

THE EVANS REPORT 2008

PALM BEACH CONDOMINIUM SALES 1/07-9/07

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@revanspa.com

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 %	
1 354 Chilean Avenue #3C	Jennette, Jon	Robbins, Susan	\$ 900,000	Jan-07	\$ 395,000	May-01	5.5	1225	\$ 91,818	23.2%	1
2 3140 S. Ocean Blvd. #205N	Post, Jennifer	Miller, Elaine	\$ 1,100,000	Jan-07	\$ 600,000	Sep-98	8.25	2695	\$ 80,606	10.1%	2
3 301 Australian Avenue #213	Smith, Robin	CSC Brazilian LP	\$ 427,500	Jan-07	N/A	N/A	N/A	N/A	N/A	N/A	3
4 225 Sunrise Avenue #C/M19	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%	4
5 100 Sunrise Avenue #312	Covello, Paul and Mary	Eleanor R Rabh Residence Trust	\$ 1,100,000	Jan-07	\$ 580,000	Mar-90	16.75	1646	\$ 31,045	5.4%	5
6 2784 S. Ocean Blvd. #305N	Levenson, Maximilian	Heipen Trusts	\$ 500,000	Jan-07	\$ 147,500	Jul-64	22.5	1541	\$ 15,687	10.6%	6
7 3230 S. Ocean Blvd. #C306	Jackson, William	Scorzafane, James J	\$ 300,000	Jan-07	\$ 108,000	Mar-99	7.75	1176	\$ 24,774	22.9%	7
8 44 Coccolnut Row #202B	S David Leibovitz Trust	Cook, Stanley	\$ 350,000	Jan-07	\$ 155,000	Aug-00	16.5	893	\$ 10,811	7.2%	8
9 401 Peruvian Avenue #302	Boyer, Henry	McCaughy, Caroline	\$ 437,500	Jan-07	\$ 150,000	May-88	18.5	893	\$ 46,200	29.2%	9
10 2505 S. Ocean Blvd. #6160	Raine, Alexandra	Sandground, Evelyn	\$ 350,000	Feb-07	\$ 97,500	Jan-79	28	1116	\$ 9,018	9.2%	10
11 301 Australian Avenue #RU215	Schwartz, Mercedes	CSC Brazilian LP	\$ 405,600	Feb-07	N/A	N/A	N/A	N/A	N/A	N/A	11
12 401 Peruvian Avenue #2050	Grimkevich, Galina	Gartfurne, James	\$ 410,000	Feb-07	\$ 280,000	Dec-03	3	595	\$ 50,000	19.2%	12
13 301 Australian Avenue #RU309	Gaynor, Vere	CSC Brazilian LP	\$ 43,400	Feb-07	N/A	N/A	N/A	N/A	N/A	N/A	13
14 2784 S. Ocean Blvd. #507N	Gimes, Edward	Des Grosselliers, Dennis	\$ 575,000	Feb-07	\$ 475,000	Jun-04	2.5	1661	\$ 40,000	8.4%	14
15 301 Australian Avenue #RU211	Kurosai, Katsuyuki	CSC Brazilian LP	\$ 744,800	Feb-07	N/A	N/A	N/A	N/A	N/A	N/A	15
16 301 Australian Avenue #RU130	Krasnow, Robert	CSC Brazilian LP	\$ 785,800	Feb-07	N/A	N/A	N/A	N/A	N/A	N/A	16
17 44 Coccolnut Row #509B	Wilson, Steven	Estate of Maxine Badrick	\$ 820,000	Feb-07	\$ 190,000	Apr-88	8.75	1186	\$ 72,000	37.8%	17
18 2580 S. Ocean Blvd. #2A5	Eiseman, Steven	Herman Snyder Trust	\$ 840,000	Feb-07	\$ 500,000	Feb-84	23	2464	\$ 14,783	3.0%	18
19 44 Coccolnut Row #518B & #C31	Abraham, Daniel S	Guest, Mary Scott	\$ 975,000	Feb-07	\$ 1,050,000	Apr-06	0.75	1226	\$ (100,000)	-8.6%	19
20 330 Coccolnut Row #1C	Van Pelt, Jane	Murphy, Norman	\$ 995,000	Feb-07	\$ 150,900	Apr-96	10.75	1540	\$ 78,521	52.0%	20
21 3300 S. Ocean Blvd. #403S	Post, Jennifer	Grimaldi, Richard	\$ 1,230,250	Feb-07	\$ 810,000	Apr-04	2.75	2186	\$ 152,818	18.9%	21
22 340 Coccolnut Row #A	Kinsey, Stephen	Miller, Anne	\$ 1,500,000	Feb-07	\$ 625,000	Dec-97	9	1678	\$ 97,222	15.6%	22
23 301 Australian Avenue #111 & #112	CDS Brazilian Court LLC	CSC Brazilian LP	\$ 1,550,000	Feb-07	N/A	N/A	N/A	N/A	N/A	N/A	23
24 3475 S. Ocean Blvd. #5100	Savages, Julian	Rorahl Furnan Revocable Trust	\$ 499,000	Feb-07	\$ 190,000	Feb-02	5	1385	\$ 61,800	32.5%	24
25 301 Australian Avenue #RU110	Craft, Philip	CSC Brazilian LP	\$ 500,000	Feb-07	N/A	N/A	N/A	N/A	N/A	N/A	25
26 301 Australian Avenue #RU116	Pall H Geber Trust	CSC Brazilian LP	\$ 2,102,500	Feb-07	N/A	N/A	N/A	N/A	N/A	N/A	26
27 3450 S. Ocean Blvd. #5140	Rozzaro, Arthur	Hoffman, Patricia	\$ 275,000	Feb-07	\$ 190,000	Mar-03	3.75	1008	\$ 22,667	11.9%	27
28 2505 S. Ocean Blvd. #5140	Miller, Dennis	Weiser, Jeff	\$ 335,000	Feb-07	\$ 100	Feb-95	12	1116	\$ Not Arms Length	Not Arms Length	28
29 301 Australian Avenue #RU113	Model, Barnett	CSC Brazilian LP	\$ 453,000	Feb-07	N/A	N/A	N/A	N/A	N/A	N/A	29
30 301 Australian Avenue #RU306	Kysal Marcus Retirement Plan	CSC Brazilian LP	\$ 394,800	Feb-07	N/A	N/A	N/A	N/A	N/A	N/A	30
31 301 Australian Avenue #RU108B	Domina, Twist Rudolph Revocable Trust	CSC Brazilian LP	\$ 595,000	Feb-07	N/A	N/A	N/A	N/A	N/A	N/A	31
32 301 Australian Avenue #RU231	Springfield LLC	CSC Brazilian LP	\$ 860,200	Feb-07	N/A	N/A	N/A	N/A	N/A	N/A	32
33 250 Bradley Place #504	Hamer, W	Siranni, Anthony	\$ 1,050,000	Feb-07	\$ 400,000	Apr-01	5.75	1220	\$ 113,043	28.3%	33
34 2000 S. Ocean Blvd. #208S & #C7S	Adler, Edward A	Manvisa III LLC	\$ 1,385,000	Feb-07	\$ 950,000	Mar-05	1.75	2385	\$ 248,571	26.2%	34
35 301 Australian Avenue #RU115	Cullinan, Lewis	CSC Brazilian LP	\$ 2,950,000	Feb-07	N/A	N/A	N/A	N/A	N/A	N/A	35
36 200 Bradley Place #3010 & #C10	Kemp, Emma	Gobbi, Richard	\$ 2,925,000	Feb-07	\$ 1,675,000	Apr-00	6.75	2335	\$ 166,195	11.1%	36
37 240 S. County Road #A5	Sullivan, Jr, John M	Slover, Dorothy	\$ 910,000	Feb-07	\$ 305,000	Feb-07	8.25	968	\$ 73,333	24.0%	37
38 3450 S. Ocean Blvd. #416	Owen, Donald and Colleen	Kalushner, Esther	\$ 470,000	Mar-07	\$ 115,000	Oct-88	8.25	1546	\$ 43,030	37.4%	38
39 2188 Ibis Isle Road #RU30	Maher, William	Brislin, Mary	\$ 485,000	Mar-07	\$ 175,000	Apr-89	7.75	1168	\$ 40,000	22.9%	39
40 3170 S. Ocean Blvd. #605	Siegel Family Personal Residence Trust	Clark, Carter	\$ 1,925,000	Mar-07	\$ 1,200,000	Sep-06	0.5	2950	\$ 650,000	54.2%	40

