

THE EVANS REPORT ANALYSIS
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TOWN OF PALM BEACH TOTAL RESIDENTIAL SALES VOLUME

	<u>2007 (Jan-June)</u>	<u>2008 (Jan-June)</u>	<u>Differential</u>
Total Sales Volume	\$592,431,458	\$601,156,641	+\$8,725,183 (+1.5%)

TOWN OF PALM BEACH SINGLE FAMILY SALES

	<u>2007 (Jan-June)</u>	<u>2008 (Jan-June)</u>	<u>Differential</u>
No. of Sales	80	57	-23 (-28.8%)
Median	\$3,950,000	\$4,300,000	+\$350,000 (+8.9%)
Avg. Sales Price	\$5,156,779	\$7,815,643	+\$2,658,864 (+51.6%)
Over 20MM	0	4 (7% of # of sales)	
15-20MM	5 (6.25% of # of sales)	1 (1.8% of # of sales)	
10-15MM	4 (5% of # of sales)	2 (3.5% of # of sales)	
5-10MM	23 (28.75% of # of sales)	17 (29.8% of # of sales)	
2.5-5MM	25 (31.25% of # of sales)	14 (24.6% of # of sales)	
below 2.5MM	23 (28.75% of # of sales)	19 (33.3% of # of sales)	

NORTH AREA - TOWN OF PALM BEACH SINGLE FAMILY SALES
(North of Royal Poinciana Way)

	<u>2007 (Jan-June)</u>	<u>2008 (Jan-June)</u>	<u>Differential</u>
Median	\$2,650,000	\$3,425,000	+\$775,000 (+29.2%)
Avg. Sales Price	\$3,685,550	\$3,649,050	-\$36,500 (-1.0%)

MIDTOWN AREA - TOWN OF PALM BEACH SINGLE FAMILY SALES
(North of Worth Avenue to Royal Poinciana Way)

	<u>2007 (Jan-June)</u>	<u>2008 (Jan-June)</u>	<u>Differential</u>
Median	\$4,100,000	\$3,980,000	-\$120,000 (-2.9%)
Avg. Sales Price	\$4,806,707	\$5,636,532	+\$829,825 (+17.3%)

SOUTHEND/ESTATE SECTION - TOWN OF PALM BEACH SINGLE FAMILY SALES
(South of Worth Avenue)

	<u>2007 (Jan-June)</u>	<u>2008 (Jan-June)</u>	<u>Differential</u>
Median	\$6,820,000	\$7,900,000	+\$1,080,000 (+15.8%)
Avg. Sales Price	\$8,046,445	\$17,892,117	+\$9,845,672 (+122.4%)

CONDOMINIUM SALES - TOWN OF PALM BEACH

	<u>2007 (Jan-June)</u>	<u>2008 (Jan-June)</u>	<u>Differential</u>	
No. of Sales	143	130	-13	(-9.1%)
Median	\$850,000	\$710,000	-\$140,000	(-16.5%)
Avg. Sales Price	\$1,257,966	\$1,197,423	-\$60,543	(-4.8%)

CONDOMINIUM SALES-NORTH OF SLOANS CURVE

	<u>2007 (Jan-June)</u>	<u>2008 (Jan-June)</u>	<u>Differential</u>	
No. of Sales	80	65	-15	(-18.8%)

CONDOMINIUM SALES-SOUTH OF SLOANS CURVE

	<u>2007 (Jan-June)</u>	<u>2008 (Jan-June)</u>	<u>Differential</u>	
No. of Sales	63	63	0	

THE EVANS REPORT

	Property	Buyer	Seller	Current Sale Price	Current Sale Date	Prior Sale Price	Prior Sale Date	Yrs Bwn Sales	Blg Sq Ft	Ann Inc(Ded)	Avg Ann %
1	230 S. Ocean Blvd.	230 South Ocean LLC	Belcampo Inc	\$ 12,800,000	Jan-08	\$ 4,665,000	Mar-00	7.75	7990	\$ 1,049,677	22.5%
2	210 Via Tortuga	Pizzagalli, James and Judith	Pathway II LLC	\$ 4,550,000	Jan-08	\$ 3,500,000	Aug-05	1.5	vacant land	\$ 900,000	25.7%
3	251 Orange Grove Road	251 Orange Grove LLC	Truad Associates Limited Partnership	\$ 1,200,000	Jan-08	\$ 170,000	Jun-82	25.5	2255	\$ 40,392	23.8%
4	345 Brazilian Avenue	Wiktor, Christine	Steven J Mullin Revocable Trust	\$ 3,500,000	Feb-08	\$ 3,300,000	Jun-04	3.75	4358	\$ 53,333	1.6%
5	200 Emerald Beach Way	200 EBW LLC	200 Emerald Beach Way Inc	\$ 9,169,250	Feb-08	\$ 5,500,000	Mar-07	1	10495	\$ 3,668,250	66.7%
6	460 Worth Avenue-Intracoastal*	Andresen, Karl Heinz and Marianne	Myers Sr, Stephen E	\$ 19,943,395	Feb-08	\$ 4,000,000	Jun-93	14.75	10847	\$ 1,080,907	27.0%
7	230 Onondaga Avenue	Roche, Vanessa	Onondaga LLC	\$ 2,200,000	Feb-08	\$ 1,500,000	Apr-05	2.75	2539	\$ 254,545	17.0%
8	171 Via Dell'ago	Scalia, Frances	Prudden Jr, Horton R	\$ 4,300,000	Feb-08	\$ 100,000	Jun-82	25.75	7156	\$ 1,070,526	24.1%
9	143 Girardon Avenue	Rekhan 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 Seabreeze 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	Stanley Gordon Revocable Trust	Swartz, Linda	\$ 1,964,000	Feb-08	\$ 650,000	Nov-85	22.25	3851	\$ 54,562	8.4%
12	208 Via Indes Drive	James, Charles	210 West Indies LLC	\$ 5,550,000	Feb-08	\$ 2,250,000	Mar-05	3	new const	\$ 1,033,333	45.9%
13	125 Seminole Avenue	125 Seminole LLC	Table Realty Trust	\$ 4,670,000	Mar-08	\$ 8,550,000	May-00	7.75	new const	\$ (500,645)	-5.9%
14	1558 N. Ocean Way	Arabian Beach LLC	Cunningham et al	\$ 7,475,000	Mar-08	\$ 2,620,000	Apr-03	5	4301	\$ 271,000	10.3%
15	674 Island Drive-Intracoastal*	674 Island Drive LLC	Olson, Sarah and Frank	\$ 3,975,000	Mar-08	\$ 3,690,000	Apr-99	9	6138	\$ 420,556	11.4%
16	1228 N. Lake Way-Intracoastal*	Swanson, Barbara Jean	Zukov, Nikh and Paula	\$ 7,940,000	Mar-08	\$ 1,800,000	Sep-98	9.5	6746	\$ 604,211	37.8%
17	224 Colonial Lane	Strauen MacDonald Living Trust	Ball & Chain LLC	\$ 1,455,000	Mar-08	\$ 950,000	Feb-04	4	1741	\$ 136,250	14.3%
18	304 Plantation Road	304 Plantation LLC	Manony, Joanna	\$ 1,950,000	Mar-08	\$ 530,000	Feb-98	10	2555	\$ 132,000	24.2%
19	210 Emerald Lane	210 Emerald Lane LLC	Morfinae Trust	\$ 4,550,000	Apr-08	\$ 1,550,000	Mar-00	8	3632	\$ 375,000	24.0%
20	209 Islar Road	Shinkley, Ami	Korzenewski, Susan	\$ 1,625,000	Apr-08	\$ 500,000	Nov-87	20.5	3238	\$ 54,878	11.0%
21	200 alva 212 Via Palma-Intracoastal*	NVC Florida LLC	Estate of Howard Griffs	\$ 22,450,000	Apr-08	\$ 9,950,000	Jul-01	6.75	8151	\$ 1,651,852	18.6%
22	1236 S. Ocean Blvd -Oceanfront*	1236 South Ocean Boulevard LLC	Sidley Kimmel Revocable Indent Trust	\$ 81,500,000	Apr-08	\$ 5,500,000	Jul-93	14.75	32316	\$ 5,152,542	53.7%
23	227 Mediterranean Road	Hamilton Jr, S Matthews V et al	Sullivan, Stephen and Marcia	\$ 1,837,500	Apr-08	\$ 1,400,000	Jul-04	3.75	2907	\$ 116,667	8.3%
24	770 S. County Road-Intracoastal*	770 South County LP	770 South County LLC	\$ 21,000,000	Apr-08	\$ 16,000,000	Jan-06	2.25	9732	\$ 2,222,222	13.9%
25	211 Jungle Road	Sprock III, H Martin	Powell, William V and Joanne Paladino	\$ 7,250,000	May-08	\$ 1,995,000	Jun-97	11	6208	\$ 477,727	23.9%
26	120 Everglades Avenue	Armen A Manoglio Trust	Sheehan, Patrick and Janet	\$ 6,200,000	May-08	\$ 4,250,000	Dec-03	4.5	7531	\$ 424,444	9.9%
27	232 Mockingbird Trail	McKenra, Donald and Sara	Copeland, Ann B	\$ 2,000,000	May-08	\$ 245,000	Jul-81	26.75	2897	\$ 65,607	26.8%
28	114 Clarke Avenue	114 Clarke Avenue Land Trust	Fox Rock LLC	\$ 6,010,000	May-08	\$ 1,850,000	Dec-86	11.5	7445	\$ 361,739	19.6%
29	1230 N Lake Way-Intracoastal*	CKM Palm Beach LLC	Trust Agreement of A Lashin Reed	\$ 8,550,000	May-08	\$ 6,550,000	Feb-04	3.75	7446	\$ 560,000	8.5%
30	124 Parc Monceau-Intracoastal*	Greenway Financial Group LLC	Ward, Donna	\$ 4,500,000	May-08	\$ 3,450,000	Feb-99	5.25	5980	\$ 200,000	5.8%
31	112 Via Palma	Harul, Abe and Giovanna	Harul, Heather H	\$ 3,275,000	May-08	\$ 1,125,000	Feb-99	9.25	6453	\$ 232,432	20.7%
32	2243 E. Isla Isle Road-Intracoastal*	Gudkin, Laurence	Marcinek, Robert	\$ 1,395,500	May-08	\$ 1,200,000	Jun-04	4	4774	\$ 48,375	4.0%
33	211 Ocean Terrace	Feldner, Robert	American Home Mortgage Servicing Inc	\$ 1,800,000	May-08	\$ 1,425,000	May-02	6	2777	\$ 29,167	2.0%
34	353 Seabpray Avenue	Lorenzen, Corneia	Deely, Barbara	\$ 2,317,500	May-08	\$ 500,000	Nov-96	13	2594	\$ 139,808	28.0%
35	305 Mediterranean Road	Westport Palm Beach LLC	Estate of Esther P Young	\$ 1,400,000	May-08	\$ 63,000	Jan-88	40.25	318	\$ 42,791	53.5%
36	217 Islar Road	Gard, Jason	Kumby, Roxanne	\$ 1,400,000	May-08	\$ 1,500,000	Jul-05	2.75	1589	\$ 81,818	5.5%
37	365 Hibiscus Avenue	Camor, Mabel	Wild Oak LLC	\$ 2,000,000	May-08	\$ 1,400,000	Mar-04	4.25	2872	\$ 141,176	10.1%
38	1220 Onondaga Avenue	1220 Onondaga LLC	David Berger Trust	\$ 7,450,000	May-08	\$ 2,800,000	Feb-93	15.25	6681	\$ 304,918	10.9%
39	109 Jungle Road	Palma, Carol	Explained Properties LLC	\$ 1,955,000	May-08	\$ 1,800,000	Apr-05	3	3803	\$ 50,000	3.6%
40	245 Espinade Way	Casamar Trust	Explained Properties LLC	\$ 7,885,000	May-08	\$ 7,800,000	Jan-05	2.25	6058	\$ 31,778	0.5%
41	1181 N. Lake Way-Intracoastal*	Andrew GC Sage III Revocable Trust	Carney, Patrick								

