

THE EVANS REPORT ANALYSIS

January 1, 2008 - March 31, 2008

versus

January 1, 2009 - March 31, 2009

TOWN OF PALM BEACH - SINGLE FAMILY SALES

	<u>2008 (1/1/08 - 3/31/08)</u>	<u>2009 (1/1/09 - 3/31/09)</u>	<u>Differential</u>
No. of Sales	18	6	-12
Median	\$4,670,000	\$3,550,000	-\$1,120,000
Avg. Sales Price	\$5,815,591	\$3,657,957	-\$2,157,634

TOWN OF PALM BEACH - CONDOMINIUM UNIT SALES

	<u>2008 (1/1/08 - 3/31/08)</u>	<u>2009 (1/1/09 - 3/31/09)</u>	<u>Differential</u>
No. of Sales	49	39	-10
Median	\$ 800,000	\$550,000	-\$250,000
Avg. Sales Price	\$1,131,276	\$845,088	-\$286,188

THE EVANS REPORT®

PB SINGLE FAMILY SALES 1/09-4/09

Published by: Leslie Robert Evans Assn., 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	Bldg Sq Ft	Ann Inc/Den	Avg Ann %	
1 402 Primavera Way	402 Primavera LLC	Kean, Jan M	\$ 2,000,000	Jan-09	\$ 1,200,000	Oct-97	11.25	5897	\$ 71,111	5.0%	1
2 756 Slope Trail	Adolphus Busch Orthwein Trust	Slope Trail LLC	\$ 5,959,500	Feb-09	\$ 1,825,000	Jun-04	4.75	7308	\$ 870,211	47.7%	2
3 289 Rendition Avenue	DIGM Land Company, LLC	Mered Investments Inc	\$ 3,550,000	Feb-09	\$ 3,100,000	Sep-04	4.5	5739	\$ 100,000	3.2%	3
4 23 Mandor Court	Sandra K Lambert Revocable Trust	Estate of Diana W Davie	\$ 3,539,240	Feb-09	\$ 1,800,000	Apr-93	13.75	5413	\$ 110,428	6.7%	4
5 509 Seagrass Avenue	David M Oreglia Spray Trust	F G Howard Jr Enterprises Inc	\$ 3,500,000	Feb-09	\$ 1,850,000	May-05	3.75	4899	\$ 517,333	26.4%	5
6 2501 Peridain Avenue	Jankowski, Joel and Carol	Cerina, John	\$ 3,000,000	Mar-09	\$ 3,500,000	Feb-05	4	5008	\$ (125,000)	-3.6%	6
7 220 Esplanade Way	Ferro, Steven and Iris	Perry, Donald and Dayna	\$ 5,373,000	Apr-09	\$ 3,875,000	May-05	4	vacant	\$ 251,250	-16.8%	7
8 133 Brazilian Lane	Ferro, Jacqueline J	Bourne Investments Inc	\$ 1,650,000	Apr-09	\$ 1,240,000	Jul-07	1.75	5189	\$ 858,000	22.1%	8
9 216 Bahama Lane	Chiang, Steven C	Bourne Investments Inc	\$ 2,500,000	Apr-09	\$ 1,240,000	Oct-98	9.5	3478	\$ 43,158	3.5%	9
10 235 Atlantic Avenue	Faas, Andrew J	Merial Trust of Paul L. Maddock		Apr-09	N/A	N/A	N/A	vacant	N/A	N/A	10
11											11
12											12
13			\$ 3,397,574		\$ 2,222,222						13
14											14
15			\$ 33,975,740		\$ 20,000,000		58.25		\$ 2,594,491		15
16			10		9		10				16
17			\$ 3,397,574		\$ 2,222,222		5.93		\$ 299,388	13.5%	17
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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 Incld(Ded)	Avg Ann %	
1	756 Slope Trail	Adolphus Bush Orthwein Trust	Slope Trail LLC	\$ 5,658,500	Feb-09	\$ 1,895,000	Jun-04	4.75	7308	\$ 870,211	47.7%	1
2	2 Windsor Court	Sandra K Lambert Revocable Trust	Estate of Diana W David	\$ 3,639,240	Feb-09	\$ 1,800,000	Apr-93	16.75	5413	\$ 110,229	6.1%	2
3	220 Esplanade Way	Lepidus Steven and Iris	Perry, Donald and Dayna	\$ 2,505,000	Apr-09	\$ 1,500,000	May-05	4	vacant	\$ 281,250	16.8%	3
4	216 Bahama Lane	Chang, Steven	Chopin, Susan	\$ 1,850,000	Apr-09	\$ 1,240,000	Jan-99	9.5	3478	\$ 43,158	3.5%	4
5	235 Atlantic Avenue	Frass, Andrew J	Marina Trust of Paul L. Maddock	\$ 2,500,000	Apr-09	N/A	N/A	N/A	vacant	N/A	N/A	5
6												6
7												7
8				\$ 3,230,548		\$ 1,591,250		6.8		\$ 1,591,250	100.0%	8
9												9
10						\$ 6,365,000		34		\$ 6,365,000		10
11				\$ 16,152,740				5				11
12						\$ 1,591,250		6.8		\$ 1,591,250	100.0%	12
13				\$ 3,230,548								13
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Property	Buyer	Seller	Current Sale Price	Current Sale Date	Prior Sale Price	Prior Sale Date	Yrs Bwn Sales	Bidg Sq Ft	Ann Inc(Ded)	Avg Ann %	
1 402 Primavera Way	DKM Land Company LLC	Kean, Ian M	\$ 2,000,000	Jan-09	\$ 1,200,000	Oct-87	11.25	8897	\$ 71,111	5.9%	1
2 269 Sandpiper Avenue	David M Coniglia Spray Trust	Mare Investments Inc	\$ 3,550,000	Feb-09	\$ 1,700,000	Sep-04	4.5	5739	\$ 100,000	3.2%	2
3 209 Saaspey Avenue	Lankowsky, Joel and Carol	F G Howard J Enterprises Inc	\$ 3,500,000	Feb-09	\$ 1,980,000	May-05	3.75	4599	\$ 517,333	28.4%	3
4 250 Sandpiper Avenue	Ferre, Jacqueline J	Ceriale, John	\$ 3,000,000	Mar-09	\$ 3,500,000	Feb-05	4	6008	\$ (125,000)	-3.6%	4
5 133 Brazilian Avenue		Bourne Investments Inc	\$ 5,373,000	Apr-09	\$ 3,875,000	Jul-07	1.75	5189	\$ 856,000	22.1%	5
6											6
7											7
8			\$ 3,564,600		\$ 2,727,000		5.05		\$ 283,889	10.4%	8
9											9
10			\$ 17,823,000		\$ 13,635,000		25.25		\$ 1,419,444		10
11					\$ 2,727,000		5		\$ 283,889	10.4%	11
12			\$ 3,564,600								12
13											13
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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(Deg)	Avg Ann %
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PB CONDO SALES 1/09-4/09

