

THE EVANS REPORT ANALYSIS

January 1, 2006 - April 30, 2006

versus

January 1, 2007 - April 30, 2007

TOWN OF PALM BEACH - SINGLE FAMILY SALES

	<u>2006 (1/1/06 - 4/30/06)</u>	<u>2007 (1/1/07 - 4/30/07)</u>	<u>Differential</u>
No. of Sales	50	53	+3
Median	\$3,325,000	\$3,814,375	+\$489,375
Avg. Sales Price	\$4,822,560	\$4,785,184	-\$ 37,376*

*Skewed w/several higher sales in 2006

TOWN OF PALM BEACH - CONDOMINIUM UNIT SALES

	<u>2006 (1/1/06 - 4/30/06)</u>	<u>2007 (1/1/07 - 4/30/07)</u>	<u>Differential</u>
No. of Sales	108	91	-17
Median	\$ 745,000	\$ 860,200	+\$115,200
Avg. Sales Price	\$1,159,727	\$1,239,116	+\$ 79,389

THE EVANS REPORT 2008

PALM BEACH SINGLE FAMILY SALES 1/07-4/07

Published by:
Leslie Robert Evans Assoc., P.A.
214 Brazilian Avenue, Suite 200, Palm Beach, FL 33480
Ph: 561-832-8288 Fax 561-832-5722
Email: info@leevanspa.com

