

THE EVANS REPORT ANALYSIS

January 1, 2006 – June 30, 2006 versus January 1, 2007 – June 30, 2007

TOWN OF PALM BEACH - SINGLE FAMILY SALES

	<u>2006 (1/1/06 - 6/30/06)</u>	<u>2007 (1/1/07 - 6/30/07)</u>	<u>Differential</u>
No. of Sales	93	80	-13 (-14%)
Median	\$3,375,000	\$3,950,000	+\$575,000 (+17.04%)
Avg. Sales Price	\$4,475,548	\$5,156,779	+\$681,231 (+15.22%)
15-20MM	2 (2.15% of # of sales)	5 (6.25% of # of sales)	
10-15MM	7 (7.53% of # of sales)	4 (5% of # of sales)	
5-10MM	15 (16.13% of # of sales)	23 (28.75% of # of sales)	
2.5-5MM	38 (40.87% of # of sales)	25 (31.25% of # of sales)	
below 2.5MM	31 (33.33% of # of sales)	23 (28.75% of # of sales)	

TOWN OF PALM BEACH - CONDOMINIUM UNIT SALES

	<u>2006 (1/1/06 - 6/30/06)</u>	<u>2007 (1/1/07 - 6/30/07)</u>	<u>Differential</u>
No. of Sales	168	143	-25 (-14.88%)
Median	\$ 775,000	\$ 850,000	+\$ 75,000 (+9.68%)
Avg. Sales Price	\$1,117,556	\$1,257,966	+\$ 140,410 (+12.56%)
South of Sloans Curve	61	63	+2 (+3.28%)
North of Sloans Curve	107	80	-27 (-25.23%)