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41	2860 S. Ocean Blvd. #8140	Brown, Robert	Michaels Revocable Trust	\$ 375,000	Mar-07	75,000	Jan-74	33	1578	\$ 9,091	12.1%	41
42	301 Australian Avenue #RU210	Kienhandler, David	CSC Brazilian LP	\$ 443,000	Mar-07	N/A	N/A	N/A	N/A	N/A	N/A	42
43	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	43
44	301 Australian Avenue #RU218	Bardwil, James	CSC Brazilian LP	\$ 744,766	Mar-07	N/A	N/A	N/A	N/A	N/A	N/A	44
45	3300 S. Ocean Blvd. #402N	Raychoyes, Anna	Newman, Rosalyn	\$ 1,015,000	Mar-07	475,000	Mar-89	20.5	2198	\$ 28,341	5.5%	45
46	100 Sunrise Avenue #6070	Sten, Evan	Linder, Beatrice	\$ 1,580,000	Mar-07	100	Mar-89	18	1612	\$ Not Arms Length	N/A	46
47	380 S. Ocean Blvd. #8HA	Nicholson, James and Donna	Right, Mitchell E.	\$ 4,750,000	Mar-07	3,400,000	Jul-06	0.5	2600	\$ 2,700,000	79.4%	47
48	100 Sunrise Avenue #515	Gayle Waxman Living Trust	Koch, Dana	\$ 1,695,000	Mar-07	1,482,575	Feb-06	1	1547	\$ 212,425	14.3%	48
49	170 Chilean Avenue #SD	Kesselman, Mark L	Karr, Bruce	\$ 875,000	Mar-07	195,000	Apr-83	23.75	1201	\$ 28,632	14.7%	49
50	320 Chilean Avenue #8	Marinaccio, Marilyn	Calien Jr, Reynolds L	\$ 750,000	Mar-07	10	Feb-00	7	1187	\$ Not Arms Length	N/A	50
51	301 Australian Avenue #RU217	Dayton, Michael and Ginger	CSC Brazilian LP	\$ 707,750	Mar-07	N/A	N/A	N/A	N/A	N/A	N/A	51
52	2770 S. Ocean Blvd. #401S & #C27	Ziv, Seymour and Gladys	Strumbos, George	\$ 3,100,000	Mar-07	845,000	Feb-92	15	4370	\$ 150,333	17.8%	52
53	170 N. Ocean Blvd. #201	Swift III, Thomas and Laurys P	Mahno, Anthony	\$ 2,150,000	Mar-07	375,000	Apr-82	14.75	1890	\$ 120,339	32.1%	53
54	170 N. Ocean Blvd. #206	Frangos, Dorothy J	Estate of Vion Aufhauser	\$ 955,000	Mar-07	720,000	Mar-03	4	1985	\$ 59,750	8.2%	54
55	44 Cococanut Row #114	Publions, Joseph	Sugdenom Worldwide Inc	\$ 210,000	Mar-07	135,000	Sep-00	6.5	N/A	\$ 11,538	8.5%	55
56	44 Cococanut Row #607A	Gardner, Eunice	Baltz, Beatrice	\$ 625,000	Mar-07	150,000	Oct-00	6.25	903	\$ 60,000	40.0%	56
57	330 Cococanut Row #2C	DeAaulo Truist	Murphy, Norman	\$ 1,150,000	Mar-07	150,900	Apr-86	11	1540	\$ 90,827	60.2%	57
58	160 Bradley Place #516	Wyner, Robert	Felner, A	\$ 1,750,000	Mar-07	1,500,000	Mar-03	4	2298	\$ 62,500	4.2%	58
59	44 Cococanut Row #122A	Sachs, Rose	Simmans, Robert K	\$ 850,000	Mar-07	250,000	Dec-85	21.25	1226	\$ 28,235	11.3%	59
60	2880 S. Ocean Blvd. #6090	Ryan, Edward	Madreau, Edith	\$ 312,500	Mar-07	90,000	Jan-79	28	1400	\$ 7,946	8.6%	60
61	44 Cococanut Row #PHW	Pourney, Christian and Victoria	Edward J Dominique Trust	\$ 3,350,000	Mar-07	568,000	Apr-99	8	1761	\$ 347,750	61.2%	61
62	2860 S. Ocean Blvd. #104	Ritz, Edison	Hatfield, Susan	\$ 125,000	Apr-07	87,000	Apr-04	3.5	1012	\$ Not Arms Length	Not Arms Length	62
63	225 Sunrise Avenue #2016	Dickson, Susan	Snelter, Raymond	\$ 1,990,000	Apr-07	612,000	Mar-03	4	2323	\$ 265,000	28.5%	63
64	340 Brazilian Avenue #1028	John William Georgas Trust	Conson, Marie	\$ 2,557,200	Apr-07	930,000	Jun-88	18.75	3563	\$ 103,744	17.0%	64
65	130 Sunrise Avenue #5070 & #5080	Lustbader, Martin	Estate of Pylis Singer	\$ 1,400,000	Apr-07	288,500	Feb-81	26	3136	\$ 42,750	14.8%	65
66	2100 S. Ocean Blvd. #205N & #CW15	Michael, Sam	Cocney, George K and Cynthia R	\$ 1,100,000	Apr-07	345,000	Feb-83	24	2533	\$ 31,458	9.1%	66
67	3140 S. Ocean Blvd. #PH1	Lustbader, Martin	Tuschek, Sandle	\$ 6,100,000	Apr-07	985,000	Mar-87	20	3328	\$ 255,250	25.7%	67
68	2 N. Breakers Row #514	Michael, Sam	Cocney, George K and Cynthia R	\$ 6,100,000	Apr-07	985,000	Mar-87	20	3328	\$ 255,250	25.7%	68
69	3250 S. Ocean Blvd. #201N	Hsu, Rebecca	Baker, Joe	\$ 675,000	Apr-07	535,000	Apr-05	2	1640	\$ 70,000	13.1%	69
70	227 Brazilian Avenue #2E	Benly, Gretchen	Ostler, Marko	\$ 450,000	Apr-07	202,500	Apr-03	3.75	643	\$ 68,000	32.6%	70
71	44 Cococanut Row #317A	Neil Walker High Revocable Trust	Estate of Raul Weinstein	\$ 1,800,000	Apr-07	330,000	Apr-81	26	1501	\$ 48,846	14.8%	71
72	150 Sunrise Avenue #6120	Manuel Warehouse Company	Eisenberg, Richard	\$ 2,900,000	Apr-07	775,000	Mar-99	8	1646	\$ 266,625	34.3%	72
73	160 Bradley Place #1001 & #C18	Manuel Warehouse Company	Blau, Athene	\$ 6,000,000	Apr-07	5,360,000	May-05	1.75	3882	\$ 368,714	6.8%	73
74	2770 S. Ocean Blvd. #501N & #C13	Heller, Gerald and Sharon	Kay, Jack and Barbara G	\$ 3,300,000	Apr-07	1,125,000	Apr-80	17	4370	\$ 122,941	11.4%	74
75	2860 S. Ocean Blvd. #410D	Adramowitz, Florence	Whitmore 94 LLC	\$ 195,000	Apr-07	N/A	N/A	N/A	N/A	\$ 6,088	N/A	75
76	2773 S. Ocean Blvd. #3120	Cohen, Alan	Sadla, Rachel	\$ 370,000	Apr-07	110,000	Jan-79	28.25	1389	\$ 16,525	5.5%	76
77	3200 S. Ocean Blvd. #202B	Hudson, Pamela	Scott, Alphonse	\$ 425,000	Apr-07	118,000	Dec-81	15.25	1366	\$ (1,804,000)	-187.8%	77
78	139 Sunrise Avenue #1010	Hirschmiller, Mary Melger	Jeanette Sheehan Trust	\$ 520,000	Apr-07	109,000	Nov-80	0.25	2990	\$ 15,364	14.1%	78
79	139 Sunrise Avenue #1010	Hirschmiller, Mary Melger	Jeanette Sheehan Trust	\$ 520,000	Apr-07	109,000	Nov-80	26.75	990	\$ (31,200)	-4.9%	79
80	3260 S. Ocean Blvd. #501S	Stillman, Roy	Fing, Joel H	\$ 600,000	Apr-07	639,000	Jan-06	1.25	1640	\$		80

