

# THE EVANS REPORT 2008

## 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  
 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/Ded	Avg Ann %	
1 150 Bradley Place #H51003 & #C12	Ocean, Paul	Teal Jr, Gerald	\$ 8,900,000	May-07	\$ 1,435,500	Nov-05	1.5	N/A	\$ 4,976,333	346.7%	1
2 2 N. Breakers Row #S14	Michaels, Sam	Bian, Robert	\$ 6,100,000	Apr-07	\$ 995,000	Mar-97	20	3328	\$ 295,280	25.7%	2
3 150 Bradley Place #C001 & #C18	Macleary, Linda	Cooney, George K and Cynthia R	\$ 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-98	8.75	3406	\$ 217,143	7.0%	4
5 360 S. Ocean Blvd., #PH4	Nicholson, James and Donna	Rbl, 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	Heathwood, Desmond	\$ 4,225,000	Apr-07	\$ 2,050,000	Apr-01	6	2290	\$ 392,500	17.7%	6
7 330 S. Ocean Blvd., #C2	John Graham-Merton Farnhys, Trustees	Thomas-Gardiz, Andrew	\$ 3,750,000	May-07	\$ 1,600,000	Mar-95	12	4994	\$ 625,000	25.0%	7
8 3100 S. Ocean Blvd. #701N & #C4	Hillside Investments Limited	Forbes, Robert and Lydia	\$ 3,485,000	Apr-07	\$ 568,000	Apr-99	8	1761	\$ 347,750	61.2%	8
9 44 Coconut Row #PHW	Forbes, Robert and Lydia	Meegan, Edward J	\$ 3,350,000	Apr-07	\$ 568,000	Apr-99	8	1761	\$ 347,750	61.2%	9
10 328 Worth Avenue #11 #M1	Lisher LLC	Anna Lika LLC	\$ 3,325,000	Jun-07	\$ 2,800,000	Sep-04	2.75	N/A	\$ 190,909	6.8%	10
11 2270 S. Ocean Blvd. #501N & #C13	Heller, Gerald and Sharon	Key, Jack and Barbara G	\$ 3,300,000	Apr-07	\$ 1,125,000	Apr-90	17	4370	\$ 127,941	11.4%	11
12 2770 S. Ocean Blvd. #401S & #C27	Ziv, Seymour and Gladys	Strumbos, George	\$ 3,100,000	Mar-07	\$ 845,000	Feb-92	15	4970	\$ 150,333	17.8%	12
13 200 Bradley Place #3010 & #C10	Kemp, Edwinna	Goldberg, Richard	\$ 2,925,000	Feb-07	\$ 1,675,000	Apr-00	6.75	1225	\$ 185,185	11.1%	13
14 100 Sunrise Avenue #9120	Miller Warehouse Company	Eisenberg, Richard	\$ 2,900,000	Apr-07	\$ 775,000	Mar-99	8	1646	\$ 285,625	35.4%	14
15 225 Sunrise Avenue #C3M19	Palm Beach Resorts International LLC	C J Hamilton LLC	\$ 2,795,676	Jan-07	\$ 1,250,000	Jul-03	3.5	N/A	\$ 442,479	34.9%	15
16 130 Sunset Avenue #2E	Eder, Linda	Corson, Marie	\$ 2,575,200	Apr-07	\$ 612,000	Jun-88	18.75	3563	\$ 103,744	17.0%	16
17 120 Sunset Avenue #4B	Rutenburg, Reid	Eder, Linda	\$ 2,500,000	May-07	\$ 2,000,000	Jan-04	3.25	2800	\$ 153,846	7.1%	17
18 150 Bradley Place #416	Seaton, Jerry	Fischer, Marilyn	\$ 2,350,000	Apr-07	\$ 1,485,000	Aug-97	9.5	3000	\$ 91,053	6.1%	18
19 301 Australian Avenue #RU115	Abernethy, Daniel S	Kempf, Edwinna L	\$ 2,290,000	May-07	\$ 2,000,000	May-06	1	2298	\$ 290,000	14.5%	19
20 170 N. Ocean Blvd. #201	Swift III, Thomas and Laurys P	CSC Brazilian LP	\$ 2,250,000	Feb-07	N/A	N/A	N/A	N/A	N/A	N/A	20
21 347 Australian Avenue #9	Sampson, Mariah	Martin, Anthony	\$ 2,150,000	Mar-07	\$ 375,000	Apr-92	14.75	1830	\$ 120,339	32.1%	21
22 301 Australian Avenue #RU116	Paul H Gerber Trust	Robert Christian Echtle Revocable Trust	\$ 2,102,500	Apr-07	\$ 1,500,000	May-04	2.75	3507	\$ 229,091	15.3%	22
23 2100 S. Ocean Blvd. #505S & #CWB	Assaly, Robert	CSC Brazilian LP	\$ 2,095,000	Apr-07	\$ 1,200,000	Aug-03	3.5	3136	N/A	N/A	23
24 3100 S. Ocean Blvd. #703N	Grandall, Louise	Greer, Franklin	\$ 2,000,000	Jun-07	\$ 100,000	Jul-99	8	2960	\$ 100,000	6.5%	24
25 340 Brazilian Avenue #102B	Dickson, Susan	Snider, Raymond	\$ 1,990,000	Apr-07	\$ 930,000	Mar-03	4	2323	\$ 285,000	28.5%	25
26 390 S. Ocean Blvd. #2B	Porter, Daniel E	Estate of Claire Chalk	\$ 1,850,000	May-07	\$ 838,000	May-97	10	2384	\$ 101,200	12.1%	26
27 150 Bradley Place #516	Wyner, Robert	Fisher, A	\$ 1,750,000	Mar-07	\$ 1,500,000	Mar-03	4	2298	\$ 82,500	4.2%	27
28 100 Sunrise Avenue #515	Carle Waxman Living Trust	Segal, Joseph	\$ 1,695,000	Mar-07	\$ 1,482,575	Feb-06	1	1647	\$ 212,425	14.3%	28
29 2580 S. Ocean Blvd. #2A6 & #C4	Siljaniemi, John	Baker, Paula	\$ 1,625,370	Jun-07	\$ 440,000	May-05	2	2464	\$ 132,500	8.8%	29
30 315 S. Lake Drive #5C	Browne, H	Neel Walker Right Revocable Trust	\$ 1,600,000	Apr-07	\$ 330,000	Apr-81	26	1501	\$ 48,846	14.5%	30
31 44 Coconut Row #317A	Nash, Robert	Hendrix, Louise	\$ 1,600,000	Apr-07	\$ 910,000	Jan-03	4.25	2223	\$ 162,383	17.9%	31