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THE EVANS REPORT

	Property	Buyer	Seller	Current Sale Price	Current Sale Date	Prior Sale Price	Prior Sale Date	Yrs Bwn Sales	Big \$ Ft	Ann Inc/Dec	Avg Ann %
42	125 Wells Road	Gossett, W	Scheifer, Jack	\$ 3,425,000	May-08	\$ 1,250,000	May-91	17	7473	\$ 127,941	10.2%
43	300 Palmer Park Road	Ross, Darrell and Susan	Schulhof, Michael and Paola	\$ 6,000,000	May-08	\$ 4,900,000	Mar-01	7.25	N/A	\$ 151,724	3.1%
44	302 Caribbean Road	Motola, Thomas D	302 Caribbean LLC	\$ 6,000,000	Jun-08	\$ 2,650,000	Jul-06	2	new const	\$ 1,675,000	63.2%
45	1 Pelican Lane-Intracoastal*	Ross Jr, Wilbur L	Moody, William F X	\$ 13,220,000	Jun-08	\$ 5,060,000	Sep-02	5.75	7116	\$ 1,419,130	28.0%
46	80 Blasson Way-Oceanfront†	White Sea Holdings LLC	Urdemann, George and Freyda	\$ 68,500,000	Jun-08	\$ 13,100,000	Apr-97	11.25	30266	\$ 4,924,444	37.6%
47	168 Seaspray Avenue	Mercurio, Susan	DeFossa, Alicia	\$ 1,300,000	Jun-08	\$ 240,000	Apr-82	26.25	3537	\$ 40,381	16.8%
48	401 Brazilian Avenue	Gould, George	Murphy, William	\$ 5,162,500	Jun-08	\$ 3,700,000	Jun-07	1	5839	\$ 1,462,500	39.5%
49	245 Coral Lane	245 Coral Lane, LLC	Stien, Richard	\$ 2,950,000	Jun-08	\$ 560,000	Jan-83	15.5	3242	\$ 154,194	27.5%
50	201 Bermuda Lane	McCann, Denise P	Reynold, Richard	\$ 1,700,000	Jun-08	\$ 595,000	Jan-98	10.5	3387	\$ 106,238	17.7%
51	250 Dunbar Road	Landy, Dana and William F X Moody	Melharo, Frederick A and Virginia	\$ 6,400,000	Jun-08	\$ 270,000	Jan-74	34.5	7433	\$ 177,681	66.8%
52	130 Coccaunt Row	130 Coccaunt Row Realty Trust	Felhas, Mark E	\$ 5,435,000	Jun-08	\$ 2,600,000	Jan-01	7.5	6085	\$ 378,000	14.5%
53	110 Atlantic Avenue	Heidi L Schuster 1994 Trust	Clemens, Rosemary A *	\$ 3,960,000	Jun-08	\$ 2,400,000	Aug-02	6.75	5414	\$ 271,304	11.3%
54	90 S. Ocean Blvd.	Reinck, William	Deyan, Solomon and Rika	\$ 7,900,000	Jun-08	\$ 1,000,000	May-92	16	6817	\$ 431,250	43.1%
55	135 Chilean Avenue	ALNA LLC	Carr, Rosalie	\$ 1,765,000	Jun-08	\$ 1,000,000	Jul-06	2	2048	\$ 389,200	38.3%
56	263 El Pueblo Way	Calhoun, Robert	Estate of Julia Beall	\$ 3,500,000	Jun-08	N/A	N/A	N/A	3997	N/A	N/A
57	232 Brazilian Avenue	JDO Palm Beach LLC	Thomson, Alexander	\$ 3,980,000	Jun-08	\$ 2,400,000	Jun-99	9	5683	\$ 175,555	7.3%
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59											
60											
61				\$ 7,315,643		\$ 3,008,759		9.99		\$ 650,091	21.5%
62											
63				\$ 445,491,635		\$ 182,473,000		569.5		\$ 35,104,902	
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66				\$ 7,315,643		\$ 3,008,759		9.99		\$ 650,091	21.5%
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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 Inv/Den	Avg Ann %
1	210 Via Tortuga	Pizzagalli, James and Judith	Partners II LLC	\$ 4,950,000	Jan-08	\$ 3,900,000	Aug-06	1.5		\$ 900,000	25.7%
2	251 Orange Grove Road	251 Orange Grove LLC	Triad Associates Limited Partnership	\$ 1,200,000	Jan-08	\$ 170,000	Jun-82	26.5		\$ 40,992	23.9%
3	230 Onondaga Avenue	Rooks, Vanessa	Onondaga LLC	\$ 2,200,000	Feb-08	\$ 1,500,000	Apr-05	2.75	2939	\$ 254,545	17.0%
4	258 Everglades Avenue	Stanley Gordon Revocable Trust	Swartz, Linda	\$ 1,964,000	Feb-08	\$ 650,000	Nov-85	22.25	3851	\$ 54,562	8.4%
5	208 W. Indies Drive	James, Charles	210 West Indies LLC	\$ 5,950,000	Feb-08	\$ 2,250,000	Mar-05	3	new const	\$ 1,033,333	48.9%
6	125 Seminole Avenue	125 Seminole LLC	Tajb Realty Trust	\$ 4,670,000	Mar-08	\$ 8,550,000	May-00	7.75	new const	\$ (500,545)	-5.9%
7	1558 N. Ocean Way	Arabian Beach LLC	Cumingham real	\$ 3,975,000	Mar-08	\$ 2,620,000	Apr-03	5	4301	\$ 271,000	10.3%
8	1226 N. Lake Way-Intracostal*	Swanson, Barbara Jean	Zulov, Nikita and Paula	\$ 7,340,000	Mar-08	\$ 1,600,000	Sep-98	9.5	6748	\$ 604,211	37.8%
9	224 Colonial Lane	Schauber McDonald Living Trust	Bell & Chain LLC	\$ 1,485,000	Mar-08	\$ 950,000	Feb-04	4	1741	\$ 136,280	14.3%
10	304 Plantation Road	304 Plantation LLC	Mahony, Joanna	\$ 4,550,000	Mar-08	\$ 530,000	Feb-98	10	2655	\$ 132,000	24.9%
11	210 Emerald Lane	210 Emerald Lane LLC	Motofoline Trust	\$ 1,850,000	Apr-08	\$ 1,550,000	Mar-00	8	3632	\$ 375,000	24.2%
12	209 Lnt Road	Shinsky, Ami	Korzenewski, Susan	\$ 1,625,000	Apr-08	\$ 500,000	Nov-97	20.5	3238	\$ 54,873	11.0%
13	227 Mediterranean Road	Harrison Jr., S Matthews V etal	Sheehan, Stephen and Marcia	\$ 1,837,500	Apr-08	\$ 1,400,000	Jun-04	3.75	2907	\$ 116,667	8.3%
14	120 Everglade Avenue	Armen A Manoglian Trust	Sullivan, Stephen and Janet	\$ 6,200,000	May-08	\$ 4,290,000	Dec-03	4.5	7531	\$ 424,444	9.9%
15	232 Mochinbird Trail	McKenna, Donald and Sara	Copeland, Ann B	\$ 2,000,000	May-08	\$ 245,000	Jul-81	26.75	2897	\$ 65,607	26.8%
16	1230 N Lake Way-Intracostal*	CKM Palm Beach LLC	Fox Rock LLC	\$ 8,650,000	May-08	\$ 6,550,000	Jun-04	3.75	7446	\$ 560,000	8.5%
17	211 Ocean Terrace	Feilora, Robert	American Home Mortgage Servicing Inc	\$ 1,600,000	May-08	\$ 1,425,000	May-02	6	2777	\$ 29,167	2.0%
18	305 Mediterranean Road	Westport Palm Beach LLC	Estate of Esther P Young	\$ 1,000,000	May-08	\$ 80,000	Nov-76	21.5	1956	\$ 42,791	53.5%
19	217 Lst Road	Guari, Jason	Korzenewski, Susan	\$ 1,400,000	May-08	\$ 63,000	Jan-88	40.25	3118	\$ 33,217	52.7%
20	220 Onondaga Avenue	B-17 LLC	WHD Oak LLC	\$ 2,000,000	May-08	\$ 1,400,000	Mar-04	4.25	2872	\$ 141,176	10.1%
21	245 Esplanade Way	Cassmar Trust	Esplanade Properties LLC	\$ 1,995,000	May-08	\$ 7,800,000	Apr-05	3	3603	\$ 65,000	3.6%
22	1181 N. Lake Way-Intracostal*	Andrew GC Sage III FJ Revocable Trust	Carney, Patrick	\$ 7,885,000	May-08	\$ 1,800,000	Jan-06	2.25	6058	\$ 37,778	0.5%
