

THE EVANS REPORT

	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 Am %
1	2665 S. Ocean Blvd, #206	Pregadio, Rosario	Liptman, Elizabeth	\$ 155,000	Jan-08	\$ 66,000	Jun-00	7.5	640	\$ 11,867	18.0%
2	3460 S. Ocean Blvd, #1090	Guatason, Erick	Smith, Loring	\$ 292,000	Jan-08	\$ 152,500	Apr-90	17.75	1496	\$ 7,859	5.2%
3	3440 S. Ocean Blvd, #103N	Krivosanti, Dany	Maaser, Cecelia	\$ 700,000	Jan-08	\$ 210,000	Apr-99	8.75	2131	\$ 56,000	26.7%
4	2860 S. Ocean Blvd, #303N	Pranck, Norant	Isador Segal Trust	\$ 700,000	Jan-08	\$ 121,500	Jan-79	29	1900	\$ 19,948	16.4%
5	100 Sunrise Avenue #207	Stein, Mitchell	Brand, Janet	\$ 1,000,000	Jan-08	\$ 725,000	Aug-06	1.5	1154	\$ 183,333	25.3%
6	2100 S. Ocean Blvd, #607S	Otto, Jonathan	Estate of Frances Frank	\$ 1,200,000	Jan-08	\$ 162,600	Dec-80	27	2385	\$ 36,570	22.5%
7	380 Coconut Row #1	Alban, Joyce	Feldner, Paul	\$ 1,350,000	Jan-08	\$ 720,000	Jan-04	4	1178	\$ 120,000	16.7%
8	2860 S. Ocean Blvd, #701W	Casavant Living Trusts	Robert JZF Associates LLC	\$ 1,350,000	Jan-08	\$ 174,500	Jan-78	30	2918	\$ 40,534	23.2%
9	350 S. Ocean Blvd, #302	Marschal, Glenn and Kay	Havemeyer, Rosalind	\$ 1,480,000	Jan-08	\$ 160,000	Jan-79	29	2334	\$ 43,333	27.1%
10	315 S. Lake Drive #1B	Higbotham, Richard	Perkins, Beryl	\$ 1,550,000	Jan-08	\$ 132,000	Jan-77	31	1741	\$ 45,742	34.7%
11	2100 S. Ocean Blvd, #601S & #62E	Otto, Jonathan	Amster, Lucile	\$ 2,000,000	Jan-08	\$ 1,050,000	Sep-91	16.25	3107	\$ 59,462	5.6%
12	120 Sunset Avenue #W4D	Bernick, Howard B	Furnan, Roy L and Frieda	\$ 4,200,000	Feb-08	\$ 3,695,000	Apr-05	2.75	3000	\$ 183,656	5.0%
13	235 Sunrise Avenue #308	Whittaker, Sam E	Gillette, Richard P	\$ 115,000	Feb-08	\$ 35,000	Jan-90	18	271	\$ 4,444	12.7%
14	44 Coconut Row #810A	Garr, Jr. John	Estate of Francis Mandina	\$ 200,000	Feb-08	\$ 41,000	Jan-77	31	540	\$ 5,129	12.5%
15	44 Coconut Row #409B	Joedzo, Edward and Maria	Zaniewska, Janina	\$ 205,000	Feb-08	\$ 90,000	Dec-00	7.25	579	\$ 15,882	17.6%
16	3460 S. Ocean Blvd, #1080	Walderman, Jay and Phyllis	Dracoulis, Helene	\$ 225,000	Feb-08	\$ 128,500	Feb-97	11	1472	\$ 8,773	6.8%
17	3475 S. Ocean Blvd, #310	Smith Jr, Hilan J	Shapiro, Revocable Living Trust	\$ 400,000	Feb-08	\$ 447,500	May-04	3.75	1395	\$ (50,000)	-11.2%
18	227 Brazilian Avenue #2E	Rish, Semron	Tight, John	\$ 400,000	Feb-08	\$ 150,000	Nov-84	23.25	864	\$ 10,753	7.2%
19	44 Coconut Row #126B	Lehrman, Steven	Howard Rose Revocable Trust	\$ 475,250	Feb-08	\$ 275,000	Mar-97	11	1215	\$ 46,364	16.9%
20	3250 S. Ocean Blvd, #103S	Albrams, Stephen and Ina	Blauner, Revocable Trusts	\$ 800,000	Feb-08	\$ 166,200	Mar-99	29	1580	\$ 21,855	13.1%
21	130 Sunrise Avenue #305	Kasselman, Paul and Becky	Enden, James B	\$ 842,000	Feb-08	\$ 280,000	Mar-99	9	2690	\$ 64,667	24.9%
22	2500 S. Ocean Blvd, #1A1	Wenberg, Martin	Bek LLC	\$ 870,000	Feb-08	\$ 887,800	Aug-05	2.5	2131	\$ (7,120)	-0.8%
23	3440 S. Ocean Blvd, #302N	Harris, Eric	Timmerman, John	\$ 1,130,000	Feb-08	\$ 850,000	Apr-05	2.75	2385	\$ 101,818	12.0%