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81 2275 S. Ocean Blvd. #103S & #C57	Bank Heuven	Roselli, Carol	\$ 625,000	Apr-07	\$ 500,000	Jun-04	2.75	1614	\$ 45,455	9.1%	81
82 2150 Lila Isle Road #100	Wyman, Thomas	Anastasia Gratos Trust	\$ 885,000	Apr-07	\$ 1	Jul-05	1.75	1618	\$	Not Arms Length	82
83 44 Coconut Row #410A	Spielgel, Robert	Alperin, Myer	\$ 1,375,000	Apr-07	\$ 450,000	May-98	8.75	1733	\$ 105,714	23.5%	83
84 2100 S. Ocean Blvd. #805S & #C8	Assaly, Robert	Gorell, Franklyn	\$ 2,059,000	Apr-07	\$ 10	Aug-03	3.5	3136	\$ 229,091	Not Arms Length	84
85 347 Australian Avenue #5	Samsom, Marvin	Robert Christian Etnie Revocable Trust	\$ 2,130,000	Apr-07	\$ 1,500,000	May-04	2.75	3507	\$ 229,091	Not Arms Length	85
86 100 Royal Palm Way #P12	Collins, John	Healthwood, Desmond	\$ 4,228,000	Apr-07	\$ 2,050,000	Apr-01	6	2250	\$ 362,500	17.7%	86
87 214 Chilean Avenue #A	Sailer Development LP	James, Daniel H	\$ 995,000	Apr-07	\$ 595,000	Jun-04	2.75	1000	\$ 141,818	23.8%	87
88 2580 S. Ocean Blvd. #R1C4	Roselli, Joseph and Carol	Estate of Irving Schaffer	\$ 915,000	Apr-07	\$ 650,000	Apr-88	19	2434	\$ 19,211	3.5%	88
89 235 Sunrise Avenue #2040 & #2042	Spilberg, Richard	Albert, Myrna	\$ 350,000	Apr-07	\$ 223,000	Apr-05	2	542	\$ 63,500	28.5%	89
90 340 Brazlian Avenue #202B	Nesner, Robert	Hanford, Louise	\$ 1,600,000	Apr-07	\$ 910,000	Jan-03	4.25	2223	\$ 162,353	17.8%	90
91 120 Sunset Avenue #4B	Seshow, Jerry	Fischer, Marilyn	\$ 2,350,000	Apr-07	\$ 1,485,000	Aug-97	9.5	3000	\$ 91,053	6.1%	91
92 234 Oleander Avenue #1-46	234 Oleander Florida LLC	Oleander Condominium LLC	\$ 2,000,000	Apr-07	\$ 1,023,560	Feb-04	3	4818	\$ 325,490	31.8%	92
93 120 Sunset Avenue #2E	Rutenberg, Reid	Eder, Linda	\$ 2,500,000	May-07	\$ 260,000	Jul-04	3.25	2800	\$ 153,846	7.7%	93
94 2773 S. Ocean Blvd. #2170	Shelden, Jana	Gallano, Marcia	\$ 3,515,000	May-07	\$ 800,000	Nov-05	1.5	1389	\$ 20,000	7.7%	94
95 150 Bradley Place #P4S1003 & #C12	Cesan, Reul	Tsal J, Gerald	\$ 8,900,000	May-07	\$ 1,435,500	Nov-05	1.5	N/A	\$ 4,876,333	346.7%	95
96 3460 S. Ocean Blvd. #8030	Nartlowicz, James	Lesburg, Estelle	\$ 340,000	May-07	\$ 235,000	Mar-84	23	1640	\$ 10,435	4.4%	96
97 3250 S. Ocean Blvd. #604N	Kahn, Corinne	Goldstein, David	\$ 675,000	May-07	\$ 390,000	Jul-04	2.75	1515	\$ 103,636	26.6%	97
98 3120 S. Ocean Blvd. #2502	Jacobson, Gerald	Smith, Nicholas	\$ 717,500	May-07	\$ 440,000	Dec-86	10.25	2497	\$ 27,073	6.2%	98
99 3400 S. Ocean Blvd. #5F11	Wason, David	Greenberg, Jeffrey	\$ 780,000	May-07	\$ 610,000	Oct-02	4.5	2119	\$ 37,778	6.2%	99
100 301 Australian Avenue #R232	Guggenheim, David	CSC Brazilian LP	\$ 800,000	May-07	\$ N/A	N/A	N/A	N/A	\$ N/A	N/A	100
101 360 S. Ocean Blvd. #2B	Ponton, Daniel E	Estate of Chale Chalk	\$ 1,850,000	May-07	\$ 838,000	Feb-83	24.25	1487	\$ 52,165	20.1%	101
102 2600 S. Ocean Blvd. #304N	Greenberg, Richard and Ellen	E & P Holdings LTD	\$ 1,400,000	May-07	\$ 171,500	May-97	10	2384	\$ 101,200	12.1%	102
103 3440 S. Ocean Blvd. #701S	Schneider, A	Chalber, Sorin	\$ 825,000	May-07	\$ 295,000	Jun-02	4.75	1495	\$ 64,211	21.8%	103
104 2600 S. Ocean Blvd. #304N	Greenberg, Richard and Ellen	E & P Holdings LTD	\$ 1,400,000	May-07	\$ 171,500	May-97	10	2384	\$ 101,200	12.1%	104
105 2773 S. Ocean Blvd. #4120	WVdr, Nardelle	Goodman, Vera	\$ 1,040,000	May-07	\$ 174,500	Jan-79	28.25	2918	\$ 30,637	17.6%	105
106 3140 S. Ocean Blvd. #306S	Gheber, Sorin	Louise Coffer Trust	\$ 768,000	May-07	\$ 230,000	Jun-81	25.75	2078	\$ 15,340	6.7%	106
107 2600 S. Ocean Blvd. #304N	WVdr, Nardelle	Goodman, Vera	\$ 1,040,000	May-07	\$ 174,500	Sep-84	12.5	2220	\$ 25,440	5.7%	107
108 2773 S. Ocean Blvd. #4120	Alperstak, Ivan	Klywicz, Theima	\$ 340,000	May-07	\$ 80,000	Nov-92	14.5	1389	\$ 17,931	22.4%	108
109 2773 S. Ocean Blvd. #4060	Alperstak, Ivan	Zelma J Andres Revocable Trust	\$ 346,000	May-07	\$ 58,000	Jan-75	32.25	1389	\$ 8,899	15.3%	109
110 2773 S. Ocean Blvd. #605S	Dixon, Frederick	Rosen, Gilta	\$ 650,000	May-07	\$ 144,000	Feb-80	27.25	1886	\$ 18,589	12.9%	110
111 3440 S. Ocean Blvd. #711	Charning, Susan	Lee, Jeanne	\$ 675,000	May-07	\$ 78,500	Jan-74	33.25	1519	\$ 17,940	22.9%	111
112 2275 S. Ocean Blvd. #409	Charning, Susan	Fillard, Robert	\$ 1,100,000	May-07	\$ 268,000	Dec-87	19.25	1365	\$ 43,221	16.1%	112
113 170 N. Ocean Blvd. #710	Arabana, Daniel S	Kemp, Edwin L	\$ 2,280,000	May-07	\$ 2,000,000	May-06	1	2298	\$ 299,000	14.5%	113
114 150 Bradley Place #416	LeBane, Thomas T	Whithouse 94 LLC	\$ 164,900	May-07	\$ N/A	N/A	N/A	N/A	\$ N/A	N/A	114
115 2275 S. Ocean Blvd. #304S	Palacotta, Thomas and Barbara	Estate of Arthur Tamadge	\$ 635,000	May-07	\$ 375,000	Oct-93	13.5	1888	\$ 19,259	5.1%	115
116 3200 S. Ocean Blvd. #303B	Dillon, William	Darino, Lydia	\$ 610,000	May-07	\$ 370,000	Jul-03	3.75	1476	\$ 64,000	17.3%	116
117 2 N. Breakers Row #SP12 & #C24	Lab Property Limited Partnership	Deane, Stephen	\$ 5,000,000	May-07	\$ 3,100,000	Jul-88	8.75	3406	\$ 217,143	7.0%	117
118 235 Sunrise Ave #R1007B-R1009-R1011	Pineau, Robert	Danner, Stephen	\$ 240,000	May-07	\$ 65,000	Mar-99	8	573	\$ 21,875	33.7%	118
119 44 Coconut Row #514B	Marino, Linda	Kaufman, Florence	\$ 995,000	May-07	\$ 59,900	Jan-73	34.25	913	\$ 15,623	26.1%	119
120											120

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121 100 Worth Avenue #6110	Wise, Robert	Valerian Management Inc	\$ 1,600,000	May-07	\$ 1,100,000	May-05	2	1590	\$ 250,000	22.7%	121
122 2580 S. Ocean Blvd. #2A6 & C4	Slidmeyer, John	Segal, Joseph	\$ 1,645,000	May-07	\$ 1,400,000	May-05	2	2464	\$ 122,500	8.8%	122
123 3100 S. Ocean Blvd. #701N & #C4	Hillside Investments Limited	Francine Surock Revocable Trust	\$ 3,485,000	May-07	\$ 1,600,000	Mar-95	12	4994	\$ 157,033	9.8%	123
124 3280 S. Ocean Blvd. #902S	Blair, Richard and Lois	Eisenberg, Sybil	\$ 650,000	Jun-07	\$ 295,000	Oct-82	24.5	1900	\$ 14,898	5.2%	124
125 139 Sunrise Avenue #304	Blank, Sanford D	Wienert, Samuel M	\$ 540,000	Jun-07	\$ 138,500	Aug-85	21.75	980	\$ 18,414	13.2%	125
126 2778 S. Ocean Blvd. #106N	Grossman, Carl	Convent Trusts	\$ 500,000	Jun-07	\$ 225,000	Jun-02	4.75	1780	\$ 57,895	-28.7%	126
127 3440 S. Ocean Blvd. #808N	Esposto, Carol	Villency, Robert	\$ 552,500	Jun-07	\$ 410,000	Jun-94	13	1886	\$ 10,962	2.7%	127
128 2500 S. Ocean Blvd. #93B2	Sain, Carla-Rae	Zarr, Sylvia	\$ 1,125,000	Jun-07	\$ 500,000	Dec-97	9.5	2590	\$ 65,789	13.2%	128
129 130 Sunrise Avenue #4120	E & R Gordon LLC	Lipman Trusts	\$ 1,213,300	Jun-07	\$ 400,000	May-89	8	1983	\$ 101,663	25.4%	129
130 2660 S. Ocean Blvd. #706S & #C52	Andrade Trusts	Near Holdings Corporation	\$ 1,300,000	Jun-07	\$ 925,000	Feb-04	3.25	2137	\$ 116,385	12.5%	130
131 316 S. Lake Drive #5C	Broome, H	Balner, Paula	\$ 1,625,370	Jun-07	\$ 440,000	May-98	9	1741	\$ 131,708	29.9%	131
132 329 S. Ocean Blvd. #C2	John Graham-Morton Flemings, Trustees	Anna Lina LLC	\$ 3,250,000	Jun-07	\$ 2,800,000	Sep-04	2.75	N/A	\$ 190,908	6.8%	132
133 235 Sunrise Avenue #3204 & #3206	Gillis, Margaret	Thomax-Gazdik, Andrew	\$ 219,000	Jun-07	\$ 170,000	May-05	2	2406	\$ 625,000	25.0%	133
135 2778 S. Ocean Blvd. #101S	OTDY, James	Carney, Nancy	\$ 540,000	Jun-07	\$ 279,000	Jun-05	1.75	1542	\$ 28,000	16.5%	134
136 2500 S. Ocean Blvd. #R3D2 & #C14	Gelinas, A J Alex	Victor, Herschel	\$ 1,050,000	Jun-07	\$ 75,000	Jun-04	3	399	\$ 87,000	31.2%	135
137 2505 S. Ocean Blvd. #4040	Mairno, Joseph	Lindsay, Edward	\$ 210,000	Jun-07	\$ 60,000	Sep-91	15.75	2590	\$ 61,905	82.5%	136
138 354 Chilean Avenue #3E	Dilorenzo, Daniela	Landis, Jennifer	\$ 520,000	Jun-07	\$ 450,000	Apr-98	0.5	782	\$ 16,667	27.8%	137
139 100 Sunrise Avenue #6100 & #C30	Wolf, Pamela	Kramer, Saul	\$ 700,000	Jun-07	\$ 440,000	Jan-76	31.25	1580	\$ 35,582	19.4%	138
140 3300 S. Ocean Blvd. #208S	Sanchez, Jean	Kosby, Herbert	\$ 1,295,000	Jun-07	\$ 183,700	Apr-99	8.25	2072	\$ 31,515	7.2%	139
141 235 Sunrise Avenue #CM22	Island Hotel Inc	Morrison LLC	\$ 1,100,000	Jun-07	\$ 430,000	Mar-02	5.25	N/A	\$ 127,618	29.7%	141
142 250 Bradley Place #706	Zana, Maria	Dansy, William	\$ 1,100,000	Jun-07	\$ 1,175,000	Jun-05	2	1220	\$ (37,900)	-3.2%	142
143 2335 S. Ocean Blvd. #C11	Rose Palms LLC	Silverado Realty LLC	\$ 1,129,000	Jun-07	\$ 800,000	May-03	4	2810	\$ 82,250	10.3%	143
144 3100 S. Ocean Blvd. #703N	Crandall, Louise	Booker, W	\$ 2,000,000	Jun-07	\$ 1,200,000	Jul-99	8	2960	\$ 100,000	8.3%	144
145 2580 S. Ocean Blvd. #317	Martinez, Vanessa	Whitehouse 94 LLC	\$ 482,800	Jun-07	N/A	N/A	N/A	N/A	N/A	N/A	145
146 2560 S. Ocean Blvd. #206	Santesteban, Nely	Whitehouse 94 LLC	\$ 482,800	Jun-07	N/A	N/A	N/A	N/A	N/A	N/A	146
147 2505 S. Ocean Blvd. #4070	Carcellera, Joseph	Hirschmann, Jerome	\$ 735,000	Jul-07	\$ 649,000	Dec-03	3.5	1580	\$ 24,571	4.8%	147
148 130 Sunrise Avenue #5130	Byrne, James	Whitehouse 94 LLC	\$ 1,900,000	Jul-07	\$ 145,000	Jan-73	34.5	3447	\$ 50,870	35.1%	148
149 345 Australian Avenue #6	Thomas, Byron	Judith Will Revocable Trust	\$ 3,400,000	Jul-07	\$ 1,200,000	Dec-86	10.5	2900	\$ 209,524	17.5%	149
150 380 S. Ocean Blvd. #PHC	Shavell, Wade	Lingstone, John	\$ 340,000	Jul-07	\$ 160,000	Aug-84	12.75	827	\$ 14,118	8.8%	150
151 122 Peruvian Avenue #7A	Kappler, Charles	St John, Donald	\$ 490,000	Jul-07	\$ 315,000	Nov-05	1.5	604	\$ 40,000	12.7%	151
152 235 Sunrise Avenue #PH7	Island Hotel Inc	Donahue, J	\$ 480,000	Jul-07	\$ 467,500	Jun-05	1.5	1210	\$ 15,000	3.2%	152
153 44 Coconut Row #A218	Kalah LLC	Judith Blumenfeld Personal Residence Tr	\$ 600,000	Jul-07	\$ 610,000	Jun-04	3	2145	\$ (3,333)	-0.5%	153
154 3390 S. Ocean Blvd. #3010	Gaurin, Ylvo	Gaines, Lis	\$ 620,000	Jul-07	\$ 280,000	Sep-93	13.75	1666	\$ 24,727	8.8%	154
155 2784 S. Ocean Blvd. #403E	Von Zebrow, Irving	Whitman, Patricia	\$ 725,000	Jul-07	\$ 600,000	Dec-93	13.5	1666	\$ 38,519	18.8%	155
156 3111 Coconut Row #102	Donnelly, Richard	Estate of Phillip Goss	\$ 1,200,000	Jul-07	\$ 460,000	May-85	22	2913	\$ 27,273	4.5%	156
157 3100 S. Ocean Blvd. #505S & #C8	Veka Property Holdings Limited	Lesher, J	\$ 1,700,000	Jul-07	\$ 460,000	Oct-91	15.75	3240	\$ 76,730	17.1%	157
158 353 Coconut Row #1	Murray, W	Lingstone, John	\$ 425,000	Jul-07	\$ 145,000	May-89	18	1044	\$ 15,556	10.7%	158
159 122 Peruvian Avenue #5 & #6	Moorey, Richard	Elwood, Robert	\$ 550,000	Jul-07	\$ 103,500	May-02	5	1496	\$ 89,300	86.3%	159
160 3460 S. Ocean Blvd. #4080	Rioda, Marianne		\$								160

