

THE EVANS REPORT

	Property	Buyer	Seller	Current Sale Price	Current Sale Date	Prior Sale Price	Prior Sale Date	Yrs Bwn Sales	Bldg Sq Ft.	Annl Inc(Dec)	Avg Ann %
1	230 S. Ocean Blvd.	230 South Ocean LLC	Bethamco Inc	\$ 12,800,000	Jan-08	\$ 4,685,000	Mar-00	7.75	7990	\$ 1,049,677	22.5%
2	210 Via Tortuga	Pizzagalli, James and Judith	Pattevan II LLC	\$ 4,850,000	Jan-08	\$ 3,500,000	Aug-08	1.5	vacant land	\$ 900,000	25.7%
3	251 Orange Grove Road	251 Orange Grove LLC	Triad Associates Limited Partnership	\$ 1,200,000	Jan-08	\$ 170,000	Jun-82	25.5	2285	\$ 40,392	23.8%
4	1345 Brazilian Avenue	Walker, Christine	Steven J Mulin Revocable Trust	\$ 3,500,000	Feb-08	\$ 3,300,000	Jun-04	3.75	4358	\$ 53,333	1.5%
5	200 Emerald Beach Way	200 EBW LLC	200 Emerald Beach Way Inc	\$ 9,189,250	Feb-08	\$ 5,500,000	Mar-07	1	10495	\$ 3,668,250	66.7%
6	480 Worth Avenue-Intacoastal*	Andress, Karl Heinz and Marianne	Myers Sr., Stephen E	\$ 19,943,385	Feb-08	\$ 4,000,000	Jun-93	14.75	10847	\$ 1,080,907	27.0%
7	230 Onondaga Avenue	Rooks, Vanessa	Onondaga LLC	\$ 2,200,000	Feb-08	\$ 1,500,000	Apr-05	2.75	2539	\$ 254,545	17.0%
8	171 Via Del Lago	Scalia, 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 Chesterton 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%
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	285 Everglades Avenue	Stanley Gordon Revocable Trust	Swartz, Linda	\$ 1,864,000	Feb-08	\$ 650,000	Nov-85	22.25	3851	\$ 54,582	8.4%
12	208 W. Indies Drive	James, Charles	210 West Indies LLC	\$ 5,350,000	Feb-08	\$ 2,250,000	Mar-05	3	new comt	\$ 1,033,333	45.9%
13	125 Seminole Avenue	125 Seminole LLC	Taja Realty Trust	\$ 4,670,000	Mar-08	\$ 8,550,000	May-00	7.75	new comt	\$ (500,645)	-5.3%
14	1558 N. Ocean Way	Arabian Beach LLC	Cunningham et al	\$ 3,975,000	Mar-08	\$ 2,620,000	Apr-03	5	4301	\$ 271,000	10.3%
15	674 Island Drive-Intacoastal*	674 Island Drive LLC	Olson, Sarah and Frank	\$ 7,475,000	Mar-08	\$ 3,690,000	Apr-99	9	6138	\$ 420,556	11.4%
16	1228 N. Lake Way-Intacoastal*	Swanson, Barbara Jean	Zaky, Nida and Paula	\$ 7,340,000	Mar-08	\$ 1,800,000	Sep-98	9.5	6745	\$ 604,211	37.8%
17	224 Colonial Lane	Schauer, McDonald Living Trust	Ball & Chain LLC	\$ 4,495,000	Mar-08	\$ 950,000	Feb-04	8	1741	\$ 136,250	14.3%
18	304 Plantation Road	304 Plantation LLC	Mahony, Joanna	\$ 1,850,000	Mar-08	\$ 530,000	Feb-98	10	2555	\$ 375,000	24.9%
19	210 Emerald Lane	210 Emerald Lane LLC	Morfontaine Trust	\$ 4,550,000	Apr-08	\$ 1,550,000	Mar-00	8	3532	\$ 132,000	24.2%
20	209 List Road	Shinsky, Ami	Korzenevski, Susan	\$ 1,925,000	Apr-08	\$ 500,000	Nov-87	20.5	3238	\$ 54,878	11.0%
21	200 a/va 212 Via Palma-Intacoastal*	YSC Florida LLC	Estate of Howard Gittes	\$ 22,450,000	Apr-08	\$ 9,950,000	Jul-01	6.75	8151	\$ 1,851,852	18.6%
