

# THE EVANS REPORT®

	Property	Buyer	Seller	Current Sale Price	Current Sale Date	Prior Sale Price	Prior Sale Date	Yrs Btwn Sales	Bldg Sq Ft	Ann Inc/(Dec)	Avg Ann %
1	999 Indian Road	Barron, Lisbeth R	999 Indian Road Realty Trust	\$ 11,362,000	Jan-07	\$ 2,500,000	Mar-00	6.75	7896	\$ 1,312,889	52.5%
2	113 Clarke Avenue	Wood, Peter	Friedman, William	\$ 10,125,000	Jan-07	\$ 3,250,000	Nov-03	3	4976	\$ 2,291,667	70.5%
3	251 Jungle Road	Kahn, Gilbert S & John J Noffo Kahn	Lane, Bruce S and Leslie Barron	\$ 10,000,000	Jan-07	\$ 8,900,000	Sep-05	1.25	10447	\$ 880,000	9.9%
4	309 Chapel Hill Road	Downey, Ann T	Rodbell, Helen D	\$ 5,350,000	Jan-07	\$ 100	Aug-93	13.25	5050	Not Arms Length	Not Arms Length
5	280 List Road	Kurzton, Robert	280 List Road Inc	\$ 4,221,945	Jan-07	\$ 4,300,000	Apr-05	1.75	5503	\$ (44,603)	-1.0%
6	165 Royal Poinciana Way	Laura Teresa Norman Revocable Trust	South County Holding LLC	\$ 3,950,000	Jan-07	\$ 4,200,000	Mar-06	0.75	N/A	\$ (333,333)	-7.9%
7	439 Worth Avenue	439 Worth Avenue Realty Trust	DeFina Family Trusts	\$ 3,152,500	Jan-07	\$ 100,000	Apr-76	30.75	3825	\$ 99,268	99.3%
8	445 Brazilian Avenue	Rosalind LLC	445 Brazilian LLC	\$ 2,900,000	Jan-07	\$ 1,400,000	May-02	4.5	6336	\$ 333,333	23.8%
9	270 Queens Lane	Queens Lane LLC	Uhlman Family Land Trust Agreement	\$ 2,650,000	Jan-07	\$ 100	Jul-92	14.5	3460	Not Arms Length	Not Arms Length
10	151 Seaview Avenue	Bourne Investments Inc	William Buckley Revocable Trust	\$ 2,025,000	Jan-07	\$ 100	Jul-98	8.5	3080	Not Arms Length	Not Arms Length
11	260 Kawama Lane	Marron, 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%
12	124 Clarke Avenue	Lemole, Gerald M and Emily	Lovett, Dean C and Pamela	\$ 7,100,000	Feb-07	\$ 2,500,000	Mar-97	9.75	8305	\$ 471,795	18.9%
13	246 Emerald Lane	Anbinder, Stephen E and Madeline	Koch, Ronald and Paulette	\$ 6,000,000	Feb-07	\$ 1,076,800	Jul-98	8.5	5967	\$ 579,200	53.8%
14	146 Seminole Avenue	Nederlander, James	Kempf, Edwina	\$ 5,500,000	Feb-07	\$ 3,672,000	Jun-04	2.5	5394	\$ 731,200	19.9%
15	360 Coconut Row	Bjorklund, Alexandra	McCarthy, Thomas	\$ 4,100,000	Feb-07	\$ 3,400,000	Jan-01	6	4813	\$ 116,667	3.4%
16	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%
17	885 S. County Road	Leist, Alan	Pheaney, Herbert	\$ 2,943,675	Feb-07	\$ 1,000,000	May-02	4.75	3843	\$ 409,195	40.9%
18	156 Seabreeze Avenue	Garrison, Robert N and Antoinette	David C Carter Irrevocable Qtip Trust	\$ 2,900,000	Feb-07	\$ 645,000	Aug-96	10.5	4044	\$ 214,762	33.3%
19	231 Southland Road	Barack, Peter	Caplan, Bernard	\$ 2,762,500	Feb-07	\$ 1,250,000	Sep-02	4.25	3194	\$ 355,882	28.5%
20	208 Mockingbird Trail	Elhilow, Vince	Casey Family Trust	\$ 2,279,500	Feb-07	\$ 1,470,000	Apr-04	2.75	3750	\$ 294,364	20.0%
21	256 Seaspray Avenue	Garofalo, John	Page, Ann	\$ 2,150,000	Feb-07	\$ 2,040,000	Apr-06	0.75	2505	\$ 146,667	7.2%
22	226 Via Linda	Kahle, G Kent	Estate of Ruth M Burns	\$ 1,850,000	Feb-07	\$ 900,000	Sep-99	7.25	2963	\$ 131,034	14.6%
23	174 E. Inlet Drive	Spots Inc	Lila McFawn Trust	\$ 1,750,000	Feb-07	\$ 100	Nov-92	14.25	3332	Not Arms Length	Not Arms Length
24	1521 N. Lake Way	Conroy, Martin	Tabler, Carol	\$ 1,450,000	Feb-07	\$ 400,000	Jun-00	6.5	2451	\$ 161,538	40.4%
25	140 Brazilian Avenue	McCarthy, Thomas	Lyle Finley Revocable Trust	\$ 8,500,000	Feb-07	\$ 3,350,000	Sep-02	4.25	8206	\$ 1,211,765	36.2%
26	101 Via Los Incas	Finneran, William B	Columbus Towers LTD etal	\$ 17,000,000	Mar-07	\$ 11,500,000	Jun-05	1.75	8565	\$ 3,142,857	27.3%
27	1230 S. Ocean Blvd.	SMM Realty LLC	Forsyth, Robert and Eva	\$ 6,820,000	Mar-07	\$ 2,900,000	Apr-99	7.75	10383	\$ 505,806	17.4%
28	111 El Brillo Way	111 El Brillo Trust	Papadopoulos, George P	\$ 6,000,000	Mar-07	\$ 231,300	Jun-90	16.75	6324	\$ 344,400	148.9%
29	219 Chilean Avenue	MWB Family Trust	Euro Homes VI Inc	\$ 5,950,000	Mar-07	\$ 1,550,000	May-04	2.75	new const	Not Arms Length	Not Arms Length
30	233 Coral Lane	Garden, Edward	233 Coral Lane LLC	\$ 5,600,000	Mar-07	\$ 4,050,000	Aug-05	1.5	vacant land	\$ 1,033,333	25.5%
31	200 Emerald Beach Way	200 Emerald Beach Way Inc	Rapetti, Alfred Anthony and Celeste	\$ 5,500,000	Mar-07	\$ 5,000,000	Nov-04	2.25	10495	\$ 222,222	4.4%
32	1340 N. Ocean Blvd.	Gannon, J	C W Gerlach Revocable Trust	\$ 4,325,000	Mar-07	\$ 10	Nov-05	1.25	5375	Not Arms Length	Not Arms Length
33	137 Australian Avenue	Indoe, William and Jane	Burigatto, Arturo	\$ 4,050,000	Mar-07	\$ 1,250,000	Oct-02	4.25	new const	\$ 658,824	52.7%
34	264 List Road	Behrman, Stanley J and Marla	Jackson, Alfred & Jackson, Adam	\$ 3,525,000	Mar-07	\$ 1,200,000	Dec-03	3.25	4464	\$ 715,385	59.6%
35	231 Seminole Avenue	Burnichon, Emmanuel	Bender Oil LTD	\$ 2,785,000	Mar-07	\$ 2,050,000	Sep-01	5.5	5113	\$ 133,636	6.5%
36	244 Plantation Road	Borland, John	Schwartz, Richard	\$ 2,450,000	Mar-07	\$ 1,175,000	May-03	3.75	3815	\$ 340,000	28.9%
37	23 Sloans Curve Drive	Sidell, Barbara	Timmermann, John	\$ 2,100,000	Mar-07	\$ 2,100,000	Oct-05	1.25	5899	Not Arms Length	Not Arms Length
38	336 Australian Avenue	Haymes, Stephen	Malasky, Donald	\$ 2,098,486	Mar-07	\$ 587,500	May-89	16.75	3292	\$ 90,208	15.4%
39	227 Ocean Terrace	Heyniger, Sean	Barron, Lisbeth R	\$ 2,083,676	Mar-07	\$ 100	Jun-95	11.75	3446	Not Arms Length	Not Arms Length
40	1534 N. Ocean Way	741459 BC LTD	McKenna Realty Trust	\$ 2,000,000	Mar-07	\$ 615,000	Mar-97	10	2755	\$ 138,500	22.5%
41	115 Nightingale Trail	Khoury, David	Farry, Donald E	\$ 1,500,000	Mar-07	\$ 300,000	Apr-93	3.75	1727	\$ 320,000	106.7%