24	2000 S. Ocean Blvd, #1030	Campaner, Rosemary	Lora Nannou Revocable Trust	\$ 1,150,000	Feb-08	\$ 400,000	Jul-98	9.5	1186	\$ 78,947	19.7%
25	150 Bradley Place #0203	Brody, Lynn	Greenfield, David	\$ 1,439,700	Feb-08	\$ 125,000	Oct-80	27.25	1568	\$ 48,246	38.6%
26	2660 S. Ocean Blvd, #401N & #CWB	Hoffman, Peter and Linda	Stanley Gordon Revocable Trust	\$ 1,700,000	Feb-08	\$ 1,400,000	Sep-07	0.5	1972	\$ 800,000	42.9%
27	100 Sunrise Avenue #216	Larkin, Owen G	Engles-Guiden, Dorothy	\$ 3,260,000	Feb-08	\$ 2,928,405	Feb-06	2	4521	\$ 165,738	5.3%
28	2660 S. Ocean Blvd, #401N & #CWB	Feldman, A	Shawell, Wade	\$ 4,725,000	Feb-08	\$ 3,480,000	Jul-07	0.5	2500	\$ 2,650,000	77.9%
29	315 S. Lake Drive #111	Hartson, Gilbert and Shelley	Michaels, Samuel	\$ 5,700,000	Feb-08	\$ 2,450,000	Oct-98	8.25	2636	\$ 393,939	16.1%
30	21 N. Breaker Row #ST3	Reisman, Steven	Phillips, Peter	\$ 125,000	Mar-08	\$ 127,000	Jun-05	2.75	271	\$ (727)	-0.6%
31	380 S. Ocean Blvd, #PHC	Kojumkar, Lisa Hennele	Gallit, Dominic	\$ 190,000	Mar-08	\$ 110,000	Mar-93	15	891	\$ 11,429	10.4%
32	235 Sunrise Avenue #2054	Ottiger, Kay	Bentley, Gretchen	\$ 200,000	Mar-08	\$ 90,000	Mar-93	15	599	\$ 7,333	8.1%
33	3475 S. Ocean Blvd, #1110	Fleming, Thomas	Beloff, Arthur	\$ 215,000	Mar-08	\$ 335,000	Jan-06	2.25	1180	\$ (53,333)	-15.9%
34	2860 S. Ocean Blvd, #3110	Lehrer Partners LP	Scott, Hazel L	\$ 293,575	Mar-08	\$ 178,000	May-01	6.75	893	\$ 17,122	9.6%
35	227 Brazilian Avenue #3H	Thomas, Bruce	Sewell, Patricia	\$ 335,000	Mar-08	\$ 175,000	Nov-00	7.25	643	\$ 27,506	20.4%
36	2778 S. Ocean Blvd, #102S	Thomsen, Steven and Margaret	Fox, Perry	\$ 375,000	Mar-08	\$ 400,000	Mar-95	23	1830	\$ 8,696	5.0%
37	3360 S. Ocean Blvd, #3H11	Katz, Steven and Margaret	Ashman Revocable Homestead Trust	\$ 500,000	Mar-08	\$ 420,800	Apr-88	20	1119	\$ 5,000	1.3%
38	2160 Ibis Isle Road #7	Katz, Joy L	Green, Henry	\$ 515,000	Mar-08	\$ 472,900	May-04	3.75	1169	\$ 11,253	2.4%

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42 144 Coccolnut Row #422B	Rotchford, Michael	George Hyman MD Revocable Trust	\$ 525,000	Mar-08	\$ 85,000	Mar-83	15	1226	\$ 28,333	34.5%
43 3200 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. #7B11	Werner, Charles and Shelby	Rosebrooke Realty Trust	\$ 1,075,000	Mar-08	\$ 400,000	Oct-89	8.5	2119	\$ 73,412	19.9%
45 2500 S. Ocean Blvd. #1A3	Marica Yanofsky Trust	Hauptman, Martin R	\$ 1,300,000	Mar-08	\$ 425,000	Apr-07	1	2590	\$ 875,000	205.9%
46 100 Worth Avenue #P-16	Eileen Janssen 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. #222S	Ladd, Robert T and Georgiana B	Blanco, Angelo J and Mari Marchione	\$ 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	\$ 2,120,000	Aug-06	1.5	3219	\$ 170,000	8.0%
49 3000 S. Ocean Blvd. #P-13	Casey, Thomas J and Christine K	Bernstein, Rhoda	\$ 3,980,000	Mar-08	\$ 3,600,000	Feb-07	1	N/A	\$ 390,000	10.8%
50 3475 S. Ocean Blvd. #4160	Ferist, Giocchino	Estate of John Northern Jackson	\$ 212,350	Apr-08	\$ 110,000	Feb-97	11.25	1385	\$ 9,098	8.3%