32 340 Brazilian Avenue #202B	Wax, Robert	Velez Management Inc	\$ 1,600,000	May-07	\$ 1,100,000	May-05	2	1590	\$ 250,000	22.7%	32
33 100 Sunrise Avenue #8170	Stam, Evan	Linder, Beatrice	\$ 1,590,000	Mar-07	\$ 100	Mar-99	18	1612	Not Arms Length	N/A	33
34 301 Brazilian Avenue #111 & #112	CDS Brazilian Court LLC	Clark, Carter	\$ 1,550,000	Mar-07	\$ 1,200,000	Sep-06	0.5	2950	\$ 650,000	64.2%	34
35 3170 S. Ocean Blvd. #605	Segal Family Personal Residence Trust	Miller, Anne	\$ 1,525,000	Feb-07	\$ 625,000	Feb-81	26	3136	\$ 42,750	14.5%	35
36 150 Bradley Place #406 & #C1	Tsai, Nancy	Bertha Federal Investments LTD	\$ 1,500,000	Feb-07	\$ 250,000	Dec-97	9	1678	\$ 97,222	20.1%	36
37 340 Coconut Row #A	Kinsky, Stephen	Miller, Anne	\$ 1,500,000	Feb-07	\$ 250,000	Dec-97	9	1678	\$ 97,222	20.1%	37
38 2100 S. Ocean Blvd. #205N & #C1V15	John William Georgas Trust	Estate of Phyllis Singer	\$ 1,400,000	Apr-07	\$ 288,500	Feb-81	26	3136	\$ 42,750	14.5%	38
39											39
40											40

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2860 S. Ocean Blvd. #403W & #CS4	Eisenberg, Richard and Ellen	E & P Holdings LTD	\$ 1,400,000	May-07	171,500	Jan-79	28.25	2918	\$ 43,487	25.4%	41
2000 S. Ocean Blvd. #208S & #C7S	Adler, Edward A	Mentista III LLC	\$ 1,395,000	Feb-07	950,000	Mar-05	1.75	2385	\$ 248,571	26.2%	42
44 Coconut Row #410A	Spielgel, Robert	Alperin, Myer	\$ 1,375,000	Apr-07	450,000	May-98	8.75	1753	\$ 105,714	23.5%	43
2860 S. Ocean Blvd. #706S & #CS2	Andrade Trusts	Near Holdings Corporation	\$ 1,300,000	Jun-07	925,000	Feb-04	3.25	2137	\$ 115,385	12.5%	44
100 Sunrise Avenue #6100 & #C30	Woff, Pamela	Kramer, Saul	\$ 1,295,000	Jun-07	183,700	Jan-76	31.25	1580	\$ 39,582	19.4%	45
3300 S. Ocean Blvd. #403S	Post, Jennifer	Graham, Richard	\$ 1,230,250	Feb-07	810,000	Apr-04	2.75	2198	\$ 152,818	18.9%	46
130 Sunrise Avenue #4120	E & R Gordon LLC	Lipman Trusts	\$ 1,150,000	Mar-07	150,900	May-99	8	1540	\$ 90,827	60.2%	47
3300 Coconut Row #2C	DeArvalho Trusts	Murphy, Norman	\$ 1,129,000	Jun-07	800,000	May-03	11	2810	\$ 82,250	10.3%	48
2335 S. Ocean Blvd. #C11	Rose Palms LLC	Murphy, Norman	\$ 1,125,000	Jun-07	500,000	Apr-96	4	2590	\$ 65,789	13.2%	49
2800 S. Ocean Blvd. #8B2	Salm, Carla-Rae	Zarr, Sylvia	\$ 1,100,000	Jun-07	600,000	Dec-97	9.5	2690	\$ 80,506	10.1%	50
3140 S. Ocean Blvd. #205N	Post, Jennifer	Eleanor F. Rabl Residence Trust	\$ 1,100,000	Jan-07	590,000	Sep-98	8.25	2695	\$ 80,506	10.1%	51
100 Sunrise Avenue #312	Covello, Paul and Mary	Miller, Elaine	\$ 1,100,000	Jan-07	288,000	Mar-90	16.75	1646	\$ 31,045	5.4%	52
3140 S. Ocean Blvd. #PH1	Grafhnel, George	Finelli, Robert	\$ 1,100,000	May-07	430,000	Dec-97	19.25	1395	\$ 43,221	16.1%	53
235 Sunrise Avenue #C22	Isard Hotel Inc	Wornton LLC	\$ 1,100,000	Jun-07	430,000	Mar-02	5.25	N/A	\$ 127,619	28.7%	54
250 Bradley Place #504	Zano, Maria	Siriani, Anthony	\$ 1,060,000	Jun-07	400,000	Apr-01	5.75	1220	\$ (37,500)	-3.2%	55
2800 S. Ocean Blvd. #R3D2 & #C14	Gelinas, A J Alex	Victor, Hirschel	\$ 1,060,000	Jun-07	75,000	Sep-91	15.75	2590	\$ 61,505	82.5%	56
2860 S. Ocean Blvd. #703V & #CWS	Wydr, Nancie	Goodman, Vera	\$ 1,040,000	May-07	174,500	Jan-79	28.25	2918	\$ 30,637	17.6%	57
3300 S. Ocean Blvd. #402N	Rajchova, Anna	Newman, Rosslyn	\$ 1,015,000	Mar-07	475,000	Jul-88	20.5	2196	\$ 26,341	5.5%	58
330 Coconut Row #1C	Van Peik, Jane	Murphy, Norman	\$ 995,000	Feb-07	150,900	Apr-96	10.75	1540	\$ 78,521	52.0%	59
214 Chilean Avenue #A	Salter Development LP	James, Daniel H	\$ 985,000	Apr-07	595,000	Jun-04	2.75	1000	\$ 141,818	23.6%	60
170 N. Ocean Blvd. #606	Avramian, Daniel S	Guest, Mary Scott	\$ 955,000	Mar-07	720,000	Apr-06	0.75	1355	\$ 58,750	8.2%	61
2800 S. Ocean Blvd. #R1C4	Rosent, Joseph and Carol	Estate of Vivian Aufhauser	\$ 915,000	Apr-07	550,000	Mar-03	4	2434	\$ 19,211	3.5%	62
240 S. County Road #A5	Sullivan Jr, John M	Stover, Dorothy	\$ 900,000	Feb-07	305,000	Oct-98	8.25	968	\$ 73,333	24.0%	63
354 Chilean Avenue #3C	Jennita, Jon	Robbins, Susan	\$ 885,000	Jan-07	395,000	May-01	5.5	1618	\$ 91,818	23.2%	64
2150 Ibis Isle Road #100	Wyman, Thomas	Arastakis, Grestos Trust	\$ 850,000	Apr-07	195,000	Jul-05	1.75	1825	\$ 28,632	14.7%	65
