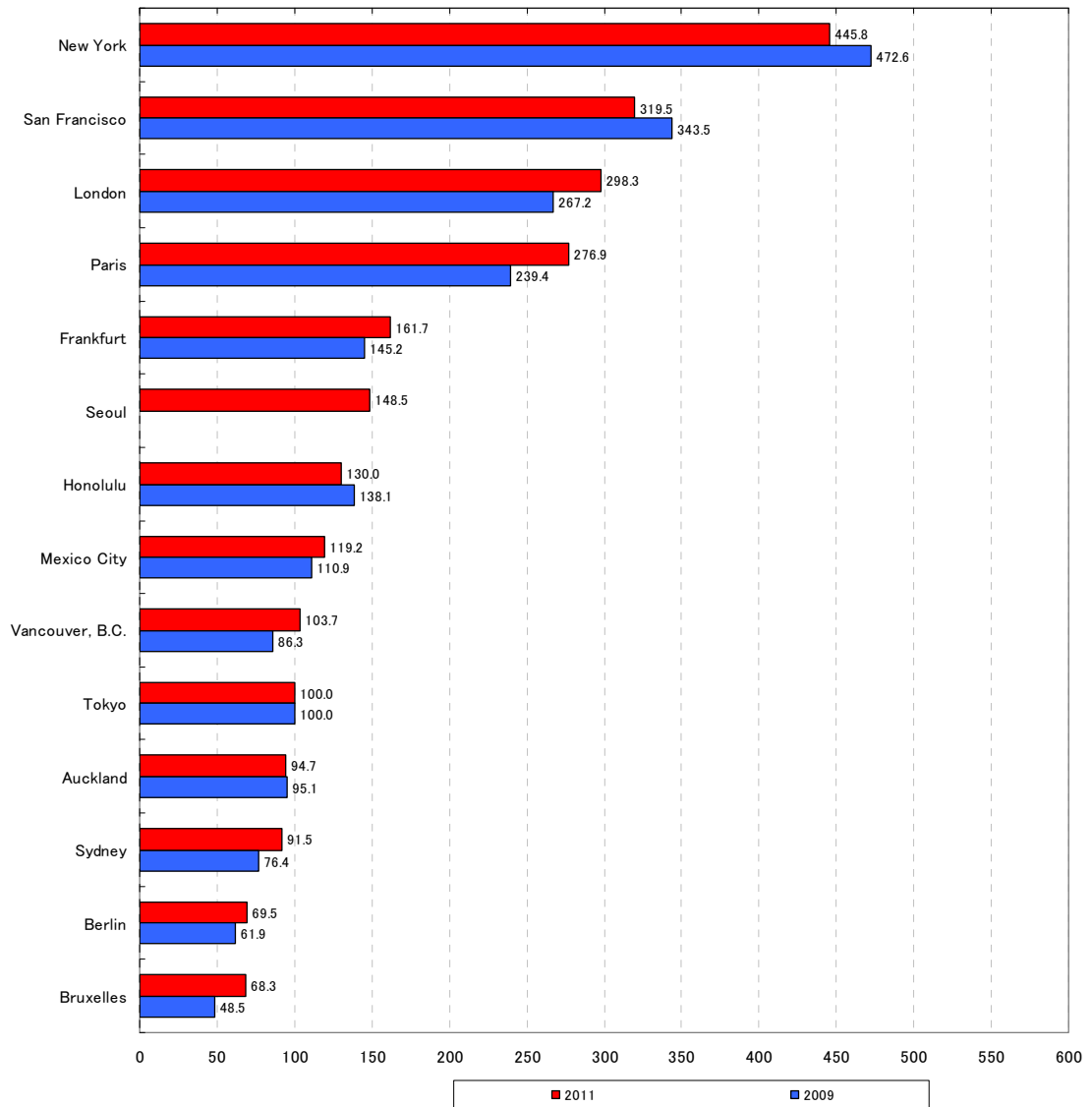
Cities of the OECD member countries	Unit	The rate of exchange	Price range of Residential Unit			
			(Currency)	(Yen)	(Index)	Residential Size(m ²)
Tokyo	Yen	-	30,000,000	30,000,000	100.0	70
Vancouver, B.C.	C\$	85.20	340,000	28,968,000	96.6	70
New York	US\$	87.78	1,200,000	105,336,000	351.1	111
San Francisco	US\$	87.78	860,000	75,490,800	251.6	139
Honolulu	US\$	87.78	350,000	30,723,000	102.4	84
Mexico City	Peso	6.94	2,550,000	17,697,000	59.0	125
London	£	135.71	527,500	71,587,025	238.6	90
Paris	€	116.26	650,000	75,569,000	251.9	95
Frankfurt	€	116.26	350,000	40,691,000	135.6	90
Berlin	€	116.26	150,500	17,497,130	58.3	70
Bruxelles	€	116.26	160,000	18,601,600	62.0	80
Seoul	W	0.07	330,000,000	23,100,000	77.0	84
Sydney	A\$	80.51	375,000	30,191,250	100.6	65
Auckland	NZ\$	63.26	390,000	24,671,400	82.2	140

Cities of the OECD none member countries	Unit	The rate of exchange	Price range of Residential Unit			
			(Currency)	(Yen)	(Index)	Residential Size(m ²)
Tokyo	Yen	-	30,000,000	30,000,000	100.0	70
Seoul	W	0.07	330,000,000	23,100,000	77.0	84
Hong Kong	HK\$	11.29	11,500,000	129,835,000	432.8	100
Beijing	US\$	87.78	750,000	65,835,000	219.5	100
Shanghai	US\$	87.78	399,832	35,097,253	117.0	170
Taipei	NT\$	2.78	15,750,000	43,785,000	146.0	132
San paulo	US\$	87.78	199,323	17,496,573	58.3	90
Singapore	S\$	64.37	2,970,000	191,178,900	637.3	120
Kuala Lumpur	RM	27.25	250,000	6,812,500	22.7	122
Bnagkon	Baht	2.76	3,000,000	8,280,000	27.6	70

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

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

(Figure 6) The Comparison of the Residential Value in the Multiple Residential Area at Selected Locations in the Surveyed Cities (By the Purchasing Power Parity)

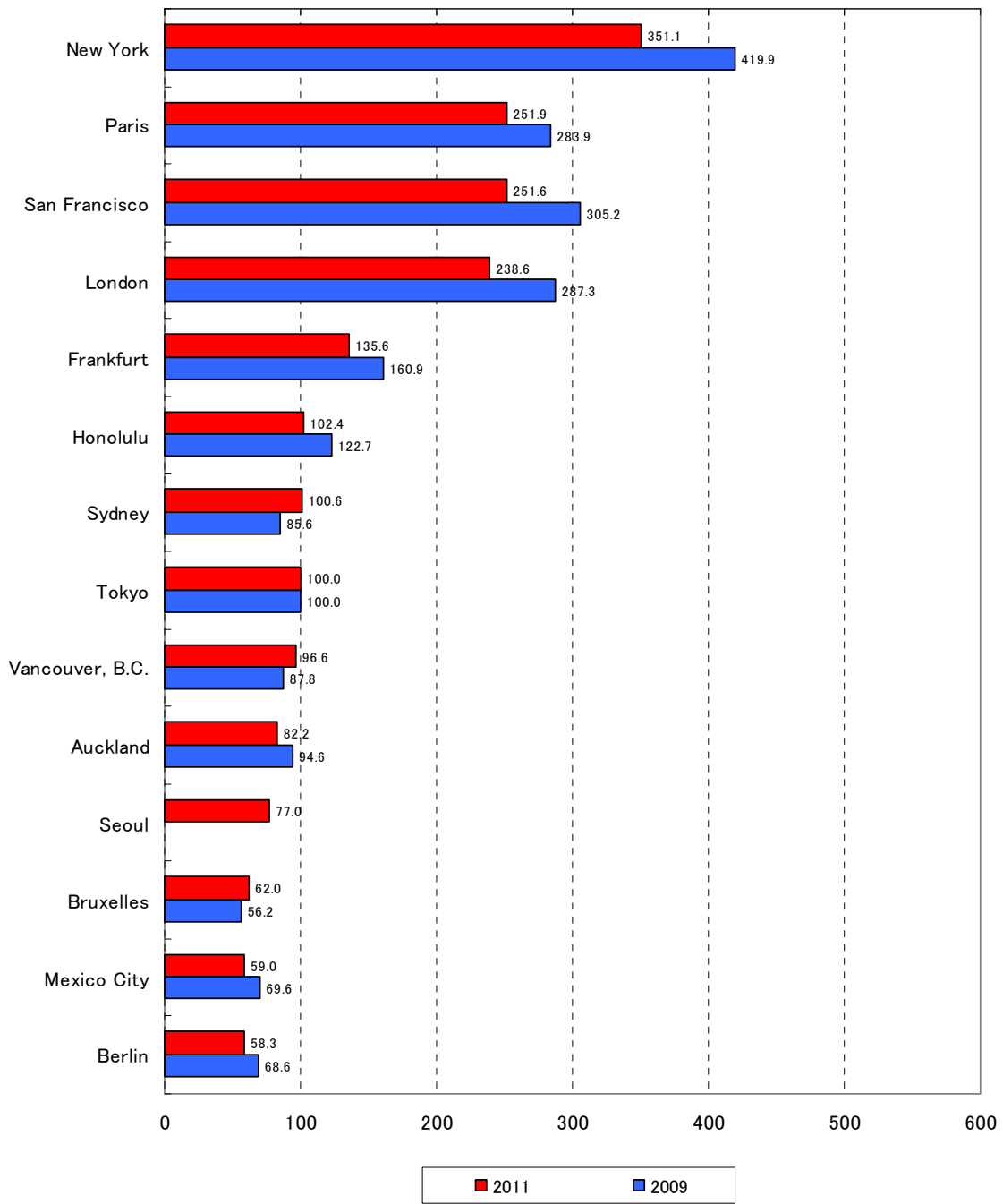


The Tokyo index at 100

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

- In Seoul, we mentioned only index of 2011, because target building was changed by redevelopment in 2010 and the content became different earlier.
- See page 3-4 for the selected locations.

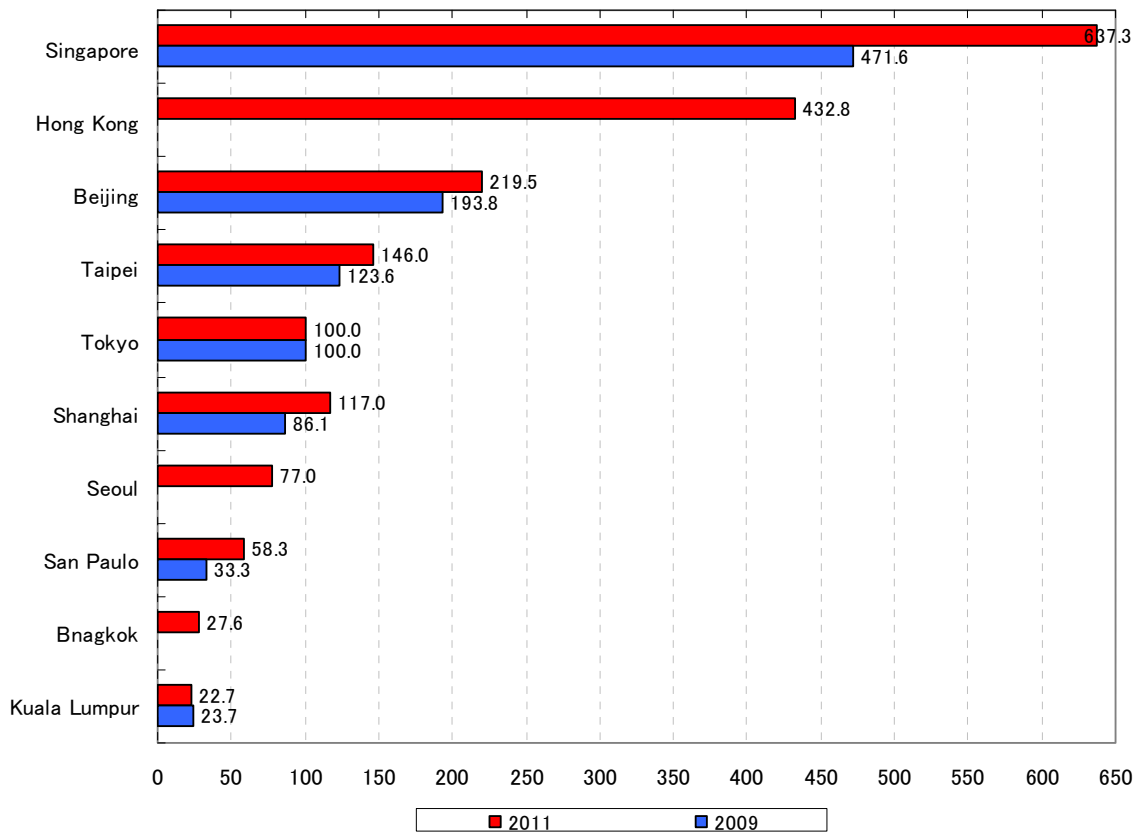
(Figure 7-1) The Comparison of the Residential Value in the Multiple Residential Area at Selected Locations in the Surveyed Cities (By the exchange rate)



The Tokyo index at 100

Note) · In Seoul, we mentioned only index of 2011, because target building was changed by redevelopment in 2010 and the content became different earlier.

(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)

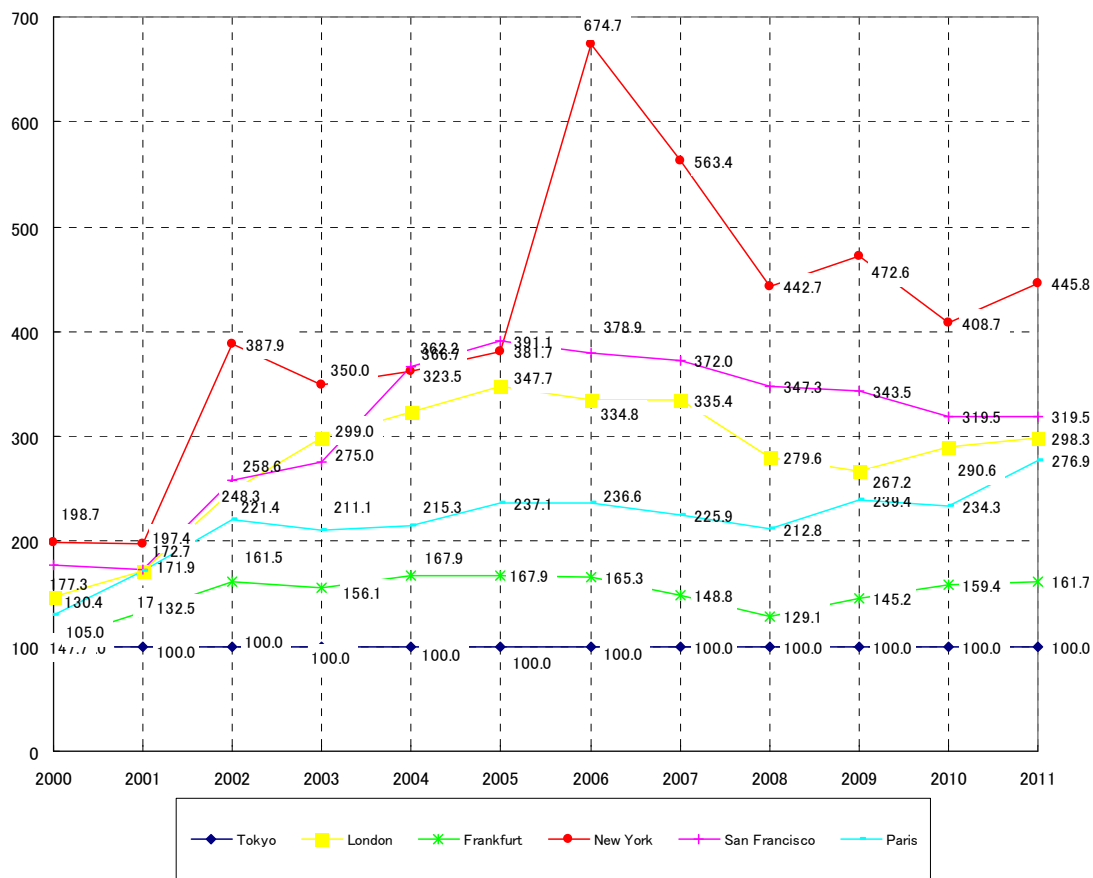


The Tokyo index at 100

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

- In Hong Kong, we mentioned only index of 2011, because target building is different, though surveyed area is same.
- In Seoul, we mentioned only index of 2011, because target building was changed by redevelopment in 2010 and the content became different earlier.
- In Bangkok, we described only index of 2011, because we started the survey in Bangkok in 2010.
- 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 Purchasing Power Parity)

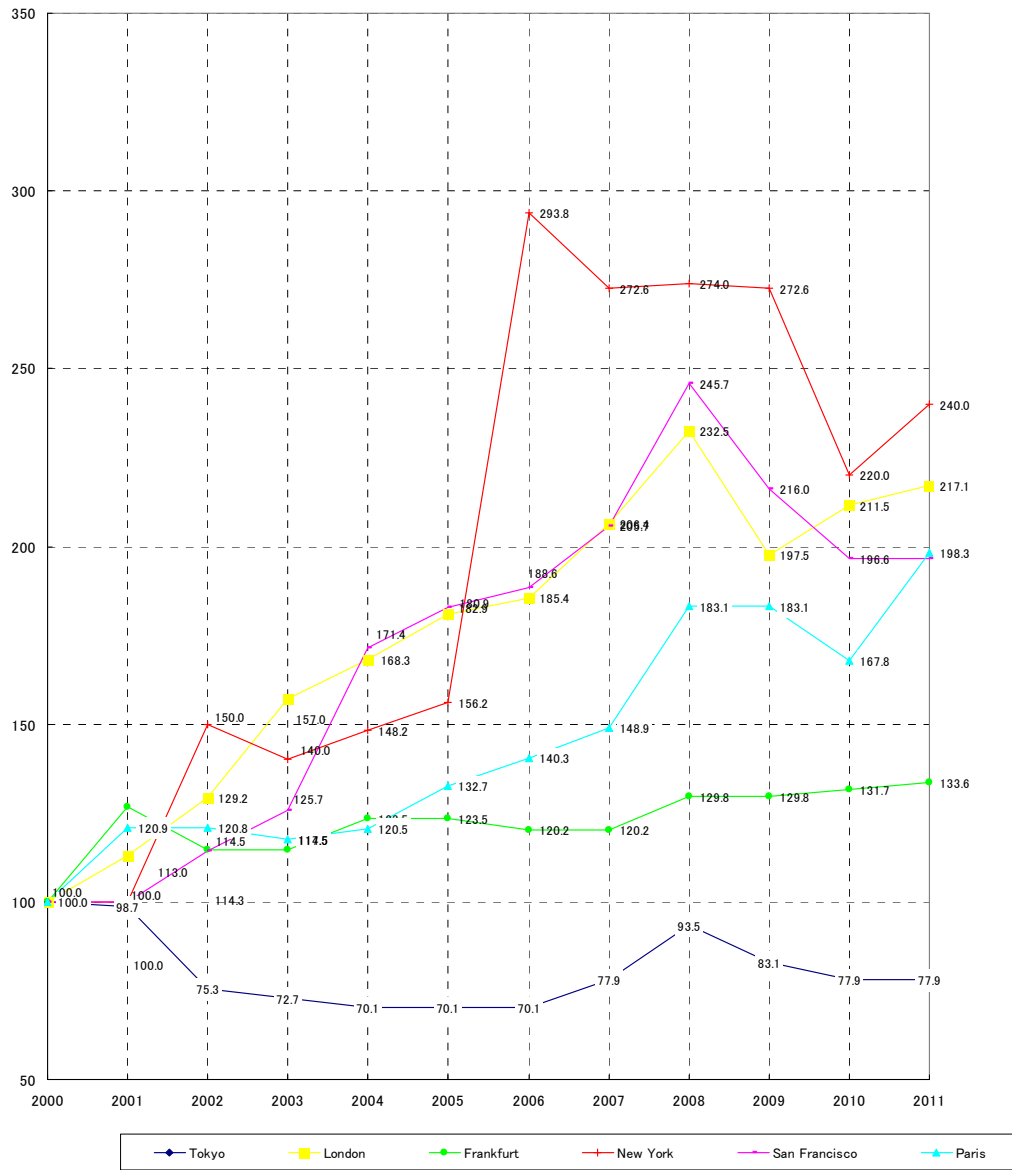


The Tokyo index at 100

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

- 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)

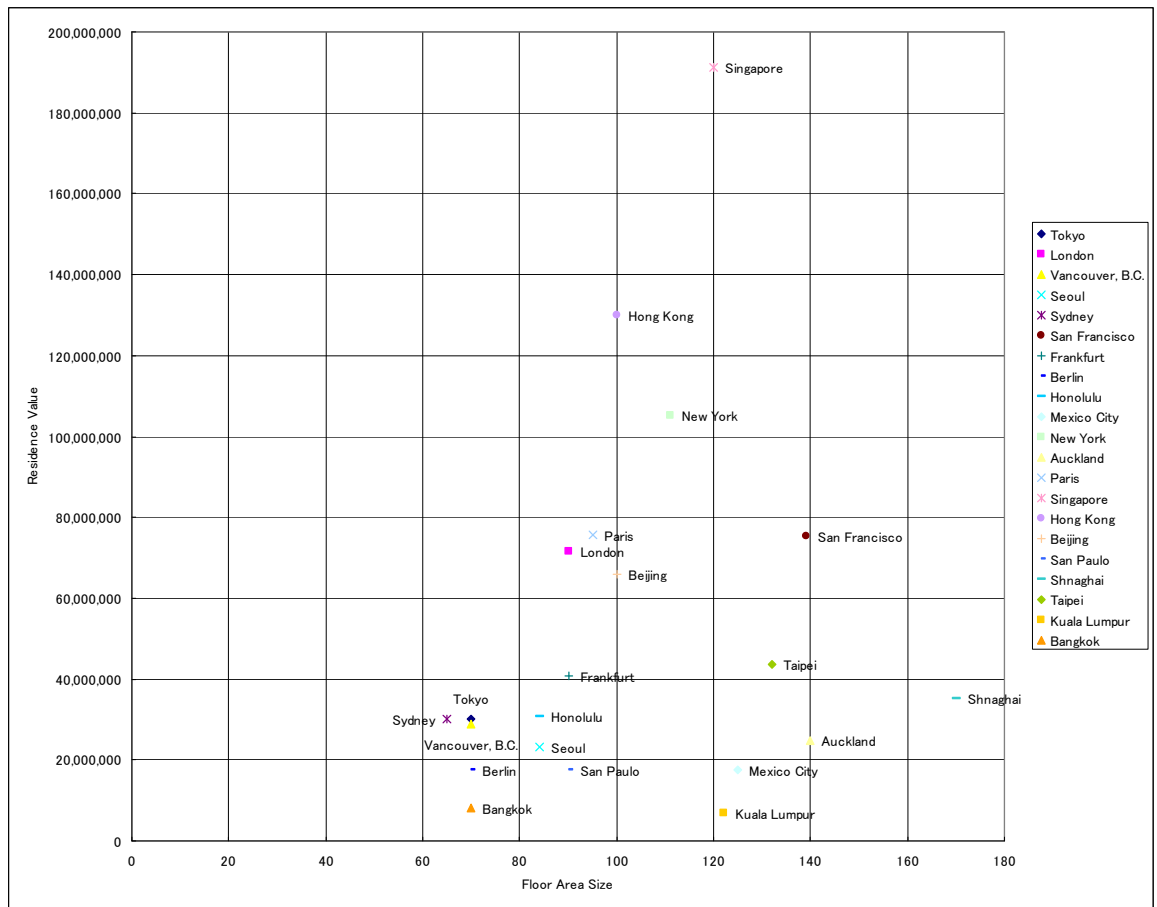


The 2000 index at 100

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 Area 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) Typical Apartment Rent

The typical monthly apartment rent per square meter at Tokyo's survey location was ¥2,214, the 5th highest among 14 surveyed cities in OECD countries.

The top four cities were London, New York, Seoul and Paris. Honolulu slipped to 6th place this time (The typical rent in Honolulu was more expensive than Tokyo's figure in the previous survey.).

The typical apartment rent in most cities became more volatile since the world financial crisis in 2008 compared with the prior years.

(1) Among the surveyed cities in OECD countries, the typical apartment rent per square meter in Tokyo was ranked as the 5th highest at ¥2,214. The top four cities were London (¥4,396 on a Purchasing Power Parity basis, 198.5 (Tokyo=100); ¥3,517 on a foreign exchange rate basis, 158.8 (Tokyo=100)), New York (¥2,647 on a Purchasing Power Parity basis, 119.5 (Tokyo=100); ¥2,085 on a Purchasing Power Parity basis, 94.2 (Tokyo=100)), Seoul and Paris. (Table 3, Figure 11, Figure 12-1)

In Asia, Hong Kong (¥3,387 on a foreign exchange rate basis, 153.0 (Tokyo=100)) and Singapore exceeded Tokyo's rent. Supply of multifamily development sites are limited in Hong Kong and Singapore. (Table 3, Figure 12-2)

(2) The above top five ranking was based on a Purchasing Power Parity basis. (Figure 11 and 13)

(3) The typical apartment rent in most cities became more volatile since the world financial crisis in 2008 compared with the prior years. (Figure 14)

(4) With regard to the relationship between the typical size and rent of apartments in Tokyo, the rent is relatively high while the size is on the smaller side in comparison with other cities. (Table 3 and Figure 15)

※ Monthly rent figure have been compared since 2005 in this survey.

However, the numbers in Figures 13 and 14 are annual rents.

(Table3) The Comparison of the Multiple Residential Rent(Monthly per m²)among the Surveyed Cities(Basic Data)

Cities of the OECD member countries	Unit	Purchasing Power Parity	Monthly Apartment Rent per m ²				
			(Currency)	(Yen)	(Index)	Vacancy Rate(%)	Residential Size(m ²)
Tokyo	Yen	1.00	2,214	2,214	100.0	7.0	70
Vancouver, B.C	C\$	91.50	20.8	1,899	85.7	0.5	70
New York	US\$	111.45	23.8	2,647	119.5	0.5	111
San Francisco	US\$	111.45	12.6	1,402	63.3	8.0	139
Honolulu	US\$	111.45	18.4	2,053	92.7	8.9	84
Mexico City	Peso	14.02	129.6	1,817	82.1	3.0	125
London	£	169.63	25.9	4,396	198.5	7.5	90
Paris	€	127.81	18.4	2,354	106.3	1.8	95
Frankfurt	€	138.62	11.3	1,571	71.0	3.0	90
Berlin	€	138.62	7.3	1,005	45.4	2.0	70
Bruxelles	€	128.10	7.5	961	43.4	5.0	80
Seoul	W	0.14	19,048	2,571	116.1	1.0	84
Sydney	A\$	73.23	21.0	1,538	69.4	2.0	65
Auckland	NZ\$	72.84	13.3	971	43.9	2.0	140

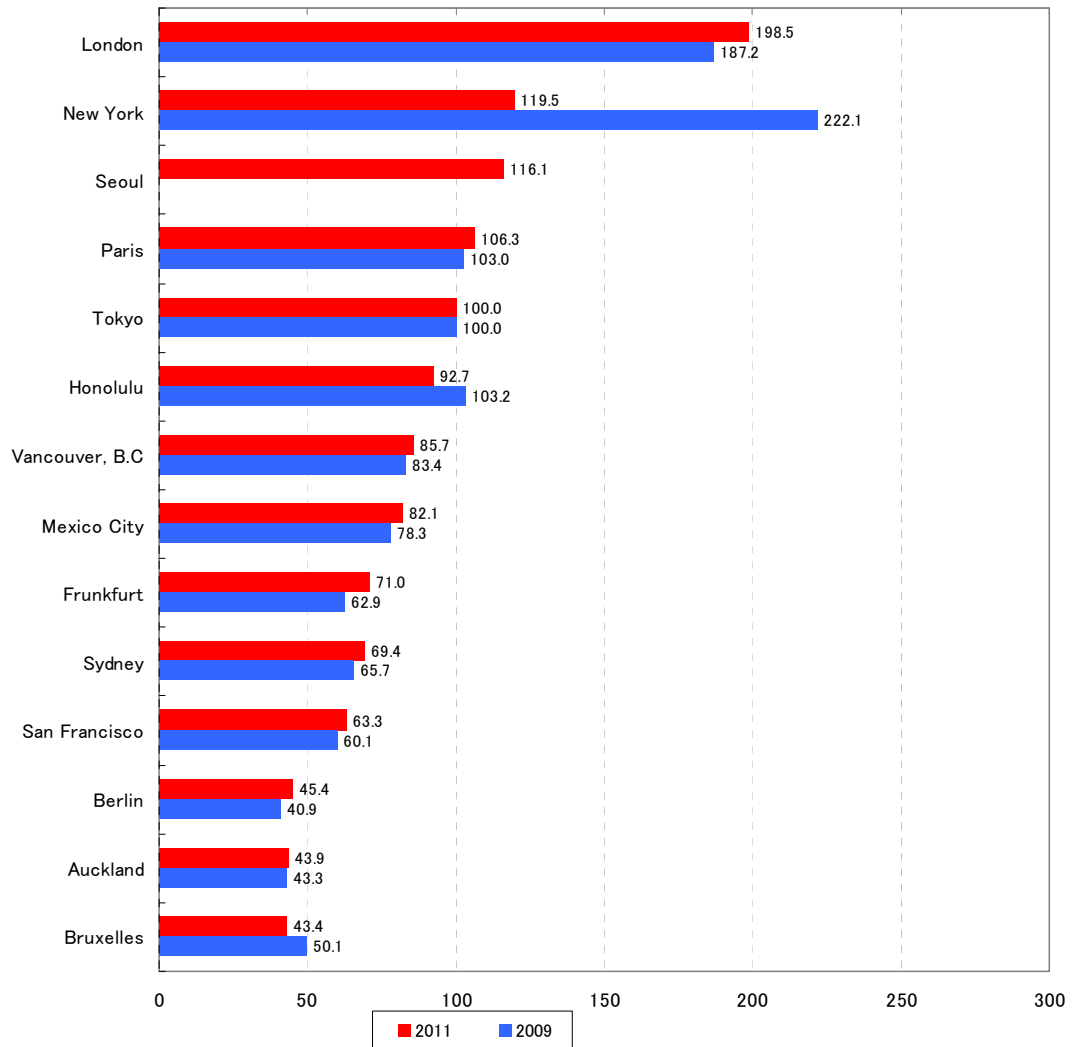
Cities of the OECD member countries	Unit	The rate of exchange	Monthly Apartment Rent per m ²				
			(Currency)	(Yen)	(Index)	Vacancy Rate(%)	Residential Size(m ²)
Tokyo	Yen	-	2,214	2,214	100.0	7.0	70
Vancouver, B.C	C\$	85.20	20.8	1,768	79.8	0.5	70
New York	US\$	87.78	23.8	2,085	94.2	0.5	111
San Francisco	US\$	87.78	12.6	1,105	49.9	8.0	139
Honolulu	US\$	87.78	18.4	1,617	73.0	8.9	84
Mexico City	Peso	6.94	129.6	899	40.6	3.0	125
London	£	135.71	25.9	3,517	158.8	7.5	90
Paris	€	116.26	18.4	2,141	96.7	1.8	95
Frankfurt	€	116.26	11.3	1,318	59.5	3.0	90
Berlin	€	116.26	7.3	843	38.1	2.0	70
Bruxelles	€	116.26	7.5	872	39.4	5.0	80
Seoul	W	0.07	19,048	1,333	60.2	1.0	84
Sydney	A\$	80.51	21.0	1,691	76.4	2.0	65
Auckland	NZ\$	63.26	13.3	843	38.1	2.0	140

Cities of the OECD none member countries	Unit	The rate of exchange	Monthly Apartment Rent per m ²				
			(Currency)	(Yen)	(Index)	Vacancy Rate(%)	Residential Size(m ²)
Tokyo	Yen	-	2,214	2,214	100.0	6.0	70
Seoul	W	0.07	19,048	1,333	60.2	4.0	84
Hong Kong	HK\$	11.29	300	3,387	153.0	5.0	100
Beijing	US\$	87.78	12.5	1,097	49.6	20.0	100
Shanghai	US\$	87.78	7.3	644	29.1	20.0	170
Taipei	NT\$	2.78	241	669	30.2	7.0	132
San Paulo	US\$	87.78	14.58	1,280	57.8	5.0	90
Singapore	S\$	64.37	55.6	3,578	161.6	5.8	120
Kuala Lumpur	RM	27.25	12.5	341	15.4	-	122
Bangkok	Baht	2.76	381.0	1,052	47.5	20.0	70

(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.