# THE EVANS REPORT®

	Property	Buyer	Seller	Current Sale Price	Current Sale Date	Prior Sale Price	Prior Sale Date	Yrs Btwn Sales	Bldg Sq Ft	Ann Inc/(Dec)	Avg Ann %
42	101 El Bravo Way	101 El Bravo LLC	Hava, Jacques	\$ 16,500,000	Apr-07	\$ 2,800,000	Jul-91	15.75	11545	\$ 869,841	31.1%
43	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%
44	300 Clarke Avenue	Heathwood, Desmond	Fogg, Blaine	\$ 8,450,000	Apr-07	\$ 1,800,000	Jun-89	17.75	9091	\$ 374,648	20.8%
45	240 Clarke Avenue	Marcus, Jeffrey A	Janina Radtka Revocable Trust	\$ 5,850,000	Apr-07	\$ 3,200,000	Oct-04	2.5	5199	\$ 1,060,000	33.1%
46	452B Brazilian Avenue	Kinnear Financial Consulting LTD	South Lake Trail LLC	\$ 5,320,000	Apr-07	\$ 4,500,000	Oct-01	5.5	6744	\$ 149,091	3.3%
47	360 Coconut Row	360 Coconut Row LLC	Bjorklund, Alexandra O	\$ 4,525,000	Apr-07	\$ 4,100,000	Feb-07	0.25	4813	\$ 1,700,000	41.5%
48	258 List Road	Lacaillade, Peter E and Constance B	Browne, H Lee and Jacquelyn G	\$ 3,814,375	Apr-07	\$ 1,375,000	Mar-03	4	4521	\$ 609,844	44.4%
49	144 Seminole Avenue	J Ned Inc	Haryman, Gerald and Sara S Ayers	\$ 3,800,000	Apr-07	\$ 212,500	Jun-93	13.75	4089	\$ 260,909	122.8%
50	409 Antigua Lane	Pournaras, Thomas G	Kournikov, Serguei N	\$ 3,188,000	Apr-07	\$ 3,000,000	Aug-05	1.5	4216	\$ 125,333	4.2%
51	248 Sanford Avenue	Knowles, Peter	Marston, Carolyn	\$ 2,362,000	Apr-07	\$ 492,000	May-96	10.75	2854	\$ 173,953	35.4%
52	203 La Puerta Way	Costa, Mark	Suzuki, Hirotake	\$ 2,150,000	Apr-07	\$ 280,000	Apr-87	20	2202	\$ 93,500	33.4%
53	2300 W. Ibis Isle Road	Andres Casas Living Trust	Gunders, Henry	\$ 1,925,000	Apr-07	\$ 835,000	Aug-92	14.5	3795	\$ 75,172	9.0%
54	271 Orange Grove Road	Finch, Steven and April	Estate of Arleen S Ahbe	\$ 1,390,000	Apr-07	\$ 210,000	Aug-82	24.5	3336	\$ 48,163	22.9%
55	151 Root Trail	Hoffmeier, Margaret	Putsch, Geraldine & Jessica Olaynick	\$ 1,000,000	Apr-07	\$ 10	Apr-00	7	760	Not Arms Length	Not Arms Length
56	700 S. Ocean Blvd.	700 South Ocean LLC	United Properties Group LLC	\$ 10,800,000	May-07	\$ 9,450,000	Jul-05	1.75	6713	\$ 771,429	8.2%
57	1047 S. Ocean Blvd.	K Addison Jack LLC	Georgas, John W and Tarsi	\$ 8,250,000	May-07	\$ 2,500,000	Sep-95	11.5	8048	\$ 500,000	20.0%
58	200 Jungle Road	Bockmann, Maria	Schuler, John and Elizabeth	\$ 7,777,000	May-07	\$ 760,000	Jun-94	12.75	8164	\$ 550,353	72.4%
59	220 Via Bellaria	Flynn, Michael and Anne	William G Salem, Trustee	\$ 6,312,780	May-07	\$ 2,000,000	Apr-93	14	10125	\$ 308,056	15.4%
60	228 Brazilian Avenue	Wiggins, William	228 Brazilian LLC	\$ 3,950,000	May-07	\$ 2,795,000	May-00	7	5680	\$ 165,000	5.9%
61	234 Brazilian Avenue	Gaines, Stanley N and Gay H	Aledarmme LLC	\$ 3,500,000	May-07	\$ 3,000,000	Jun-01	4.75	5618	\$ 105,263	3.5%
62	225 Via Linda	Rogers, John and Heather	Estate of Natalie H Sherman	\$ 1,746,000	May-07	\$ 585,000	Jul-96	10.75	3297	\$ 108,000	18.5%
63	222 Park Avenue	A & E Properties LLC	Estate of Francis Mandina	\$ 810,000	May-07	\$ 95,000	Feb-98	9.25	2112	\$ 77,297	81.4%
64	1900 S. Ocean Blvd.	Frankel, Keith	RGF Holding Corporation	\$ 15,900,000	May-07	\$ 8,550,000	Jan-05	2.25	new const	Not Arms Length	Not Arms Length
65	343 El Bravo Way	Mitchell & Hilarie Morgan Plm Bch Trust	Gowdy, Jerre O	\$ 18,500,000	Jun-07	\$ 1,705,000	Jul-88	18.75	14756	\$ 895,733	52.5%
66	703 Island Drive	Ourisman, Florenz and Nan	ALJ LLC	\$ 15,000,000	Jun-07	\$ 1,325,000	May-86	21	5819	\$ 651,190	49.1%
67	535 S. County Road	Glazer, Joel and Angela	Thomas, Mary	\$ 9,300,000	Jun-07	\$ 100	Feb-96	11.25	7496	Not Arms Length	Not Arms Length
68	150 Canterbury Lane	Blue Trust & Wolpin Trust	Wolofsky, Moira	\$ 9,000,000	Jun-07	\$ 4,800,000	Jan-01	6.25	11266	\$ 672,000	14.0%
69	102 Flagler Drive	Himmel, Kenneth A and Janet A	Murphy, William & Randal Kirk	\$ 6,500,000	Jun-07	\$ 5,100,000	May-05	2	13603	\$ 700,000	13.7%
70	476 S. Ocean Blvd.	Janina Radtke Revocable Trust	Elsie P Mitchell Trust No 2	\$ 6,400,000	Jun-07	\$ 3,650,000	May-00	7	4227	\$ 392,857	10.8%
71	306 Pendleton Avenue	Labow, Ronald and Lauri	Taja Realty Trust	\$ 5,200,000	Jun-07	\$ 2,500,000	Jun-03	4	6232	\$ 675,000	27.0%
72	324 Garden Road	McCann, James	Lido LLC	\$ 4,080,000	Jun-07	\$ 3,100,000	Oct-04	2.5	6731	\$ 392,000	12.6%
73	225 Emerald Lane	Cross Island LLC	Laurie L Cornell Revocable Trust	\$ 3,950,000	Jun-07	\$ 550,000	Oct-98	8.5	3407	\$ 400,000	72.7%
74	401 Brazilian Aveue	Himmel, William	Himmel, Kenneth	\$ 3,700,000	Jun-07	\$ 3,950,000	Jul-03	3.75	5839	\$ (66,667)	-1.7%
75	1123 N. Lake Way	Moore, Victor	Borman, Michael	\$ 2,900,000	Jun-07	\$ 1,800,000	Dec-03	3.5	3949	\$ 314,286	17.5%
76	334 Chilean Avenue	Estate of Dorothy H Wood	334 Chilian LLC	\$ 2,800,000	Jun-07	\$ 100	Jun-84	23	4582	Not Arms Length	Not Arms Length
77	240 Sanford Avenue	Dare, Amos	Cornell, Lauri	\$ 2,525,000	Jun-07	\$ 1,340,000	Aug-02	4.75	2998	\$ 249,474	18.6%
78	249 Queens Lane	Dolanski, Anthony	Vail, Mimi	\$ 2,500,000	Jun-07	\$ 1,781,250	Feb-05	2.25	3878	\$ 319,444	17.9%
79	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%
80	265 List Road	Torres Realty Investments LLC	Estate of Mary V Shebell	\$ 1,950,000	Jun-07	N/A	N/A	N/A	3488	N/A	N/A
81	160 Reef Road	Murphy, Kevin	Elliott, Joseph	\$ 1,850,000	Jun-07	\$ 468,800	Jun-87	20	3519	\$ 69,060	14.7%
82	231 Nightingale Trail	231 Nightingale Trail LLC	Margery Bell Trust	\$ 1,800,000	Jun-07	\$ 100	Jan-99	8.25	4121	Not Arms Length	Not Arms Length