Property	Buyer	Seller	Current Sale Price	Current Sale Date	Prior Sale Price	Prior Sale Date	Yrs Bwn Sales	Bldg Sq Ft	Ann Inc/(Dec)	Avg Ann %	
1	Queens Lane LLC	Uhlman Family Land Trust Agreement	\$ 2,850,000	Jan-07	100	Jul-92	14.5	3460	Not Arms Length	1	
2	Kahn, Gilbert S & John J North Kahn	Lane, Bruce S and Leslie Barron	\$ 10,000,000	Jan-07	\$ 8,900,000	Sep-05	1.25	10447	\$ 880,000	Not Arms Length	2
3	309 Chapel Hill Road	Dawney, Ann T	\$ 5,350,000	Jan-07	100	Aug-93	13.25	5050	Not Arms Length	3	
4	113 Clarte Avenue	Wood, Peter	\$ 10,125,000	Jan-07	\$ 3,250,000	Nov-03	6.75	4976	\$ 2,291,657	Not Arms Length	4
5	999 Indian Road	Baron, Lisbeth R	\$ 11,382,000	Jan-07	\$ 2,500,000	Mar-00	3	7886	\$ 1,312,889	52.5%	5
6	439 Worth Avenue	439 Worth Avenue Realty Trust	\$ 3,152,500	Jan-07	\$ 100,000	Apr-76	30.75	3825	\$ 89,288	99.3%	6
7	166 Royal Poinciana Way	Laura Theresa Norman Revocable Trust	\$ 3,950,000	Jan-07	\$ 4,200,000	Mar-05	0.75	N/A	\$ (333,333)	-7.9%	7
8	280 List Road	Kurzon, Robert	\$ 4,221,945	Jan-07	\$ 4,300,000	Apr-05	1.75	5503	\$ (44,603)	-1.0%	8
9	151 Seaview Avenue	Bourne Investments Inc	\$ 2,025,000	Jan-07	\$ 100	May-02	4.5	6336	Not Arms Length	Not Arms Length	9
10	445 Brazilian Avenue	Rossland LLC	\$ 2,800,000	Jan-07	\$ 1,400,000	May-02	4.5	3333	\$ 333,333	23.8%	10
11	176 Seminole Avenue	Smith, Matthew and Tracy E	\$ 3,800,000	Feb-07	\$ 875,000	Jun-03	4.5	4406	\$ 650,000	74.3%	11
12	260 Kawarna Lane	Marron, Donald B	\$ 9,850,000	Feb-07	\$ 6,500,000	Sep-04	2.25	8287	\$ 1,400,000	21.5%	12
13	124 Karma Avenue	Lemle, Gerald M and Emily	\$ 7,100,000	Feb-07	\$ 2,500,000	Mar-97	9.75	4945	\$ 471,795	18.9%	13
14	156 Seabreeze Avenue	Gardner, Robert N and Antonette	\$ 2,900,000	Feb-07	\$ 645,000	Aug-96	10.5	4944	\$ 214,782	33.3%	14
15	246 Emerald Lane	David C Carter Irrevocable Trust	\$ 6,000,000	Feb-07	\$ 1,078,800	Jul-98	8.5	5967	\$ 579,200	53.8%	15
16	231 Southern Road	Barack, Peter	\$ 2,943,675	Feb-07	\$ 1,250,000	Sep-02	4.25	3184	\$ 355,682	28.5%	16
17	885 S. County Road	Last, Alan	\$ 2,843,675	Feb-07	\$ 1,000,000	May-02	4.75	3843	\$ 408,195	40.9%	17
18	360 Coconut Row	Blocklund, Alexandra	\$ 4,100,000	Feb-07	\$ 3,400,000	Jan-01	6	4813	\$ 116,667	3.4%	18
19	140 Brazilian Avenue	McCarty, Thomas	\$ 8,500,000	Feb-07	\$ 3,350,000	Sep-02	4.25	8206	\$ 1,211,785	36.2%	19
20	228 Via Liria	Kahn, G Kent	\$ 1,850,000	Feb-07	\$ 900,000	Sep-99	7.25	2963	\$ 146,667	7.2%	20
21	256 Seagrave Avenue	Gardino, John	\$ 2,150,000	Feb-07	\$ 2,040,000	Apr-06	0.75	2505	\$ 131,034	14.6%	21
22	208 Macdiphrid Trail	Ehliw, Vince	\$ 2,273,500	Feb-07	\$ 1,470,000	Apr-04	2.75	3750	\$ 294,354	20.0%	22
23	1621 N. Lake Way	Conroy, Marth	\$ 1,450,000	Feb-07	\$ 400,000	Jun-00	6.5	2451	\$ 161,538	40.4%	23
24	174 E. Inlet Drive	Spots Inc	\$ 1,250,000	Feb-07	\$ 100	Nov-92	14.25	3332	Not Arms Length	Not Arms Length	24
25	146 Seminole Avenue	Nederlander, James	\$ 5,500,000	Feb-07	\$ 3,672,000	Jun-04	2.5	5394	\$ 731,200	19.9%	25
26	137 Australian Avenue	Indoe, William and Jane	\$ 2,098,466	Mar-07	\$ 1,250,000	Oct-02	4.25	new const	\$ 656,824	52.7%	26
27	336 Australian Avenue	Haynes, Stephen	\$ 5,500,000	Mar-07	\$ 587,500	May-89	16.75	3292	\$ 90,208	15.4%	27
28	200 Emerald Beach Way	200 Emerald Beach Way Inc	\$ 5,500,000	Mar-07	\$ 5,000,000	Nov-04	2.25	10495	\$ 222,222	4.4%	28
29	320 Sleana Curve Drive	Stidl, Barbara	\$ 2,100,000	Mar-07	\$ 2,100,000	Oct-05	1.25	6899	Not Arms Length	Not Arms Length	29
30	244 Plantation Road	Borland, John	\$ 2,450,000	Mar-07	\$ 1,175,000	May-03	3.75	3815	Not Arms Length	Not Arms Length	30
31	1340 N. Ocean Blvd.	Gannon, J	\$ 4,325,000	Mar-07	\$ 10	Nov-05	1.25	5375	Not Arms Length	Not Arms Length	31
32	233 Coral Lane	Garden, Edward	\$ 5,800,000	Mar-07	\$ 4,050,000	Aug-05	1.5	vacant land	\$ 1,033,333	25.5%	32
33	219 Chilean Avenue	M/W/E Family Trust	\$ 5,950,000	Mar-07	\$ 1,550,000	May-04	2.75	new const	Not Arms Length	Not Arms Length	33
34	227 Ocean Terrace	Haydiger, Sean	\$ 2,080,676	Mar-07	\$ 100	Jun-95	11.75	3446	Not Arms Length	Not Arms Length	34
35	1634 N. Ocean Way	0744459 BC LTD	\$ 2,000,000	Mar-07	\$ 615,000	Mar-97	10	1757	\$ 138,500	22.5%	35
36	115 Nightingale Trail	Krouty, David	\$ 1,500,000	Mar-07	\$ 300,000	Apr-93	3.75	1737	\$ 320,000	106.7%	36
37	101 Via Los Incas	Fitzman, William B	\$ 17,000,000	Mar-07	\$ 11,500,000	Jun-05	1.75	8555	\$ 3,142,857	67.3%	37
38	264 List Road	Battman, Stanley J and Maria	\$ 2,785,000	Mar-07	\$ 1,200,000	Dec-03	3.25	4464	\$ 715,385	59.6%	38
39	231 Seminole Avenue	Barrickson, Emmanuel	\$ 2,785,000	Mar-07	\$ 2,050,000	Sep-01	6.5	5113	\$ 133,636	6.5%	39
40	1230 S. Ocean Blvd.	S/M Realty LLC	\$ 6,820,000	Mar-07	\$ 2,900,000	Apr-99	7.75	10383	\$ 505,806	17.4%	40