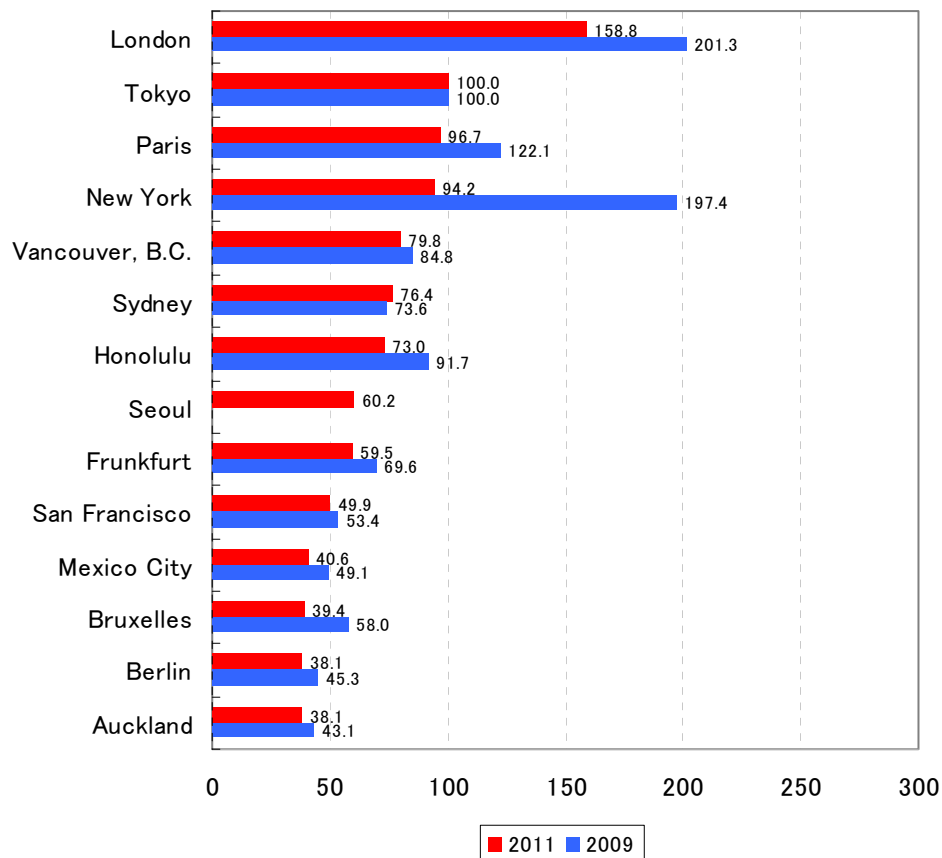
(Figure 11) The Comparison of the Multiple Residential Rent (Monthly per square meter) at Selected Locations in the Surveyed Cities (By the Purchasing Power Parity)



The Tokyo index at 100

- Note) • The data shown are based on the selected location and not for the entire city.
- In Seoul, we mentioned only index of 2011, because yield to be adopted in the rent was changed because of economy crisis in 2009 and the content was different earlier.
 - See page 3-4 for the selected locations.

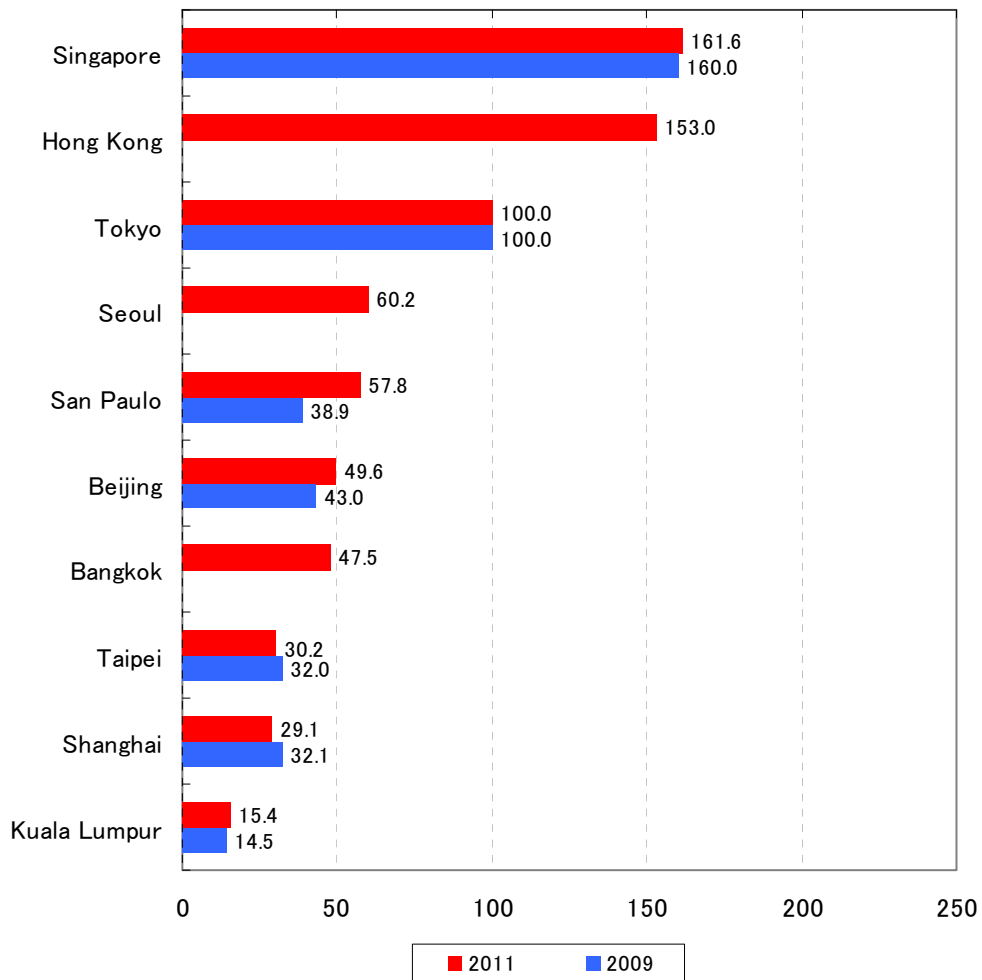
(Figure 12-1) The Comparison of the Multiple Residential Rent (Monthly per square meter) at Selected Locations in the Surveyed Cities (By the exchange rate)



The Tokyo index at 100

Note) · In Seoul, we mentioned only index of 2011, because yield to be adopted in the rent was changed because of economy crisis in 2009 and the content was different earlier.

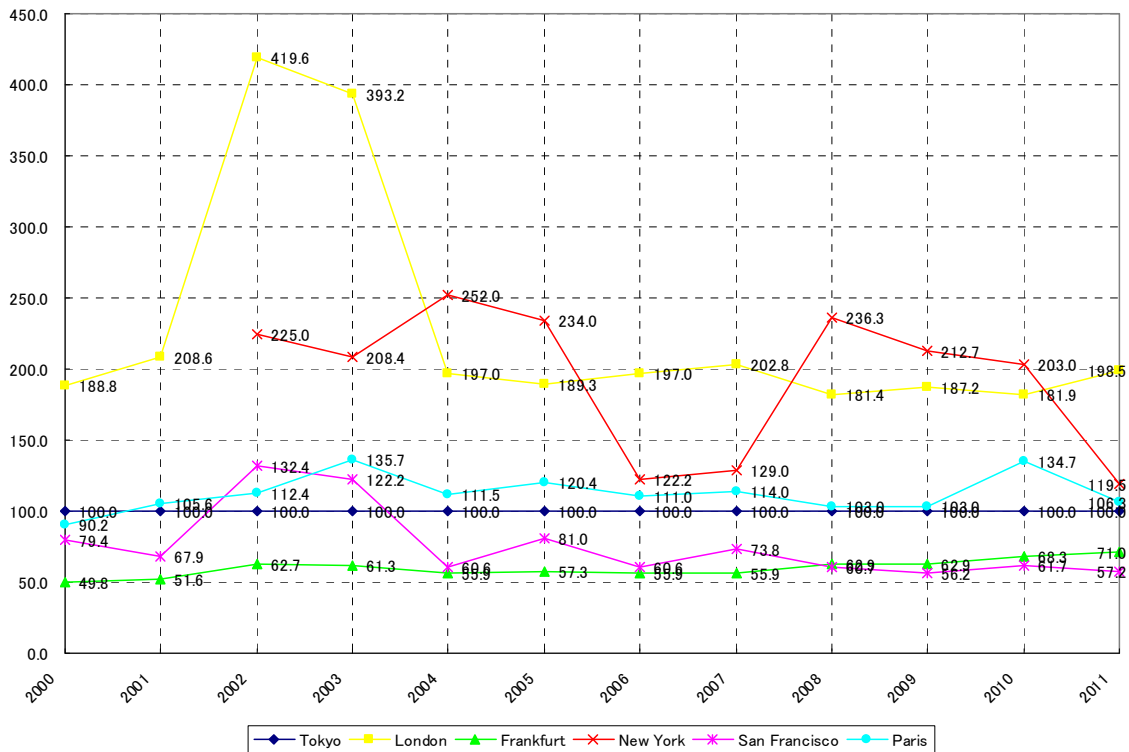
(Figure 12-2) The Comparison of the Multiple Residential Rent (Monthly per square meter) at Selected Locations in the Surveyed Cities (By the exchange rate)



The Tokyo index at 100

- Note) • The data shown are based on the selected location and not for the entire city.
- In Hong Kong, we mentioned only index of 2011, because target building is different, though surveyed area is same.
 - In Seoul, we mentioned only index of 2011, because yield to be adopted in the rent was changed because of economy crisis in 2009 and the content was different earlier.
 - In Bangkok, we described only index of 2011, because we started the survey in Bangkok in 2010.
 - See page 3-4 for the selected locations.

(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 Purchasing Power Parity)

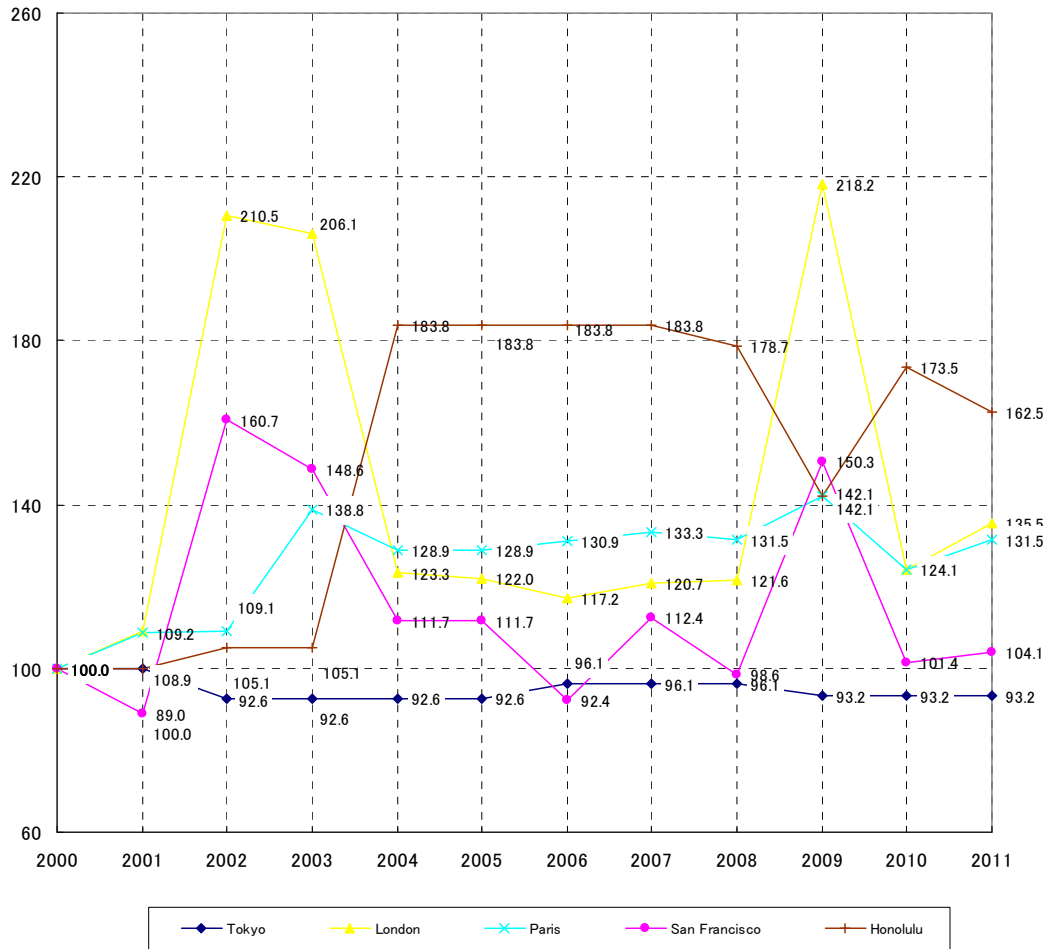


The Tokyo index at 100

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)

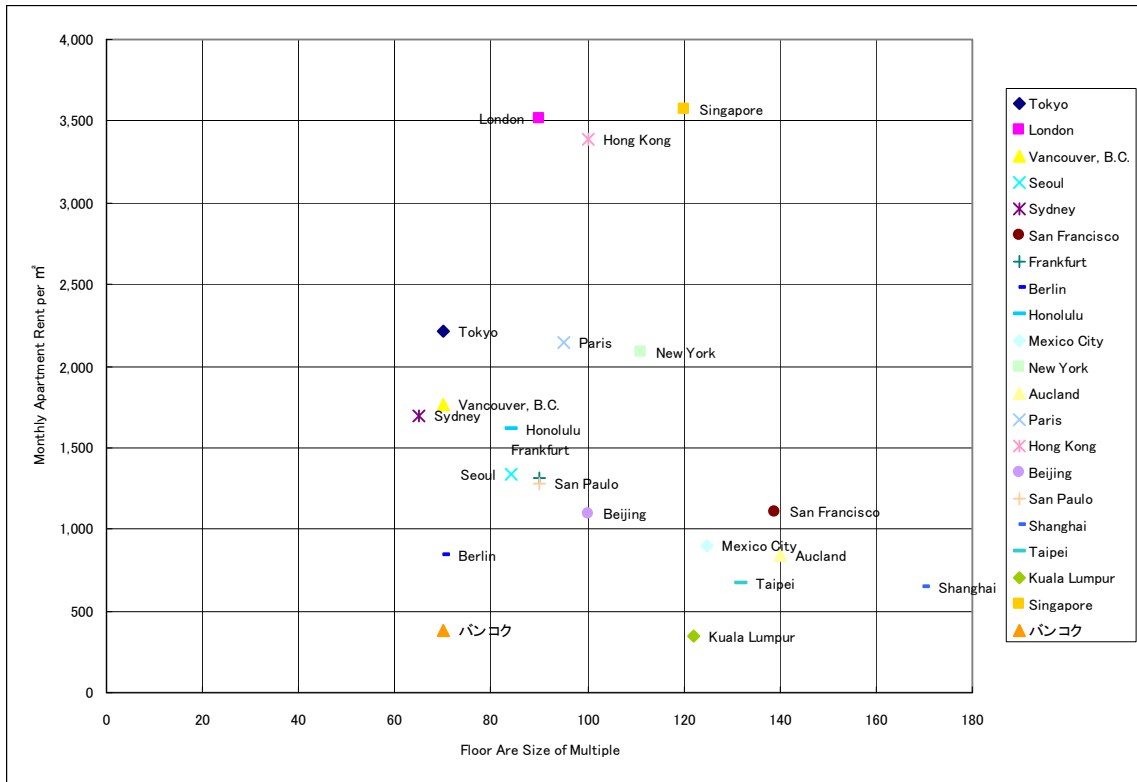


The 2000 index at 100

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 for the selected locations.

(4) Typical Office Rent

The typical monthly office rent per square meter at Tokyo's survey location was ¥8,200, the 2nd highest after London among 14 surveyed cities in OECD countries and the same ranking as the previous survey.

Major cities witnessed a decline in typical office rent during the global financial crisis that first hit the world market in 2008. In more recent years, typical office rents rose in most cities.

- (1) The monthly office rent per square meter at Tokyo's survey location was ¥8,200, the 2nd highest among 14 cities in OECD countries. The typical rent in London was most expensive (¥15,267 on a Purchasing Power Parity basis, 186.2 (Tokyo=100); ¥12,214 on a foreign exchange rate basis, 149.0 (Tokyo=100)). The rest of the top five cities were New York (¥7,189 on a Purchasing Power Parity basis, 87.7 (Tokyo=100); ¥5,662 on a foreign exchange rate basis, 69.0 (Tokyo=100)), Paris (¥5,751 on a Purchasing Power Parity basis, 70.1 (Tokyo=100); ¥5,232 on a foreign exchange rate basis, 63.8 (Tokyo=100)), and Seoul (¥5,535 on a Purchasing Power Parity basis, 67.5 (Tokyo=100); ¥2,870 on a foreign exchange rate basis, 35.0 (Tokyo=100)). (Table 4, Figure 16, Figure 17-1)

In Asia, Hong Kong and Beijing reported a higher rent than Tokyo. (Table 4, Figure 17-2)

- (2) The latest survey confirmed that the typical office rent in Tokyo was still one of the highest in the world. (Figure 16 and 18)

In Asia, the typical monthly office rent per square meter increased during the period from 2009 to 2011 in all monitored cities except Seoul. (Figure 17-2)

- (3) Major cities witnessed a decline in typical office rent during the global financial crisis that first hit the world market in 2008. In more recent years, typical office rents rose in most cities. (Table 4, Figure 19)

※ Monthly figures have been compared since 2005 in this survey.

However, the numbers in Figures 18 and 19 are annual rents.

(Table4) The Comparison of the Rent(Monthly per m²) 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 ²			
			(Currency)	(Yen)	Vacancy Rate(%)	(Index)
Tokyo	Yen	1.00	8,200	8,200	12.0	100.0
Vancouver, B.C	C\$	91.50	44	4,026	4.0	49.1
New York	US\$	111.45	65	7,189	13.0	87.7
San Francisco	US\$	111.45	32	3,604	14.0	43.9
Honolulu	US\$	111.45	31	3,455	13.1	42.1
Mexico City	Peso	14.02	160	2,244	3.0	27.4
London	£	169.63	90	15,267	5.0	186.2
Paris	€	127.81	45	5,751	5.0	70.1
Frankfurt	€	138.62	18	2,472	12.0	30.1
Berlin	€	138.62	22	2,472	10.0	36.3
Bruxelles	€	128.10	9	1,110	1.0	13.5
Seoul	W	0.14	41,000	5,535	5.0	67.5
Sydney	A\$	73.23	50	3,661	7.9	44.7
Auckland	NZ\$	72.84	33	2,404	14.0	29.3

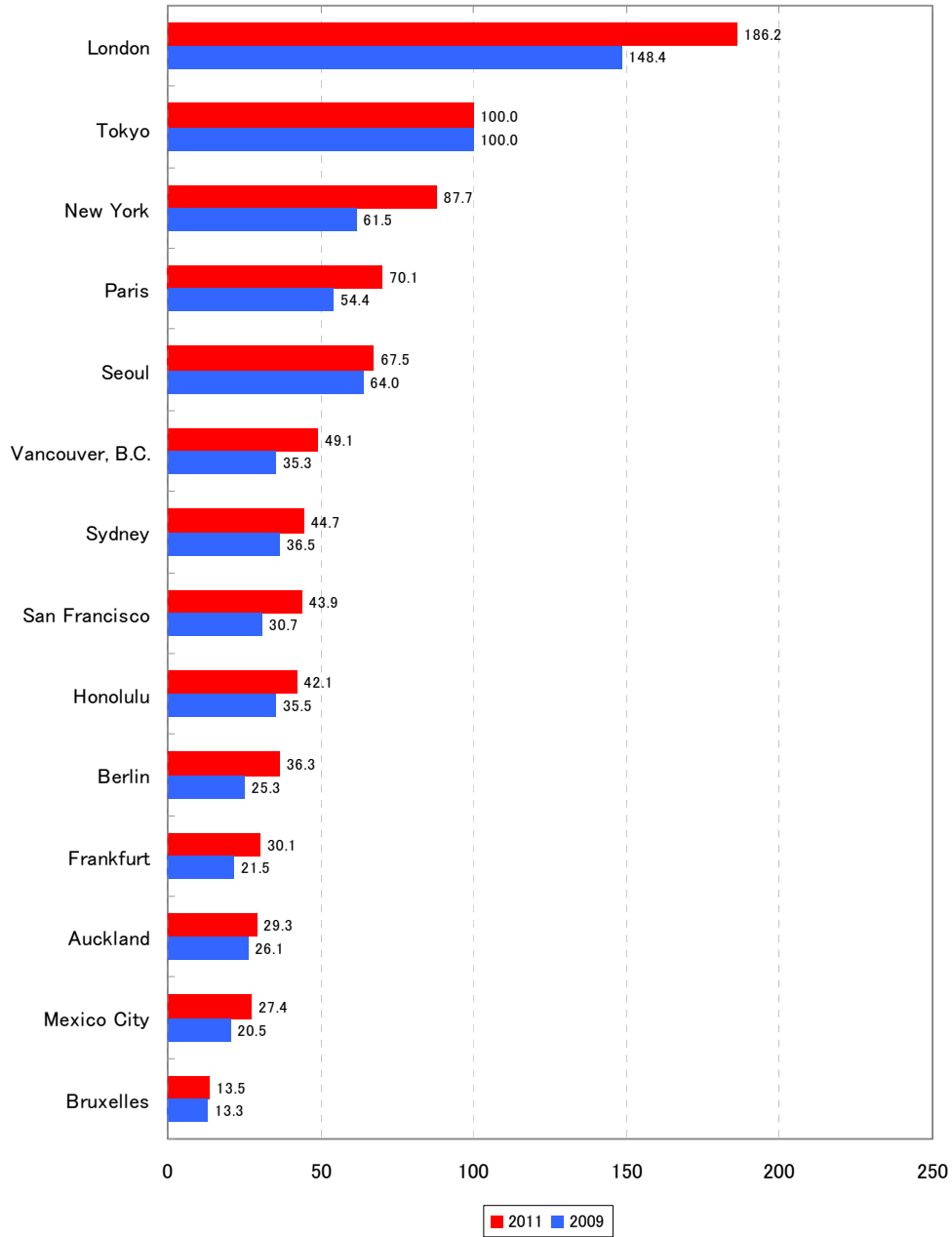
Cities of the OECD member countries	Unit	The rate of exchange	Monthly Office Rent per m ²			
			(Currency)	(Yen)	Vacancy Rate(%)	(Index)
Tokyo	Yen	-	8,200	8,200	12.0	100.0
Vancouver, B.C	C\$	85.20	44	3,749	4.0	45.7
New York	US\$	87.78	65	5,662	13.0	69.0
San Francisco	US\$	87.78	32	2,838	14.0	34.6
Honolulu	US\$	87.78	31	2,721	13.1	33.2
Mexico City	Peso	6.94	160	1,110	3.0	13.5
London	£	135.71	90	12,214	5.0	149.0
Paris	€	116.26	45	5,232	5.0	63.8
Frankfurt	€	116.26	18	2,073	12.0	25.3
Berlin	€	116.26	22	2,500	10.0	30.5
Bruxelles	€	116.26	9	1,008	1.0	12.3
Seoul	W	0.07	41,000	2,870	5.0	35.0
Sydney	A\$	80.51	50	4,026	7.9	49.1
Auckland	NZ\$	63.26	33	2,088	14.0	25.5

Cities of the OECD none member countries	Unit	The rate of exchange	Monthly Office Rent per m ²			
			(Currency)	(Yen)	Vacancy Rate(%)	(Index)
Tokyo	Yen	-	8,200	8,200	6.0	100.0
Seoul	W	0.07	41,000	2,870	7.0	35.0
Hong Kong	HK\$	11.29	1,500	16,935	2.0	206.5
Beijing	US\$	87.78	167	14,630	10.0	178.4
Shanghai	US\$	87.78	45	3,950	10.0	48.2
Taipei	NT\$	2.78	1,150	3,197	8.0	39.0
San Paulo	US\$	87.78	27	2,370	5.0	28.9
Singapore	S\$	64.37	78	5,021	8.3	61.2
Kuala Lumpur	RM	27.25	38	1,036	20.0	12.6
Bangkok	Baht	2.76	2,250	6,210	15.0	75.7

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

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

(Figure 16) The Comparison of the Rent (Monthly per square meter) in the Central Commercial Area among the Major Surveyed Cities (By the Purchasing Power Parity)

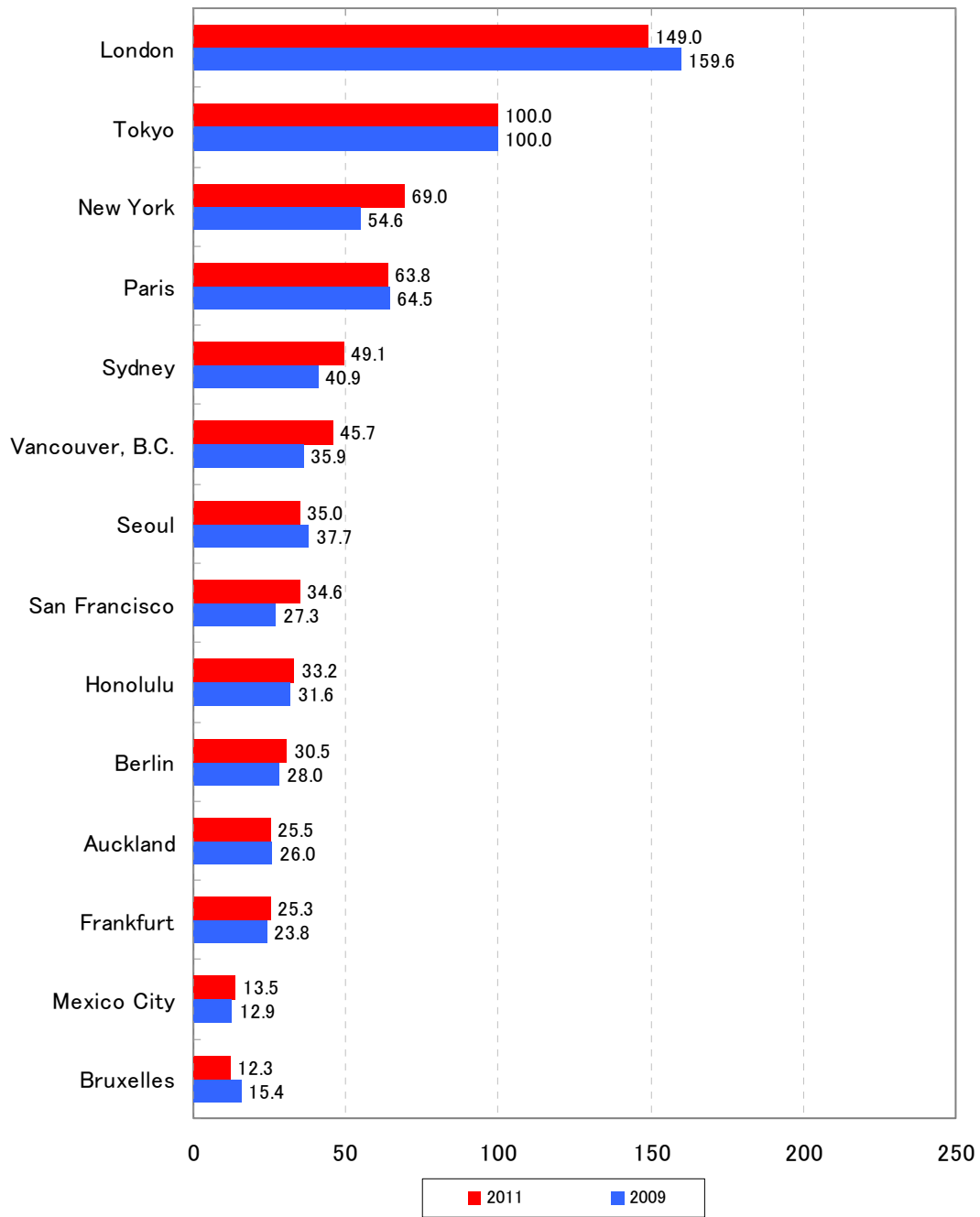


The Tokyo index at 100

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

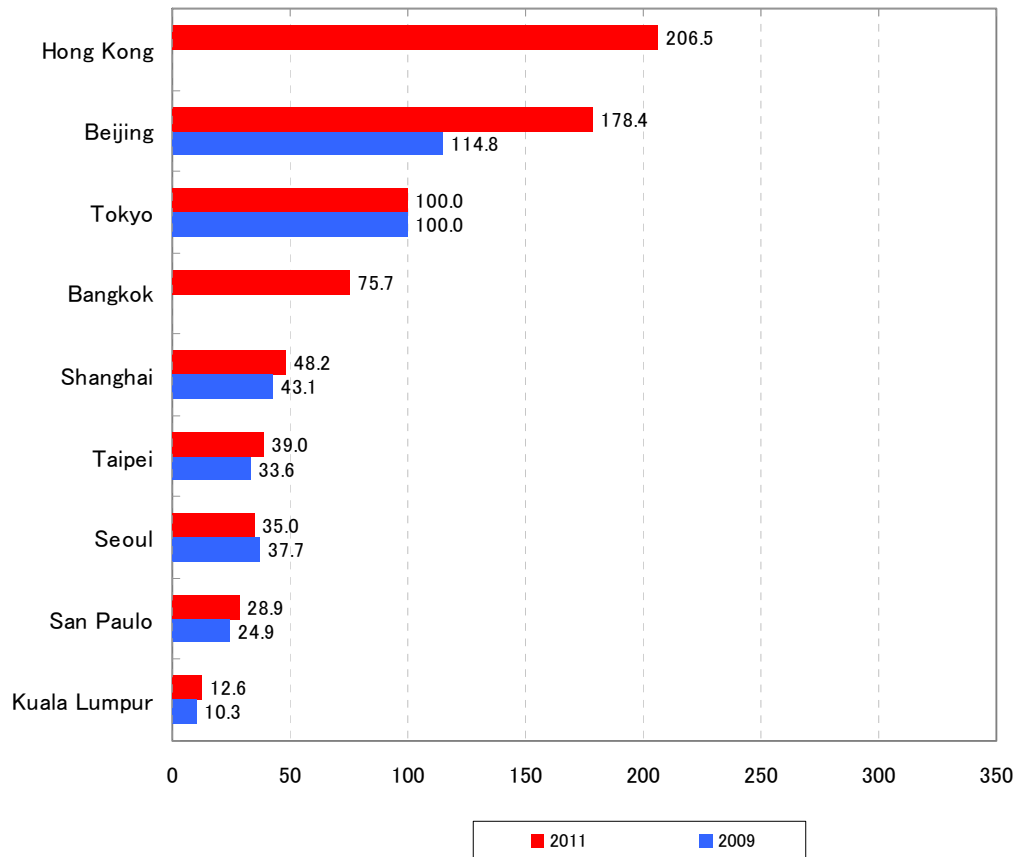
• See page 4 for the selected locations.