23	125 Walle Road	Gosselt, W	Schliefer, Jack	\$ 3,425,000	May-08	\$ 1,250,000	May-91	17	7473	\$ 127,941	10.2%
24	300 Palmer Park Road	Ross, Darrell and Susan	Schulder, Michael and Paula	\$ 6,000,000	May-08	\$ 4,900,000	Mar-01	7.25	N/A	\$ 151,724	3.1%
25	302 Caribbean Road	McRobie, Thomas D	302 Caribbean LLC	\$ 6,000,000	Jun-08	\$ 2,650,000	Jun-05	2	new const	\$ 1,675,000	63.2%
26	245 Coral Lane	McCann, Denise P	Stein, Richard	\$ 2,980,000	Jun-08	\$ 560,000	Jan-93	15.5	3242	\$ 154,194	27.5%
27	201 Bermuda Lane	McCam, Denise P	Reverlow, Richard	\$ 1,700,000	Jun-08	\$ 595,000	Jan-98	10.5	3387	\$ 105,238	17.7%
28	260 Dunbar Road	Lancry, Dana and William F X McCody	Melindo, Fredrick A and Virginia	\$ 6,400,000	Jun-08	\$ 270,000	Jan-74	34.5	7433	\$ 177,681	65.8%
29	110 Atlantic Avenue	Held L Schuster 1994 Trust	Clemens, Rosemary A	\$ 3,960,000	Jun-08	\$ 2,400,000	Aug-02	5.75	5414	\$ 271,304	11.3%
30	263 El Pueblo Way	Calloun, Robert	Estate of Jilia Bell	\$ 3,500,000	Jun-08	N/A	N/A	N/A	3997	N/A	N/A
31											
32											
33											
34				\$ 3,649,050		\$ 2,135,586		10.94		\$ 259,809	100.0%
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36				\$ 109,471,500		\$ 62,046,000		328.25		\$ 7,534,466	
37								30		\$ 29	
38				\$ 3,649,050		\$ 2,135,586		10.94		\$ 259,809	100.0%
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2	345 Brazilian Avenue	Waklira, Christine	Steven J Mullin Revocable Trust	\$ 3,500,000	Feb-08	\$ 3,300,000	Jun-04	3.75	4358	\$ 53,333	1.6%
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4	228 Seabreeze Avenue	Feldman, Robert H and Amy	Cassidy, John C and Mercedes Q	\$ 3,700,000	Feb-08	N/A	N/A	N/A	4930	N/A	N/A
5	114 Clarke Avenue	114 Clarke Avenue Land Trust	Trust Agreement of A Lachlan Reed	\$ 6,010,000	May-08	\$ 1,850,000	Dec-98	11.5	7495	\$ 361,739	19.6%
6	353 Seaspray Avenue	Lorentzen, Cornelia	Deely, Barbara	\$ 2,317,500	May-08	\$ 500,000	May-95	13	2594	\$ 139,808	28.0%
7	385 Hibiscus Avenue	Cantor, Mahel	Quinby, Roxanne	\$ 1,725,000	May-08	\$ 1,500,000	Jun-05	2.75	1589	\$ 81,818	5.5%
8	188 Seaspray Avenue	Marouno, Susan	Derfosa, Alicia	\$ 1,300,000	Jun-08	\$ 240,000	Apr-82	26.25	3537	\$ 40,381	18.8%
9	401 Brazilian Avenue	Gould, George	Murphy, William	\$ 5,162,500	Jun-08	\$ 3,700,000	Jun-07	1	5839	\$ 1,462,500	38.5%
10	130 Coconut Row	130 Coconut Row Realty Trust	Frelins, Mark E	\$ 5,435,000	Jun-08	\$ 2,600,000	Jun-01	7.5	6085	\$ 378,000	14.5%
11	135 Chilean Avenue	ALMA LLC	Carr, Rosalie	\$ 1,765,000	Jun-08	\$ 1,000,000	Jun-06	2	2048	\$ 382,500	38.3%
12	232 Brazilian Avenue	JOD Palm Beach LLC	Thomson, Alexander	\$ 3,980,000	Jun-08	\$ 2,400,000	Jun-99	9	5653	\$ 175,555	7.3%
13											
14											
15											
16				\$ 5,636,532		\$ 2,341,384		8.27		\$ 473,293	20.2%
17											
18				\$ 67,638,385		\$ 25,755,000		99.25		\$ 5,206,320	
19					12		11	12			11
20				\$ 5,636,532		\$ 2,341,384		8.27		\$ 473,293	20.2%
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	Property	Buyer	Seller	Current Sale Price	Current Sale Date	Prior Sale Price	Prior Sale Date	Yrs Bwn Sales	Blgd Sq Ft	Amt Inv(Dec)	Avg Ann %
1	200 Emerald Beach Way	200 EBW LLC	200 Emerald Beach Way Inc	\$ 9,158,250	Feb-08	\$ 5,500,000	Mar-07	1	10495	\$ 3,658,250	68.7%
2	171 Via Del Lago	Scalle, Frances	Prudden Jr, Horton R	\$ 4,300,000	Feb-08	\$ 100,000	Jun-82	25.75	7156	Not Arms Length	
3	143 Clarendon Avenue	Rickman Revocable Trust	Robert Christian Echle Revocable Trust	\$ 9,000,000	Feb-08	\$ 4,200,000	May-03	4.75	7412	\$ 1,070,526	24.1%
4	674 Island Drive-Intracastal*	674 Island Drive LLC	Olson, Sarah and Frank	\$ 7,475,000	Mar-08	\$ 3,990,000	Apr-99	9	6138	\$ 420,566	11.4%
5	200 alva 212 Via Palma-Intracastal*	YSC Florida LLC	Estate of Howard Gitis	\$ 22,450,000	Apr-08	\$ 9,950,000	Jul-01	6.75	8151	\$ 1,861,852	18.6%
6	1236 S. Ocean Blvd.-Oceanfront*	1236 South Ocean Boulevard LLC	Sidney Krimal Revocable Indent Trust	\$ 81,500,000	Apr-08	\$ 5,500,000	Jul-93	14.75	32316	\$ 5,152,542	93.7%
7	770 S. County Road-Intracastal*	770 South County LP	770 South County LLC	\$ 21,000,000	Apr-08	\$ 16,000,000	Jan-06	2.25	9732	\$ 2,222,222	13.9%
8	211 Jungle Road	Sprock III, H Martin	Ward, Donna	\$ 4,500,000	May-08	\$ 3,450,000	Jun-97	11	6208	\$ 477,727	23.9%
9	124 Parc Monceau-Intracastal*	Greenway Financial Group LLC	Ward, Donna	\$ 7,250,000	May-08	\$ 1,995,000	Feb-03	5.25	5980	\$ 200,000	5.8%
10	112 Via Palma	Hanuy, Abe and Giovana	Harris, Heather H	\$ 3,275,000	May-08	\$ 1,125,000	Feb-99	9.25	5453	\$ 232,432	20.7%
11	109 Jungle Road	Patre, Carroll	David Berger Trust	\$ 7,450,000	May-08	\$ 2,800,000	Jun-04	4	4774	\$ 46,375	4.0%
12	1 Pelican Lane-Intracastal*	Rose Jr, Wilbur L	Moody, William F X	\$ 13,220,000	Jun-08	\$ 5,050,000	Feb-93	15.25	6681	\$ 304,918	10.9%
13	60 Blossom Way-Oceanfront*	White Seal Holdings LLC	Lindemann, George and Froyda	\$ 68,500,000	Jun-08	\$ 13,100,000	Sep-02	5.75	7116	\$ 1,419,130	28.0%
14	980 S. Ocean Blvd.	Rothnick, William	Daryn, Salomon and Rita	\$ 7,900,000	Jun-08	\$ 1,000,000	Apr-97	11.25	30266	\$ 4,924,444	37.5%
15							May-92	16	6917	\$ 431,280	43.1%
16											
17											
18											
19				\$ 17,892,117		\$ 5,333,571		9.47		\$ 1,587,445	30.0%
20											
21				\$ 288,381,750		\$ 74,670,000		142		\$ 22,364,226	
22								15		\$ 14	
23				\$ 17,892,117		\$ 5,333,571		9.47		\$ 1,587,445	30.0%
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THE EVANS REPORT