# THE EVANS REPORT®

	Property	Buyer	Seller	Current Sale Price	Current Sale Date	Prior Sale Price	Prior Sale Date	Yrs Btwn Sales	Bldg Sq Ft	Ann Inc/(Dec)	Avg Ann %
83	2267 E. Ibis Isle Road	Coon, Miles	Warwick, William	\$ 1,725,000	Jun-07	\$ 1,125,000	Nov-04	2.5	3708	\$ 240,000	21.3%
84	265 Atlantic Avenue	Stewart, Andrew	Dawson, Kenneth	\$ 1,300,000	Jun-07	\$ 510,000	Sep-99	7.75	2344	\$ 101,935	20.0%
85	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%
86	5 Via Sunny	Five Via Sunny Trust	Kaufman, Arlene	\$ 11,875,000	Jul-07	\$ 4,650,000	Jan-99	8.5	11639	\$ 850,000	18.3%
87	225 Dunbar Road	Scharf, Michael	McCann, James	\$ 10,328,400	Jul-07	\$ 5,201,500	Feb-05	2.25	9611	\$ 2,278,622	43.8%
88	160 Kings Road	Aaron, Gene and Mindy	Ciomek, Zdzislaw	\$ 6,600,000	Jul-07	\$ 2,700,000	Sep-04	2.75	6937	\$ 1,418,182	52.5%
89	209 Via Tortuga	Ourisman, Florenz	Dunn, Rebecca	\$ 6,200,000	Jul-07	\$ 5,850,000	May-05	2	5878	\$ 175,000	3.0%
90	151 Seminole Avenue	Nederlander, James	Chamandy, H Greg and Chantal	\$ 5,260,000	Jul-07	\$ 3,400,000	Jun-03	4	5370	\$ 465,000	13.7%
91	1356 N. Ocean Blvd.	Gannon, J Timothy	Hajjar Trusts	\$ 4,781,820	Jul-07	\$ 100	Jun-96	11	4078	Not Arms Length	Not Arms Length
92	241 Jungle Road	Samson PB LLC	Castledown LTD	\$ 4,462,300	Jul-07	\$ 2,350,000	Apr-94	13.25	8816	\$ 159,419	6.8%
93	133 Brazilian Avenue	Bourne Investments Inc	Spiegel, Naomi	\$ 3,875,000	Jul-07	\$ 1,270,000	Jan-97	10.5	5189	\$ 248,095	19.5%
94	1494 N. Ocean Blvd.	Goodstein Fla LLC	Coakley, Joseph	\$ 3,500,000	Jul-07	\$ 2,000,000	Oct-05	1.75	4889	\$ 857,143	42.9%
95	240 Via Marila	Rosow, I Peter and Rebecca	Reed, G Peter and Mary Shannon	\$ 3,300,000	Jul-07	\$ 465,000	May-94	13	3616	\$ 218,077	46.9%
96	1006 Adam Road	Heyniger, Sean	S Marcus Finkle Trust	\$ 3,200,000	Jul-07	\$ 650,000	Nov-97	9.5	4951	\$ 268,421	41.3%
97	740 N. Lake Way	Glickman, Donald and Mia Martin	Gossett, W Ted and Erick J Cedron	\$ 3,200,000	Jul-07	\$ 1,507,000	Jul-02	5	3294	\$ 338,600	22.5%
98	163 Seabreeze Avenue	Summers, Ruth A	E Burke Ross Jr Trust	\$ 2,600,000	Jul-07	\$ 2,257,750	May-02	5	3700	\$ 68,450	3.0%
99	218 Seabreeze Avenue	Sea Breeze LLC	Estate of Arthur B Schoen	\$ 2,450,000	Jul-07	\$ 367,000	May-84	23	2843	\$ 90,565	24.7%
100	235 Phipps Plaza	Harris, Lamont	Estate of Annette Warshaw	\$ 2,300,000	Jul-07	\$ 705,000	May-98	9	2754	\$ 177,222	25.1%
101	308 Coconut Row	Wolfe, Richard W	Thorhaug, Anitra	\$ 1,772,500	Jul-07	\$ 312,000	May-92	15	2632	\$ 97,367	31.2%
102	1220 S. Ocean Blvd.	1220 South Ocean Boulevard LLC	Via Pelicano Revocable Trust	\$ 20,800,000	Aug-07	\$ 12,000,000	Mar-06	1.25	new const	Not Arms Length	Not Arms Length
103	650 N. County Road	Blumenstein, Harold	Henderson, Guy	\$ 7,700,000	Aug-07	\$ 5,250,000	Nov-00	6.75	9877	\$ 362,963	6.9%
104	237 El Bravo Way	Vlahos, Dean	Nernberg, Richard	\$ 6,450,000	Aug-07	\$ 1,265,000	Jul-95	12	7945	\$ 432,083	34.2%
105	240 Kawama Lane	Henderson, Guy and Michelle	Rudnick, David L and Gail	\$ 4,657,500	Aug-07	\$ 880,000	Apr-92	15.25	6180	\$ 247,705	28.1%
106	237 Seabreeze Avenue	Bianda, Lauro	Palm Beach Day Academy Inc	\$ 2,850,000	Aug-07	N/A	N/A	N/A	4638	N/A	N/A
107	152 Reef Road	Fifield, J Matthew & Elizabeth P Norwood	Rednum Investments LP	\$ 2,810,000	Aug-07	\$ 2,350,000	Apr-05	2.25	5088	\$ 204,444	8.7%
108	218 Merrain Road	Haft, Stuart J and Allison Rogers	Grinberg, Francisco and Susan E	\$ 2,700,000	Aug-07	\$ 387,500	Aug-96	11	4287	\$ 210,227	54.3%
109	210 La Puerta Way	Carlino, David	Tice, James	\$ 2,200,000	Aug-07	\$ 825,000	Jun-98	9	2663	\$ 152,778	18.5%
110	228 Seaspray Avenue	Turner, Thomas	deAraujo Trusts	\$ 1,965,000	Aug-07	\$ 10	Oct-02	4.75	3721	Not Arms Length	Not Arms Length
111	160 Reef Road	160 Reef Road LLC	Murphy, Kevin	\$ 1,919,170	Aug-07	\$ 1,850,000	Jun-07	0.25	3519	\$ 276,680	15.0%
112	228 Phipps Plaza	James, Daniel	Willem Wirtz Revocable Trust	\$ 950,000	Aug-07	\$ 100	Oct-06	1	1579	Not Arms Length	Not Arms Length
113	143 Reef Road	Hruda, David	Heyniger, Sean	\$ 901,500	Aug-07	\$ 850,000	Apr-03	4.25	2480	\$ 12,118	1.4%
114	1075 N. Ocean Blvd.	Schulhof, Michael and Paola	1075 NOB LLC	\$ 23,000,000	Sep-07	\$ 8,250,000	Jul-04	3	new const	Not Arms Length	Not Arms Length
115	318 Caribbean Road	Caribbean 318 LLC	Heitzman, Evan etal	\$ 10,500,000	Sep-07	\$ 12,500,000	May-06	1.25	6367	\$ (1,600,000)	-12.8%
116	1040 N. Lake Way	Nederlander, James and Charlene	Meyer 1994 Personal Residence Trust	\$ 9,800,000	Sep-07	\$ 2,700,000	May-88	19.25	6687	\$ 368,831	13.7%
117	350 Seaspray Avenue	Clark, James McConnell	Richman, Herbert J	\$ 2,750,000	Sep-07	\$ 865,000	May-00	7.25	4176	\$ 260,000	30.1%
118	146 Gulfstream Road	Central Avenue Investments LLC	Realo Estado LLC	\$ 6,750,000	Oct-07	\$ 5,900,000	Oct-04	3	6654	\$ 283,333	4.8%
119	326 Seabreeze Avenue	Stevens, Mark	Warren, Laurie A	\$ 4,850,000	Oct-07	\$ 3,995,000	Jun-05	2.25	5493	\$ 380,000	9.5%
120	229 Chilean Avenue	229 Chilean Avenue LLC	James E Mattei Revocable Trust	\$ 4,250,000	Oct-07	\$ 4,177,322	Oct-03	4	4220	\$ 18,170	0.4%
121	1096 Ocean Drive	Borman, Gina	Rittlinger, Michael L and Michelle	\$ 4,135,625	Oct-07	\$ 3,450,000	Nov-99	7.75	7279	\$ 88,468	2.6%
122	242 Kenlyn Road	Schroeder, Mark	Warfield, Robert	\$ 2,400,000	Oct-07	\$ 1,500,000	May-04	3.25	3195	\$ 276,923	18.5%
123	124 Seabreeze Avenue	Rohrig, Carol	Heeke, Susan	\$ 1,900,000	Oct-07	\$ 74,500	Jan-73	33.75	4072	\$ 54,089	72.6%