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 214 Brazilian Ave., #200, Palm Beach, FL 33460
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	Property	Buyer	Seller	Current Sale Price	Current Sale Date	Prior Sale Price	Prior Sale Date	Yrs Bwn Sales	Bids Sq Ft	Ann Inc/Ded	Avg Ann %	
1	3140 S. Ocean Blvd., #306S	Simons, Alan and Annette	Ghebler, Scott	\$ 500,000	Jan-09	\$ 769,000	May-07	1.75	2220	\$ (153,142)	-19.9%	1
2	1100 Worth Avenue #414	North, Gail Katz	Edward I. Brostian Jr. Trust	\$ 1,650,000	Jan-09	\$ 300,000	Mar-01	7.75	1528	\$ 174,593.59	58.1%	3
3	1100 Worth Avenue #6170	Wolfe, James D and Elaine J	Estate of Thomas B Wilbur	\$ 1,125,000	Jan-09	\$ 451,100	Jul-85	23.5	1580	\$ 29,695	6.0%	2
4	250 Bradley Place #513	Kantor, Martin E and Lucille S	Kent, Gloria	\$ 650,000	Jan-09	\$ 375,000	May-02	7.75	971	\$ 22,581	6.0%	4
5	354 Clinical Avenue #228	Cox Jr, Howard E	Arnold, Stephen H and Jane	\$ 425,000	Jan-09	\$ 103,000	Jul-82	16.5	782	\$ 19,515	18.9%	5
6	3450 S. Ocean Blvd., #117	Shilman, Dana and Dorothy	Sybilie Singer Revocable Living Trust	\$ 230,000	Jan-09	\$ 135,000	Nov-00	8.25	1548	\$ 11,515	4.3%	6
7	44 Coconut Row #107A	Gorton, Benjamin and Elizabeth	Henry Peresty Revocable Trust	\$ 200,000	Jan-09	\$ 99,400	Apr-85	23.75	883	\$ 4,236	4.3%	7
8	2660 S. Ocean Blvd., #203W	50 States Limited	Apter, Susan G	\$ 1,950,000	Jan-09	\$ 1,150,000	Nov-07	1.25	2918	\$ (90,000)	-7.0%	8
9	44 Coconut Row #23B	Fed Alger 2009 Trust	Wood, Renee	\$ 415,000	Jan-09	\$ 320,000	Aug-05	3.5	1597	\$ 27,143	8.5%	9
10	1100 Worth Avenue #610	Rizzio, Leandro and Sherrie	Lyons, Kay G	\$ 2,225,000	Feb-09	\$ 1,033,000	Mar-00	9	448	\$ 170,286	16.5%	10
11	235 Sunrise Avenue #3027	3027 PBH LLC	Anne M Lavery Revocable Trust	\$ 73,000	Feb-09	\$ 55,000	Mar-00	9	3219	\$ 2,000	3.6%	11
12	3000 S. Ocean Blvd., #408	Lukes, Peter	Bellaire Condominium Association Inc	\$ 1,675,000	Feb-09	\$ 3,800,000	Apr-07	1.75	1808	\$ (1,214,286)	-32.0%	12
13	2660 S. Ocean Blvd., #502W	Malik, Burton and Nancy	Raphael, Florence	\$ 307,000	Feb-09	\$ 480,000	Feb-02	7	1226	\$ 7,287	18.5%	13
14	44 Coconut Row #221B	Voyatzis, George and Alexandra	Franke, Marie	\$ 200,000	Feb-09	\$ 89,000	Apr-05	3.75	1226	\$ 7,287	8.2%	14
15	2545 S. Ocean Blvd., #301	Swierczewski, Andrew and Roumelia	Blake, Curtis and Patricia	\$ 925,000	Feb-09	\$ 325,000	May-05	3.75	1540	\$ (35,553)	-10.3%	15