Published by: Leslie Robert Evans Assoc., P.A., Counselors at Law
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	Property	Buyer	Seller	Current Sale Price	Current Sale Date	Prior Sale Price	Prior Sale Date	Yrs Bwn Sales	Blg Sq Ft	Ann Ind(Dep)	Avg Ann %
1	2665 S. Ocean Blvd, #206	Pregadio, Rosario	Lightman, Elizabeth	\$ 155,000	Jan-08	\$ 69,000	Jun-00	7.5	640	\$ 11,867	18.0%
2	3460 S. Ocean Blvd, #1090	Gustafson, Erick	Smith, Loring	\$ 292,000	Jan-08	\$ 152,500	Apr-90	17.75	1486	\$ 7,859	5.2%
3	3440 S. Ocean Blvd, #103N	Khosrovani, Dany	Wasser, Cecilia	\$ 700,000	Jan-08	\$ 210,000	Apr-99	8.75	2131	\$ 56,000	26.7%
4	2660 S. Ocean Blvd, #305N	Perrich, Norant	Leader Segall Trust	\$ 700,000	Jan-08	\$ 121,500	Jan-79	29	1900	\$ 19,948	16.4%
5	100 Sunrise Avenue #207	Starr, Michelle	Brand Janet	\$ 1,000,000	Jan-08	\$ 729,000	Aug-06	1.5	1164	\$ 183,333	25.3%
6	2100 S. Ocean Blvd, #607S	Oto, Jonathan	Estate of Frances Frank	\$ 1,150,000	Jan-08	\$ 162,600	Dec-80	27	2385	\$ 36,570	22.5%
7	360 Coccaanut Row #1	Alban, Joyce	Fleisher, Paul	\$ 1,200,000	Jan-08	\$ 720,000	Jan-04	4	1178	\$ 120,000	18.7%
8	2660 S. Ocean Blvd, #2071W	Casavant Living Trusts	Robert J ZRF Associates LLC	\$ 1,350,000	Jan-08	\$ 174,500	Jan-79	29	2918	\$ 40,534	23.2%
9	360 S. Ocean Blvd, #302	Marschel, Glenn and Key	Haverfeyer, Rosalind	\$ 1,460,000	Jan-08	\$ 160,000	Jan-78	30	1234	\$ 43,333	27.1%
10	315 S. Lake Drive #18	Higginbotham, Richard	Perkins, Beryl	\$ 1,550,000	Jan-08	\$ 132,000	Jan-77	31	1741	\$ 45,742	34.7%
11	2100 S. Ocean Blvd, #601S & #C2E	Oto, Jonathan	Amster, Luelle	\$ 2,000,000	Jan-08	\$ 1,050,000	Sep-91	16.25	3107	\$ 58,462	5.6%
12	120 Sunset Avenue #M4D	Barrick, Howard B	Furman, Roy L and Frieda	\$ 4,200,000	Jan-08	\$ 3,695,000	Apr-05	2.75	3000	\$ 183,636	5.0%
13	235 Sunrise Avenue #3008	Whitaker, Sam E	Gillette, Richard P	\$ 115,000	Feb-08	\$ 35,000	Jan-90	18	271	\$ 4,444	12.7%
14	44 Coccaanut Row #610A	Gay Jr, John	Estate of Francis Mendrina	\$ 200,000	Feb-08	\$ 41,000	Jan-77	31	540	\$ 5,129	12.5%
15	44 Coccaanut Row #408B	Jodzio, Edward and Maria	Zarnawska, Janina	\$ 205,000	Feb-08	\$ 90,000	Dec-00	7.25	579	\$ 15,862	17.6%
16	3460 S. Ocean Blvd, #1080	Constantouris, Dionis	Dracoulis, Helene	\$ 225,000	Feb-08	\$ 128,500	Feb-07	1.1	1472	\$ 8,773	6.8%
17	3475 S. Ocean Blvd, #310	Wilderman, Jay and Phyllis	Shapiro Revocable Living Trust	\$ 260,000	Feb-08	\$ 447,500	May-04	3.75	1395	\$ (50,000)	-11.2%
18	227 Brazilian Avenue #2F	Smith Jr, Hilan J	Estate of Dwight Goldthorpe	\$ 400,000	Feb-08	\$ 150,000	Nov-84	23.25	864	\$ 10,753	7.2%
19	44 Coccaanut Row #128B	Rain, Semyon	Tighe, John	\$ 400,000	Feb-08	\$ 215,000	Mar-03	5	992	\$ 37,000	17.2%
20	3260 S. Ocean Blvd, #103S	Aqua Shell, LLC	Howard Rose Revocable Trust	\$ 475,250	Feb-08	\$ 450,000	Oct-03	4.25	1900	\$ 5,941	1.3%
21	44 Coccaanut Row #113B	Lowenthal, Steven	Paperth, Charles	\$ 785,000	Feb-08	\$ 275,000	Mar-97	11	1215	\$ 46,364	16.9%
22	130 Sunrise Avenue #305	Avarans, Stephen and Ina	Blauer Revocable Trusts	\$ 800,000	Feb-08	\$ 166,200	Jan-79	29	1580	\$ 21,855	13.1%
23	2500 S. Ocean Blvd, #302N	Kasselmann, Paul and Betty	Emden, James B	\$ 842,000	Feb-08	\$ 260,000	Mar-99	9	2590	\$ 64,667	24.9%
24	3445 S. Ocean Blvd, #202S	Weinberg, Martin	Bek, LLC	\$ 870,000	Feb-08	\$ 887,800	Aug-05	2.5	2131	\$ (7,120)	-0.8%
25	2000 S. Ocean Blvd, #302N	Harris, Eric	Trimmerman, John	\$ 1,130,000	Feb-08	\$ 850,000	Apr-05	2.75	2385	\$ 101,818	12.0%
26	350 S. Ocean Blvd, #1030	Carpenier, Rosemary	Lora Memow Revocable Trust	\$ 1,150,000	Feb-08	\$ 400,000	Jul-98	9.5	1188	\$ 78,947	19.7%
27	150 Bradley Place #0203	Brookly, Lynn	Greenfield, David	\$ 1,439,700	Feb-08	\$ 125,000	Oct-80	27.25	1588	\$ 48,246	38.6%
28	2660 S. Ocean Blvd, #401N & #C46	Cakebread, Steve	Stanley Gordon Revocable Trust	\$ 1,450,000	Feb-08	\$ 1,100,000	Aug-02	5.5	2137	\$ 63,536	5.8%
29	100 Sunrise Avenue #216	Hoffman, Peter and Linda	Engles-Gulden, Dorothy	\$ 1,400,000	Feb-08	\$ 1,400,000	Sep-07	0.5	1972	\$ 600,000	42.9%
30	315 S. Lake Drive #PH4	Larkin, Owen G	O'Donnell, Katherine A	\$ 1,700,000	Feb-08	\$ 2,928,405	Feb-06	2	4521	\$ 165,798	5.7%
31	360 S. Ocean Blvd, #7HC	Trubman, A	Shavell, Wade	\$ 4,725,000	Feb-08	\$ 3,400,000	Jul-07	0.5	2500	\$ 2,650,000	77.9%
32	2 N. Breakers Row #S73	Harrison, Gilbert and Shelley	Michalek, Samuel	\$ 5,700,000	Feb-08	\$ 2,450,000	Oct-99	8.25	2836	\$ 393,539	16.1%
33	235 Sunrise Avenue #2054	Raisman, Steven	Phillips, Peter	\$ 125,000	Mar-08	\$ 127,000	Mar-05	2.75	271	\$ (227)	-0.6%
34	3475 S. Ocean Blvd, #11	Kawinski, Lisa Hennele	Gallati, Dominic	\$ 190,000	Mar-08	\$ 110,000	Mar-01	7	891	\$ 11,429	10.4%
35	325 S. Lake Drive #4	Ohlinger, Kay	Bentley, Gretchen	\$ 200,000	Mar-08	\$ 90,000	Mar-83	15	899	\$ 7,333	8.1%
36	2660 S. Ocean Blvd, #3110	Fanning, Thomas	Beloff, Arthur	\$ 216,000	Mar-08	\$ 335,000	Jan-06	2.25	1180	\$ (53,533)	-16.5%
37	44 Coccaanut Row #2018	Leicher Partners LP	Scott, Hazel L	\$ 293,575	Mar-08	\$ 178,000	Nov-01	6.75	883	\$ 17,122	9.6%
38	227 Brazilian Avenue #3H	Leisher, James	Sewell, Patricia	\$ 335,000	Mar-08	\$ 135,000	Nov-00	7.25	643	\$ 27,866	20.4%
39	3360 S. Ocean Blvd, #310S	Thomas, Bruce	Fox, Perry	\$ 375,000	Mar-08	\$ 175,000	Mar-85	23	1830	\$ 8,666	5.0%
40	3360 S. Ocean Blvd, #31H	Katz, Steven and Margaret	Abraham Revocable Homestead Trust	\$ 500,000	Mar-08	\$ 400,000	Apr-88	20	2119	\$ 5,000	1.3%
41	2160 Ibis Isle Road #7	Gab, Joy L	Green, Henry	\$ 515,000	Mar-08	\$ 472,800	May-04	3.75	1188	\$ 11,253	2.4%