51 235 Sunrise Avenue #256 & #2358	Schleier, Rebecca	Hessler, Ronald	\$ 155,000	Apr-08	\$ 148,575	Jun-05	2.75	389	\$ 518	0.3%
52 3460 S. Ocean Blvd. #3150	Boover, Brenda	Tetelra, Diego	\$ 180,000	Apr-08	\$ 185,000	May-04	4	389	\$ N/A	N/A
53 2505 S. Ocean Blvd. #5040	Oliveri, Filadelfo	Maxwell Marshall Revocable Trust	\$ 213,000	Apr-08	\$ 75,000	Jan-77	31.25	1420	\$ 3,360	4.5%
54 3460 S. Ocean Blvd. #3160	Cherry, Stephanie	Estate of Catherine Lima	\$ 249,000	Apr-08	\$ 72,000	Oct-92	15.75	788	\$ 8,952	12.4%
55 2860 S. Ocean Blvd. #4080	Goldfarb, Noel	Estate of Steven Diagrizzo	\$ 305,000	Apr-08	\$ 115,000	Nov-88	9.5	1239	\$ 4,471	1.9%
56 3475 S. Ocean Blvd. #5010	Trushinski, Simon	Naser, George	\$ 325,000	Apr-08	\$ 415,000	Nov-05	2.5	470	\$ 30,789	8.2%
57 3460 S. Ocean Blvd. #209	Orchardlades, Millades	Simon Trusts	\$ 320,000	Apr-08	\$ 180,000	Mar-93	15	1385	\$ Not Arms Length	Not Arms Length
58 342 Coccolnut Row Cottage	Harwell Jr, James	Russell, John C	\$ 475,000	Apr-08	\$ 375,000	Dec-04	3.25	2119	\$ 10,000	1.8%
59 138 Sunrise Avenue #2050	McIntosh, Patricia	Martene Harzo Revocable Trust	\$ 500,000	Apr-08	\$ 180,000	May-00	8	990	\$ 40,000	22.2%
60 170 N. Ocean Blvd. #912	Muller, Patrice and Sara	Robbins, Susan W	\$ 550,000	Apr-08	\$ 380,000	Feb-05	3.25	868	\$ 49,333	9.7%
61 3360 S. Ocean Blvd. #2F1	Spatz, Wendy	Gold, Lila S	\$ 600,000	Apr-08	\$ 550,000	Mar-03	5	2119	\$ 10,000	1.8%
62 100 Sunrise Avenue #2190	Kidron, Joan	Cove, Harvey	\$ 625,000	Apr-08	\$ 10	Jan-06	2.25	1391	\$ Not Arms Length	Not Arms Length
63 130 Sunrise Avenue #521B	Gesler, Chale-Louise	Fry, Jonathan	\$ 710,000	Apr-08	\$ 150,000	Dec-81	26.25	1226	\$ 21,333	14.2%
64 44 Coccolnut Row #908B	Bernack, Jeffrey	Estate of Gertrude Finkelstein	\$ 850,000	Apr-08	\$ 435,000	Aug-85	22.75	1644	\$ 18,242	4.2%
65 3170 N. Ocean Blvd. #209	Lehman, Karen	Lehman, Karen	\$ 550,000	Apr-08	\$ 180,000	Sep-98	7.5	903	\$ 36,923	9.7%
66 130 Sunrise Avenue #408	Zukov, Nikita and Paula	Hunter, Katherine	\$ 895,000	Apr-08	\$ 250,000	Jan-06	2.25	1580	\$ 54,043	20.8%
67 434 Chilton Avenue #3A	McCann, Gordon	Hunter, Katherine	\$ 910,000	Apr-08	\$ 575,000	Dec-02	5.25	1293	\$ 63,810	11.4%
68 44 Coccolnut Row #320B	Magowan, Mark and Nina	Estate of Herb Goodfriend	\$ 1,150,000	Apr-08	\$ 385,000	Mar-85	23	2350	\$ 34,150	9.4%
69 3170 S. Ocean Blvd. #501N	DeRomo, Yole P	Rhoda Keat Trust	\$ 1,297,500	Apr-08	\$ 525,000	Jan-78	30.25	1501	\$ 32,975	21.6%
70 2860 S. Ocean Blvd. #801N	Aviv, Joseph	2860 Ocean Blvd 601 Realty Trust	\$ 1,500,000	Apr-08	\$ 1,200,000	May-02	6	1678	\$ 50,000	4.2%
71 340 Coccolnut Row #B	Purnett, John R	Clark, James III	\$ 1,925,000	Apr-08	\$ 555,000	May-99	9	1722	\$ 152,222	27.4%
72 400 S. Ocean Blvd. #108E	Rehmet, Bernadette T	Knowers, Brantly B	\$ 2,300,000	Apr-08	\$ 366,500	Feb-82	26.25	3262	\$ 73,657	20.1%
73 3000 S. Ocean Blvd. #401N & #CN2	Karlan, Glenn and Susan	Gida Shapiro Trust	\$ 2,475,000	Apr-08	\$ N/A	N/A	N/A	3332	\$ N/A	N/A