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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(Deo)	Avg Ann %
161	160 Bradley Place #204	Rain, Liza	\$ 1,225,000	Jul-07	\$ 350,000	Apr-87	20.25	1444	\$ 43,210	12.3%
162	444 Cococanut Row #220A	Noit, Henriette	\$ 480,000	Jul-07	\$ 230,000	Mar-03	4.25	1039	\$ 58,824	25.6%
163	235 Sunrise Avenue #30V2	Rowen & Emerson Realty Corporation	\$ 75,000	Jul-07	\$ 75,000	Mar-04	3.25	271	Not Arms Length	163
164	3460 S. Ocean Blvd. #4180	Palm Venture LLC	\$ 485,000	Jul-07	\$ 405,000	Sep-04	2.75	1239	\$ 29,031	7.2%
165	44 Cococanut Row #107B & #108B	Hoffman, Donald	\$ 810,000	Jul-07	\$ 105,000	Jun-88	19	1820	\$ 37,105	35.3%
166	325 S. Lake Drive #101	Graham, Michael	\$ 875,000	Jul-07	\$ 315,000	Feb-04	3.25	840	\$ 172,308	54.7%
167	2350 S. Ocean Blvd. #1040	Mateo, Philip	\$ 160,000	Jul-07	\$ 48,000	Aug-94	12.75	640	\$ 8,784	18.3%
168	2660 S. Ocean Blvd. #1068	Starr, Daniel	\$ 938,500	Aug-07	\$ 174,400	Jan-79	28.5	2137	\$ 28,811	15.4%
169	160 Bradley Place #115 & #C3	Wolofsky, Meira	\$ 3,645,000	Aug-07	\$ 2,900,000	Nov-98	8.75	6378	\$ 85,143	2.9%
170	434 Chilian Avenue #4B	Howland, Nancy	\$ 980,000	Aug-07	\$ 250,000	Dec-03	3.5	1316	\$ 208,571	83.4%
171	340 S. Ocean Blvd. #4F	Schmitz, Herbert	\$ 1,210,000	Aug-07	\$ 39,500	N/A	N/A	2070	N/A	N/A
172	235 Sunrise Avenue #R2220 & #R2222	St. John, Donald	\$ 85,000	Aug-07	\$ 165,000	Jul-99	8	990	\$ 32,125	14.9%
173	138 Sunrise Avenue #1090	Zappone, Mark	\$ 422,000	Aug-07	\$ 185,000	Jul-99	8	990	\$ 32,125	14.9%
174	434 Chilian Avenue #2C	Howland, Nancy	\$ 910,000	Aug-07	\$ 560,000	May-04	3.25	1316	\$ 107,692	18.2%
175	44 Cococanut Row #420A & #421A	Ziv, Seymour L and Gladys L	\$ 2,500,000	Aug-07	\$ 1,075,000	Jul-05	2	2265	\$ 712,500	66.3%
176	3450 S. Ocean Blvd #5050	Diaferia, Michale	\$ 260,000	Aug-07	N/A	N/A	N/A	962	N/A	N/A
177	100 Sunrise Avenue #P19 & #C38- #C39	Wolf, Pamela	\$ 3,000,000	Aug-07	\$ 750,000	Dec-84	22.5	2371	\$ 100,000	13.3%
178	434 Chilian Avenue #2C	Howland, Nancy	\$ 910,000	Aug-07	\$ 560,000	May-04	2.25	1316	\$ 155,556	27.8%
179	429 Australian Avenue #6	Lozner, Shirley	\$ 1,500,000	Aug-07	\$ 185,000	Jan-78	29.5	1989	\$ 44,576	24.1%
180	130 Sunrise Avenue #2010	Kearney, John	\$ 1,960,000	Sep-07	\$ 1,000,000	Nov-05	1.75	1673	\$ 205,714	20.6%
181	3460 S. Ocean Blvd. #7080	Pedlerin, Trussis	\$ 410,000	Sep-07	\$ 177,500	Feb-94	13.5	1472	\$ 17,222	9.7%
182	301 Australian Avenue #RU124	Strom, Kathy	\$ 523,024	Sep-07	\$ 485,000	Mar-04	3.5	1886	\$ 47,143	9.7%
183	3440 S. Ocean Blvd. #8085	Green, Henry	\$ 650,000	Sep-07	\$ 229,800	N/A	N/A	1972	\$ 41,056	17.9%
184	301 Sunrise Avenue #R216 & #C449	Engels-Guiden, Dorothy	\$ 1,400,000	Sep-07	\$ 229,800	Jan-79	28.5	N/A	N/A	N/A
185	301 Australian Avenue #RU234	Day, Nathaniel	\$ 2,425,000	Sep-07	N/A	N/A	N/A	N/A	N/A	N/A
187	3460 S. Ocean Blvd. #3040	Youssef, George	\$ 225,000	Sep-07	\$ 10	Jun-04	3.25	962	Not Arms Length	Not Arms Length
188	301 Australian Avenue #RU223	DeMello, Karen	\$ 439,000	Sep-07	N/A	N/A	N/A	N/A	N/A	N/A
189	2660 S. Ocean Blvd. #4055	Rodier, Eric	\$ 583,200	Sep-07	N/A	N/A	N/A	N/A	N/A	N/A
190	301 Australian Avenue #RU222	Agresti, Mark	\$ 748,000	Sep-07	\$ 375,000	Sep-83	24	1900	\$ 8,333	2.2%
191	301 Australian Avenue #RU226	Rochard, Michael	\$ 748,000	Sep-07	N/A	N/A	N/A	N/A	N/A	N/A
192	301 Australian Avenue #RU219	Zourmas, Aspasia	\$ 759,000	Sep-07	N/A	N/A	N/A	N/A	N/A	N/A
193	330 S. Ocean Blvd. #F2	Elzabeth D Gramment Revocable Trust	\$ 2,800,000	Sep-07	\$ 1,125,000	Mar-04	3.5	2464	\$ 478,571	42.5%
194	301 Australian Avenue #RU227	Gordon, Larry	\$ 365,000	Sep-07	N/A	N/A	N/A	N/A	N/A	N/A
195	301 Australian Avenue #RU119	Danziger, Gigi	\$ 465,000	Sep-07	N/A	N/A	N/A	N/A	N/A	N/A
196	100 Sunrise Avenue #4090	Parce, David	\$ 725,000	Sep-07	\$ 345,000	Oct-87	20.00	1547	\$ 19,000	5.5%
197										
198										
199										
200			\$ 1,482,256		\$ 620,543		9.07		\$ 132,468	21.3%