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42	144 Oceanfront Row #422B	Reichford, Michael	Georgia Hyman MD Revocable Trust	\$ 525,000	Mar-08	\$ 85,000	Mar-93	15	1226	\$ 29,333	34.5%
43	3300 S. Ocean Blvd., #301B	Rudolph, Jay	Brown, Ronnie	\$ 600,000	Mar-08	\$ 245,000	Jan-81	27.25	1781	\$ 13,028	5.3%
44	3400 S. Ocean Blvd., #7/Bill	Werner, Charles and Shelby	Rosebrooke Realty Trust	\$ 1,075,000	Mar-08	\$ 400,000	Oct-99	8.5	2119	\$ 79,412	19.9%
45	2800 S. Ocean Blvd., #1A3	Marcia Yanovsky Trust	Hauptman, Martin R	\$ 1,300,000	Mar-08	\$ 425,000	Apr-07	1	2680	\$ 875,000	206.9%
46	100 North Avenue #PH6	Eileen Jarssen Revocable Trust	Bron Properties LLC	\$ 1,445,000	Mar-08	\$ 975,000	Aug-05	2.5	1539	\$ 188,000	19.3%
47	400 S. Ocean Blvd., #225	Ladd, Robert T and Georgiana B	Barco, Angelle J and Mari Marchionte	\$ 1,575,000	Mar-08	\$ 575,000	Dec-00	7.25	1716	\$ 137,931	24.0%
48	3000 S. Ocean Blvd., #508	Malley, Alfred and Janis	Dang, Thuy H	\$ 2,375,000	Mar-08	\$ 1,250,000	Aug-06	1.5	3219	\$ 170,000	8.0%
49	3000 S. Ocean Blvd., #PH3	Casay, Thomas J and Christine K	Bernstein, Rhonda	\$ 3,890,000	Mar-08	\$ 3,800,000	Feb-07	1	N/A	\$ 390,000	10.8%
50	3475 S. Ocean Blvd., #4160	Ferri, Giobacchino	Estate of John Northern Jackson	\$ 217,350	Apr-08	\$ 110,000	Feb-97	11.25	1385	\$ 9,098	8.3%
51	235 Sunrise Avenue #3256 & #3258	Schleifer, Rebecca	Hessler, Ronald	\$ 150,000	Apr-08	\$ 148,575	Jan-05	2.75	389	\$	0.3%
52	235 Sunrise Avenue #2283 & #2285	Boozar, Brenda	Teixeira, Diego	\$ 155,000	Apr-08	\$ 155,000	May-04	4	389	N/A	N/A
53	3460 S. Ocean Blvd., #3150	Oliver, Filadelfo	Maxwell Marshall Revocable Trust	\$ 180,000	Apr-08	\$ 75,000	Jan-77	31.25	1420	\$ 3,360	4.5%
54	2505 S. Ocean Blvd., #5040	Cherry, Stephanie	Estate of Catherine Lima	\$ 213,000	Apr-08	\$ 72,000	Oct-92	15.75	788	\$ 8,952	12.4%
55	3460 S. Ocean Blvd., #3160	Goldfarb, Noel	Estate of Steven Diagnazio	\$ 248,000	Apr-08	\$ 230,000	Jan-04	4.25	1239	\$ 4,471	1.9%
56	2880 S. Ocean Blvd., #4080	Triabshnik, Simon	Naser, George	\$ 305,000	Apr-08	\$ 115,000	Nov-98	9.5	1400	\$ 20,000	17.4%
57	3475 S. Ocean Blvd., #5010	Charolades, Miltrades	Simon Trusts	\$ 320,000	Apr-08	\$ 100	Nov-98	9.5	1395	\$	Not Arms Length
58	3460 S. Ocean Blvd., #209	Forstal International Inc	Thoburn, Rood	\$ 325,000	Apr-08	\$ 415,000	Nov-05	2.5	1176	\$ (36,000)	-8.7%
59	342 Coconut Row #2050	Harvell Jr, James	Russell, John C	\$ 475,000	Apr-08	\$ 375,000	Dec-04	3.25	470	\$ 30,769	8.2%
60	139 Sunrise Avenue #208B	Michelle, Patricia	Mariane Marino Revocable Trust	\$ 500,000	Apr-08	\$ 180,000	May-02	8	990	\$ 40,000	22.2%
61	144 Coconut Row #208B	Muller, Patricia and Sara	Robbins, Susan W	\$ 500,000	Apr-08	\$ 380,000	Feb-05	3.25	903	\$ 49,333	9.7%
62	170 N. Ocean Blvd., #912	Bernack, Jeffrey	Lehman, Karen	\$ 550,000	Apr-08	\$ 180,000	Sep-98	7.5	868	\$	27.4%
63	3360 S. Ocean Blvd., #2F1	Spatz, Wendy	Gold, Lila S	\$ 600,000	Apr-08	\$ 550,000	Mar-03	5	2119	\$ 10,000	1.8%
64	100 Sunrise Avenue #2190	Kiddon, Joan	Cove, Harvey	\$ 625,000	Apr-08	\$ 10	Jan-06	2.25	1391	\$	Not Arms Length
66	144 Coconut Row #521B	Gelker, Cherie-Louise	Frey, Jonathan	\$ 710,000	Apr-08	\$ 150,000	Dec-81	26.25	1226	\$ 21,333	14.2%
66	130 Sunrise Avenue #5010	Goldstein, Lois	Estate of Gertrude Finkelshtein	\$ 850,000	Apr-08	\$ 435,000	Aug-85	22.75	1644	\$ 18,242	4.2%
67	434 Chilton Avenue #408	Zulko, Nikita and Paula	Hunter, Katherine	\$ 895,000	Apr-08	\$ 280,000	Aug-97	11.75	1580	\$ 54,043	20.8%
68	434 Chilton Avenue #3A	McCoun, Gordon	Hunter, Katherine	\$ 910,000	Apr-08	\$ 575,000	Dec-02	5.25	1283	\$ 63,810	11.1%
69	144 Coconut Row #320B	Magonan, Mark and Nina	Estate of Hean Goodfriend	\$ 1,150,000	Apr-08	\$ 152,500	Jan-78	30.25	1501	\$ 32,975	21.6%
70	3170 S. Ocean Blvd., #501N	Aviv, Joseph	Rhoda Kart Trust	\$ 1,150,000	Apr-08	\$ 365,000	Mar-85	23	2350	\$ 34,130	9.4%
71	2880 S. Ocean Blvd., #601N	Aviv, Joseph	2880 Ocean Blvd 601 Realty Trust	\$ 1,237,500	Apr-08	\$ 525,000	Aug-89	19.75	2137	\$ 38,076	6.9%
72	340 Coconut Row #8	Punnett, John R	Clark, James M	\$ 1,500,000	Apr-08	\$ 1,200,000	May-02	6	1678	\$ 50,000	4.2%
73	400 S. Ocean Blvd., #108E	Reinert, Bernadette T	Krowles, Brantley B	\$ 1,925,000	Apr-08	\$ 555,000	May-99	9	1722	\$ 152,222	27.1%
74	2000 S. Ocean Blvd., #401N & #CN2	Podell, Herbert	Gilda Shapiro Trust	\$ 2,500,000	Apr-08	\$ 366,500	Feb-82	26.25	3262	\$ 79,657	20.1%
75	3000 S. Ocean Blvd., #303	Kaplan, Glenn and Susan	Premier Palm Beach LP	\$ 2,475,000	Apr-08	\$	N/A	N/A	3332	\$	N/A
76	120 Sunrise Avenue #44C	Walter, Family Partners LP	Furnan, Roy	\$ 4,000,000	Apr-08	\$	Jul-91	16.75	3200	\$ 168,254	14.5%
77	235 Sunrise Avenue #3048	Reisman, Steven	Goodwin, Marcella	\$ 120,000	May-08	\$ 127,000	May-05	3	271	\$ (2,333)	-1.8%
78	2305 S. Ocean Blvd., #3070	Hagan, Eli	Genese Jr, Howard	\$ 120,000	May-08	\$ 52,000	Nov-02	7.5	531	\$ 9,067	17.4%
79	235 Sunrise Avenue #3265	Palm Beach Luxury Rentals LLC	Spelde, Sally	\$ 190,000	May-08	\$ 48,000	Nov-02	5.5	271	\$ 13,081	27.3%
80	2794 S. Ocean Blvd., #303S & #CE10	Melchiora, Robert	O'Malley Sr, James J	\$ 190,000	May-08	\$ 50,900	Jan-75	39.25	1480	\$ 4,183	8.2%
81	235 Sunrise Avenue #3216	Earl, Andrew	Palm Beach Hotel Partners LLC	\$ 200,000	May-08	\$ 339,000	Jul-05	2.75	389	\$ (39,273)	-11.6%
82	401 Peruvian Avenue #401	Land Acqui Corporation	Mitica, Salvatore	\$ 300,000	May-08	\$ 310,000	Feb-04	4.25	830	\$ (2,353)	-0.8%