170 Chilean Avenue #6D	Kassabian, Mark L	Kar, Bruce	\$ 820,000	Mar-07	80,200	Apr-93	23.75	1201	\$	N/A	66
301 Australian Avenue #RU231	Springfield LLC	CSC Brazilian LP	\$ 820,000	Feb-07	N/A	N/A	N/A	N/A	\$	N/A	67
44 Coconut Row #122A	Sachs, Rose	Simmons, Robert K	\$ 820,000	Mar-07	250,000	Dec-85	21.25	1226	\$ 28,235	11.3%	68
2860 S. Ocean Blvd. #2A5	Elsman, Steven	Herman Snyder Trust	\$ 840,000	Feb-07	500,000	Feb-84	23	2464	\$ 14,783	3.0%	69
301 Australian Avenue #RU232	Wilson, Steven	Estate of Maxine Bedrick	\$ 820,000	Feb-07	190,000	Apr-98	8.75	1196	\$ 72,000.00	37.9%	70
301 Australian Avenue #RU130	Guganheim, David	CSC Brazilian LP	\$ 800,000	May-07	N/A	N/A	N/A	N/A	\$	N/A	71
3400 S. Ocean Blvd. #5F11	Mason, David	CSC Brazilian LP	\$ 780,000	May-07	610,000	Oct-02	4.5	2119	\$ 37,778	6.2%	72
3140 S. Ocean Blvd. #306S	Gibler, Sofia	Louise Cidler Trust	\$ 766,000	May-07	450,000	Sep-94	12.5	2220	\$ 29,440	5.7%	73
320 Chilean Avenue #8	Marrinacho, Marilyn	Calean Jr, Reynold L	\$ 750,000	Mar-07	10	Feb-00	7	1187	Not Arms Length	Not Arms Length	74
301 Australian Avenue #RU211	Kurosu, Kazuyuki	CSC Brazilian LP	\$ 744,800	Feb-07	N/A	N/A	N/A	N/A	\$	N/A	75
301 Australian Avenue #RU218	Bardell, James	CSC Brazilian LP	\$ 744,766	Mar-07	N/A	N/A	N/A	N/A	\$	N/A	76
											77
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81 3120 S. Ocean Blvd., #2502	Jacobson, Gerald	Smith, Nicholas	\$ 717,500	May-07	\$ 440,000	Dec-96	10.25	2487	\$ 27,073	6.2%	81
82 3001 Australian Avenue #RU217	Devino, Michael and Ginger	CSC Brazilian LP	\$ 707,750	Mar-07	N/A	N/A	N/A	N/A	N/A	N/A	82
83 3300 S. Ocean Blvd., #203S	Sanchez, Jean	Kashy, Herbert	\$ 700,000	Jun-07	\$ 440,000	Apr-99	8.25	2072	\$ 31,515	7.2%	83
84 301 Australian Avenue #RU131	ASTOP, 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., #204N	Kahn, Corinne	Goldschtein, David	\$ 675,000	May-07	\$ 390,000	Jun-04	2.75	1515	\$ 103,935	26.6%	86
87 2275 S. Ocean Blvd., #71	Channing, Susan	Lee, Jeanne	\$ 675,000	May-07	\$ 785,000	Jan-74	33.25	1888	\$ 17,940	22.9%	87
88 3440 S. Ocean Blvd., #605S	Dixon, Frederick	Loen, Gitta	\$ 650,000	May-07	\$ 144,000	Feb-80	27.25	1888	\$ 18,569	12.9%	88
89 3250 S. Ocean Blvd., #202S	Miller, Richard and Lois	Eisenberg, Sybil	\$ 650,000	Jun-07	\$ 285,000	Oct-82	24.5	1800	\$ 14,898	5.2%	89
90 2275 S. Ocean Blvd., #103S & #C57	Paloczina, Thomas and Barbara	Estate of Arthur Tambridge	\$ 635,000	May-07	\$ 373,000	Oct-83	13.5	1888	\$ 19,259	5.1%	90
91 2275 S. Ocean Blvd., #701S	Blank, Reuben	Rosell, Carol	\$ 625,000	Apr-07	\$ 500,000	Jun-04	2.75	1614	\$ 45,455	9.1%	91
92 3400 S. Ocean Blvd., #701S	Schneider, A	Gasco Holdings LTD	\$ 625,000	May-07	\$ 230,000	Jun-81	25.75	2078	\$ 15,340	6.7%	92
93 3200 S. Ocean Blvd., #203B	Dalton, William	Finie, Joel H	\$ 610,000	May-07	\$ 370,000	Jun-03	3.75	1476	\$ 64,000	17.3%	93
94 3250 S. Ocean Blvd., #204N	Stillman, Roy	Greenfield, Harriet	\$ 600,000	Apr-07	\$ 639,000	Jan-05	1.25	1640	\$ (31,200)	-4.9%	94
95 2690 S. Ocean Blvd., #204N	Greenfield, Harriet	Keurman, Florence	\$ 600,000	May-07	\$ 295,000	Jan-73	34.25	1465	\$ 64,211	21.8%	95
96 44 Coconut Row #514B	Donna J Twist Rudolph Revocable Trust	CSC Brazilian LP	\$ 585,000	May-07	\$ 53,900	Jan-73	34.25	913	\$ 15,823	26.1%	96
97 301 Australian Avenue #RU108B	Grimes, Edward	Des Grezillers, Dennis	\$ 575,000	Feb-07	\$ 473,500	Jun-04	2.5	1681	\$ 40,000	8.4%	97
98 2784 S. Ocean Blvd., #207N	Esposto, Carole	Vallery, Robert	\$ 552,500	Jun-07	\$ 410,000	Jun-94	13	186	\$ 10,982	2.7%	98
99 138 Sunrise Avenue #304	Blank, Sanford D	Werner, Samuel M	\$ 540,000	Jun-07	\$ 133,500	Aug-85	21.75	990	\$ 18,414	13.2%	99
100 2778 S. Ocean Blvd., #101S	O'Day, James	Townshend, Carolyn	\$ 540,000	Jun-07	\$ 278,000	Jun-04	3	1542	\$ 87,000	31.2%	100
101 44 Coconut Row #607A	Gardner, Eunice	Batz, Beatrice	\$ 525,000	Mar-07	\$ 150,000	Oct-00	6.25	903	\$ 60,000	40.0%	101
102 138 Sunrise Avenue #1010	Hirschmiller, Mary Melger	Jeanette Sheehan Trust	\$ 520,000	Apr-07	\$ 108,000	May-80	26.75	990	\$ 15,364	14.1%	102
103 394 Chilean Avenue #31E	DLCorenzo, Daniela	Lands, Jennifer	\$ 520,000	Jan-07	\$ 450,000	Oct-06	0.5	792	\$ 140,000	31.1%	103
