

Properties Recently Sold

	Addr: 4508 OCEAN CLUB		MLS#: 2536313 S #1
	City/Area: ISLE OF PALMS/WILD DUNES		Category: Residential
	List Price: \$2,575,000	Sold Price: \$2,325,000	\$/Sqft: \$775.00
	Beds: 4	Baths(F/H): 4/1	AprxSqFt: 3,000
	LstDate: 12/07/2005	SldDate: 12/29/2005	
	Year Built: 1986	Parking: Other	DOM: 3
	ElemSch: SULLIVANS ISLAND	Mid: LAING	High: WANDO
	Lot: 0		Acres: 0
	Subdivision: WILD DUNES		
	Features: Contemporary, Traditional Elect Range, M/w Built-in, Refrigerator, Dishwasher, Washer, Dryer Stucco SCE&G Beach Access		

Agent Comments:

Remarks: Corner Unit overlooking Atlantic, Golf Views, Dewees Inlet. Master Suites on both floors. B Plan. Huge Open Deck off 2nd Floor Master. Furnished with a few exclusions. Very tasteful furnishings. Large storage room on second floor. New tile in baths. Easy to show.

	Addr: 1506 OCEAN CLUB		MLS#: 2532650 S #2
	City/Area: ISLE OF PALMS/WILD DUNES		Category: Residential
	List Price: \$2,600,000	Sold Price: \$2,250,000	\$/Sqft: \$803.57
	Beds: 4	Baths(F/H): 4/0	AprxSqFt: 2,800
	LstDate: 11/01/2005	SldDate: 01/05/2006	
	Year Built: 1986	Parking: Off-st Prkng	DOM: 27
	ElemSch: SULLIVANS ISLAND	Mid: LAING	High: WANDO
	Lot: 0		Acres: 0
	Subdivision: WILD DUNES		
	Features: Traditional Elect Range, M/w Built-in, Refrigerator, Dishwasher, Whirlpool, Washer, Dryer Other SCE&G, IoP W/S Comm Rolling, Wooded, On Golf Crse, Beachfront, Ocean View		

Agent Comments:

Remarks: One of the most spectacular penthouses on the South Carolina coast! This condo captures a breathtaking panoramic view of the Atlantic Ocean, the 18th hole of the world famous Tom Fazio designed Links course, and the exclusive barrier island Dewees! This 4 bedroom and 4 bath condo is in Mint condition and offers you the most exclusive in oceanfront living! Look no further.....this premier opportunity is rare and must be seen! Hurry! Buyer to verify square footage. All properties subject to pay WDHAO of .5% of purchase price at

closing.