74 2000 S. Ocean Blvd. #303	Walter Family Partners LP	Premier Palm Beach LP	\$ 4,000,000	Apr-08	\$ 1,185,000	Jul-91	16.75	3200	\$ 169,254	14.5%
75 120 Sunrise Avenue #M4C	Karlan, Glenn and Susan	Goodwin, Marcella	\$ 120,000	May-08	\$ 127,000	May-05	3	271	\$ (2,333)	-1.8%
76 2325 Sunrise Avenue #3048	Rehmet, Steven	Genzer, Sally	\$ 120,000	May-08	\$ 48,000	Nov-07	7.5	531	\$ 13,091	17.4%
77 2505 S. Ocean Blvd. #3070	Haran, Eli	Genzer, Sally	\$ 120,000	May-08	\$ 50,900	Jan-75	33.25	271	\$ 4,183	27.3%
78 2325 Sunrise Avenue #3265	Palm Beach Luxury Rentals LLC	Ornley, Sr, James J	\$ 190,000	May-08	\$ 338,000	Jul-05	2.75	389	\$ (38,273)	8.2%
79 2784 S. Ocean Blvd. #302S & #CE10	Melichone, Robert	Palm Beach Hotel Partners LLC	\$ 230,000	May-08	\$ 310,000	Feb-04	4.25	830	\$ (2,353)	-0.8%
80 2325 Sunrise Avenue #3216	Earl Andrew	Melita, Salvatore	\$ 300,000	May-08	\$ 310,000	Feb-04	4.25	830	\$ (2,353)	-0.8%
81 401 Peruvian Avenue #401	Earl Andrew	Melita, Salvatore	\$ 300,000	May-08	\$ 310,000	Feb-04	4.25	830	\$ (2,353)	-0.8%

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83 44 Cocanut Row #404B	Reisman, Steven	Estate of Etie Liebowitz	\$ 375,000	May-08	\$ 90,000	Mar-86	12.25	903	\$ 23,265	25.9%
84 2773 S. Ocean Blvd. #3010	Rivera, Arnold	Renee Helman Trust	\$ 410,000	May-08	\$ 95,000	Jan-78	30.25	1389	\$ 10,413	11.0%
85 2773 S. Ocean Blvd. #P4F	Alufra Management Consulting LLC	Alexander, Margaret	\$ 450,000	May-08	\$ 350,000	Feb-88	20.25	2271	\$ 4,938	1.4%
86 3360 S. Ocean Blvd. #5G11	Murphy, III, John E	Bardle Serecky Trust	\$ 459,000	May-08	\$ 208,500	May-81	27	1740	\$ 8,944	4.3%
87 250 Bradley Place #401	Ehrle, Mark	Layman, Kelly	\$ 575,000	May-08	\$ 300,000	Dec-02	5.5	840	\$ 50,000	16.7%
88 44 Cocanut Row #302B	Lemore Schrotenstein 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	\$ 659,000	May-08	\$ 311,000	Feb-82	16.25	1740	\$ 20,862	6.7%
90 227 Brazilian Avenue #P4D	Franzler, Volker	Deputyster Jr, James	\$ 875,000	May-08	\$ 342,500	Oct-89	18.5	1557	\$ 28,794	8.4%
91 2680 S. Ocean Blvd. #503N & #C18	Weiss, Ronald	Florence Siverman Trust	\$ 1,210,000	May-08	\$ 550,850	Dec-91	16.5	2806	\$ 39,948	7.3%
92 130 Sunrise Avenue #4090	Sidley F Rabb Trust	Brand, Janet	\$ 1,225,000	May-08	\$ 1,225,000	Nov-07	0.5	1673	N/A	N/A
93 130 Sunrise Avenue #5030	Constein, Marc	Lubitz, Lewis	\$ 1,400,000	May-08	\$ 850,000	Dec-05	2.5	1673	\$ 220,000	25.9%
94 44 Cocanut Row #611B	Schleifer, Jack	Estate of Dorothy Rubin	\$ 1,550,000	May-08	\$ 611,000	Aug-08	1.75	1215	\$ 536,571	87.8%
95 2580 S. Ocean Blvd. #2C4 & #C5	Baumann, Karl	Bronfman, Marjorie	\$ 1,550,000	May-08	\$ 775,000	May-81	27	2588	\$ 36,111	6.3%
96 2100 S. Ocean Blvd. #801N	Birnbach, Gerald	Hansen, Hunter	\$ 2,178,000	May-08	\$ 292,500	Dec-80	27.5	3107	\$ 68,564	23.4%
97 2580 S. Ocean Blvd. #2B1 & #C8	Hansen, Stephen	Collins, John	\$ 2,200,000	May-08	\$ 1,625,000	May-05	3	2509	\$ 197,667	11.8%