(Figure 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

(Figure 17-2) The Comparison of the Rent (Monthly per square meter) in the Central Commercial Area among the Major Surveyed Cities (By the exchange rate)

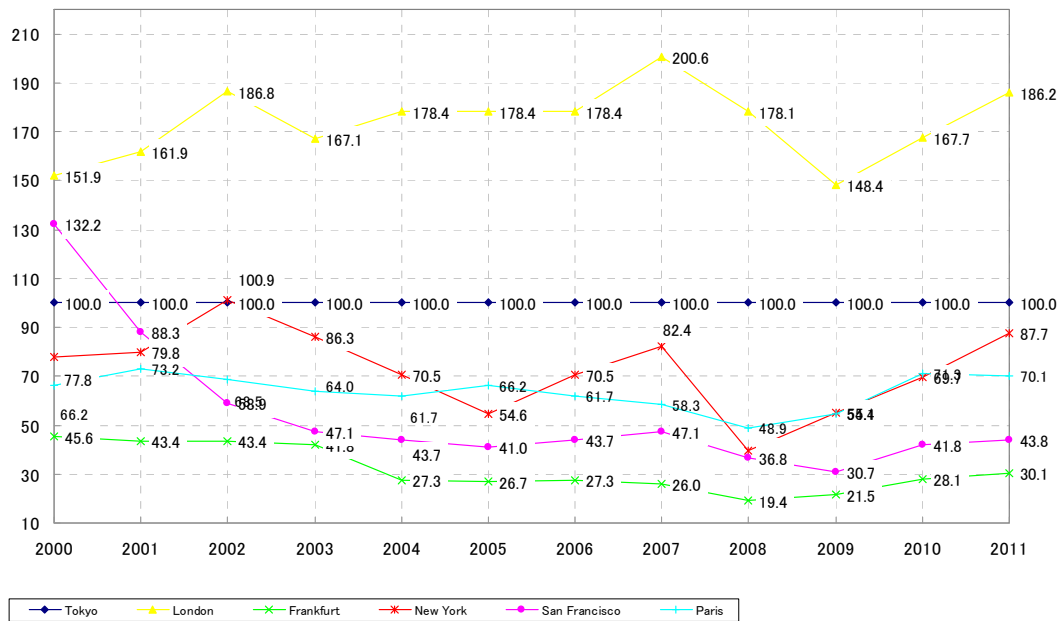


The Tokyo index at 100

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

- In Hong Kong, we mentioned only index of 2011, because target building is different, though surveyed area is same.
- In Bangkok, we described only index of 2011, because we started the survey in Bangkok in 2010.
- See page 4 for the selected locations.

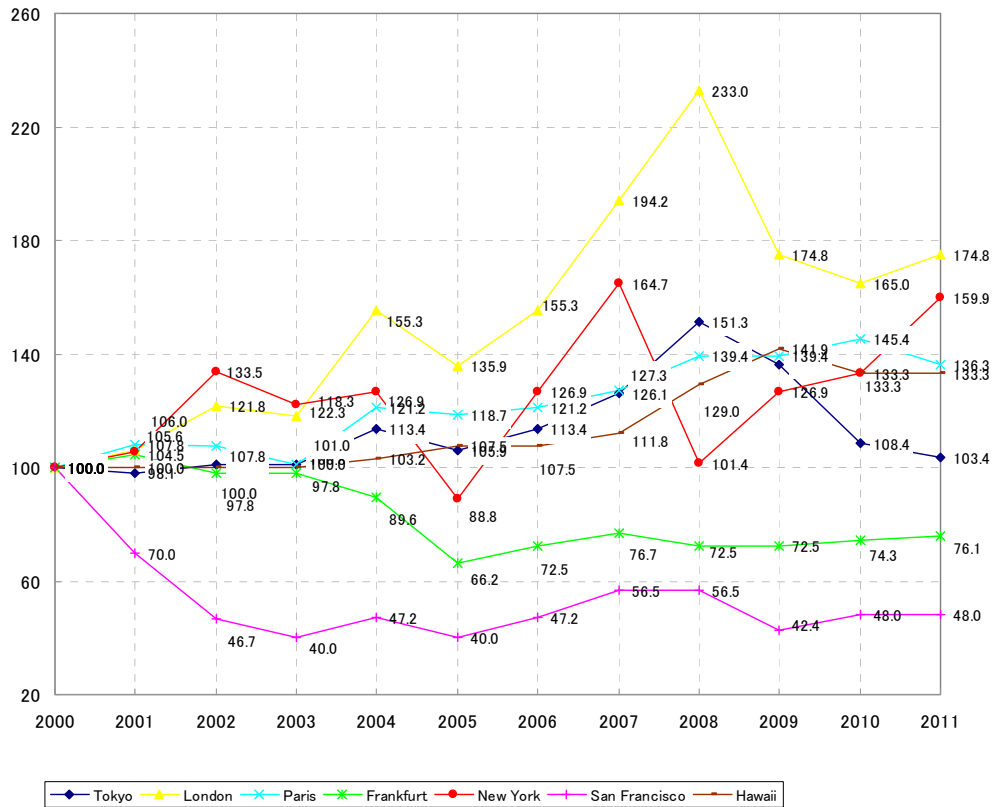
(Figure 18) The Changes of the Rent (year per square meter) in the Central Commercial Area in the Major Cities based on the Rent in Tokyo (By the Purchasing Power Parity)



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 2011

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		
		2007	2009	2011
Multiple Residence※	Upper class	4.54%	4.93%	4.46%
	Middle class	4.80%	4.79%	4.59%
Commercial Area	Fringe	6.71%	6.97%	6.90%
	Center and Business	6.42%	6.65%	6.34%
	Most Expensive	6.10%	6.34%	6.01%

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

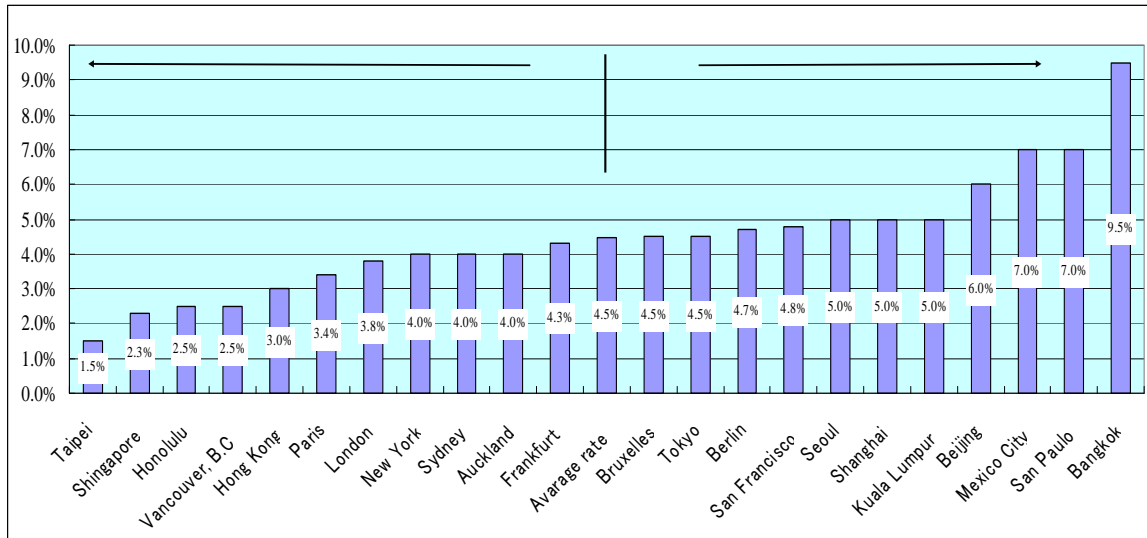
*The number of points for research of average capitalization rate is different from previous survey, because Nagoya and Osaka were removed from surveyed area in 2010 and 2011 by circumstances.

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)

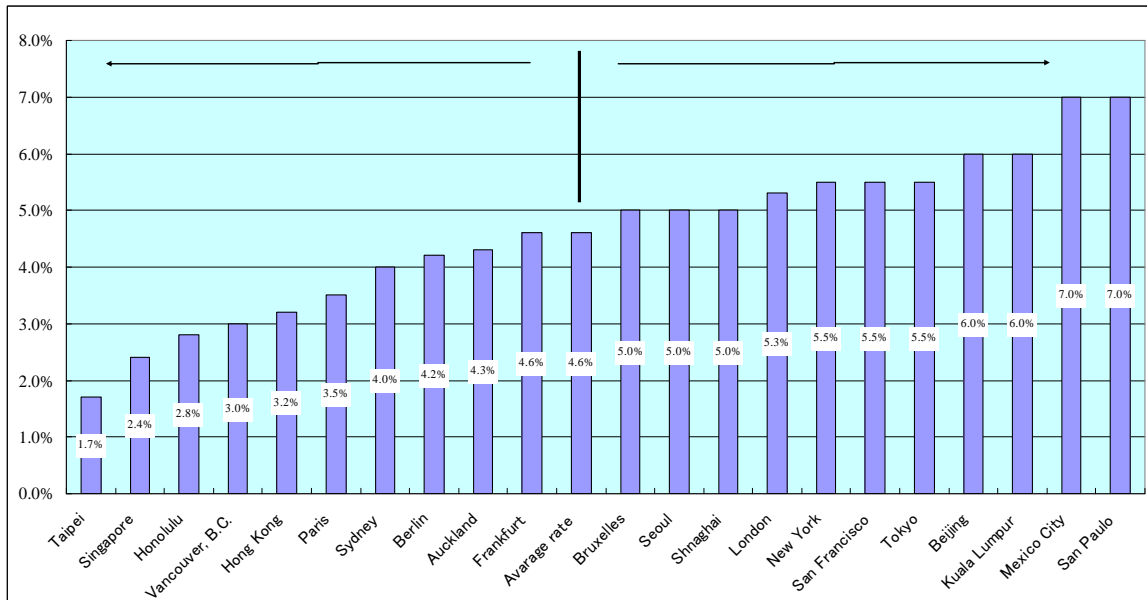
Name of cities	Multiple Residence						Commercial Area								
	Upper			Middle			Fringe			Center and Business			Most Expensive		
	2011	2009	2007	2011	2009	2007	2011	2009	2007	2011	2009	2007	2011	2009	2007
Tokyo	4.5%	4.5%	4.0%	5.5%	5.5%	5.0%	5.1%	5.0%	4.5%	4.6%	4.5%	4.0%	4.5%	4.3%	3.8%
New York	4.0%	3.8%	3.5%	5.5%	4.8%	4.0%	7.0%	8.0%	6.5%	6.5%	7.0%	6.0%	6.0%	7.0%	6.0%
San Francisco	4.8%	4.5%	4.5%	5.5%	5.1%	4.8%	6.5%	5.4%	5.6%	6.5%	6.2%	5.5%	/	/	/
Honolulu	2.5%	2.5%	3.3%	2.8%	3.0%	3.3%	8.9%	8.0%	7.0%	8.3%	8.0%	7.0%	/	/	/
Mexico City	7.0%	7.0%	8.0%	7.0%	7.0%	8.0%	7.0%	7.0%	8.0%	7.0%	7.0%	8.0%	7.0%	7.0%	8.0%
Vancouver, B.C.	2.5%	3.3%	3.0%	3.0%	3.5%	3.11%	6.3%	6.3%	5.85%	6.3%	6.5%	6.5%	6.3%	6.5%	6.0%
San Paulo	7.0%	7.0%	8.0%	7.0%	7.0%	8.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	11.0%
London	3.8%	4.8%	4.4%	5.3%	5.4%	5.0%	6.0%	6.5%	6.0%	3.8%	4.5%	3.75%	3.8%	5.5%	3.5%
Paris	3.4%	3.8%	3.0%	3.5%	3.8%	3.5%	6.3%	6.3%	4.75%	5.0%	6.0%	4.6%	5.0%	5.5%	4.25%
Frankfurt	4.3%	4.5%	4.0%	4.6%	4.8%	4.5%	6.1%	6.3%	6.0%	5.6%	5.8%	5.5%	5.1%	5.3%	5.0%
Berlin	4.7%	4.8%	4.0%	4.2%	4.3%	4.0%	6.3%	6.5%	6.0%	5.9%	6.0%	5.5%	4.9%	5.0%	5.0%
Bruxelles	4.5%	6.0%	/	5.0%	6.2%	/	6.3%	7.0%	/	5.5%	6.3%	/	5.0%	5.0%	/
Seoul	5.0%	8.0%	8.0%	5.0%	8.0%	8.0%	6.0%	8.0%	8.0%	6.0%	8.0%	8.0%	6.0%	8.0%	N/A
Taipei	1.5%	N/A	2.5%	1.7%	2.1%	2.7%	3.2%	4.6%	4.6%	3.4%	4.1%	4.4%	2.9%	3.7%	3.9%
Hong Kong	3.0%	3.3%	N/A	3.2%	3.4%	N/A	3.5%	5.1%	N/A	3.0%	5.3%	N/A	2.5%	/	N/A
Shanghai	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	9.0%	9.0%	9.0%	9.0%	9.0%	9.0%	10.0%	10.0%	10.0%
Beijing	6.0%	10.0%	5.0%	6.0%	5.0%	5.0%	8.0%	7.0%	7.0%	7.0%	8.0%	8.0%	6.0%	5.0%	5.0%
Shingapore	2.3%	2.8%	2.9%	2.4%	2.8%	2.7%	4.7%	5.0%	4.0%	4.4%	4.8%	4.0%	4.3%	4.5%	4.0%
Kuala Lumpur	5.0%	4.6%	4.6%	6.0%	5.5%	5.5%	7.0%	8.3%	8.3%	7.0%	8.3%	8.3%	7.0%	8.0%	8.0%
Sydney	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	8.3%	7.5%	6.9%	6.8%	6.3%	6.0%	/	/	/
Auckland	4.0%	4.3%	4.5%	4.3%	4.4%	5.0%	10.0%	9.5%	9.5%	8.5%	8.0%	8.0%	8.5%	7.5%	8.0%
Bangkok	9.5%	/	/	/	/	/	10.5%	/	/	9.5%	/	/	9.5%	/	/

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

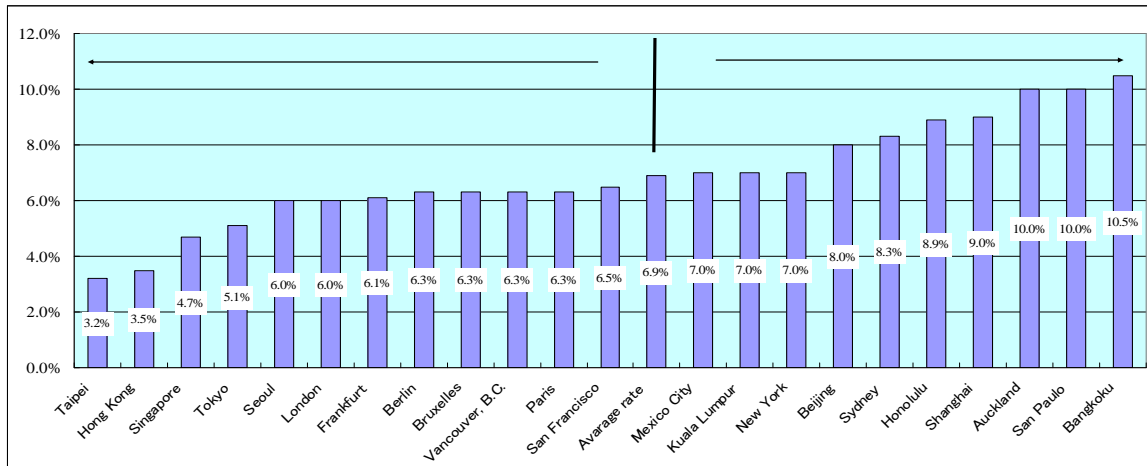
(Figure 20) Multiple Residential Areas (Upper class)



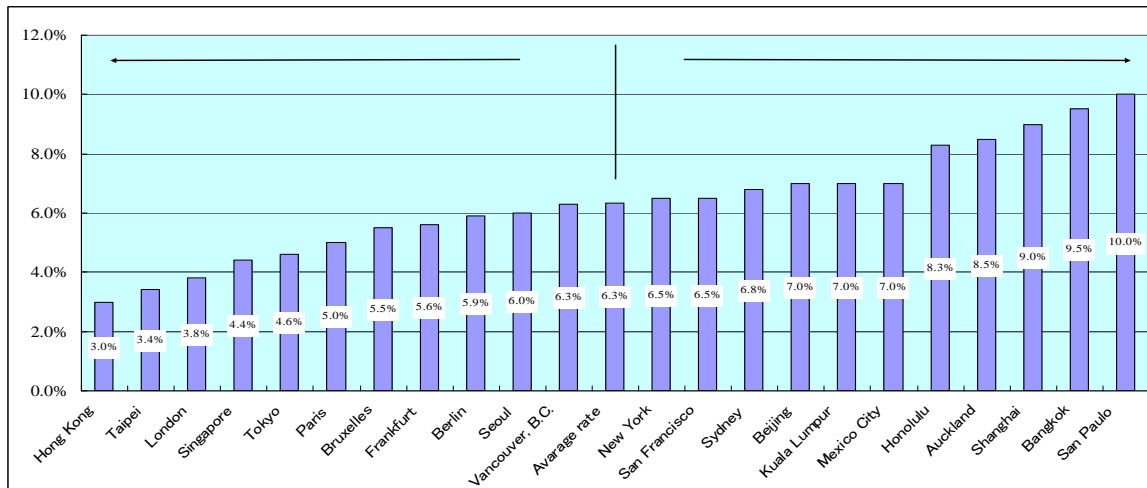
(Figure 21) Multiple Residential Areas (Middle class)



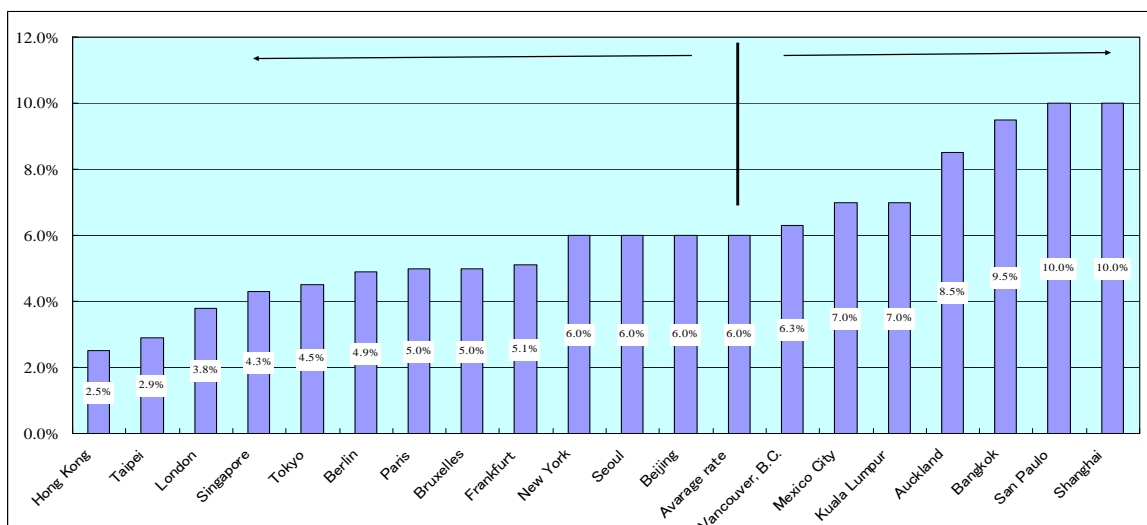
(Figure 22) Commercial Areas (Fringe commercial area)



(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 2011

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.

		Average Vacancy Rate in Market		
		2009	2010	2011
Multiple Residence	Upper Class	5.27%	5.21%	6.41%
	Middle Class	5.22%	5.82%	6.43%
Commercial Area	Fringe	8.39%	9.86%	9.56%
	Center and Business	7.81%	9.08%	8.97%
	Most Expensive	6.82%	7.50%	7.52%

*The number of points for research of average vacancy rate is different from previous survey, because Nagoya and Osaka were removed from surveyed area in 2010 and 2011 by circumstances.

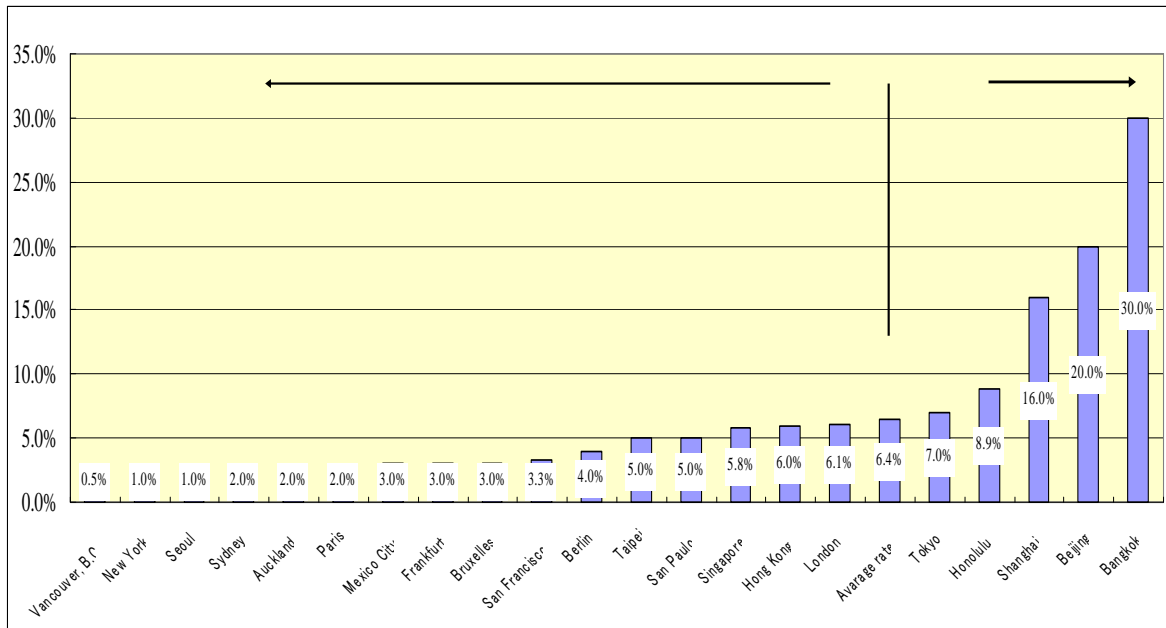
The answer about market average vacancy rate in above four categories that was obtained from the surveyor in each city is listed in the table below.