104 2784 S. Ocean Blvd., #205N	Levenson, Maximilian	Helpen, Truus	\$ 500,000	Jan-07	\$ 147,500	Jun-84	22.5	1541	\$ 15,657	10.6%	104
105 301 Australian Avenue #RU110	Craft, Philip	CSC Brazilian LP	\$ 500,000	Feb-07	N/A	N/A	N/A	N/A	N/A	N/A	105
106 2778 S. Ocean Blvd., #108N	Grossman, Carl	Caven Trusts	\$ 500,000	Jun-07	\$ 225,000	Aug-02	4.75	1780	\$ 57,995	25.7%	106
107 3475 S. Ocean Blvd., #5100	Ronald, Julian	Ronald Furnan Revocable Trust	\$ 499,000	Feb-07	\$ 190,000	Feb-02	5	1395	\$ 61,800	32.5%	107
108 2185 Ibis Isle Road #0030	Maler, William	Brislin, Mary	\$ 485,000	Mar-07	\$ 175,000	Apr-99	7.75	1168	\$ 40,000	22.9%	108
109 3250 S. Ocean Blvd., #401S	Greer, Bruce	Leshing, Estelle	\$ 475,000	May-07	\$ 235,000	Mar-84	23	1640	\$ 10,335	4.4%	109
110 3450 S. Ocean Blvd., #816	Owen, Donald and Colleen	Kalutshier, Esther	\$ 470,000	Mar-07	\$ 115,000	Oct-98	8.25	1548	\$ 42,030	37.4%	110
111 301 Australian Avenue #RU113	Model, Bennett	CSC Brazilian LP	\$ 453,000	Feb-07	N/A	N/A	N/A	N/A	N/A	N/A	111
112 227 Brazilian Avenue #2E	Benley, Gretchen	Oldia, Marko	\$ 450,000	Apr-07	\$ 202,500	Jun-03	3.75	643	\$ 66,000	32.6%	112
113 301 Australian Avenue #RU210	Koehnender, David	CSC Brazilian LP	\$ 443,000	Mar-07	N/A	N/A	N/A	N/A	N/A	N/A	113
114 401 Peruvian Avenue #3020	Breyer, Henry	McCuey, Caroline	\$ 437,500	Jan-07	\$ 155,000	Aug-00	6.25	595	\$ 48,200	28.2%	114
115 301 Australian Avenue #RU309	Gaynor, Vere	CSC Brazilian LP	\$ 427,500	Jan-07	N/A	N/A	N/A	N/A	N/A	N/A	115
116 301 Australian Avenue #213	Sinha, Robin	CSC Brazilian LP	\$ 425,000	Jan-07	N/A	N/A	N/A	N/A	N/A	N/A	116
117 2500 S. Ocean Blvd., #1A3	Hauptman, Martin	API Rentals Corp	\$ 420,000	Apr-07	\$ 801,000	Nov-06	0.25	2890	\$ (1,500,000)	-187.8%	117
118 401 Peruvian Avenue #2050	Griehcnik, Galina	Gartman, James	\$ 415,000	Feb-07	\$ 280,000	Dec-03	3	595	\$ 50,000	19.2%	118
119 301 Australian Avenue #RU215	Schwartz, Mercedes	CSC Brazilian LP	\$ 405,600	Feb-07	N/A	N/A	N/A	N/A	N/A	N/A	119
120 301 Australian Avenue #RU215	Schwartz, Mercedes	CSC Brazilian LP	\$ 405,600	Feb-07	N/A	N/A	N/A	N/A	N/A	N/A	120

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121	301 Australian Avenue #R1U306	Krysal Marcus Retirement Plan	\$ 394,600	Feb-07	N/A	N/A	N/A	1578	N/A	N/A
122	2860 S. Ocean Blvd, #6140	Brown, Robert	\$ 375,000	Mar-07	\$ 75,000	Jan-74	33	1578	\$ 9,091	12.1%
123	3200 S. Ocean Blvd, #202B	Colburn, Pamela	\$ 370,000	Apr-07	\$ 118,000	Dec-91	15.25	1896	\$ 16,525	14.0%
124	44 Coccanut Row #202B	S David Leibovitz Trust	\$ 350,000	Jan-07	\$ 150,000	May-88	18.5	893	\$ 10,811	7.2%
125	2505 S. Ocean Blvd, #6180	Raina Alexandra	\$ 350,000	Feb-07	\$ 97,500	Jan-79	28	1116	\$ 9,018	9.2%
126	235 Sunrise Avenue #2040 & #2042	Spielberg, Richard	\$ 350,000	Apr-07	\$ 223,000	Apr-05	2	542	\$ 63,500	28.5%
127	2773 S. Ocean Blvd, #4060	Alberstat, Irwin	\$ 345,000	May-07	\$ 58,000	Jan-75	32.25	1389	\$ 8,589	15.3%
128	3450 S. Ocean Blvd, #5030	Narutowicz, James	\$ 340,000	May-07	N/A	Oct-08	2.5	1548	Not Arms Length	Not Arms Length
129	2773 S. Ocean Blvd, #4120	Giffra, Carmelo	\$ 340,000	May-07	\$ 80,000	Nov-92	14.5	1389	\$ 17,931	22.4%
130	2505 S. Ocean Blvd, #5140	Miller, Dennis	\$ 335,000	Feb-07	\$ 100	Feb-95	12	1116	Not Arms Length	Not Arms Length
131	2773 S. Ocean Blvd, #2170	Sheridan, Irma	\$ 315,000	May-07	\$ 280,000	Jul-04	2.75	1389	\$ 20,000	7.7%
132	2860 S. Ocean Blvd, #8080	Ryan, Edward	\$ 312,500	Mar-07	\$ 90,000	Jan-78	28	1400	\$ 7,846	8.9%
133	3230 S. Ocean Blvd, #C306	Jackson, William	\$ 300,000	Jan-07	\$ 108,000	Mar-99	7.75	1176	\$ 24,774	22.9%
134	2773 S. Ocean Blvd, #3120	Colten, Alan	\$ 282,000	Apr-07	\$ 110,000	Jan-79	28.25	1389	\$ 6,088	5.5%
135	3450 S. Ocean Blvd, #5140	Rezzero, Arthur	\$ 275,000	Feb-07	\$ 190,000	Mar-03	3.75	1008	\$ 22,667	11.9%
136	235 Sunrise Ave #R1007B-R1009-R1011	Griks, Margaret	\$ 240,000	May-07	\$ 65,000	Mar-99	8	573	\$ 21,875	33.7%
137	44 Coccanut Row #714	Pullinos, Joseph	\$ 219,000	Jun-07	\$ 170,000	Jul-05	1.75	399	\$ 28,000	16.5%
138	2505 S. Ocean Blvd, #4040	Maffeo, Joseph	\$ 210,000	Mar-07	\$ 135,000	Sep-00	6.5	N/A	\$ 11,538	8.5%
139	2860 S. Ocean Blvd, #104	Pourcney, Christian and Victoria	\$ 181,000	Apr-07	\$ 60,000	Apr-99	9	788	\$ 16,667	27.8%