THE EVANS REPORT 2008

PALM BEACH SINGLE FAMILY SALES 1/07-6/07

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	Am Inv(Dec)	Avg Ann %	
1 343 El Bravo Way	Mitchell & Hilario Morgan Fin Bah Trust	Gowdy, Jerrie O	\$ 18,900,000	Jun-07	\$ 1,705,000	Jul-88	18.75	14756	\$ 896,733	52.5%	1
2 101 Via Los Incaes	Finerman, William B	Columbus Towers LTD et al	\$ 17,000,000	Mar-07	\$ 11,500,000	Jun-05	1.75	8665	\$ 3,142,857	27.3%	2
3 101 El Bravo Way	101 El Bravo LLC	Hava, Jacques	\$ 15,600,000	Apr-07	\$ 2,800,000	Jul-81	15.75	11545	\$ 869,841	31.1%	3
4 1800 S. Ocean Blvd.	Frankel, Keith	RGF Holding Corporation	\$ 15,900,000	Mar-07	\$ 8,550,000	Jan-05	2.25	new const	Not Arms Length		4
5 703 Island Drive	Outman, Florenz and Nan	ALI LLC	\$ 15,000,000	Jun-07	\$ 1,325,000	May-86	21	5819	\$ 651,190	49.1%	5
6 989 Indian Road	Barron, Lisbeth R	989 Indian Road Realty Trust	\$ 11,362,000	Jan-07	\$ 2,500,000	Mar-00	6.75	7886	\$ 1,312,889	52.5%	6
7 700 S. Ocean Blvd.	700 South Ocean LLC	United Properties Group LLC	\$ 10,800,000	May-07	\$ 4,450,000	Jul-05	1.75	6713	\$ 771,439	8.2%	7
8 113 Clarke Avenue	Wood, Peter	Friedman, William	\$ 10,125,000	Jan-07	\$ 3,250,000	Nov-03	3	4978	\$ 2,291,667	70.5%	8
9 281 Jungle Road	Kain, Gilbert S. & John J Nofio Kain	Lano, Bruce S and Leslie Barron	\$ 10,000,000	Jan-07	\$ 6,900,000	Sep-05	1.25	10447	\$ 890,000	9.5%	9
10 280 Kawama 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%	10
11 200 Clarke Avenue	Winchester, Valerie	200 Clarke Avenue LLC	\$ 9,406,300	Apr-07	\$ 3,525,000	Mar-05	2	N/A	\$ 2,940,650	83.4%	11
12 585 S. County Road	Glazer, Joel and Angela	Thomas, Mary	\$ 9,300,000	Jun-07	\$ 100	Feb-96	11.25	7486	Not Arms Length		12
13 180 Canterbury Lane	Blue Trust & Welpin Trust	Whitlsey, Moira	\$ 9,000,000	Jun-07	\$ 4,800,000	Jan-01	6.25	11286	\$ 672,000	14.0%	13
14 140 Brazilian Avenue	McCarthy, Thomas	Fogg, Elaine	\$ 8,500,000	Feb-07	\$ 3,350,000	Sep-02	4.25	8206	\$ 1,211,765	36.2%	14
15 300 Clarke Avenue	K Addison Jack, LLC	Geogias, John W and Tasi	\$ 8,250,000	Apr-07	\$ 1,800,000	Jun-89	17.75	9091	\$ 374,648	20.8%	15
16 1047 S. Ocean Blvd.	Bochannan, Maria	Schuler, John and Elizabeth	\$ 7,777,000	May-07	\$ 760,000	Sep-95	11.5	8048	\$ 500,000	20.0%	16
17 200 Jungle Road	1724 Clarke Avenue	Lovett, Dean C and Pamela	\$ 7,100,000	Feb-07	\$ 2,500,000	Jan-94	12.75	8164	\$ 550,353	72.4%	17
18 246 Emerald Lane	SWM Realty LLC	Forsyth, Robert and Eva	\$ 6,820,000	Mar-07	\$ 2,900,000	Mar-97	9.75	8905	\$ 471,795	18.9%	18
19 1230 S. Ocean Blvd.	Himmel, Kenneth A and Janet A	Murphy, William & Randel Kirk	\$ 6,500,000	Jun-07	\$ 5,100,000	Apr-99	7.75	10383	\$ 505,906	17.4%	19
20 102 Flagler Drive	Janna Radtke Revocable Trust	Elise P Mitchell Trust No 2	\$ 6,400,000	Jun-07	\$ 3,650,000	May-05	2	13603	\$ 700,000	13.7%	20
21 478 S. Ocean Blvd.	Pyatt, Michael and Anne	William G Salem, Trustee	\$ 6,312,780	May-07	\$ 2,000,000	Apr-93	14	4227	\$ 392,867	10.8%	21
22 220 Via Bellina	Amthier, Stephen E and Madeline	Koch, Ronald and Pauline	\$ 6,000,000	Feb-07	\$ 1,076,800	Jul-98	8.5	5867	\$ 579,200	53.8%	22
23 246 Emerald Lane	111 El Biflio Trust	Euro Homes VI Inc	\$ 6,000,000	Mar-07	\$ 231,300	Jun-90	16.75	6324	\$ 344,400	148.9%	23
24 219 Chislan Avenue	MWB Family Trust	Janna Radtke Revocable Trust	\$ 5,950,000	Mar-07	\$ 1,590,000	May-04	2.75	new const	Not Arms Length		24
25 240 Clarke Avenue	Marcus, Jeffrey A	Rodahl, Helen D	\$ 5,850,000	Apr-07	\$ 3,200,000	Oct-04	1.5	5189	\$ 1,060,000	25.3%	25
26 233 Coral Lane	Nederlander, James	Kempf, Edwina	\$ 5,600,000	Mar-07	\$ 4,050,000	Aug-05	2.5	vacant land	\$ 1,033,333	25.5%	26
27 146 Seminole Avenue	200 Emerald Beach Way Inc	Rappell, Alfred Anthony and Celeste	\$ 5,500,000	Mar-07	\$ 5,000,000	Nov-04	2.25	10485	\$ 731,200	19.9%	27
28 200 Emerald Beach Way	4528 Brazilian Avenue	South Lake Trail LLC	\$ 5,350,000	Jan-07	\$ 100	Aug-93	13.25	5050	Not Arms Length		28
29 309 Chapel Hill Road	Kinaird Financial Consulting LTD	Triple Realty Trust	\$ 5,320,000	Apr-07	\$ 4,500,000	Oct-01	5.5	6744	\$ 149,091	3.3%	29
30 4528 Brazilian Avenue	306 Prudential Avenue	L'abroy, Ronald and Lauri	\$ 5,200,000	Jun-07	\$ 2,500,000	Jun-03	4	2232	\$ 675,000	27.0%	30
31 980 Coconut Row	360 Coconut Row LLC	C W Gerlach Revocable Trust	\$ 4,525,000	Apr-07	\$ 4,100,000	Feb-07	0.25	4813	\$ 1,700,000	41.5%	31
32 306 Prudential Avenue	1840 N. Ocean Blvd.	Bjorklund, Alexandra O	\$ 4,325,000	Jan-07	\$ 10	Nov-05	1.25	5975	Not Arms Length		32
33 280 Lf Road	280 Lf Road Inc	McCarthy, Thomas	\$ 4,100,000	Jan-07	\$ 3,400,000	Jan-01	6	4813	\$ 116,667	-1.0%	33
34 360 Coconut Row	Bjorklund, Alexandra	Burgato, Arturo	\$ 4,050,000	Feb-07	\$ 4,200,000	Oct-02	4.25	new const	\$ 658,824	52.7%	34
35 137 Australian Avenue	165 Royal Palmetto Way	Laura Teresa Norman Revocable Trust	\$ 3,950,000	Mar-07	\$ 4,200,000	Mar-06	0.75	N/A	\$ (333,333)	-7.9%	35
36 165 Royal Palmetto Way	228 Brazilian Avenue	Wiggins, William	\$ 3,950,000	Mar-07	\$ 2,795,000	May-00	7	5880	\$ 165,000	6.5%	36
37 228 Brazilian Avenue	225 Emerald Lane	Laurie L Cornell Revocable Trust	\$ 3,950,000	Jun-07	\$ 550,000	Oct-99	8.5	3407	\$ 400,000	72.7%	37
38 225 Emerald Lane											38
39											39
40											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 %	
41 238 Lint Road	Lacaille, Peter E and Constance B	Browne, H Lee and Jacquelyn G	\$ 3,814,375	Apr-07	\$ 1,375,000	Mar-03	4	4521	\$ 608,844	44.4%	41
42 176 Seminole Avenue	Smith, Matthew and Tracy E	True, Karen M and Richard	\$ 3,800,000	Feb-07	\$ 875,000	Jun-03	4.5	4406	\$ 650,000	74.3%	42
43 144 Seminole Avenue	J Ned Inc	Herrman, Gerald and Sara S Myers	\$ 3,800,000	Apr-07	\$ 212,500	Jun-93	13.75	4089	\$ 260,909	122.8%	43
44 401 Brazilian Avenue	Murphy, William	Hirtzel, Kenneth	\$ 3,700,000	Jun-07	\$ 3,950,000	Jul-03	3.75	5839	\$ (66,687)	-1.7%	44
45 234 Lint Road	Behman, Stanley J and Maria	Jackson, Alfred & Jackson, Adam	\$ 3,525,000	Mar-07	\$ 1,200,000	Dec-03	3.25	4464	\$ 715,385	59.6%	45
46 234 Brazilian Avenue	Gaines, Stanley N and Gay H	Adamme LLC	\$ 3,500,000	May-07	\$ 3,000,000	Jun-01	4.75	5618	\$ 105,253	3.9%	46
47 409 Antigua Lane	Pourmas, Thomas G	Kourinon, Sergio N	\$ 3,185,000	Apr-07	\$ 3,000,000	Aug-05	1.5	4216	\$ 125,333	4.2%	47
48 439 Worth Avenue	439 Worth Avenue Realty Trust	Defina Family Trusts	\$ 3,152,500	Jan-07	\$ 1,000,000	Apr-76	30.75	3825	\$ 99,268	99.3%	48
49 885 S. County Road	Leist, Alan	Phoeney, Herbert	\$ 2,943,675	Feb-07	\$ 1,000,000	May-02	4.75	3943	\$ 409,195	40.9%	49
50 445 Brazilian Avenue	Rosalind LLC	David C Carter Irrevocable QLP Trust	\$ 2,900,000	Jan-07	\$ 1,400,000	May-02	4.5	6336	\$ 333,333	23.8%	50
51 156 Seapine Avenue	Garrison, Robert N and Antonette	Bornan, Michael	\$ 2,900,000	Feb-07	\$ 645,000	Aug-96	10.5	4044	\$ 214,762	33.3%	51
52 1123 N. Lake Way	Moore, Victor	Bornan, Michael	\$ 2,900,000	Jun-07	\$ 1,800,000	Dec-03	3.5	3949	\$ 314,286	17.5%	52
53 334 Chilian Avenue	Estate of Dorothy H Wood	334 Chilian LLC	\$ 2,800,000	Jun-07	\$ 2,050,000	Sep-01	5.5	5113	\$ 133,636	6.9%	53
54 231 Seminole Avenue	Burnick, Emmanuel	Uhlman Family Land Trust/Agreement	\$ 2,782,000	Feb-07	\$ 1,250,000	Sep-02	4.25	3194	\$ 355,892	28.5%	54
55 231 Southland Road	Barack, Peter	Caplan, Bernard	\$ 2,650,000	Jan-07	\$ 1,781,250	Jul-92	14.5	3460	\$ 319,444	17.8%	55
56 249 Queens Lane	Dolanst, Anthony	Vall, Mimi	\$ 2,650,000	Jan-07	\$ 100	Feb-06	2.25	3878	\$ 340,000	28.9%	56
57 244 Penatlon Road	Boiland, John	Schwartz, Richard	\$ 2,450,000	Mar-07	\$ 1,175,000	May-03	3.75	3815	\$ 173,953	35.4%	57
58 248 Sanford Avenue	Kronaw, Peter	Marston, Carolyn	\$ 2,362,000	Apr-07	\$ 492,000	May-96	10.75	2854	\$ 294,394	20.0%	58
59 208 Mockingbird Trail	Elliott, Vince	Casey Family Trust	\$ 2,279,500	Feb-07	\$ 1,470,000	Apr-04	2.75	3750	\$ 146,657	7.2%	59
60 337 Seabreeze Avenue	Josephberg, Robert and Sheila	Emanuelson, Dwight H	\$ 2,184,100	Jun-07	\$ 680,000	May-99	7	2101	\$ 214,871	31.6%	60
61 256 Seaspay Avenue	Garcia, John	Page, Ann	\$ 2,150,000	Feb-07	\$ 2,040,000	Apr-05	0.75	2505	\$ 146,657	7.2%	61
62 23 Spans Curve Drive	Sidell, Barbara	Timmerman, John	\$ 2,100,000	Mar-07	\$ 2,100,000	Oct-05	1.25	6889	\$ 90,208	15.4%	62
63 336 Australian Avenue	Haynes, Stephen	Malassy, Donald	\$ 2,098,486	Mar-07	\$ 587,500	May-89	16.75	3292	\$ 131,034	14.6%	63
64 1227 Ocean Terrace	Heyniger, Sean	Barton, Lisbeth R	\$ 2,053,676	Mar-07	\$ 100	Jun-95	11.75	3446	\$ 240,000	21.3%	64
65 151 Seaview Avenue	Bourne Investments Inc	William Buckley Revocable Trust	\$ 2,025,000	Jan-07	\$ 100	Jul-98	6.5	3080	\$ 138,500	22.5%	65
66 1534 N. Ocean Way	741439 BC LTD	Mckenna Realty Trust	\$ 2,000,000	Mar-07	\$ 615,000	Mar-97	10	3795	\$ 75,172	9.0%	66
67 2300 Va. Iris Isle Road	Andres Casas Living Trust	Gunders, Henry	\$ 1,925,000	Apr-07	\$ 835,000	Aug-92	14.5	3795	\$ 181,538	106.7%	67
68 226 Va. Linda	Kelie, G Kent	Estate of Ruth M Burns	\$ 1,950,000	Feb-07	\$ 900,000	Sep-99	7.25	2983	\$ 131,034	14.6%	68
69 160 Reef Road	Murphy, Kevin	Elliott, Joseph	\$ 1,850,000	Jun-07	\$ 468,800	Jun-97	20	3519	\$ 69,060	14.7%	69
70 231 Nightingale Trail	231 Nightingale Trail LLC	Mangray Bell Trust	\$ 1,800,000	Jun-07	\$ 100	Jan-99	8.25	4121	\$ 108,000	18.5%	70
71 174 E. Inlet Drive	Spots Inc	Lila McFawn Trust	\$ 1,750,000	Feb-07	\$ 100	Nov-92	14.25	3332	\$ 240,000	21.3%	71
72 225 Via Linda	Rogers, John and Heather	Estate of Natalie H Sherman	\$ 1,725,000	May-07	\$ 585,000	Jul-96	10.75	3297	\$ 320,000	106.7%	72
73 2287 E. Iris Isle Road	Coon, Miles	Manwick, William	\$ 1,500,000	Jun-07	\$ 1,125,000	Nov-04	2.5	3708	\$ 101,835	20.0%	73
74 115 Nightingale Trail	Khoury, David	Ferry, Carol E	\$ 1,450,000	Mar-07	\$ 400,000	Apr-93	3.75	2451	\$ 181,538	106.7%	74
75 1521 N. Lake Way	Conroy, Martin	Talbot, Daniel	\$ 1,300,000	Feb-07	\$ 510,000	Jun-00	6.5	2340	\$ 77,297	81.4%	75
76 285 Atlantic Avenue	Stewart, Andrew	Pulsen, Kenneth	\$ 1,000,000	Apr-07	\$ 10	Sep-99	7.75	2840	\$ 77,297	81.4%	76
77 151 Red Trail	Hoffmeier, Margaret	Putsch, Geraldine & Jessica Olajnyk	\$ 810,000	Mar-07	\$ 95,000	Apr-00	7	2112	\$ 77,297	81.4%	77
78 222 Park Avenue	A & E Properties LLC	Estate of Francis Mandina	\$ 487,500	Jun-07	\$ 95,000	Feb-98	9.25	2112	\$ 77,297	81.4%	78
79 285 Lint Road	Torres Realty Investments LLC	Estate of Mary V Shebell	\$ 487,500	Jun-07	N/A	N/A	N/A	3488	N/A	N/A	79
80											80