98 100 Royal Palm Way #85	Pantalone, Irene	Evelyn Cheris Trust	\$ 2,425,000	May-08	\$ 726,001	Dec-99	8.5	2000	\$ 199,892	27.5%
99 200 Bradley Place #304 & #C5	Strapio, Renee	Harold Alford Trust	\$ 3,100,000	May-08	\$ 685,000	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-02	6.75	3234	\$ 311,111	10.4%
101 300 Seminole Avenue #6A	Murder, Lee and Laura	Weiner, Andrew E and Joanne W Midkiff	\$ 12,105,500	May-08	\$ 6,360,000	May-02	6	5798	\$ 957,583	15.1%
102 3170 S. Ocean Blvd. #N303	Foxman, Norton and Carol	Maria Leatherbee Trust	\$ 131,000	Jun-08	\$ 83,000	N/A	N/A	2950	Not Arms Length	Not Arms Length
103 2545 S. Ocean Blvd. #4030	Mikoff, Sternier, Betsy	Gregory, Connor, Elin	\$ 205,000	Jun-08	\$ 100,000	Jun-81	27	805	\$ 1,778	2.1%
104 44 Cocanut Row #410B	Lehle, Patricia	Martha Cole Renovable Trust	\$ 225,000	Jun-08	\$ 75,000	Aug-00	7.75	540	\$ 13,548	13.5%
105 44 Cocanut Row #201A	Matheson, Monique	Marisha Tena Trust	\$ 245,000	Jun-08	\$ 117,000	Jan-78	30.5	893	\$ 4,918	6.9%
106 3450 S. Ocean Blvd. #8150	Sillman, Beth	Joseph Blumenthal Trust	\$ 280,000	Jun-08	\$ 135,000	Nov-86	21.5	1548	\$ 6,744	5.0%
107 2784 S. Ocean Blvd. #3070	Mahano, Theodore	Shirley Koppelman Trust	\$ 399,000	Jun-08	\$ 177,000	Jan-85	23	1661	\$ 9,662	5.5%
108 3456 S. Ocean Blvd. #8040	Frost, Roberta	McGinnis, Eileen	\$ 435,000	Jun-08	\$ 375,000	Jun-04	4	1300	\$ 15,000	4.9%
110 3200 S. Ocean Blvd. #504C	Fenster, Leahlyme	Gail Sanford and Jane Berkeley	\$ 500,000	Jun-08	\$ 380,000	May-03	5	1719	\$ 24,000	6.3%
111 2784 S. Ocean Blvd. #501N	Maldoff, Gerry	Frank Hoffman Holding Ltd	\$ 570,000	Jun-08	\$ 270,000	Mar-84	24.25	1740	\$ 12,980	4.7%
112 3380 S. Ocean Blvd. #SE11	Frank Hoffman Holding Ltd	Patricia Taranino Trust	\$ 590,000	Jun-08	\$ 275,000	Mar-90	18.25	2006	\$ 16,438	6.1%
113 3400 S. Ocean Blvd. #4H1 & #C19	Lanocca, Paul	Meade, Barron	\$ 590,000	Jun-08	\$ 615,000	Oct-04	3.75	2119	\$ (6,667)	-1.1%
114 3300 S. Ocean Blvd. #102N	Goodstein Fla LLC	Collins, Jeff R	\$ 650,000	Jun-08	\$ 450,000	Oct-03	4.75	2072	\$ 42,105	9.4%
115 3170 S. Ocean Blvd. #306S	Stehberg, Michael	Woodens, James	\$ 910,000	Jun-06	\$ 350,000	Aug-85	22.75	2550	\$ 24,615	7.0%
116 44 Cocanut Row #411B & #C8	Reidy, James	Ernest E Pokorny Trust	\$ 1,205,000	Jun-08	\$ 475,000	Apr-05	3.25	1215	\$ 201,558	54.5%
117 2680 S. Ocean Blvd. #201S	Tishman, Peter	Crocker, David	\$ 1,300,000	Jun-08	\$ 1,001,200	Sep-03	14.75	2137	\$ 55,932	11.8%
118 2100 S. Ocean Blvd. #407S & #C59	Schur, Kenneth	Goldberg, Gerald	\$ 1,400,000	Jun-08	\$ 1,000,000	Jun-01	7	2385	\$ 42,666	4.3%
119 2100 S. Ocean Blvd. #104N	Prudden Jr, Horton	Fuson, Louis	\$ 1,425,000	Jun-08	\$ 225,000	Apr-05	3.25	3135	\$ 123,077	12.3%
120 100 Worth Avenue #6150	Sassone, Joshua	Frierson, Stephen	\$ 1,500,000	Jun-08	\$ 315,000	Sep-90	17.75	1580	\$ 67,606	30.0%
121 100 Sunrise Avenue #4230	Salm, Carla Rae	Lojstone Overseas Limited	\$ 1,520,000	Jun-08	\$ 550,000	May-99	15	1673	\$ 79,000	26.1%