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Property	Buyer	Seller	Current Sale Price	Current Sale Date	Prior Sale Price	Prior Sale Date	Yrs Bkwn Sales	Blgd Sq Ft	Ann Inc/(Dec)	Avg Ann %	
201											201
202			\$ 231,722,238		\$ 95,663,576		1776.75		\$ 20,400,085		202
203			195		154		196		154		203
204			\$ 1,182,256		\$ 620,543		9.07		\$ 132,468	21.3%	204
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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/(Decl)	Avg Ann %	
1 354 Chilean Avenue #302	Jenneth, Jon	Robbins, Susan	\$ 900,000	Jan-07	\$ 395,000	May-01	5.5	1225	\$ 91,818	23.2%	1
2 301 Australian Avenue #213	Sinba, Robin	CSC Brazilian LP	\$ 427,500	Jan-07	N/A	N/A	N/A	N/A	N/A	N/A	2
3 235 Sunrise Avenue #CM19	Palm Beach Resorts International LLC	C J Hamilton LLC	\$ 2,798,976	Jan-07	\$ 1,250,000	Jul-03	3.5	N/A	\$ 442,479	35.4%	2
4 100 Sunrise Avenue #312	Covello, Paul and Mary	Eleanor R Raab Residence Trust	\$ 2,200,000	Jan-07	\$ 580,000	Mar-90	16.75	1546	\$ 96,716	16.7%	3
5 44 Cococanut Row #202B	S David Leibovitt Trust	Cook, Stanley	\$ 350,000	Jan-07	\$ 150,000	May-88	18.5	893	\$ 10,911	7.2%	4
6 401 Peruvian Avenue #302	Breyer, Henry	McCaughey, Caroline	\$ 437,500	Jan-07	\$ 155,000	Aug-00	6.25	595	\$ 45,200	29.2%	5
7 301 Australian Avenue #RU215	Schwartz, Mercedes	CSC Brazilian LP	\$ 405,600	Feb-07	N/A	N/A	N/A	N/A	N/A	N/A	6
8 401 Peruvian Avenue #250	Gaynor, Vere	Garthure, James	\$ 410,000	Feb-07	\$ 260,000	Dec-03	3	595	\$ 50,000	18.2%	7
9 301 Australian Avenue #RU309	Kronsu, Katsuyuki	CSC Brazilian LP	\$ 434,400	Feb-07	N/A	N/A	N/A	N/A	N/A	N/A	8
10 301 Australian Avenue #RU211	Kronsu, Robert	CSC Brazilian LP	\$ 744,800	Feb-07	N/A	N/A	N/A	N/A	N/A	N/A	9
11 301 Australian Avenue #RU330	Wilson, Steven	Wilson, Steven	\$ 820,000	Feb-07	\$ 190,000	Apr-98	8.75	1196	\$ 1196	N/A	10
12 44 Cococanut Row #505B	Abraham, Daniel S	Guest, Mary Scott	\$ 975,000	Feb-07	\$ 1,050,000	Apr-06	0.75	1226	\$ (700,000)	-9.5%	11
13 330 Cococanut Row #1C	Van Pelt, Jane	Mulphy, Norman	\$ 1,500,000	Feb-07	\$ 625,000	Dec-97	9	1940	\$ 78,521	52.0%	12
14 340 Cococanut Row #111 & #112	Kinsey, Stephen	Miller, Arns	\$ 1,500,000	Feb-07	N/A	N/A	N/A	N/A	N/A	N/A	13
15 301 Australian Avenue #RU110	CPS Brazilian Court LLC	CSC Brazilian LP	\$ 1,550,000	Feb-07	N/A	N/A	N/A	N/A	N/A	N/A	14
16 301 Australian Avenue #RU116	Patl H Geater Trust	CSC Brazilian LP	\$ 2,102,500	Feb-07	N/A	N/A	N/A	N/A	N/A	N/A	15
17 301 Australian Avenue #RU113	Model, Barnett	CSC Brazilian LP	\$ 453,000	Feb-07	N/A	N/A	N/A	N/A	N/A	N/A	16
18 301 Australian Avenue #RU306	Koyal Marcus Retirement Plan	CSC Brazilian LP	\$ 394,600	Feb-07	N/A	N/A	N/A	N/A	N/A	N/A	17
19 301 Australian Avenue #RU108B	Donna J Twist Rudolph Revocable Trust	CSC Brazilian LP	\$ 880,200	Feb-07	N/A	N/A	N/A	N/A	N/A	N/A	18
20 250 Bradley Place #504	Hannan, W	CSC Brazilian LP	\$ 1,050,000	Feb-07	\$ 400,000	Apr-01	5.75	1220	\$ 113,043	28.3%	19
21 301 Australian Avenue #RU115	Kempf, Edwin	CSC Brazilian LP	\$ 2,325,000	Feb-07	\$ 1,875,000	Apr-00	6.75	2335	\$ 185,155	11.1%	20
22 200 Bradley Place #3010 & #C10	Cullinan, Lewis	Goldberg, Richard	\$ 810,000	Feb-07	\$ 305,000	Oct-98	8.25	988	\$ 73,333	24.0%	21
23 301 Australian Avenue #RU210	Sullivan Jr, John M	Sloner, Dorothy	\$ 443,000	Mar-07	N/A	N/A	N/A	N/A	N/A	N/A	22
24 301 Australian Avenue #RU131	Kahnlander, David	CSC Brazilian LP	\$ 698,500	Mar-07	N/A	N/A	N/A	N/A	N/A	N/A	23
25 301 Australian Avenue #RU218	Barclay, James	CSC Brazilian LP	\$ 744,766	Mar-07	N/A	N/A	N/A	N/A	N/A	N/A	24
26 100 Sunrise Avenue #8070	Starr, Evan	Linder, Beatrice	\$ 1,590,000	Mar-07	\$ 100	Mar-89	18	1612	Not Arms Length	N/A	25
27 301 Australian Avenue #RU210	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%	26
28 100 Sunrise Avenue #515	Gayle Waxman Living Trust	Koch, Dana	\$ 1,995,000	Mar-07	\$ 1,482,575	Feb-06	1	1547	\$ 212,425	14.3%	27
29 170 Chilean Avenue #D	Kesselman, Mark L	Karr, Bruce	\$ 875,000	Mar-07	\$ 195,000	Apr-83	23.75	1201	\$ 28,632	14.7%	28
30 320 Chilean Avenue #8	Martinez, Marilyn	Calson Jr, Reynold L	\$ 750,000	Mar-07	\$ 10	Feb-00	7	1167	Not Arms Length	N/A	29
31 301 Australian Avenue #RU217	DeVivo, Michael and Ginger	CSC Brazilian LP	\$ 707,750	Mar-07	N/A	N/A	N/A	N/A	N/A	N/A	30
32 170 N. Ocean Blvd, #201	Swift III, Thomas and Laura P	Maino, Anthony	\$ 2,150,000	Mar-07	\$ 375,000	Apr-92	14.75	1880	\$ 120,339	32.1%	31
33 170 N. Ocean Blvd, #506	Finiganes, Dorothy J	Estate of Vivian Adnanuser	\$ 955,000	Mar-07	\$ 720,000	Mar-03	4	1395	\$ 56,750	8.2%	32
34 44 Cococanut Row #114	Publiones, Joseph	Sugarman Worldwide Inc	\$ 210,000	Mar-07	\$ 135,000	Sep-00	6.5	N/A	\$ 11,538	8.5%	33
35 44 Cococanut Row #607A	Gardner, Eunice	Baltz, Beatrice	\$ 525,000	Mar-07	\$ 150,000	Oct-00	6.25	903	\$ 60,000	40.0%	34
36 330 Cococanut Row #2C	DeArvalho Trusts	Mulphy, Norman	\$ 1,150,000	Mar-07	\$ 150,900	Apr-86	11	1540	\$ 90,827	60.2%	35