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1 150 Bradley Place #PHS1003 & #C12	Cesam, Trael	Tsal Jr, Gerald	\$ 8,900,000	May-07	1,435,500	Nov-05	1.5	N/A	\$ 4,976,333	346.7%
2 2.N. Breakers Row #S14	Michels, Sam	Cooney, George K and Cynthia R	\$ 6,100,000	Apr-07	993,000	Mar-07	20	3328	\$ 255,250	25.7%
3 150 Bradley Place #1011 & #C18	Micalley, Linda	Blau, Ariane	\$ 6,000,000	Apr-07	5,360,000	May-05	1.75	3882	\$ 365,714	6.8%
4 2.N. Breakers Row #SPH2 & #C24	Leb Property Limited Partnership	PB Corporation	\$ 5,000,000	May-07	3,100,000	Jul-98	8.75	3406	\$ 217,143	7.0%
5 360 S. Ocean Blvd. #PH4	Nicholson, James and Donna	Right, Mitchell E.	\$ 4,750,000	Mar-07	3,400,000	Jul-06	0.5	2500	\$ 2,700,000	79.4%
6 100 Royal Palm Way #PH2	Collins, John	Heathwood, Desmond	\$ 4,225,000	Apr-07	2,050,000	Apr-01	6	2250	\$ 362,500	17.7%
7 330 S. Ocean Blvd. #C2	John Graham-Merton Flemings, Trustees	Thoma-Gadzil, Andrew	\$ 3,750,000	May-07	2,500,000	May-05	2	2406	\$ 625,000	25.0%
8 3100 S. Ocean Blvd. #701N & #C4	Hillside Investments Limited	Francie Sukrow Revocable Trust	\$ 3,485,000	May-07	1,800,000	Mar-95	12	4994	\$ 157,053	8.8%
9 144 Coconut Row #PHW	Forbes, Robert and Lydia	Morgan, Edward J	\$ 3,350,000	Apr-07	588,000	Apr-99	8	1751	\$ 347,750	61.2%
10 328 Worth Avenue #11 #V11	Usher LLC	Arma Lwa LLC	\$ 3,325,000	Jun-07	2,800,000	Sep-04	2.75	N/A	\$ 190,909	6.8%
11 2770 S. Ocean Blvd. #501N & #C13	Heiler, Gerald and Sharon	Kay, Jack and Barbara G	\$ 3,300,000	Apr-07	1,125,000	Apr-90	17	4370	\$ 127,941	11.4%
12 2770 S. Ocean Blvd. #401S & #C27	Zty, Seymour and Gladys	Stumbos, George	\$ 2,925,000	Feb-07	845,000	Feb-92	15	4370	\$ 150,333	17.8%
13 200 Bradley Place #3010 & #C10	Kemp, Edwina	Godberg, Richard	\$ 2,900,000	Apr-07	775,000	Apr-00	6.75	1225	\$ 185,185	11.1%
14 100 Sunrise Avenue #8120	Miller Waterhouse Company	C J Hamilton LLC	\$ 2,850,000	Apr-07	1,250,000	Mar-99	8	1646	\$ 265,625	35.4%
15 235 Sunrise Avenue #C/M19	Palm Beach Resorts International LLC	Eschenberg, Richard	\$ 2,798,576	Jan-07	775,000	Jul-03	3.5	N/A	\$ 442,479	34.9%
16 130 Sunrise Avenue #E	Eder, Linda	Corson, Marie	\$ 2,557,200	Apr-07	612,000	Jun-88	18.75	3663	\$ 103,744	17.0%
17 120 Sunset Avenue #2E	Ruttenberg, Reid	Eder, Linda	\$ 2,500,000	May-07	2,000,000	Jan-04	3.25	2800	\$ 153,846	7.7%
18 120 Sunset Avenue #4B	Seitove, Jerry	Fischer, Marilyn	\$ 2,350,000	Apr-07	1,485,000	Aug-97	9.5	3000	\$ 91,053	6.1%
19 150 Bradley Place #A16	Avraham, Daniel S	Kemp, Edwina L	\$ 2,290,000	May-07	2,000,000	May-06	1	2298	\$ 290,000	14.5%
20 301 Australian Avenue #RU115	Culman, Lewis	CSC Brazilian LP	\$ 2,250,000	Feb-07	N/A	N/A	N/A	N/A	N/A	N/A
21 170 N. Ocean Blvd. #201	Swift III, Thomas and Larups P	Manno, Anthony	\$ 2,150,000	Mar-07	375,000	Apr-92	14.75	1830	\$ 120,339	32.1%
22 347 Australian Avenue #E	Samson, Marvin	Robert Christian Echtle Revocable Trust	\$ 2,100,000	Apr-07	1,500,000	May-04	2.75	3507	\$ 228,091	15.3%
23 301 Australian Avenue #RU116	Paul H Gerber Trust	CSC Brazilian LP	\$ 2,102,500	Feb-07	N/A	N/A	N/A	N/A	N/A	N/A
24 2100 S. Ocean Blvd. #S05S & #CWB	Assaly, Robert	Goroll, Franklin	\$ 2,095,000	Apr-07	10	Aug-03	3.5	3136	Not Arms Length	Not Arms Length
25 3100 S. Ocean Blvd. #703N	Crandall, Louise	Booker, IV	\$ 2,000,000	Jun-07	1,200,000	Jul-99	8	2890	\$ 100,000	8.3%
26 340 Brazilian Avenue #102B	Dickson, Susan	Sneider, Raymond	\$ 1,990,000	Apr-07	930,000	Mar-03	4	2323	\$ 265,000	28.5%
27 360 S. Ocean Blvd. #2B	Porton, Robert E	Estate of Chae Chak	\$ 1,850,000	May-07	838,000	May-97	10	2384	\$ 101,200	12.1%
28 150 Bradley Place #S16	Wyner, Daniel	Felner, A	\$ 1,750,000	Mar-07	1,500,000	Mar-03	4	2298	\$ 62,500	4.3%
29 100 Sunrise Avenue #S15	Gajic Weisman Living Trust	Koch, Dana	\$ 1,695,000	Mar-07	1,482,575	Feb-06	1	1947	\$ 212,425	14.3%
30 2580 S. Ocean Blvd. #2A6 & #C4	Signtner, John	Baker, Paula	\$ 1,645,000	Jun-07	1,400,000	May-05	2	2464	\$ 131,708	8.8%
31 315 S. Lake Drive #9C	Browne, H	Segal, Joseph	\$ 1,625,370	Jun-07	440,000	May-98	9	1741	\$ 122,500	29.9%
32 44 Coconut Row #317A	Nel Walker Right Revocable Trust	Estate of Ruth Weinstein	\$ 1,600,000	Apr-07	330,000	Apr-81	26	1501	\$ 48,846	14.8%
33 340 Brazilian Avenue #202B	Nesher, Robert	Hendoff, Louise	\$ 1,600,000	Apr-07	910,000	Jan-03	4.25	2323	\$ 162,353	17.8%
34 100 Worth Avenue #S10	Vase, Robert	Vetran Management Inc	\$ 1,600,000	May-07	1,100,000	May-05	2	1590	\$ 250,000	22.7%
35 301 Australian Avenue #111 & #112	Stem, Evan	Linder, Beatrice	\$ 1,550,000	Feb-07	100	Mar-89	18	1612	Not Arms Length	Not Arms Length
36 3170 S. Ocean Blvd. #605	Shegal Family Personal Residence Trust	Clark, Carter	\$ 1,525,000	Mar-07	1,200,000	N/A	N/A	2950	\$ 650,000	54.2%
37 150 Bradley Place #405 & #C1	Tsal, Nancy	Miller, Arne	\$ 1,525,000	Apr-07	290,000	Feb-83	24.25	1487	\$ 52,165	10.6%
38 340 Coconut Row #A	Kinsley, Stephen	Miller, Arne	\$ 1,500,000	Feb-07	625,000	Dec-97	9	1678	\$ 97,222	20.8%
39 2100 S. Ocean Blvd. #205N & #CV15	John William Georgas Trust	Estate of Phyllis Singer	\$ 1,400,000	Apr-07	288,500	Feb-81	26	3136	\$ 42,750	14.8%
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PALM BEACH CONDOMINIUM SALES 1/07-6/07

