

THE EVANS REPORT®

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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(Des)	Avg Ann %
1 230 S. Ocean Blvd	230 South Ocean LLC	Belcampo Inc	\$ 12,900,000	Jan-08	\$ 4,665,000	Mar-00	7.75	7990	\$ 1,048,677	22.5%
2 Lot 20 Philips Estates	Pizzagalli, James and Judith	Pattswan II LLC	\$ 4,930,000	Jan-08	\$ 3,500,000	Aug-06	1.5	vacant land	\$ 900,000	23.8%
3 251 Orange Grove Road	251 Orange Grove LLC	Tiquid Associates Limited Partnership	\$ 1,200,000	Jan-08	\$ 170,000	Jun-82	25.5	2255	\$ 40,382	25.7%
4 345 Brazilian Avenue	Waldins, Christine	Steven J Mullin Revocable Trust	\$ 3,500,000	Feb-08	\$ 3,300,000	Jun-04	3.75	4338	\$ 53,333	1.6%
5 200 Emerald Beach Way	200 EBW/LLC	200 Emerald Beach Way Inc	\$ 5,162,250	Feb-08	\$ 5,500,000	Mar-07	1	10495	\$ 3,668,250	66.7%
6 450 North Avenue-Intracastal*	Andresen, Karl Heinz and Marianne	Myers Sr, Stephen E	\$ 19,945,385	Feb-08	\$ 4,000,000	Jun-93	14.75	10847	\$ 1,080,907	27.0%
7 230 Onmdaga Avenue	Roots, Vanessa	Onmdaga LLC	\$ 2,200,000	Feb-08	\$ 1,500,000	Apr-05	2.75	2539	\$ 254,546	17.0%
8 171 Via Del Lago	Scatle, Frances	Prudden Jr, Horton R	\$ 4,300,000	Feb-08	\$ 100,000	Jun-82	25.75	7156	Not Arms Length	Not Arms Length
9 143 Chandon Avenue	Rickman Revocable Trust	Robert Christian Estate Revocable Trust	\$ 9,000,000	Feb-08	\$ 4,200,000	May-03	4.75	7412	\$ 1,010,526	24.1%
10 228 Sealovaze Avenue	Feldman, Robert M and Amy	Cassidy, John C and Mercedes Q	\$ 3,700,000	Feb-08	\$ N/A	N/A	N/A	4930	N/A	N/A
11 255 Everglades Avenue	Slamley Gordon Revocable Trust	Swartz, Linda	\$ 1,864,000	Feb-08	\$ 650,000	Nov-85	22.25	3851	\$ 54,582	8.4%
12 W. Indies Drive	James, Charles	210 West Indies LLC	\$ 5,350,000	Feb-08	\$ 2,250,000	Mar-05	3	vacant land	\$ 1,033,333	45.9%
13 125 Seminole Avenue	125 Seminole LLC	Tola Realty Trust	\$ 4,670,000	Mar-08	\$ 6,550,000	May-00	7.75	vacant land	\$ (500,645)	-5.9%
14 1558 N. Ocean Way	Arabian Beach LLC	Cunningham etal	\$ 3,975,000	Mar-08	\$ 2,620,000	Apr-03	5	4301	\$ 271,000	10.3%
15 674 Island Drive-Intracastal*	674 Island Drive LLC	Olson, Sarah and Frank	\$ 7,340,000	Mar-08	\$ 3,690,000	Apr-89	9	6138	\$ 420,556	11.4%
16 1226 N. Lake Way-Intracastal*	Swanson, Barbara Jean	Zulow, Nikita and Paula	\$ 7,340,000	Mar-08	\$ 1,600,000	Sep-98	9.5	6746	\$ 604,211	37.8%
17 224 Colonial Lane	Scheuer, MacDonald Living Trust	Bail & Chain LLC	\$ 1,493,000	Mar-08	\$ 950,000	Feb-04	4	1741	\$ 135,250	14.3%
18 304 Plantation Road	304 Plantation LLC	Mahony, Joanna	\$ 1,850,000	Mar-08	\$ 530,000	Feb-98	10	2655	\$ 132,000	24.9%
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23			\$ 5,815,591		\$ 2,985,938		8.78		\$ 638,056	21.4%
24			\$ 104,680,635		\$ 47,775,000		158		\$ 10,208,898	
25							18		\$ 638,056.14	21.4%
26			\$ 5,815,590.83		\$ 2,985,937.50		8.78			
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