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83	44 Coccaunt Row #404B	Rasman, Steven	Estate of Elise Liebowitz	\$ 375,000	May-08	\$ 90,000	Mar-95	12.25	903	\$ 23,265	25.9%
84	2773 S. Ocean Blvd., #3010	River, Arnold	Revere Helman Trust	\$ 410,000	May-08	\$ 95,000	Jan-78	30.25	1389	\$ 10,413	11.0%
85	2773 S. Ocean Blvd., #PHF	Guyre Management Consulting LLC	Alexander, Margaret	\$ 450,000	May-08	\$ 350,000	Feb-88	20.25	2271	\$ 4,838	1.4%
86	3360 S. Ocean Blvd., #3011	Murphy III, John E	Berde Sorensky Trust	\$ 450,000	May-08	\$ 208,500	May-81	27	1740	\$ 8,948	4.3%
87	250 Bradley Place #401	Erret, Mark	Layman, Kelly	\$ 575,000	May-08	\$ 300,000	Dec-02	5.5	940	\$ 50,000	16.7%
88	44 Coccaunt Row #302B	Leone Schottenstein Trust	Kaplan, Robert	\$ 612,500	May-08	\$ 475,000	Apr-06	2	903	\$ 68,750	14.5%
89	3400 S. Ocean Blvd., #SE11 & #C13	DiDonato, Joseph	Estate of Sidney Jacobs	\$ 650,000	May-08	\$ 311,000	Feb-92	16.25	1740	\$ 20,862	6.7%
90	227 Brazilian Avenue #PHD	Franker, Volker	Deepestler Jr, James	\$ 875,000	May-08	\$ 342,500	Oct-89	18.5	1557	\$ 28,784	8.4%
91	2660 S. Ocean Blvd., #S03N & #C08	Wais, Ronald	Florence Silverman Trust	\$ 1,210,000	May-08	\$ 550,850	Dec-91	16.5	2606	\$ 39,948	7.3%
92	130 Sunrise Avenue #4090	Sidney R Raab Trust	Saslove, Joshua	\$ 1,225,000	May-08	\$ 1,225,000	Nov-07	0.5	1673	N/A	N/A
93	44 Coccaunt Row #811B	Comstein, Marc	Brand, Janet	\$ 1,400,000	May-08	\$ 850,000	Dec-05	2.5	1673	\$ 220,000	25.9%
94	2580 S. Ocean Blvd., #204 & #C5	Schleier, Jack	Lubitz, Lewis	\$ 1,550,000	May-08	\$ 611,000	Aug-06	1.75	1215	\$ 598,571	87.8%
95	2100 S. Ocean Blvd., #601N	Baumann, Karl	Bronfman, Margorie	\$ 2,175,000	May-08	\$ 292,500	May-81	27	2598	\$ 36,111	6.3%
96	2100 S. Ocean Blvd., #281 & #C8	Hanssen, Gerald	Hanssen, Hunter	\$ 2,200,000	May-08	\$ 1,625,000	Dec-80	27.5	3107	\$ 68,564	23.4%
97	2100 S. Ocean Blvd., #281 & #C8	Hansen, Stephen	Collins, John	\$ 2,200,000	May-08	\$ 726,001	May-05	3	2509	\$ 191,667	11.8%
98	100 Royal Palm Way #B5	Partridge, Irene	Evelyn Chernis Trust	\$ 2,425,000	May-08	\$ 685,000	Dec-98	8.5	2000	\$ 199,882	27.5%
99	200 Bradley Place #304 & #C5	Shapiro, Renee	Harold Alford Trust	\$ 3,100,000	May-08	\$ 3,000,000	Nov-85	22.5	2716	\$ 107,333	15.7%
100	2 N. Breakers Row #S31 & #C20	Wood, James	Ross, Stephen M.	\$ 5,100,000	May-08	\$ 3,000,000	Aug-01	6.75	3234	\$ 311,111	10.4%
101	300 Seminole Avenue #8A	Munder, Lee and Laura	Werner, Andrew E and Joanne V Midliff	\$ 12,105,500	May-08	\$ 6,560,000	May-02	6	5798	\$ 957,983	15.1%
102	3170 S. Ocean Blvd., #N303	Foxman, Nelson and Carol	Werner, Andrew E and Joanne V Midliff	\$ 10	Jun-08	N/A	N/A	N/A	2950	Not Arms Length	Not Arms Length
103	2545 S. Ocean Blvd., #4030	Wixon-Stemmer, Betsy	Maia, Leatrice Trust	\$ 131,000	Jun-08	\$ 83,000	Jun-81	27	605	\$ 1,776	2.1%
104	44 Coccaunt Row #410B	Julia Patricia	Gregory-O'Connor, Elin	\$ 205,000	Jun-08	\$ 100,000	Aug-00	7.75	540	\$ 13,548	13.5%
105	44 Coccaunt Row #201A	Matheson, Monique	Maiah Cole Revocable Trust	\$ 225,000	Jun-08	\$ 75,000	Jan-78	30.5	883	\$ 4,918	6.5%
106	3450 S. Ocean Blvd., #8150	Silman, Beth	Manisha Terns Trust	\$ 245,000	Jun-08	\$ 117,000	Nov-86	21.5	1548	\$ 6,744	5.0%
107	2545 S. Ocean Blvd., #3070	Metrano, Theodore	Joseph Blumenthal Trust	\$ 260,000	Jun-08	\$ 135,000	Jan-87	21.5	957	\$ 6,744	5.0%
108	2784 S. Ocean Blvd., #306N	Frost, Roberta	Shirley Koppelman Trust	\$ 399,000	Jun-08	\$ 177,000	Jan-85	23	1681	\$ 9,652	5.5%
109	3456 S. Ocean Blvd., #8040	Nicol, Michael	McGinley, Eileen	\$ 435,000	Jun-08	\$ 375,000	Jun-04	4	1300	\$ 15,000	4.0%
110	3200 S. Ocean Blvd., #504C	Fursten, Jennifer	Colin Sanford and Jane Berkeley	\$ 500,000	Jun-08	\$ 380,000	May-03	5	1719	\$ 24,000	6.3%
111	2784 S. Ocean Blvd., #501N	Midditt, Gerry	Getrude Reich Trust	\$ 570,000	Jun-08	\$ 270,000	Mar-80	18.25	2006	\$ 16,438	6.1%
112	3360 S. Ocean Blvd., #501N	Frank Horfer Holding Ltd	Patricia Taramino Trust	\$ 590,000	Jun-08	\$ 615,000	Oct-04	3.75	2119	\$ (6,667)	-1.1%
113	3400 S. Ocean Blvd., #411 & #C19	Larocca, Paul	Merida Barron	\$ 590,000	Jun-08	\$ 450,000	Mar-84	24.25	1740	\$ 12,980	4.7%
114	3300 S. Ocean Blvd., #102N	Goodstein Fla LLC	Collins, Jeff R	\$ 650,000	Jun-08	\$ 350,000	Oct-03	4.75	2072	\$ 42,105	9.4%
115	3170 S. Ocean Blvd., #306S	Steinberg, Michael	BankUnited FSB	\$ 910,000	Jun-08	\$ 275,000	Aug-85	22.75	2950	\$ 24,615	7.0%
116	44 Coccaunt Row #411B & #C8	Reidy, James	Ernest E Packer Trust	\$ 1,025,000	Jun-08	\$ 370,000	Apr-05	3.25	1215	\$ 201,538	54.5%
117	2660 S. Ocean Blvd., #201S	Tishman, Peter	Crocker, David	\$ 1,300,000	Jun-08	\$ 475,000	Sep-83	14.75	2157	\$ 55,932	11.8%
118	2100 S. Ocean Blvd., #407S & #CS9	Saur, Kenneth	Goldberg, Gerald	\$ 1,400,000	Jun-08	\$ 1,001,200	Apr-05	3.25	3136	\$ 123,077	12.3%
119	2100 S. Ocean Blvd., #104N	Griddle, Jr, Horton	Fuson, Louis	\$ 1,425,000	Jun-08	\$ 225,000	Sep-80	17.75	1580	\$ 67,806	30.0%
120	100 Sunrise Avenue #6150	Prudden Jr, Horton	Ferguson, Stephen	\$ 1,500,000	Jun-08	\$ 315,000	Jul-83	15	1673	\$ 79,000	25.1%
121	100 Sunrise Avenue #4330	Salm, Cate-Rese	Joystone Overseas Limited	\$ 1,550,000	Jun-08	\$ 550,000	May-99	9	2197	\$ 111,111	20.2%
122	2660 S. Ocean Blvd., #301S	Himmelsrein, Marc	McCloskey, Patricia	\$ 1,700,000	Jun-08	\$ 1,905,000	Jul-06	2	1722	\$ (102,500)	-5.4%