16	3300 Coconut Row #1B	Barbara Annan Revocable Trust	Alexander, David	\$ 450,000	Feb-09	\$ 870,000	May-05	3.75	972	\$ 14,687	1.7%	16
17	3440 S. Ocean Blvd., #204N	Leclair Associates LLC	Roy, Forhan Revocable Trust	\$ 250,000	Feb-09	\$ 310,000	Dec-85	13.25	2078	\$ 9,057	2.9%	17
18	2505 S. Ocean Blvd., #306	Assare, Vladimir	Riquelme-Stephan, Carolina	\$ 700,000	Feb-09	\$ 200,000	May-99	9.75	1201	\$ 51,282	26.6%	18
19	170 Clinical Avenue #2A	Benson, Tud Ann	Rhodes Wagner Revocable Trust	\$ 975,000	Feb-09	\$ 389,000	Jul-00	8.5	2119	\$ 21,882	5.6%	19
20	3400 S. Ocean Blvd., #1146	Rodriguez, Raphael and Pauline	Dorothea Villa Living Trust Agreement	\$ 650,000	Feb-09	\$ 245,000	May-85	23.75	2497	\$ 13,895	5.7%	20
21	3120 S. Ocean Blvd., #2-502	Koblenz, Harvey and Maria	David M Ovella Spray Trust	\$ 650,000	Feb-09	\$ 370,000	Feb-02	7	1182	\$ 40,000	10.8%	21
22	3500 S. Ocean Blvd., #501B	F G Howard Jr Enterprises Inc	Duffin, Francis	\$ 2,050,000	Feb-09	\$ 700,000	Jul-99	9.5	1770	\$ 142,105	20.3%	22
23	3300 Coconut Row #PHB	Kelly Family Trust	Alfred R. Heath Trust	\$ 375,000	Feb-09	N/A	N/A	N/A	1949	N/A	N/A	23
24	2150 The Isle Road #9	Prendergast, Robert	Walms Family Trust	\$ 90,000	Feb-09	\$ 237,000	Jan-06	3	561	\$ (49,000)	-20.7%	24
25	235 Sunrise Avenue #222S	Meyer, Gregory S	Ruth S Blank Living Trust	\$ 630,000	Feb-09	\$ 8,200	Jan-06	34	2006	\$ 18,288	223.0%	25
26	2784 S. Ocean Blvd., #101N & CN110	Cutter, Beth	Sylvia Ann Joel Revocable Trust	\$ 1,882,450	Mar-09	\$ 1,275,000	Feb-02	7	1830	\$ 86,778	6.8%	26
27	170 N. Ocean Blvd., #501	Mooney, Charles and Vilma	Kurtz, Stuart and Deborah	\$ 600,000	Mar-09	\$ 400,000	Dec-01	7.25	2078	\$ 27,586	6.8%	27
28	3440 S. Ocean Blvd., #401N	Schaefer, Kenneth and Susan	Sagin, Robert Ann Margulite	\$ 165,000	Mar-09	\$ 225,000	May-89	9.75	990	\$ 3,950	2.8%	28
29	3230 S. Ocean Blvd., #B503	lodice, Angelo et al	Seligman, Edward	\$ 370,000	Mar-09	\$ 125,000	Apr-89	21	1486	\$ 6,905	3.1%	29
30	3300 S. Ocean Blvd., #207N	Gilbert, Roger	Estate of Joshua & Selene Levine	\$ 525,000	Mar-09	\$ 280,000	Apr-87	22	1289	\$ 16,500	10.2%	30
31	2185 The Isle Road #20	William Mather Trust	GHAC Global Religion Svcs LLC	\$ 200,000	Mar-09	\$ 750,000	Jun-08	0.75	1472	\$ (105,867)	-38.1%	31