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

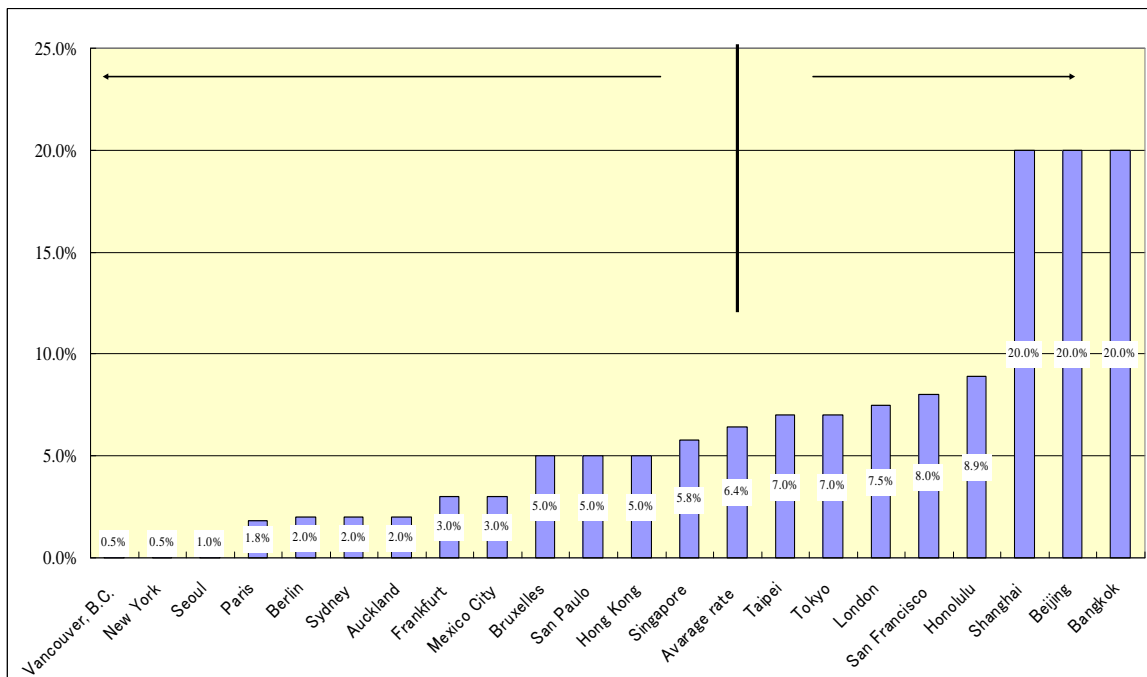
Name of the cities	Multiple Residence						Commercial Area								
	Upper			Middle			Fringe			Center and Business			Most Expensive		
	2011	2010	2009	2011	2010	2009	2011	2010	2009	2011	2010	2009	2011	2010	2009
Tokyo	7.0%	7.0%	5.0%	7.0%	7.0%	6.0%	7.0%	7.0%	6.0%	12.0%	12.0%	6.0%	8.0%	8.0%	5.0%
New York	1.0%	1.5%	1.5%	0.5%	1.0%	1.6%	5.0%	6.0%	7.8%	13.0%	14.0%	13.0%	12.0%	12.0%	11.0%
San Francisco	3.3%	3.0%	2.8%	8.0%	7.5%	6.7%	9.0%	9.0%	6.5%	14.0%	14.0%	9.9%	/	/	/
Honolulu	8.9%	8.9%	5.0%	8.9%	8.9%	5.0%	8.9%	6.9%	6.5%	13.1%	10.8%	9.0%	/	/	/
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%	0.5%	2.0%	2.0%	2.0%	4.0%	6.0%	5.0%	2.0%	5.0%	5.0%
San Paulo	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	4.0%	5.0%	5.0%	5.0%	4.5%
London	6.1%	4.8%	10.0%	7.5%	9.1%	7.5%	15.0%	15.0%	9.0%	5.0%	9.0%	4.0%	5.0%	9.0%	4.5%
Paris	2.0%	2.0%	2.7%	1.8%	1.8%	2.0%	6.0%	6.0%	4.0%	5.0%	4.0%	0.0%	0.0%	0.0%	4.0%
Frankfurt	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	14.0%	14.0%	14.0%	12.0%	12.0%	12.0%	14.0%	14.0%	14.0%
Berlin	4.0%	4.0%	4.0%	2.0%	2.0%	2.0%	14.0%	14.0%	14.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%
Bruxelles	3.0%	3.0%	3.0%	5.0%	5.0%	5.0%	2.0%	2.0%	2.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
Seoul	1.0%	1.0%	5.0%	1.0%	1.0%	4.0%	8.0%	10.0%	10.0%	5.0%	5.0%	7.0%	2.0%	3.0%	3.0%
Taipei	5.0%	5.0%	4.0%	7.0%	7.0%	7.0%	10.0%	10.0%	11.0%	8.0%	8.0%	8.0%	8.0%	8.0%	7.0%
Hong Kong	6.0%	7.0%	8.8%	5.0%	5.0%	5.0%	6.0%	7.0%	6.9%	2.0%	2.5%	2.9%	5.0%	5.0%	/
Shanghai	16.0%	16.0%	16.0%	20.0%	20.0%	20.0%	9.0%	9.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%
Beijing	20.0%	20.0%	15.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	10.0%	10.0%	15.0%	10.0%	10.0%	10.0%
Shingapore	5.8%	5.5%	7.1%	5.8%	5.5%	7.1%	5.5%	10.4%	2.7%	8.3%	12.2%	7.4%	3.3%	9.5%	4.4%
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%	2.0%	2.0%	2.0%	2.0%	16.5%	17.8%	9.8%	7.9%	8.1%	5.4%	/	/	/
Auckland	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	14.5%	13.0%	6.0%	14.0%	13.0%	7.5%	9.5%	7.5%	4.5%
Bangkok	30.0%	/	/	20.0%	/	/	10.0%	/	/	15.0%	/	/	20.0%	/	/

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

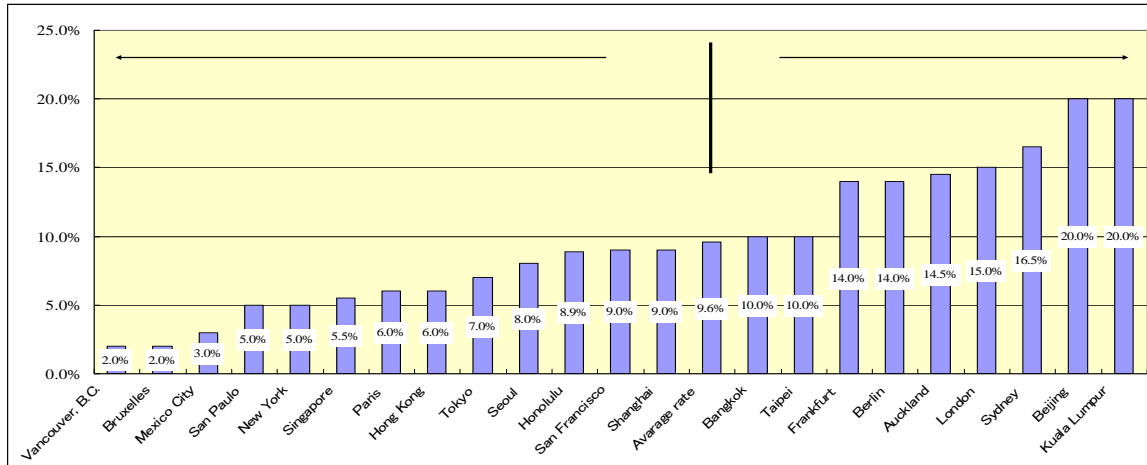
(Figure 25) Multiple Residential Areas (Upper class)



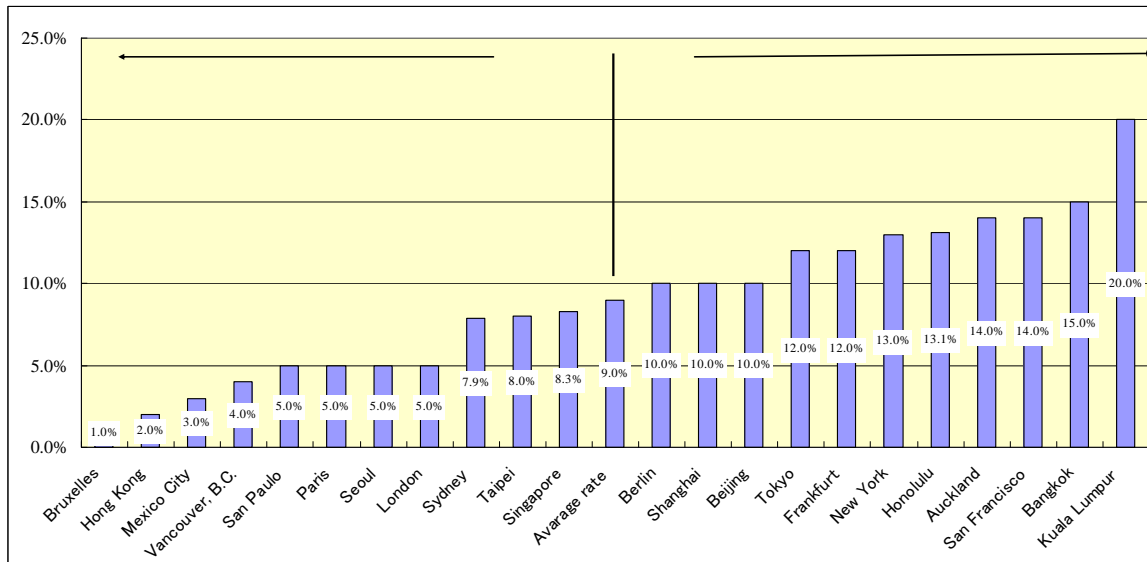
(Figure 26) Multiple Residential Areas (Middle class)



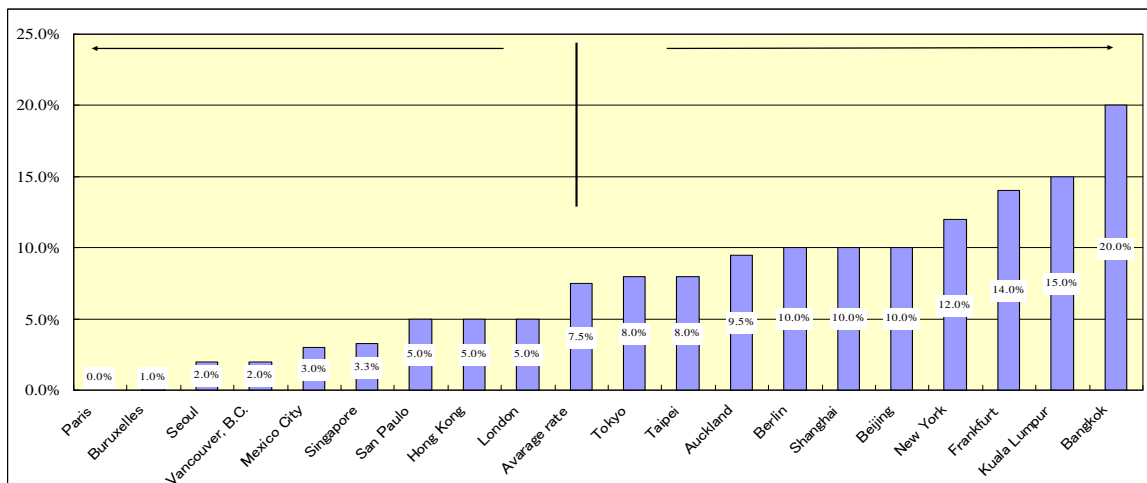
(Figure 27) Commercial Areas (Fringe commercial area)



(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 22Cities)

The Situation of the Surveyed Cities and their Fringe Area

Contents

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

(N) NEIGHBORHOOD DATA OF SELECTED AREAS **【Exemplification】**

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

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

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

(N) NEIGHBORHOOD DATA OF SELECTED AREAS

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 ESTABLISHED # PRICE DECLINING # RENT DECLINING # OCCUPANCY DECLINING
	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 ESTABLISHED # PRICE DECLINING # RENT DECLINING # OCCUPANCY DECLINING
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 ESTABLISHED # PRICE STABLE # RENT STABLE # OCCUPANCY STABLE
	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 ESTABLISHED # PRICE DECLINING # RENT DECLINING # OCCUPANCY DECLINING

DESCRIPTION		SELECTED AREA	LOCATION	TYPICAL LAND USE	BUILDING	MARKET TREND	
COMMERCIAL	FRINGE COMMERCIAL	2 chome, Nakano, Nakano-ku	<input checked="" type="checkbox"/> URBAN <input type="checkbox"/> SUBURBAN # THE LAND MARK PROPERTY IN THE NEIGHBORHOOD Nakano Post Office	<input checked="" type="checkbox"/> RETAIL STORE <input type="checkbox"/> WHOLESALE STORE <input checked="" type="checkbox"/> RESTAURANT <input type="checkbox"/> OFFICE <input checked="" type="checkbox"/> FINANCIAL(BANK etc.) <input checked="" type="checkbox"/> SHOPPING CENTER COMPLEX <input checked="" type="checkbox"/> AMUSEMENT <input type="checkbox"/> CAR DEALER <input type="checkbox"/> HOTEL <input type="checkbox"/> OTHER _____ (*)You can check more than one box.	# 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 ESTABLISHED # PRICE DECLINING # RENT DECLINING # OCCUPANCY DECLINING
	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 _____ (*)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 ESTABLISHED # PRICE DECLINING # RENT DECLINING # OCCUPANCY DECLINING
	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 _____ (*)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 ESTABLISHED # PRICE DECLINING # RENT DECLINING # OCCUPANCY DECLINING

(N) NEIGHBORHOOD DATA OF SELECTED AREAS

DESCRIPTION		SELECTED AREA	ACCESS (TRANSPORTATION)	LAND USE	BUILDING	MARKET TREND
SINGLE FAMILY RESIDENCE	UPPER CLASS	Town of Greenwich, CT	# TO CENTER BUSINESS DISTRICT 40 MINUTES BY Train # TO NEIGHBORHOOD SHOPPING AREA 15 MINUTES BY Car # TO EMPLOYMENT CENTER 15 MINUTES BY Car # TO SCHOOL 15 MINUTES BY School Bus	# CHANGE IN PRESENT LAND USE <input checked="" type="checkbox"/> NOT LIKELY <input type="checkbox"/> LIKELY(*) <input type="checkbox"/> TAKING PLACE(*) (*) FROM TO	<input type="checkbox"/> SINGLE STORY <input checked="" type="checkbox"/> 2 STORY <input type="checkbox"/> 3 STORY OR MORE	# AREA POTENTIAL ESTABLISHED # PRICE STABLE # RENT STABLE # OCCUPANCY STABLE
	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 ESTABLISHED # PRICE DECLINING # RENT DECLINING # OCCUPANCY STABLE
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 ESTABLISHED # PRICE STABLE # RENT STABLE # OCCUPANCY STABLE
	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 GROWING # PRICE APPRECIATING # RENT STABLE # OCCUPANCY STABLE

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	<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 GROWING # PRICE STABLE # RENT INCREASING # OCCUPANCY STABLE
	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	# 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 STABLE # OCCUPANCY STABLE
	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	<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 ESTABLISHED # PRICE STABLE # RENT STABLE # OCCUPANCY STABLE

(*)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

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 ESTABLISHED # PRICE DECLINING # RENT DECLINING # OCCUPANCY DECLINING
	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 ESTABLISHED # PRICE DECLINING # RENT DECLINING # OCCUPANCY DECLINING
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 ESTABLISHED # PRICE DECLINING # RENT DECLINING # OCCUPANCY STABLE
	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 ESTABLISHED # PRICE DECLINING # RENT DECLINING # OCCUPANCY STABLE

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 ESTABLISHED # PRICE DECLINING # RENT STABLE # OCCUPANCY STABLE
	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 ESTABLISHED # PRICE STABLE # RENT STABLE # 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.

(N) NEIGHBORHOOD DATA OF SELECTED AREAS

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 APPRECIATING # RENT STABLE # OCCUPANCY DECLINING
	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 APPRECIATING # RENT DECLINING # OCCUPANCY DECLINING
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 type="checkbox"/> 3 STORY OR MORE	# AREA POTENTIAL ESTABLISHED # PRICE APPRECIATING # RENT INCREASING # 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 STABLE # 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	# CHANGE IN PRESENT LAND USE <input type="checkbox"/> NOT LIKELY <input type="checkbox"/> LIKELY(*) <input checked="" 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	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	# 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 STABLE # OCCUPANCY DECLINING
	MOST EXPENSIVE LOCATION	Same as Center Comercial	<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 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 type="checkbox"/> 6-10 STORIES <input checked="" type="checkbox"/> 11 STORIES OR MORE	# AREA POTENTIAL ESTABLISHED # PRICE STABLE # RENT STABLE # OCCUPANCY DECLINING

(*)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

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

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 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 type="checkbox"/> NOT LIKELY <input type="checkbox"/> LIKELY(*) <input checked="" 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 GROWING # PRICE APPRECIATING # RENT INCREASING # OCCUPANCY STABLE
	CENTER COMMERCIAL CENTER BUSINESS DISTRICT	Downtown Peninsula	<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 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 GROWING # PRICE APPRECIATING # RENT INCREASING # OCCUPANCY STABLE
	MOST EXPENSIVE LOCATION	Georgia st. at Burrard st.	<input checked="" type="checkbox"/> URBAN <input type="checkbox"/> SUBURBAN # THE LAND MARK PROPERTY IN THE NEIGHBORHOOD Bentall V	<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 type="checkbox"/> 6-10 STORIES <input checked="" type="checkbox"/> 11 STORIES OR MORE	# AREA POTENTIAL GROWING # PRICE APPRECIATING # RENT INCREASING # OCCUPANCY STABLE

(*)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

DESCRIPTION		SELECTED AREA	ACCESS (TRANSPORTATION)	LAND USE	BUILDING	MARKET TREND
SINGLE FAMILY RESIDENCE	UPPER CLASS	Pedregal San Francisco Coyoacan	# TO CENTER BUSINESS DISTRICT 55 MINUTES BY Car # TO NEIGHBORHOOD SHOPPING AREA 30 MINUTES BY Car # TO EMPLOYMENT CENTER 45 MINUTES BY Car # TO SCHOOL 45 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 ESTABLISHED # PRICE STABLE # RENT STABLE # OCCUPANCY STABLE
	MIDDLE CLASS	Avante Coyoacan	# TO CENTER BUSINESS DISTRICT 55 MINUTES BY Car # TO NEIGHBORHOOD SHOPPING AREA 30 MINUTES BY Car # TO EMPLOYMENT CENTER 45 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 type="checkbox"/> 3 STORY OR MORE	# AREA POTENTIAL ESTABLISHED # PRICE STABLE # RENT STABLE # OCCUPANCY STABLE
MULTIPLE RESIDENCE	UPPER CLASS	Polanco	# 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 35 MINUTES BY Car	# CHANGE IN PRESENT LAND USE <input checked="" type="checkbox"/> NOT LIKELY <input type="checkbox"/> LIKELY(*) <input type="checkbox"/> TAKING PLACE(*) (*) FROM TO	<input type="checkbox"/> SINGLE STORY <input checked="" type="checkbox"/> 2 STORY <input checked="" type="checkbox"/> 3 STORY OR MORE	# AREA POTENTIAL ESTABLISHED # PRICE STABLE # RENT STABLE # OCCUPANCY STABLE
	MIDDLE CLASS	Narvarte	# TO CENTER BUSINESS DISTRICT 45 MINUTES BY Car # TO NEIGHBORHOOD SHOPPING AREA 35 MINUTES BY Car # TO EMPLOYMENT CENTER 35 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 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	Villa Coapa	<input checked="" type="checkbox"/> URBAN <input type="checkbox"/> SUBURBAN # THE LAND MARK PROPERTY IN THE NEIGHBORHOOD _____	<input checked="" type="checkbox"/> RETAIL STORE <input type="checkbox"/> WHOLESALE STORE <input type="checkbox"/> RESTAURANT <input type="checkbox"/> OFFICE <input checked="" type="checkbox"/> FINANCIAL(BANK etc.) <input checked="" type="checkbox"/> SHOPPING CENTER COMPLEX <input type="checkbox"/> AMUSEMENT <input type="checkbox"/> CAR DEALER <input type="checkbox"/> HOTEL <input type="checkbox"/> OTHER _____ (*) You can check more than one box.	# 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 ESTABLISHED # PRICE STABLE # RENT STABLE # OCCUPANCY STABLE
	CENTER COMMERCIAL CENTER BUSINESS DISTRICT	Down Town Zocalo, Historic 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 (*) 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 checked="" type="checkbox"/> 6-10 STORIES <input type="checkbox"/> 11 STORIES OR MORE	# AREA POTENTIAL ESTABLISHED # PRICE STABLE # RENT STABLE # OCCUPANCY STABLE
	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 _____ (*) 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 checked="" type="checkbox"/> 6-10 STORIES <input checked="" type="checkbox"/> 11 STORIES OR MORE	# AREA POTENTIAL ESTABLISHED # PRICE STABLE # RENT STABLE # OCCUPANCY STABLE

(N) NEIGHBORHOOD DATA OF SELECTED AREAS

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

DESCRIPTION		SELECTED AREA	LOCATION	TYPICAL LAND USE	BUILDING	MARKET TREND	
COMMERCIAL	FRINGE COMMERCIAL	Marginal Tiete	<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 type="checkbox"/> FINANCIAL(BANK etc.) <input checked="" type="checkbox"/> SHOPPING CENTER COMPLEX <input type="checkbox"/> AMUSEMENT <input checked="" type="checkbox"/> CAR DEALER <input type="checkbox"/> HOTEL <input checked="" type="checkbox"/> OTHER Gas Staion (*) 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 GROWING # PRICE APPRECIATING # RENT STABLE # OCCUPANCY STABLE
	CENTER COMMERCIAL CENTER BUSINESS DISTRICT	Vila Olímpia	<input checked="" type="checkbox"/> URBAN <input type="checkbox"/> SUBURBAN # THE LAND MARK PROPERTY IN THE NEIGHBORHOOD _____	<input checked="" type="checkbox"/> RETAIL STORE <input type="checkbox"/> WHOLESALE STORE <input checked="" type="checkbox"/> RESTAURANT <input checked="" type="checkbox"/> OFFICE <input checked="" type="checkbox"/> FINANCIAL(BANK etc.) <input checked="" type="checkbox"/> SHOPPING CENTER COMPLEX <input checked="" type="checkbox"/> AMUSEMENT <input type="checkbox"/> CAR DEALER <input checked="" type="checkbox"/> HOTEL <input type="checkbox"/> OTHER _____ (*) You can check more than one box.	# 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 APPRECIATING # RENT INCREASING # OCCUPANCY STABLE
	MOST EXPENSIVE LOCATION	Faria Lima	<input checked="" type="checkbox"/> URBAN <input type="checkbox"/> SUBURBAN # THE LAND MARK PROPERTY IN THE NEIGHBORHOOD _____	<input checked="" type="checkbox"/> RETAIL STORE <input type="checkbox"/> WHOLESALE STORE <input checked="" type="checkbox"/> RESTAURANT <input checked="" type="checkbox"/> OFFICE <input checked="" type="checkbox"/> FINANCIAL(BANK etc.) <input checked="" type="checkbox"/> SHOPPING CENTER COMPLEX <input checked="" type="checkbox"/> AMUSEMENT <input type="checkbox"/> CAR DEALER <input checked="" type="checkbox"/> HOTEL <input type="checkbox"/> OTHER _____ (*) You can check more than one box.	# 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 APPRECIATING # RENT INCREASING # OCCUPANCY STABLE

(N) NEIGHBORHOOD DATA OF SELECTED AREAS

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

DESCRIPTION		SELECTED AREA	LOCATION	TYPICAL LAND USE		BUILDING	MARKET TREND
COMMERCIAL	FRINGE COMMERCIAL	Hammersmith	<input checked="" type="checkbox"/> URBAN <input type="checkbox"/> SUBURBAN # THE LAND MARK PROPERTY IN THE NEIGHBORHOOD The Ark	<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 checked="" type="checkbox"/> 2-5 STORIES <input type="checkbox"/> 6-10 STORIES <input type="checkbox"/> 11 STORIES OR MORE	# AREA POTENTIAL ESTABLISHED # PRICE APPRECIATING # RENT INCREASING # OCCUPANCY INCREASING
	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	<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 type="checkbox"/> NOT LIKELY <input checked="" type="checkbox"/> LIKELY(*) <input type="checkbox"/> TAKING PLACE(*) (*) FROM _____ TO Office Residential	<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 ESTABLISHED # PRICE APPRECIATING # RENT INCREASING # OCCUPANCY INCREASING
	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 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 type="checkbox"/> NOT LIKELY <input checked="" type="checkbox"/> LIKELY(*) <input type="checkbox"/> TAKING PLACE(*) (*) FROM _____ TO Office Residential	<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 ESTABLISHED # PRICE APPRECIATING # RENT INCREASING # OCCUPANCY INCREASING

(*)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

Paris (RESIDENCE)

DESCRIPTION		SELECTED AREA	ACCESS (TRANSPORTATION)	LAND USE	BUILDING	MARKET TREND
SINGLE FAMILY RESIDENCE	UPPER CLASS					
	MIDDLE CLASS					
MULTIPLE RESIDENCE	UPPER CLASS	16th district Rue De La Pompe	# TO CENTER BUSINESS DISTRICT 5~10 MINUTES BY Car, subway # TO NEIGHBORHOOD SHOPPING AREA 5~10 MINUTES BY Foot # TO EMPLOYMENT CENTER 10 MINUTES BY Car, bus, subway # TO SCHOOL 5~10 MINUTES BY Foot	# 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 APPRECIATING # RENT INCREASING # OCCUPANCY STABLE
	MIDDLE CLASS	15th district Rue Lecourbe	# TO CENTER BUSINESS DISTRICT 15 MINUTES BY Subway # TO NEIGHBORHOOD SHOPPING AREA 10 MINUTES BY Foot # TO EMPLOYMENT CENTER 10 MINUTES BY Car, bus # TO SCHOOL 5 MINUTES BY Foot	# 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 APPRECIATING # RENT STABLE # OCCUPANCY STABLE

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 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 type="checkbox"/> 2-5 STORIES <input type="checkbox"/> 6-10 STORIES <input type="checkbox"/> 11 STORIES OR MORE	# AREA POTENTIAL ESTABLISHED # PRICE STABLE # RENT STABLE # OCCUPANCY DECLINING
	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 _____ (*)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 checked="" type="checkbox"/> 6-10 STORIES <input type="checkbox"/> 11 STORIES OR MORE	# AREA POTENTIAL ESTABLISHED # PRICE APPRECIATING # RENT STABLE # OCCUPANCY STABLE
	MOST EXPENSIVE LOCATION	Avenue des Champs Elysees in 8th district	<input checked="" type="checkbox"/> URBAN <input type="checkbox"/> SUBURBAN # THE LAND MARK PROPERTY IN THE NEIGHBORHOOD _____	<input checked="" type="checkbox"/> RETAIL STORE <input type="checkbox"/> WHOLESALE STORE <input checked="" type="checkbox"/> RESTAURANT <input checked="" type="checkbox"/> OFFICE <input checked="" type="checkbox"/> FINANCIAL(BANK etc.) <input type="checkbox"/> SHOPPING CENTER COMPLEX <input checked="" type="checkbox"/> AMUSEMENT <input type="checkbox"/> CAR DEALER <input checked="" type="checkbox"/> HOTEL <input type="checkbox"/> OTHER _____ (*)You can check more than one box.	# 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 ESTABLISHED # PRICE APPRECIATING # RENT STABLE # OCCUPANCY STABLE

(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 train # TO NEIGHBORHOOD SHOPPING AREA 15 MINUTES BY train # TO EMPLOYMENT CENTER 15 MINUTES BY train # TO SCHOOL 10 MINUTES BY train	# CHANGE IN PRESENT LAND USE <input checked="" type="checkbox"/> NOT LIKELY <input type="checkbox"/> LIKELY(*) <input type="checkbox"/> TAKING PLACE(*) (*) FROM TO	<input type="checkbox"/> SINGLE STORY <input checked="" type="checkbox"/> 2 STORY <input type="checkbox"/> 3 STORY OR MORE	# AREA POTENTIAL ESTABLISHED # PRICE APPRECIATING # RENT INCREASING # OCCUPANCY STABLE
	MIDDLE CLASS	Dreieich	# TO CENTER BUSINESS DISTRICT 15 MINUTES BY train # TO NEIGHBORHOOD SHOPPING AREA 10 MINUTES BY train # TO EMPLOYMENT CENTER 10 MINUTES BY train # TO SCHOOL 10 MINUTES BY train	# CHANGE IN PRESENT LAND USE <input checked="" type="checkbox"/> NOT LIKELY <input type="checkbox"/> LIKELY(*) <input type="checkbox"/> TAKING PLACE(*) (*) FROM TO	<input type="checkbox"/> SINGLE STORY <input checked="" type="checkbox"/> 2 STORY <input checked="" type="checkbox"/> 3 STORY OR MORE	# AREA POTENTIAL ESTABLISHED # PRICE APPRECIATING # RENT INCREASING # OCCUPANCY STABLE
MULTIPLE RESIDENCE	UPPER CLASS	Bad Homburg	# TO CENTER BUSINESS DISTRICT 15 MINUTES BY train # TO NEIGHBORHOOD SHOPPING AREA 10 MINUTES BY train # TO EMPLOYMENT CENTER 15 MINUTES BY train # TO SCHOOL 5 MINUTES BY train	# CHANGE IN PRESENT LAND USE <input checked="" type="checkbox"/> NOT LIKELY <input type="checkbox"/> LIKELY(*) <input type="checkbox"/> TAKING PLACE(*) (*) FROM TO	<input type="checkbox"/> SINGLE STORY <input checked="" type="checkbox"/> 2 STORY <input checked="" type="checkbox"/> 3 STORY OR MORE	# AREA POTENTIAL ESTABLISHED # PRICE APPRECIATING # RENT INCREASING # OCCUPANCY STABLE
	MIDDLE CLASS	Sachsenhausen	# TO CENTER BUSINESS DISTRICT 15 MINUTES BY train # TO NEIGHBORHOOD SHOPPING AREA 10 MINUTES BY train # TO EMPLOYMENT CENTER 15 MINUTES BY train # TO SCHOOL 5 MINUTES BY train	# CHANGE IN PRESENT LAND USE <input checked="" type="checkbox"/> NOT LIKELY <input type="checkbox"/> LIKELY(*) <input type="checkbox"/> TAKING PLACE(*) (*) FROM TO	<input type="checkbox"/> SINGLE STORY <input checked="" type="checkbox"/> 2 STORY <input checked="" type="checkbox"/> 3 STORY OR MORE	# AREA POTENTIAL ESTABLISHED # PRICE STABLE # RENT STABLE # OCCUPANCY STABLE

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

(N) NEIGHBORHOOD DATA OF SELECTED AREAS

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

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 checked="" type="checkbox"/> OFFICE <input type="checkbox"/> FINANCIAL(BANK etc.) <input checked="" type="checkbox"/> SHOPPING CENTER COMPLEX <input checked="" type="checkbox"/> AMUSEMENT <input type="checkbox"/> CAR DEALER <input checked="" type="checkbox"/> HOTEL <input type="checkbox"/> OTHER (*)You can check more than one box.	# 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 ESTABLISHED # PRICE STABLE # RENT INCREASING # OCCUPANCY STABLE
	CENTER COMMERCIAL CENTER BUSINESS DISTRICT	Kurfürstendamm/ Friedrichstraße	<input checked="" type="checkbox"/> URBAN <input type="checkbox"/> SUBURBAN # THE LAND MARK PROPERTY IN THE NEIGHBORHOOD Quartier 205-207, Kranzler-Eck	<input checked="" type="checkbox"/> RETAIL STORE <input type="checkbox"/> WHOLESALE STORE <input checked="" type="checkbox"/> RESTAURANT <input checked="" type="checkbox"/> OFFICE <input checked="" type="checkbox"/> FINANCIAL(BANK etc.) <input type="checkbox"/> SHOPPING CENTER COMPLEX <input checked="" type="checkbox"/> AMUSEMENT <input type="checkbox"/> CAR DEALER <input checked="" type="checkbox"/> HOTEL <input type="checkbox"/> OTHER (*)You can check more than one box.	# 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 ESTABLISHED # PRICE APPRECIATING # RENT INCREASING # OCCUPANCY STABLE
	MOST EXPENSIVE LOCATION	Potsdamer Platz/Leipziger Platz	<input checked="" type="checkbox"/> URBAN <input type="checkbox"/> SUBURBAN # THE LAND MARK PROPERTY IN THE NEIGHBORHOOD Sony-Center, Belsheim-Center, Potsdamer Platz	<input checked="" type="checkbox"/> RETAIL STORE <input type="checkbox"/> WHOLESALE STORE <input checked="" type="checkbox"/> RESTAURANT <input checked="" type="checkbox"/> OFFICE <input checked="" type="checkbox"/> FINANCIAL(BANK etc.) <input checked="" type="checkbox"/> SHOPPING CENTER COMPLEX <input checked="" type="checkbox"/> AMUSEMENT <input type="checkbox"/> CAR DEALER <input checked="" type="checkbox"/> HOTEL <input type="checkbox"/> OTHER (*)You can check more than one box.	# 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 GROWING # PRICE STABLE # RENT STABLE # OCCUPANCY STABLE

(N) NEIGHBORHOOD DATA OF SELECTED AREAS

DESCRIPTION		SELECTED AREA	ACCESS (TRANSPORTATION)	LAND USE	BUILDING	MARKET TREND
SINGLE FAMILY RESIDENCE	UPPER CLASS	Uccle (2010年から変更)	# TO CENTER BUSINESS DISTRICT 20 MINUTES BY Car # TO NEIGHBORHOOD SHOPPING AREA 20 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 APPRECIATING # RENT INCREASING # OCCUPANCY STABLE
	MIDDLE CLASS	Etterbeek-SaintGilles-Brussels Center (2010年から変更)	# TO CENTER BUSINESS DISTRICT 10 MINUTES BY Car # TO NEIGHBORHOOD SHOPPING AREA 10 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 APPRECIATING # RENT INCREASING # OCCUPANCY STABLE
MULTIPLE RESIDENCE	UPPER CLASS	Woluwe-Saint-Pierre-Ixelles-Uccle-St.Gilles	# TO CENTER BUSINESS DISTRICT 15 MINUTES BY Car # TO NEIGHBORHOOD SHOPPING AREA 15 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 APPRECIATING # RENT INCREASING # OCCUPANCY STABLE
	MIDDLE CLASS	Schaerbeek-Etterbeek-Brussels center	# TO CENTER BUSINESS DISTRICT 10 MINUTES BY Car # TO NEIGHBORHOOD SHOPPING AREA 10 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 APPRECIATING # RENT INCREASING # OCCUPANCY STABLE

Comment : There is no answer of a market trend.