Information deemed to be reliable although not guaranteed

Sold properties

Total # of Listings 2

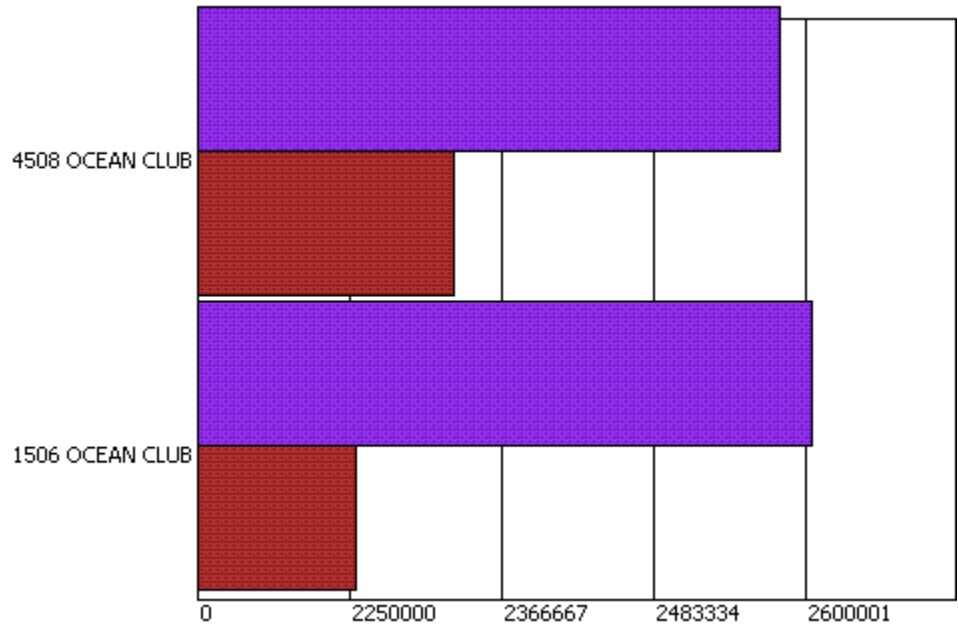
Lowest Price Listing \$2,250,000

Highest Price Listing \$2,325,000

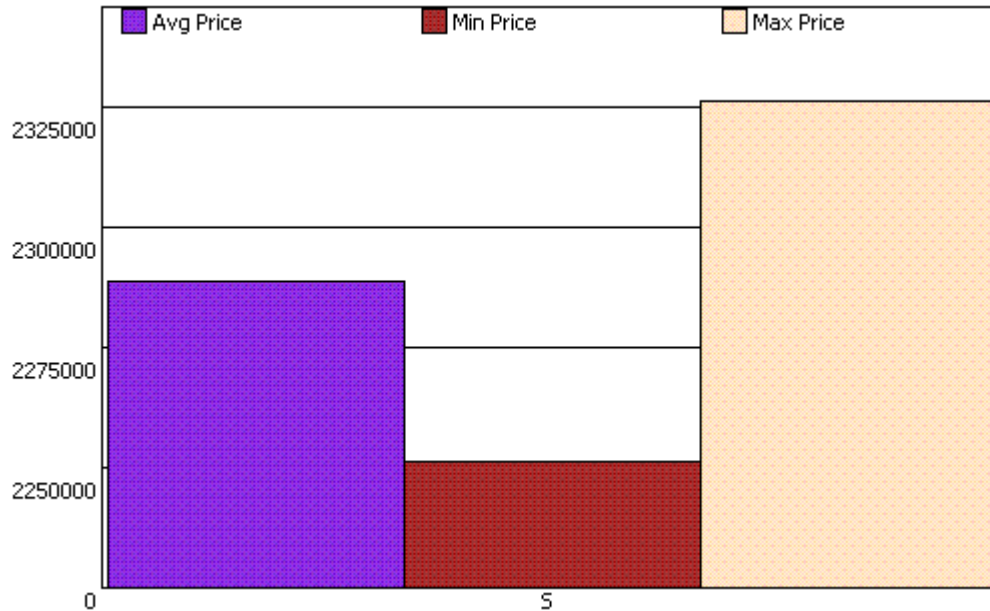
Average Price \$2,287,500

Avg. Price/SqFt \$789

Avg. Days on Market 15



Summary Graph/Analysis



Cumulative Analysis

Listing Category	Lowest Price	Highest Price	Average Price	Avg Price/Sqft
Sold	\$2,250,000	\$2,325,000	\$2,287,500	\$789
Total Averages	\$2,250,000	\$2,325,000	\$2,287,500	\$789

Sold Property Analysis

Address	List Price	Sold Price	DOM	% Chg	SP/Sqft
4508 OCEAN CLUB	\$2,575,000	\$2,325,000	3	9.7%	\$775.00
1506 OCEAN CLUB	\$2,600,000	\$2,250,000	27	13.5%	\$803.57
Total Averages	\$2,587,500	\$2,287,500	15	11.6%	\$789

Property Summary

.	Sta	Street Address	Bed	Baths	SqFt	Year Built	L Price	S Price	Sold Date	DOM
1	S	4508 OCEAN CLUB	4	4/1	3,000	1986	\$2,575,000	\$2,325,000	12/29/2005	3
2	S	1506 OCEAN CLUB	4	4/0	2,800	1986	\$2,600,000	\$2,250,000	01/05/2006	27