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41	150 Bradley Place #918	Wyner, Robert	Felner, A	\$ 1,750,000	Mar-07	\$ 1,500,000	Mar-03	4	2288	\$ 62,500	4.2%	41
42	44 Coconut Row #122A	Sadta, Rose	Simmons, Robert K	\$ 850,000	Mar-07	\$ 250,000	Dec-85	21.25	1226	\$ 28,235	11.3%	42
43	44 Coconut Row #91HV	Fobbes, Robert and Lynda	Megan, Edward J	\$ 3,350,000	Apr-07	\$ 550,000	Apr-99	8	1761	\$ 347,750	61.2%	43
44	235 Sunrise Avenue #2016	Ritz, Edison	Holland, Susan	\$ 125,000	Apr-07	\$ 87,000	Apr-04	3	271	\$ 12,657	14.6%	44
45	340 Brazilian Avenue #102B	Dickson, Susan	Shedler, Raymond	\$ 1,990,000	Apr-07	\$ 930,000	Mar-03	4	2323	\$ 285,000	28.5%	45
46	130 Sunrise Avenue #5070 & #5080	Eder, Linda	Corson, Marie	\$ 2,557,200	Apr-07	\$ 612,000	Jun-88	18.75	3563	\$ 103,744	17.0%	46
47	2 N. Breakers Row #514	Michaels, Sam	Cooney, George K and Cynthia R	\$ 6,100,000	Apr-07	\$ 995,000	Mar-87	20	3328	\$ 285,250	25.7%	47
48	227 Brazilian Avenue #2E	Benley, Gretchen	Ostia, Marco	\$ 450,000	Apr-07	\$ 202,500	Jun-03	3.75	1501	\$ 66,000	32.8%	48
49	44 Coconut Row #317A	Neil Walker High Revocable Trust	Estate of Rudi Weinstein	\$ 1,600,000	Apr-07	\$ 330,000	Apr-81	26	643	\$ 48,846	14.8%	49
50	100 Sunrise Avenue #4120	Miller Warehouse Company	Eisenberg, Richard	\$ 2,900,000	Apr-07	\$ 775,000	Mar-98	8	1646	\$ 285,625	94.3%	50
51	150 Bradley Place #1001 & #C18	Maccubly, Linda	Bilu, Athene	\$ 6,000,000	Apr-07	\$ 5,580,000	Mar-05	1.75	3892	\$ 365,714	6.8%	51
52	139 Sunrise Avenue #1510	Hirschmiller, Mary Metzger	Jeanette Sheehan Trust	\$ 520,000	Apr-07	\$ 100,000	May-05	26.75	990	\$ 15,364	1.1%	52
53	44 Coconut Row #410A	Spiegel, Robert	Robert Christian Etelre Revocable Trust	\$ 2,130,000	Apr-07	\$ 1,800,000	Mar-04	2.75	3507	\$ 105,714	23.5%	53
54	347 Australian Avenue #5	Samson, Marvin	Alphon, Myer	\$ 395,000	Apr-07	\$ 255,000	May-98	8.75	1755	\$ 990	5.6%	54
55	100 Royal Palm Way #912	Collins, John	Heathwood, Desmond	\$ 4,225,000	Apr-07	\$ 2,650,000	Apr-01	6	2250	\$ 392,500	17.7%	55
56	214 Chilean Avenue #A	Salix Development LP	James, Danna H	\$ 350,000	Apr-07	\$ 225,000	Apr-05	2	542	\$ 63,600	28.5%	56
57	235 Sunrise Avenue #2040 & #2042	Spilberg, Richard	Albert, Myrna	\$ 1,800,000	Apr-07	\$ 910,000	Jan-03	4.25	2323	\$ 162,553	17.8%	57
58	340 Brazilian Avenue #202B	Nesher, Robert	Harford, Louise	\$ 2,350,000	Apr-07	\$ 1,485,000	Aug-97	9.5	3000	\$ 91,053	6.1%	58
59	120 Sunrise Avenue #4B	Sealove, Jerry	Fischer, Marilyn	\$ 2,500,000	Apr-07	\$ 2,000,000	Feb-04	3	4818	\$ 325,480	31.8%	59
60	234 Cleander Avenue #1-#6	234 Cleander Florida LLC	Cleander Condominium LLC	\$ 2,500,000	Apr-07	\$ 2,000,000	Jan-04	3.25	2800	\$ 153,846	7.7%	60
61	120 Sunset Avenue #2E	Rutenberg, Rald	Eder, Linda	\$ 8,900,000	May-07	\$ 1,435,500	Nov-05	1.5	N/A	\$ 4,976,333	346.7%	61
62	150 Bradley Place #H-S1003 & #C12	Cesari, Raul	Tsal Jr, Gerald	\$ 800,000	May-07	\$ N/A	N/A	N/A	N/A	\$ N/A	N/A	62
63	301 Australian Avenue #RU232	Guggenheim, David	CSC Brazilian LP	\$ 1,525,000	May-07	\$ 260,000	Feb-83	24.25	1487	\$ 52,165	20.1%	63
64	150 Bradley Place #406 & #C1	Tsal, Nancy	Estate of Claire Chaik	\$ 1,850,000	May-07	\$ 838,000	May-97	10	2384	\$ 101,200	12.1%	64
65	360 S. Ocean Blvd. #2B	Ponton, Daniel E	Fland, Robert	\$ 1,100,000	May-07	\$ 268,000	Dec-87	19.25	1355	\$ 43,221	16.1%	65
66	170 N. Ocean Blvd. #409	Gartunkei, George	Kempf, Editha L	\$ 2,280,000	May-07	\$ 2,000,000	May-06	1	2298	\$ 290,000	14.5%	66
67	150 Bradley Place #416	Ayranhan, Daniel S	Danner, Stephen	\$ 5,000,000	May-07	\$ 240,000	Jul-98	8.75	3406	\$ 217,143	7.0%	67
68	2 N. Breakers Row #SP12 & #C24	Lab Property Limited Partnership	Kaufman, Florence	\$ 595,000	May-07	\$ 59,900	Jan-73	34.25	913	\$ 21,875	33.7%	68
69	235 Sunrise Ave #R1007B-R1009-R1011	Martino, Linda	Valerian Management Inc	\$ 1,600,000	May-07	\$ 1,100,000	May-05	2	1590	\$ 250,000	22.7%	69
70	44 Coconut Row #514B	Mesa, Robert	Valerian Management Inc	\$ 540,000	Jun-07	\$ 135,500	Aug-85	21.75	990	\$ 18,414	13.2%	70
71	100 Worth Avenue #8110	Blank, Sanford D	Lipman, Travis	\$ 1,213,300	Jun-07	\$ 400,000	May-99	8	1983	\$ 101,563	25.4%	71
72	130 Sunrise Avenue #S04	Blank, Sanford D	Wagner, Sherman M	\$ 1,825,370	Jun-07	\$ 440,000	May-98	9	1741	\$ 131,708	29.9%	72
73	315 S. Lake Drive #5C	Bowser, H	Anna Lina LLC	\$ 3,325,000	Jun-07	\$ 2,800,000	Sep-04	2.75	N/A	\$ 190,908	6.8%	73
74	329 Worth Avenue #H & #H/I	John Graham-Metron Fenings, Trustees	Thomka Gazdik, Andrew	\$ 3,750,000	Jun-07	\$ 170,000	Jul-05	2	2406	\$ 625,000	26.0%	74
75	330 S. Ocean Blvd. #C2	Gillis, Margaret	Calhey, Nancy	\$ 213,900	Jun-07	\$ 170,000	Jul-05	1.75	389	\$ 28,000	16.5%	75
76	235 Sunrise Avenue #3204 & #3206	Dilorenzo, Daniela	Lands, Jennifer	\$ 520,000	Jun-07	\$ 450,000	Oct-06	0.5	782	\$ 140,000	31.1%	76
77	354 Chilean Avenue #3E	McI, Pamela	Kramer, Saul	\$ 1,285,000	Jun-07	\$ 183,700	Jan-76	31.25	1590	\$ 35,562	18.4%	77
78	100 Sunrise Avenue #6100 & #C30	Island Hotel Inc	Morrison LLC	\$ 1,700,000	Jun-07	\$ 430,000	Mar-02	5.25	N/A	\$ 127,619	29.7%	78
79	235 Sunrise Avenue #CM22											79
80												80