Published by:
 Leslie Robert Evans Assoc., P.A.
 214 Brazilian Avenue, Suite 200, Palm Beach, FL 33480
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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(Doc)	Avg Ann %
2660 S. Ocean Blvd. #403W & #CS4	Eisenberg, Richard and Ellen	E & P Holdings LTD	\$ 1,400,000	Mar-07	171,500	Jan-79	28.25	2918	\$ 43,487	25.4%
2000 S. Ocean Blvd. #208S & #C7S	Adler, Edward A	Manvella III, LLC	\$ 1,395,000	Feb-07	950,000	Mar-05	1.75	2385	\$ 246,571	28.2%
444 Coconut Row #410A	Shugel, Robert	Alperin, Myer	\$ 1,375,000	Apr-07	450,000	May-98	8.75	1753	\$ 105,714	23.5%
2660 S. Ocean Blvd. #706S & #CS2	Andrade Trusts	Necar Holdings Corporation	\$ 1,300,000	Jun-07	925,000	Feb-04	3.25	2137	\$ 115,395	12.5%
100 Sunrise Avenue #6100 & #C30	Wolf, Pamela	Kramer, Saul	\$ 1,295,000	Jun-07	813,700	Jan-76	31.25	1580	\$ 55,582	19.4%
3300 S. Ocean Blvd. #403S	Post, Jennifer	Grinfeld, Richard	\$ 1,230,250	Feb-07	180,000	Apr-04	2.75	2195	\$ 152,818	18.9%
130 Sunrise Avenue #4120	E & R Gordon LLC	Lipman Trusts	\$ 1,213,300	Jun-07	400,000	May-99	8	2195	\$ 101,653	25.4%
330 Coconut Row #2C	DeAtalio Trusts	Murphy, Norman	\$ 1,150,000	Mar-07	150,900	Mar-03	11	1540	\$ 82,250	10.3%
2335 S. Ocean Blvd. #C11	Rose Palms LLC	Silverado Realty LLC	\$ 1,129,000	Jun-07	800,000	Apr-96	4	2810	\$ 67,789	6.2%
2500 S. Ocean Blvd. #392	Salm, Carole-Ann	Zarr, Sylvia	\$ 1,125,000	Jun-07	500,000	Dec-97	9.5	2590	\$ 65,000	13.2%
3140 S. Ocean Blvd. #205N	Post, Jennifer	Miller, Elaine	\$ 1,100,000	Jan-07	600,000	Sep-98	8.25	2695	\$ 60,508	10.1%
100 Sunrise Avenue #312	Covello, Paul and Mary	Eleanor R Rabo Residence Trust	\$ 1,100,000	Jan-07	580,000	Mar-90	16.75	1646	\$ 31,045	5.4%
3140 S. Ocean Blvd. #PH1	Lustbader, Marvin	Tuschak, Sandie	\$ 1,100,000	Apr-07	345,000	Feb-83	24	2533	\$ 31,458	8.1%
170 N. Ocean Blvd. #409	Gardnhol, George	Flarid, Robert	\$ 1,100,000	May-07	268,000	Dec-97	19.25	1355	\$ 43,221	16.1%
235 Sunrise Avenue #C122	Island Hotel Inc	Monihan LLC	\$ 1,100,000	Jun-07	430,000	Mar-02	5.25	N/A	\$ 127,619	29.7%
250 Bradley Place #504	Zarr, Maria	Sirani, Anthony	\$ 1,050,000	Feb-07	400,000	Apr-01	5.75	1220	\$ 113,043	28.3%
2500 S. Ocean Blvd. #3302 & #C14	Gallias, A J Alex	Victor, Henschel	\$ 1,050,000	Jun-07	75,000	Sep-91	15.75	2590	\$ 61,905	82.5%
2660 S. Ocean Blvd. #703W & #C13	Wydra, Narciles	Goodman, Vera	\$ 1,040,000	May-07	174,500	Jan-79	28.25	2918	\$ 30,637	17.6%
3300 S. Ocean Blvd. #402N	Roycheva, Anna	Newman, Rosalyn	\$ 1,015,000	Mar-07	475,000	Jul-86	20.5	2196	\$ 28,341	5.5%
330 Coconut Row #1C	Van Pelt, Jane	Murphy, Norman	\$ 995,000	Feb-07	150,900	Apr-96	10.75	1540	\$ 78,521	52.0%
214 Chilian Avenue #A	Salter, Development LP	James, Daniel H	\$ 985,000	Apr-07	595,000	Jun-04	2.75	1000	\$ 141,818	23.8%
444 Coconut Row #519B & #C31	Ashrafian, Daniel S	Guest, Mary Scott	\$ 975,000	Feb-07	1,050,000	Apr-06	0.75	1395	\$ (100,000)	-8.2%
170 N. Ocean Blvd. #606	Finegan, Dorothy J	Estate of Vivian Adnauer	\$ 955,000	Mar-07	520,000	Mar-03	4	1395	\$ 58,750	8.2%
2660 S. Ocean Blvd. #R1C4	Rosenit, Joseph and Carol	Stover, Dorothy	\$ 910,000	Feb-07	305,000	Oct-96	8.25	2434	\$ 19,211	3.9%
240 S. County Road #45	Sullivan Jr, John M	Robbins, Susan	\$ 900,000	Jan-07	395,000	May-01	5.5	1225	\$ 73,333	24.0%
354 Chilian Avenue #3C	Wyman, Thomas	Anastasia Gracos Trust	\$ 885,000	Apr-07	1	Jul-05	1.75	1618	\$ 28,632	14.7%
2150 Ibis Isle Road #100	Jermes, Jon	Kar, Bruce	\$ 875,000	Mar-07	195,000	Apr-83	23.75	1201	\$	N/A
170 Chilian Avenue #6D	Kesselman, Mark L	CSC Brazilian LP	\$ 860,200	Feb-07	N/A	N/A	N/A	N/A	\$	N/A
44 Coconut Row #122A	Sachs, Rose	Simmons, Robert K	\$ 850,000	Mar-07	250,000	Dec-85	21.25	2464	\$ 28,235	11.3%
2580 S. Ocean Blvd. #2A5	Eisenman, Steven	Estate of Myrle Bedrick	\$ 820,000	Feb-07	190,000	Feb-84	8.75	1196	\$ 72,000.00	37.9%
44 Coconut Row #505B	Wilson, Steven	CSC Brazilian LP	\$ 800,000	May-07	N/A	Apr-98	8.75	N/A	\$	N/A
301 Australian Avenue #RU222	Guggenheim, David	CSC Brazilian LP	\$ 800,000	Feb-07	N/A	Apr-98	8.75	N/A	\$	N/A
301 Australian Avenue #RU130	Krasnow, Robert	CSC Brazilian LP	\$ 785,800	Feb-07	N/A	Apr-98	8.75	N/A	\$	N/A
3400 S. Ocean Blvd. #5F11	Mason, David	Greenberg, Jeffrey	\$ 780,000	May-07	610,000	Oct-02	4.5	2119	\$ 37,778	6.2%
3140 S. Ocean Blvd. #306S	Griehler, Sorin	Louise Cutler Trust	\$ 750,000	Mar-07	450,000	Sep-94	12.5	2220	\$ 29,440	5.7%
320 Chilian Avenue #8	Marracelo, Marilyn	Celestia Jr, Renold L	\$ 744,800	Feb-07	10	Feb-00	7	1167	\$ Not Arms Length	N/A
301 Australian Avenue #RU214	Kurosu, Kazuyuki	CSC Brazilian LP	\$ 744,800	Mar-07	N/A	N/A	N/A	N/A	\$ Not Arms Length	N/A
301 Australian Avenue #RU218	Bardwil, James	CSC Brazilian LP	\$ 744,766	Mar-07	N/A	N/A	N/A	N/A	\$ Not Arms Length	N/A