DESCRIPTION		SELECTED AREA	LOCATION	TYPICAL LAND USE	BUILDING	MARKET TREND
COMMERCIAL	FRINGE COMMERCIAL	Brussels-Outer CBD (Retail Parks)	<input 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 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 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 DECLINING # PRICE _____ # RENT _____ # OCCUPANCY _____
	CENTER COMMERCIAL CENTER BUSINESS DISTRICT	Woluve Shopping (2010年から変更)	<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 type="checkbox"/> FINANCIAL(BANK etc.) <input type="checkbox"/> SHOPPING CENTER COMPLEX <input checked="" type="checkbox"/> AMUSEMENT <input type="checkbox"/> CAR DEALER <input type="checkbox"/> HOTEL <input type="checkbox"/> OTHER _____ (*) You can check more than one box.	# 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 ESTABLISHED # PRICE STABLE # RENT STABLE # OCCUPANCY STABLE
	MOST EXPENSIVE LOCATION	Rue Neuve(High Street) (2010年から変更)	<input checked="" type="checkbox"/> URBAN <input type="checkbox"/> SUBURBAN # THE LAND MARK PROPERTY IN THE NEIGHBORHOOD _____	<input checked="" type="checkbox"/> RETAIL STORE <input type="checkbox"/> WHOLESALE STORE <input checked="" type="checkbox"/> RESTAURANT <input type="checkbox"/> OFFICE <input type="checkbox"/> FINANCIAL(BANK etc.) <input type="checkbox"/> SHOPPING CENTER COMPLEX <input checked="" type="checkbox"/> AMUSEMENT <input type="checkbox"/> CAR DEALER <input type="checkbox"/> HOTEL <input type="checkbox"/> OTHER _____ (*) You can check more than one box.	# 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 ESTABLISHED # PRICE APPRECIATING # RENT INCREASING # OCCUPANCY STABLE

(N) NEIGHBORHOOD DATA OF SELECTED AREAS

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 type="checkbox"/> 2 STORY <input type="checkbox"/> 3 STORY OR MORE	# AREA POTENTIAL GROWING # PRICE APPRECIATING # RENT INCREASING # OCCUPANCY DECLINING
	MIDDLE CLASS	Hwayang Dong (華陽洞)	# 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 GROWING # PRICE APPRECIATING # RENT STABLE # OCCUPANCY DECLINING
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 GROWING # PRICE APPRECIATING # RENT INCREASING # OCCUPANCY STABLE
	MIDDLE CLASS	Hongeun Dong (弘濟洞)	# 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 ESTABLISHED # PRICE STABLE # RENT STABLE # OCCUPANCY STABLE

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 _____	<input checked="" type="checkbox"/> RETAIL STORE <input type="checkbox"/> WHOLESALE STORE <input checked="" type="checkbox"/> RESTAURANT <input checked="" type="checkbox"/> OFFICE <input checked="" type="checkbox"/> FINANCIAL(BANK etc.) <input checked="" type="checkbox"/> SHOPPING CENTER COMPLEX <input type="checkbox"/> AMUSEMENT <input type="checkbox"/> CAR DEALER <input type="checkbox"/> HOTEL <input type="checkbox"/> OTHER _____ (*)You can check more than one box.	# 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 type="checkbox"/> 11 STORIES OR MORE	# AREA POTENTIAL ESTABLISHED # PRICE STABLE # RENT STABLE # OCCUPANCY INCREASING
	CENTER COMMERCIAL CENTER BUSINESS DISTRICT	Myung Dong (明洞)	<input checked="" type="checkbox"/> URBAN <input type="checkbox"/> SUBURBAN # THE LAND MARK PROPERTY IN THE NEIGHBORHOOD _____	<input checked="" type="checkbox"/> RETAIL STORE <input type="checkbox"/> WHOLESALE STORE <input checked="" type="checkbox"/> RESTAURANT <input checked="" type="checkbox"/> OFFICE <input checked="" type="checkbox"/> FINANCIAL(BANK etc.) <input checked="" type="checkbox"/> SHOPPING CENTER COMPLEX <input checked="" type="checkbox"/> AMUSEMENT <input type="checkbox"/> CAR DEALER <input checked="" type="checkbox"/> HOTEL <input type="checkbox"/> OTHER _____ (*)You can check more than one box.	# 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 GROWING # PRICE APPRECIATING # RENT INCREASING # OCCUPANCY STABLE
	MOST EXPENSIVE LOCATION	Chungmuro 1ga (2008年から変更)	<input type="checkbox"/> URBAN <input type="checkbox"/> SUBURBAN # THE LAND MARK PROPERTY IN THE NEIGHBORHOOD _____	<input checked="" type="checkbox"/> RETAIL STORE <input type="checkbox"/> WHOLESALE STORE <input checked="" type="checkbox"/> RESTAURANT <input checked="" type="checkbox"/> OFFICE <input checked="" type="checkbox"/> FINANCIAL(BANK etc.) <input checked="" type="checkbox"/> SHOPPING CENTER COMPLEX <input checked="" type="checkbox"/> AMUSEMENT <input type="checkbox"/> CAR DEALER <input checked="" type="checkbox"/> HOTEL <input type="checkbox"/> OTHER _____ (*)You can check more than one box.	# 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 type="checkbox"/> 11 STORIES OR MORE	# AREA POTENTIAL GROWING # PRICE APPRECIATING # RENT INCREASING # OCCUPANCY INCREASING

(N) NEIGHBORHOOD DATA OF SELECTED AREAS

DESCRIPTION		SELECTED AREA	ACCESS (TRANSPORTATION)	LAND USE	BUILDING	MARKET TREND
SINGLE FAMILY RESIDENCE	UPPER CLASS	东山墅 (2008年から変更)	# TO CENTER BUSINESS DISTRICT 30 MINUTES BY bus	# CHANGE IN PRESENT LAND USE <input checked="" type="checkbox"/> NOT LIKELY <input type="checkbox"/> LIKELY(*) <input type="checkbox"/> TAKING PLACE(*) (*) FROM	<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
	MIDDLE CLASS	紫玉山荘	# TO CENTER BUSINESS DISTRICT 60 MINUTES BY bus	# CHANGE IN PRESENT LAND USE <input checked="" type="checkbox"/> NOT LIKELY <input type="checkbox"/> LIKELY(*) <input type="checkbox"/> TAKING PLACE(*) (*) FROM	<input type="checkbox"/> SINGLE STORY <input type="checkbox"/> 2 STORY <input checked="" type="checkbox"/> 3 STORY OR MORE	# AREA POTENTIAL ESTABLISHED # PRICE APPRECIATING # RENT INCREASING # OCCUPANCY STABLE
MULTIPLE RESIDENCE	UPPER CLASS	远大中心 (2008年から変更)	# TO CENTER BUSINESS DISTRICT 20 MINUTES BY car	# CHANGE IN PRESENT LAND USE <input checked="" type="checkbox"/> NOT LIKELY <input type="checkbox"/> LIKELY(*) <input type="checkbox"/> TAKING PLACE(*) (*) FROM	<input type="checkbox"/> SINGLE STORY <input type="checkbox"/> 2 STORY <input checked="" type="checkbox"/> 3 STORY OR MORE	# AREA POTENTIAL ESTABLISHED # PRICE STABLE # RENT INCREASING # OCCUPANCY STABLE
	MIDDLE CLASS	万科公园五号公寓 (2008年から変更)	# TO CENTER BUSINESS DISTRICT 40 MINUTES BY bus	# CHANGE IN PRESENT LAND USE <input checked="" type="checkbox"/> NOT LIKELY <input type="checkbox"/> LIKELY(*) <input type="checkbox"/> TAKING PLACE(*) (*) FROM	<input type="checkbox"/> SINGLE STORY <input type="checkbox"/> 2 STORY <input checked="" type="checkbox"/> 3 STORY OR MORE	# AREA POTENTIAL ESTABLISHED # PRICE APPRECIATING # RENT INCREASING # OCCUPANCY INCREASING

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 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 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 GROWING # PRICE APPRECIATING # RENT STABLE # OCCUPANCY INCREASING
	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 checked="" type="checkbox"/> RETAIL STORE <input checked="" 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 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 GROWING # PRICE APPRECIATING # RENT INCREASING # OCCUPANCY INCREASING
	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 type="checkbox"/> RESTAURANT <input type="checkbox"/> OFFICE <input checked="" type="checkbox"/> FINANCIAL(BANK etc.) <input checked="" type="checkbox"/> SHOPPING CENTER COMPLEX <input type="checkbox"/> AMUSEMENT <input type="checkbox"/> CAR DEALER <input type="checkbox"/> HOTEL <input type="checkbox"/> OTHER _____ (*) You can check more than one box.	# 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 GROWING # PRICE APPRECIATING # RENT STABLE # OCCUPANCY STABLE

(N) NEIGHBORHOOD DATA OF SELECTED AREAS

DESCRIPTION		SELECTED AREA	ACCESS (TRANSPORTATION)	LAND USE	BUILDING	MARKET TREND
SINGLE FAMILY RESIDENCE	UPPER CLASS	古北新区 虹桥地区	# 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、闵行区、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 checked="" type="checkbox"/> 3 STORY OR MORE	# AREA POTENTIAL # PRICE # RENT # OCCUPANCY

Comment: There was no answer of market trend.

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 checked="" type="checkbox"/> SHOPPING CENTER COMPLEX <input checked="" type="checkbox"/> AMUSEMENT <input checked="" type="checkbox"/> CAR DEALER <input checked="" type="checkbox"/> HOTEL <input type="checkbox"/> OTHER _____ (*)You can check more than one box.	# 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 _____ # 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 type="checkbox"/> AMUSEMENT <input 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 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 _____ # 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 type="checkbox"/> RETAIL STORE <input type="checkbox"/> WHOLESALE STORE <input type="checkbox"/> RESTAURANT <input checked="" type="checkbox"/> OFFICE <input checked="" type="checkbox"/> FINANCIAL(BANK etc.) <input type="checkbox"/> SHOPPING CENTER COMPLEX <input checked="" type="checkbox"/> AMUSEMENT <input type="checkbox"/> CAR DEALER <input type="checkbox"/> HOTEL <input type="checkbox"/> OTHER _____ (*)You can check more than one box.	# 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 _____ # PRICE _____ # RENT _____ # OCCUPANCY _____

Comment: There was no answer of market trend.

(N) NEIGHBORHOOD DATA OF SELECTED AREAS

DESCRIPTION		SELECTED AREA	ACCESS (TRANSPORTATION)	LAND USE	BUILDING	MARKET TREND
SINGLE FAMILY RESIDENCE	UPPER CLASS	Peak	# TO CENTER BUSINESS DISTRICT 10~15 MINUTES BY Taxi # TO NEIGHBORHOOD SHOPPING AREA 10~15 MINUTES BY Taxi # TO EMPLOYMENT CENTER 10~15 MINUTES BY Taxi # TO SCHOOL 10~15 MINUTES BY Taxi	# CHANGE IN PRESENT LAND USE <input checked="" type="checkbox"/> NOT LIKELY <input type="checkbox"/> LIKELY(*) <input type="checkbox"/> TAKING PLACE(*) (*) FROM TO	<input type="checkbox"/> SINGLE STORY <input type="checkbox"/> 2 STORY <input checked="" type="checkbox"/> 3 STORY OR MORE	# AREA POTENTIAL GROWING # PRICE APPRECIATING # RENT INCREASING # OCCUPANCY DECLINING
	MIDDLE CLASS	Sha Tin	# TO CENTER BUSINESS DISTRICT 30~45 MINUTES BY Train # TO NEIGHBORHOOD SHOPPING AREA 15~30 MINUTES BY Taxi # TO EMPLOYMENT CENTER 30~45 MINUTES BY Train # TO SCHOOL 15~30 MINUTES BY Taxi	# CHANGE IN PRESENT LAND USE <input checked="" type="checkbox"/> NOT LIKELY <input type="checkbox"/> LIKELY(*) <input type="checkbox"/> TAKING PLACE(*) (*) FROM TO	<input type="checkbox"/> SINGLE STORY <input type="checkbox"/> 2 STORY <input checked="" type="checkbox"/> 3 STORY OR MORE	# AREA POTENTIAL GROWING # PRICE APPRECIATING # RENT INCREASING # OCCUPANCY STABLE
MULTIPLE RESIDENCE	UPPER CLASS	Mid Levels	# TO CENTER BUSINESS DISTRICT 10~15 MINUTES BY Taxi # TO NEIGHBORHOOD SHOPPING AREA 10~15 MINUTES BY Taxi # TO EMPLOYMENT CENTER 10~15 MINUTES BY Taxi # TO SCHOOL 10~15 MINUTES BY Taxi	# CHANGE IN PRESENT LAND USE <input checked="" type="checkbox"/> NOT LIKELY <input type="checkbox"/> LIKELY(*) <input type="checkbox"/> TAKING PLACE(*) (*) FROM TO	<input type="checkbox"/> SINGLE STORY <input type="checkbox"/> 2 STORY <input checked="" type="checkbox"/> 3 STORY OR MORE	# AREA POTENTIAL GROWING # PRICE APPRECIATING # RENT INCREASING # OCCUPANCY INCREASING
	MIDDLE CLASS	North point & Causeway Bay	# TO CENTER BUSINESS DISTRICT 15~30 MINUTES BY Undergraound # TO NEIGHBORHOOD SHOPPING AREA 15~30 MINUTES BY Undergraound # TO EMPLOYMENT CENTER 15~30 MINUTES BY Undergraound # TO SCHOOL 15~30 MINUTES BY Undergraound	# CHANGE IN PRESENT LAND USE <input checked="" type="checkbox"/> NOT LIKELY <input type="checkbox"/> LIKELY(*) <input type="checkbox"/> TAKING PLACE(*) (*) FROM TO	<input type="checkbox"/> SINGLE STORY <input type="checkbox"/> 2 STORY <input checked="" type="checkbox"/> 3 STORY OR MORE	# AREA POTENTIAL GROWING # PRICE APPRECIATING # RENT INCREASING # OCCUPANCY STABLE

DESCRIPTION		SELECTED AREA	LOCATION	TYPICAL LAND USE		BUILDING	MARKET TREND
COMMERCIAL	FRINGE COMMERCIAL	Wan Chai	<input checked="" type="checkbox"/> URBAN <input type="checkbox"/> SUBURBAN # THE LAND MARK PROPERTY IN THE NEIGHBORHOOD Central Plaza, Shui On Plaza	<input type="checkbox"/> RETAIL STORE <input type="checkbox"/> WHOLESALE STORE <input type="checkbox"/> RESTAURANT <input checked="" type="checkbox"/> OFFICE <input type="checkbox"/> FINANCIAL(BANK etc.) <input type="checkbox"/> SHOPPING CENTER COMPLEX <input type="checkbox"/> AMUSEMENT <input type="checkbox"/> CAR DEALER <input type="checkbox"/> HOTEL <input type="checkbox"/> OTHER	# 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 GROWING # PRICE APPRECIATING # RENT INCREASING # OCCUPANCY INCREASING
	CENTER COMMERCIAL CENTER BUSINESS DISTRICT	Central Commercial District	<input checked="" type="checkbox"/> URBAN <input type="checkbox"/> SUBURBAN # THE LAND MARK PROPERTY IN THE NEIGHBORHOOD IFC, Jardine House, AIA Tower	<input type="checkbox"/> RETAIL STORE <input type="checkbox"/> WHOLESALE STORE <input type="checkbox"/> RESTAURANT <input checked="" type="checkbox"/> OFFICE <input type="checkbox"/> FINANCIAL(BANK etc.) <input type="checkbox"/> SHOPPING CENTER COMPLEX <input type="checkbox"/> AMUSEMENT <input type="checkbox"/> CAR DEALER <input type="checkbox"/> HOTEL <input type="checkbox"/> OTHER	# 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 GROWING # PRICE APPRECIATING # RENT INCREASING # OCCUPANCY STABLE
	MOST EXPENSIVE LOCATION	Same as Center Commercial→ Causeway Bay (2010年から変更)	<input type="checkbox"/> URBAN <input type="checkbox"/> SUBURBAN # THE LAND MARK PROPERTY IN THE NEIGHBORHOOD	<input checked="" type="checkbox"/> RETAIL STORE <input type="checkbox"/> WHOLESALE STORE <input type="checkbox"/> RESTAURANT <input type="checkbox"/> OFFICE <input type="checkbox"/> FINANCIAL(BANK etc.) <input type="checkbox"/> SHOPPING CENTER COMPLEX <input type="checkbox"/> AMUSEMENT <input type="checkbox"/> CAR DEALER <input type="checkbox"/> HOTEL <input type="checkbox"/> OTHER	# 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 GROWING # PRICE APPRECIATING # RENT INCREASING # OCCUPANCY STABLE

Comment: There was no answer of market trend.

(N) NEIGHBORHOOD DATA OF SELECTED AREAS

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 10~12 MINUTES BY Bus	# CHANGE IN PRESENT LAND USE <input checked="" type="checkbox"/> NOT LIKELY <input type="checkbox"/> LIKELY(*) <input type="checkbox"/> TAKING PLACE(*) (*) FROM TO	<input checked="" type="checkbox"/> SINGLE STORY <input checked="" type="checkbox"/> 2 STORY <input type="checkbox"/> 3 STORY OR MORE	# AREA POTENTIAL GROWING # PRICE STABLE # RENT STABLE # OCCUPANCY INCREASING
	MIDDLE CLASS	新店、安坑地区、汐止、淡水、三芝	# TO CENTER BUSINESS DISTRICT 40-60 MINUTES BY Bus or MRT # TO NEIGHBORHOOD SHOPPING AREA 10~20 MINUTES BY Bus # TO EMPLOYMENT CENTER 30 MINUTES BY Bus & MRT # TO SCHOOL 5-10 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 type="checkbox"/> 2 STORY <input checked="" type="checkbox"/> 3 STORY OR MORE	# AREA POTENTIAL GROWING # PRICE APPRECIATING # RENT STABLE # OCCUPANCY STABLE
MULTIPLE RESIDENCE	UPPER CLASS	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 5-10 MINUTES BY Walk	# CHANGE IN PRESENT LAND USE <input checked="" type="checkbox"/> NOT LIKELY <input type="checkbox"/> LIKELY(*) <input type="checkbox"/> TAKING PLACE(*) (*) FROM TO	<input type="checkbox"/> SINGLE STORY <input type="checkbox"/> 2 STORY <input checked="" type="checkbox"/> 3 STORY OR MORE	# AREA POTENTIAL GROWING # PRICE APPRECIATING # RENT STABLE # OCCUPANCY STABLE
	MIDDLE CLASS	內湖區、松山區	# TO CENTER BUSINESS DISTRICT 20~30 MINUTES BY Bus or MRT # TO NEIGHBORHOOD SHOPPING AREA 10~20 MINUTES BY Bus or MRT # TO EMPLOYMENT CENTER 10~20 MINUTES BY Bus or MRT # TO SCHOOL 5~10 MINUTES BY Walk	# CHANGE IN PRESENT LAND USE <input checked="" type="checkbox"/> NOT LIKELY <input type="checkbox"/> LIKELY(*) <input type="checkbox"/> TAKING PLACE(*) (*) FROM TO	<input type="checkbox"/> SINGLE STORY <input type="checkbox"/> 2 STORY <input checked="" type="checkbox"/> 3 STORY OR MORE	# AREA POTENTIAL GROWING # PRICE APPRECIATING # RENT STABLE # OCCUPANCY STABLE

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 _____ (*)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 ESTABLISHED # PRICE APPRECIATING # RENT STABLE # OCCUPANCY STABLE
	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 Taipei 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 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 GROWING # PRICE APPRECIATING # RENT STABLE # OCCUPANCY STABLE
	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 _____ (*)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 GROWING # PRICE APPRECIATING # RENT STABLE # OCCUPANCY STABLE

(N) NEIGHBORHOOD DATA OF SELECTED AREAS

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 type="checkbox"/> 2 STORY <input type="checkbox"/> 3 STORY OR MORE	# AREA POTENTIAL ESTABLISHED # PRICE APPRECIATING # RENT INCREASING # OCCUPANCY STABLE
	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 GROWING # PRICE APPRECIATING # RENT INCREASING # OCCUPANCY STABLE
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 ESTABLISHED # PRICE APPRECIATING # RENT INCREASING # OCCUPANCY STABLE
	MIDDLE CLASS	Old Klang Road	# TO CENTER BUSINESS DISTRICT 30 MINUTES BY Car # TO NEIGHBORHOOD SHOPPING AREA 15 MINUTES BY Car # TO EMPLOYMENT CENTER 30 MINUTES BY Car # TO SCHOOL 15 MINUTES BY Car	# CHANGE IN PRESENT LAND USE <input checked="" type="checkbox"/> NOT LIKELY <input type="checkbox"/> LIKELY(*) <input type="checkbox"/> TAKING PLACE(*) (*) FROM TO	<input type="checkbox"/> SINGLE STORY <input 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	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 GROWING # PRICE APPRECIATING # RENT INCREASING # OCCUPANCY STABLE
	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 type="checkbox"/> HOTEL <input checked="" 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 ESTABLISHED # PRICE APPRECIATING # RENT INCREASING # OCCUPANCY STABLE
	MOST EXPENSIVE LOCATION	KLCCArea/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 ESTABLISHED # PRICE APPRECIATING # RENT INCREASING # OCCUPANCY STABLE

(N) NEIGHBORHOOD DATA OF SELECTED AREAS

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 APPRECIATING # RENT INCREASING # 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 APPRECIATING # RENT INCREASING # 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 STABLE # RENT INCREASING # OCCUPANCY STABLE
	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 STABLE # RENT INCREASING # OCCUPANCY STABLE

DESCRIPTION		SELECTED AREA	LOCATION	TYPICAL LAND USE	BUILDING	MARKET TREND	
COMMERCIAL	FRINGE COMMERCIAL	Tanjong Pagar/Maxwell/Ans-on	<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 checked="" type="checkbox"/> OTHER Residential (*)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 <input checked="" type="checkbox"/> GROWING # PRICE <input checked="" type="checkbox"/> APPRECIATING # RENT <input checked="" type="checkbox"/> INCREASING # OCCUPANCY <input checked="" type="checkbox"/> STABLE
	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 checked="" type="checkbox"/> OTHER Residential (*)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 <input checked="" type="checkbox"/> GROWING # PRICE <input checked="" type="checkbox"/> APPRECIATING # RENT <input checked="" type="checkbox"/> INCREASING # OCCUPANCY <input checked="" type="checkbox"/> STABLE
	MOST EXPENSIVE LOCATION	Raffles Place	<input checked="" type="checkbox"/> URBAN <input type="checkbox"/> SUBURBAN # THE LAND MARK PROPERTY IN THE NEIGHBORHOOD _____	<input type="checkbox"/> RETAIL STORE <input type="checkbox"/> WHOLESALE STORE <input type="checkbox"/> RESTAURANT <input checked="" type="checkbox"/> OFFICE <input checked="" type="checkbox"/> FINANCIAL(BANK etc.) <input type="checkbox"/> SHOPPING CENTER COMPLEX <input type="checkbox"/> AMUSEMENT <input type="checkbox"/> CAR DEALER <input type="checkbox"/> HOTEL <input type="checkbox"/> OTHER (*)You can check more than one box.	# 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 <input checked="" type="checkbox"/> GROWING # PRICE <input checked="" type="checkbox"/> APPRECIATING # RENT <input checked="" type="checkbox"/> INCREASING # OCCUPANCY <input checked="" type="checkbox"/> STABLE

(N) NEIGHBORHOOD DATA OF SELECTED AREAS

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	# 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
			# TO NEIGHBORHOOD SHOPPING AREA 5 MINUTES BY Car			# PRICE STABLE
			# TO EMPLOYMENT CENTER 10 MINUTES BY Car			# RENT STABLE
			# TO SCHOOL 5 MINUTES BY Car			# OCCUPANCY STABLE
	MIDDLE CLASS	Oatley	# TO CENTER BUSINESS DISTRICT 25 MINUTES BY Train	# CHANGE IN PRESENT LAND USE <input checked="" type="checkbox"/> NOT LIKELY <input type="checkbox"/> LIKELY(*) <input type="checkbox"/> TAKING PLACE(*) (*) FROM TO	<input checked="" type="checkbox"/> SINGLE STORY <input type="checkbox"/> 2 STORY <input type="checkbox"/> 3 STORY OR MORE	# AREA POTENTIAL ESTABLISHED
			# TO NEIGHBORHOOD SHOPPING AREA 5 MINUTES BY Car			# PRICE STABLE
			# TO EMPLOYMENT CENTER 10 MINUTES BY Car			# RENT STABLE
			# TO SCHOOL 5 MINUTES BY Car			# OCCUPANCY STABLE
MULTIPLE RESIDENCE	UPPER CLASS	Chatswood	# TO CENTER BUSINESS DISTRICT 20 MINUTES BY Train	# CHANGE IN PRESENT LAND USE <input checked="" type="checkbox"/> NOT LIKELY <input type="checkbox"/> LIKELY(*) <input type="checkbox"/> TAKING PLACE(*) (*) FROM TO	<input type="checkbox"/> SINGLE STORY <input type="checkbox"/> 2 STORY <input checked="" type="checkbox"/> 3 STORY OR MORE	# AREA POTENTIAL ESTABLISHED
			# TO NEIGHBORHOOD SHOPPING AREA 5 MINUTES BY Car			# PRICE STABLE
			# TO EMPLOYMENT CENTER 5 MINUTES BY Car			# RENT STABLE
			# TO SCHOOL 5 MINUTES BY Car			# OCCUPANCY STABLE
	MIDDLE CLASS	Ryde	# TO CENTER BUSINESS DISTRICT 25 MINUTES BY Car	# CHANGE IN PRESENT LAND USE <input checked="" type="checkbox"/> NOT LIKELY <input type="checkbox"/> LIKELY(*) <input type="checkbox"/> TAKING PLACE(*) (*) FROM TO	<input type="checkbox"/> SINGLE STORY <input type="checkbox"/> 2 STORY <input checked="" type="checkbox"/> 3 STORY OR MORE	# AREA POTENTIAL ESTABLISHED
			# TO NEIGHBORHOOD SHOPPING AREA 10 MINUTES BY Car			# PRICE STABLE
			# TO EMPLOYMENT CENTER 15 MINUTES BY Car			# RENT STABLE
			# TO SCHOOL 5 MINUTES BY Car			# OCCUPANCY STABLE

DESCRIPTION		SELECTED AREA	LOCATION	TYPICAL LAND USE	BUILDING	MARKET TREND	
COMMERCIAL	FRINGE COMMERCIAL	Chatswood (2010年から変更)	<input checked="" type="checkbox"/> URBAN <input 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 ESTABLISHED # PRICE STABLE # RENT STABLE # OCCUPANCY STABLE
	CENTER COMMERCIAL CENTER BUSINESS DISTRICT	Sydney CBD	<input checked="" type="checkbox"/> URBAN <input type="checkbox"/> SUBURBAN # THE LAND MARK PROPERTY IN THE NEIGHBORHOOD Chifley Tower and Aurora Place	<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 STABLE # RENT STABLE # OCCUPANCY STABLE
	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.

(*)You can check more than one box.

(*)You can check more than one box.