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 Email: info@revanspa.com

Property	Buyer	Seller	Current Sale Price	Current Sale Date	Prior Sale Price	Prior Sale Date	Yrs Blwn Sales	Bldg Sq Ft	Ann Inc(Dec)	Avg Ann %
81 250 Bradley Place #705	Zano, Maria	Densey, William	\$ 1,100,000	Jun-07	\$ 1,175,000	Jun-05	2	1220	\$ (37,500)	-3.2%
82 130 Sunrise Avenue #5130	Byrne, James	Hirschman, Jerome	\$ 735,000	Jul-07	\$ 648,000	Dec-03	3.5	1580	\$ 24,571	3.8%
83 345 Australian Avenue #6	Thomas, Byron	Fortn Foundation of Florida Inc	\$ 1,800,000	Jul-07	\$ 145,000	Jan-73	34.5	3447	\$ 50,870	35.1%
84 360 S. Ocean Blvd, #PHC	Shawell, Wade	Judith Wff Revocable Trust	\$ 3,400,000	Jul-07	\$ 1,200,000	Dec-96	10.5	2500	\$ 209,524	17.5%
85 122 Peruvian Avenue #7A	Keapler, Charles	Livingstone, John	\$ 340,000	Jul-07	\$ 160,000	Aug-94	12.75	827	\$ 14,118	8.8%
86 235 Sunrise Avenue #PH7	Island Hotel Inc	St. John, Donald	\$ 375,000	Jul-07	\$ 315,000	Jan-06	1.5	604	\$ 40,000	12.7%
87 44 Coconut Row #A218	Kotah LLC	Donahue, J	\$ 490,000	Jul-07	\$ 487,500	Nov-05	1.5	1210	\$ 15,000	3.2%
88 311 Coconut Row #102	Domreley, Richard	Wright, Patricia	\$ 725,000	Jul-07	\$ 205,000	Dec-93	13.5	1686	\$ 38,519	18.8%
89 353 Peruvian Avenue #5 & #8	Murray, W	Livingstone, John	\$ 1,700,000	Jul-07	\$ 460,000	Oct-91	15.75	3280	\$ 72,730	17.1%
90 122 Peruvian Avenue #5 & #8	Moesser, Richard	Schaeffer, Harold	\$ 425,000	Jul-07	\$ 145,000	May-89	18	1044	\$ 13,586	10.7%
91 150 Bradley Place #204	Rish, Liza	Schaeffer, Harold	\$ 1,225,000	Jul-07	\$ 350,000	Apr-87	20.25	1444	\$ 43,210	12.3%
92 44 Coconut Row #220A	Noll, Harriette	Zusman, David	\$ 480,000	Jul-07	\$ 230,000	Mar-03	4.25	1039	\$ 58,824	25.6%
93 235 Sunrise Avenue #3002 & #108B	Rowen, Donald	Danner, Stephen	\$ 75,000	Jul-07	\$ 75,000	Jun-88	3.25	271	Not Arms Length	N/A
94 44 Coconut Row #101	Hoffman, Donald	Patricia Star Trust	\$ 810,000	Jul-07	\$ 105,000	Feb-04	19	1820	\$ 37,105	35.3%
95 325 S. Lake Drive #101	Graham, Michael	Ziv, Seymour L and Gladys L	\$ 875,000	Jul-07	\$ 315,000	Nov-98	3.25	840	\$ 172,308	54.7%
96 150 Bradley Place #115 & #C8	Wolostoy, Mora	Clellinger, Jeffrey	\$ 3,645,000	Aug-07	\$ 980,000	Dec-03	8.75	6378	\$ 85,143	2.9%
97 434 Chilean Avenue #4B	Howland, Nancy	Northwood University	\$ 980,000	Aug-07	\$ 250,000	N/A	3.5	1316	\$ 208,571	83.4%
98 340 S. Ocean Blvd, #4F	Schmeitz, Herbert	Harvey, Margaret	\$ 1,210,000	Aug-07	\$ 35,500	Nov-99	N/A	2070	\$ 5,871	N/A
99 235 Sunrise Avenue #R2220 & #R2222	St. John, Donald	Scott, Sherry	\$ 85,000	Aug-07	\$ 165,000	Jul-99	7.75	389	\$ 32,125	14.9%
100 138 Sunrise Avenue #1090	Zappone, Mark	Reid, Dorothy	\$ 422,000	Aug-07	\$ 560,000	May-04	8	990	\$ 107,892	18.5%
101 434 Chilean Avenue #2C	Howland, Nancy	Abraham, Caroly Lerman	\$ 910,000	Aug-07	\$ 1,075,000	Jul-05	3.25	1316	\$ 712,500	19.2%
102 44 Coconut Row #A20A & #A21A	Ziv, Seymour L and Gladys L	Jewell Peris Morris Revocable Trust	\$ 2,500,000	Aug-07	\$ 750,000	Dec-84	22.5	2265	\$ 100,000	68.3%
103 100 Sunrise Avenue #PH9 & #C38-#C39	Wolf, Pamela	Schmeitz, Carol	\$ 3,000,000	Aug-07	\$ 185,000	Jan-78	29.5	1989	\$ 44,578	24.1%
104 429 Australian Avenue #6	Lozier, Shirley	Keatney, John	\$ 1,500,000	Sep-07	\$ 1,000,000	Nov-05	1.75	1673	\$ 205,714	20.6%
105 130 Sunrise Avenue #2010	Castle, Andrew	CSC Brazilian LP	\$ 1,360,000	Sep-07	N/A	N/A	N/A	N/A	N/A	N/A
106 301 Australian Avenue #RU124	Stron, Kathryn	CSC Brazilian LP	\$ 523,824	Sep-07	N/A	N/A	N/A	N/A	N/A	N/A
107 301 Australian Avenue #RU123	Greiner, Bart	CSC Brazilian LP	\$ 789,600	Sep-07	N/A	N/A	N/A	N/A	N/A	N/A
108 100 Sunrise Avenue #R216 & #CA49	Engels-Guiden, Dorothy	Estate of Vivian Weiden	\$ 1,400,000	Sep-07	\$ 228,900	Jan-79	28.5	1972	\$ 41,056	17.9%
109 301 Australian Avenue #RU234	Day, Nathaniel	CSC Brazilian LP	\$ 2,425,000	Sep-07	N/A	N/A	N/A	N/A	N/A	N/A
110 301 Australian Avenue #RU223	Damelio, Karen	CSC Brazilian LP	\$ 439,000	Sep-07	N/A	N/A	N/A	N/A	N/A	N/A
111 301 Australian Avenue #RU222	Rodler, Eric	CSC Brazilian LP	\$ 563,200	Sep-07	N/A	N/A	N/A	N/A	N/A	N/A
112 301 Australian Avenue #RU226	Roccardi, Michael	CSC Brazilian LP	\$ 748,000	Sep-07	N/A	N/A	N/A	N/A	N/A	N/A
113 301 Australian Avenue #RU219	Zourras, Aspasia	CSC Brazilian LP	\$ 759,000	Sep-07	N/A	N/A	N/A	N/A	N/A	N/A
114 330 S. Ocean Blvd, #F2	Elizabeth D Remmert Revocable Trust	Domalley, Robn and Richard	\$ 2,800,000	Sep-07	\$ 1,125,000	Mar-04	3.5	2484	\$ 478,571	42.5%
115 301 Australian Avenue #RU227	Gordon, Larry	CSC Brazilian LP	\$ 365,000	Sep-07	N/A	N/A	N/A	N/A	N/A	N/A
116 301 Australian Avenue #RU119	Danziger, Gigi	CSC Brazilian LP	\$ 465,000	Sep-07	N/A	N/A	N/A	N/A	N/A	N/A
117 100 Sunrise Avenue #A090	Pearce, David	Rosenwidg, Linda	\$ 725,000	Sep-07	\$ 345,000	Oct-87	20	1547	\$ 18,000	5.5%
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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(Deg)	Avg Ann %	
121			\$ 1,457,028		\$ 779,187		7.50		\$ 211,383	27.1%	121
122											122
123			\$ 170,472,266		\$ 67,010,045		877.5		\$ 18,179,901		123
124			117		86		117		86		124
125			\$ 1,457,028		\$ 779,187		7.50		\$ 211,383	27.1%	125
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 Email: info@lreanvpa.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 3140 S. Ocean Blvd. #205N	Post, Jennifer	Miller, Elaine	\$ 1,100,000	Jan-07	\$ 600,000	Sep-98	8.25	2895	\$ 60,606	10.1%	1
2 2784 S. Ocean Blvd. #306N	Levenson, Maximilian	Helpen Truist	\$ 500,000	Jan-07	\$ 147,500	Jul-84	22.5	1541	\$ 15,667	10.6%	2
3 3230 S. Ocean Blvd. #C306	Jackson, William	ScorzaTrevi, James J	\$ 300,000	Jan-07	\$ 108,000	Mar-99	7.75	1176	\$ 24,774	22.9%	3
4 2505 S. Ocean Blvd. #8160	Rafine, Alexandra	Sandground, Evelyn	\$ 350,000	Feb-07	\$ 97,500	Jan-79	28	1116	\$ 9,018	8.2%	4
5 2784 S. Ocean Blvd. #907N	Grimes, Edward	Des Grosseillers, Dennis	\$ 575,000	Feb-07	\$ 475,000	Jun-04	2.5	1861	\$ 40,000	8.4%	5
6 2580 S. Ocean Blvd. #2A5	Eiseman, Steven	Herman Snyder Trust	\$ 840,000	Feb-07	\$ 500,000	Feb-84	23	2464	\$ 14,783	3.0%	6
7 3300 S. Ocean Blvd. #403S	Post, Jennifer	Gmeind, Richard	\$ 1,230,250	Feb-07	\$ 810,000	Apr-04	2.75	2196	\$ 152,518	18.9%	7
8 3475 S. Ocean Blvd. #5100	Savageo, Julian	Ronald Furman Revocable Trust	\$ 499,000	Feb-07	\$ 190,000	Feb-02	5	1395	\$ 61,800	32.5%	8
9 3450 S. Ocean Blvd. #5140	Rozzco, Arthur	Hoffman, Patricia	\$ 275,000	Feb-07	\$ 190,000	Mar-03	3.75	1008	\$ 22,667	11.9%	9
10 2505 S. Ocean Blvd. #5140	Miller, Dennis	Waiser, Jeff	\$ 395,000	Feb-07	\$ 100	Feb-95	12	1116	\$ Not Arms Length	Not Arms Length	10
11 2000 S. Ocean Blvd. #208S & #C7S	Adler, Edward A	Marybeth III LLC	\$ 1,385,000	Mar-07	\$ 950,000	Mar-05	1.75	2365	\$ 246,571	26.2%	11
12 3450 S. Ocean Blvd. #816	Owen, Donald and Colleen	Kushner, Esther	\$ 470,000	Mar-07	\$ 115,000	Oct-98	8.25	1548	\$ 40,000	37.4%	12
13 2785 Isle Road #0030	Maher, William	Brink, Mary	\$ 485,000	Mar-07	\$ 175,000	Apr-99	7.75	1168	\$ 40,000	22.9%	13
14 3170 S. Ocean Blvd. #805	Legal Family Personal Residence Trust	Clark, Carter	\$ 1,525,000	Mar-07	\$ 1,200,000	Sep-06	0.5	2850	\$ 650,000	54.2%	14
15 2860 S. Ocean Blvd. #9140	Brown, Robert	Mitchels Revocable Trust	\$ 375,000	Mar-07	\$ 75,000	Jan-74	33	1578	\$ 9,991	12.1%	15
16 3300 S. Ocean Blvd. #402N	Raycheva, Anna	Newman, Rosalyn	\$ 1,015,000	Mar-07	\$ 475,000	Jul-86	20.5	2196	\$ 25,341	5.9%	16
17 2770 S. Ocean Blvd. #401S & #C27	Ziv, Seymour and Gladys	Shunbous, George	\$ 3,100,000	Mar-07	\$ 1,100,000	Feb-92	15	4370	\$ 150,333	17.8%	17
18 2860 S. Ocean Blvd. #8080	Ryan, Edward	Nadeau, Edith	\$ 312,500	Mar-07	\$ 90,000	Jan-79	28	1400	\$ 7,846	8.8%	18
19 2860 S. Ocean Blvd. #104	Pouney, Christian and Victoria	Edward J Dominique Trust	\$ 181,000	Apr-07	\$ 116,000	Sep-03	3.5	1012	\$ Not Arms Length	Not Arms Length	19
20 2700 S. Ocean Blvd. #205N & #CWH5	John William Georgas Trust	Estate of Phyllis Singer	\$ 1,400,000	Apr-07	\$ 286,500	Feb-81	26	3136	\$ 42,750	14.8%	20
21 3140 S. Ocean Blvd. #PH1	Lustbader, Marvin	Turciak, Sandle	\$ 1,100,000	Apr-07	\$ 345,000	Feb-83	24	2833	\$ 31,468	9.1%	21
22 3250 S. Ocean Blvd. #201N	Hsu, Rebecca	Baker, Joe	\$ 675,000	Apr-07	\$ 535,000	Apr-05	2	1640	\$ 70,000	13.1%	22
23 2770 S. Ocean Blvd. #501N & #C13	Heller, Gerald and Sharon	Key, Jack and Barbara G	\$ 3,390,000	Apr-07	\$ 1,125,000	Apr-80	17	4370	\$ 127,941	11.4%	23
24 2580 S. Ocean Blvd. #410D	Adriewicz, Florence	Whitehouses B4 LLC	\$ 158,000	Apr-07	\$ N/A	N/A	N/A	N/A	\$ N/A	N/A	24
25 3200 S. Ocean Blvd. #3120	Coburn, Pamela	Scott, Alphonse	\$ 370,000	Apr-07	\$ 118,000	Jan-79	28.25	1389	\$ 6,088	5.5%	25
26 2770 S. Ocean Blvd. #202B	Coburn, Pamela	Sadler, Rachel	\$ 282,000	Apr-07	\$ 176,000	Dec-91	15.25	1366	\$ 16,525	14.0%	26
27 2590 S. Ocean Blvd. #1A3	Heuphan, Martin	API Rentals Corp	\$ 425,000	Apr-07	\$ 801,000	Nov-06	0.25	2990	\$ (1,504,000)	-187.9%	27
28 3280 S. Ocean Blvd. #501S	Shillman, Roy	Fine, Joel H	\$ 600,000	Apr-07	\$ 639,000	Jan-06	1.25	1640	\$ (31,200)	-4.9%	28
29 2275 S. Ocean Blvd. #103S & #CS7	Blank, Reuben	Rosett, Carol	\$ 625,000	Apr-07	\$ 500,000	Jun-04	2.75	1614	\$ 45,455	9.1%	29
30 2150 Isle Road #100	Wyman, Thomas	Anastasia Gratos Trust	\$ 885,000	Apr-07	\$ 10	Jun-05	1.75	1618	\$ Not Arms Length	Not Arms Length	30
31 2100 S. Ocean Blvd. #505S & #CWB	Assaly, Robert	Greit, Franklin	\$ 2,056,000	Apr-07	\$ 550,000	Aug-03	3.5	3196	\$ Not Arms Length	Not Arms Length	31
32 2580 S. Ocean Blvd. #R1C4	Rosett, Joseph and Carol	Estate of Irving Scharfer	\$ 315,000	Apr-07	\$ 260,000	Apr-88	19	2434	\$ 19,211	3.5%	32
33 2773 S. Ocean Blvd. #2170	Sheridan, Inana	Gallano, Maria	\$ 915,000	May-07	\$ N/A	Jul-04	2.75	1389	\$ 20,000	7.7%	33
34 3450 S. Ocean Blvd. #5030	Neudorvitz, James	Burroughs, Jane	\$ 340,000	May-07	\$ N/A	Oct-04	2.5	1548	\$ Not Arms Length	Not Arms Length	34
35 3250 S. Ocean Blvd. #401S	Geer, Bruce	Leahy, Estelle	\$ 475,000	May-07	\$ 236,000	Mar-84	23	1640	\$ 10,636	4.4%	35
36 3280 S. Ocean Blvd. #504N	Kahn, Chaim	Goldstein, David	\$ 675,000	May-07	\$ 399,000	Jul-04	2.75	1515	\$ 103,535	26.6%	36
37 3120 S. Ocean Blvd. #2502	Jackson, Gerald	Smith, Nicholas	\$ 717,500	May-07	\$ 440,000	Dec-96	10.25	2497	\$ 37,073	6.2%	37
38 3400 S. Ocean Blvd. #5F11	Mason, David	Greenberg, Jeffrey	\$ 780,000	May-07	\$ 610,000	Oct-02	4.5	2119	\$ 37,778	6.2%	38
39 2660 S. Ocean Blvd. #403W & #CS4	Eisenberg, Richard and Eileen	E & P Holdings LTD	\$ 1,400,000	May-07	\$ 171,500	Jan-79	28.25	2918	\$ 43,487	25.4%	39
40 2600 S. Ocean Blvd. #304N	Greenfield, Harriet	Gheiber, Scott	\$ 600,000	May-07	\$ 298,000	Jun-02	4.75	1495	\$ 54,211	21.8%	40