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81	3120 S. Ocean Blvd., #2502	Jacobson, Gerald	Smith, Nicholas	\$ 717,500	May-07	\$ 440,000	Dec-96	10.25	2497	\$ 27,073	6.2%	81
82	301 Australian Avenue #RU217	DeVivo, Michael and Ginger	CSC Brazilian LP	\$ 707,250	Mar-07	N/A	N/A	N/A	N/A	N/A	N/A	82
83	3300 S. Ocean Blvd., #2085	Sanchez, Jean	Koshy, Herbert	\$ 700,000	Jun-07	\$ 440,000	Apr-99	8.25	2072	\$ 31,515	7.2%	83
84	301 Australian Avenue #RU131	Astrop, William	CSC Brazilian LP	\$ 698,500	Mar-07	N/A	N/A	N/A	N/A	N/A	N/A	84
85	3250 S. Ocean Blvd., #201N	Hsu, Rebecca	Baker, Joe	\$ 675,000	Apr-07	\$ 535,000	Apr-05	2	1640	\$ 70,000	13.1%	85
86	3250 S. Ocean Blvd., #504N	Kahn, Corinne	Goldstein, David	\$ 675,000	May-07	\$ 390,000	Jul-04	2.75	1515	\$ 103,938	26.6%	86
87	2275 S. Ocean Blvd., #T1	Channing, Susan	Lee, Jeannie	\$ 675,000	May-07	\$ 76,500	Jan-74	33.25	1519	\$ 17,940	22.9%	87
88	3440 S. Ocean Blvd., #905S	Dixon, Frederick	Rosen, Gina	\$ 650,000	May-07	\$ 144,000	Feb-80	27.25	1886	\$ 18,569	12.9%	88
89	3250 S. Ocean Blvd., #905S	Miller, Richard and Lois	Eisenberg, Sybil	\$ 650,000	Jun-07	\$ 285,000	Oct-82	24.5	1900	\$ 14,898	5.2%	89
90	2275 S. Ocean Blvd., #103S & #C57	Palacourella, Thomas and Barbara	Estate of Arthur Talmadge	\$ 635,000	May-07	\$ 375,000	Oct-83	13.5	1888	\$ 19,259	5.1%	90
91	3400 S. Ocean Blvd., #701S	Schneider, A	Rosett, Carol	\$ 625,000	Apr-07	\$ 500,000	Jun-04	2.75	1614	\$ 45,455	6.7%	91
92	3200 S. Ocean Blvd., #303B	Dalton, William	Gasco Holdings LTD	\$ 610,000	May-07	\$ 230,000	Jun-91	25.75	1476	\$ 15,340	6.7%	92
93	3250 S. Ocean Blvd., #501S	Sullivan, Roy	Davino, Lydia	\$ 600,000	Apr-07	\$ 370,000	Jul-03	3.75	1640	\$ 84,000	17.3%	93
94	2600 S. Ocean Blvd., #304N	Greenfield, Harriet	Chalner, Scott	\$ 600,000	May-07	\$ 639,000	Jan-06	1.25	1689	\$ (31,200)	-4.9%	94
95	44 Coconut Row #5314B	Marron, Linda	Kaufman, Florence	\$ 595,000	May-07	\$ 295,000	Jun-02	4.75	1489	\$ 64,211	21.8%	95
96	301 Australian Avenue #RU108B	Donna J Twist Revocable Trust	CSC Brazilian LP	\$ 585,000	Feb-07	\$ 59,500	Jan-73	34.25	913	\$ 15,623	26.1%	96
97	2784 S. Ocean Blvd., #507N	Egposito, Edward	Das Grosseliers, Dennis	\$ 575,000	Feb-07	\$ 475,000	Jun-04	2.5	1661	\$ 40,000	8.4%	97
98	138 Sunrise Avenue #304	Blank, Sanford D	Villency, Robert	\$ 552,500	Jun-07	\$ 410,000	Jun-84	13	198	\$ 10,952	2.7%	98
99	2778 S. Ocean Blvd., #101S	CD'Way, James	Werner, Samuel M	\$ 540,000	Jun-07	\$ 139,500	Aug-85	21.75	990	\$ 18,414	13.2%	99
100	44 Coconut Row #607A	Gardner, Eunice	Townshend, Carolyn	\$ 525,000	Mar-07	\$ 279,000	Jun-04	3	1542	\$ 87,000	31.2%	100
101	354 Cihnen Avenue #3E	Hirschmiller, Mary Meiger	Jeanette Sheehan Trust	\$ 520,000	Apr-07	\$ 150,000	Oct-00	6.25	903	\$ 60,000	40.0%	101
102	301 Australian Avenue #RU110	Lewerson, Daniela	Landis, Jennifer	\$ 520,000	Jun-07	\$ 450,000	May-80	26.75	990	\$ 15,564	14.1%	102
103	2778 S. Ocean Blvd., #106N	Gratt, Philip	Helpem Trusts	\$ 500,000	Jan-07	\$ 147,500	Oct-06	0.5	782	\$ 140,000	31.1%	103
104	3475 S. Ocean Blvd., #5100	Sawaga, Julian	Coven Trusts	\$ 499,000	Jun-07	\$ 225,000	Aug-02	4.75	1780	\$ 57,995	25.7%	104
105	3265 S. Ocean Blvd., #5100	Maier, William	Ronald Furman Revocable Trust	\$ 485,000	Feb-07	\$ 190,000	Feb-02	5	1395	\$ 61,800	32.5%	105
106	3265 S. Ocean Blvd., #401S	Great, Bruce	Leiburg, Estelle	\$ 475,000	May-07	\$ 235,000	Apr-88	7.75	1169	\$ 40,000	22.9%	106
107	301 Australian Avenue #RU113	Owen, Donald and Colleen	Kelushner, Esther	\$ 470,000	Mar-07	\$ 115,000	Mar-84	23	1640	\$ 10,335	4.4%	107
108	301 Australian Avenue #RU210	Benley, Gretchen	CSC Brazilian LP	\$ 450,000	Apr-07	\$ 202,500	Oct-98	8.25	1548	\$ 43,030	37.4%	108
109	227 Brazilian Avenue #2E	Kiehlender, David	Oldia, Marko	\$ 443,000	Mar-07	\$ 155,000	Jun-03	3.75	643	\$ 66,000	32.6%	109
110	401 Peruvian Avenue #302D	Bryner, Henry	McCaughey, Caroline	\$ 437,500	Jan-07	\$ 155,000	Aug-00	6.25	595	\$ 45,200	29.2%	110
111	301 Australian Avenue #RU309	Gaynon, Vere	CSC Brazilian LP	\$ 434,400	Feb-07	N/A	N/A	N/A	N/A	N/A	N/A	111
112	301 Australian Avenue #213	Sinha, Mohin	CSC Brazilian LP	\$ 427,500	Jan-07	N/A	N/A	N/A	N/A	N/A	N/A	112
113	2500 S. Ocean Blvd., #1A3	Hauptmann, Marlin	API Rentals Corp	\$ 425,000	Apr-07	\$ 801,000	Nov-06	0.25	2590	\$ (1,504,000)	-187.8%	113
114	401 Peruvian Avenue #2050	Grihnovich, Galina	Garthune, James	\$ 410,000	Feb-07	\$ 280,000	Dec-03	3	595	\$ 50,000	19.2%	114
115	301 Australian Avenue #RU215	Schwartz, Mercedes	CSC Brazilian LP	\$ 405,600	Feb-07	N/A	N/A	N/A	N/A	N/A	N/A	115
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121	301 Australian Avenue #R10306	Krystel Marcus Retirement Plan	\$ 394,500	Feb-07	N/A	N/A	N/A	N/A	N/A	N/A	121
122	2860 S. Ocean Blvd., #6140	Brown, Robert	\$ 375,000	Mar-07	\$ 75,000	Jan-74	33	1578	\$ 9,091	12.1%	122
123	3200 S. Ocean Blvd., #202B	Caburn, Pamela	\$ 370,000	Apr-07	\$ 118,000	Dec-81	15.25	1366	\$ 16,525	14.0%	123
124	44 Coconut Row #202B	S David Lebowitz Trust	\$ 350,000	Jan-07	\$ 150,000	May-88	18.5	893	\$ 10,811	7.2%	124
125	2505 S. Ocean Blvd., #6160	Felma Alexandra	\$ 350,000	Feb-07	\$ 97,500	Jan-79	28	1116	\$ 9,018	8.2%	125
126	235 Sunrise Avenue #2040 & #2042	Spielberg, Richard	\$ 350,000	Apr-07	\$ 223,000	Apr-05	2	542	\$ 63,500	28.5%	126
127	2773 S. Ocean Blvd., #4060	Alberatz, Irvin	\$ 345,000	Mar-07	\$ 58,000	Jan-75	32.25	1389	\$ 8,889	15.3%	127
128	3450 S. Ocean Blvd., #5030	Nardolova, James	\$ 340,000	May-07	N/A	Oct-06	2.5	1348	Not Arms Length	Not Arms Length	128
129	2773 S. Ocean Blvd., #4120	Guffre, Carmelo	\$ 340,000	May-07	\$ 80,000	Nov-92	14.5	1389	\$ 17,931	22.4%	129
130	2773 S. Ocean Blvd., #5140	Miller, Dennis	\$ 335,000	Feb-07	\$ 100	Jul-04	12	1116	\$ 20,000	7.7%	130
131	2773 S. Ocean Blvd., #4120	Sheridan, Trena	\$ 312,500	Mar-07	\$ 90,000	Jan-78	28	1400	\$ 7,946	8.9%	131
132	2860 S. Ocean Blvd., #6080	Ryan, Edward	\$ 312,500	Mar-07	\$ 108,000	Mar-99	7.75	1176	\$ 24,774	22.9%	132
133	3230 S. Ocean Blvd., #C306	Jackson, William	\$ 282,000	Apr-07	\$ 110,000	Jan-79	28.25	1389	\$ 6,088	5.5%	133
134	2773 S. Ocean Blvd., #3120	Cohen, Alan	\$ 282,000	Apr-07	\$ 140,000	Mar-03	3.75	1008	\$ 22,567	11.9%	134
135	3450 S. Ocean Blvd., #5140	Rozzato, Arthur	\$ 275,000	Feb-07	\$ 190,000	Mar-03	3.75	1008	\$ 22,567	11.9%	135
136	235 Sunrise Ave #R10075-R1009-R1011	Pizzano, Robert	\$ 240,000	May-07	\$ 65,000	Mar-99	8	573	\$ 21,875	33.7%	136
137	235 Sunrise Avenue #3204 & #3206	Gilks, Margaret	\$ 219,000	Jun-07	\$ 170,000	Jul-05	1.75	389	\$ 28,000	16.5%	137
138	44 Coconut Row #114	Publions, Joseph	\$ 210,000	Apr-07	\$ 135,000	Sep-00	6.5	N/A	\$ 11,598	8.5%	138
139	2505 S. Ocean Blvd., #4040	Martino, Joseph	\$ 210,000	Jun-07	\$ 80,000	Apr-88	9	788	\$ 16,567	27.8%	139
140	2860 S. Ocean Blvd., #104	Pourney, Christian and Victoria	\$ 181,000	Apr-07	\$ 10	Sep-03	3.5	1012	Not Arms Length	Not Arms Length	140
141	2560 S. Ocean Blvd., #510	LeBlanc, Thomas T	\$ 164,900	May-07	N/A	N/A	N/A	N/A	N/A	N/A	141
142	2560 S. Ocean Blvd., #410D	Abramowitz, Florence	\$ 158,000	Apr-07	N/A	N/A	N/A	N/A	N/A	N/A	142
143	235 Sunrise Avenue #2016	Rutz, Edison	\$ 125,000	Apr-07	\$ 87,000	Apr-04	3	271	\$ 12,567	14.6%	143
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1 150 Bradley Place #PH1003 & #C12	Ocean, Raul	Tsai Jr, Gerald	\$ 6,900,000	May-07	\$ 1,435,500	Nov-05	1.5	N/A	\$ 4,976,333	348.7%	1
2 2 N. Breakers Row #S14	Michaelis, Sam	Cooney, George K and Cynthia R	\$ 6,100,000	Apr-07	\$ 995,000	Mar-87	20	3328	\$ 255,250	25.7%	2
3 150 Bradley Place #001 & #C18	Macaulay, Linda	Mac, Ariana	\$ 6,000,000	Apr-07	\$ 5,360,000	May-05	1.75	3892	\$ 385,714	6.8%	3
4 2 N. Breakers Row #SPH2 & #C24	Lab Property Limited Partnership	PB Corporation	\$ 5,000,000	May-07	\$ 3,100,000	Jul-96	8.75	3406	\$ 217,143	7.0%	4
5 360 S. Ocean Blvd., #PH4	Nicholson, James and Donna	Rightl, Mitchell E.	\$ 4,750,000	Mar-07	\$ 3,400,000	Jul-06	0.5	2500	\$ 2,700,000	79.4%	5
6 100 Royal Palm Way #PH2	Collins, John	Healthwood, Desmond	\$ 4,225,000	Apr-07	\$ 2,050,000	Apr-01	6	2250	\$ 382,500	17.7%	6
7 330 S. Ocean Blvd., #C2	John Graham-Merton Flemings, Trustees	Thomba-Gardik, Andrew	\$ 3,750,000	Jun-07	\$ 2,500,000	May-05	2	2406	\$ 625,000	25.0%	7
8 144 Coconut Row #HHW	Fobes, Robert and Lydia	Meegan, Edward J	\$ 3,350,000	Jun-07	\$ 588,000	Apr-99	8	1781	\$ 347,750	61.2%	8
9 328 Worth Avenue #1 #V1	Usher LLC	Anna Livia LLC	\$ 3,325,000	Jun-07	\$ 2,800,000	Apr-00	2.75	N/A	\$ 190,509	6.8%	9
10 200 Bradley Place #S010 & #C10	Kemp, Edwina	Eisenberg, Richard	\$ 2,925,000	Feb-07	\$ 1,675,000	Mar-89	6.75	1225	\$ 185,185	11.1%	10
11 100 Sunrise Avenue #6120	Miller Waterhouse Company	C J Hamilton LLC	\$ 2,900,000	Apr-07	\$ 775,000	Jun-03	3.5	1646	\$ 255,625	34.3%	11
12 235 Sunrise Avenue #CM19	Palm Beach Resorts International LLC	Corson, Marie	\$ 2,798,676	Apr-07	\$ 2,120,000	Jun-84	18.75	3563	\$ 103,744	17.0%	12
13 130 Sunrise Avenue #S070 & #S080	Eder, Linda	Eder, Linda	\$ 2,697,200	May-07	\$ 612,000	Jun-88	3.25	2800	\$ 153,846	7.7%	13
14 120 Sunset Avenue #4B	Ruttenberg, Reid	Fischer, Marilyn	\$ 2,350,000	Apr-07	\$ 1,485,000	Aug-87	9.5	3000	\$ 91,053	6.1%	14
15 150 Bradley Place #416	Abraham, Daniel S	Kempf, Edwin L	\$ 2,350,000	May-07	\$ 2,000,000	May-06	1	2298	\$ 290,000	14.5%	15
16 170 N. Ocean Blvd., #201	Swift III, Thomas and Laurys P	Roberto Christian Egniele Revocable Trust	\$ 2,350,000	Mar-07	\$ 375,000	Apr-92	14.75	1830	\$ 120,339	32.1%	16
17 301 Australian Avenue #RU115	Samson, Marvin	CSC Brazilian LP	\$ 2,102,500	Feb-07	\$ 1,500,000	May-04	2.75	3507	\$ 228,091	15.3%	17
18 1947 Australian Avenue #5	Pat R Gerber Trust	CSC Brazilian LP	\$ 1,990,000	Apr-07	\$ 930,000	Mar-03	4	2323	\$ 285,000	28.5%	18
19 340 Brazilian Avenue #RU116	Dickson, Susan	Stneider, Raymond	\$ 1,850,000	May-07	\$ 838,000	May-97	10	2384	\$ 101,200	12.4%	19
20 360 S. Ocean Blvd., #2B	Penton, Daniel E	Estate of Claire Chaik	\$ 1,850,000	Mar-07	\$ 1,500,000	Mar-03	4	2298	\$ 62,500	4.2%	20
21 150 Sunrise Avenue #S15	Wynner, Robert	Koeh, Dana	\$ 1,750,000	Mar-07	\$ 1,482,575	Feb-08	1	1741	\$ 212,425	14.3%	21
22 100 Sunrise Avenue #S15	Gayle Waxman Living Trust	Baker, Paula	\$ 1,625,370	Jun-07	\$ 440,000	May-98	9	1501	\$ 48,856	14.8%	22
23 315 S. Lake Drive #5C	Neher, Robert	Hartford, Louise	\$ 1,600,000	Apr-07	\$ 330,000	Jan-03	4.25	2323	\$ 162,353	17.8%	23
24 44 Coconut Row #317A	Neher, Robert	Valiant Management Inc	\$ 1,600,000	May-07	\$ 1,100,000	May-05	2	1590	\$ 250,000	22.7%	24
25 100 Worth Avenue #6110	Wise, Robert	Linder, Beatrice	\$ 1,590,000	Mar-07	\$ 100	Mar-89	18	1612	Not Arms Length	Not Arms Length	25
26 100 Sunrise Avenue #9070	Stem, Evan	CSC Brazilian LP	\$ 1,550,000	Feb-07	\$ N/A	N/A	N/A	N/A	\$ N/A	N/A	26
27 301 Australian Avenue #111 & #112	Trail, Nancy	Bertha Korbel Investments L TD	\$ 1,525,000	May-07	\$ 280,000	Feb-83	24.25	1487	\$ 52,185	20.1%	27
28 150 Bradley Place #405 & #C1	Kinsley, Stephen	Miller, Amye	\$ 1,350,000	Feb-07	\$ 625,000	Dec-97	8	1678	\$ 97,222	13.5%	28
29 340 Coconut Row #A	Wol, Pamela	Alpigen, Myer	\$ 1,295,000	Jun-07	\$ 450,000	May-86	9.75	1753	\$ 105,714	23.6%	29
30 130 Sunrise Avenue #6100 & #C30	E & R Gordon LLC	Kramer, Saul	\$ 1,233,300	Jun-07	\$ 400,000	Jan-76	31.25	1983	\$ 101,683	25.4%	30
31 130 Coconut Row #2C	DePaulo Trusts	Murphy, Norman	\$ 1,150,000	Mar-07	\$ 150,900	Apr-88	11	1540	\$ 90,827	60.2%	31
32 100 Sunrise Avenue #R12	Coyvick, Paul and Mary	Ebenezer F Rabab Residence Trust	\$ 1,100,000	Jan-07	\$ 580,000	Mar-90	16.75	1646	\$ 43,221	5.4%	32
33 170 N. Ocean Blvd., #408	Garduniel, George	Flandi, Robert	\$ 1,100,000	Jun-07	\$ 430,000	Dec-87	19.25	1395	\$ 127,619	16.1%	33
34 235 Sunrise Avenue #CM22	Island Hotel Inc	Morrison LLC	\$ 1,100,000	Jun-07	\$ 1,175,000	Mar-02	5.25	N/A	\$ N/A	29.7%	34
35 250 Bradley Place #705	Zano, Maria	Densley, William	\$ 1,100,000	Jun-07	\$ N/A	Jun-05	2	1220	\$ (37,500)	-3.2%	35