(N) NEIGHBORHOOD DATA OF SELECTED AREAS

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

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 type="checkbox"/> AMUSEMENT <input 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 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 ESTABLISHED # PRICE DECLINING # RENT DECLINING # OCCUPANCY DECLINING
	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 _____ (*)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 ESTABLISHED # PRICE DECLINING # RENT DECLINING # OCCUPANCY DECLINING
	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 _____ (*)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 ESTABLISHED # PRICE DECLINING # RENT DECLINING # OCCUPANCY STABLE

The List of Survey Questionnaires (A Table of 22 Cities)

Contents

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

Tokyo

TYPE OF LAND			SELECTED AREA (DISTRICT)	OUTLINE OF LAND USE		DISCRIPTION	2008		2009		2010		2011		
							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 2008)	BUILDING SIZE (changed in 2000)	200m ²	LAND PRICE PER m ²	800,000		700,000		636,000		623,000		
				LOT SIZE	550m ²	RESIDENCIAL VALUE	475,000,000		425,000,000		385,000,000		380,000,000		
		MIDDLE CLASS	Naritahigashi, Suginami-ku	BUILDING SIZE	150m ²	LAND PRICE PER m ²	513,000	116	462,000	104	427,000	96	426,000	96	
				LOT SIZE	200m ²	RESIDENCIAL VALUE	120,000,000	110	108,000,000	99	101,000,000	93	101,000,000	93	
		FOR MULTIPLE RESIDENCE	UPPER CLASS	1bancho, Chiyoda-ku	FLOOR AREA RATIO	400%	LAND PRICE PER m ²	2,530,000	156	2,430,000	150	2,130,000	131	2,130,000	131
					SIZE OF RESIDENTIAL UNIT	150m ²	RESIDENCIAL VALUE	150,000,000	132	135,000,000	118	130,000,000	114	130,000,000	114
	LOT SIZE				800m ²	ANNUAL FLOOR AREA RENT PER m ²	56,000	126	56,000	126	52,000	117	52,000	117	
	VACANCY RATE (%)						5.0		5.0		7.0		7.0		
	TYPICAL OPERATING EXPENSE RATE (%)						20.0		20.0		20.0		20.0		
	CAP RATE (%)						4.2		4.5		4.6		4.5		
	MIDDLE CLASS	2-chome, Toyotamakita, Nerima-ku (changed in 2008)	FLOOR AREA RATIO	200%	LAND PRICE PER m ²	457,000		415,000		393,000	112	391,000	111		
			SIZE OF RESIDENTIAL UNIT	70m ²	RESIDENCIAL VALUE	36,000,000		32,000,000		30,000,000	78	30,000,000	78		
LOT SIZE (changed in 2008)			250m ²	ANNUAL FLOOR AREA RENT PER m ²	27,400		27,400		26,571	93	26,571	93			
VACANCY RATE (%)					5.0		6.0		7.0		7.0				
TYPICAL OPERATING EXPENSE RATE (%)					20.0		20.0		20.0		20.0				
CAP RATE (%)					5.2		5.5		5.6		5.5				
COMMERCIAL	FRINGE COMMERCIAL	2-chome, Nakano, Nakano-ku	FLOOR AREA RATIO	600%	LAND PRICE PER m ²	3,380,000	135	3,080,000	123	2,700,000	108	2,630,000	105		
			LOT SIZE	800m ²	CAPITAL VALUE PER GROSS FLOOR AREA (GFA) PER m ²	800,000	103	700,000	90	700,000	90	700,000	90		
			ANNUAL FLOOR AREA RENT PER m ²	66,000	133	60,000	121	56,400	114	56,400	114				
			VACANCY RATE (%)			5.0		6.0		7.0		7.0			
			TYPICAL OPERATING EXPENSE RATE (%)			20.0		20.0		20.0		20.0			
			CAP RATE (%)			4.7		5.0		5.1		5.1			
	CENTER COMMERCIAL	1-chome, Nishishinjuku, Shinjuku-ku	FLOOR AREA RATIO	1,000%	LAND PRICE PER m ²	16,100,000	175	15,300,000	166	11,900,000	129	11,300,000	123		
			LOT SIZE	1,000m ²	CAPITAL VALUE PER GROSS FLOOR AREA (GFA) PER m ²	1,650,000	104	1,400,000	88	1,250,000	79	1,250,000	79		
			ANNUAL FLOOR AREA RENT PER m ²	144,000	151	129,600	136	103,200	108	98,400	103				
			VACANCY RATE (%)			5.0		6.0		12.0		12.0			
			TYPICAL OPERATING EXPENSE RATE (%)			20.0		20.0		20.0		20.0			
			CAP RATE (%)			4.2		4.5		4.6		4.6			
MOST EXPENSIVE	6-chome, Ginza, Chuo-ku	FLOOR AREA RATIO	800%	LAND PRICE PER m ²	33,500,000	256	32,700,000	250	24,300,000	185	23,600,000	180			
		LOT SIZE	900m ²	CAPITAL VALUE PER GROSS FLOOR AREA (GFA) PER m ²	2,800,000	117	2,400,000	100	2,300,000	96	2,300,000	96			
		ANNUAL FLOOR AREA RENT PER m ²	198,000	153	180,000	140	150,000	116	144,000	112					
		VACANCY RATE (%)			4.0		5.0		8.0		8.0				
		TYPICAL OPERATING EXPENSE RATE (%)			20.0		20.0		20.0		20.0				
		CAP RATE (%)			4.0		4.3		4.5		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

New York

TYPE OF LAND		SELECTED AREA(DISTRICT)	OUTLINE OF LAND USE		DISCRPTION	2008		2009		2010		2011			
						UNIT:	US\$	Index	UNIT:	US\$	Index	UNIT:	US\$	Index	UNIT:
RESIDENTIAL	FOR SINGLE FAMILY RESIDENCE	UPPER CLASS	Town of Greenwich,CT	BUILDING SIZE (in 2009)	930m ²	LAND PRICE PER m ²	247	190	237	182	215	166	215	166	
			LOT SIZE (in 2009)	27,885m ²	RESIDENCIAL VALUE	12,600,000	933	12,870,000	953	9,000,000	667	9,000,000	667		
		(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)	204m ² →148m ²	LAND PRICE PER m ²	753	443	646	380	538	317	430	253	
	LOT SIZE (in 2009)		325m ²	RESIDENCIAL VALUE	510,000	204	488,400	195	384,000	154	384,000	154			
	(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 m ²	5,382		5,704		5,056		5,379		
				BUILDING SIZE (in 2009)	111m ²	RESIDENCIAL VALUE	1,800,000	103	1,500,000	86	1,600,000	91	1,600,000	91	
(Building size is different 2008 before.)				ANNUAL FLOOR AREA RENT PER m ²	432		548		494		494				
LOT SIZE				929m ²	VACANCY RATE (%)	1.3		1.5		1.5		1.0			
100X100SF		TYPICAL OPERATING EXPENSE RATE (%)	42.0		42.0		42.0		42.0						
		CAP RATE (%)	3.8		3.8		3.8		4.0						
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 m ²	5,313		4,793		3,945		4,303			
			BUILDING SIZE (in 2009)	102m ²	RESIDENCIAL VALUE	1,370,000		1,300,000		1,100,000		1,200,000			
	(Building size is different 2008 before.)		ANNUAL FLOOR AREA RENT PER m ²	581		523		484		285					
	LOT SIZE		929m ²	VACANCY RATE (%)	1.0		1.6		1.0		0.5				
100X100SF		TYPICAL OPERATING EXPENSE RATE (%)	42		42		42		42						
		CAP RATE (%)	4.8		4.8		5.5		5.5						
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 m ²	4,306		3,767		3,228		2,690			
			LOT SIZE	929m ²	CAPITAL VALUE PER GROSS FLOOR AREA (GFA) PER m ²	3,227		2,528		2,420		2,313			
			ANNUAL FLOOR AREA RENT PER m ²	448	119	388	103	387	103	516	137				
			VACANCY RATE (%)	4.5		7.8		6.0		5.0					
			TYPICAL OPERATING EXPENSE RATE (%)	25.0		25.0		25.0		25.0					
			CAP RATE (%)	7.0		8.0		8.0		7.0					
	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 m ²	5,383		6,460		6,148		6,916			
			LOT SIZE	1,859m ²	CAPITAL VALUE PER GROSS FLOOR AREA (GFA) PER m ²	8,392		8,069		7,531		7,101			
			ANNUAL FLOOR AREA RENT PER m ²	564	117	645	133	645	133	774	160				
			VACANCY RATE (%)	9.6		13.0		14.0		13.0					
			TYPICAL OPERATING EXPENSE RATE (%)	25.0		25.0		25.0		25.0					
			CAP RATE (%)	6.5		7.0		7.0		6.5					
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 m ²	8,075		8,613		9,222		9,222				
		LOT SIZE	1,859m ²	CAPITAL VALUE PER GROSS FLOOR AREA (GFA) PER m ²	10,005		11,834		9,145		10,221				
		ANNUAL FLOOR AREA RENT PER m ²	1,011	208	904	186	1,033	213	1,033						
				VACANCY RATE (%)	6.0		11.0		12.0		12.0				
				TYPICAL OPERATING EXPENSE RATE (%)	25.0		25.0		25.0		25.0				
				CAP RATE (%)	6.5		7.0		6.0		6.0				

LAND PRICE : (1) SINGLE FAMILY RESIDENCE FEE SIMPLE/FREE HOLD VALUProperty Value/Dwelling
 (2) MULTIPLE RESIDENCE FEE SIMPLE/FREE HOLD VALULand Value/Sq. Meter of Possible Building Floor Area
 (3) COMMERCIAL FEE SIMPLE/FREE HOLD VALULand 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		DISCRPTION	2008			2009			2010			2011		
							UNIT:	US\$	Index	UNIT:	US\$	Index	UNIT:	US\$	Index	UNIT:	US\$	Index
RESIDENTIAL	FOR SINGLE FAMILY RESIDENCE	UPPER CLASS	Sausalito	BUILDING SIZE(changed in 20	149m ²	LAND PRICE PER m ²	1,485	141	1,334	127	1,237	118	1,076	102				
				LOT SIZE	576m ²	RESIDENCIAL VALUE	1,790,000	184	1,305,000	134	1,200,000	123	1,100,000	113				
				(Lot size are different 2010 before.)		ANNUAL HOUSE RENT												
	MIDDLE CLASS	South San Francisco	BUILDING SIZE(changed in 20	111m ²	LAND PRICE PER m ²	753	165	592	130	538	118	646	141					
			LOT SIZE(changed in 2011)	400m ²	RESIDENCIAL VALUE	639,000	150	504,000	119	490,000	115	490,000	115					
			(Both building size and lot size are different 2010 before.)		ANNUAL HOUSE RENT													
	FOR MULTIPLE RESIDENCE	UPPER CLASS	Pacific Heights Marina	FLOOR AREA RATIO	600%	LAND PRICE PER m ²	3,593		3,238		3,228		3,228					
				BUILDING SIZE	148m ²	RESIDENCIAL VALUE	1,705,000	142	1,220,000	102	1,200,000	100	1,100,000	92				
				LOT SIZE	343m ²	ANNUAL FLOOR AREA RENT PER m ²	173	72	165	68	170	70	178	74				
						VACANCY RATE (%)	2.7		2.8		3.0		3.3					
					TYPICAL OPERATING EXPENSE RATE (%)	42.0		42.0		42.0		42.0						
					CAP RATE (%)	4.5		4.5		5.0		4.8						
MIDDLE CLASS	Sunset Richmond	FLOOR AREA RATIO	200%	LAND PRICE PER m ²	2,625		2,302		2,044		1,883							
		BUILDING SIZE(changed in 20	139m ²	RESIDENCIAL VALUE	1,075,000	246	945,000	216	860,000	197	860,000	197						
		(Building size is different 2010 before.)		ANNUAL FLOOR AREA RENT PER m ²	143	99	142	98	147	101	151	104						
		LOT SIZE	348m ²	VACANCY RATE (%)	7.0		6.7		7.5		8.0							
				TYPICAL OPERATING EXPENSE RATE (%)	42.0		42.0		42.0		42.0							
				CAP RATE (%)	5.1		5.1		5.5		5.5							
COMMERCIAL	FRINGE COMMERCIAL	Fisherman's Wharf Area	FLOOR AREA RATIO	550%	LAND PRICE PER m ²	3,787	117	3,314	103	2,690	83	2,905	90					
			LOT SIZE	1,859m ²	CAPITAL VALUE PER GROSS FLOOR AREA (GFA) PER m ²	4,626		4,045		4,045		4,196						
					ANNUAL FLOOR AREA RENT PER m ²	468	79	348	59	269	45	280	47					
					VACANCY RATE (%)	7.3		6.5		9.0		9.0						
					TYPICAL OPERATING EXPENSE RATE (%)	35.0		35.0		35.0		35.0						
					CAP RATE (%)	5.4		5.4		7.0		6.5						
	CENTER COMMERCIAL	Downtown	FLOOR AREA RATIO	5,000%	LAND PRICE PER m ²	4,110	117	3,712	106	3,228	92	3,658	105					
			LOT SIZE	5,577m ²	CAPITAL VALUE PER GROSS FLOOR AREA (GFA) PER m ²	4,744		4,282		4,303		4,733						
					ANNUAL FLOOR AREA RENT PER m ²	456	57	342	42	387	48	387	48					
					VACANCY RATE (%)	8.0		9.9		13.0		14.0						
					TYPICAL OPERATING EXPENSE RATE (%)	35.0		35.0		35.0		35.0						
					CAP RATE (%)	6.2		6.2		6.8		6.5						
MOST EXPENSIVE	Same as Center Commercial	FLOOR AREA RATIO		LAND PRICE PER m ²														
		LOT SIZE		CAPITAL VALUE PER GROSS FLOOR AREA (GFA) PER m ²														
				ANNUAL FLOOR AREA RENT PER m ²														
				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	2008		2009		2010		2011			
					UNIT: US\$	Index	UNIT: US\$	Index	UNIT: US\$	Index	UNIT: US\$	Index		
RESIDENTIAL	FOR SINGLE FAMILY RESIDENCE	UPPER CLASS	Waialae-Kohala,Oahu	BUILDING SIZE	232m ²	LAND PRICE PER m ²	1,195	230	1,195	230	969	186	1,119	215
			LOT SIZE(changed in 2008)	976m ²	RESIDENCIAL VALUE	1,450,000	193	1,850,000	247	1,375,000	183	1,600,000	213	
			ANNUAL HOUSE RENT	60,000	179	60,000	179	54,000	161	54,000	161			
	FOR SINGLE FAMILY RESIDENCE	MIDDLE CLASS	PearlCity,Oahu	BUILDING SIZE	130m ²	LAND PRICE PER m ²	738	264	738	264	614	219	635	227
			LOT SIZE	604m ²	RESIDENCIAL VALUE	575,000	245	550,000	234	555,000	236	570,000	243	
			ANNUAL HOUSE RENT	24,000	167	24,000	167	27,600	192	25,200	175			
	FOR MULTIPLE RESIDENCE	UPPER CLASS	Kapiolani-Kakaako,Oahu	FLOOR AREA RATIO	225%	LAND PRICE PER m ²	3,579	424	2,960	350	2,422	287	2,422	287
				BUILDING SIZE	111m ²	RESIDENCIAL VALUE	850,000	155	850,000	155	812,500	148	837,500	152
				LOT SIZE	2,787m ²	ANNUAL FLOOR AREA RENT PER m ²	335	172	335	172	324	166	335	172
				VACANCY RATE (%)	5.0	5.0	8.9	8.9						
				TYPICAL OPERATING EXPENSE RATE (%)	43.0	43.0	44.0	44.0						
				CAP RATE (%)	2.5	2.5	2.5	2.5						
FOR MULTIPLE RESIDENCE	MIDDLE CLASS	Makiki,Oahu	FLOOR AREA RATIO	150%	LAND PRICE PER m ²	1,615	286	1,507	267	1,616	286	1,616	286	
			BUILDING SIZE	84m ²	RESIDENCIAL VALUE	390,000	208	380,000	203	350,000	187	350,000	187	
			LOT SIZE	1,858m ²	ANNUAL FLOOR AREA RENT PER m ²	243	179	243	179	236	173	221	163	
			VACANCY RATE (%)	5.0	5.0	8.9	8.9							
			TYPICAL OPERATING EXPENSE RATE (%)	44.0	44.0	49.0	49.0							
			CAP RATE (%)	3.0	3.0	2.8	2.8							
COMMERCIAL	FRINGE COMMERCIAL	Kapiolani,Oahu	FLOOR AREA RATIO	350%	LAND PRICE PER m ²	2,826	292	2,826	292	2,627	271	2,627	271	
			LOT SIZE	2,787m ²	CAPITAL VALUE PER GROSS FLOOR AREA (GFA) PER m ²	2,478	115	2,354	109	1,752	81	1,677	78	
			ANNUAL FLOOR AREA RENT PER m ²	408	134	420	138	408	134	396	130			
			VACANCY RATE (%)	6.0	6.5	6.9	8.9							
			TYPICAL OPERATING EXPENSE RATE (%)	40.0	40.0	48.0	48.0							
			CAP RATE (%)	7.5	8.0	9.1	8.9							
	CENTER COMMERCIAL	Downtown,Honolulu,Oahu	FLOOR AREA RATIO	750%	LAND PRICE PER m ²	3,902	132	3,902	132	3,633	123	3,633	123	
			LOT SIZE	1,858m ²	CAPITAL VALUE PER GROSS FLOOR AREA (GFA) PER m ²	2,150	100	2,179	101	1,536	71	1,657	77	
			ANNUAL FLOOR AREA RENT PER m ²	360	129	396	142	372	133	372	133			
			VACANCY RATE (%)	8.5	9.0	10.8	13.1							
			TYPICAL OPERATING EXPENSE RATE (%)	45.0	45.0	50.0	50.0							
			CAP RATE (%)	7.5	8.0	8.9	8.3							
MOST EXPENSIVE	Same as Center Comercial	FLOOR AREA RATIO		LAND PRICE PER m ²										
		LOT SIZE		CAPITAL VALUE PER GROSS FLOOR AREA (GFA) PER m ²										
		ANNUAL FLOOR AREA RENT PER m ²												
		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	2008		2009		2010		2011	
							UNIT: C\$	Index	UNIT: C\$	Index	UNIT: C\$	Index	UNIT: C\$	Index
RESIDENTIAL	FOR SINGLE FAMILY RESIDENCE	UPPER CLASS	Kerrisdale	BUILDING SIZE	335m ²	LAND PRICE PER m ²	2,300	242	2,075	218	2,000	211	2,400	253
				LOT SIZE	558m ²	RESIDENCIAL VALUE	2,100,000	191	1,850,000	168	2,000,000	182	2,400,000	218
				ANNUAL HOUSE RENT			66,000	239	67,200	243	64,800	235	68,400	248
		MIDDLE CLASS	East side	BUILDING SIZE	223m ²	LAND PRICE PER m ²	1,625	249	1,460	224	1,400	215	1,650	253
				LOT SIZE	368m ²	RESIDENCIAL VALUE	810,000	188	725,000	169	810,000	188	835,000	194
				ANNUAL HOUSE RENT			30,600	159	31,800	166	30,000	156	30,600	159
	FOR MULTIPLE RESIDENCE	UPPER CLASS	Kerrisdale	FLOOR AREA RATIO (changed in 2008)	185%	LAND PRICE PER m ²	5,900	338	5,900	338	5,250	301	6,250	358
				BUILDING SIZE	111m ²	RESIDENCIAL VALUE	680,000	243	620,000	221	800,000	286	825,000	295
				LOT SIZE	1,115m ²	ANNUAL FLOOR AREA RENT PER m ²	276	184	292	195	270	180	281	187
				VACANCY RATE (%)			0.5		0.5		0.5		0.5	
				TYPICAL OPERATING EXPENSE RATE (%)			36.5		36.5		38.0		36.5	
				CAP RATE (%)			2.8		3.3		2.6		2.5	
MIDDLE CLASS	East side	FLOOR AREA RATIO	145%	LAND PRICE PER m ²	2,250	298	1,800	239	1,700	225	2,100	279		
		BUILDING SIZE	70m ²	RESIDENCIAL VALUE	350,000	269	290,000	223	320,000	246	340,000	262		
		LOT SIZE	836m ²	ANNUAL FLOOR AREA RENT PER m ²	257	190	240	178	231	171	249	184		
		VACANCY RATE (%)			0.5		0.5		0.5		0.5			
		TYPICAL OPERATING EXPENSE RATE (%)			39.0		39.0		39.0		39.0			
		CAP RATE (%)			3.2		3.5		3.3		3.0			
COMMERCIAL	FRINGE COMMERCIAL	West Broadway	FLOOR AREA RATIO	310%	LAND PRICE PER m ²	6,000	318	4,200	223	4,100	218	4,300	228	
			LOT SIZE	557m ²	CAPITAL VALUE PER GROSS FLOOR AREA (GFA) PER m ²	6,000	310	5,500	284	5,100	263	5,700	294	
			ANNUAL FLOOR AREA RENT PER m ²			576	185	636	204	600	192	660	212	
			VACANCY RATE (%)			2.5		2.0		2.0		2.0		
			TYPICAL OPERATING EXPENSE RATE (%)			42.0		42.0		42.0		42.0		
			CAP RATE (%)			5.3		6.3		6.5		6.3		
	CENTER COMMERCIAL	Downtown Peninsula	FLOOR AREA RATIO	900%	LAND PRICE PER m ²	20,000	344	15,000	258	13,500	232	14,500	249	
			LOT SIZE	1,115m ²	CAPITAL VALUE PER GROSS FLOOR AREA (GFA) PER m ²	5,250	257	4,000	196	3,900	191	4,600	225	
			ANNUAL FLOOR AREA RENT PER m ²			540	167	480	149	456	141	528	163	
			VACANCY RATE (%)			3.5		5.0		6.0		4.0		
			TYPICAL OPERATING EXPENSE RATE (%)			44.0		44.0		44.0		44.0		
			CAP RATE (%)			5.5		6.5		6.8		6.3		
MOST EXPENSIVE	Georgia st. at Burrard st.	FLOOR AREA RATIO	900%	LAND PRICE PER m ²	24,000	275	16,000	184	14,500	166	19,000	218		
		LOT SIZE	2,500m ²	CAPITAL VALUE PER GROSS FLOOR AREA (GFA) PER m ²	7,200	279	6,000	232	5,600	217	6,300	244		
		ANNUAL FLOOR AREA RENT PER m ²			744	173	696	162	660	153	696	162		
		VACANCY RATE (%)			3.0		5.0		5.0		2.0			
		TYPICAL OPERATING EXPENSE RATE (%)			41.0		40.0		40.0		40.0			
		CAP RATE (%)			5.8		6.5		6.5		6.3			

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

Mexico City

TYPE OF LAND			SELECTED AREA(DISTRICT)	OUTLINE OF LAND USE		DISCRPTION	2008		2009		2010		2011	
							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 ²	LAND PRICE PER m ²	10,750	291	12,750	345	12,500	338	14,000	378
				LOT SIZE	500m ²	RESIDENCIAL VALUE	7,950,000	227	8,400,000	240	8,250,000	236	9,100,000	260
				ANNUAL HOUSE RENT			624,000	212	648,000	220	648,000	220	672,000	229
		MIDDLE CLASS	Avante Coyoacan	BUILDING SIZE	248m ²	LAND PRICE PER m ²	5,250	239	6,250	284	8,000	364	9,750	443
				LOT SIZE	175m ²	RESIDENCIAL VALUE	2,800,000	233	3,000,000	250	2,950,000	246	3,075,000	256
				ANNUAL HOUSE RENT			224,400	213	232,800	220	228,000	216	246,000	233
	FOR MULTIPLE RESIDENCE	UPPER CLASS	Polanco	FLOOR AREA RATIO	400%	LAND PRICE PER m ²	23,250	258	26,750	297	24,250	269	27,400	304
				BUILDING SIZE	135m ²	RESIDENCIAL VALUE	3,225,000	161	3,450,000	173	3,300,000	165	3,650,000	183
				LOT SIZE	550m ²	ANNUAL FLOOR AREA RENT PER m ²	2,124	136	2,204	141	2,178	140	2,258	145
				VACANCY RATE (%)			3.0		3.0		3.0		3.0	
				TYPICAL OPERATING EXPENSE RATE (%)			20.6		20.6		20.6		20.6	
				CAP RATE (%)			7.0		7.0		7.0		7.0	
MIDDLE CLASS	Narvarte	FLOOR AREA RATIO	400%	LAND PRICE PER m ²	12,500	313	13,000	325	13,350	334	13,950	349		
		BUILDING SIZE	125m ²	RESIDENCIAL VALUE	2,250,000	281	2,400,000	300	2,450,000	306	2,550,000	319		
		LOT SIZE	450m ²	ANNUAL FLOOR AREA RENT PER m ²	1,402	167	1,450	173	1,498	178	1,555	185		
		VACANCY RATE (%)			3.0		3.0		3.0		3.0			
		TYPICAL OPERATING EXPENSE RATE (%)			21.0		21.0		21.0		21.0			
		CAP RATE (%)			7.0		7.0		7.0		7.0			
COMMERCIAL	FRINGE COMMERCIAL	Villa Coapa	FLOOR AREA RATIO	300%	LAND PRICE PER m ²	8,500	213	9,250	231	9,500	238	10,750	269	
			LOT SIZE	400m ²	CAPITAL VALUE PER GROSS FLOOR AREA (GFA) PER m ²	11,450	197	12,150	209	13,750	237	15,000	259	
			ANNUAL FLOOR AREA RENT PER m ²			1,440	133	1,440	133	1,560	144	1,584	147	
			VACANCY RATE (%)			3.0		3.0		3.0		3.0		
			TYPICAL OPERATING EXPENSE RATE (%)			25.0		25.0		25.0		25.0		
			CAP RATE (%)			7.0		7.0		7.0		7.0		
	CENTER COMMERCIAL	Down Town Zocalo, Historical Center	FLOOR AREA RATIO	350%	LAND PRICE PER m ²	16,000	267	18,500	308	18,700	312	19,600	327	
			LOT SIZE	125m ²	CAPITAL VALUE PER GROSS FLOOR AREA (GFA) PER m ²	11,150	141	11,800	149	12,000	152	12,700	161	
			ANNUAL FLOOR AREA RENT PER m ²			1,800	200	1,800	200	1,920	213	1,920	213	
			VACANCY RATE (%)			3.0		3.0		3.0		3.0		
			TYPICAL OPERATING EXPENSE RATE (%)			23.0		23.0		24.0		24.0		
			CAP RATE (%)			7.0		7.0		7.0		7.0		
MOST EXPENSIVE	Zona Rosa	FLOOR AREA RATIO	600%	LAND PRICE PER m ²	17,500	146	20,500	171	21,250	177	23,750	198		
		LOT SIZE	550m ²	CAPITAL VALUE PER GROSS FLOOR AREA (GFA) PER m ²	15,750	171	16,700	182	17,850	194	20,250	220		
		ANNUAL FLOOR AREA RENT PER m ²			1,800	115	1,800	115	2,040	131	2,040	131		
		VACANCY RATE (%)			3.0		3.0		3.0		3.0			
		TYPICAL OPERATING EXPENSE RATE (%)			28.0		28.0		29.0		29.0			
		CAP RATE (%)			7.0		7.0		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	2008		2009		2010		2011	
							UNIT:	US\$	Index	UNIT:	US\$	Index	UNIT:	US\$
RESIDENTIAL	FOR SINGLE FAMILY RESIDENCE	UPPER CLASS	Jardins	BUILDING SIZE	500m ²	LAND PRICE PER m ²	1,502	300	1,694	339	2,585	517	2,725	545
				LOT SIZE	550m ²	RESIDENCIAL VALUE	1,073,422	161	9,032,312	1358	1,723,000	259	1,817,000	273
				ANNUAL HOUSE RENT			77,280	322	101,616	423	103,368	431	109,020	311
		MIDDLE CLASS	Vila Mariana	BUILDING SIZE	250m ²	LAND PRICE PER m ²	536	335	408	255	861	538	909	568
				LOT SIZE	180m ²	RESIDENCIAL VALUE	241,716	107	214,684	95	315,880	139	309,350	137
				ANNUAL HOUSE RENT			23,712	148	18,024	113	25,200	158	26,400	165
	FOR MULTIPLE RESIDENCE	UPPER CLASS	Jardim Paulista	FLOOR AREA RATIO (changed in 2003)	400%	LAND PRICE PER m ²	2,540	169	1,932	129	3,302	220	3,483	232
				BUILDING SIZE	220m ²	RESIDENCIAL VALUE	406,458	146	317,733	114	574,317	207	620,194	223
				LOT SIZE	1,300m ²	ANNUAL FLOOR AREA RENT PER m ²	154	205	122	162	183	244	193	257
				VACANCY RATE (%)			5.0		5.0		5.0		5.0	
				TYPICAL OPERATING EXPENSE RATE (%)			3.0		3.0		3.0		3.0	
				CAP RATE (%)			7.0		7.0		7.0		7.0	
MIDDLE CLASS	Vila Mariana	FLOOR AREA RATIO	400%	LAND PRICE PER m ²	1,693	217	1,288	165	1,723	221	1,817	233		
		BUILDING SIZE	90m ²	RESIDENCIAL VALUE	135,486	141	103,048	107	177,002	184	199,323	208		
		LOT SIZE	1,100m ²	ANNUAL FLOOR AREA RENT PER m ²	135	194	103	147	166	237	175	250		
		VACANCY RATE (%)			5.0		5.0		5.0		5.0			
		TYPICAL OPERATING EXPENSE RATE (%)			3.0		3.0		3.0		3.0			
		CAP RATE (%)			7.0		7.0		7.0		7.0			
COMMERCIAL	FRINGE COMMERCIAL	Marginal Tiete	FLOOR AREA RATIO	250%	LAND PRICE PER m ²	508	339	386	257	718	479	757	505	
			LOT SIZE	10,000m ²	CAPITAL VALUE PER GROSS FLOOR AREA (GFA) PER m ²	810	219	708	191	1,580	427	1,666	450	
			ANNUAL FLOOR AREA RENT PER m ²			120	375	96	300	144	450	156	488	
			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 ²	2,540	254	1,932	193	3,302	330	3,483	348	
			LOT SIZE	2,000m ²	CAPITAL VALUE PER GROSS FLOOR AREA (GFA) PER m ²	2,822	176	2,146	134	3,446	215	3,389	212	
			ANNUAL FLOOR AREA RENT PER m ²			408	185	312	142	312	142	324	147	
			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 ²	4,798		3,650		5,169		5,451			
		LOT SIZE	6,000m ²	CAPITAL VALUE PER GROSS FLOOR AREA (GFA) PER m ²	4,093		3,112		6,318		6,187			
		ANNUAL FLOOR AREA RENT PER m ²			576		432		564		600			
		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	2008		2009		2010		2011	
							UNIT: £	Index	UNIT: £	Index	UNIT: £	Index	UNIT: £	Index
RESIDENTIAL	FOR SINGLE FAMILY RESIDENCE	UPPER CLASS	Mayfair Knightsbridge Belgravia Kensington Chelsea	BUILDING SIZE	140m ²	LAND PRICE PER m ²	17,829	431	12,640	306	11,661	282	13,888	336
				LOT SIZE	150m ²	RESIDENCIAL VALUE	4,558,500	298	3,932,500	257	4,108,000	268	4,262,500	278
				ANNUAL HOUSE RENT	176,364	189	172,128	184	143,772	154	149,184	160		
		MIDDLE CLASS	Kingston	BUILDING SIZE	140m ²	LAND PRICE PER m ²	1,716	399	1,178	274	1,095	254	1,283	298
				LOT SIZE	400m ²	RESIDENCIAL VALUE	1,001,000	233	850,000	197	910,000	211	934,500	217
				ANNUAL HOUSE RENT	44,412	121	45,972	126	45,504	124	49,524	135		
	FOR MULTIPLE RESIDENCE	UPPER CLASS	Mayfair Knightsbridge Belgravia Kensington Chelsea	FLOOR AREA RATIO	400%	LAND PRICE PER m ²	421,700		298,950		275,800		328,450	
				BUILDING SIZE	90m ²	RESIDENCIAL VALUE	659,000	151	531,500	122	570,500	131	579,000	132
				LOT SIZE	200m ²	ANNUAL FLOOR AREA RENT PER m ²	297	84	284	80	235	66	244	69
				VACANCY RATE (%)	3.4	10.0	4.8	6.1						
				TYPICAL OPERATING EXPENSE RATE (%)	35.2	29.2	31.9	35.6						
				CAP RATE (%)	4.1	4.8	3.7	3.8						
MIDDLE CLASS	Battersea	FLOOR AREA RATIO	120%	LAND PRICE PER m ²	258,400		177,350		164,750		193,050			
		BUILDING SIZE	90m ²	RESIDENCIAL VALUE	565,000	233	480,000	198	514,000	212	527,500	217		
		LOT SIZE	1,350m ²	ANNUAL FLOOR AREA RENT PER m ²	279	121	288	126	285	124	311	135		
		VACANCY RATE (%)	5.9	7.5	9.1	7.5								
		TYPICAL OPERATING EXPENSE RATE (%)	33.5	31.1	29.6	28.6								
		CAP RATE (%)	4.4	5.4	5.0	5.3								
COMMERCIAL	FRINGE COMMERCIAL	Hammersmith	FLOOR AREA RATIO	100%	LAND PRICE PER m ²	21,508	145	16,346	110	8,000	54	9,200	62	
			LOT SIZE	2,965m ²	CAPITAL VALUE PER GROSS FLOOR AREA (GFA) PER m ²	7,252	136	5,511	104	5,205	98	5,295	100	
			ANNUAL FLOOR AREA RENT PER m ²	408	109	384	102	336	89	384	102			
			VACANCY RATE (%)	5.0	9.0	15.0	10.0							
			TYPICAL OPERATING EXPENSE RATE (%)	-	-	-	-							
			CAP RATE (%)	5.5	6.5	6.3	6.0							
	CENTER COMMERCIAL	Mayfair St.James's prime Central Core Business Area	FLOOR AREA RATIO	100%	LAND PRICE PER m ²	21,588	142	16,406	108	13,594	90	14,953	99	
			LOT SIZE	632m ²	CAPITAL VALUE PER GROSS FLOOR AREA (GFA) PER m ²	14,906	156	11,328	118	9,356	98	10,291	107	
			ANNUAL FLOOR AREA RENT PER m ²	1,440	233	1,080	175	1,020	165	1,080	175			
			VACANCY RATE (%)	3.0	4.0	9.0	5.0							
			TYPICAL OPERATING EXPENSE RATE (%)	-	-	-	-							
			CAP RATE (%)	4.0	4.5	4.0	3.8							
MOST EXPENSIVE	Mayfair (changed in 2006)	FLOOR AREA RATIO	100%	LAND PRICE PER m ²	28,270		21,484		9,600		11,520			
		LOT SIZE	532m ²	CAPITAL VALUE PER GROSS FLOOR AREA (GFA) PER m ²	21,074		16,016		11,222		13,466			
		ANNUAL FLOOR AREA RENT PER m ²	1,680		1,140		1,140		1,164					
		VACANCY RATE (%)	3.0	4.5	9.0	5.0								
		TYPICAL OPERATING EXPENSE RATE (%)	-	-	-	-								
		CAP RATE (%)	4.0	5.5	5.0	3.8								