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THE EVANS REPORT

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

Property	Buyer	Seller	Current Sale Price	Current Sale Date	Prior Sale Price	Prior Sale Date	Yrs Bwn Sales	Blng Sq Ft	Ann Inc/(Dec)	Avg Ann %
124 2500 S. Ocean Blvd., #392	2500 Limited Partnership	Salm, Carl-Rae	\$ 2,000,000	Jun-08	\$ 1,725,000	Jun-07	1	2590	\$ 875,000	77.8%
125 2100 S. Ocean Blvd., #408N & #C9	Gallond, Richard	West, Morton	\$ 2,100,000	Jun-08	\$ 1,700,000	Jun-04	4	3107	\$ 100,000	5.9%
126 100 Worth Avenue #809	Kaplan, Dolores Kohl	Jean R. Green Trust	\$ 2,974,775	Jun-08	\$ 708,000	Mar-85	23.25	2128	\$ 97,498	13.8%
127 307 Everglades Avenue #13	MDPB Inc	307 Everglades Realty Trust	\$ 3,000,000	Jun-08	\$ 2,000,000	May-02	6	3411	\$ 166,667	8.3%
128 310 Atlantic Avenue #1	Wahner, Roberta	Ross, Darrel S and Susan S	\$ 4,760,000	Jun-08	\$ 4,100,000	Jan-05	3.5	4034	\$ 188,571	4.6%
129										
130										
131										
132			\$ 1,197,423		\$ 682,504		11.91		\$ 105,885	16.0%
133										
134			\$ 153,270,160		\$ 80,823,441		1524.5		\$ 12,917,936	
135					\$ 122		128		\$ 122	
136			\$ 1,197,423		\$ 682,504		11.91		\$ 105,885	16.0%
137										
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	Property	Buyer	Seller	Current Sale Price	Current Sale Date	Prior Sale Price	Prior Sale Date	Yrs Bwln Sales	Blng Sq Ft	Ann Inc/(Dec)	Avg Ann %
1	120 Sunset Avenue #14D	Berrick, Howard B	Furman, Roy L and Frieda	\$ 4,200,000	Jan-08	\$ 3,695,000	Apr-05	2.75	3000	\$ 183,636	5.0%
2	315 S. Lake Drive #1B	Hightobham, Richard	Perkins, Beyl	\$ 1,550,000	Jan-08	\$ 132,000	Jan-77	31	1741	\$ 48,742	34.7%
3	100 Sunrise Avenue #207	Sluh, Michelle	Brand, Janet	\$ 1,000,000	Jan-08	\$ 725,000	Aug-06	1.5	1154	\$ 183,333	25.3%
4	350 S. Ocean Blvd. #302	Mirschel, Glenn and Kay	Havener, Rosalind	\$ 1,450,000	Jan-08	\$ 160,000	Jan-78	30	1234	\$ 43,333	27.1%
5	380 Coccolnut Row #1	Alan, Joyce	Fletcher, Paul	\$ 1,200,000	Jan-08	\$ 720,000	Jan-04	4	1178	\$ 120,000	16.7%
6	2 N. Breakers Row #513	Harrison, Gilbert and Shelley	Michals, Samuel	\$ 5,700,000	Feb-08	\$ 2,450,000	Oct-99	8.25	2636	\$ 393,939	16.1%
7	227 Brazilian Avenue #2F	Smith Jr, Hilan J	Estate of Dwight Goldthorpe	\$ 400,000	Feb-08	\$ 150,000	Nov-84	23.25	984	\$ 10,753	7.2%
8	44 Coccolnut Row #128B	Riatt, Seryon	Tigre, John	\$ 400,000	Feb-08	\$ 215,000	Mar-03	5	992	\$ 37,000	17.2%
9	44 Coccolnut Row #113B	Lowenthal, Steven	Paperth, Charles	\$ 785,000	Feb-08	\$ 2,928,405	Feb-06	2	4521	\$ 165,798	5.7%
10	315 S. Lake Drive #11A	Larkin, Owen G	O'Donnell, Kathleen A	\$ 1,700,000	Feb-08	\$ 1,400,000	Mar-97	11	1215	\$ 46,364	18.9%
11	100 Sunrise Avenue #216	Hoffman, Peter and Linda	Engles-Gulden, Dorothy	\$ 800,000	Feb-08	\$ 166,200	Sep-07	0.5	1972	\$ 800,000	42.9%
12	130 Sunrise Avenue #305	Abrams, Stephen and Ina	Blauer Revocable Trusts	\$ 205,000	Feb-08	\$ 90,000	Dec-00	7.25	579	\$ 19,862	17.6%
13	44 Coccolnut Row #409B	Jozzo, Edward and Maria	Zaniewska, Janina	\$ 115,000	Feb-08	\$ 35,000	Jan-79	29	1580	\$ 21,855	13.1%
14	235 Sunrise Avenue #3008	Whiteaker, Sam E	Gillette, Richard P	\$ 1,439,700	Feb-08	\$ 125,000	Jan-80	18	271	\$ 4,444	12.7%
15	150 Bradley Place #0203	Broocky, Lynn	Greensted, David	\$ 4,725,000	Feb-08	\$ 3,400,000	Oct-80	27.25	1568	\$ 48,246	38.6%
16	360 S. Ocean Blvd. #PHC	Traubman, A	Shavell, Wade	\$ 200,000	Feb-08	\$ 41,000	Jan-77	31	540	\$ 2,650,000	77.9%
17	44 Coccolnut Row #610A	Gay Jr, John	Estate of Francis Mantra	\$ 1,550,000	Feb-08	\$ 400,000	Jul-98	8.5	1186	\$ 79,947	19.7%
18	350 S. Ocean Blvd. #1030	Carpanter, Rosemary	Lora Nemrow Revocable Trust	\$ 1,575,000	Mar-08	\$ 575,000	Dec-00	7.25	1716	\$ 137,931	24.0%
19	400 S. Ocean Blvd. #222S	Lard, Robert T and Georgiana B	Biano, Angelo J and Mari Matchione	\$ 293,575	Mar-08	\$ 127,000	May-01	6.75	893	\$ 17,122	9.6%
20	44 Coccolnut Row #201B	Leichter Partners LP	Phillips, Peter	\$ 200,000	Mar-08	\$ 90,000	Jun-05	2.75	271	\$ 7,333	8.1%
21	235 Sunrise Avenue #2054	Reisman, Steven	Barley, Gretchen	\$ 335,000	Mar-08	\$ 135,000	Nov-00	7.25	643	\$ 27,585	20.4%
22	325 S. Lake Drive #4	Oltner, Kay	Sevell, Patricia	\$ 525,000	Mar-08	\$ 85,000	Mar-83	15	1539	\$ 188,000	19.3%
23	227 Brazilian Avenue #3H	Lasher, James	George Hyman MD Revocable Trust	\$ 710,000	Apr-08	\$ 150,000	Dec-81	26.25	1226	\$ 21,333	14.2%
24	44 Coccolnut Row #422B	Roehford, Michael	Bron Properties LLC	\$ 320,000	Apr-08	\$ 100	Mar-83	15	1395	\$ 40,000	22.2%
25	100 World Avenue #PHB	Elean Janssen Revocable Trust	Simon Trusts	\$ 500,000	Apr-08	\$ 180,000	May-00	8	990	\$ 169,254	14.5%
26	44 Coccolnut Row #521B	Gaisler, Claire-louise	Martine Mango Revocable Trust	\$ 4,000,000	Apr-08	\$ 1,650,000	Jul-91	16.75	3200	\$ 45,333	27.4%
27	347 S. Ocean Blvd. #5010	Charalades, Millades	Furnan, Roy	\$ 550,000	Apr-08	\$ 180,000	Sep-98	7.5	868	\$ 1391	Not Arms Length
28	139 Sunrise Avenue #2050	Michals, Patricia	Lehman, Karen	\$ 625,000	Apr-08	\$ 10	Jan-08	2.25	1391	\$ 152,222	27.4%
29	170 N. Ocean Blvd. #612	Bernacki, Jeffrey	Cole, Harvey	\$ 1,925,000	Apr-08	\$ 152,500	May-99	9	1722	\$ 32,975	21.6%
30	100 Sunrise Avenue #2190	Kadon, Joan	Knowles, Bradley B	\$ 475,000	Apr-08	\$ 375,000	Jan-78	30.25	1501	\$ 30,769	8.2%
31	400 S. Ocean Blvd. #109E	Rahner, Bernadette T	Estate of Helen Goodfriend	\$ 1,500,000	Apr-08	\$ 1,200,000	May-02	6	1678	\$ 50,000	4.2%
32	44 Coccolnut Row #320B	Mogowan, Mark and Nina	Russell, John C	\$ 150,000	Apr-08	\$ 148,575	Jun-05	2.75	389	\$ 518	0.3%
33	342 Coccolnut Row Cottage	Hanzel Jr, James	Clark, James M	\$ 910,000	Apr-08	\$ 575,000	May-04	4	389	\$ 63,810	11.1%
34	235 Sunrise Avenue #3255 & #3258	Pennett, John R	Hester, Ronald	\$ 855,000	Apr-08	\$ 260,000	Dec-02	5.25	1580	\$ 54,043	20.8%
35	235 Sunrise Avenue #2263 & #2265	Schiner, Rebecca	Teixeira, Diogo	\$ 500,000	Apr-08	\$ 300,000	Aug-07	11.75	903	\$ 36,923	9.7%
36	434 Chilean Avenue #3A	McConn, Gordon	Hunter, Katherine	\$ 850,000	Apr-08	\$ 435,000	Aug-85	22.75	1644	\$ 18,242	4.2%
37	130 Sunrise Avenue #408	Zukov, Nikita and Paula	Charles Lindsey Trust								
38	44 Coccolnut Row #606B	Muller, Patricia and Sara	Robins, Susan W								
39	130 Sunrise Avenue #5010	Goldstein, Lois	Estate of Gertrude Frakestein								

