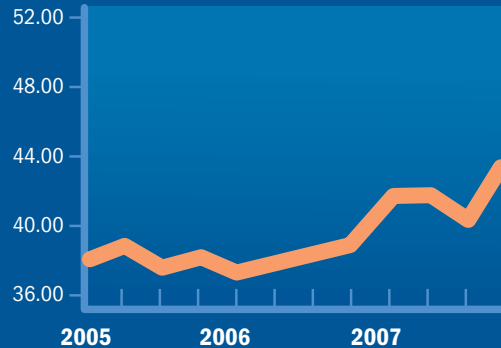


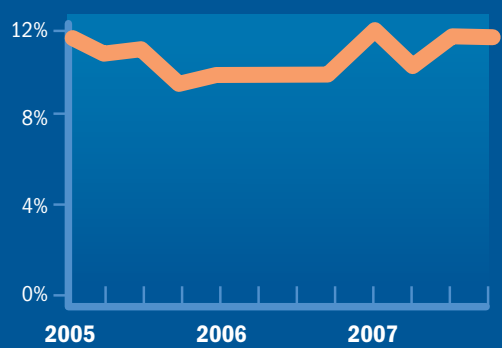
Westport Commercial Real Estate: *An update from the* **PYRAMID** *report.*

RETAIL Rental Rate

\$Per Sq. ft.



RETAIL Vacancy Rate (Average)



RETAIL Leasing Data

Street Address	SF	Date	Rent/SF
12 Wilton Rd	1,900	Feb-07	45 NNN
180 Post Rd E	4,000	Feb-07	46 NNN
224-238 Post Rd E	2,500	Jun-07	35 NNN
107 Post Rd E	1,200	Apr-07	40 NNN
111-131 Post Rd E	1,200	Jul-07	50 NNN
1252 Post Rd East	1,800	Jun-07	40 NNN

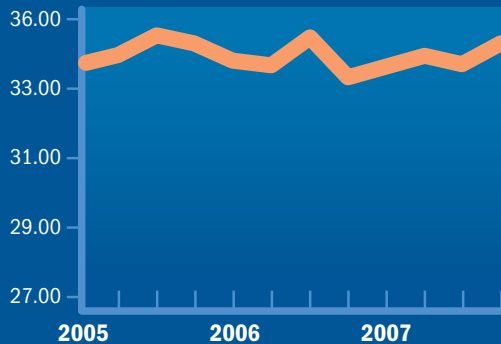
RENT RANGE (Low -High)

RETAIL=\$21.00-\$130.00/yr

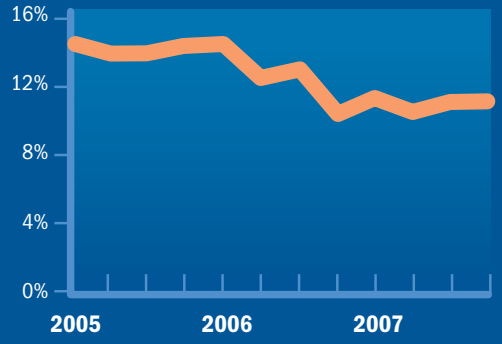
OFFICE =\$16.69-\$71.09/yr

OFFICE Rental Rate (Average)

\$Per Sq. ft.



OFFICE Vacancy Rate (Average)



OFFICE Leasing Data

Street Address	SF	Date	Rent/SF
41-43 Riverside Ave	1,454	Jul-07	25 + utils
1221 Post Rd E	4,738	Jan-07	32 + utils
285 Riverside Ave	2,825	Mar-07	39 + elec
49 Richmondville Ave	3,350	Mar-07	22 + elec
58 Riverside Ave	3,650	May07	33 + utils
10 Wright St	5,375	Jun-07	38 + elec

2007 SALES IN WESTPORT, CT.

Street Address	Sq. Ft	Price	Type
15 Ketchum St	13,000	2.97M	Office
5-23 Post Rd W	19,257	7.5M	Mixed
1595 Post Rd E	60,000	13.1M	Inn
1849 Post Rd E	6,250	3.05M	Retail
8-10 Wright St	80,000	\$30M+	Office

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Leasing & Sales Brokerage:

How much is your vacancy costing you? We can fill it. Interested in selling? It's a fact that selling with a broker gets a higher price.



Outsourced Bookkeeping:

Free yourself from the paperwork? We do a meticulous job at a flat rate. Maintain control with on-line bill approval and e mailed financial reports.



Full Management:

Tired of calls from tenants and vendors? Let our trained managers get the headaches.



24/7 Maintenance:

Tired of chasing contractors? Give our responsive team a try and experience the peace of mind.

For more info contact **Russell Munz** at: **203-391-6825**

www.pyramidREgroup.com Data provided by COSTAR