# THE EVANS REPORT®

	Property	Buyer	Seller	Current Sale Price	Current Sale Date	Prior Sale Price	Prior Sale Date	Yrs Btwn Sales	Bldg Sq Ft	Ann Inc/(Dec)	Avg Ann %
124	264 Country Club Road	264 Country Club LLC	Real Property Intellectuals LLC	\$ 1,650,000	Oct-07	\$ 1,250,000	Jan-05	2.75	2814	\$ 145,455	11.6%
125	246 Oleander Avenue	Skeadas, Peter	Morris, Scott	\$ 1,000,000	Oct-07	\$ 695,000	Jul-03	4.25	3052	\$ 71,765	10.3%
126	702 N. County Road	702 Associates LLC	Subotnick, Anita and Stuart	\$ 31,855,000	Oct-07	\$ 9,000,000	Oct-96	11	29114	\$ 2,077,727	23.1%
127	860 S. Ocean Blvd.	John J Cafaro Revocable Family Trust	Eight Sixty South Ocean Boulevard Inc	\$ 16,000,000	Nov-07	\$ 8,350,000	Apr-00	7.5	24332	\$ 1,020,000	12.2%
128	1340 N. Ocean Blvd.	Chu, J	Gannon, J	\$ 4,325,000	Nov-07	\$ 4,325,000	Mar-07	0.5	5375	Not Arms Length	Not Arms Length
129	8 Sloans Curve Drive #8	Peerenboom, Robin	Aalberts, J.A.M.	\$ 3,500,000	Nov-07	\$ 2,600,000	Mar-03	4.5	3923	\$ 200,000	7.7%
130	253 Ridgeview Drive	Ridgeview Trust	Orenstein, Barbara and Michael	\$ 3,468,954	Nov-07	\$ 840,000	Jun-02	5.25	4513	\$ 500,753	59.6%
131	9 Golfview Road	Golfview Holdings LLC	Ponton, Daniel Edward	\$ 3,000,000	Nov-07	\$ 1,150,000	Jul-01	6.25	5737	\$ 296,000	25.7%
132	421 Brazilian Avenue	Townsend, Penelope	Houdry Trusts	\$ 2,800,000	Nov-07	\$ 862,500	Sep-96	11	3367	\$ 176,136	20.4%
133	440 Brazilian Avenue	Branstrom, William	Graebner, Patricia	\$ 2,300,000	Nov-07	\$ 380,000	Mar-97	10.5	2554	\$ 182,857	48.1%
134	224 Barton Avenue	Ryan, Dianne	Bendat, Steve	\$ 6,750,000	Dec-07	\$ 3,900,000	Feb-05	2.75	6387	\$ 1,036,364	26.6%
135	321 Brazilian Avenue	Yelvington Trusts	DeMarco Jr, Franklyn P	\$ 4,600,000	Dec-07	\$ 559,200	Feb-99	8.75	5528	\$ 461,806	82.6%
136	151 Seaview Avenue	Petrie, Carroll	Bourne Investments Inc	\$ 3,500,000	Dec-07	\$ 2,025,000	Jan-07	0.75	3080	\$ 1,966,667	97.1%
137	1000 Indian Road	1000 Indian Road LLC	Sullivan, Arthur	\$ 3,390,000	Dec-07	\$ 9,250,000	Dec-02	5	10933	\$ (1,172,000)	-12.7%
138	205 Atlantic Avenue #A	Sullivan, Melissa	Pranich, Noranit	\$ 2,950,000	Dec-07	\$ 1,800,000	Jun-04	3.5	4144	\$ 328,571	18.3%
139	271 Plantation Road	Waldman, Aaron Everett and Patricia	Haisfield, Audrey Lea and Richard	\$ 2,890,500	Dec-07	\$ 3,341,250	Jul-04	3.25	4834	\$ (138,692)	-4.2%
140	240 El Dorado Lane	Cassidy, John	John Carter Revocable Trust	\$ 2,300,000	Dec-07	\$ 1,825,000	Mar-05	2.75	3134	\$ 172,727	9.5%
141	252 Jamaica Lane	Phipps Plaza Partners LLC	Iorio, Theodore	\$ 1,500,000	Dec-07	\$ 1,700,000	Jul-05	2.5	2620	\$ (80,000)	-4.7%
142	173 Peruvian Avenue #4	Bannister, David	Savell, Margaret F	\$ 750,000	Dec-07	\$ 690,000	Jul-05	2.25	1064	\$ 26,667	3.9%
143											
144											
145											
146											
147											
148	TOTALS			\$ 5,110,930		\$ 2,783,353		7.27		\$ 441,654	15.9%
149											
150				\$ 725,752,106		\$ 336,785,702		1032.75		\$ 53,440,177	
151				142		121		142		121	
152				\$ 5,110,930		\$ 2,783,353		7.27		\$ 441,654	15.9%
153											
154											
155											
156											
157											
158											
159											
160											
161											
162											
163											
164											