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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	Am't Inc/(Dec)	Avg Ann %	
41	250 Bradley Place #504	Hammer, W	\$ 1,050,000	Feb-07	\$ 400,000	Apr-01	5.75	1220	\$ 113,043	28.3%	41
42	330 Coccaanut Row #1C	Van Belt, Jane	\$ 995,000	Feb-07	\$ 150,900	Apr-98	10.75	1540	\$ 78,521	52.0%	42
43	214 Chilean Avenue #A	Saltex Development LP	\$ 995,000	Apr-07	\$ 595,000	Jun-04	2.75	1000	\$ 141,818	23.8%	43
44	Coccaanut Row #518B & #C31	Abraham, Daniel S	\$ 975,000	Feb-07	\$ 1,050,000	Apr-06	0.75	1225	\$ (100,000)	-8.5%	44
45	170 N. Ocean Blvd. #505	Finegan, Dorothy J	\$ 955,000	Mar-07	\$ 720,000	Mar-03	4	1395	\$ 58,750	8.2%	45
46	240 S. County Road #A5	Sullivan Jr, John M	\$ 910,000	Feb-07	\$ 305,000	Oct-98	8.25	988	\$ 73,333	24.0%	46
47	354 Chilean Avenue #3C	Jennette, Jon	\$ 900,000	Jan-07	\$ 395,000	May-01	5.5	1225	\$ 91,818	23.2%	47
48	170 Chilean Avenue #3D	Kesselman, Mark L	\$ 875,000	Mar-07	\$ 195,000	Apr-83	23.75	1201	\$ 28,532	14.7%	48
49	301 Australian Avenue #RU231	Sachs, Rose	\$ 850,000	Feb-07	\$ 250,000	N/A	N/A	N/A	\$ 28,235	N/A	49
50	44 Coccaanut Row #122A	Mason, Steven	\$ 820,000	Mar-07	\$ 190,000	Dec-95	21.25	1226	\$ 72,000.00	11.3%	50
51	44 Coccaanut Row #505B	Guggenheim, David	\$ 800,000	May-07	\$ N/A	Apr-98	8.75	1196	\$ N/A	N/A	51
52	301 Australian Avenue #RU232	Krasnow, Robert	\$ 795,800	Feb-07	\$ N/A	N/A	N/A	N/A	\$ N/A	N/A	52
53	301 Australian Avenue #RU130	Mentacoe, Marilyn	\$ 750,000	Mar-07	\$ 10	Feb-00	7	1167	\$ N/A	N/A	53
54	320 Chilean Avenue #8	Kozou, Katalyukit	\$ 744,800	Feb-07	\$ N/A	N/A	N/A	N/A	\$ N/A	N/A	54
55	301 Australian Avenue #RU211	Barlow, James	\$ 744,750	Mar-07	\$ N/A	N/A	N/A	N/A	\$ N/A	N/A	55
56	301 Australian Avenue #RU218	DeVivo, Michael and Ginger	\$ 707,750	Mar-07	\$ N/A	N/A	N/A	N/A	\$ N/A	N/A	56
57	301 Australian Avenue #RU217	Astorp, William	\$ 698,500	Mar-07	\$ N/A	N/A	N/A	N/A	\$ N/A	N/A	57
58	301 Australian Avenue #RU131	Marrino, Linda	\$ 595,000	May-07	\$ 59,900	Jan-73	34.25	913	\$ 15,623	26.1%	58
59	44 Coccaanut Row #514B	Donna J Twier Rudolph Revocable Trust	\$ 540,000	Feb-07	\$ 139,500	Aug-85	21.75	990	\$ 18,414	13.2%	59
60	301 Australian Avenue #RU108B	Blank, Sanford D	\$ 525,000	Jun-07	\$ 150,000	Oct-00	6.25	903	\$ 60,000	40.0%	60
61	139 Sunrise Avenue #304	Hirschmiller, Mary Meiger	\$ 520,000	Apr-07	\$ 109,000	May-90	28.75	990	\$ 15,364	14.1%	61
62	44 Coccaanut Row #607A	Gardner, Eunice	\$ 520,000	Jun-07	\$ 450,000	Oct-06	0.5	782	\$ 140,000	31.1%	62
63	139 Sunrise Avenue #1010	Jeanette Sheehan Trust	\$ 500,000	Feb-07	\$ N/A	N/A	N/A	N/A	\$ N/A	N/A	63
64	354 Chilean Avenue #3E	Craft, Philip	\$ 453,000	Feb-07	\$ N/A	N/A	N/A	N/A	\$ N/A	N/A	64
65	301 Australian Avenue #RU110	Model, Bennett	\$ 450,000	Apr-07	\$ 202,500	Jun-03	3.75	643	\$ 66,000	32.6%	65
66	301 Australian Avenue #RU113	Benley, Gretchen	\$ 443,000	Mar-07	\$ N/A	N/A	N/A	N/A	\$ N/A	N/A	66
67	227 Brazilian Avenue #2E	Reinhartler, David	\$ 437,500	Jan-07	\$ 155,000	Aug-00	6.25	595	\$ 45,200	29.2%	67
68	301 Australian Avenue #RU210	Bayler, Henry	\$ 434,400	Feb-07	\$ N/A	N/A	N/A	N/A	\$ N/A	N/A	68
69	401 Peruvian Avenue #3020	Gaynor, Vere	\$ 427,500	Jan-07	\$ N/A	N/A	N/A	N/A	\$ N/A	N/A	69
70	301 Australian Avenue #RU309	Smith, Robin	\$ 410,000	Feb-07	\$ 280,000	Dec-03	3	595	\$ 50,000	19.2%	70
71	401 Peruvian Avenue #2050	Grimwold, Galina	\$ 405,600	Feb-07	\$ N/A	N/A	N/A	N/A	\$ N/A	N/A	71
72	301 Australian Avenue #RU215	Schwartz, Mercedes	\$ 394,600	Feb-07	\$ N/A	N/A	N/A	N/A	\$ N/A	N/A	72
73	44 Coccaanut Row #202B	S David Labowitz Trust	\$ 350,000	Jan-07	\$ 150,000	May-88	18.5	893	\$ 10,811	7.2%	73
74	301 Australian Avenue #RU206	Spilberg, Richard	\$ 350,000	Apr-07	\$ 223,000	Apr-05	2	542	\$ 63,500	28.5%	74
75	235 Sunrise Avenue #2040 & #2042	Pineau, Robert	\$ 240,000	May-07	\$ 65,000	May-07	8	573	\$ 21,825	33.7%	75
76	235 Sunrise Ave #R1007B-R1009-R1011	Gibbs, Margaret	\$ 219,000	Jun-07	\$ 170,000	Jul-05	1.75	389	\$ 28,000	16.5%	76
77	235 Sunrise Avenue #3204 & #3206	Pullinos, Joseph	\$ 210,000	Mar-07	\$ 133,000	Sep-00	6.5	N/A	\$ 11,538	8.5%	77
78	44 Coccaanut Row #714	Ruz, Edison	\$ 125,000	Apr-07	\$ 87,000	Apr-04	3	271	\$ 12,657	14.6%	78
79	235 Sunrise Avenue #2016	Hartfield, Susan									79
80											80