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

ANNUAL OFFICE RENT IS BASED ON : NET
 GROSS

Paris

TYPE OF LAND			SELECTED AREA(DISTRICT)	OUTLINE OF LAND USE		DISCRPTION	2008		2009		2010		2011	
							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 ²	LAND PRICE PER m ²	950	35	950	35				
				LOT SIZE	600m ²	RESIDENCIAL VALUE	1,250,000	31	550,000	14				
		ANNUAL HOUSE RENT			33,600		33,600							
	MIDDLE CLASS	Nogent-sur-Marne	BUILDING SIZE	120m ²	LAND PRICE PER m ²	600		600						
			LOT SIZE	400m ²	RESIDENCIAL VALUE	590,000	49	575,000	48					
	ANNUAL HOUSE RENT			24,000		24,000								
	UPPER CLASS	16th district Rue De La Pompe	FLOOR AREA RATIO	300%	LAND PRICE PER m ²			9,250			5,000		5,000	
			BUILDING SIZE	125m ²	RESIDENCIAL VALUE	925,000	31	925,000	31	1,000,000	34	1,125,000	38	
			LOT SIZE	400m ²	ANNUAL FLOOR AREA RENT PER m ²	259	22	259	22	267	22	274	23	
			VACANCY RATE (%)			2.7		2.7		2.0		2.0		
TYPICAL OPERATING EXPENSE RATE (%)					20.0		20.0		20.0		20.0			
CAP RATE (%)					3.5		3.8		3.4		3.0			
MIDDLE CLASS	15th district Rue Lecourbe	FLOOR AREA RATIO	300%	LAND PRICE PER m ²			8,250			4,000		4,000		
		BUILDING SIZE	90m ²	RESIDENCIAL VALUE	600,000	26	600,000	26	550,000	24	650,000	28		
		LOT SIZE (changed in 2008)	300m ²	ANNUAL FLOOR AREA RENT PER m ²	221	20	221	20	208	19	221	20		
		VACANCY RATE (%)			2.0		2.0		1.8		1.8			
		TYPICAL OPERATING EXPENSE RATE (%)			20.0		20.0		20.0		20.0			
CAP RATE (%)			3.5		3.8		3.6		3.5					
COMMERCIAL	FRINGE COMMERCIAL	Bercy Gare de Lyon	FLOOR AREA RATIO	300%	LAND PRICE PER m ²			7,400			3,500		3,500	
			LOT SIZE (changed in 2008)	650m ²	CAPITAL VALUE PER GROSS FLOOR AREA (GFA) PER m ²	7,900	28	7,750	27	7,300	26	6,650	23	
			ANNUAL FLOOR AREA RENT PER m ²			456	23	456	23	480	24	420	21	
			VACANCY RATE (%)			4.0		4.0		6.0		6.0		
			TYPICAL OPERATING EXPENSE RATE (%)			7.0		7.0		7.0		7.0		
	CAP RATE (%)			5.5		6.3		6.5		6.3				
	CENTER COMMERCIAL	8th,1st 2nd district	FLOOR AREA RATIO	300%	LAND PRICE PER m ²			12,000			5,500		5,500	
			LOT SIZE	750m ²	CAPITAL VALUE PER GROSS FLOOR AREA (GFA) PER m ²	9,000	21	9,000	21	10,000	23	10,800	25	
			ANNUAL FLOOR AREA RENT PER m ²			552	21	552	21	576	22	540	21	
			VACANCY RATE (%)			4.0		4.0		5.0		5.0		
			TYPICAL OPERATING EXPENSE RATE (%)			7.0		7.0		7.0		7.0		
CAP RATE (%)			5.8		6.0		5.8		5.0					
MOST EXPENSIVE	Avenue des Champs Elysees in 8th district	FLOOR AREA RATIO	95%	LAND PRICE PER m ²			20,000			86,000		88,500		
		LOT SIZE	1,000m ²	CAPITAL VALUE PER GROSS FLOOR AREA (GFA) PER m ²	55,000	95	55,000	95	132,000	229	136,000	236		
		ANNUAL FLOOR AREA RENT PER m ²			4,200	131	4,200	131	7,700	241	7,000	219		
		VACANCY RATE (%)			4.0		4.0		0.0		0.0			
		TYPICAL OPERATING EXPENSE RATE (%)			7.0		7.0		7.0		7.0			
CAP RATE (%)			4.8		5.5		5.3		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

Frankfurt

TYPE OF LAND		SELECTED AREA(DISTRICT)	OUTLINE OF LAND USE	DISCRPTION	2008		2009		2010		2011			
					UNIT: EUR	Index	UNIT: EUR	Index	UNIT: EUR	Index	UNIT: EUR	Index		
RESIDENTIAL	FOR SINGLE FAMILY RESIDENCE	UPPER CLASS	Kronberg	BUILDING SIZE	200m ²	LAND PRICE PER m ²	750	68	750	68	765	70	785	71
				LOT SIZE	1,000m ²	RESIDENCIAL VALUE	1,385,000	92	1,385,000	92	1,412,500	94	1,439,500	96
				ANNUAL HOUSE RENT			33,600		33,600		34,200		34,800	
		MIDDLE CLASS	Dreieich	BUILDING SIZE	120m ²	LAND PRICE PER m ²	415	61	415	61	425	63	435	64
				LOT SIZE	300m ²	RESIDENCIAL VALUE	337,500	56	337,500	56	341,000	57	345,500	58
				ANNUAL HOUSE RENT			18,720		18,720		19,200		19,800	
	FOR MULTIPLE RESIDENCE	UPPER CLASS	Bad Homburg	FLOOR AREA RATIO	-%	LAND PRICE PER m ²	650	54	650	54	670	56	690	58
				BUILDING SIZE	150m ²	RESIDENCIAL VALUE	380,000	61	380,000	61	387,500	62	397,500	64
				LOT SIZE	2,500m ²	ANNUAL FLOOR AREA RENT PER m ²	108		108		111		116	
				VACANCY RATE (%)			3.0		3.0		3.0		3.0	
				TYPICAL OPERATING EXPENSE RATE (%)			25.0		25.0		25.5		26.0	
				CAP RATE (%)			4.5		4.5		4.4		4.3	
MIDDLE CLASS	Sachsenhausen	FLOOR AREA RATIO(changed in 2004)	150%	LAND PRICE PER m ²	630	57	630	57	630	57	630	57		
		BUILDING SIZE	90m ²	RESIDENCIAL VALUE	340,000	66	340,000	66	345,000	67	350,000	68		
		LOT SIZE	1,500m ²	ANNUAL FLOOR AREA RENT PER m ²	126	70	126	70	131	73	136	76		
		VACANCY RATE (%)			3.0		3.0		3.0		3.0			
		TYPICAL OPERATING EXPENSE RATE (%)			25.0		25.0		25.5		26.0			
		CAP RATE (%)			4.8		4.8		4.7		4.6			
COMMERCIAL	FRINGE COMMERCIAL	Schweizer Straße	FLOOR AREA RATIO	250%	LAND PRICE PER m ²	1,900	48	1,900	48	1,975	49	2,050	51	
			LOT SIZE	750m ²	CAPITAL VALUE PER GROSS FLOOR AREA (GFA) PER m ²	2,550	43	2,550	43	2,585	43	2,625	44	
			ANNUAL FLOOR AREA RENT PER m ²			192	48	180	45	186	47	190	48	
			VACANCY RATE (%)			12.0		14.0		14.0		14.0		
			TYPICAL OPERATING EXPENSE RATE (%)			25.0		25.0		25.5		26.0		
			CAP RATE (%)			6.3		6.3		6.2		6.1		
	CENTER COMMERCIAL	Hauptwache	FLOOR AREA RATIO	550%	LAND PRICE PER m ²	15,000	35	15,000	35	15,100	36	15,200	36	
			LOT SIZE	-m ²	CAPITAL VALUE PER GROSS FLOOR AREA (GFA) PER m ²	3,925	37	4,425	42	4,475	43	4,500	43	
			ANNUAL FLOOR AREA RENT PER m ²			204	37	204	37	209	38	214	39	
			VACANCY RATE (%)			11.0		12.0		12.0		12.0		
			TYPICAL OPERATING EXPENSE RATE (%)			20.0		20.0		20.0		20.0		
			CAP RATE (%)			5.8		5.8		5.7		5.6		
MOST EXPENSIVE	Mainzer Landstrasse	FLOOR AREA RATIO	500%	LAND PRICE PER m ²	12,000	30	12,000	30	12,275	31	12,450	31		
		LOT SIZE	-m ²	CAPITAL VALUE PER GROSS FLOOR AREA (GFA) PER m ²	4,100	43	4,100	43	4,165	44	4,290	45		
		ANNUAL FLOOR AREA RENT PER m ²			348	63	336	61	342	62	348	63		
		VACANCY RATE (%)			14.0		14.0		14.0		14.0			
		TYPICAL OPERATING EXPENSE RATE (%)			20.0		20.0		21.0		21.0			
		CAP RATE (%)			5.3		5.3		5.2		5.1			

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	2008		2009		2010		2011	
							UNIT: EUR	Index	UNIT: EUR	Index	UNIT: EUR	Index	UNIT: EUR	Index
RESIDENTIAL	FOR SINGLE FAMILY RESIDENCE	UPPER CLASS	Grunewald/ Dahlem	BUILDING SIZE	160m ²	LAND PRICE PER m ²	680	700	710	720				
				LOT SIZE	600m ²	RESIDENCIAL VALUE	850,000	860,000	875,000	885,000				
		ANNUAL HOUSE RENT			24,960	24,960	25,200	25,800						
	MIDDLE CLASS	Rudow/ Lichterfelde Süd	BUILDING SIZE	140m ²	LAND PRICE PER m ²	250	250	263	270					
			LOT SIZE	450m ²	RESIDENCIAL VALUE	300,000	300,000	302,500	305,000					
			ANNUAL HOUSE RENT			11,760	11,928	12,000	12,120					
	FOR MULTIPLE RESIDENCE	UPPER CLASS	Charlottenburg/ Mitte	FLOOR AREA RATIO	250%	LAND PRICE PER m ²	650	650	660	670				
				BUILDING SIZE	75m ²	RESIDENCIAL VALUE	147,500	147,500	149,500	152,000				
				LOT SIZE	1,000m ²	ANNUAL FLOOR AREA RENT PER m ²	144	150	151	154				
				VACANCY RATE (%)			4.0	4.0	4.0	4.0				
TYPICAL OPERATING EXPENSE RATE (%)						25.0	25.0	25.5	26.5					
CAP RATE (%)						4.5	4.8	4.8	4.7					
MIDDLE CLASS	Prenzl.-berg/Steglitz	FLOOR AREA RATIO	250%	LAND PRICE PER m ²	575	575	580	585						
		BUILDING SIZE	70m ²	RESIDENCIAL VALUE	140,000	145,000	148,500	150,500						
		LOT SIZE	1,000m ²	ANNUAL FLOOR AREA RENT PER m ²	81	82	85	87						
		VACANCY RATE (%)			2.0	2.0	2.0	2.0						
		TYPICAL OPERATING EXPENSE RATE (%)			26.0	26.0	26.0	26.0						
		CAP RATE (%)			4.3	4.3	4.2	4.2						
COMMERCIAL	FRINGE COMMERCIAL	City-Rand Ost/ West	FLOOR AREA RATIO	250%	LAND PRICE PER m ²	2,750	2,750	2,775	2,850					
			LOT SIZE	3,000m ²	CAPITAL VALUE PER GROSS FLOOR AREA (GFA) PER m ²	1,350	1,350	1,390	1,425					
			ANNUAL FLOOR AREA RENT PER m ²			96	96	98	101					
			VACANCY RATE (%)			12.0	14.0	14.0	14.0					
			TYPICAL OPERATING EXPENSE RATE (%)			25.0	25.0	25.5	26.5					
			CAP RATE (%)			6.5	6.5	6.4	6.3					
	CENTER COMMERCIAL	Kurfuerstendamm/ Friedrichstrasse	FLOOR AREA RATIO	450%	LAND PRICE PER m ²	7,300	7,300	7,375	7,425					
			LOT SIZE	6,250m ²	CAPITAL VALUE PER GROSS FLOOR AREA (GFA) PER m ²	4,000	4,000	4,050	4,085					
			ANNUAL FLOOR AREA RENT PER m ²			240	240	252	258					
			VACANCY RATE (%)			10.0	10.0	10.0	10.0					
			TYPICAL OPERATING EXPENSE RATE (%)			20.0	20.0	20.0	20.0					
			CAP RATE (%)			6.0	6.0	6.0	5.9					
MOST EXPENSIVE	Potsdamer Platz/ Leipziger Platz	FLOOR AREA RATIO	450%	LAND PRICE PER m ²	6,800	6,800	6,875	6,920						
		LOT SIZE	6,250m ²	CAPITAL VALUE PER GROSS FLOOR AREA (GFA) PER m ²	4,250	4,250	4,270	4,310						
		ANNUAL FLOOR AREA RENT PER m ²			252	252	264	264						
		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	4.9						

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	2008		2009		2010		2011		
						UNIT: EUR	Index	UNIT: EUR	Index	UNIT: EUR	Index	UNIT: EUR	Index	
RESIDENTIAL	FOR SINGLE FAMILY RESIDENCE	UPPER CLASS	Uccle	BUILDING SIZE	300m ²	LAND PRICE PER m ²					775		800	
				LOT SIZE	350m ²	RESIDENCIAL VALUE					697,500		631,500	
		MIDDLE CLASS	Schaerbeek-Etterbeek-Brussel-center	BUILDING SIZE	200m ²	LAND PRICE PER m ²						700		700
				LOT SIZE	90m ²	RESIDENCIAL VALUE					320,000		303,450	
	FOR MULTIPLE RESIDENCE	UPPER CLASS	Woluwe-St-Pierre-Ixelles-Uccle-St.Gilles	FLOOR AREA RATIO	22.5%	LAND PRICE PER m ²	1,500		1,500		1,250		1,250	
				BUILDING SIZE	115m ²	RESIDENCIAL VALUE	350,000		332,500		340,000		340,000	
				LOT SIZE	450m ²	ANNUAL FLOOR AREA RENT PER m ²			157		125		125	
				VACANCY RATE (%)			3.0		3.0		3.0		3.0	
TYPICAL OPERATING EXPENSE RATE (%)			11.0		11.0		12.0		12.0					
CAP RATE (%)			2.5		6.0		4.5		4.5					
MIDDLE CLASS	Schaerbeek-Etterbeek-Brussel-center	FLOOR AREA RATIO	17.5%	LAND PRICE PER m ²	1,150		1,150		500		500			
		BUILDING SIZE	80m ²	RESIDENCIAL VALUE	125,000		118,750		160,000		160,000			
		LOT SIZE	235m ²	ANNUAL FLOOR AREA RENT PER m ²			105		90		90			
		VACANCY RATE (%)			5.0		5.0		5.0		5.0			
TYPICAL OPERATING EXPENSE RATE (%)			10.0		10.0		10.0		10.0					
CAP RATE (%)			6.0		6.2		5.0		5.0					
COMMERCIAL	FRINGE COMMERCIAL	Bruxelles—Outer CBD (Retail Parks)	FLOOR AREA RATIO	85%	LAND PRICE PER m ²	1,150		1,150		1,150		1,150		
			LOT SIZE	30,000m ²	CAPITAL VALUE PER GROSS FLOOR AREA (GFA) PER m ²	2,600		2,250		2,150		2,260		
			ANNUAL FLOOR AREA RENT PER m ²			155		155		168		168		
	VACANCY RATE (%)			2.0		2.0		2.0		2.0				
	TYPICAL OPERATING EXPENSE RATE (%)			15.0		15.0		15.0		15.0				
	CAP RATE (%)			6.0		7.0		6.5		6.3				
	CENTER COMMERCIAL	Woluwe Shopping (changed in 2010)	FLOOR AREA RATIO	80%	LAND PRICE PER m ²					2,000		2,000		
			LOT SIZE	45,000m ²	CAPITAL VALUE PER GROSS FLOOR AREA (GFA) PER m ²					18,864		19,318		
			ANNUAL FLOOR AREA RENT PER m ²			100		100		104		104		
VACANCY RATE (%)			1.0		1.0		1.0		1.0					
TYPICAL OPERATING EXPENSE RATE (%)			15.0		15.0		15.0		15.0					
CAP RATE (%)			5.5		5.5		5.5		5.5					
MOST EXPENSIVE	Rue Neuve (High Street) (changed in 2010)	FLOOR AREA RATIO	20%	LAND PRICE PER m ²					1,750		1,750			
		LOT SIZE	750m ²	CAPITAL VALUE PER GROSS FLOOR AREA (GFA) PER m ²					29,500		32,700			
		ANNUAL FLOOR AREA RENT PER m ²			19,500		19,500		21,600		21,600			
VACANCY RATE (%)			1.0		1.0		1.0		1.0					
TYPICAL OPERATING EXPENSE RATE (%)			15.0		15.0		15.0		15.0					
CAP RATE (%)			5.3		5.3		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

Seoul

TYPE OF LAND		SELECTED AREA(DISTRICT)	OUTLINE OF LAND USE	DISCRPTION	2008		2009		2010		2011			
					UNIT: ₩	Index	UNIT: ₩	Index	UNIT: ₩	Index	UNIT: ₩	Index		
RESIDENTIAL	FOR SINGLE FAMILY RESIDENCE	UPPER CLASS	Bangbae Dong	BUILDING SIZE	190㎡	LAND PRICE PER ㎡	4,110,647	276	3,816,575	256	3,535,000	237	3,570,000	240
			LOT SIZE	270㎡	RESIDENCIAL VALUE	1,351,126,524	287	1,066,666,325	227	1,000,000,000	213	1,100,000,000	234	
			ANNUAL HOUSE RENT			135,102,514		106,666,350		48,000,000		50,400,000		
	MIDDLE CLASS	Hwayang Dong (華陽洞)	BUILDING SIZE	150㎡	LAND PRICE PER ㎡	2,231,651	237	2,076,375	221	2,000,000	213	2,030,000	216	
		LOT SIZE	150㎡	RESIDENCIAL VALUE	411,212,325	182	370,774,188	164	435,000,000	192	440,000,000	195		
		ANNUAL HOUSE RENT			41,115,281		37,052,700		18,000,000		19,200,000			
	FOR MULTIPLE RESIDENCE	UPPER CLASS	Apkoojeong	FLOOR AREA RATIO	200%	LAND PRICE PER ㎡	11,278,380	610	10,218,025	552	9,200,000	497	9,200,000	497
				BUILDING SIZE	144㎡	RESIDENCIAL VALUE	2,937,233,252	534	2,560,016,412	465	2,450,000,000	445	2,180,000,000	396
				LOT SIZE	74㎡	ANNUAL FLOOR AREA RENT PER ㎡	2,036,497	768	1,777,749	671	416,667		541,667	
				VACANCY RATE (%)			5.0		5.0		1.0		1.0	
TYPICAL OPERATING EXPENSE RATE (%)						43.0		43.0		23.0		23.0		
CAP RATE (%)						8.0		8.0		5.0		5.0		
MIDDLE CLASS	Hongeun Dong	FLOOR AREA RATIO	200%	LAND PRICE PER ㎡	2,114,834		2,009,988		1,800,000		1,800,000			
		BUILDING SIZE	84㎡	RESIDENCIAL VALUE	381,840,488		404,212,300		355,000,000		330,000,000			
		LOT SIZE	51㎡	ANNUAL FLOOR AREA RENT PER ㎡	454,517		481,259		200,000		228,571			
		VACANCY RATE (%)			4.0		4.0		1.0		1.0			
		TYPICAL OPERATING EXPENSE RATE (%)			24.0		24.0		15.0		15.0			
		CAP RATE (%)			8.0		8.0		5.0		5.0			
COMMERCIAL	FRINGE COMMERCIAL	Cheongryangri Dong	FLOOR AREA RATIO	500%	LAND PRICE PER ㎡	14,333,262	163	13,362,250	152	12,100,000	138	12,100,000	138	
			LOT SIZE	270㎡	ANNUAL FLOOR AREA RENT PER ㎡	2,867,534	146	2,672,450	136	2,420,000	123	2,420,000	123	
			ANNUAL FLOOR AREA RENT PER ㎡			304,166	138	271,200	123	252,000	115	264,000	120	
			VACANCY RATE (%)			10.0		10.0		10.0		8.0		
			TYPICAL OPERATING EXPENSE RATE (%)			35.0		35.0		35.0		35.0		
			CAP RATE (%)			8.0		8.0		6.0		6.0		
	CENTER COMMERCIAL	Myung Dong (明洞)	FLOOR AREA RATIO	850%	LAND PRICE PER ㎡	58,157,383	224	54,119,938	208	49,200,000	189	49,200,000	189	
			LOT SIZE	400㎡	CAPITAL VALUE PER GROSS FLOOR AREA (GFA) PER ㎡	6,696,056	212	6,062,450	192	5,500,000	174	5,500,000	174	
			ANNUAL FLOOR AREA RENT PER ㎡			595,107	142	542,400	129	504,000	120	492,000	117	
			VACANCY RATE (%)			7.0		7.0		20.0		20.0		
			TYPICAL OPERATING EXPENSE RATE (%)			45.0		45.0		35.0		35.0		
			CAP RATE (%)			8.0		8.0		6.0		6.0		
	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		62,300,000		62,300,000		
			LOT SIZE	400㎡	CAPITAL VALUE PER GROSS FLOOR AREA (GFA) PER ㎡	8,695,175		8,140,238		7,250,000		7,250,000		
			ANNUAL FLOOR AREA RENT PER ㎡			780,251		728,850		654,000		726,000		
			VACANCY RATE (%)			3.0		3.0		3.0		2.0		
			TYPICAL OPERATING EXPENSE RATE (%)			45.0		45.0		40.0		40.0		
			CAP RATE (%)			8.0		8.0		6.0		6.0		

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	DISRIPTION	2008			2009			2010			2011		
						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 2010)	600m ²	LAND PRICE PER m ²	950		950		2,500		3,000				
				LOT SIZE(changed in 2010)	800m ²	RESIDENCIAL VALUE	4,300,000		4,300,000		5,000,000		5,500,000				
				ANNUAL HOUSE RENT	240,000		240,000		250,000		280,000						
		MIDDLE CLASS	紫王山莊 (changed in the same area in 2008)	BUILDING SIZE(changed in 2008)	476m ²	LAND PRICE PER m ²	660		660		2,250		2,300				
				LOT SIZE(changed in 2008)	750m ²	RESIDENCIAL VALUE	1,800,000		1,800,000		3,500,000		3,700,000				
				ANNUAL HOUSE RENT	79,200		79,200		100,000		100,000						
	FOR MULTIPLE RESIDENCE	UPPER CLASS	远大中心 (changed in 2008)	FLOOR AREA RATIO	75%	LAND PRICE PER m ²	1,310		1,310		4,000		4,350				
				BUILDING SIZE(changed in 2010)	875m ²	RESIDENCIAL VALUE	2,055,000		2,055,000		5,500,000		5,500,000				
				LOT SIZE(changed in 2010)	3,250m ²	ANNUAL FLOOR AREA RENT PER m ²	55		55		137		137				
				VACANCY RATE (%)	15.0		15.0		20.0		20.0						
				TYPICAL OPERATING EXPENSE RATE (%)	10.0		10.0		20.0		20.0						
				CAP RATE (%)	10.0		10.0		5.0		6.0						
MIDDLE CLASS	万科公园五号公寓 (changed in 2008)	FLOOR AREA RATIO	55%	LAND PRICE PER m ²	1,275		1,275		2,500		2,750						
		BUILDING SIZE(changed in 2010)	100m ²	RESIDENCIAL VALUE	600,000		600,000		700,000		750,000						
		LOT SIZE(changed in 2008)	62m ²	ANNUAL FLOOR AREA RENT PER m ²	114		114		150		150						
		VACANCY RATE (%)	10.0		10.0		20.0		20.0								
		TYPICAL OPERATING EXPENSE RATE (%)	10.0		10.0		10.0		10.0								
		CAP RATE (%)	5.0		5.0		5.0		6.0								
COMMERCIAL	FRINGE COMMERCIAL	新街口外大街 (changed in the same area in 2008)	FLOOR AREA RATIO	350%	LAND PRICE PER m ²	1,960		1,960		3,500		3,650					
			LOT SIZE(changed in 2008)	1,200m ²	CAPITAL VALUE PER GROSS FLOOR AREA (GFA) PER m ²	4,154		4,154		4,385		4,385					
			ANNUAL FLOOR AREA RENT PER m ²	720		720		1,000		1,000							
			VACANCY RATE (%)	20.0		20.0		20.0		20.0							
			TYPICAL OPERATING EXPENSE RATE (%)	15.0		15.0		30.0		30.0							
			CAP RATE (%)	9.0		9.0		7.0		8.0							
	CENTER COMMERCIAL	王府井	FLOOR AREA RATIO	350%	LAND PRICE PER m ²	2,490	69	2,490	69	5,500	153	6,000	167				
			LOT SIZE(changed in 2010)	35,000m ²	CAPITAL VALUE PER GROSS FLOOR AREA (GFA) PER m ²	5,500		5,500		5,500		5,500					
			ANNUAL FLOOR AREA RENT PER m ²	1,440		338	1,440	338	2,000	469	2,000	469					
			VACANCY RATE (%)	15.0		15.0		10.0		10.0							
			TYPICAL OPERATING EXPENSE RATE (%)	15.0		15.0		30.0		30.0							
			CAP RATE (%)	8.0		8.0		6.0		7.0							
MOST EXPENSIVE	西单街	FLOOR AREA RATIO	350%	LAND PRICE PER m ²	2,490	148	2,490	148	3,500	208	3,900	232					
		LOT SIZE(changed in 2008)	32,500m ²	CAPITAL VALUE PER GROSS FLOOR AREA (GFA) PER m ²	3,857		3,857		3,857		3,886						
		ANNUAL FLOOR AREA RENT PER m ²	1,320		478	1,320	478	1,900	211	1,900	211						
		VACANCY RATE (%)	10.0		10.0		10.0		10.0								
		TYPICAL OPERATING EXPENSE RATE (%)	15.0		15.0		30.0		30.0								
		CAP RATE (%)	5.0		5.0		5.0		6.0								