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Property	Buyer	Seller	Current Sale Price	Current Sale Date	Prior Sale Price	Prior Sale Date	Yrs Bwn Sales	Bldg Sq Ft	Ann Inc/Dec	Avg Ann %	
41	111 El Brillio Way	111 El Brillio Trust	\$ 6,000,000	Mar-07	\$ 231,300	Jun-90	16.75	6324	\$ 344,400	148.9%	41
42	4528 Brazilian Avenue	Kinear Financial Consulting LTD	\$ 5,320,000	Mar-07	\$ 4,500,000	Oct-01	5.5	6744	\$ 149,091	3.3%	42
43	360 Coconut Row	360 Coconut Row LLC	\$ 4,925,000	Apr-07	\$ 4,100,000	Feb-07	0.25	4873	\$ 1,700,000	41.5%	43
44	101 El Bravo Way	101 El Bravo LLC	\$ 16,500,000	Apr-07	\$ 2,800,000	Jul-91	15.75	11545	\$ 869,841	31.1%	44
45	240 Clarke Avenue	Marcus, Jeffrey A	\$ 5,850,000	Apr-07	\$ 3,200,000	Oct-04	2.5	5199	\$ 1,060,000	33.1%	45
46	409 Arigua Lane	Pourmas, Thomas G	\$ 3,188,000	Apr-07	\$ 3,000,000	Aug-05	1.5	4216	\$ 125,333	4.2%	46
47	200 Clarke Avenue	Winchester, Valerie	\$ 8,406,300	Apr-07	\$ 3,525,000	Mar-05	2	N/A	\$ 2,940,650	83.4%	47
48	248 Sanford Avenue	Knowles, Peter	\$ 2,952,000	Apr-07	\$ 492,000	May-96	10.75	2654	\$ 173,953	35.4%	48
49	144 Seminole Avenue	J Ned Inc	\$ 3,800,000	Apr-07	\$ 212,500	Jun-93	13.75	4089	\$ 260,909	122.8%	49
50	151 Root Trail	Hofmeier, Margaret	\$ 1,000,000	Apr-07	\$ 10	Apr-00	7	760	Nd Arms Length	Nd Arms Length	50
51	258 List Road	Localite, Peter E and Constance B	\$ 3,914,375	Apr-07	\$ 1,375,000	Mar-03	4	4521	\$ 609,844	44.4%	51
52	2300 W. Ibis Isle Road	Andres Casas Living Trust	\$ 1,925,000	Apr-07	\$ 895,000	Aug-92	14.5	3795	\$ 75,172	9.0%	52
53	300 Clarke Avenue	Healthwood, Desmond	\$ 8,450,000	Apr-07	\$ 1,800,000	Jun-88	17.75	9091	\$ 374,548	20.8%	53
54											54
55											55
56			\$ 4,785,184		\$ 2,535,058		6.73		\$ 609,842	24.0%	56
57											57
58											58
59			\$ 258,399,957		\$ 114,077,620		363.25		\$ 27,397,903		59
60							54		45		60
61			\$ 4,785,184		\$ 2,535,058		6.73		\$ 609,842	24.0%	61
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1 3230 S. Ocean Blvd, #C306	Jackson, William	Scozzafava, James J	\$ 300,000	Jan-07	108,000	Mar-99	7.75	1176	\$ 24,774	22.9%	1
2 444 Coconut Row #202B	S David Leibowitz Trust	Cook, Stanley	\$ 350,000	Jan-07	150,000	May-88	18.5	893	\$ 10,811	7.2%	2
3 301 Australian Avenue #213	Sirha, Robin	CSC Brazilian LP	\$ 427,500	Jan-07	N/A	N/A	N/A	N/A	N/A	N/A	3
4 401 Peruvian Avenue #3020	Bryer, Henry	McCaughey, Caroline	\$ 437,500	Jan-07	155,000	Aug-00	6.25	595	\$ 45,200	29.2%	4
5 2784 S. Ocean Blvd, #305N	Levenson, Maximilian	Helpen Trusts	\$ 500,000	Jan-07	147,500	Jul-94	22.5	1541	\$ 15,667	10.6%	5
6 354 Chilean Avenue #4C	Janzetta, Jon	Robbins, Susan	\$ 900,000	Jan-07	395,000	May-01	5.5	1225	\$ 91,818	23.2%	6