140	2560 S. Ocean Blvd, #510	LeBlanc, Thomas T	\$ 164,900	May-07	\$ 10	Sep-03	3.5	1012	Not Arms Length	Not Arms Length
141	2560 S. Ocean Blvd, #4100	Abrahamovitz, Florence	\$ 158,000	Apr-07	N/A	N/A	N/A	N/A	N/A	N/A
142	235 Sunrise Avenue #2016	Rutz, Edison	\$ 125,000	Apr-07	\$ 87,000	Apr-04	3	271	\$ 12,667	14.8%
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# THE EVANS REPORT 2008

## PB CONDO SALES 1/07-6/07

### NO-SLOANS CURVE

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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 %	
1 150 Bradley Place #PHS1003 & #C12	Cesari, Rauli	Tsal Jr, Gerald	\$ 8,900,000	May-07	\$ 1,435,500	Nov-05	1.5	N/A	\$ 4,976,333	348.7%	1
2 2 N. Breakers Row #ST4	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 #1001 & #C18	Masculay, Linda	Biau, Ariene	\$ 6,000,000	Apr-07	\$ 5,380,000	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-98	8.75	3405	\$ 217,143	7.0%	4
5 360 S. Ocean Blvd. #PHA	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%	5
6 100 Royal Palm Way #PH2	Collins, John	Heathwood, 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 Fennings, Trustees	Thonka-Gardik, Andrew	\$ 3,750,000	Jun-07	\$ 2,500,000	May-05	2	2408	\$ 625,000	25.0%	7
8 44 Coconut Row #PHW	Forbes, Robert and Lydia	Meegan, Edward J	\$ 3,350,000	Apr-07	\$ 988,000	Apr-99	8	1761	\$ 347,750	61.2%	8
9 328 Worth Avenue #11 #V11	Usher LLC	Arnal LVA LLC	\$ 3,325,000	Jun-07	\$ 2,800,000	Sep-04	2.75	N/A	\$ 180,909	6.8%	9
10 200 Bradley Place #3010 & #C10	Kemp, Edwinna	Eisenberg, Richard	\$ 2,900,000	Apr-07	\$ 775,000	Mar-89	8	1646	\$ 285,625	34.3%	10
11 200 Sunrise Avenue #6120	Miller Warehouse Company	Goldberg, Richard	\$ 2,925,000	Feb-07	\$ 1,675,000	Apr-00	6.75	1225	\$ 185,185	11.1%	11
12 235 Sunrise Avenue #C19	Palm Beach Resorts International LLC	C J Hamilton LLC	\$ 2,798,676	Jan-07	\$ 1,250,000	Jul-03	3.5	N/A	\$ 442,474	35.4%	12
13 130 Sunrise Avenue #5070 & #5080	Eder, Linda	Corson, Marie	\$ 2,557,200	Apr-07	\$ 612,000	Jan-88	18.75	3563	\$ 103,744	17.0%	13
14 120 Sunset Avenue #4B	Rutenberg, Reid	Eder, Linda	\$ 2,350,000	May-07	\$ 2,000,000	Jan-04	3.25	2800	\$ 153,846	7.7%	14
15 150 Bradley Place #416	Seabury, Jerry	Fischer, Marilyn	\$ 2,250,000	Apr-07	\$ 1,485,000	Aug-97	9.5	3000	\$ 91,093	6.1%	15
16 301 Australian Avenue #RU115	Avraham, Daniel S	Kemp, Edwinna L	\$ 2,250,000	May-07	\$ 2,000,000	May-06	1	2288	\$ 290,000	14.5%	16
17 170 N. Ocean Blvd. #201	Smith, Thomas and Laurys P	Madro, Anthony	\$ 2,150,000	Mar-07	\$ 375,000	Apr-82	14.75	1930	\$ 120,339	32.1%	17
18 347 Australian Avenue #5	Samson, Marlin	Robert Christian Estate Revocable Trust	\$ 2,130,000	Apr-07	\$ 1,500,000	May-04	2.75	3507	\$ 229,091	15.3%	18
19 301 Australian Avenue #RU116	Paul H Gerber Trust	CSC Brazilian LP	\$ 2,102,500	Feb-07	N/A	Mar-03	4	2323	\$ 285,000	28.5%	19
20 340 Brazilian Avenue #102B	Dickson, Susan	Shelder, Raymond	\$ 1,980,000	Apr-07	\$ 930,000	Mar-03	4	2384	\$ 101,200	12.4%	20
21 360 S. Ocean Blvd. #2B	Ponton, Daniel E	Estate of Claire Chalk	\$ 1,850,000	Mar-07	\$ 838,000	Mar-97	10	2293	\$ 250,000	22.7%	21
22 150 Sunrise Avenue #515	Wyner, Robert	Fisher, A	\$ 1,750,000	Mar-07	\$ 1,500,000	Mar-03	4	2298	\$ 62,500	4.2%	22
23 400 Sunrise Avenue #516	Gayle Waxman Living Trust	Koch, Dana	\$ 1,625,370	Jun-07	\$ 1,482,575	Feb-08	1	1741	\$ 212,425	14.3%	23
24 315 S. Lake Drive #5C	Browne, H	Baker, Paula	\$ 1,625,370	Jun-07	\$ 440,000	May-98	9	1501	\$ 48,846	14.8%	24
25 44 Coconut Row #317A	Nel Walker Hight Revocable Trust	Headof of Ruth Weinstein	\$ 1,600,000	Apr-07	\$ 330,000	Apr-81	26	1501	\$ 162,353	17.8%	25
26 100 Worth Avenue #6110	Nesher, Robert	Valerian Management Inc	\$ 1,600,000	May-07	\$ 910,000	Jan-03	4.25	2223	\$ 152,000	22.7%	26
27 100 Sunrise Avenue #5070	Slam, Evan	Linder, Beatrice	\$ 1,590,000	May-07	\$ 1,100,000	May-05	2	1590	\$ 250,000	22.7%	27
28 301 Australian Avenue #111 & #112	CSC Brazilian Court LLC	CSC Brazilian LP	\$ 1,550,000	Feb-07	N/A	Mar-89	18	1612	Not Arms Length	Not Arms Length	28
29 150 Bradley Place #405 & #C1	Trail, Nancy	Bertha Korbel Investments LTD	\$ 1,525,000	Mar-07	\$ 280,000	Feb-83	24.25	1487	\$ 52,165	20.1%	29
