


Properties Recently Sold

	Addr: 33 OCEAN POINT	MLS#: 2519912 S #1
	City/Area: ISLE OF PALMS/WILD DUNES	Category: Residential
List Price: \$2,375,000	Sold Price: \$2,200,000	\$/Sqft: \$817.24
Beds: 4	Baths(F/H): 4/0	AprxSqFt: 2,692
LstDate: 06/13/2005	SldDate: 12/12/2005	
Year Built: 1993	Parking: 2 Car Garage	DOM: 139
ElemSch: SULLIVANS ISLAND	Mid: LAING	High: WANDO
Lot: 0		Acres: 0
Subdivision: WILD DUNES		
Features: Chas. Single M/w Built-in, Refrigerator, Dishwasher, Whirlpool, Washer, Dryer, Ceiling Fan Wood Siding SCE&G, IoP W/S Comm High, On Golf Crse, Beachfront, Ocean View		

Agent Comments:

Remarks: Leave the curtains open because you won't want to miss this view! Imagine waking to the sun, slowly working its way to the horizon, and then bursting through over ocean waters and green fairway to greet you at the window. What a way to start the day! This beautiful home offers outstanding ocean views over the 18th fairway of the Links golf course, the convenience of an impeccable community pool just steps away and a meticulous interior that is artistic and cheery. The light, open floor plan is complimented beautifully by a tasteful paint palette and choice of décor. The main living area offers a spacious screened porch to enjoy ocean breezes and views, while the upstairs deck is great for sun-worshippers and the most incredible views. Having just entered the rental market in March of this year, 33 Ocean Point seems to be a hit, with \$90K gross currently anticipated for 2005. Sold beautifully furnished with limited exclusions.

	Addr: 48 OCEAN POINT	MLS#: 2524399 S #2
	City/Area: ISLE OF PALMS/WILD DUNES	Category: Residential
List Price: \$2,500,000	Sold Price: \$2,200,000	\$/Sqft: \$853.37
Beds: 4	Baths(F/H): 4/0	AprxSqFt: 2,578
LstDate: 08/06/2005	SldDate: 10/19/2005	
Year Built: 1993	Parking: 1.5 Car Gar	DOM:
ElemSch: SULLIVANS ISLAND	Mid: LAING	High: WANDO
Lot: 30X103		Acres: 0
Subdivision: WILD DUNES		
Features: Chas. Single Wood Siding SCE&G High		

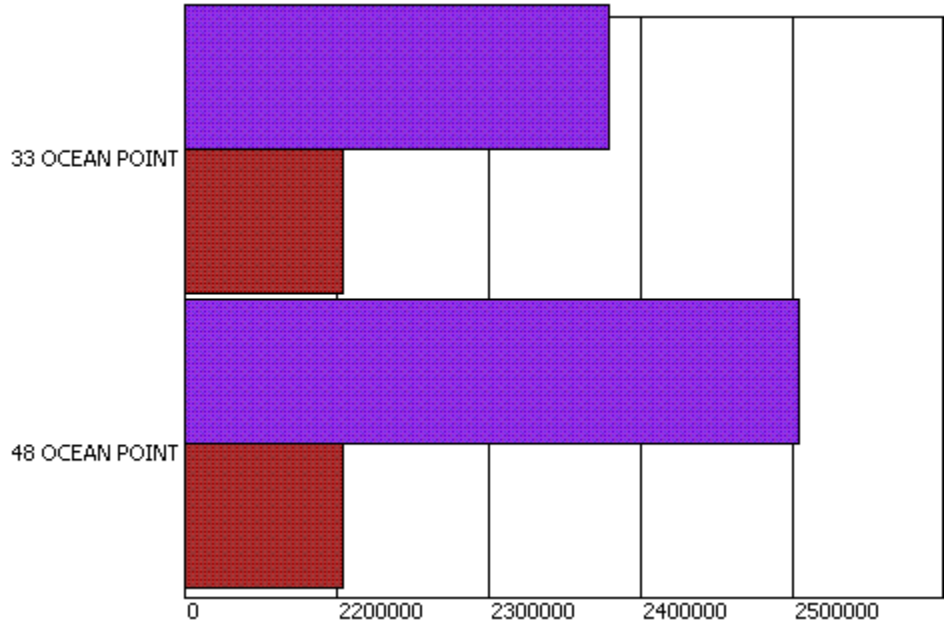
Agent Comments:

Remarks: EXQUISTE HOME OVER LOOKING 18TH FAIRWAY OF LINKS COURSE AND OCEAN, HOUSE SOLD FURNISHED.

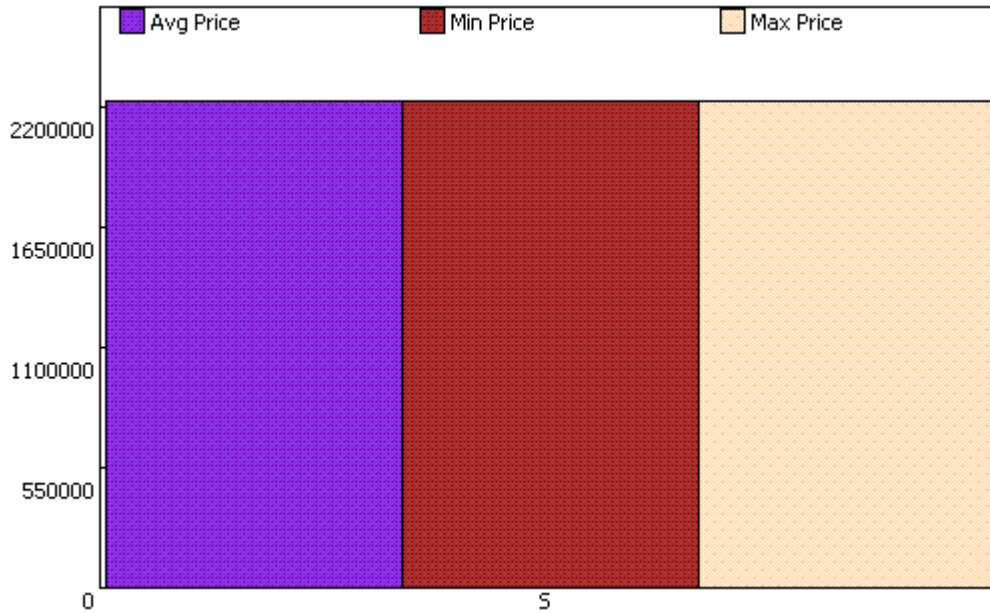
Information deemed to be reliable although not guaranteed

Sold properties

Total # of Listings 2
Lowest Price Listing \$2,200,000
Highest Price Listing \$2,200,000
Average Price \$2,200,000
Avg. Price/SqFt \$835
Avg. Days on Market 70



Summary Graph/Analysis



Cumulative Analysis

Listing Category	Lowest Price	Highest Price	Average Price	Avg Price/Sqft
Sold	\$2,200,000	\$2,200,000	\$2,200,000	\$835
Total Averages	\$2,200,000	\$2,200,000	\$2,200,000	\$835

Sold Property Analysis

Address	List Price	Sold Price	DOM	% Chg	SP/Sqft
33 OCEAN POINT	\$2,375,000	\$2,200,000	139	7.4%	\$817.24
48 OCEAN POINT	\$2,500,000	\$2,200,000		12.0%	\$853.37
Total Averages	\$2,437,500	\$2,200,000	70	9.7%	\$835

Property Summary

.	Sta	Street Address	Bed	Baths	SqFt	Year Built	L Price	S Price	Sold Date	DOM
1	S	33 OCEAN POINT	4	4/0	2,692	1993	\$2,375,000	\$2,200,000	12/12/2005	139
2	S	48 OCEAN POINT	4	4/0	2,578	1993	\$2,500,000	\$2,200,000	10/19/2005	