7 3140 S. Ocean Blvd, #205N	Post, Jennifer	Miller, Elaine	\$ 1,100,000	Jan-07	600,000	Sep-98	8.25	2695	\$ 60,505	10.1%	7
8 100 Sunrise Avenue #CM19	Covello, Paul and Mary	Eleanor F Raab Residence Trust	\$ 1,100,000	Jan-07	580,000	Mar-90	18.75	1646	\$ 31,045	5.4%	8
9 235 Sunrise Avenue #CM19	Palm Beach Resorts International LLC	C J Hamilton LLC	\$ 2,798,676	Jan-07	1,250,000	Jul-03	3.5	N/A	\$ 442,479	35.4%	9
10 3450 S. Ocean Blvd, #5140	Rozzaro, Arthur	Hoffman, Patricia	\$ 275,000	Feb-07	190,000	Mar-03	3.75	1008	\$ 22,667	11.9%	10
11 2505 S. Ocean Blvd, #5140	Miller, Dennis	Welsen, Jeff	\$ 335,000	Feb-07	100	Feb-95	12	1116	Not Arms Length	Not Arms Length	11
12 2605 S. Ocean Blvd, #8160	Raine, Alexandra	Sandground Evelyn	\$ 350,000	Feb-07	97,500	Jan-79	28	1116	\$ 9,018	9.2%	12
13 301 Australian Avenue #RU215	Ginewich, Galina	CSC Schwartz, Mercedes	\$ 405,600	Feb-07	N/A	N/A	N/A	N/A	N/A	N/A	13
14 401 Peruvian Avenue #2050	Gagnon/Vie	Gardiner, James	\$ 410,000	Feb-07	280,000	Dec-03	3	595	\$ 50,000	19.2%	14
15 301 Australian Avenue #RU309	Medel, Bennett	CSC Brazilian LP	\$ 453,400	Feb-07	N/A	N/A	N/A	N/A	N/A	N/A	15
16 3475 S. Ocean Blvd, #5100	Sevage, Julian	Ronald Furman Revocable Trust	\$ 499,000	Feb-07	190,000	Feb-02	5	1395	\$ 61,800	32.5%	16
17 301 Australian Avenue #RU113	Griff, Phillip	CSC Brazilian LP	\$ 500,000	Feb-07	N/A	N/A	N/A	N/A	N/A	N/A	17
18 301 Australian Avenue #RU110	Krystal Marcus Retirement Plan	CSC Brazilian LP	\$ 394,600	Feb-07	N/A	N/A	N/A	N/A	N/A	N/A	18
19 301 Australian Avenue #RU306	Grima, Edward	Das Grosche, Dennis	\$ 575,000	Feb-07	475,000	Jun-04	N/A	N/A	\$ 40,000	8.4%	19
20 2784 S. Ocean Blvd, #507N	Donna J Twist Rudolph Revocable Trust	CSC Brazilian LP	\$ 785,800	Feb-07	N/A	N/A	N/A	N/A	N/A	N/A	20
21 301 Australian Avenue #RU1088	Kurosu, Katsuyuki	CSC Brazilian LP	\$ 744,800	Feb-07	N/A	N/A	N/A	N/A	N/A	N/A	21
22 301 Australian Avenue #RU211	Krasnow, Robert	CSC Brazilian LP	\$ 820,000	Feb-07	190,000	Apr-98	8.75	1196	\$ 72,000.00	37.9%	22
23 301 Australian Avenue #RU130	Wilson, Steven	Estate of Maxine Bedrick	\$ 840,000	Feb-07	500,000	Feb-84	23	2464	\$ 14,783	3.0%	23
24 44 Coconut Row #508S	Eisenman, Steven	Herman Snyder Trust	\$ 860,200	Feb-07	N/A	N/A	N/A	N/A	N/A	N/A	24
25 2580 S. Ocean Blvd, #2A5	Springfield LLC	CSC Brazilian LP	\$ 910,000	Feb-07	305,000	Oct-98	8.25	968	\$ (100,000)	-8.5%	25
26 240 S. County Road #A5	Sullivan Jr, John M	Stover, Dorothy	\$ 975,000	Feb-07	1,050,000	Apr-06	0.75	1226	\$ 78,521	24.0%	26
27 44 Coconut Row #518B & #C31	Abraham, Daniel S	Guest, Mary Scott	\$ 1,050,000	Feb-07	1,500,000	Apr-96	10.75	1540	\$ 113,043	28.3%	27