32	3460 S. Ocean Blvd., #308	Dorfman, David and Raifaina	Nussbaum, Virginia et al	\$ 300,000	Mar-09	\$ 160,000	Oct-99	8.75	2454	\$ 17,143	2.3%	32
33	2680 S. Ocean Blvd., #108	Esra, Barry	Robert & Diana Torigo Kellmann Trust	\$ 285,000	Mar-09	\$ 92,000	Oct-99	9.5	1661	\$ 13,158	8.2%	33
34	2784 S. Ocean Blvd., #304S	Miller, Susan	Wessis, Milton and Marcia	\$ 390,000	Mar-09	\$ 1,022,900	Nov-86	29	1458	\$ 8,987	9.7%	34
35	3440 S. Ocean Blvd., #308N	Navabha Revocable Trust et al	Samuel N Shapiro Marital Trust	\$ 760,000	Mar-09	\$ 40,000	Nov-86	22.25	3013	\$ 295,600	28.9%	35
36	2 N. Breakers Row #N42 & #227	Roberts, Bob	Heise Sr, Richard A	\$ 155,000	Mar-09	\$ 357,050	Mar-01	8	2250	\$ 19,167	47.9%	36
37	235 Sunrise Avenue #M2H	Simmons, Cynthia J	Susan W Agger Declaration of Trust	\$ 825,000	Mar-09	\$ 73,500	Mar-01	30.25	2434	\$ 58,494	16.4%	37
38	3560 S. Ocean Blvd., #1C1	Kearney, Emely	Estate of Daniel Eisen	\$ 123,000	Mar-09	\$ 144,000	Jan-79	31.25	1008	\$ 1,636	2.2%	38
39	3450 S. Ocean Blvd., #112	Oxenberg, Robert and Maureen	William Goldberg Revocable Trust	\$ 775,000	Apr-09	\$ 125,000	Jan-78	30.25	1976	\$ 20,182	14.0%	39
40	2600 S. Ocean Blvd., #301N	Oxenberg, Robert and Maureen	Hannah Pichas Living Trust	\$ 650,000	Apr-09	\$ 145,000	Oct-88	20.5	1720	\$ 14,500	11.2%	40
41	3400 S. Ocean Blvd., #8E1	Elabas, Mohamed Fouad and Uha	Lutzyn, Olga	\$ 145,000	Apr-09	\$ 250,000	Aug-94	4.75	2131	\$ 57,885	0.9%	41
42	235 Sunrise Avenue #M2I	Schichtman, Cheryl	Condon, P Kevin	\$ 2,250,000	Apr-09	\$ 392,500	Oct-99	10.5	1215	\$ 36,905	10.2%	42
43	1100 Royal Palm Way #B4	Whelan, John	Sandler, Alan et al	\$ 1,250,000	Apr-09	N/A	N/A	N/A	1716	\$ 5,325	N/A	43
44	44 Coconut Row #B412	Bank, Mark	Germann, Elizabeth K	\$ 1,250,000	Apr-09	\$ 300,000	Jan-80	29.25	2119	\$ 27,619	4.4%	44
45	400 S. Ocean Blvd., #418E	Rock, M Chengis Spray Trust	Mical, Frederick and Susan	\$ 330,000	Apr-09	\$ 300,000	Oct-88	10.5	1888	\$ 27,619	9.2%	45
46	3400 S. Ocean Blvd., #1B1	Mical, Frederick and Susan	Phillis G Shapiro Trust	\$ 390,000	Apr-09	\$ 2,900,000	Jul-06	2.75	3717	\$ (236,364)	-8.2%	46
47	2275 S. Ocean Blvd., #101S	Yanson Jr, Ray	Demico, Toby	\$ 2,250,000	Apr-09	\$ 2,900,000	Jul-06	2.75	3717	\$ (236,364)	-8.2%	47
48	5000 S. Ocean Blvd., #306	Kennell, Herman 2009 Revocable Trust	Demico, Toby	\$ 2,250,000	Apr-09	\$ 2,900,000	Jul-06	2.75	3717	\$ (236,364)	-8.2%	48