22	1236 S. Ocean Blvd.-Oceanfront*	1236 South Ocean Boulevard LLC	Sidney Kennel Revocable Indent Trust	\$ 81,500,000	Apr-08	\$ 5,500,000	Jul-93	14.75	32316	\$ 5,152,542	93.7%
23	227 Mediterranean Road	Hamilton Jr, S Mathews 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-Intacoastal*	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 W and Joanne Paladino	\$ 7,250,000	May-08	\$ 1,995,000	Jun-97	11	6208	\$ 477,727	23.9%
26	120 Everglade Avenue	Armen A Maroogian 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	Mekenna, Donald and Sara	Copeland, Ann B	\$ 2,000,000	May-08	\$ 245,000	Jul-81	26.75	2897	\$ 65,607	26.8%
28	114 Charle Avenue	114 Charle Avenue Land Trust	Trust Agreement of A Lashian Reed	\$ 6,010,000	May-08	\$ 1,850,000	Dec-95	11.5	7485	\$ 361,739	19.6%
29	1230 N Lake Way-Intacoastal*	CKM Palm Beach LLC	Fox Rock LLC	\$ 8,650,000	May-08	\$ 3,450,000	Jul-04	3.75	7446	\$ 660,000	8.5%
30	124 Parc Monceau-Intacoastal*	Greenway Financial Group LLC	Ward, Danna	\$ 4,500,000	May-08	\$ 6,550,000	Feb-03	5.25	5960	\$ 200,000	5.8%
31	112 Via Palma	Hanul, Abe and Giovanna	Harris, Heather H	\$ 3,275,000	May-08	\$ 1,125,000	Feb-99	9.25	6453	\$ 232,432	20.7%
32	2243 E. Ibis Isle Road-Intacoastal*	Golden, Laurence	Marchak, Robert	\$ 1,393,500	May-08	\$ 1,200,000	Jun-04	4	4774	\$ 48,375	4.0%
33	211 Ocean Terrace	Frealiza, Robert	American Home Mortgage Servicing Inc	\$ 1,600,000	May-08	\$ 1,425,000	May-02	6	2777	\$ 29,167	2.0%
34	303 Seaspay Avenue	Lorenzen, Cornelia	Deely, Barbara	\$ 2,317,500	May-08	\$ 500,000	May-95	13	2554	\$ 139,808	28.0%
35	305 Mediterranean Road	Westport Palm Beach LLC	Estate of Esther P Young	\$ 1,000,000	May-08	\$ 80,000	Nov-76	21.5	1986	\$ 42,791	63.5%
36	217 List Road	Guari, Jason	Korzenevski, Susan	\$ 1,400,000	May-08	\$ 63,000	Jan-88	40.25	3118	\$ 33,217	52.7%
37	325 Hibiscus Avenue	Cantor, Mabel	Quindy, Roxanne	\$ 1,725,000	May-08	\$ 1,500,000	Jul-05	2.75	1899	\$ 81,818	5.5%
38	220 Onondaga Avenue	B-17 LLC	Wild Oak LLC	\$ 2,000,000	May-08	\$ 1,400,000	Mar-04	4.25	2872	\$ 141,176	10.1%
39	109 Junge Road	Patric, Carroll	David Berger Trust	\$ 7,450,000	May-08	\$ 2,800,000	Feb-83	15.25	6681	\$ 304,918	10.9%
40	245 Esplanade Way	Casamar Trust	Esplanade Properties LLC	\$ 1,955,000	May-08	\$ 1,800,000	Apr-05	3	3803	\$ 65,000	3.6%
41	1181 N. Lake Way-Intacoastal*	Andrew GC Sage III FT Revocable Trust	Carney, Patrick	\$ 7,895,000	May-08	\$ 7,800,000	Jan-08	2.25	6058	\$ 37,778	0.5%

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42	135 Wells Road	Gosselt, W	Scheifer, Jack	\$ 3,425,000	May-08	\$ 1,250,000	May-91	17	7473	\$ 127,941	10.2%
