

THE EVANS REPORT

Published by: Leslie Robert Evans Assoc., P.A.
 214 Brazilian Ave., # 200, Palm Beach, FL 33480
 Ph: 561-832-8288 Fax 561-832-5722

Property	Buyer	Seller	Current Sale Price	Current Sale Date	Prior Sale Price	Prior Sale Date	Yrs Bwn Sales	Bldg Sq Ft	Am Incl(Dec)	Avg Ann %
2666 S. Ocean Blvd. #206	Pagadio, Resario	Lighthan, Elizabeth	\$ 155,000	Jan-08	\$ 66,000	Jun-00	7.5	640	\$ 11,867	18.0%
3460 S. Ocean Blvd. #1090	Gustafson, Erick	Smith, Loring	\$ 292,000	Jan-08	\$ 192,500	Apr-90	17.75	1466	\$ 7,869	5.2%
3440 S. Ocean Blvd. #103N	Wassser, Cecilia	Wassser, Cecilia	\$ 700,000	Jan-08	\$ 210,000	Apr-99	8.75	2131	\$ 56,000	26.7%
2860 S. Ocean Blvd. #305N	Prinich, Noranif	leader Segall Trust	\$ 700,000	Jan-08	\$ 121,500	Jan-79	29	1900	\$ 19,948	16.4%
100 Sunrise Avenue #207	Smith, Michelle	Brand, Janet	\$ 1,000,000	Jan-08	\$ 725,000	Aug-08	1.5	1154	\$ 183,333	25.3%
2100 S. Ocean Blvd. #607S	Oto, Jonathan	Estate of Frances Frank	\$ 1,150,000	Jan-08	\$ 182,600	Dec-80	27	2385	\$ 36,570	22.6%
380 Coconut Row #1	Alban, Joyce	Fletcher, Paul	\$ 1,200,000	Jan-08	\$ 720,000	Jan-04	4	1178	\$ 120,000	16.7%
2860 S. Ocean Blvd. #201W	Casement Living Trusts	Robert J Ziff Associates LLC	\$ 1,350,000	Jan-08	\$ 174,500	Jan-79	29	2918	\$ 40,534	23.2%
350 S. Ocean Blvd. #302	Marschel, Glenn and Kay	Haverfeyer, Rossland	\$ 1,460,000	Jan-08	\$ 180,000	Jan-78	30	1234	\$ 43,333	27.1%
315 S. Lake Drive #1B	Hilguthofen, Richard	Perkins, Bayl	\$ 1,550,000	Jan-08	\$ 132,000	Jan-77	31	1741	\$ 45,742	34.7%
2100 S. Ocean Blvd. #601S & #C2E	Oto, Jonathan	Amster, Lucille	\$ 2,000,000	Jan-08	\$ 1,050,000	Sep-91	16.25	3107	\$ 58,462	5.6%
120 Sunset Avenue #M4D	Barnick, Howard B	Furman, Roy L and Frieda	\$ 4,200,000	Jan-08	\$ 3,695,000	Apr-96	2.75	3000	\$ 183,636	5.0%
235 Sunrise Avenue #3008	Wittaker, Sam E	Gillette, Richard P	\$ 1,150,000	Feb-08	\$ 35,000	Jan-90	18	271	\$ 4,444	12.2%
44 Coconut Row #610A	Gay Jr, John	Estate of Francis Mandira	\$ 200,000	Feb-08	\$ 41,000	Jan-77	31	540	\$ 5,129	12.5%
44 Coconut Row #409B	Jozzo, Edward and Maria	Zanefiska, Janina	\$ 205,000	Feb-08	\$ 90,000	Dec-00	7.25	579	\$ 15,862	17.6%
3460 S. Ocean Blvd. #1080	Constanbounk, Dinos	Dracouli, Helene	\$ 225,000	Feb-08	\$ 128,500	Feb-97	11	1472	\$ 8,773	6.6%
3475 S. Ocean Blvd. #310	Wideman, Jay and Phyllis	Shapiro Revocable Living Trust	\$ 280,000	Feb-08	\$ 447,500	May-04	3.75	1395	\$ (50,000)	-11.2%
227 Brazilian Avenue #2F	Smith Jr, Hillan J	Estate of Dwight Goldthorpe	\$ 400,000	Feb-08	\$ 150,000	Nov-84	23.25	864	\$ 10,753	7.2%
44 Coconut Row #128B	Rain, Seanon	Tighe, John	\$ 400,000	Feb-08	\$ 215,000	Mar-03	5	922	\$ 37,000	17.2%
3250 S. Ocean Blvd. #103S	Aqua Shell, LLC	Howard Rosa Revocable Trust	\$ 475,250	Feb-08	\$ 450,000	Oct-03	4.25	1800	\$ 5,941	1.3%
44 Coconut Row #1138	Lowenthal, Steven	Paperni, Charles	\$ 785,000	Feb-08	\$ 275,000	Mar-97	11	1215	\$ 46,364	16.9%
130 Sunrise Avenue #305	Abrams, Stephen and Ina	Blauer Revocable Trusts	\$ 842,000	Feb-08	\$ 186,200	Jan-79	29	1580	\$ 21,865	13.1%
2560 S. Ocean Blvd. #1A1	Kesselman, Paul and Betsy	Emden, James B	\$ 842,000	Feb-08	\$ 280,000	Mar-99	9	2590	\$ 64,667	24.9%
3440 S. Ocean Blvd. #202S	Meinberg, Martin	Bek, LLC	\$ 870,000	Feb-08	\$ 887,800	Apr-05	2.5	2131	\$ (7,120)	-0.6%
2000 S. Ocean Blvd. #302N	Harris, Eric	Timmerman, John	\$ 1,300,000	Feb-08	\$ 850,000	Apr-05	2.75	2385	\$ 101,818	12.0%
350 S. Ocean Blvd. #1030	Carpanter, Rosemary	Lora Nemow Revocable Trust	\$ 1,150,000	Feb-08	\$ 400,000	Jul-98	9.5	1186	\$ 78,947	19.7%
150 Bradley Place #0203	Boddy, Lynn	Greenfield, David	\$ 1,438,700	Feb-08	\$ 125,000	Oct-80	27.25	1568	\$ 48,246	38.6%
2860 S. Ocean Blvd. #401N & #C16	Caldwell, Steve	Stanley Gordon Revocable Trust	\$ 1,450,000	Feb-08	\$ 1,100,000	Aug-02	5.5	2197	\$ 63,636	5.9%
100 Sunrise Avenue #216	Hoffman, Peter and Linda	Engles-Gulden, Dorothy	\$ 1,900,000	Feb-08	\$ 1,400,000	Sep-07	0.5	1972	\$ 600,000	42.9%
354 Brazilian Avenue-6 units	Transamerican Properties Inc	Brazilian Realty Trust LLC	\$ 1,900,000	Feb-08	\$ 625,000	Mar-03	5	N/A	\$ 255,000	40.8%
315 S. Lake Drive #PH4	Larkin, Owen G	O'Donnell, Katherine A	\$ 3,260,000	Feb-08	\$ 2,928,405	Feb-08	0	4521	\$ 165,798	5.7%
2 N. Breakers Row #573	Harrison, Gilbert and Shelley	Michalis, Samuel	\$ 5,700,000	Feb-08	\$ 2,450,000	Oct-99	8.25	2638	\$ 393,939	16.1%
326 Sunrise Avenue #2054	Reisman, Steven	Phillips, Peter	\$ 125,000	Mar-08	\$ 127,000	Jun-05	2.75	589	\$ (727)	-0.6%
326 S. Lake Drive #4	Olinier, Kay	Beloff, Arthur	\$ 200,000	Mar-08	\$ 80,000	Mar-83	15	589	\$ 7,333	8.1%
2860 S. Ocean Blvd. #3110	Fleming, Thomas	Scott, Hezel L	\$ 215,000	Mar-08	\$ 335,000	Jan-06	2.25	1180	\$ (53,353)	-16.9%
44 Coconut Row #201B	Leichter Partners LP	Seawell, Patricia	\$ 293,575	Mar-08	\$ 178,000	May-01	6.75	643	\$ 27,566	9.5%
2776 S. Ocean Blvd. #102S	Thomas, Bruce	Fox, Perry	\$ 375,000	Mar-08	\$ 175,000	Mar-86	23	1830	\$ 8,666	5.0%
3380 S. Ocean Blvd. #39H	Katz, Steven and Margaret	Abraham Revocable Homestead Trust	\$ 500,000	Mar-08	\$ 400,000	Apr-88	20	2119	\$ 5,000	1.3%
2160 Isis Isle Road #7	Geb, Joy L	Green, Henry	\$ 515,000	Mar-08	\$ 472,800	May-04	3.75	1168	\$ 11,253	2.4%

