

THE EVANS REPORT 2008

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

Published by:
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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/(Dese)	Avg Ann %
1 270 Queens Lane	Queens Lane LLC	Ullman Family Land Trust Agreement	\$ 2,650,000	Jan-07	100	Jul-92	14.5	3460	Not Arms Length	1
2 251 Jungle Road	Kahn, Gilbert S & John J Norko 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
3 309 Chapel Hill Road	Dawney, Ann T	Roebell, Helen D	\$ 5,350,000	Jan-07	100	Aug-93	13.25	5050	Not Arms Length	2
4 113 Clarie Avenue	Wooz, Peter	Friedman, William	\$ 10,125,000	Jan-07	\$ 3,250,000	Nov-03	3	4976	\$ 2,291,667	Not Arms Length
5 999 Indian Road	Barron, Lisbeth R	999 Indian Road Realty Trust	\$ 11,362,000	Jan-07	\$ 2,500,000	Mar-00	6.75	7886	\$ 1,312,889	Not Arms Length
6 438 Worth Avenue	438 Worth Avenue Realty Trust	Wagner, Ronald	\$ 3,152,500	Jan-07	\$ 100,000	Apr-76	30.75	3825	\$ 99,288	99.3%
7 165 Royal Poinciana Way	Laura Theresa Norman Revocable Trust	South County Holding LLC	\$ 3,650,000	Jan-07	\$ 4,200,000	Mar-06	0.75	N/A	\$ (333,333)	-7.9%
8 280 List Road	Kurzon, Robert	280 List Road Inc	\$ 4,221,945	Jan-07	\$ 4,300,000	Apr-05	1.75	5503	\$ (44,603)	-1.0%
9 151 Seaview Avenue	Bourne Investments Inc	William Buckley Revocable Trust	\$ 2,025,000	Jan-07	100	Jul-98	8.5	3080	Not Arms Length	9
10 445 Brazilian Avenue	Rosalind LLC	True, Karen M and Richard	\$ 2,900,000	Jan-07	\$ 1,400,000	May-02	4.5	6336	\$ 333,333	23.8%
11 176 Seminole Avenue	Smith, Matthew and Tracy E	445 Brazilian LLC	\$ 3,800,000	Feb-07	\$ 1,750,000	Jun-03	4.5	4406	\$ 650,000	74.3%
12 260 Kawarna Lane	Marion, Donald B	Lewis B Campbell Revocable Trust	\$ 9,650,000	Feb-07	\$ 6,500,000	Sep-04	2.25	8287	\$ 1,400,000	21.5%
13 124 Clarke Avenue	Lemole, Gerald M and Emily	Lowell Dean C and Pamela	\$ 7,100,000	Feb-07	\$ 2,500,000	Mar-97	9.75	8305	\$ 471,795	18.9%
14 156 Sabrezee Avenue	Garrison, Robert N and Antoinette	David C Carter Irrevocable Trust	\$ 2,900,000	Feb-07	\$ 645,000	Aug-86	10.5	4944	\$ 214,782	33.3%
15 246 Emerald Lane	Arbinder, Stephen E and Madeline	Koch, Ronald and Paulette	\$ 6,000,000	Feb-07	\$ 1,076,800	Jul-88	8.5	5967	\$ 579,200	53.8%
16 231 Southland Road	Barack, Peter	Leist, Alan	\$ 2,782,500	Feb-07	\$ 1,250,000	Sep-02	4.25	3184	\$ 356,882	28.5%
17 885 S. County Road	Borklund, Alexandra	McCarty, Thomas	\$ 4,100,000	Feb-07	\$ 3,400,000	Jan-01	6	4813	\$ 116,667	3.4%
18 360 Coconut Row	McCarty, Thomas	Lyle Finley Revocable Trust	\$ 8,500,000	Feb-07	\$ 3,350,000	Sep-02	4.25	8206	\$ 1,211,765	36.2%
19 140 Brazilian Avenue	McCarthy, Thomas	Estate of Ruth M Burns	\$ 1,850,000	Feb-07	\$ 900,000	Sep-99	7.25	2963	\$ 131,034	14.6%
20 226 Via Liria	Kahn, G Kent	Page, Ann	\$ 2,150,000	Feb-07	\$ 2,040,000	Apr-06	0.75	2505	\$ 146,667	7.2%
21 256 Seapey Avenue	Gerardo, John	Casey Family Trust	\$ 2,279,500	Feb-07	\$ 1,470,000	Apr-04	2.75	3750	\$ 294,364	20.0%
22 208 Mockingbird Trail	Erlow, Vince	Taber, Carol	\$ 1,450,000	Feb-07	\$ 400,000	Jun-00	6.5	2451	\$ 161,538	40.4%
23 1821 N Lake Way	Conroy, Martin	Lia McSwan Trust	\$ 1,250,000	Feb-07	100	Nov-92	14.25	3332	Not Arms Length	24
24 174 E. Inlet Drive	Spots Inc	Kemp, Edwin	\$ 5,500,000	Feb-07	\$ 3,672,000	Jun-04	2.5	5394	\$ 731,200	19.9%
25 146 Seminole Avenue	Niederlander, James	Burghetto Arturo	\$ 4,950,000	Mar-07	\$ 1,250,000	Oct-02	4.25	new const	\$ 688,824	52.7%
26 137 Australian Avenue	Haymes, Stephen	Malasy, Donald	\$ 2,939,466	Mar-07	\$ 587,500	May-89	16.75	3292	\$ 90,209	15.4%
27 336 Australian Avenue	200 Emerald Beach Way Inc	Rapetti, Alfred Anthony and Celeste	\$ 5,500,000	Mar-07	\$ 5,000,000	Nov-04	2.25	10495	\$ 222,222	4.4%
28 200 Emerald Beach Way	Shel, Barbara	Timmerman, John	\$ 2,100,000	Mar-07	\$ 2,100,000	Oct-05	1.25	5889	Not Arms Length	29
29 234 Siana Curve Drive	Boland, John	Schwartz, Richard	\$ 2,450,000	Mar-07	\$ 1,175,000	Nov-05	3.75	3815	\$ 340,000	28.9%
30 244 Plantation Road	Gannon, J	C V Gerlach Revocable Trust	\$ 4,828,000	Mar-07	10	Mar-07	1.25	5375	Not Arms Length	30
31 1340 N. Ocean Blvd.	233 Coral Lane	233 Coral Lane LLC	\$ 5,600,000	Mar-07	\$ 1,550,000	Aug-05	1.5	vacant land	\$ 1,033,333	25.5%
32 219 Chilean Avenue	Garden, Edward	Euro Home VI Inc	\$ 5,950,000	Mar-07	\$ 1,500,000	May-04	2.75	new const	Not Arms Length	32
33 233 Coral Lane	MWD Family Trust	233 Coral Lane LLC	\$ 2,038,676	Mar-07	100	Jun-96	11.75	3446	Not Arms Length	34
34 227 Ocean Terrace	Hayiger, Sean	Barron, Lisbeth R	\$ 2,000,000	Mar-07	\$ 615,000	Mar-97	10	2735	\$ 138,500	22.5%
35 1534 N. Ocean Way	0741459 BC LTD	McKenna Realty Trust	\$ 1,500,000	Mar-07	\$ 300,000	Apr-93	3.75	1727	\$ 3,142,857	106.7%
36 115 Nightingale Trail	Kroby, David	Ferry, Donald E	\$ 17,000,000	Mar-07	\$ 11,500,000	Jun-05	1.75	8565	\$ 715,385	59.6%
37 101 Via Los Incas	Fahman, William B	Columbus Towers LTD et al	\$ 3,525,000	Mar-07	\$ 1,200,000	Dec-03	3.25	4464	\$ 133,636	6.5%
38 264 Lit Road	Behnam, Stanley J and Maria	Jackson, Alfred & Jackson, Adam	\$ 2,785,000	Mar-07	\$ 2,050,000	Sep-01	5.5	5113	\$ 505,806	17.4%
39 231 Seminole Avenue	Burritckon, Emmanuel	Bender Oil LTD	\$ 6,820,000	Mar-07	\$ 2,900,000	Apr-99	7.75	10383		
40 1230 S. Ocean Blvd.	SMM Realty LLC	Forsyth, Robert and Eva								