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41	3440 S. Ocean Blvd., #701S	Schneider, A	Gesco Holdings LTD	\$ 625,000	May-07	\$ 230,000	Jun-81	26.75	2078	\$ 15,340	6.7%	41
42	3140 S. Ocean Blvd., #306S	Gheiber, Serin	Louise Cutler Trust	\$ 788,000	May-07	\$ 450,000	Sep-94	12.5	2220	\$ 25,440	5.7%	42
43	2680 S. Ocean Blvd., #703W & #C1N8	Wydra, Narelise	Goodman, Vera	\$ 1,040,000	May-07	\$ 174,500	Jan-79	28.28	2918	\$ 30,637	17.8%	43
44	2773 S. Ocean Blvd., #4120	Alberst, Ivim	Kyovitz, Thelma	\$ 340,000	May-07	\$ 80,000	Nov-92	14.5	1389	\$ 17,831	22.4%	44
45	2773 S. Ocean Blvd., #4060	Dixon, Frederick	Rosin, Gita	\$ 345,000	May-07	\$ 58,000	Jan-75	32.25	1389	\$ 8,989	15.3%	45
46	3440 S. Ocean Blvd., #505S	Channing, Susan T	Lea, Jeanne	\$ 650,000	May-07	\$ 144,000	Feb-80	27.25	1886	\$ 18,569	12.8%	46
47	2275 S. Ocean Blvd., #711	LeBlanc, Thomas T	Whitehouse 94 LLC	\$ 675,000	May-07	\$ 78,500	Jan-74	33.25	1519	\$ 17,940	22.9%	47
48	2560 S. Ocean Blvd., #510	Palacio, Thomas and Barbara	Whitehouse 94 LLC	\$ 184,500	May-07	N/A	N/A	N/A	N/A	N/A	N/A	48
49	2275 S. Ocean Blvd., #304S	Dalton, William	Estate of Arthur Talmadge	\$ 635,000	May-07	\$ 375,000	Oct-83	13.5	1888	\$ 19,259	5.1%	49
50	2260 S. Ocean Blvd., #303B	Stiglmeyer, John	Davino, Lydia	\$ 610,000	May-07	\$ 370,000	Jul-03	3.75	1476	\$ 64,000	17.3%	50
51	2590 S. Ocean Blvd., #2A6 & C4	Hillside Investments Limited	Seagl, Joseph	\$ 1,645,000	May-07	\$ 1,400,000	May-05	2	2464	\$ 122,500	8.8%	51
52	3100 S. Ocean Blvd., #701N & #C4	Miller, Richard and Lois	Francine Stukow Revocable Trust	\$ 3,485,000	May-07	\$ 1,600,000	Mar-95	12	4894	\$ 157,083	9.8%	52
53	3250 S. Ocean Blvd., #706S & #CS2	Grossman, Carl	Eisenberg, Sybil	\$ 650,000	Jun-07	\$ 225,000	Oct-82	24.5	1900	\$ 14,888	5.2%	53
54	2778 S. Ocean Blvd., #106N	Eposito, Carole	Cowen Trusts	\$ 500,000	Jun-07	\$ 410,000	Jun-84	4.75	1780	\$ 57,985	25.7%	54
55	3440 S. Ocean Blvd., #608N	Salm, Catha-Rae	Zarr, Sylvia	\$ 1,125,000	Jun-07	\$ 500,000	Aug-02	13	1886	\$ 10,952	2.7%	55
56	2560 S. Ocean Blvd., #382	Andrade Trusts	Nearc Holdings Corporation	\$ 1,300,000	Jun-07	\$ 920,000	Feb-04	9.5	2590	\$ 65,789	13.2%	56
57	2778 S. Ocean Blvd., #706S & #CS2	O'Day, James	Townshend, Carolyn	\$ 540,000	Jun-07	\$ 275,000	Jun-04	3	1542	\$ 87,000	31.2%	57
58	2500 S. Ocean Blvd., #33D2 & #C14	Gellinas, A J Alex	Victor, Herschel	\$ 1,050,000	Jun-07	\$ 75,000	Sep-81	15.75	2590	\$ 61,505	92.5%	58
59	2505 S. Ocean Blvd., #4040	Manno, Joseph	Lindley, Edward	\$ 780,000	Jun-07	\$ 440,000	Apr-99	8.25	2072	\$ 31,515	7.2%	59
60	3300 S. Ocean Blvd., #208S	Sanchez, Jean	Kolsby, Herbert	\$ 1,129,000	Jun-07	\$ 800,000	Mar-03	4	2810	\$ 82,250	10.3%	60
61	2335 S. Ocean Blvd., #C11	Rose Palms LLC	Silverado Realty LLC	\$ 2,000,000	Jun-07	\$ 1,200,000	Jun-89	8	2860	\$ 100,000	8.3%	61
62	3100 S. Ocean Blvd., #703N	Crandall, Louise	Booker, W	\$ 457,800	Jun-07	N/A	N/A	N/A	N/A	N/A	N/A	62
63	2560 S. Ocean Blvd., #317	Martinez, Vernessa	Whitehouse 94 LLC	\$ 482,900	Jun-07	N/A	N/A	N/A	N/A	N/A	N/A	63
64	2560 S. Ocean Blvd., #208	Santesteban, Nely	Whitehouse 94 LLC	\$ 140,000	Jun-07	\$ 120,000	N/A	N/A	N/A	N/A	N/A	64
65	2505 S. Ocean Blvd., #4070	Carcedera, Joseph	Whimrow, William	\$ 600,000	Jul-07	\$ 610,000	Nov-03	3.5	531	\$ 6,714	4.8%	65
66	3390 S. Ocean Blvd., #3010	Gautier, Vito	Judith Blumenfeld Personal Residence Tr	\$ 620,000	Jul-07	\$ 280,000	Jun-04	3	2145	\$ 24,727	8.8%	66
67	2784 S. Ocean Blvd., #403E	Von Zelowicz, Irving	Gaines, Lis	\$ 1,200,000	Jul-07	\$ 600,000	Sep-93	13.75	2913	\$ 27,273	4.5%	67
68	3100 S. Ocean Blvd., #505S & #C8	Valeo Property Holdings Limited	Estate of Philip Goss	\$ 550,000	Jul-07	\$ 103,500	May-85	22	1486	\$ 89,800	86.3%	68
69	3460 S. Ocean Blvd., #4160	Rhoda, Marianne	Elwood, Robert	\$ 485,000	Jul-07	\$ 405,000	May-02	5	1239	\$ 29,091	7.2%	69
70	3460 S. Ocean Blvd., #4160	Pain, Venture LLC	Evini, Darry	\$ 160,000	Jul-07	\$ 48,000	Sep-04	12.75	640	\$ 8,784	18.3%	70
71	2565 S. Ocean Blvd., #1040	Mateo, Philip	Westerman, S Thomas	\$ 938,500	Aug-07	\$ 174,000	Aug-94	28.5	2137	\$ 26,811	15.4%	71
72	3450 S. Ocean Blvd., #505S	Stem, Daniel	Cohen, Jesse	\$ 280,000	Aug-07	N/A	N/A	N/A	952	N/A	N/A	72
73	3460 S. Ocean Blvd., #7080	Diatras, Michale	Regulinski, O	\$ 410,000	Sep-07	\$ 177,500	Feb-94	13.5	1472	\$ 17,222	9.7%	73
74	3440 S. Ocean Blvd., #508S	Pellain, Truus	Mihlan B Taylor Revocable Trust	\$ 650,000	Sep-07	\$ 485,000	Mar-04	3.5	1886	\$ 47,143	9.7%	74
75	3450 S. Ocean Blvd., #3040	Green, Henry	Eposito, Carole	\$ 225,000	Sep-07	\$ 10	Jun-04	3.25	992	Not Arms Length	Not Arms Length	75
76	2560 S. Ocean Blvd., #405S	Youssef, George	Dorfman, Howard	\$ 575,000	Sep-07	\$ 375,000	Sep-83	24	1900	\$ 8,333	2.2%	76
77		Agresti, Mark	Jossey, Maxwell									77
78												78
79												79
80												80

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THE EVANS REPORT 2008

PB CONDO SALES 1/07-9/07

SO-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 %	
81											81
82			\$ 787,692		\$ 417,814		11.50		\$ 31,809	7.6%	82
83											83
84			\$ 614,892,550		\$ 27,898,531		897		\$ 2,131,222		84
85			78		67		78		67		85
86			\$ 787,692		\$ 417,814		11.50		\$ 31,809	7.6%	86
87											87
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