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

PB CONDO 1/08-3/08

THE EVANS REPORT

Published by: Leslie Robert Evans Assoc., P.A.
 214 Brazilian Ave., # 200, Palm Beach, FL 33480
 Ph: 561-832-8288 Fax 561-832-5722

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 %
42	44 Coconut Row #422B	Rochford, Michael	\$ 525,000	Mar-08	\$ 85,000	Mar-93	15	1226	\$ 29,333	34.5%
43	3200 S. Ocean Blvd. #301B	Ruddoh, Jay	\$ 600,000	Mar-08	\$ 245,000	Jan-81	27.25	1781	\$ 13,028	6.3%
44	3400 S. Ocean Blvd. #781B	Warner, Charles and Shelly	\$ 1,075,000	Mar-08	\$ 400,000	Oct-99	8.5	2119	\$ 79,412	19.9%
45	2500 S. Ocean Blvd. #1A3	Marcia Yanofsky Trust	\$ 1,300,000	Mar-08	\$ 425,000	Apr-07	1	2590	\$ 875,000	205.9%
46	400 S. Ocean Blvd. #222S	Ladd, Robert T and Georgiana B	\$ 1,575,000	Mar-08	\$ 575,000	Dec-00	7.25	1716	\$ 137,931	24.0%
47	3000 S. Ocean Blvd. #508	Melley, Alfred and Janis	\$ 2,375,000	Mar-08	\$ 2,120,000	Aug-06	1.5	3219	\$ 170,000	8.0%
48	100 Worth Avenue #PH6	Eileen Janssen Revocable Trust	\$ 1,445,000	Mar-08	\$ 975,000	Aug-05	2.5	1539	\$ 188,000	19.3%
49	3475 S. Ocean Blvd. #111	Koivumaki, Lisa Hennele	\$ 190,000	Mar-08	\$ 110,000	Mar-01	7	891	\$ 11,429	10.4%
50										
51										
52										
53										
54			\$ 1,131,276		\$ 626,333		12		\$ 139,906	22.4%
55										
56			\$ 55,432,525		\$ 30,641,305		571.5		\$ 6,855,400	
57			49		49		49		49	
58			\$ 1,131,276		\$ 626,333		12		\$ 139,906	22.4%
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 data contained herein is for INFORMATIONAL PURPOSES ONLY. It has been obtained from a variety of sources and has not been independently verified. LRE Assoc., P.A. makes no representations or warranties as to the accuracy of its contents.