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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(Doc)	Avg Ann %	
1	3100 S. Ocean Blvd. #701N & #C4	Hillside Investments Limited	\$ 3,485,000	May-07	\$ 1,600,000	Mar-95	12	4994	\$ 157,083	9.8%	1
2	2770 S. Ocean Blvd. #501S & #C13	Heller, Gerald and Sharon	\$ 3,300,000	Apr-07	\$ 1,135,000	Apr-90	17	4370	\$ 127,941	11.4%	2
3	2770 S. Ocean Blvd. #401S & #C27	Ziv, Seymour and Gladys	\$ 3,100,000	Mar-07	\$ 845,000	Feb-92	15	4370	\$ 150,333	17.9%	3
4	2700 S. Ocean Blvd. #505S & #CWB8	Assaly, Robert	\$ 2,056,000	Apr-07	\$ 10	Aug-03	3.5	3136	Not Arms Length	Not Arms Length	4
5	3100 S. Ocean Blvd. #703N	Crandall, Louise	\$ 2,000,000	Jun-07	\$ 1,200,000	Jun-99	8	2960	\$ 100,000	8.3%	5
6	2590 S. Ocean Blvd. #2A6 & #C4	Stojinovic, John	\$ 1,645,000	May-07	\$ 1,400,000	May-05	2	2464	\$ 122,800	6.8%	6
7	3170 S. Ocean Blvd. #605	Siegel Family Personal Residence Trust	\$ 1,400,000	Mar-07	\$ 1,200,000	Sep-05	0.5	2950	\$ 650,000	54.2%	7
8	2700 S. Ocean Blvd. #205N & #CWB15	John William Georges Trust	\$ 1,400,000	Apr-07	\$ 288,500	Feb-81	26	3136	\$ 42,750	14.5%	8
9	2680 S. Ocean Blvd. #403W & #C54	Eisenberg, Richard and Ellen	\$ 1,385,000	May-07	\$ 1,525,000	Mar-05	1.75	2385	\$ 248,571	26.2%	9
10	2000 S. Ocean Blvd. #208S & #C7S	Adler, Edward A	\$ 1,385,000	Feb-07	\$ 950,000	Mar-05	1.75	2385	\$ 248,571	26.2%	10
11	2680 S. Ocean Blvd. #705S & #C52	Adriane Trusts	\$ 1,300,250	Feb-07	\$ 925,000	Apr-04	2.75	2196	\$ 115,385	12.5%	11
12	3300 S. Ocean Blvd. #403S	Post, Jennifer	\$ 1,230,250	Jun-07	\$ 810,000	Feb-04	3.25	2137	\$ 152,818	18.5%	12
13	2335 S. Ocean Blvd. #C11	Rose Palms LLC	\$ 1,128,000	Jun-07	\$ 800,000	May-03	4	2810	\$ 82,250	10.3%	13
14	2500 S. Ocean Blvd. #382	Salm, Catherine	\$ 1,125,000	Jun-07	\$ 500,000	Dec-97	9.5	2390	\$ 65,789	10.2%	14
15	3140 S. Ocean Blvd. #202N	Post, Jennifer	\$ 1,100,000	Jan-07	\$ 600,000	Dec-97	8.25	2390	\$ 60,606	10.1%	15
16	2500 S. Ocean Blvd. #PH1	Lustbader, Marvin	\$ 1,050,000	Apr-07	\$ 745,000	Feb-83	24	2533	\$ 31,458	9.1%	16
17	2500 S. Ocean Blvd. #R3D2 & #C14	Gelinas, A J Alex	\$ 1,050,000	Jun-07	\$ 450,000	Apr-88	19	2434	\$ 19,211	3.5%	20
18	2680 S. Ocean Blvd. #703W & #CWB3	Wydra, Nancie	\$ 1,040,000	May-07	\$ 174,500	Jan-79	28.25	2918	\$ 30,637	17.6%	18
19	3300 S. Ocean Blvd. #402N	Ravindra, Anita	\$ 1,015,000	Mar-07	\$ 475,000	Jul-86	20.5	2196	\$ 26,341	5.5%	19
20	2880 S. Ocean Blvd. #R1C4	Rosell, Joseph and Carol	\$ 885,000	Apr-07	\$ 550,000	Apr-88	19	2434	\$ 19,211	3.5%	20
21	2150 Ibis Isle Road #100	Wyman, Thomas	\$ 840,000	Apr-07	\$ 500,000	Jul-85	1.75	1618	Not Arms Length	Not Arms Length	21
22	2590 S. Ocean Blvd. #2A5	Eiseman, Steven	\$ 789,000	Feb-07	\$ 610,000	Feb-84	23	2464	\$ 14,783	3.0%	22
23	3400 S. Ocean Blvd. #5F11	Mason, David	\$ 789,000	May-07	\$ 450,000	Oct-92	4.5	2119	\$ 37,778	6.2%	23
24	3140 S. Ocean Blvd. #506S	Chelber, Seth	\$ 768,000	May-07	\$ 480,000	Sep-94	12.5	2220	\$ 25,440	5.2%	24
25	3120 S. Ocean Blvd. #2502	Jacobson, Gerald	\$ 717,500	May-07	\$ 440,000	Dec-86	10.25	2497	\$ 27,073	6.2%	25
26	3300 S. Ocean Blvd. #208S	Sanchez, Jean	\$ 700,000	Jun-07	\$ 440,000	Apr-99	8.25	2072	\$ 31,515	7.2%	26
27	3290 S. Ocean Blvd. #201N	Hsu, Rebecca	\$ 675,000	May-07	\$ 390,000	Apr-05	2	1640	\$ 70,000	13.1%	27
28	3290 S. Ocean Blvd. #504N	Kahn, Corinne	\$ 675,000	May-07	\$ 350,000	Jul-04	2.75	1515	\$ 103,636	26.6%	28
29	2275 S. Ocean Blvd. #11	Chanany, Susan	\$ 675,000	May-07	\$ 78,500	Jan-74	33.25	1519	\$ 17,940	22.9%	29
30	3440 S. Ocean Blvd. #605S	Dixon, Frederick	\$ 650,000	May-07	\$ 144,000	Feb-80	27.25	1886	\$ 18,989	12.9%	30
31	3290 S. Ocean Blvd. #502S	Miller, Richard and Lois	\$ 650,000	Jun-07	\$ 265,000	Oct-82	24.5	1900	\$ 14,898	5.2%	31
32	2275 S. Ocean Blvd. #304S	Paloczka, Thomas and Barbara	\$ 625,000	May-07	\$ 375,000	Oct-93	13.5	1868	\$ 19,259	5.1%	32
33	2275 S. Ocean Blvd. #103S & #C57	Blank, Reuben	\$ 625,000	Apr-07	\$ 500,000	Jun-04	2.75	1614	\$ 45,455	9.1%	33
34	3400 S. Ocean Blvd. #701S	Schwimer, A	\$ 625,000	May-07	\$ 230,000	Jun-81	26.75	2078	\$ 15,340	6.7%	34
35	3200 S. Ocean Blvd. #302B	Dalton, William	\$ 610,000	May-07	\$ 370,000	Jul-03	3.75	1476	\$ 64,000	17.3%	35
36	3250 S. Ocean Blvd. #501S	Sillman, Roy	\$ 600,000	Apr-07	\$ 639,000	Jan-06	1.25	1640	\$ (31,200)	-4.8%	36
37	2600 S. Ocean Blvd. #304N	Greenfield, Harriet	\$ 600,000	May-07	\$ 295,000	Jun-02	4.75	1485	\$ 64,211	21.9%	37
38	2734 S. Ocean Blvd. #807N	Girnes, Edward	\$ 575,000	Feb-07	\$ 475,000	Jun-04	2.5	1661	\$ 40,000	6.7%	38
39	3440 S. Ocean Blvd. #300N	Esposito, Carole	\$ 552,500	Jun-07	\$ 410,000	Jun-94	13	186	\$ 10,962	2.4%	39
40	2778 S. Ocean Blvd. #101S	OTDay, James	\$ 540,000	Jun-07	\$ 279,000	Jun-04	3	1542	\$ 87,000	31.2%	40