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49	3450 S. Ocean Blvd., #706	Haas Revocable Trust	Lawrence & Smilla Merrissey Trust	\$ 175,000	Apr-09	\$ 315,000	Jun-05	992	\$ (37,333)	-11.9%	49
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1	100 Worth Avenue #PH4	Worth, Gail Katz	\$ 1,650,000	Jan-09	\$ 300,000	Mar-01	7.75	1539	\$ 172,194	58.1%	1
2	100 Worth Avenue #6170	Wilner, James D and Ellen J	\$ 1,128,000	Jan-09	\$ 431,100	Jul-85	23.5	1580	\$ 20,856	6.9%	2
3	1250 Bradley Place #603	Kantor, Martin E and Lucille S	\$ 550,000	Jan-09	\$ 375,000	May-02	7.75	871	\$ 22,580,662	6.9%	3
4	1354 Chalfant Avenue #2B	Cox, Jr., Howard E	\$ 425,000	Jan-09	\$ 103,000	Jul-92	16.5	782	\$ 19,515,15	18.9%	4
5	444 Coccaanut Row #101A	Gordon, Benjamin and Elizabeth	\$ 200,000	Jan-09	\$ 99,400	Apr-85	23.75	893	\$ 4,235,79	4.3%	5
6	444 Coccaanut Row #235	Fred Alger 2009 Trust	\$ 415,000	Jan-09	\$ 320,000	Aug-05	3.5	992	\$ 27,142,88	8.5%	6
7	100 Worth Avenue #810	Rizzuto, Leonard and Sherris	\$ 2,225,000	Feb-09	\$ 1,033,000	Jan-02	7	1597	\$ 170,286,71	16.5%	7
8	235 Sunrise Avenue #3027	Lyons, Kay G	\$ 73,000	Feb-09	\$ 55,000	Mar-00	9	448	\$ 2,000,00	3.6%	8
9	44 Coccaanut Row #221B	Voyatzis, George and Alexandra	\$ 307,000	Feb-09	\$ 89,000	Jan-79	30	1226	\$ 7,266,67	8.2%	9
10	330 Coccaanut Row #1B	Barbara Aman Revocable Trust	\$ 925,000	Feb-09	\$ 870,000	May-05	3.75	1540	\$ 14,686,67	1.7%	10
11	170 Chalfant Avenue #3A	Benson, Judi Ann	\$ 700,000	Feb-09	\$ 200,000	May-89	9.75	1201	\$ 51,282,05	25.6%	11
12	350 S. Ocean Blvd., #3010	F G Howard Jr Enterprises Inc	\$ 650,000	Feb-09	\$ 370,000	Feb-02	7	1182	\$ 40,000,00	10.8%	12
13	330 Coccaanut Row #P1B	Duffier, Francois	\$ 2,050,000	Feb-09	\$ 700,000	Jul-99	9.5	1770	\$ 142,105,28	20.3%	13
14	235 Sunrise Avenue #2225	Meoer, Gregory S	\$ 90,000	Feb-09	\$ 237,000	Jan-06	3	561	\$ (48,000,00)	-20.7%	14
15	170 N. Ocean Blvd., #501	Meoer, Charles and Wilma	\$ 1,842,487	Mar-09	\$ 1,275,000	Feb-02	7	1830	\$ 86,778,57	8.8%	15
16	2.N. Breakers Row #NA2 & #C27	Robert, Bob	\$ 7,600,000	Mar-09	\$ 1,022,900	Nov-86	22.25	3013	\$ 295,600,00	28.9%	16
17	1235 Sunrise Avenue #MZH	Simpson, Cynthia J	\$ 155,000	Mar-09	\$ 40,000	Apr-03	6	2290	\$ 19,168,67	47.9%	17
18	1280 S. Ocean Blvd., #1C1	Gallin, John B	\$ 825,000	Mar-09	\$ 397,090	Mar-01	8	2434	\$ 58,483,75	16.4%	18
19	1235 Sunrise Avenue #M21	Schwabman, Cheryl	\$ 1,483,000	Mar-09	\$ 1,945,000	Oct-88	20.5	2175	\$ 57,894,74	2.9%	19
20	100 Royal Palm Vay #B4	Wahlert, John	\$ 2,250,000	Apr-09	\$ 1,975,000	Aug-04	4.75	2131	\$ 57,894,74	2.9%	20
21	44 Coccaanut Row #B12	Birk, Mark	\$ 750,000	Apr-09	\$ 362,500	Oct-88	10.5	1215	\$ 36,904,76	10.2%	21
22	400 S. Ocean Blvd., #A18E	Roderic M Oneglia Spray Trust	\$ 1,750,000	Apr-09	N/A	N/A	N/A	1716	N/A	N/A	22
23											23
24											24
25			\$ 1,215,702		\$ 517,998		10.94		\$ 60,538,41	11.7%	25
26											26
27											27
28			\$ 26,745,450		\$ 10,359,950		240.75		\$ 1,210,768		28
29					\$ 20		22				29
30			\$ 1,215,702		\$ 517,998		10.94		\$ 60,538,41	11.7%	30
31											31
32											32
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THE EVANS REPORT