122 2680 S. Ocean Blvd. #301S	Hirnstern, Marc	McDorsey, Patricia	\$ 1,700,000	Jun-08	\$ 1,905,000	Jul-06	2	2137	\$ 111,111	20.2%
123 400 S. Ocean Blvd. #110S			\$ 1,700,000	Jun-08	\$ 1,722			1722	\$ (102,500)	-5.4%

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124	2500 S. Ocean Blvd, #352	2500 Limited Partnership	\$ 2,000,000	Jun-08	\$ 1,125,000	Jun-07	1	2590	\$ 875,000	77.8%
125	2100 S. Ocean Blvd, #408N & #CN9	Galfond, Richard	\$ 2,100,000	Jun-08	\$ 1,700,000	Jun-04	4	3107	\$ 100,000	5.9%
126	100 Worth Avenue #609	Kaplan, Dolores Kohl	\$ 2,974,775	Jun-08	\$ 708,000	Mar-85	23.25	2128	\$ 97,486	13.8%
127	307 Everglades Avenue #13	MCPB Inc	\$ 3,000,000	Jun-08	\$ 2,000,000	May-02	6	3411	\$ 166,687	8.3%
128	310 Atlantic Avenue #1	Weiner, Roberta	\$ 4,760,000	Jun-08	\$ 4,100,000	Jan-05	3.5	4034	\$ 188,571	4.6%
129										
130										
131										
132			\$ 1,197,423		\$ 662,504		11.91		\$ 106,886	16.0%
133										
134			\$ 153,270,160		\$ 80,825,441		1524.5		\$ 12,917,936	
135							128		122	
136			\$ 1,197,423		\$ 662,504		11.91		\$ 106,886	16.0%
137										
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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	Bldg Sq Ft	Am Inv(Doc)	Avg Ann %
1	120 Sunset Avenue #W4D	Bernick, 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 #18	Hightoboham, Richard	Parkins, Beyl	\$ 1,550,000	Jan-08	\$ 132,000	Jan-77	31	1741	\$ 45,742	34.7%
3	100 Sunrise Avenue #207	Stein, 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	Marschel, Glenn and Kay	Havemeyer, Rosalind	\$ 1,460,000	Jan-08	\$ 160,000	Jan-78	30	1234	\$ 43,333	27.1%
5	380 Coccaunt Row #1	Alban, Joyce	Fiedler, Paul	\$ 1,200,000	Jan-08	\$ 720,000	Jan-04	4	1178	\$ 120,000	16.7%
6	2 N. Breakers Row #ST3	Harrison, Gilbert and Shelley	Michaels, Samuel	\$ 5,700,000	Feb-08	\$ 2,450,000	Oct-99	8.25	2638	\$ 383,939	16.1%
7	227 Brazilian Avenue #2F	Smith Jr, Hilari J	Estate of Dwight Goldthorpe	\$ 400,000	Feb-08	\$ 150,000	Nov-84	23.25	864	\$ 10,753	7.2%
8	44 Coccaunt Row #128B	Risin, Samyoun	Tighe, John	\$ 400,000	Feb-08	\$ 215,000	Mar-03	5	992	\$ 37,000	17.2%
9	315 S Lake Drive #7HA	Lowenthal, Steven	Papert, Charles	\$ 785,000	Feb-08	\$ 275,000	Mar-97	11	1215	\$ 46,384	16.9%
10	100 Sunrise Avenue #216	Larkin, Owen G	O'Donnell, Katherine A	\$ 3,280,000	Feb-08	\$ 2,928,405	Feb-06	2	4521	\$ 165,798	5.7%
11	130 Sunrise Avenue #305	Hoffman, Peter and Linda	Engle-Guiden, Dorothy	\$ 1,700,000	Feb-08	\$ 1,400,000	Sep-07	0.5	1972	\$ 600,000	42.9%
12	44 Coccaunt Row #109B	Abrams, Stephen and Ina	Blauner, Revocable Trusts	\$ 800,000	Feb-08	\$ 166,200	Dec-00	7.25	579	\$ 21,855	13.1%
13	235 Sunrise Avenue #3008	Jodzio, Edward and Maria	Zankewski, Janina	\$ 205,000	Feb-08	\$ 90,000	Jan-79	29	1580	\$ 15,882	17.6%
14	235 Sunrise Avenue #3008	Whitaker, Sam E.	Gallie, Richard P	\$ 115,000	Feb-08	\$ 35,000	Jan-80	18	271	\$ 4,444	12.7%
15	150 Bradley Place #0203	Brodsky, Lynn	Greensack, David	\$ 1,439,700	Feb-08	\$ 125,000	Oct-80	27.25	1568	\$ 48,246	38.6%