30 340 Coconut Row #A	Kinsky, Robert	Miller, Amy	\$ 1,500,000	Apr-07	\$ 625,000	Dec-97	9	1678	\$ 97,222	13.5%	30
31 100 Sunrise Avenue #6100 & #C30	Voff, Pamela	Alperin, Myer	\$ 1,375,000	Apr-07	\$ 450,000	May-98	8.75	1753	\$ 105,714	23.5%	31
32 130 Coconut Row #2C	E & R Gordon LLC	Kramer, Saul	\$ 1,285,000	Jun-07	\$ 400,000	Jan-76	31.25	1580	\$ 35,562	15.4%	32
33 100 Sunrise Avenue #R12	Coviel, Paul and Mary	Eleanor F Rabb Residence Trust	\$ 1,100,000	Jan-07	\$ 580,000	Apr-90	16.75	1646	\$ 90,827	60.2%	33
34 170 N. Ocean Blvd. #409	Garfinkel, George	Flandl, Robert	\$ 1,100,000	Jun-07	\$ 430,000	Dec-87	19.25	1395	\$ 43,225	6.5%	34
35 235 Sunrise Avenue #CM22	Island Hotel Inc	Morrison LLC	\$ 1,100,000	Jun-07	\$ 430,000	Mar-02	5.25	N/A	\$ 127,619	29.7%	35
36 230 Bradley Place #705	Zano, Maria	Densley, William	\$ 1,100,000	Jun-07	\$ 1,175,000	Jun-05	2	1220	\$ (37,500)	-3.2%	36

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 Email: info@revanspa.com

Property	Buyer	Seller	Current Sale Price	Current Sale Date	Prior Sale Price	Prior Sale Date	Yrs Bwn Sales	Bldg Sq Ft	Ann Inc(Desc)	Avg Ann %	
41	230 Bradley Place #504	Hammer, W	\$ 1,050,000	Feb-07	400,000	Apr-01	5.75	1220	\$ 113,043	28.3%	41
42	330 Coconut 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	Sales Development LP	\$ 985,000	Apr-07	\$ 595,000	Jun-04	2.75	1000	\$ 141,818	23.8%	43
44	Coconut Row #518B & #C31	Avraham, Daniel S	\$ 975,000	Feb-07	1,050,000	Apr-06	0.75	1226	\$ (100,000)	-8.5%	44
45	170 N. Ocean Blvd., #606	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	998	\$ 73,353	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 #3C	Kesselman, Mark L	\$ 875,000	Mar-07	195,000	Apr-83	23.75	1201	\$ 28,632	14.7%	48
49	301 Australian Avenue #RU231	Springs LLC	\$ 860,200	Feb-07	N/A	N/A	N/A	N/A	N/A	N/A	49
50	44 Coconut Row #122A	Sachs, Rose	\$ 850,000	Mar-07	250,000	Dec-95	21.25	1228	\$ 28,235	11.3%	50
51	301 Australian Avenue #505B	Wilson, Steven	\$ 820,000	Feb-07	190,000	Apr-88	8.75	1196	\$ 72,000.00	37.9%	51
52	301 Australian Avenue #RU232	Guggenheim, David	\$ 800,000	May-07	N/A	N/A	N/A	N/A	N/A	N/A	52
53	301 Australian Avenue #RU130	Krasnow, Robert	\$ 785,800	Feb-07	N/A	N/A	N/A	N/A	N/A	N/A	53
54	320 Chilean Avenue #8	Marinaca, Marilyn	\$ 750,900	Mar-07	10	Feb-00	7	1167	N/A	N/A	54
55	301 Australian Avenue #RU211	Krona, Katalyud	\$ 744,800	Feb-07	N/A	N/A	N/A	N/A	N/A	N/A	55
56	301 Australian Avenue #RU218	Barclay, James	\$ 744,756	Mar-07	N/A	N/A	N/A	N/A	N/A	N/A	56
57	301 Australian Avenue #RU217	DeVivo, Michael and Ginger	\$ 707,750	Mar-07	N/A	N/A	N/A	N/A	N/A	N/A	57
58	44 Coconut Row #514B	Astorp, William	\$ 699,500	Mar-07	N/A	N/A	N/A	N/A	N/A	N/A	58
59	301 Australian Avenue #RU131	Manno, Linda	\$ 695,000	May-07	59,900	Jan-73	34.25	913	\$ 15,623	26.1%	59
60	301 Australian Avenue #RU108B	Donna J Twist Rudolph Revocable Trust	\$ 640,000	Feb-07	139,500	Aug-95	21.75	990	\$ 18,414	13.2%	60
61	139 Sunrise Avenue #304	Blank, Sanford D	\$ 585,000	Mar-07	N/A	N/A	N/A	903	\$ 60,000	40.0%	61
62	44 Coconut Row #607A	Gardner, Eunice	\$ 525,000	Mar-07	150,000	Oct-00	6.25	903	\$ 15,364	14.1%	62
63	139 Sunrise Avenue #1010	Hirschmiller, Mary Meyer	\$ 520,000	Apr-07	109,000	May-80	26.75	990	\$ 140,000	31.1%	63
64	354 Chilean Avenue #3E	Di Lorenzo, Daniela	\$ 520,000	Jun-07	450,000	Oct-06	0.5	782	\$	N/A	64
65	301 Australian Avenue #RU110	Catt, Philip	\$ 500,000	Feb-07	N/A	N/A	N/A	N/A	N/A	N/A	65
66	301 Australian Avenue #RU113	Model, Bennett	\$ 493,000	Feb-07	N/A	N/A	N/A	N/A	N/A	N/A	66
67	227 Brazilian Avenue #2E	Brady, Gretchen	\$ 450,000	Apr-07	202,500	Jun-03	3.75	643	\$ 66,000	32.6%	67
68	301 Australian Avenue #RU210	Kreinbandler, David	\$ 443,000	Mar-07	N/A	N/A	N/A	N/A	N/A	N/A	68
69	401 Peruvian Avenue #3020	Brayer, Henry	\$ 437,500	Jan-07	155,000	Aug-00	6.25	595	\$ 45,200	29.2%	69
70	301 Australian Avenue #RU309	Gaynor, Vera	\$ 434,400	Feb-07	N/A	N/A	N/A	N/A	N/A	N/A	70
71	301 Australian Avenue #213	Sinha, Robin	\$ 427,500	Jan-07	N/A	N/A	N/A	N/A	N/A	N/A	71
72	401 Peruvian Avenue #2050	Gintewich, Galina	\$ 410,000	Feb-07	280,000	Dec-03	3	595	\$ 50,000	19.2%	72