# THE EVANS REPORT®

	Property	Buyer	Seller	Current Sale Price	Current Sale Date	Prior Sale Price	Prior Sale Date	Yrs Btwn Sales	Bldg Sq Ft	Ann Inc/(Dec)	Avg Ann %
1	999 Indian Road	Barron, Lisbeth R	999 Indian Road Realty Trust	\$ 11,362,000	Jan-07	\$ 2,500,000	Mar-00	6.75	7896	\$ 1,312,889	52.5%
2	280 List Road	Kurzon, Robert	280 List Road Inc	\$ 4,221,945	Jan-07	\$ 4,300,000	Apr-05	1.75	5503	\$ (44,603)	-1.0%
3	165 Royal Poinciana Way	Laura Theresa Norman Revocable Trust	South County Holding LLC	\$ 3,950,000	Jan-07	\$ 4,200,000	Mar-06	0.75	N/A	\$ (333,333)	-7.9%
4	270 Queens Lane	Queens Lane LLC	Uhlman Family Land Trust Agreement	\$ 2,650,000	Jan-07	\$ 100	Jan-92	14.5	3460	Not Arms Length	Not Arms Length
5	260 Kawama Lane	Marron, 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%
6	246 Emerald Lane	Anbinder, Stephen E and Madeline	Koch, Ronald and Paulette	\$ 6,000,000	Feb-07	\$ 1,076,800	Jul-98	8.5	5967	\$ 579,200	53.8%
7	146 Seminole Avenue	Nederlander, James	Kempf, Edwina	\$ 5,500,000	Feb-07	\$ 3,672,000	Jun-04	2.5	5394	\$ 731,200	19.9%
8	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%
9	231 Southland Road	Barack, Peter	Caplan, Bernard	\$ 2,762,500	Feb-07	\$ 1,250,000	Sep-02	4.25	3194	\$ 355,882	28.5%
10	208 Mockingbird Trail	Elhilow, Vince	Casey Family Trust	\$ 2,279,500	Feb-07	\$ 1,470,000	Apr-04	2.75	3750	\$ 294,364	20.0%
11	226 Via Linda	Kahle, G Kent	Estate of Ruth M Burns	\$ 1,850,000	Feb-07	\$ 900,000	Sep-99	7.25	2963	\$ 131,034	14.6%
12	174 E. Inlet Drive	Spots Inc	Lila McFawn Trust	\$ 1,750,000	Feb-07	\$ 100	Nov-92	14.25	3332	Not Arms Length	Not Arms Length
13	1521 N. Lake Way	Conroy, Martin	Tabler, Carol	\$ 1,450,000	Feb-07	\$ 400,000	Jun-00	6.5	2451	\$ 161,538	40.4%
14	101 Via Los Incas	Finneran, William B	Columbus Towers LTD etal	\$ 17,000,000	Mar-07	\$ 11,500,000	Jun-05	1.75	8565	\$ 3,142,857	27.3%
15	233 Coral Lane	Garden, Edward	233 Coral Lane LLC	\$ 5,600,000	Mar-07	\$ 4,050,000	Aug-05	1.5	vacant land	\$ 1,033,333	25.5%
16	1340 N. Ocean Blvd.	Gannon, J	C W Gerlach Revocable Trust	\$ 4,325,000	Mar-07	\$ 10	Nov-05	1.25	5375	Not Arms Length	Not Arms Length
17	264 List Road	Behrman, 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%
18	231 Seminole Avenue	Burnichon, Emmanuel	Bender Oil LTD	\$ 2,785,000	Mar-07	\$ 2,050,000	Sep-01	5.5	5113	\$ 133,636	6.5%
19	244 Plantation Road	Borland, John	Schwartz, Richard	\$ 2,450,000	Mar-07	\$ 1,175,000	May-03	3.75	3815	\$ 340,000	28.9%
20	227 Ocean Terrace	Heyniger, Sean	Barron, Lisbeth R	\$ 2,083,676	Mar-07	\$ 100	Jun-95	11.75	3446	Not Arms Length	Not Arms Length
21	1534 N. Ocean Way	McKenna Family Trust	0741459 BC LTD	\$ 2,000,000	Mar-07	\$ 615,000	Mar-97	10	2755	\$ 138,500	22.5%
22	115 Nightingale Trail	Khoury, David	Farry, Donald E	\$ 1,500,000	Mar-07	\$ 300,000	Apr-93	3.75	1727	\$ 320,000	106.7%
23	258 List Road	Lacaillade, Peter E and Constance B	Browne, H Lee and Jacquelyn G	\$ 3,814,375	Apr-07	\$ 1,375,000	Mar-03	4	421	\$ 609,844	44.4%
24	144 Seminole Avenue	J Ned Inc	Haryman, Gerald and Sara S Ayres	\$ 3,800,000	Apr-07	\$ 212,500	Jun-93	13.75	4089	\$ 260,909	122.8%
25	248 Sanford Avenue	Knowles, Peter	Marston, Carolyn	\$ 2,362,000	Apr-07	\$ 492,000	May-96	10.75	2854	\$ 173,953	35.4%
26	203 La Puerta Way	Costa, Mark	Suzuki, Hirotake	\$ 2,150,000	Apr-07	\$ 280,000	Apr-87	20	2202	\$ 93,500	33.4%
27	271 Orange Grove Road	Finch, Steven and April	Estate of Arleen S Ahbe	\$ 1,390,000	Apr-07	\$ 210,000	Aug-82	24.5	3336	\$ 48,163	22.9%
28	151 Root Trail	Hoffmeier, Margaret	Putsch, Geraldine & Jessica Olaynick	\$ 1,000,000	Apr-07	\$ 10	Apr-00	7	760	Not Arms Length	Not Arms Length
29	225 Via Linda	Rogers, John and Heather	Estate of Natalie H Sherman	\$ 1,746,000	May-07	\$ 585,000	Jul-96	10.75	3297	\$ 108,000	18.5%
30	222 Park Avenue	A & E Properties LLC	Estate of Francis Mandina	\$ 810,000	May-07	\$ 95,000	Feb-98	9.25	2112	\$ 77,297	81.4%
31	150 Canterbury Lane	Blue Trust & Wolpin Trust	Wolofsky, Moira	\$ 9,000,000	Jun-07	\$ 4,800,000	Jan-01	6.25	11266	\$ 672,000	14.0%
32	324 Garden Road	McCann, James	Lido LLC	\$ 4,080,000	Jun-07	\$ 3,100,000	Oct-04	2.5	6731	\$ 392,000	12.6%
33	225 Emerald Lane	Cross Island LLC	Laurie L Cornell Revocable Trust	\$ 3,950,000	Jun-07	\$ 550,000	Oct-98	8.5	3407	\$ 400,000	72.7%
34	1123 N. Lake Way	Moore, Victor	Borman, Michael	\$ 2,900,000	Jun-07	\$ 1,800,000	Dec-03	3.5	3949	\$ 314,286	17.5%
35	240 Sanford Avenue	Dare, Amos	Cornell, Lauri	\$ 2,525,000	Jun-07	\$ 1,340,000	Aug-02	4.75	2998	\$ 249,474	18.6%
36	249 Queens Lane	Dolanski, Anthony	Vail, Mimi	\$ 2,500,000	Jun-07	\$ 1,781,250	Feb-05	2.25	3878	\$ 319,444	17.9%
37	265 List Road	Torres Realty Investments LLC	Estate of Mary V Shebell	\$ 1,950,000	Jun-07	N/A	N/A	N/A	3488	N/A	N/A
38	160 Reef Road	Murphy, Kevin	Elliott, Joseph	\$ 1,850,000	Jun-07	\$ 468,800	Jun-87	20	3519	\$ 69,060	14.7%
39	231 Nightingale Trail	231 Nightingale LLC	Margery Bell Trust	\$ 1,800,000	Jun-07	\$ 100	Jan-99	8.25	4121	Not Arms Length	Not Arms Length
40	265 Atlantic Avenue	Stewart, Andrew	Dawson, Kenneth	\$ 1,300,000	Jun-07	\$ 510,000	Sep-99	7.75	2344	\$ 101,935	20.0%
41	225 Dunbar Road	Scharf, Michael	McCann, James	\$ 10,328,400	Jul-07	\$ 5,201,500	Feb-05	2.25	9611	\$ 2,278,622	43.8%