The data contained herein is for INFORMATIONAL PURPOSES ONLY. It has been obtained from a variety of sources and has not been independently verified. LRE Assoc., P.A. makes no representations or warranties as to the accuracy of its contents.

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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	Kinrear Financial Consulting LTD	\$ 5,320,000	Apr-07	\$ 4,500,000	Oct-01	5.5	6744	\$ 149,091	3.3%	42
43	360 Coccaanut Row	360 Coccaanut Row LLC	\$ 4,525,000	Apr-07	\$ 4,100,000	Feb-07	0.25	4813	\$ 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 Arduua Lane	Pourmanas, Thomas G	\$ 3,188,000	Apr-07	\$ 3,000,000	Aug-05	1.5	4216	\$ 125,353	4.2%	46
47	200 Clarke Avenue	Manchester, Valerie	\$ 9,405,300	Apr-07	\$ 3,525,000	Mar-05	2	N/A	\$ 2,940,650	83.4%	47
48	246 Sanford Avenue	Knowles, Peter	\$ 2,952,000	Apr-07	\$ 492,000	May-96	10.75	2654	\$ 173,953	35.4%	48
49	151 Root Trail	J Ned Inc	\$ 3,800,000	Apr-07	\$ 212,500	Jun-93	13.75	4089	\$ 260,909	122.8%	49
50	144 Seminole Avenue	Hoffmeier, Margaret	\$ 1,000,000	Apr-07	\$ 10	Apr-00	7	760	Not Arms Length	Not Arms Length	50
51	258 Let Road	LaCallina, Peter E and Constance B	\$ 3,014,375	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	\$ 835,000	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-89	17.75	9091	\$ 374,648	20.8%	53
54											54
55											55
56			\$ 4,785,184		\$ 2,535,058		6.73		\$ 609,842	24.0%	56
57											57
58			\$ 258,399,957		\$ 114,077,820		363.25		\$ 27,397,903		58
59							54		45		59
60			\$ 4,785,184		\$ 2,535,058		6.73		\$ 608,842	24.0%	60
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