73	301 Australian Avenue #RU215	Schwartz, Mercedes	\$ 405,600	Feb-07	N/A	N/A	N/A	N/A	N/A	N/A	73
74	301 Australian Avenue #RU306	Krysal Marcus Retirement Plan	\$ 394,800	Feb-07	N/A	N/A	N/A	N/A	N/A	N/A	74
75	44 Coconut Row #202B	S David Leibowitz Trust	\$ 350,000	Jan-07	150,000	May-88	18.5	893	\$ 10,811	7.2%	75
76	235 Sunrise Avenue #2040 & #2042	Spilberg, Richard	\$ 350,000	Apr-07	223,000	Apr-05	2	542	\$ 63,500	28.5%	76
77	235 Sunrise Ave #R1007B-R1009-R1011	Pisneau, Robert	\$ 249,000	Mar-07	65,000	Mar-05	8	573	\$ 21,875	33.7%	77
78	44 Coconut Row #14	Galkin, Margaret	\$ 219,000	Jun-07	170,000	Jul-05	1.75	389	\$ 28,000	16.5%	78
79	235 Sunrise Avenue #3204 & #3206	Pulhones, Joseph	\$ 210,000	Mar-07	135,000	Sep-00	6.5	N/A	\$ 11,538	8.5%	79
80	235 Sunrise Avenue #2016	Ruz, Edison	\$ 125,000	Apr-07	87,000	Apr-04	3	271	\$ 12,867	14.6%	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	Am Inv(Den)	Avg Ann %
1	3100 S. Ocean Blvd, #701N & #C4	Hillside Investments Limited	\$ 3,485,000	May-07	\$ 1,600,000	Mar-95	12	4994	\$ 157,053	9.8%
2	2770 S. Ocean Blvd, #501N & #C13	Heller, Gerald and Sharon	\$ 3,300,000	Apr-07	\$ 1,125,000	Apr-90	17	4370	\$ 127,941	11.4%
3	2770 S. Ocean Blvd, #401S & #C27	Ziv, Seymour and Gladys	\$ 3,100,000	Mar-07	\$ 845,000	Feb-92	15	4370	\$ 150,333	17.8%
4	2100 S. Ocean Blvd, #505S & #CWB8	Assafy, Robert	\$ 2,055,000	Apr-07	\$ 10	Aug-03	3.5	3136	Not Arms Length	Not Arms Length
5	3100 S. Ocean Blvd, #703N	Crandall, Louise	\$ 2,000,000	Jun-07	\$ 1,200,000	Jul-99	8	2860	\$ 100,000	8.3%
6	2880 S. Ocean Blvd, #2A6 & #C4	Siljehner, John	\$ 1,845,000	May-07	\$ 1,400,000	May-06	2	2464	\$ 122,500	8.8%
7	3170 S. Ocean Blvd, #605	Siegel Family Personal Residence Trust	\$ 1,825,000	Mar-07	\$ 1,200,000	Sep-05	0.5	2950	\$ 650,000	54.2%
8	2100 S. Ocean Blvd, #205N & #CWB15	John William Georgas Trust	\$ 1,400,000	Apr-07	\$ 288,500	Feb-81	26	3136	\$ 42,750	14.5%
9	2860 S. Ocean Blvd, #403W & #C54	Eisenberg, Richard and Ellen	\$ 1,400,000	May-07	\$ 171,500	Jan-79	28.25	2318	\$ 43,487	25.4%
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%
11	2860 S. Ocean Blvd, #706S & #C52	Andrade Trusts	\$ 1,300,000	Jun-07	\$ 925,000	Feb-04	3.25	2137	\$ 115,385	12.5%
12	3300 S. Ocean Blvd, #403S	Poet, Jennifer	\$ 1,230,250	Feb-07	\$ 810,000	Apr-04	2.75	2196	\$ 152,818	18.5%
13	2335 S. Ocean Blvd, #C11	Rose Palms LLC	\$ 1,128,000	Jun-07	\$ 800,000	May-03	4	2810	\$ 82,250	10.3%
14	3140 S. Ocean Blvd, #3B2	Zart, Sylvia	\$ 1,125,000	Jun-07	\$ 500,000	Dec-97	9.5	2590	\$ 65,789	13.2%
15	3140 S. Ocean Blvd, #225N	Poet, Jennifer	\$ 1,100,000	Jan-07	\$ 600,000	Dec-97	8.25	2695	\$ 60,606	10.1%
16	3140 S. Ocean Blvd, #PH1	Luebber, Marvin	\$ 1,050,000	Apr-07	\$ 745,000	Feb-83	24	2533	\$ 31,458	9.1%
17	2500 S. Ocean Blvd, #R3D2 & #C14	Gelinas, A J Alex	\$ 1,040,000	Jun-07	\$ 345,000	Sep-81	15.75	2590	\$ 61,985	82.5%
18	2860 S. Ocean Blvd, #703W & #CWB3	Wydra, Handlie	\$ 1,015,000	May-07	\$ 174,500	Jun-79	28.25	2918	\$ 30,637	17.6%
19	3300 S. Ocean Blvd, #402N	Fayadova, Anna	\$ 885,000	Apr-07	\$ 475,000	Jul-96	20.5	2196	\$ 26,341	5.5%
20	2880 S. Ocean Blvd, #R1C4	Rosati, Joseph and Carol	\$ 840,000	Apr-07	\$ 550,000	Apr-88	19	2434	\$ 19,211	3.5%
21	2150 Ibis Isle Road #100	Wyman, Thomas	\$ 840,000	Apr-07	\$ 500,000	Jul-05	1.75	1618	Not Arms Length	Not Arms Length
22	2880 S. Ocean Blvd, #2A5	Eiseman, Steven	\$ 780,000	Feb-07	\$ 610,000	Feb-84	23	2464	\$ 14,783	3.0%
23	3400 S. Ocean Blvd, #5F11	Mason, David	\$ 780,000	May-07	\$ 450,000	Oct-02	4.5	2119	\$ 37,778	6.2%
24	3120 S. Ocean Blvd, #308S	Gabelber, Scott	\$ 768,000	May-07	\$ 440,000	Sep-94	12.5	2220	\$ 25,440	5.7%
25	3120 S. Ocean Blvd, #2592	Jacobson, Gerald	\$ 717,500	May-07	\$ 440,000	Dec-86	10.25	2497	\$ 27,073	6.2%
26	3350 S. Ocean Blvd, #208S	Sanchez, Jean	\$ 700,000	Jun-07	\$ 440,000	Apr-99	8.25	2072	\$ 31,515	7.2%
27	3250 S. Ocean Blvd, #201N	Hsu, Rebecca	\$ 675,000	Apr-07	\$ 595,000	Apr-05	2	1840	\$ 70,000	13.1%
28	3250 S. Ocean Blvd, #504N	Kahn, Corinne	\$ 675,000	May-07	\$ 390,000	Jul-04	2.75	1515	\$ 103,636	26.6%
29	2275 S. Ocean Blvd, #T1	Channing, Susan	\$ 650,000	May-07	\$ 144,500	Jan-74	33.25	1519	\$ 17,940	22.9%