43	300 Premier Park Road	Ross, Darrell and Susan	Schulhof, Michael and Paula	\$ 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 Pulcan 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	60 Bossom Way-Oceanfront*	White Sea Holdings LLC	Lindemann, George and Frayda	\$ 68,500,000	Jun-08	\$ 13,100,000	Apr-97	11.25	30286	\$ 4,924,444	37.6%
47	168 Season Avenue	Mercuro, Susan	Derrosa, Alicia	\$ 1,300,000	Jun-08	\$ 240,000	Apr-82	26.25	3537	\$ 40,381	16.8%
48	401 Brazilian Avenue	Geidt, George	Murphy, William	\$ 5,162,500	Jun-08	\$ 3,700,000	Jun-07	1	5639	\$ 1,462,500	39.5%
49	1245 Coral Lane	245 Coral Lane LLC	Sten, Richard	\$ 2,950,000	Jun-08	\$ 580,000	Jan-83	15.5	3242	\$ 154,134	27.5%
50	201 Bermuda Lane	McCann, Denise P	Reventow, Richard	\$ 1,700,000	Jun-08	\$ 395,000	Jan-98	10.5	3387	\$ 105,238	17.7%
51	130 Coconut Row	Landy, Dana and William F X Moody	Melhado, Frederick A and Virginia	\$ 6,400,000	Jun-08	\$ 270,000	Jan-74	34.5	7433	\$ 177,691	66.8%
52	110 Atlantic Avenue	Heldt, L Schuster 1994 Trust	Felias, Mark E	\$ 5,435,000	Jun-08	\$ 2,600,000	Jan-01	7.5	6085	\$ 378,000	14.5%
53	980 S. Ocean Blvd.	Rohick, William	Clemens, Rosemary A	\$ 3,960,000	Jun-08	\$ 2,400,000	Aug-02	5.75	5414	\$ 271,304	11.3%
54	135 Chilean Avenue	ALVA LLC	Dayan, Salomon and Rita	\$ 7,900,000	Jun-08	\$ 1,000,000	May-92	16	6817	\$ 431,250	43.1%
55	263 El Pueblo Way	Calhoun, Robert	Carr, Rosalie	\$ 1,765,000	Jun-08	\$ 1,000,000	Jul-06	2	2048	\$ 382,500	38.3%
56	232 Brazilian Avenue	JDO Palm Beach LLC	Estate of Julia Beall	\$ 3,500,000	Jun-08	N/A	N/A	N/A	3997	N/A	N/A
57			Thomson, Alexander	\$ 3,980,000	Jun-08	\$ 2,400,000	Jun-98	9	5663	\$ 175,566	7.3%
58											
59											
60											
61				\$ 7,815,643		\$ 3,008,759		9.99		\$ 650,091	21.6%
62											
63				\$ 445,491,635		\$ 162,473,000		569.5		\$ 35,104,902	
64								57		\$ 54	
65				\$ 7,815,643		\$ 3,008,759		9.99		\$ 650,091	21.6%
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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(Ded)	Avg Ann %
1	210 Via Tortuga	Pizzagalli, James and Judith	Pattawan II LLC	\$ 4,950,000	Jan-08	\$ 3,500,000	Aug-06	1.5	vacant land	\$ 900,000	25.7%
2	251 Orange Grove Road	251 Orange Grove LLC	Tquad Associates Limited Partnership	\$ 1,200,000	Jan-08	\$ 170,000	Jan-82	25.5	2259	\$ 40,392	23.8%
3	230 Onondaga Avenue	Rooks, Vanessa	Onondaga LLC	\$ 2,200,000	Feb-08	\$ 1,500,000	Apr-05	2.75	2539	\$ 254,545	17.0%
4	225 Emeralds Avenue	Stanley Gordon Revocable Trust	Svenetz, Linda	\$ 1,854,000	Feb-08	\$ 650,000	Nov-85	22.25	3851	\$ 54,582	8.4%
5	208 W. Indies Drive	James, Charles	210 West Indies LLC	\$ 3,350,000	Feb-08	\$ 2,250,000	Mar-05	3	new const	\$ 1,033,333	45.9%
6	125 Seminole Avenue	James, Charles	Tala Realty Trust	\$ 4,670,000	Mar-08	\$ 8,550,000	May-00	7.75	new const	\$ (500,645)	-5.9%