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	2008		2009		2010		2011	
							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 ²	LAND PRICE PER m ²	1,886		1,856		2,229		2,534	
				LOT SIZE(changed in 2008)	600m ²	RESIDENCIAL VALUE	1,266,770	338	1,221,919	326	1,414,179	377	1,632,576	435
				ANNUAL HOUSE RENT		57,600	180	57,600	180	60,000	188	60,000	188	
		MIDDLE CLASS	嘉定区、闵行区、青浦区等 地域	BUILDING SIZE	220m ²	LAND PRICE PER m ²	365	324	357	317	406	361	494	439
				LOT SIZE	600m ²	RESIDENCIAL VALUE	464,270	193	461,260	192	395,522	165	458,955	191
				ANNUAL HOUSE RENT		28,800		28,800		30,000		30,000		
	FOR MULTIPLE RESIDENCE	UPPER CLASS	華山路地区	FLOOR AREA RATIO	150%	LAND PRICE PER m ²	3,634	257	3,630	256	4,281	302	5,153	364
				BUILDING SIZE	170m ²	RESIDENCIAL VALUE	482,276	162	482,269	162	691,791	232	828,358	278
				LOT SIZE	6,500m ²	ANNUAL FLOOR AREA RENT PER m ²	176	103	176	103	212	123	212	123
				VACANCY RATE (%)		16.0		16.0		16.0		16.0		
				TYPICAL OPERATING EXPENSE RATE (%)		10.0		10.0		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 ²	1,996	154	1,996	154	2,805	216	3,964	305		
		BUILDING SIZE	170m ²	RESIDENCIAL VALUE	266,515	166	266,468	166	316,025	197	399,832	249		
		LOT SIZE	11,500m ²	ANNUAL FLOOR AREA RENT PER m ²	85	63	85	63	88	65	88	65		
		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 ²									
			LOT SIZE	5,400m ²	CAPITAL VALUE PER GROSS FLOOR AREA (GFA) PER m ²	4,853		4,846		4,847		4,847		
			ANNUAL FLOOR AREA RENT PER m ²		624	142	588	134	600	136	600	136		
	VACANCY RATE (%)		10.0		10.0		9.0		9.0					
	TYPICAL OPERATING EXPENSE RATE (%)		15.0		16.0		15.0		15.0					
	CAP RATE (%)		9.0		9.0		9.0		9.0					
	CENTER COMMERCIAL	南京東路	FLOOR AREA RATIO		LAND PRICE PER m ²									
			LOT SIZE	4,200m ²	CAPITAL VALUE PER GROSS FLOOR AREA (GFA) PER m ²	4,682		4,671		4,685		4,685		
			ANNUAL FLOOR AREA RENT PER m ²		552	80	540	78	552	80	540	78		
VACANCY RATE (%)		10.0		10.0		10.0		10.0						
TYPICAL OPERATING EXPENSE RATE (%)		14.0		15.0		15.0		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 ²										
		LOT SIZE		CAPITAL VALUE PER GROSS FLOOR AREA (GFA) PER m ²	5,608		5,605		5,613		5,615			
		ANNUAL FLOOR AREA RENT PER m ²		708		708		720		720				
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	2008		2009		2010		2011	
					UNIT: HK\$	Index	UNIT: HK\$	Index	UNIT: HK\$	Index	UNIT: HK\$	Index
RESIDENTIAL	FOR SINGLE FAMILY RESIDENCE	UPPER CLASS	Peak	BUILDING SIZE	300m ²	LAND PRICE PER m ²				190,000		2,350,000
			LOT SIZE(only in 2011)	700m ²	RESIDENCIAL VALUE				105,000,000		120,000,000	
					ANNUAL HOUSE RENT				2,160,000		2,400,000	
	MIDDLE CLASS	Sha Tin	BUILDING SIZE	180m ²	LAND PRICE PER m ²				57,500		65,000	
		LOT SIZE	300m ²	RESIDENCIAL VALUE				9,000,000		10,000,000		
				ANNUAL HOUSE RENT				300,000		360,000		
	FOR MULTIPLE RESIDENCE	UPPER CLASS	Mid Levels	FLOOR AREA RATIO	500%	LAND PRICE PER m ²				200,000		220,000
				BUILDING SIZE(changed in 2008)	180m ²	RESIDENCIAL VALUE				22,500,000		26,500,000
LOT SIZE(changed in 2008)				2,000m ²	ANNUAL FLOOR AREA RENT PER m ²				3,333		4,000	
VACANCY RATE (%)								7.0		6.0		
TYPICAL OPERATING EXPENSE RATE (%)								10.0		10.0		
CAP RATE (%)					3.0		3.0					
MIDDLE CLASS	Northpoint & Cause Way Bay	FLOOR AREA RATIO	800%	LAND PRICE PER m ²				105,000		135,000		
		BUILDING SIZE	100m ²	RESIDENCIAL VALUE				9,500,000		11,500,000		
		LOT SIZE	800m ²	ANNUAL FLOOR AREA RENT PER m ²				3,000		3,600		
		VACANCY RATE (%)					5.0		5.0			
		TYPICAL OPERATING EXPENSE RATE (%)					10.0		10.0			
CAP RATE (%)					3.2		3.2					
COMMERCIAL	FRINGE COMMERCIAL	Wan Chai	FLOOR AREA RATIO	1,500%	LAND PRICE PER m ²				49,000		49,000	
			LOT SIZE	750m ²	CAPITAL VALUE PER GROSS FLOOR AREA (GFA) PER m ²				80,000		80,000	
					ANNUAL FLOOR AREA RENT PER m ²				4,560		5,400	
			VACANCY RATE (%)				7.0		6.0			
			TYPICAL OPERATING EXPENSE RATE (%)				12.0		12.0			
			CAP RATE (%)				4.0		3.5			
	CENTER COMMERCIAL	Central Commercial District	FLOOR AREA RATIO	1,500%	LAND PRICE PER m ²				130,000		155,000	
			LOT SIZE	900m ²	CAPITAL VALUE PER GROSS FLOOR AREA (GFA) PER m ²				265,000		290,000	
					ANNUAL FLOOR AREA RENT PER m ²				15,600		18,000	
		VACANCY RATE (%)				2.5		2.0				
		TYPICAL OPERATING EXPENSE RATE (%)				10.0		10.0				
		CAP RATE (%)				3.5		3.0				
MOST EXPENSIVE	Causeway Bay	FLOOR AREA RATIO	500%	LAND PRICE PER m ²				575,000		650,000		
		LOT SIZE		CAPITAL VALUE PER GROSS FLOOR AREA (GFA) PER m ²				2,500,000		3,500,000		
				ANNUAL FLOOR AREA RENT PER m ²				120,000		144,000		
		VACANCY RATE (%)				5.0		5.0				
		TYPICAL OPERATING EXPENSE RATE (%)				10.0		10.0				
		CAP RATE (%)				2.5		2.5				

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

Taipei

TYPE OF LAND		SELECTED AREA(DISTRICT)	OUTLINE OF LAND USE	DISCRPTION	2008		2009		2010		2011			
					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	415㎡	LAND PRICE PER ㎡	60,500	125	56,750	117	63,560	131	64,500	133
			LOT SIZE(changed in 2008)	495㎡	RESIDENCIAL VALUE	40,500,000	70	38,500,000	67	43,700,000	76	44,500,000	77	
			ANNUAL HOUSE RENT	660,000	69	648,000	68	696,000	73	696,000	73			
		MIDDLE CLASS	新店、安坑地区、汐止、淡水、三芝	BUILDING SIZE	222㎡	LAND PRICE PER ㎡	33,275	113	27,225	93	33,000	112	40,650	138
			LOT SIZE	248㎡	RESIDENCIAL VALUE	8,750,000	97	7,500,000	83	8,250,000	92	9,750,000	108	
			ANNUAL HOUSE RENT	222,000	93	216,000	90	222,000	93	222,000	93			
	FOR MULTIPLE RESIDENCE	UPPER CLASS	仁爱路, Lin 1 st.	FLOOR AREA RATIO	225%	LAND PRICE PER ㎡	423,125	131	393,250	121	484,500	150	552,063	170
			BUILDING SIZE	248㎡	RESIDENCIAL VALUE	32,000,000	158	29,500,000	146	35,500,000	176	40,000,000	198	
			LOT SIZE	700㎡	ANNUAL FLOOR AREA RENT PER ㎡	3,290		3,242		3,290		3,290		
		VACANCY RATE (%)	4.0	4.0	5.0	5.0								
		TYPICAL OPERATING EXPENSE RATE (%)	22.0	22.0	22.0	22.0								
		CAP RATE (%)	1.7	1.7	1.5	1.5								
MIDDLE CLASS	内湖区、松山区 (changed in 2006)	FLOOR AREA RATIO	225%	LAND PRICE PER ㎡	294,938		257,125		332,750		393,250			
	BUILDING SIZE	132㎡	RESIDENCIAL VALUE	13,250,000		12,100,000		14,250,000		15,750,000				
	LOT SIZE	800㎡	ANNUAL FLOOR AREA RENT PER ㎡	2,818		2,682		2,797		2,887				
VACANCY RATE (%)	7.0	7.0	7.0	7.0										
TYPICAL OPERATING EXPENSE RATE (%)	26.0	26.0	25.0	25.0										
CAP RATE (%)	2.0	2.1	1.8	1.7										
COMMERCIAL	FRINGE COMMERCIAL	Sec.2 Nanking E. road	FLOOR AREA RATIO	630%	LAND PRICE PER ㎡	1,134,375	118	1,069,125	112	1,210,000	126	1,378,800	144	
			LOT SIZE	750㎡	CAPITAL VALUE PER GROSS FLOOR AREA (GFA) PER ㎡	143,688	80	130,062	73	169,400	95	196,600	110	
			ANNUAL FLOOR AREA RENT PER ㎡	12,576	147	12,072	141	12,096	141	12,240	143			
	VACANCY RATE (%)	9.0	11.0	10.0	10.0									
	TYPICAL OPERATING EXPENSE RATE (%)	22.0	22.0	22.0	22.0									
	CAP RATE (%)	4.5	4.6	3.7	3.2									
	CENTER COMMERCIAL	Tunhua N Road Tunhua S Road Taipei Main Station (changed in 2002)	FLOOR AREA RATIO	630%	LAND PRICE PER ㎡	1,280,625		1,129,375		1,432,500		1,810,000		
		LOT SIZE	1,500㎡	CAPITAL VALUE PER GROSS FLOOR AREA (GFA) PER ㎡	174,275		156,500		178,000		204,150			
		ANNUAL FLOOR AREA RENT PER ㎡	14,052		13,320		13,800		13,800					
VACANCY RATE (%)	6.0	8.0	20.0	20.0										
TYPICAL OPERATING EXPENSE RATE (%)	22.0	22.0	22.0	22.0										
CAP RATE (%)	4.0	4.1	3.8	3.4										
MOST EXPENSIVE	Sec. 4 Chung hsia E. road, Xin Yi Dist (changed in 2006)	FLOOR AREA RATIO	630%	LAND PRICE PER ㎡	1,391,500		1,250,375		1,495,000		1,936,000			
		LOT SIZE	1,250㎡	CAPITAL VALUE PER GROSS FLOOR AREA (GFA) PER ㎡	201,200		190,900		213,500		241,950			
		ANNUAL FLOOR AREA RENT PER ㎡	14,880		13,800		14,160		14,400					
VACANCY RATE (%)	7.0	7.0	8.0	8.0										
TYPICAL OPERATING EXPENSE RATE (%)	24.0	24.0	24.0	24.0										
CAP RATE (%)	3.8	3.7	3.2	2.9										

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	2008		2009		2010		2011		
					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 ²	LAND PRICE PER m ²	4,238	193	4,238	193	4,950	225	4,950	225
			LOT SIZE	174m ²	RESIDENCIAL VALUE	892,500	180	892,500	180	1,025,000	206	1,025,000	206
			ANNUAL HOUSE RENT		30,000	132	30,000	132	31,800	139	31,800	139	
		MIDDLE CLASS	Cheras	BUILDING SIZE 165m ²	LAND PRICE PER m ²	1,596	133	1,596	133	1,650	138	1,650	138
			LOT SIZE (changed in 2008) 145m ²	RESIDENCIAL VALUE	332,500	128	332,500	128	385,000	148	385,000	148	
			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 ²	5,600	320	5,600	320	7,450	426	7,450	426
			BUILDING SIZE (changed in 2008) 138m ²	RESIDENCIAL VALUE	1,005,000	195	1,005,000	195	1,135,000	220	1,135,000	220	
			LOT SIZE 595m ²	ANNUAL FLOOR AREA RENT PER m ²	261	79	261	79	268	81	268	81	
			VACANCY RATE (%)	-	-	-	-	-					
			TYPICAL OPERATING EXPENSE RATE (%)	15.0	15.0	15.0	15.0						
			CAP RATE (%)	4.6	4.6	5.0	5.0						
MIDDLE CLASS	Old Klang Road	FLOOR AREA RATIO 110%	LAND PRICE PER m ²	2,000	444	2,000	444	1,800	400	1,800	400		
		BUILDING SIZE (changed in 2008) 122m ²	RESIDENCIAL VALUE	245,000	102	245,000	102	250,000	104	250,000	104		
		LOT SIZE 4097m ²	ANNUAL FLOOR AREA RENT PER m ²	128	70	128	70	150	82	150	82		
		VACANCY RATE (%)	-	-	-	-							
		TYPICAL OPERATING EXPENSE RATE (%)	15.0	15.0	15.0	15.0							
		CAP RATE (%)	5.5	5.5	6.0	6.0							
COMMERCIAL	FRINGE COMMERCIAL	Jalan Semuntan	FLOOR AREA RATIO 400%	LAND PRICE PER m ²	5,258	162	5,258	162	6,000	184	6,000	184	
			LOT SIZE (changed in 2008) 2,025m ²	CAPITAL VALUE PER GROSS FLOOR AREA (GFA) PER m ²	6,500	144	6,500	144	6,000	133	6,000	133	
			ANNUAL FLOOR AREA RENT PER m ²	432	92	432	92	456	97	456	97		
			VACANCY RATE (%)	20.0	20.0	20.0	20.0						
			TYPICAL OPERATING EXPENSE RATE (%)	20.0	20.0	20.0	20.0						
			CAP RATE (%)	8.3	8.3	7.0	7.0						
	CENTER COMMERCIAL	Jalan Raja Laut	FLOOR AREA RATIO 400%	LAND PRICE PER m ²	6,315	133	6,315	133	7,311	154	7,311	154	
			LOT SIZE (changed in 2008) 660m ²	CAPITAL VALUE PER GROSS FLOOR AREA (GFA) PER m ²	6,900	143	6,900	143	6,900	143	6,900	143	
			ANNUAL FLOOR AREA RENT PER m ²	432	94	432	94	456	99	456	99		
			VACANCY RATE (%)	20.0	20.0	20.0	20.0						
			TYPICAL OPERATING EXPENSE RATE (%)	20.0	20.0	20.0	20.0						
			CAP RATE (%)	8.3	8.3	7.0	7.0						
MOST EXPENSIVE	KLCCArea/Golden Triangle	FLOOR AREA RATIO 500%	LAND PRICE PER m ²	10,000	167	10,000	167	11,017	184	11,017	184		
		LOT SIZE 3,532m ²	CAPITAL VALUE PER GROSS FLOOR AREA (GFA) PER m ²	7,950	143	7,950	143	7,950	143	7,950	143		
		ANNUAL FLOOR AREA RENT PER m ²	540	78	540	78	600	87	600	87			
		VACANCY RATE (%)	15.0	15.0	15.0	15.0							
		TYPICAL OPERATING EXPENSE RATE (%)	15.0	15.0	15.0	15.0							
		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

515000

ANNUAL OFFICE RENT IS BASED ON : NET
 GROSS

Singapore

TYPE OF LAND			SELECTED AREA (DISTRICT)	OUTLINE OF LAND USE		DISCRPTION	2008		2009		2010		2011	
							UNIT: S\$	Index	UNIT: S\$	Index	UNIT: S\$	Index	UNIT: S\$	Index
RESIDENTIAL	FOR SINGLE FAMILY RESIDENCE	UPPER CLASS	Nassim/Cluny	BUILDING SIZE	750m ²	LAND PRICE PER m ²	9,700	231	8,700	207	12,000	286	16,000	381
				LOT SIZE	1,400m ²	RESIDENCIAL VALUE	19,063,000	259	18,596,000	253	23,500,000	320	28,790,000	392
				ANNUAL HOUSE RENT			360,000	182	336,000	170	408,000	206	492,000	248
		MIDDLE CLASS	Holland Road	BUILDING SIZE	600m ²	LAND PRICE PER m ²	8,900	230	7,000	181	11,550	298	13,650	352
				LOT SIZE	750m ²	RESIDENCIAL VALUE	9,900,000	196	7,750,000	154	11,440,000	227	13,400,000	266
				ANNUAL HOUSE RENT			192,000		180,000		216,000		240,000	
	FOR MULTIPLE RESIDENCE	UPPER CLASS	Claymore Hill/Ardmore Park (changed in the same area in 2008)	FLOOR AREA RATIO	300%	LAND PRICE PER m ²	56,000		29,000		51,000		55,500	
				BUILDING SIZE	268m ²	RESIDENCIAL VALUE	8,000,000		5,250,000		7,500,000		8,425,500	
				LOT SIZE (changed in 2008)	10,000m ²	ANNUAL FLOOR AREA RENT PER m ²	1,086		853		918		926	
				VACANCY RATE (%)			6.0		7.1		5.5		5.8	
				TYPICAL OPERATING EXPENSE RATE (%)			16.0		18.0		18.0		18.0	
				CAP RATE (%)			2.4		2.8		2.4		2.3	
MIDDLE CLASS	River Valley (changed in the same area in 2008)	FLOOR AREA RATIO	200%	LAND PRICE PER m ²	28,000		14,300		25,500		29,000			
		BUILDING SIZE	120m ²	RESIDENCIAL VALUE	2,970,000		2,066,000		2,453,000		2,970,000			
		LOT SIZE (changed in 2008)	10,000m ²	ANNUAL FLOOR AREA RENT PER m ²	650		600		605		667			
		VACANCY RATE (%)			6.0		7.1		5.5		5.8			
		TYPICAL OPERATING EXPENSE RATE (%)			17.0		18.0		18.0		18.0			
		CAP RATE (%)			2.4		2.8		2.6		2.4			
COMMERCIAL	FRINGE COMMERCIAL	Tanjong Pagar/ Maxwell/Anson	FLOOR AREA RATIO	800%	LAND PRICE PER m ²	74,000	210	59,000	167	59,000	167	74,500	211	
			LOT SIZE	3,500m ²	CAPITAL VALUE PER GROSS FLOOR AREA (GFA) PER m ²	13,986	148	11,834	125	10,489	111	12,372	131	
			ANNUAL FLOOR AREA RENT PER m ²			1,008	220	1,008	220	720	157	864	188	
			VACANCY RATE (%)			2.7		2.7		10.4		5.5		
			TYPICAL OPERATING EXPENSE RATE (%)			19.3		19.3		22.3		20.4		
			CAP RATE (%)			4.0		5.0		4.8		4.7		
	CENTER COMMERCIAL	Shenton Way /Cecil Street/ Robinson Road	FLOOR AREA RATIO	1,100%	LAND PRICE PER m ²	150,000	207	120,000	166	112,500	156	125,000	173	
			LOT SIZE	3,500m ²	CAPITAL VALUE PER GROSS FLOOR AREA (GFA) PER m ²	21,516	167	18,289	142	15,707	122	16,137	125	
			ANNUAL FLOOR AREA RENT PER m ²			1,296	234	1,440	259	864	156	936	169	
			VACANCY RATE (%)			4.8		7.4		20.0		20.0		
			TYPICAL OPERATING EXPENSE RATE (%)			19.4		18.3		24.1		23.0		
			CAP RATE (%)			3.8		4.8		4.5		4.4		
MOST EXPENSIVE	Raffles Place	FLOOR AREA RATIO	1,300%	LAND PRICE PER m ²	197,000	195	158,000	156	157,000	155	182,000	180		
		LOT SIZE	4,500m ²	CAPITAL VALUE PER GROSS FLOOR AREA (GFA) PER m ²	30,123	187	24,744	153	22,054	137	22,592	140		
		ANNUAL FLOOR AREA RENT PER m ²			2,016	246	2,016	246	1,140	139	1,296	158		
		VACANCY RATE (%)			2.0		4.4		9.5		3.3			
		TYPICAL OPERATING EXPENSE RATE (%)			16.8		17.0		22.9		21.3			
		CAP RATE (%)			3.8		4.5		4.4		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

Bangkok

TYPE OF LAND			SELECTED AREA (DISTRICT)	OUTLINE OF LAND USE		DISCRPTION	2008			2009			2010			2011		
							UNIT:	Bht	Index	UNIT:	Bht	Index	UNIT:	Bht	Index	UNIT:	Bht	Index
RESIDENTIAL	FOR SINGLE FAMILY RESIDENCE	UPPER CLASS	Bangna-Trad Road	BUILDING SIZE	225m ²	LAND PRICE PER m ²						12,000		12,000				
				LOT SIZE	500m ²	RESIDENCIAL VALUE					9,000,000		9,000,000					
													n/a		n/a			
		MIDDLE CLASS	Pinklo-Nakornchaisri Road	BUILDING SIZE	140m ²	LAND PRICE PER m ²							7,500		7,500			
	LOT SIZE			180m ²	RESIDENCIAL VALUE					3,000,000		3,000,000						
	FOR MULTIPLE RESIDENCE	UPPER CLASS	Langsuan Road	FLOOR AREA RATIO	700%	LAND PRICE PER m ²						162,500		162,500				
BUILDING SIZE (changed in 2008)				100m ²	RESIDENCIAL VALUE					17,000,000		17,000,000						
LOT SIZE				100m ²	ANNUAL FLOOR AREA RENT PER m ²					6,600		6,600						
					VACANCY RATE (%)					30.0		30.0						
												n/a		n/a				
												9.5		9.5				
	MIDDLE CLASS	Rama 3 and 4 Road	FLOOR AREA RATIO	700%	LAND PRICE PER m ²							60,000		60,000				
BUILDING SIZE			70m ²	RESIDENCIAL VALUE					3,000,000		3,000,000							
LOT SIZE			70m ²	ANNUAL FLOOR AREA RENT PER m ²					4,572		4,572							
				VACANCY RATE (%)					20.0		20.0							
												n/a		n/a				
												n/a		n/a				
COMMERCIAL	FRINGE COMMERCIAL		Srinakarin	FLOOR AREA RATIO	1,000%	LAND PRICE PER m ²						18,750		18,750				
				LOT SIZE	25,000m ²	CAPITAL VALUE PER GROSS FLOOR AREA (GFA) PER m ²					144,000		144,000					
						ANNUAL FLOOR AREA RENT PER m ²					21,000		21,000					
						VACANCY RATE (%)					10.0		10.0					
						TYPICAL OPERATING EXPENSE RATE (%)					20.0		20.0					
						CAP RATE (%)					10.5		10.5					
	CENTER COMMERCIAL		Ratchaprasong	FLOOR AREA RATIO	1,000%	LAND PRICE PER m ²							275,000		210,000			
				LOT SIZE	2,250m ²	CAPITAL VALUE PER GROSS FLOOR AREA (GFA) PER m ²					205,500		205,500					
						ANNUAL FLOOR AREA RENT PER m ²					30,000		27,000					
											13.0		15.0					
											15.0		15.0					
											10.0		9.5					
MOST EXPENSIVE		Silom Road	FLOOR AREA RATIO	1,000%	LAND PRICE PER m ²							212,500		212,500				
			LOT SIZE	2,250m ²	CAPITAL VALUE PER GROSS FLOOR AREA (GFA) PER m ²					219,500		219,500						
					ANNUAL FLOOR AREA RENT PER m ²					34,800		34,800						
											20.0		20.0					
											25.0		25.0					
											9.5		9.5					

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	2008		2009		2010		2011			
					UNIT: AU\$	Index	UNIT: AU\$	Index	UNIT: AU\$	Index	UNIT: AU\$	Index		
RESIDENTIAL	FOR SINGLE FAMILY RESIDENCE	UPPER CLASS	Bellevue Hill	BUILDING SIZE	400m ²	LAND PRICE PER m ²	3,400	200	3,100	182	3,200	188	3,400	200
				LOT SIZE	1,000m ²	RESIDENCIAL VALUE	3,850,000	175	3,500,000	159	3,600,000	164	3,800,000	173
				ANNUAL HOUSE RENT			129,996	156	119,592	144	124,800	150	129,996	156
		MIDDLE CLASS	Oatley	BUILDING SIZE	110m ²	LAND PRICE PER m ²	1,050	145	1,050	145	1,200	166	1,350	186
				LOT SIZE	550m ²	RESIDENCIAL VALUE	712,500	143	712,500	143	785,000	157	815,000	163
				ANNUAL HOUSE RENT			25,992	143	25,992	143	27,552	151	28,656	157
	FOR MULTIPLE RESIDENCE	UPPER CLASS	Chatswood	FLOOR AREA RATIO	150%	LAND PRICE PER m ²	1,100		1,100		1,200		1,350	
				BUILDING SIZE	75m ²	RESIDENCIAL VALUE	430,000	123	430,000	123	475,000	136	505,000	144
				LOT SIZE	1,000m ²	ANNUAL FLOOR AREA RENT PER m ²	277	116	277	116	295	123	308	129
				VACANCY RATE (%)			2.0		2.0		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 ²	1,000		1,000		1,100		1,250			
		BUILDING SIZE	65m ²	RESIDENCIAL VALUE	310,000	141	310,000	141	345,000	157	375,000	170		
		LOT SIZE	1,000m ²	ANNUAL FLOOR AREA RENT PER m ²	228	114	228	114	240	120	252	126		
		VACANCY RATE (%)			2.0		2.0		2.0		2.0			
		TYPICAL OPERATING EXPENSE RATE (%)			16.4		16.4		16.4		16.4			
		CAP RATE (%)			4.0		4.0		4.0		4.0			
COMMERCIAL	FRINGE COMMERCIAL	Chatswood (changed in 2010)	FLOOR AREA RATIO	500%	LAND PRICE PER m ²					3,600		3,600		
			LOT SIZE	1,500m ²	CAPITAL VALUE PER GROSS FLOOR AREA (GFA) PER m ²					4,500		4,500		
			ANNUAL FLOOR AREA RENT PER m ²						468		468			
	VACANCY RATE (%)						17.8		16.5					
	TYPICAL OPERATING EXPENSE RATE (%)						20.0		20.0					
	CAP RATE (%)						8.3		8.3					
	CENTER COMMERCIAL	Sydney CBD (changed in 2008)	FLOOR AREA RATIO	1,000%	LAND PRICE PER m ²	22,000		21,000		21,000		21,000		
			LOT SIZE	2,000m ²	CAPITAL VALUE PER GROSS FLOOR AREA (GFA) PER m ²	8,000		7,000		7,000		7,000		
			ANNUAL FLOOR AREA RENT PER m ²			600		600		600		600		
VACANCY RATE (%)			3.7		5.4		20.0		20.0					
TYPICAL OPERATING EXPENSE RATE (%)			25.0		25.0		25.0		25.0					
CAP RATE (%)			5.5		6.3		6.8		6.8					
MOST EXPENSIVE	Same as Center Commercial	FLOOR AREA RATIO		LAND PRICE PER m ²										
		LOT SIZE		CAPITAL VALUE PER GROSS FLOOR AREA (GFA) PER m ²										
		ANNUAL FLOOR AREA RENT PER m ²												
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

Auckland

TYPE OF LAND		SELECTED AREA(DISTRICT)	OUTLINE OF LAND USE	DISCRPTION	2008		2009		2010		2011			
					UNIT: NT\$	Index	UNIT: NT\$	Index	UNIT: NT\$	Index	UNIT: NT\$	Index		
RESIDENTIAL	FOR SINGLE FAMILY RESIDENCE	UPPER CLASS	Eastern Suburbs	BUILDING SIZE	200m ²	LAND PRICE PER m ²	850	159	825	154	875	164	925	173
				LOT SIZE	400m ²	RESIDENCIAL VALUE	762,500	196	725,000	186	737,500	189	737,500	189
				ANNUAL HOUSE RENT			31,200	164	32,232	170	31,200	164	32,760	172
		MIDDLE CLASS	Mt.Roskill	BUILDING SIZE	140m ²	LAND PRICE PER m ²	662	177	662	177	688	183	725	193
				LOT SIZE	400m ²	RESIDENCIAL VALUE	442,500	177	422,500	169	417,500	167	447,500	179
				ANNUAL HOUSE RENT			20,016	118	20,016	118	21,312	125	22,356	132
	FOR MULTIPLE RESIDENCE	UPPER CLASS	Eastern Suburbs	FLOOR AREA RATIO	300%	LAND PRICE PER m ²	825	154	825	154	888	166	925	173
				BUILDING SIZE (changed in 2008)	155m ²	RESIDENCIAL VALUE	772,500	140	740,000	135	772,500	140	772,500	140
				LOT SIZE	1,500m ²	ANNUAL FLOOR AREA RENT PER m ²	210	175	210	175	210	175	218	182
				VACANCY RATE (%)			2.0		2.0		2.0		2.0	
				TYPICAL OPERATING EXPENSE RATE (%)			20.5		20.5		20.5		20.5	
				CAP RATE (%)			4.3		4.3		4.0		4.0	
MIDDLE CLASS	Mt.Roskill	FLOOR AREA RATIO	200%	LAND PRICE PER m ²	662	177	662	177	688	183	725	193		
		BUILDING SIZE	140m ²	RESIDENCIAL VALUE	430,000	139	410,000	132	370,000	119	390,000	126		
		LOT SIZE	1,200m ²	ANNUAL FLOOR AREA RENT PER m ²	160	114	160	114	149	106	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 (%)			4.4		4.4		4.3		4.3			
COMMERCIAL	FRINGE COMMERCIAL	Karangahope Road	FLOOR AREA RATIO	400%	LAND PRICE PER m ²	2,750	268	2,550	249	2,063	201	2,063	201	
			LOT SIZE	500m ²	CAPITAL VALUE PER GROSS FLOOR AREA (GFA) PER m ²	1,575	189	1,575	189	1,550	186	1,550	186	
			ANNUAL FLOOR AREA RENT PER m ²			210	150	216	154	204	146	204	146	
			VACANCY RATE (%)			5.0		6.0		13.0		14.5		
			TYPICAL OPERATING EXPENSE RATE (%)			25.0		25.0		25.0		25.0		
			CAP RATE (%)			9.3		9.5		9.5		10.0		
	CENTER COMMERCIAL	Queen Street	FLOOR AREA RATIO	1400%	LAND PRICE PER m ²	9,750	157	9,750	157	7,350	119	7,350	119	
			LOT SIZE	1,000m ²	CAPITAL VALUE PER GROSS FLOOR AREA (GFA) PER m ²	4,125	150	4,225	154	3,550	129	3,550	129	
			ANNUAL FLOOR AREA RENT PER m ²			456	143	456	143	408	128	396	113	
			VACANCY RATE (%)			8.0		7.5		20.0		20.0		
			TYPICAL OPERATING EXPENSE RATE (%)			25.0		25.0		25.0		25.0		
			CAP RATE (%)			8.0		8.0		8.5		8.5		
MOST EXPENSIVE	Queen Street	FLOOR AREA RATIO	1400%	LAND PRICE PER m ²	11,000	157	11,400	163	8,650	124	8,900	127		
		LOT SIZE	1,000m ²	CAPITAL VALUE PER GROSS FLOOR AREA (GFA) PER m ²	4,700	130	4,875	134	4,388	121	4,350	120		
		ANNUAL FLOOR AREA RENT PER m ²			528	132	540	135	504	126	492	123		
		VACANCY RATE (%)			4.5		4.5		7.5		9.5			
		TYPICAL OPERATING EXPENSE RATE (%)			25.0		25.0		25.0		25.0			
		CAP RATE (%)			7.5		7.5		8.5		8.5			

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