16	360 S. Ocean Blvd. #PHC	Taubman, A	Shavell, Wade	\$ 4,725,000	Feb-08	\$ 3,400,000	Jul-07	0.5	2500	\$ 2,650,000	77.9%
17	44 Coccaunt Row #610A	Gay Jr, John	Estate of Francis Mandina	\$ 200,000	Feb-08	\$ 41,000	Jan-77	31	540	\$ 5,129	12.5%
18	350 S. Ocean Blvd. #1030	Carpenter, Rosemary	Lara, Nemour, Revocable Trust	\$ 1,150,000	Feb-08	\$ 400,000	Jul-98	9.5	1186	\$ 78,947	19.7%
19	400 S. Ocean Blvd. #222S	Ledd, Robert I and Georgiana B	Biano, Angelo J and Mari Marchionne	\$ 1,573,000	Mar-08	\$ 575,000	Dec-00	7.25	1716	\$ 137,931	24.0%
20	44 Coccaunt Row #201B	Leichter Partners LP	Scott, Hazel L	\$ 293,575	Mar-08	\$ 178,000	May-01	6.75	893	\$ 17,122	9.6%
21	235 Sunrise Avenue #2054	Reisman, Steven	Phillips, Peter	\$ 125,000	Mar-08	\$ 90,000	Jun-05	2.75	271	\$ (727)	-0.6%
22	325 S Lake Drive #4	Ottiger, Kay	Bentley, Gretchen	\$ 200,000	Mar-08	\$ 127,000	Mar-93	15	599	\$ 7,333	8.1%
23	227 Brazilian Avenue #3H	Lesnar, James	Sevell, Patricia	\$ 335,000	Mar-08	\$ 135,000	Nov-00	7.25	643	\$ 27,586	20.4%
24	44 Coccaunt Row #422B	Fotchiord, Michael	George Hyman MD Revocable Trust	\$ 525,000	Mar-08	\$ 85,000	Mar-93	15	1226	\$ 29,333	34.5%
25	100 Worth Avenue #H16	Eliason, Janesen Revocable Trust	Bron Popperies LLC	\$ 1,445,000	Mar-08	\$ 975,000	Aug-05	2.5	1539	\$ 188,000	19.3%
26	44 Coccaunt Row #521B	Gaefler, Claire-Louise	Frey, Jonathan	\$ 710,000	Apr-08	\$ 150,000	Dec-81	26.25	1226	\$ 21,333	14.2%
27	347 S. Ocean Blvd. #5010	Chicofolades, Milades	Simon Trusts	\$ 320,000	Apr-08	\$ 100	Mar-93	15	1385	\$ 40,000	22.2%
28	120 Sunrise Avenue #W4C	Winter Family Partners LP	Martina Margu Revocable Trust	\$ 500,000	Apr-08	\$ 180,000	May-00	8	990	\$ 169,254	14.5%
29	170 N. Ocean Blvd. #812	Bernacci, Jeffrey	Lehman, Karen	\$ 4,000,000	Apr-08	\$ 1,165,000	Jul-91	16.75	3200	\$ 49,333	27.4%
30	100 Sunrise Avenue #2190	Kiddon, Joan	Cove, Harvey	\$ 550,000	Apr-08	\$ 180,000	Sep-98	7.5	868	\$ 49,333	27.4%
31	400 S. Ocean Blvd. #108E	Reinart, Bernadette T	Krowles, Bentley B	\$ 1,925,000	Apr-08	\$ 555,000	Jan-78	30.25	1501	\$ 32,975	21.6%
32	44 Coccaunt Row #320B	Magowan, Mark and Nina	Estate of Helen Goodfriend	\$ 1,150,000	Apr-08	\$ 152,500	May-99	9	1722	\$ 152,222	27.4%
33	342 Coccaunt Row #8	Harnett Jr, James	Clark, James M	\$ 475,000	Apr-08	\$ 375,000	Dec-04	3.25	470	\$ 30,769	8.2%
34	342 Coccaunt Row #8	Purnell, John R	Hessler, Ronald	\$ 1,500,000	Apr-08	\$ 148,575	Jun-05	2.75	389	\$ 50,000	4.2%
35	235 Sunrise Avenue #3256 & #3258	Schreier, Rebecca	Tekefal, Diego	\$ 150,000	Apr-08	\$ 155,000	May-04	4	389	\$ N/A	N/A
36	235 Sunrise Avenue #2263 & #2265	Mocon, Brenda	Hunter, Katherine	\$ 910,000	Apr-08	\$ 575,000	Dec-02	5.25	1293	\$ 63,810	11.1%
37	434 Chilean Avenue #3A	Bocon, Gordon	Robbins, Susan W	\$ 895,000	Apr-08	\$ 280,000	Aug-97	11.75	1580	\$ 36,923	20.8%
38	130 Sunrise Avenue #408	Zukov, Nikita and Paula	Robbins, Susan W	\$ 500,000	Apr-08	\$ 380,000	Feb-05	3.25	903	\$ 18,242	4.2%