# THE EVANS REPORT®

	Property	Buyer	Seller	Current Sale Price	Current Sale Date	Prior Sale Price	Prior Sale Date	Yrs Btwn Sales	Bldg Sq Ft	Ann Inc/(Dec)	Avg Ann %
42	209 Via Tortuga	Ourisman, Florenz	Dunn, Rebecca	\$ 6,200,000	Jul-07	\$ 5,850,000	May-05	2	5878	\$ 175,000	3.0%
43	151 Seminole Avenue	Nederlander, James	Chamandy, H Greg and Chantal	\$ 5,260,000	Jul-07	\$ 3,400,000	Jun-03	4	5370	\$ 465,000	13.7%
44	1356 N. Ocean Blvd.	Gannon, J Timothy	Hajjar Trusts	\$ 4,781,820	Jul-07	\$ 100	Jun-96	11	4078	Not Arms Length	Not Arms Length
45	1494 N. Ocean Blvd.	Goodstein Fla LLC	Coakley, Joseph	\$ 3,500,000	Jul-07	\$ 2,000,000	Oct-05	1.75	4889	\$ 857,143	42.9%
46	240 Via Marila	Rosow, I Peter and Rebecca	Reed, G Peterand Mary Shannon	\$ 3,300,000	Jul-07	\$ 465,000	May-94	13	3616	\$ 218,077	46.9%
47	1006 Adam Road	Heyniger, Sean	S Marcus Finkle Trust	\$ 3,200,000	Jul-07	\$ 650,000	Nov-97	9.5	4951	\$ 268,421	41.3%
48	740 N. Lake Way	Glickman, Donald and Mia Martin	Gossett, W Ted and Erick J Cedron	\$ 3,200,000	Jul-07	\$ 1,507,000	Jul-02	5	3294	\$ 338,600	22.5%
49	650 N. County Road	Blumenstein, Harold	Henderson, Guy	\$ 7,700,000	Aug-07	\$ 5,250,000	Nov-00	6.75	9877	\$ 362,963	6.9%
50	240 Kawama Lane	Henderson, Guy and Michelle	Rudnick, David L and Gail	\$ 4,657,500	Aug-07	\$ 880,000	Apr-92	15.25	6180	\$ 247,705	28.1%
51	152 Reef Road	Fifield, J Matthew & Elizabeth P Norwood	Rednum Investments LP	\$ 2,810,000	Aug-07	\$ 2,350,000	Apr-05	2.25	5088	\$ 204,444	8.7%
52	218 Merrain Road	Haft, Stuart J and Allison Rogers	Grinberg, Francisco and Susan E	\$ 2,700,000	Aug-07	\$ 387,500	Aug-96	11	4287	\$ 210,227	54.3%
53	210 La Puerta Way	Carlino, David	Tice, James	\$ 2,200,000	Aug-07	\$ 825,000	Jun-98	9	2663	\$ 152,778	18.5%
54	160 Reef Road	160 Reef Road LLC	Murphy, Kevin	\$ 1,919,170	Aug-07	\$ 1,850,000	Jun-07	0.25	3519	\$ 276,680	15.0%
55	143 Reef Road	Hruda, David	Heyniger, Sean	\$ 901,500	Aug-07	\$ 850,000	Apr-03	4.25	2480	\$ 12,118	1.4%
56	1075 N. Ocean Blvd.	Schulhof, Michael and Paola	1075 NOB, LLC	\$ 23,000,000	Sep-07	\$ 8,250,000	Jul-04	3	new const	Not Arms Length	Not Arms Length
57	318 Caribbean Road	Caribbean 318 LLC	Heitzman, Evan etal	\$ 10,500,000	Sep-07	\$ 12,500,000	May-06	1.25	\$ 6,367	\$ (1,600,000)	-12.8%
58	1040 N. Lake Way	Nederlander, James and Charlene	Meyer 1994 Personal Residence Trust	\$ 9,800,000	Sep-07	\$ 2,700,000	May-88	19.25	6687	\$ 368,831	13.7%
59	1096 Ocean Drive	Borman, Gina	Rittlinger, Michael L and Michelle	\$ 4,135,625	Oct-07	\$ 3,450,000	Nov-99	7.75	7279	\$ 88,468	2.6%
60	242 Kenlyn Road	Schroeder, Mark	Warfield, Robert	\$ 2,400,000	Oct-07	\$ 1,500,000	May-04	3.25	3195	\$ 276,923	18.5%
61	246 Oleander Avenue	Skeadas, Peter	Morris, Scott	\$ 1,000,000	Oct-07	\$ 695,000	Jul-03	4.25	3052	\$ 71,765	10.3%
62	702 N. County Road	702 Associates LLC	Subotnick, Anita and Stuart	\$ 31,855,000	Oct-07	\$ 9,000,000	Oct-96	11	29114	\$ 2,077,727	23.1%
63	264 Country Club Road	264 Country Club LLC	Real Property Intellectuals LLC	\$ 1,650,000	Oct-07	\$ 1,250,000	Jan-05	2.75	2814	\$ 145,455	11.6%
64	1340 N. Ocean Blvd.	Chu, J	Gannon, J	\$ 4,325,000	Nov-07	\$ 4,325,000	Mar-07	0.5	5375	Not Arms Length	Not Arms Length
65	253 Ridgeview Drive	Ridgeview Trust	Orenstein, Barbara and Michael	\$ 3,468,954	Nov-07	\$ 840,000	Jun-02	5.25	4513	\$ 500,753	59.6%
66	1000 Indian Road	1000 Indian Road LLC	Sullivan, Arthur	\$ 3,390,000	Dec-07	\$ 9,250,000	Dec-02	5	10933	\$ (1,172,000)	-12.7%
67	205 Atlantic Avenue #A	Sullivan, Melissa	Pranich, Noranit	\$ 2,950,000	Dec-07	\$ 1,800,000	Jun-04	3.5	4144	\$ 328,571	18.3%
68	271 Plantation Road	Waldman, Aaron Everett and Patricia	Haisfield, Audrey Lea and Richard	\$ 2,890,500	Dec-07	\$ 3,341,250	Jul-04	3.25	4834	\$ (138,692)	-4.2%
69	240 El Dorado Lane	Cassidy, John	John Carter Revocable Trust	\$ 2,300,000	Dec-07	\$ 1,825,000	Mar-05	2.75	3134	\$ 172,727	9.5%
70	252 Jamaica Lane	Phipps Plaza Partners LLC	Iorio, Theodore	\$ 1,500,000	Dec-07	\$ 1,700,000	Jul-05	2.5	2620	\$ (80,000)	-4.7%
71											
72											
73											
74											
75											
76	TOTALS			\$ 4,503,507		\$ 2,658,769		6.50		\$ 367,668	13.8%
77											
78				\$ 315,245,465		\$ 159,526,120		455.25		\$ 22,060,055	
79				70		60		70		60	
80				\$ 4,503,507		\$ 2,658,769		6.50		\$ 367,668	13.8%
81											
82											