7	1558 N. Ocean Way	Arabian Beach LLC	Cumhingham et al	\$ 3,875,000	Mar-08	\$ 2,620,000	Apr-03	5	new const	\$ 271,000	10.3%
8	1226 N. Lake Way-Intecostal*	Swanson, Barbara Jean	Zukov, Nikita and Paula	\$ 7,240,000	Mar-08	\$ 1,800,000	Sep-88	9.5	6746	\$ 604,211	37.8%
9	304 Plantation Road	Scharer McDornald Living Trust	Bail & Chan LLC	\$ 1,495,000	Mar-08	\$ 950,000	Feb-04	4	1741	\$ 136,250	14.3%
10	224 Colonial Lane	304 Plantation LLC	Mahony, Joanna	\$ 1,850,000	Mar-08	\$ 530,000	Feb-98	10	2555	\$ 132,000	24.9%
11	210 Emerald Lane	210 Emerald Lane LLC	Montrealne Trust	\$ 4,850,000	Apr-08	\$ 1,550,000	Mar-00	8	3632	\$ 375,500	24.2%
12	209 List Road	Shinsky, Ami	Korzenewski, Sean	\$ 1,825,000	Apr-08	\$ 500,000	Nov-87	20.5	3238	\$ 54,878	11.0%
13	227 Mediterranean Road	Hamilton Jr, S Matthews V et al	Sullivan, Stephen and Marcia	\$ 1,937,500	Apr-08	\$ 1,400,000	Jul-04	3.75	2907	\$ 116,667	8.3%
14	120 Everglade Avenue	Armen A Manoogian Trust	Sheehan, Patrick and Janet	\$ 6,200,000	May-08	\$ 4,290,000	Dec-03	4.5	7531	\$ 424,444	9.8%
15	232 Mochingbird Trail	Mckenna, Donald and Sara	Copenhend Ann B	\$ 2,000,000	May-08	\$ 245,000	Jul-04	3.75	2897	\$ 65,607	28.8%
16	1230 N Lake Way-Intecostal*	CKM Palm Beach LLC	Fox Rock LLC	\$ 8,650,000	May-08	\$ 6,550,000	Jul-04	3.75	7446	\$ 960,000	8.5%
17	211 Ocean Terrace	Falouts, 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 List Road	Guan, Jason	Korzenewski, Susan	\$ 1,400,000	May-08	\$ 63,000	Jan-68	40.25	3118	\$ 33,217	52.7%
20	220 Onondaga Avenue	B-17 LLC	Wild Oak LLC	\$ 2,000,000	May-08	\$ 1,400,000	Mar-04	4.25	2872	\$ 141,178	10.1%
21	245 Esplanade Way	Casamar Trust	Esplanade Properties LLC	\$ 1,895,000	May-08	\$ 1,600,000	Apr-05	3	3803	\$ 65,000	3.6%
22	1181 N. Lake Way-Intecostal*	Andrew GC Sage III FJ Revocable Trust	Corney, Patrick	\$ 7,885,000	May-08	\$ 7,800,000	Jan-06	2.25	6058	\$ 37,778	0.5%
23	125 Walle Road	Gossert, W	Schulhof, Michael and Paola	\$ 3,425,000	May-08	\$ 1,950,000	May-91	17	7473	\$ 127,941	10.2%
24	300 Panther 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%
25	302 Caribbean Road	Mottola, Thomas D	302 Caribbean LLC	\$ 6,000,000	Jun-08	\$ 2,650,000	Jul-06	2	new const	\$ 1,675,000	63.2%
26	245 Coral Lane	Stein, Richard	Reynold, Richard	\$ 2,950,000	Jun-08	\$ 565,000	Jan-93	15.5	3387	\$ 154,194	27.5%
27	201 Bermuda Lane	McCann, Denise P	Reynold, Richard	\$ 1,700,000	Jun-08	\$ 565,000	Jan-98	10.5	3387	\$ 105,238	17.7%
28	280 Dunbar Road	Landry, Dana and William F X Moody	Meinold, Fredrick A and Virginia	\$ 6,400,000	Jun-08	\$ 270,000	Jan-74	34.5	7433	\$ 177,681	66.8%
29	110 Atlantic Avenue	Hedil 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	253 El Pueblo Way	Calhoun, Robert	Estate of Julia Bail	\$ 3,500,000	Jun-08	N/A	N/A	N/A	3997	N/A	N/A