28 330 Coconut Row #1C	Van Pelt, Jane	Murphy, Norman	\$ 1,050,000	Feb-07	400,000	Apr-01	5.75	1220	\$ 248,571	26.2%	28
29 250 Bradley Place #504	Hammer, VV	Shihani, Anthony	\$ 1,230,250	Feb-07	810,000	Mar-05	1.75	2385	\$ 97,222	15.6%	29
30 3300 S. Ocean Blvd, #403S	Post, Jennifer	Gerraldi, Richard	\$ 1,500,000	Feb-07	625,000	Dec-97	9	1678	\$ 73,333	24.0%	30
31 2000 S. Ocean Blvd, #208S & #C7S	Adler, Edward A	Marvisia III LLC	\$ 1,560,000	Feb-07	N/A	N/A	N/A	N/A	N/A	N/A	31
32 340 Coconut Row #A	Kinsey, Stephen	Miller, Anne	\$ 2,250,500	Feb-07	N/A	N/A	N/A	N/A	N/A	N/A	32
33 301 Australian Avenue #11 & #112	CPS Brazilian Court LLC	CSC Brazilian LP	\$ 2,102,500	Feb-07	N/A	N/A	N/A	N/A	N/A	N/A	33
34 301 Australian Avenue #RU116	Part II Gerber Trust	CSC Brazilian LP	\$ 2,925,000	Feb-07	1,675,000	Apr-00	6.75	1225	\$ 185,185	11.1%	34
35 200 Bradley Place #3010 & #C10	Collins, Lewis	Goldberg, Richard	\$ 470,000	Mar-07	115,000	Sep-98	8.25	1568	\$ 43,030	37.4%	35
36 3450 S. Ocean Blvd, #816	Open, Donald and Colleen	Kelshewin, Esther	\$ 210,000	Mar-07	135,000	Sep-00	6.5	N/A	\$ 11,538	8.5%	36
37 44 Coconut Row #714	Pullittors, Joseph	Sugarston Worldwide Inc	\$ 312,500	Mar-07	90,000	Jan-79	28	1400	\$ 7,946	8.5%	37
38 2860 S. Ocean Blvd, #6080	Ryan, Edward	Nadeau, Edith									38
39											39
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41	2860 S. Ocean Blvd, #6140	Brown, Robert	\$ 375,000	Mar-07	\$ 75,000	Jan-74	33	1578	\$ 9,091	12.1%	41
42	301 Australian Avenue #RU210	Kleinhandler, David	\$ 443,000	Mar-07	N/A	N/A	N/A	N/A	N/A	N/A	42
43	2185 Ibis Isle Road #030	Maher, William	\$ 465,000	Mar-07	\$ 175,000	Apr-99	7.75	1168	\$ 40,000	22.9%	43
44	Cococanut Row #607A	Gardner, Eunice	\$ 525,000	Mar-07	\$ 150,000	Oct-00	6.25	903	\$ 80,000	40.0%	44
45	301 Australian Avenue #RU131	Astrop, William	\$ 698,500	Mar-07	N/A	N/A	N/A	N/A	N/A	N/A	45
46	301 Australian Avenue #RU217	Astrop, Michael and Ginger	\$ 707,750	Mar-07	N/A	N/A	N/A	N/A	N/A	N/A	46
47	301 Australian Avenue #RU218	Bardall, James	\$ 744,786	Mar-07	N/A	N/A	N/A	N/A	N/A	N/A	47
48	320 Chilean Avenue #8	Marracoda, Marilyn	\$ 750,000	Mar-07	\$ 250,000	Feb-00	7	1167	Not Arms Length	N/A	48
49	170 Chilean Avenue #6D	Kosselman, Mark L	\$ 850,000	Mar-07	\$ 195,000	Dec-85	21.25	1226	\$ 28,235	11.3%	49
50	170 N. Ocean Blvd, #806	Finnegan, Dorothy J	\$ 875,000	Mar-07	\$ 195,000	Apr-83	23.75	1201	\$ 28,632	14.7%	50
51	3300 S. Ocean Blvd, #402N	Raycheva, Anna	\$ 955,000	Mar-07	\$ 720,000	Mar-03	4	1395	\$ 58,750	8.2%	51
52	3300 S. Ocean Blvd, #2C	DeLuvo, Norman	\$ 1,015,000	Mar-07	\$ 475,000	Jul-86	20.5	2196	\$ 26,341	5.5%	52