Published by: Leslie Robert Evans Assn., P.A., Counselors at Law
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Ph: 561-832-8288

Property	Buyer	Seller	Current Sale Price	Current Sale Date	Prior Sale Price	Prior Sale Date	Yrs Bwm Sales	Bldg Sq Ft	Ann Inv(Debt)	Avg Ann %
1 3140 S. Ocean Blvd. #306S	Simons, Alan and Aneite	Ghehen, Som	\$ 500,000	Jan-09	\$ 768,000	May-07	1.75	2220	\$ (153,143)	-19.8%
2 3450 S. Ocean Blvd. #117	Silliman, Dana and Dorothy	Sydelle Singer Revocable Living Trust	\$ 290,000	Jan-09	\$ 135,000	Nov-00	8.25	1548	\$ 11,415	6.8%
3 2660 S. Ocean Blvd. #203W	50 States Limited	Apur, Susan G	\$ 1,050,000	Jan-09	\$ 1,160,000	Nov-07	1.25	2918	\$ (60,000)	-7.0%
4 3000 S. Ocean Blvd. #408	Lukes, Peter	Bellaire Condominium Association Inc	\$ 675,000	Jan-09	\$ 800,000	Apr-07	1.75	3219	\$ (1,214,288)	-32.0%
5 2660 S. Ocean Blvd. #502W	Melick, Burton and Nancy	Raphael, Stephen E	\$ 1,100,000	Feb-09	\$ 480,000	Feb-02	7	1808	\$ 88,571	18.5%
6 2545 S. Ocean Blvd. #301	Straczewski, Andrew and Romualda	Fairnie Mae	\$ 230,000	Feb-09	\$ 329,000	May-05	3.75	972	\$ (33,333)	-10.3%
7 3440 S. Ocean Blvd. #204N	Lehart Associates LLC	Alexanian, David	\$ 430,000	Feb-09	\$ 310,000	Dec-95	13.25	2078	\$ 9,057	2.9%
8 2605 S. Ocean Blvd. #506	Arsene, Vladimir	Roy Forman Revocable Trust	\$ 250,000	Feb-09	N/A	N/A	N/A	1116	N/A	N/A
9 3400 S. Ocean Blvd. #1146	Rodriguez, Raphael and Pauline	Rodas Wagner Revocable Trust	\$ 250,000	Feb-09	\$ 389,000	Jul-00	8.5	2119	\$ 21,882	5.6%
10 3120 S. Ocean Blvd. #2-502	Kobertz, Harvey and Maria	Dorofees Vilan Living Trust Agreement	\$ 575,000	Feb-09	\$ 245,000	May-55	23.75	2497	\$ 13,895	5.7%
11 2150 Biscayne Blvd. #9	Prendergast, Robert	Alfred R Health Trust	\$ 375,000	Feb-09	N/A	N/A	N/A	1949	N/A	N/A
12 2780 S. Ocean Blvd. #101N & CHY10	Culter, Beth	Ruth S Blank Living Trust	\$ 630,000	Feb-09	\$ 8,200	Jan-75	34	2006	\$ 18,288	223.0%
13 3440 S. Ocean Blvd. #401N	Kutz, Stuart and Deborah	Schedel, Kenneth and Susan	\$ 600,000	Mar-09	\$ 400,000	Dec-01	7.25	2078	\$ 27,566	6.9%
14 3300 S. Ocean Blvd. #8603	Iodice, Angelo et al	Saepth, Robert and Marguerite	\$ 165,000	Mar-09	\$ 130,000	May-98	9.75	980	\$ 3,500	2.8%