31											
32											
33											
34				\$ 3,649,050		\$ 2,139,586		10.94		\$ 259,809	100.0%
35											
36				\$ 109,471,500		\$ 62,048,000		328.25		\$ 7,534,455	
37								30		\$ 29	
38				\$ 3,649,050		\$ 2,139,586		10.94		\$ 259,809	100.0%
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1	230 S. Ocean Blvd.	230 South Ocean LLC	Belcampo Inc	\$ 12,800,000	Jan-08	\$ 4,665,000	Mar-00	7.75	7980	\$ 1,048,677	22.5%
2	345 Brazilian Avenue	Wetkins, Christine	Steven J Mullin Revocable Trust	\$ 3,500,000	Feb-08	\$ 3,300,000	Jun-04	3.75	4358	\$ 53,333	1.6%
3	460 Worth Avenue-Hilacasa1*	Andresen, Karl Heinz and Marianne	Myers Sr, Stephen E	\$ 19,943,385	Feb-08	\$ 4,000,000	Jun-83	14.75	10947	\$ 1,080,907	27.0%
4	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
5	114 Clarke Avenue	114 Clarke Avenue Land Trust	Trust Agreement of A Lechian Reed	\$ 6,010,000	May-08	\$ 1,850,000	Dec-96	11.5	7495	\$ 361,739	19.6%
6	353 Seastray Avenue	Lorenzen, Cornelia	Deely, Barbara	\$ 2,317,500	May-08	\$ 500,000	May-95	13	2594	\$ 138,808	28.0%
7	365 Hibiscus Avenue	Cantor, Mabel	Quinby, Roxanne	\$ 1,725,000	May-08	\$ 1,500,000	Jul-05	2.75	1589	\$ 81,818	5.6%
8	168 Seastray Avenue	Mercure, Susan	Derosa, Alicia	\$ 1,300,000	Jun-08	\$ 240,000	Apr-82	26.25	3537	\$ 40,381	16.8%
9	401 Brazilian Avenue	Gould, George	Murphy, William	\$ 5,162,500	Jun-08	\$ 3,700,000	Jun-07	1	5839	\$ 1,462,500	39.5%
10	130 Coconut Row	130 Coconut Row Realty Trust	Freitas, Mark E	\$ 5,435,000	Jun-08	\$ 2,600,000	Jan-01	7.5	6085	\$ 378,000	14.5%
11	135 Chilean Avenue	ALVA LLC	Carr, Rosalie	\$ 1,755,000	Jun-08	\$ 1,000,000	Jul-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	\$ 175,556	7.3%
13											
14											
15											
16				\$ 5,636,532		\$ 2,341,364		8.27		\$ 473,293	20.2%
17											
18				\$ 67,636,385		\$ 25,755,000		98.25		\$ 5,206,220	
19								12		\$ 11	
20				\$ 5,636,532		\$ 2,341,364		8.27		\$ 473,293	20.2%
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2 171 Via Del Lago	Scalle, Frances	Prudden Jr, Horton R	\$ 4,200,000	Feb-08	\$ 100,000	Jun-82	25.75	7156	Not Arms Length	66.7%
3 143 Clemond Avenue	Richard Revocable Trust	Robert Christian Ethel Revocable Trust	\$ 9,000,000	Feb-08	\$ 4,200,000	May-03	4.75	7412	\$ 1,010,526	24.1%
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15 960 S. Ocean Blvd.						May-92	16	6817	\$ 431,250	43.1%
16										
17										
18										
19			\$ 17,882,117		\$ 5,533,571		9.47		\$ 1,597,445	30.0%
20			\$ 288,381,750		\$ 74,670,000		142		\$ 22,364,226	
21							15			
22			\$ 17,882,117		\$ 5,533,571		9.47		\$ 1,597,445	30.0%
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