

COMPETITIVE ANALYSIS

Developments vs. Subject Property

		Average Price	% Sold
A	Movala	\$950 PSF (2024)	Building 1 - 95% Building 2 - 50%
B	Caban	\$880 PSF (2021)	100%
C	Aqua Waterfront Village	Tower 1 \$1000 PSF Towers 2 & 3 \$1400 PSF Lake Front Units \$1800 PSF	Tower 1 - 100% Towers 2 & 3 - 78%

Accommodations vs. Subject Property

		Average Daily Room Rates
1	Manteo at Eldorado Resort	Summer: \$369 + tax (King bed lake view room), Winter \$195 + tax (King bed lake view room)
2	Eldorado at Eldorado Resort	Summer: \$396 + tax (King bed lake view room), Winter \$221 + tax (King bed lake view room)