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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/Dcp	Avg Ann %
42	300 Seminole Avenue #6A	Munier, Lee and Laura	Ross, Stephen M	\$ 12,105,500	May-08	\$ 6,380,000	May-02	6	5798	\$ 997,383	16.1%
43	100 Royal Palm Way #85	Pantano, Irene	Collins, John	\$ 2,425,000	May-08	\$ 726,001	Dec-99	8.5	2000	\$ 199,682	27.5%
44	235 Sunrise Avenue #3048	Raisman, Steven	Goodwin, Marcella	\$ 120,000	May-08	\$ 127,000	May-05	3	271	\$ (2,333)	-1.8%
45	2 N. Breakers Row #S31 & #C20	Wood, James	Harold Alford Trust	\$ 5,100,000	May-08	\$ 3,000,000	Apr-01	6.75	3234	\$ 311,111	10.4%
46	235 Sunrise Avenue #235	Earl, Andrew	Palm Beach Hotel Partners LLC	\$ 230,000	May-08	\$ 338,000	07/01/05	2.75	389	\$ (39,273)	-11.6%
47	250 Bradley Place #101	Etrel, Mark	Layman, Kelly	\$ 575,000	May-08	\$ 306,000	Dec-02	5.5	840	\$ 50,000	16.7%
48	44 Coconut Row #3028	Lanore Scholtenstein Trust	Kaplan, Robert	\$ 812,500	May-08	\$ 475,000	Apr-06	2	903	\$ 68,750	14.5%
49	44 Coconut Row #611B	Schiefer, Jack	Lubitz, Lewis	\$ 1,550,000	May-08	\$ 811,000	Aug-06	1.75	1215	\$ 536,571	87.5%
50	200 Bradley Place #304 & #C5	Shapiro, Renee	Edlyn Chems Trust	\$ 3,100,000	May-08	\$ 885,000	Nov-85	22.5	2716	\$ 107,333	15.7%
51	401 Peruvian Avenue #401	Land Acqui Corporation	Mitica, Salvatore	\$ 300,000	May-08	\$ 316,000	Feb-04	4.25	830	\$ (2,353)	-0.8%
52	227 Brazilian Avenue #7HD	Franzke, Volker	Depeyter Jr, James	\$ 875,000	May-08	\$ 342,500	Oct-89	18.5	1557	\$ 28,784	8.4%
53	235 Sunrise Avenue #3265	Palm Beach Luxury Rentals LLC	Spindel, Sally	\$ 120,000	May-08	\$ 48,000	Nov-02	5.5	271	\$ 13,091	27.3%
54	44 Coconut Row #404B	Raisman, Steven	Estate of Elsie Leibowitz	\$ 373,000	May-08	\$ 90,000	Mar-96	12.25	903	\$ 23,265	25.9%
55	130 Sunrise Avenue #5030	Comstich, Marc	Brand, Janet	\$ 1,400,000	May-08	\$ 850,000	Dec-05	2.5	1673	\$ 220,000	25.9%
56	400 S. Ocean Blvd. #1005	Sidney R Rebb Trust	Saslow, Joshua	\$ 1,225,000	Jun-08	\$ 1,225,000	Nov-07	0.5	1673	\$ N/A	N/A
57	400 S. Ocean Blvd. #1005	Hironsstein, Marc	McCloskey, Patricia	\$ 1,700,000	Jun-08	\$ 1,995,000	Jul-06	2	1722	\$ (102,500)	-5.4%
58	44 Coconut Row #410B	Jelle, Patricia	Gregory-O'Connor, Elin	\$ 205,000	Jun-08	\$ 100,000	Aug-00	7.75	540	\$ 13,548	13.5%
59	44 Coconut Row #411B & #C8	Raidy, James	Woolens, James	\$ 1,025,000	Jun-08	\$ 370,000	Apr-05	3.25	1215	\$ 201,538	54.5%
60	310 Worth Avenue #1	Werner, Roberta	Ross, Daniel S and Susan S	\$ 4,750,000	Jun-08	\$ 4,100,000	Jan-05	3.5	4034	\$ 188,571	4.6%
61	100 Worth Avenue #8150	Prudden Jr, Horton	Fusco, Louis	\$ 1,425,000	Jun-08	\$ 225,000	Sep-90	17.75	1590	\$ 67,806	30.0%
62	100 Sunrise Avenue #4230	Sastov, Joshua	Fiverson, Stephen	\$ 1,500,000	Jun-08	\$ 315,000	Jul-93	15	1673	\$ 79,000	25.1%
63	307 Everglades Avenue #13	MDPB Inc	307 Everglades Realty Trust	\$ 3,000,000	Jun-08	\$ 2,000,000	May-02	6	3411	\$ 166,667	8.3%
64	100 Worth Avenue #609	Kaplan, Dolores Kohl	Lean R Green Trust	\$ 2,974,775	Jun-08	\$ 708,000	Mar-85	23.25	2128	\$ 97,486	13.5%
65	44 Coconut Row #201A	Matheson, Monique	Marlin Cole Revocable Trust	\$ 225,000	Jun-08	\$ 75,000	Jan-78	30.5	893	\$ 4,318	6.6%
66											
67											
68											
69				\$ 1,491,247		\$ 827,365		10.52		\$ 147,043	17.8%
70											
71				\$ 96,931,050		\$ 50,468,291		683.5		\$ 8,969,640	
72								65			
73				\$ 1,491,247		\$ 827,365		10.52		\$ 147,043	17.8%
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