30	3440 S. Ocean Blvd, #605S	Dixon, Frederick	\$ 650,000	May-07	\$ 285,000	Feb-80	27.25	1888	\$ 18,589	12.2%
31	3250 S. Ocean Blvd, #502S	Miller, Richard and Lois	\$ 650,000	Jun-07	\$ 265,000	Oct-82	24.5	1900	\$ 14,898	5.2%
32	2275 S. Ocean Blvd, #304S	Palterella, Thomas and Barbara	\$ 625,000	May-07	\$ 375,000	Oct-83	13.5	1668	\$ 19,259	5.1%
33	2275 S. Ocean Blvd, #103S & #C57	Blank, Reuven	\$ 625,000	Apr-07	\$ 500,000	Jun-04	2.75	1614	\$ 45,455	9.1%
34	3400 S. Ocean Blvd, #701S	Schneider, A	\$ 625,000	May-07	\$ 220,000	Jun-81	26.75	2078	\$ 15,340	6.7%
35	3200 S. Ocean Blvd, #303B	Dalton, William	\$ 610,000	May-07	\$ 370,000	Jul-03	3.75	1476	\$ 64,000	17.3%
36	3280 S. Ocean Blvd, #501S	Sillman, Roy	\$ 600,000	Apr-07	\$ 639,000	Jan-06	1.25	1640	\$ (31,200)	-4.8%
37	2800 S. Ocean Blvd, #304N	Greenfield, Harriet	\$ 575,000	May-07	\$ 475,000	Jun-02	4.75	1485	\$ 64,211	21.8%
38	2734 S. Ocean Blvd, #507N	Ghines, Edward	\$ 552,500	Feb-07	\$ 285,000	Jun-04	2.5	1681	\$ 40,000	8.4%
39	3440 S. Ocean Blvd, #600N	Esposito, Carole	\$ 552,500	Jun-07	\$ 410,000	Jun-94	13	188	\$ 10,982	2.7%
40	2778 S. Ocean Blvd, #101S	O'Day, James	\$ 540,000	Jun-07	\$ 279,000	Jun-04	3	1542	\$ 87,000	31.2%

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# THE EVANS REPORT 2008

## PB CONDO SALES 1/07-6/07

### SO-SLOANS CURVE

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 Incr(Dec)	Avg Ann %
41	2784 S. Ocean Blvd., #305N	Levenson, Maximilian	Heppan Trusts	\$ 500,000	Jan-07	147,500	Jul-84	22.5	1941	\$ 15,867	10.8%
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%
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%
44	2185 Isis Isle Road #0030	Maher, William	Basilin, Mary	\$ 485,000	Mar-07	175,000	Apr-99	7.75	1168	\$ 40,000	22.8%
45	3250 S. Ocean Blvd., #401S	Greer, Bruce	Leibung, Estelle	\$ 475,000	May-07	235,000	Mar-94	23	1840	\$ 10,435	4.4%
46	3450 S. Ocean Blvd., #316	Owen, Donald and Colleen	Kelushner, Esther	\$ 470,000	Apr-07	115,000	Nov-06	0.25	1548	\$ 43,030	37.4%
47	2800 S. Ocean Blvd., #1A3	Hauptman, Martin	API Rentals Corp	\$ 425,000	Mar-07	801,000	Oct-08	8.25	2590	\$ (1,504,000)	-167.8%
48	2800 S. Ocean Blvd., #1A3	Brown, Robert	Michaels Revocable Trust	\$ 375,000	Mar-07	75,000	Jan-74	33	1578	\$ 9,091	12.1%
49	3200 S. Ocean Blvd., #202B	Coburn, Pamela	Scott, Aphronse	\$ 370,000	Apr-07	118,000	Dec-91	15.25	1386	\$ 16,525	14.0%
50	2505 S. Ocean Blvd., #6160	Rahne, Alexandra	Standground, Evelyn	\$ 350,000	Feb-07	97,500	Jan-79	28	1116	\$ 9,018	9.2%
51	2773 S. Ocean Blvd., #4080	Alberstat, Irvin	Zelma J Andree Revocable Trust	\$ 345,000	May-07	58,000	Jan-75	32.25	1389	\$ 8,889	15.3%
52	3450 S. Ocean Blvd., #5030	Nardowicz, James	Burnoughs, Jane	\$ 340,000	May-07	N/A	Oct-06	2.5	1548	Not Arms Length	Not Arms Length
53	2773 S. Ocean Blvd., #4120	Giuffre, Carmelo	Konowitz, Thelma	\$ 340,000	May-07	80,000	Nov-92	14.5	1389	\$ 17,931	22.4%
54	2505 S. Ocean Blvd., #3140	Miller, Dennis	Weiser, Jeff	\$ 335,000	Feb-07	100	Feb-95	12	1116	Not Arms Length	Not Arms Length
55	2773 S. Ocean Blvd., #2170	Sheridan, Lena	Gallano, Marcha	\$ 315,000	May-07	280,000	Jul-04	2.75	1389	\$ 20,000	7.7%
56	2880 S. Ocean Blvd., #6090	Ryan, Edward	Nadeau, Edith	\$ 312,500	Mar-07	90,000	Jan-79	28	1400	\$ 7,946	8.8%
57	3230 S. Ocean Blvd., #C306	Jackson, William	Sozzafusa, James J	\$ 300,000	Jan-07	108,000	Mar-99	7.75	1178	\$ 24,774	22.9%
58	2773 S. Ocean Blvd., #3120	Cohen, Alan	Siddle, Rachel	\$ 292,000	Apr-07	110,000	Jan-79	28.25	1389	\$ 6,088	5.5%
59	3450 S. Ocean Blvd., #5140	Rozzoro, Arthur	Hoffman, Patricia	\$ 275,000	Feb-07	190,000	Mar-03	3.75	1008	\$ 22,667	11.9%
60	2505 S. Ocean Blvd., #4040	Marino, Joseph	Lindsay, Edward	\$ 210,000	Jun-07	60,000	Apr-98	9	788	\$ 16,657	27.8%
61	2880 S. Ocean Blvd., #104	Pouncey, Christen and Victoria	Edward J Dominique Trust	\$ 181,000	Apr-07	10	Sep-03	3.5	1012	Not Arms Length	Not Arms Length
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
63	2580 S. Ocean Blvd., #410D	Abrahamowitz, Florence	Whitehouse 94 LLC	\$ 158,000	Apr-07	N/A	N/A	N/A	N/A	N/A	N/A
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