# THE EVANS REPORT®

	Property	Buyer	Seller	Current Sale Price	Current Sale Date	Prior Sale Price	Prior Sale Date	Yrs Btwn Sales	Bldg Sq Ft	Ann Inc/(Dec)	Avg Ann %
1	113 Clarke Avenue	Wood, Peter	Friedman, William	\$ 10,125,000	Jan-07	\$ 3,250,000	Nov-03	3	4976	\$ 2,291,667	70.5%
2	309 Chapel Hill Road	Downey, Ann T	Rodbell, Helen D	\$ 5,350,000	Jan-07	\$ 100	Aug-93	13.25	5050	Not Arms Length	Not Arms Length
3	439 Worth Avenue	439 Worth Avenue Realty Trust	DeFina Family Trusts	\$ 3,152,500	Jan-07	\$ 100,000	Apr-76	30.75	3825	\$ 99,268	99.3%
4	445 Brazilian Avenue	Rosalind LLC	445 Brazilian LLC	\$ 2,900,000	Jan-07	\$ 1,400,000	May-02	4.5	6336	\$ 333,333	23.8%
5	151 Seaview Avenue	Bourne Investments Inc	William Buckley Revocable Trust	\$ 2,025,000	Jan-07	\$ 100	Jul-98	8.5	3080	Not Arms Length	Not Arms Length
6	140 Brazilian Avenue	McCarthy, Thomas	Lyle Finley Revocable Trust	\$ 8,500,000	Feb-07	\$ 3,350,000	Sep-02	4.25	8206	\$ 1,211,765	36.2%
7	124 Clarke Avenue	Lemole, Gerald M and Emily	Lovett, Dean C and Pamela	\$ 7,100,000	Feb-07	\$ 2,500,000	Mar-97	9.75	8305	\$ 471,795	18.9%
8	360 Coconut Row	Bjorklund, Alexandra	McCarthy, Thomas	\$ 4,100,000	Feb-07	\$ 3,400,000	Jan-01	6	4813	\$ 116,667	3.4%
9	156 Seabreeze Avenue	Garrison, Robert N and Antoinette	David C Carter Irrevocable Qtip Trist	\$ 2,900,000	Feb-07	\$ 645,000	Aug-96	10.5	4044	\$ 214,762	33.3%
10	256 Seaspray Avenue	Garofalo, John	Page, Ann	\$ 2,150,000	Feb-07	\$ 2,040,000	Apr-06	0.75	2505	\$ 146,667	7.2%
11	219 Chilean Avenue	MWB Family Trust	Euro Homes VI Inc	\$ 5,950,000	Mar-07	\$ 1,550,000	May-04	2.75	new const	Not Arms Length	Not Arms Length
12	137 Australian Avenue	Indoe, William and Jane	Burigatto, Arturo	\$ 4,050,000	Mar-07	\$ 1,250,000	Oct-02	4.25	new const	\$ 658,824	52.7%
13	336 Australian Avenue	Haymes, Stephen	Malasky, Donald	\$ 2,098,486	Mar-07	\$ 587,500	May-89	16.75	3292	\$ 90,208	15.4%
14	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%
15	300 Clarke Avenue	Heathwood, Desmond	Fogg, Blaine	\$ 8,450,000	Apr-07	\$ 1,800,000	Jun-89	17.75	9091	\$ 374,648	20.8%
16	240 Clarke Avenue	Marcus, Jeffrey A	Janina Radtke	\$ 5,850,000	Apr-07	\$ 3,200,000	Oct-04	2.5	5199	\$ 1,060,000	33.1%
17	452B Brazilian Avenue	Kinnear Financial Consulting LTD	South Lake Trail LLC	\$ 5,320,000	Apr-07	\$ 4,500,000	Oct-01	5.5	6744	\$ 149,091	3.3%
18	360 Coconut Row	360 Coconut Row LLC	Bjorklund, Alexandra O	\$ 4,525,000	Apr-07	\$ 4,100,000	Feb-07	0.25	4813	\$ 1,700,000	41.5%
19	409 Antigua Lane	Pournaras, Thomas G	Kournikov, Serguei N	\$ 3,188,000	Apr-07	\$ 3,000,000	Aug-05	1.5	4216	\$ 125,333	4.2%
20	228 Brazilian Avenue	Wiggins, William	228 Brazilian LLC	\$ 3,950,000	May-07	\$ 2,795,000	May-00	7	5680	\$ 165,000	5.9%
21	234 Brazilian Avenue	Gaines, Stanley and Gay H	Aledamme LLC	\$ 3,500,000	May-07	\$ 3,000,000	Jun-01	4.75	5618	\$ 105,263	3.5%
22	102 Flagler Drive	Himmel, Kenneth A and Janet A	Murphy, William & Randal Kirk	\$ 6,500,000	Jun-07	\$ 5,100,000	May-05	2	13603	\$ 700,000	13.7%
23	306 Pendleton Avenue	Labow, Ronald and Lauri	Taja Realty Trust	\$ 5,200,000	Jun-07	\$ 2,500,000	Jun-03	4	6232	\$ 675,000	27.0%
24	401 Brazilian Avenue	Murphy, William	Himmel, Kenneth	\$ 3,700,000	Jun-07	\$ 3,950,000	Jul-03	3.75	5839	\$ (66,667)	-1.7%
25	334 Chilean Avenue	Estate of Dorothy H Wood	334 Chilean LLC	\$ 2,800,000	Jun-07	\$ 100	Jun-84	23	4582	Not Arms Length	Not Arms Length
26	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%
27	5 Via Sunny	Five Via Sunny Trust	Kaufman, Arlne	\$ 11,875,000	Jul-07	\$ 4,650,000	Jan-99	8.5	11639	\$ 850,000	18.3%
28	133 Brazilian Avenue	Bourne Investments Inc	Spiegel, Naomi	\$ 3,875,000	Jul-07	\$ 1,270,000	Jan-97	10.5	5189	\$ 248,095	19.5%
29	163 Seabreeze Avenue	Summers, Ruth A	E Burke Ross Jr Trust	\$ 2,600,000	Jul-07	\$ 2,257,750	May-02	5	3700	\$ 68,450	3.0%
30	218 Seabreeze Avenue	Sea Breeze LLC	Estate of Arthur B Schoen	\$ 2,450,000	Jul-07	\$ 367,000	May-84	23	2843	\$ 90,565	24.7%
31	235 Phipps Plaza	Harris, Lamont	Estate of Annette Warshaw	\$ 2,300,000	Jul-07	\$ 705,000	May-98	9	2754	\$ 177,222	25.1%
32	308 Coconut Row	Wolfe, Richard W	Thorhaug, Anitra	\$ 1,772,500	Jul-07	\$ 312,000	May-92	15	2632	\$ 97,367	31.2%
33	237 Seabreeze Avenue	Bianda, Lauro	Palm Beach Day Academy Inc	\$ 2,850,000	Aug-07	N/A	N/A	N/A	4638	N/A	N/A
34	228 Seaspray Avenue	Turner, Thomas	deAraujo Trusts	\$ 1,965,000	Aug-07	\$ 10	Oct-02	4.75	3721	Not Arms Length	Not Arms Length
35	228 Phipps Plaza	James, Daniel	Willem Wirtz Revocable Trust	\$ 950,000	Aug-07	\$ 100	Oct-06	1	1579	Not Arms Length	Not Arms Length
36	350 Seaspray Avenue	Clark, James McConnell	Richman, Herbert J	\$ 2,750,000	Sep-07	\$ 865,000	May-00	7.25	4176	\$ 260,000	30.1%
37	326 Seabreeze Avenue	Stevens, Mark	Warren, Laurie A	\$ 4,850,000	Oct-07	\$ 3,995,000	Jun-05	2.25	5493	\$ 380,000	9.5%
38	229 Chilean Avenue	229 Chilean Avenue LLC	James E Mattei Revocable Trust	\$ 4,250,000	Oct-07	\$ 4,177,322	Oct-03	4	4220	\$ 18,170	0.4%
39	124 Seabreeze Avenue	Rohrig, Carol	Heeke, Susan	\$ 1,900,000	Oct-07	\$ 74,500	Jan-73	33.75	4072	\$ 54,089	72.6%
40	9 Golfview Road	Golfview Holdings LLC	Ponton, Daniel Edward	\$ 3,000,000	Nov-07	\$ 1,150,000	Jul-01	6.25	5737	\$ 296,000	25.7%
41	421 Brazilian Avenue	Townsend, Penelope	Houdry Trusts	\$ 2,800,000	Nov-07	\$ 862,500	Sep-96	11	3367	\$ 176,136	20.4%