53	3170 S. Ocean Blvd, #605	Shegal Family Personal Residence Trust	\$ 1,525,000	Mar-07	\$ 150,900	Apr-86	11	2590	\$ 90,827	60.2%	53
54	100 Sunrise Avenue #6070	Starr, Evan	\$ 1,350,000	Mar-07	\$ 1,200,000	Sep-06	0.5	2950	\$ 650,000	54.2%	54
55	150 Bradley Place #516	Gayle Waxman Living Trust	\$ 1,750,000	Mar-07	\$ 100	Mar-89	18	1612	Not Arms Length	N/A	55
56	170 N. Ocean Blvd, #201	Wynn, Robert	\$ 1,952,000	Mar-07	\$ 1,482,575	Feb-06	1	1547	\$ 212,425	14.3%	56
57	2770 S. Ocean Blvd, #401S & #C27	Swift III, Thomas and Laura P	\$ 2,350,000	Mar-07	\$ 375,000	Apr-92	4	2298	\$ 62,500	4.2%	57
58	360 S. Ocean Blvd, #PH4	Ziv, Seymour and Gladys	\$ 3,100,000	Mar-07	\$ 845,000	Feb-92	15	1830	\$ 120,339	32.1%	58
59	235 Sunrise Avenue #2040 & #2042	Spilberg, Richard	\$ 350,000	Mar-07	\$ 223,000	Jul-06	0.5	2500	\$ 150,333	17.8%	59
60	2860 S. Ocean Blvd, #104	Reunty, Christian and Victoria	\$ 125,000	Apr-07	\$ 87,000	Apr-05	2	542	\$ 63,500	28.5%	60
61	3140 S. Ocean Blvd, #205N & #CW15	John William Georges Trust	\$ 1,400,000	Apr-07	\$ 345,000	Sep-03	3.5	1012	Not Arms Length	N/A	61
62	340 Brazilian Avenue #102B	Luttseder, Marvin	\$ 1,990,000	Apr-07	\$ 820,000	Feb-83	24	2533	\$ 42,750	14.9%	62
63	130 Sunrise Avenue #5070 & #5080	Eber, Linda	\$ 2,357,200	Apr-07	\$ 612,000	Jun-88	18.75	3563	\$ 103,744	17.0%	63
64	2.N. Breakers Row	Forbes, Robert and Lydia	\$ 6,100,000	Apr-07	\$ 588,000	Apr-99	8	1761	\$ 347,750	61.2%	64
65	3250 S. Ocean Blvd, #201N	Hsu, Rebecca	\$ 675,000	Apr-07	\$ 955,000	Mar-87	20	3328	\$ 255,250	25.7%	65
66	227 Brazilian Avenue #2E	Bentley, Gretchen	\$ 450,000	Apr-07	\$ 202,500	Apr-05	2	1640	\$ 70,000	13.1%	66
67	100 Sunrise Avenue #8120	Niel Walker Hight Revocable Trust	\$ 2,900,000	Apr-07	\$ 330,000	Jun-03	3.75	643	\$ 66,000	32.6%	67
68	44 Cococanut Row #317A	Milner, Whitehouse Company	\$ 3,300,000	Apr-07	\$ 775,000	Mar-99	8	1646	\$ 48,846	14.9%	68
69	150 Bradley Place #1001 & #C18	Heller, Gerald and Sharon	\$ 6,000,000	Apr-07	\$ 1,125,000	Apr-80	17	4370	\$ 255,625	34.9%	69
70	2770 S. Ocean Blvd, #3120	McMullin, Linda	\$ 158,000	Apr-07	\$ 5,380,000	May-05	1.75	3882	\$ 365,714	11.4%	70
71	2773 S. Ocean Blvd, #3120	Cohen, Alan	\$ 282,000	Apr-07	\$ 110,000	Jan-79	28.25	1389	\$ 6,088	5.5%	71
72	3200 S. Ocean Blvd, #202B	Chabun, Pamela	\$ 370,000	Apr-07	\$ 118,000	Dec-91	18.25	1366	\$ 16,525	14.9%	72
73	2800 S. Ocean Blvd, #1A3	Hauptman, Martin	\$ 425,000	Apr-07	\$ 801,000	Nov-06	0.25	2590	\$ (1,500,000)	-187.8%	73
74	139 Sunrise Avenue #1010	Hirschmiller, Mary Midgeer	\$ 520,000	Apr-07	\$ 109,000	May-80	26.75	990	\$ 15,364	14.1%	74