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41	2784 S. Ocean Blvd., #305N	Levenson, Maximilian	Helpen Trusts	\$ 500,000	Jan-07	147,500	Jul-04	22.5	1541	\$ 15,667	10.6%	41
42	2778 S. Ocean Blvd., #108N	Grossman, Carl	Cowan Trusts	\$ 500,000	Jun-07	225,000	Aug-02	4.75	1780	\$ 57,895	25.7%	42
43	3475 S. Ocean Blvd., #5100	Savage, Julian	Ronald Furman Revocable Trust	\$ 499,000	Feb-07	190,000	Feb-02	5	1395	\$ 61,800	32.5%	43
44	2185 lvs lise Road #0030	Maher, William	Bralin, Mary	\$ 495,000	Mar-07	175,000	Apr-99	7.75	1168	\$ 40,000	22.9%	44
45	3250 S. Ocean Blvd., #401S	Greer, Bruce	Lesburn, Estelle	\$ 475,000	May-07	235,000	Mar-04	23	1640	\$ 10,435	4.4%	45
46	3450 S. Ocean Blvd., #816	Owen, Donald and Colleen	Kalshauer, Esther	\$ 470,000	Mar-07	115,000	Oct-96	8.25	1548	\$ 43,030	37.4%	46
47	2500 S. Ocean Blvd., #1A3	Hauptman, Martin	API Remis Corp	\$ 425,000	Mar-07	75,000	Jan-74	33	1578	\$ (1,504,000)	-187.8%	47
48	2880 S. Ocean Blvd., #8140	Brown, Robert	Michael's Revocable Trust	\$ 370,000	Mar-07	801,000	Nov-06	0.25	2590	\$ 9,091	12.1%	48
49	3200 S. Ocean Blvd., #2028	Coburn, Pamela	Scott, Alphonse	\$ 370,000	Apr-07	118,000	Dec-01	15.25	1366	\$ 16,925	14.0%	49
50	2505 S. Ocean Blvd., #8160	Raine, Alexandra	Sandground Evelyn	\$ 350,000	Feb-07	97,500	Jan-79	28	1116	\$ 9,018	9.2%	50
51	2773 S. Ocean Blvd., #4080	Aberstat, Iwain	Zelma J Andree Revocable Trust	\$ 345,000	May-07	59,000	Jan-75	32.25	1389	\$ 8,889	15.3%	51
52	3450 S. Ocean Blvd., #5030	Narutowicz, James	Brownlie, Jane	\$ 340,000	May-07	N/A	Oct-06	2.5	1548	Not Arms Length	Not Arms Length	52
53	2773 S. Ocean Blvd., #4120	Guifre, Carmelo	Konowicz, Thelma	\$ 340,000	May-07	80,000	Nov-02	14.5	1389	\$ 17,931	22.4%	53
54	2505 S. Ocean Blvd., #5140	Miller, Dennis	Wesler, Jeff	\$ 335,000	Feb-07	100	Feb-95	12	1116	Not Arms Length	Not Arms Length	54
55	2773 S. Ocean Blvd., #2170	Sheridan, Hena	Gallano, Marcia	\$ 315,000	May-07	280,000	Jul-04	2.75	1389	\$ 20,000	7.7%	55
56	2880 S. Ocean Blvd., #8080	Ryan, Edward	Nadeau, Edith	\$ 312,500	Mar-07	90,000	Jan-79	28	1400	\$ 7,946	8.8%	56
57	3230 S. Ocean Blvd., #C306	Jackson, William	Scozzavara, James J	\$ 300,000	Mar-07	108,000	Mar-99	7.75	1176	\$ 24,774	22.9%	57
58	2773 S. Ocean Blvd., #3120	Cohen, Alan	Sidle, Rachel	\$ 292,000	Apr-07	110,000	Jan-79	28.25	1389	\$ 6,088	5.5%	58
59	3450 S. Ocean Blvd., #5140	Rozzeto, Arthur	Hoffman, Patricia	\$ 275,000	Feb-07	190,000	Mar-03	3.75	1008	\$ 22,667	11.9%	59
60	2505 S. Ocean Blvd., #404	Marino, Joseph	Lindsay, Edward	\$ 210,000	Jun-07	60,000	Apr-98	9	788	\$ 16,667	27.8%	60
61	2880 S. Ocean Blvd., #104	Pounsey, Christian and Victoria	Edward J Dominique Trust	\$ 181,000	Apr-07	10	Sep-03	3.5	1012	Not Arms Length	Not Arms Length	61
62	2580 S. Ocean Blvd., #510	LeBlanc, Thomas T	Whitehouse 94 LLC	\$ 164,900	May-07	N/A	N/A	N/A	N/A	N/A	N/A	62
63	2580 S. Ocean Blvd., #4100	Abrahamoviz, Florence	Whitehouse 94 LLC	\$ 158,000	Apr-07	N/A	N/A	N/A	N/A	N/A	N/A	63
64												64
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