# THE EVANS REPORT®

	Property	Buyer	Seller	Current Sale Price	Current Sale Date	Prior Sale Price	Prior Sale Date	Yrs Btwn Sales	Bldg Sq Ft	Ann Inc/(Dec)	Avg Ann %
42	440 Brazilian Avenue	Branstrom, William	Graebner, Patricia	\$ 2,300,000	Nov-07	\$ 380,000	Mar-97	10.5	2554	\$ 182,857	48.1%
43	224 Barton Avenue	Ryan, Dianne	Bendat, Steve	\$ 6,750,000	Dec-07	\$ 3,900,000	Feb-05	2.75	6387	\$ 1,036,364	26.6%
44	321 Brazilian Avenue	Yelvington Trusts	DeMarco Jr, Franklyn P	\$ 4,600,000	Dec-07	\$ 559,200	Feb-99	8.75	5528	\$ 461,806	82.6%
45	151 Seaview Avenue	Petrie, Carroll	Bourne Investments Inc	\$ 3,500,000	Dec-07	\$ 2,025,000	Jan-07	0.75	3080	\$ 1,966,667	97.1%
46	173 Peruvian Avenue #4	Bannister, David	Savell, Margaret F	\$ 750,000	Dec-07	\$ 690,000	Jul-05	2.25	1064	\$ 26,667	3.9%
47											
48											
49											
50											
51											
52	TOTALS			\$ 4,196,998		\$ 2,217,005		7.88		\$ 517,144	23.3%
53											
54				\$ 193,061,886		\$ 86,463,182		362.25		\$ 20,168,599	
55				46		39		46		39	
56				\$ 4,196,998		\$ 2,217,005		7.88		\$ 517,144	23.3%
57											
58											
59											
60											
61											
62											
63											
64											
65											
66											
67											
68											
69											
70											
71											
72											
73											
74											
75											
76											
77											
78											
79											
80											
81											
82											



# THE EVANS REPORT®

	Property	Buyer	Seller	Current Sale Price	Current Sale Date	Prior Sale Price	Prior Sale Date	Yrs Btwn Sales	Bldg Sq Ft	Ann Inc/(Dec)	Avg Ann %
1	251 Jungle Road	Kahn, Gilbert S & John J Noffo Kahn	Lane, Bruce S and Leslie Barron	\$ 10,000,000	Jan-07	\$ 8,900,000	Sep-05	1.25	10447	\$ 880,000	9.9%
2	885 S. County Road	Leist, Alan	Pheoney, Herbert	\$ 2,943,675	Feb-07	\$ 1,000,000	May-02	4.75	3843	\$ 409,195	40.9%
3	1230 S. Ocean Blvd.	SMM Realty LLC	Forsyth, Robert and Eva	\$ 6,820,000	Mar-07	\$ 2,900,000	Apr-99	7.75	10383	\$ 505,806	17.4%
4	111 El Brillo Way	111 El Brillo Trust	Papadopoulos, George P	\$ 6,000,000	Mar-07	\$ 231,300	Jun-90	16.75	6324	\$ 344,400	148.9%
5	200 Emerald Beach Way	200 Emerald Beach Way Inc	Rapetti, Alfred Anthony and Celeste	\$ 5,500,000	Mar-07	\$ 5,000,000	Nov-04	2.25	10495	\$ 222,222	4.4%
6	23 Sloans Curve Drive	Sidell, Barbara	Timmermann, John	\$ 2,100,000	Mar-07	\$ 2,100,000	Oct-05	1.25	5899	Not Arms Length	Not Arms Length
7	101 El Bravo Way	101 El Bravo LLC	Hava, Jacques	\$ 16,500,000	Apr-07	\$ 2,800,000	Jul-91	15.75	11545	\$ 869,841	31.1%
8	2300 W. Ibis Isle Road	Andres Casas Living Trust	Gunders, Henry	\$ 1,925,000	Apr-07	\$ 835,000	Aug-92	14.5	3795	\$ 75,172	9.0%
9	1900 S. Ocean Blvd.	Frankel, Keith	RGF Holding Corporation	\$ 15,900,000	May-07	\$ 8,550,000	Jan-05	2.25	new const	Not Arms Length	Not Arms Length
10	700 S. Ocean Blvd.	700 South Ocean LLC	United Properties Group LLC	\$ 10,800,000	May-07	\$ 9,450,000	Jul-05	1.75	6713	\$ 771,429	8.2%
11	1047 S. Ocean Blvd.	K Addison Jack LLC	Georgas, John W and Tarsi	\$ 8,250,000	May-07	\$ 2,500,000	Sep-95	11.5	8048	\$ 500,000	20.0%
12	200 Jungle Road	Bockmann, Maria	Schuler, John and Elizabeth	\$ 7,777,000	May-07	\$ 760,000	Jun-94	12.75	8164	\$ 550,353	72.4%
13	220 Via Bellaria	Flynn, Michael and Anne	William G. Salem, Trustee	\$ 6,312,780	May-07	\$ 2,000,000	Apr-93	14	10125	\$ 308,056	15.4%
14	343 El Bravo Way	Mitchell & Hilarie Morgan Plm Bch Trust	Gowdy, Jerre O	\$ 18,500,000	Jun-07	\$ 1,705,000	Jul-88	18.75	14756	\$ 895,733	52.5%
15	703 Island Drive	Ourisman, Florenz and Nan	ALJ LLC	\$ 15,000,000	Jun-07	\$ 1,325,000	May-86	21	5819	\$ 651,190	49.1%
16	535 S. County Road	Glazer, Joel and Angela	Thomas, Mary	\$ 9,300,000	Jun-07	\$ 100	Feb-96	11.25	7496	Not Arms Length	Not Arms Length
17	476 S. Ocean Blvd.	Janina Radtke Revocable Trust	Elsie P Mitchell Trust No 2	\$ 6,400,000	Jun-07	\$ 3,650,000	May-00	7	4227	\$ 392,857	10.8%
18	2267 E. Ibis Isle Road	Coon, Miles	Warwick, William	\$ 1,725,000	Jun-07	\$ 1,125,000	Nov-04	2.5	3708	\$ 240,000	21.3%
19	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%
20	160 Kings Road	Aaron, Gene and Mindy	Ciomek, Zdzislaw	\$ 6,600,000	Jul-07	\$ 2,700,000	Sep-04	2.75	6937	\$ 1,418,182	52.5%
21	241 Jungle Road	Samson PB LLC	Castledown LTD	\$ 4,462,300	Jul-07	\$ 2,350,000	Apr-94	13.25	8816	\$ 159,419	6.8%
22	1220 S. Ocean Blvd.	1220 South Ocean Boulevard LLC	Via Pelicano Revocable Trust	\$ 20,800,000	Aug-07	\$ 12,000,000	Mar-06	1.25	new const	Not Arms Length	Not Arms Length
23	237 El Bravo Way	Vlahos, Dean	Nernberg, Richard	\$ 6,450,000	Aug-07	\$ 1,265,000	Jul-95	12	7945	\$ 432,083	34.2%
24	146 Gulfstream Road	Central Avenue Investments LLC	Realo Estado LLC	\$ 6,750,000	Oct-07	\$ 5,900,000	Oct-04	3	6654	\$ 283,333	4.8%
25	860 S. Ocean Blvd.	John J Cafaro Revocable Family Trust	Eight Sixty South Ocean Boulevard Inc	\$ 16,000,000	Nov-07	\$ 8,350,000	Apr-00	7.5	24332	\$ 1,020,000	12.2%
26	8 Sloans Curve Drive #8	Peerenboom, Robin	Aalberts, J.A.M.	\$ 3,500,000	Nov-07	\$ 2,600,000	Mar-03	4.5	3923	\$ 200,000	7.7%
27											
28											
29											
30											
31											
32	TOTALS			\$ 8,363,260		\$ 4,127,109		8.28		\$ 509,615	12.3%
33											
34				\$ 217,444,755		\$ 90,796,400		215.25		\$ 11,211,523	
35				26		22		26		22	
36				\$ 8,363,260		\$ 4,127,109		8.28		\$ 509,615	12.3%
37											
38											
39											
40											
41											