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THE EVANS REPORT 2008

PALM BEACH CONDOMINIUM SALES 1/07-4/07

Published by:
 Leslie Robert Evans Assoc., P.A.
 214 Brazilian Avenue, Suite 200, Palm Beach, FL 33480
 Ph: 561-832-8288 Fax 561-832-5722
 Email: info@leevanspa.com

Property	Buyer	Seller	Current Sale Price	Current Sale Date	Prior Sale Price	Prior Sale Date	Yrs Bwn Sales	Bldg Sq Ft	Ann Inc/(Dec)	Avg Ann %
81 3260 S. Ocean Blvd. #501S	Sullivan, Roy	Fine, Joel H	\$ 600,000	Apr-07	\$ 639,000	Jan-08	1.25	1640	\$ (31,200)	-4.9%
82 2275 S. Ocean Blvd. #103S & #C37	Blank, Reuben	Rosetti, Carol	\$ 625,000	Apr-07	\$ 500,000	Jun-04	2.75	1614	\$ 45,455	9.1%
83 2150 Isla Isla Road #100	Wyman, Thomas	Anastasia Gratos Trust	\$ 865,000	Apr-07	\$ 10	Jul-05	1.75	1618	Not Arms Length	
84 2100 S. Ocean Blvd. #603S & #3W6	Keasly, Robert	Gonell, Franklin	\$ 2,086,000	Apr-07	\$ 1,500,000	Aug-03	3.5	3136	Not Arms Length	
85 347 Australian Avenue #5	Samson, Marvin	Robert Christian Edrle Revocable Trust	\$ 2,130,000	Apr-07	\$ 2,050,000	May-04	2.75	3507	\$ 229,091	15.3%
86 100 Royal Palm Way #PH2	Collins, John	Healthwood, Desmond	\$ 4,225,000	Apr-07	\$ 585,000	Apr-01	6	2260	\$ 382,500	17.7%
87 214 Chilean Avenue #A	Saltex Development LP	James, Daniel H	\$ 965,000	Apr-07	\$ 550,000	Jun-04	2.75	1000	\$ 141,818	23.9%
88 2680 S. Ocean Blvd. #R1C4	Rosetti, Joseph and Carol	Estate of Irving Schaffer	\$ 975,000	Apr-07	\$ 550,000	Apr-88	19	2434	\$ 105,714	3.5%
89 44 Coccaant Row #410A	Spiegel, Robert	Alperin, Myer	\$ 1,375,000	Apr-07	\$ 450,000	May-98	8.75	1753	\$ 19,211	23.5%
90 340 Brazilian Avenue #202B	Nesher, Robert	Hamford, Louise	\$ 1,600,000	Apr-07	\$ 910,000	Jan-03	4.25	2323	\$ 182,353	17.8%
91 120 Sunset Avenue #4B	Sealowe, Jerry	Fischer, Marilyn	\$ 2,350,000	Apr-07	\$ 1,485,000	Aug-97	9.5	3000	\$ 97,053	6.1%
92										
93										
94										
95			\$ 1,239,116		\$ 688,387		8.27		\$ 117,426	17.8%
96										
97			\$ 112,759,542		\$ 44,790,606		7.52		\$ 7,867,568	17.8%
98							9.1		\$ 67	
99			\$ 1,239,116		\$ 688,387		8.27		\$ 117,426	17.8%
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