39	44 Coccaunt Row #08B	Muller, Patrice and Sara	Estate of Gertrude Finkelstein	\$ 890,000	Apr-08	\$ 435,000	Aug-95	22.75	1644	\$ 18,242	4.2%
40	130 Sunrise Avenue #5010	Goldstein, Lois									
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42	300 Seminole Avenue #6A	Wunder, Lee and Laura	Ross, Stephen M	\$ 12,105,500	May-08	\$ 6,360,000	May-02	6	5798	\$ 957,583	15.1%
43	100 Royal Palm Way #85	Pantalone, Irene	Collins, John	\$ 2,425,000	May-08	\$ 726,001	Dec-99	8.5	2000	\$ 199,882	27.5%
44	235 Sunrise Avenue #304B	Reisman, Steven	Goodwin, Marcella	\$ 120,000	May-08	\$ 127,000	May-05	3	271	\$ (2,333)	-1.8%
45	2 N. Breakers Row #SS1 & #C20	Wood, James	Harold Alford Trust	\$ 5,100,000	May-08	\$ 3,000,000	Aug-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 #401	Eivert, Mark	Layman, Kelly	\$ 575,000	May-08	\$ 300,000	Dec-02	5.5	840	\$ 50,000	16.7%
48	44 Coconut Row #302B	Lenore Scholtenstein Trust	Kaplan, Robert	\$ 612,500	May-08	\$ 475,000	Apr-06	2	803	\$ 68,750	14.5%
49	401 Peruvian Avenue #401	Shapiro, Renee	Lubitz, Lewis	\$ 1,350,000	May-08	\$ 611,000	Aug-06	1.75	1215	\$ 536,571	87.8%
50	200 Bradley Place #304 & #C5	Land Acqui Corporation	Mitche, Salvatore	\$ 300,000	May-08	\$ 310,000	Nov-85	22.5	2716	\$ 107,333	15.7%
51	222 Brazilian Avenue #PHD	Franker, Volker	Depeyster Jr, James	\$ 875,000	May-08	\$ 342,500	Feb-04	4.25	830	\$ (2,353)	-0.8%
52	235 Sunrise Avenue #3285	Reisman, Steven	Spedel, Sally	\$ 120,000	May-08	\$ 48,000	Oct-89	18.5	1557	\$ 28,784	8.4%
53	44 Coconut Row #404B	Reisman, Steven	Estate of Elsie Labowitz	\$ 375,000	May-08	\$ 90,000	Nov-02	5.5	271	\$ 13,091	27.3%
54	130 Sunrise Avenue #5030	Cornstein, Marc	Brand, Janet	\$ 1,400,000	May-08	\$ 850,000	Dec-05	2.5	903	\$ 23,285	25.9%
55	130 Sunrise Avenue #090	Silvey R Rabh Trust	Saslove, Joshua	\$ 1,225,000	May-08	\$ 1,225,000	Nov-07	0.5	1673	\$ 220,000	29.9%
56	400 S. Ocean Blvd., #100S	Himmelman, Marc	McCloskey, Patricia	\$ 1,700,000	Jun-08	\$ 1,905,000	Jul-06	2	1722	\$ (102,500)	-5.4%
57	44 Coconut Row #410B & #C8	Reddy, James	Woliams, James	\$ 205,000	Jun-08	\$ 100,000	Aug-00	7.75	540	\$ 13,548	13.5%
58	310 Atlantic Avenue #1	Werner, Roberta	Ross, Darrel S and Susan S	\$ 4,560,000	Jun-08	\$ 4,100,000	Apr-05	3.25	1215	\$ 201,538	54.5%
59	100 Worth Avenue #8150	Pridden Jr, Horton	Fuson, Louis	\$ 1,425,000	Jun-08	\$ 225,000	Jan-05	3.5	4034	\$ 188,571	4.6%
60	100 Sunrise Avenue #4230	Saslove, Joshua	Fiverson, Stephen	\$ 1,500,000	Jun-08	\$ 315,000	Sep-90	17.75	1590	\$ 67,606	30.0%
61	307 Everglades Avenue #13	MCPB Inc	307 Everglades Realty Trust	\$ 3,000,000	Jun-08	\$ 2,000,000	Jul-93	15	1673	\$ 79,000	25.1%
62	100 North Avenue #609	Kaplan, Doree Kohl	Jean R Green Trust	\$ 2,974,775	Jun-08	\$ 708,000	May-02	6	3411	\$ 166,667	8.3%
63	44 Coconut Row #2071A	Matteson, Monique	Marlin Cole Revocable Trust	\$ 225,000	Jun-08	\$ 75,000	Mar-85	23.25	2128	\$ 97,496	13.8%
64							Jan-75	30.5	893	\$ 4,918	5.6%
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