15 3300 S. Ocean Blvd. #207N	Gilbert, Roger	Seligman, Edward	\$ 370,000	Mar-09	\$ 225,000	Apr-87	21	1436	\$ 6,005	3.1%
16 2185 Biscayne Blvd. #20	William Maher Trust	Estimate of Joshua & Salene Levine	\$ 525,000	Mar-09	\$ 182,000	Apr-87	22	1289	\$ 16,800	10.2%
17 3460 S. Ocean Blvd. #308	Dorffman, David and Rafaela	GMAC Global Relocation Svcs LLC	\$ 200,000	Mar-09	\$ 262,000	Jul-06	0.75	1472	\$ (109,567)	-38.1%
18 2690 S. Ocean Blvd. #106	Esposito, Barry	Nusbaum, Virginia et al	\$ 900,000	Mar-09	\$ 760,000	Jun-00	8.75	2434	\$ 17,143	2.3%
19 2780 S. Ocean Blvd. #504S	Miller, Susan	Robert and Diana Tosci (Kellmann) Trust	\$ 350,000	Mar-09	\$ 160,000	Oct-90	9.3	1691	\$ 13,158	8.7%
20 3450 S. Ocean Blvd. #306N	Nanaha Revocable Trust et al	Vlcek, Milton and Marica	\$ 350,000	Mar-09	\$ 92,000	Feb-90	29	1458	\$ 8,957	8.2%
21 3450 S. Ocean Blvd. #112	Kearney, Emily	Estate of Daniel Esen	\$ 720,000	Mar-09	\$ 73,500	Jan-78	30.25	1008	\$ 1,636	2.2%
22 2605 S. Ocean Blvd. #401N	Okenberg, Robert and Lauren	William G Goddard Revocable Trust	\$ 775,000	Apr-09	\$ 144,000	Jan-79	31.25	1976	\$ 20,192	14.0%
23 3400 S. Ocean Blvd. #8E1	Ehrlich, Monnett Fowd and Lina	Hannah Prichard Living Trust	\$ 550,000	Apr-09	\$ 125,000	Jan-80	29.25	1740	\$ 14,050	11.2%
24 3400 S. Ocean Blvd. #1B1	Michal, Frederick and Susan	Michael Santarone Revocable Trust	\$ 330,000	Apr-09	\$ 145,000	Jan-80	10.5	2119	\$ 6,325	4.4%
25 2270 S. Ocean Blvd. #101S	Vinson Jr, Ray	Phyllis G Shapiro Trust	\$ 590,000	Apr-09	\$ 300,000	Oct-98	10.5	1888	\$ 27,619	9.2%
26 3000 S. Ocean Blvd. #406	Kenneth Herman 2009 Revocable Trust	Derrico, Toby	\$ 2,250,000	Apr-09	\$ 2,900,000	Jul-08	2.75	3717	\$ (235,364)	-8.2%
27 3450 S. Ocean Blvd. #706	Haas Revocable Trust	Lawrence & Simila Morrissey Trust	\$ 175,000	Apr-09	\$ 315,000	Jun-05	3.75	952	\$ (37,333)	-11.9%
28										
29										
30										
31			\$ 584,370		\$ 562,468		12.94		\$ (61,373)	-11.1%
32										
33			\$ 15,778,000		\$ 13,811,700		348.25		\$ (1,534,317)	
34					\$ 29				\$ 25	
35			\$ 584,370		\$ 552,468		12.94		\$ (61,373)	-11.1%
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