

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 Incr/Decd	Avg Ann %
1 402 Primavera Way	402 Primavera LLC	Keon Jan M	\$ 2,000,000	Jan-09	\$ 1,200,000	Oct-97	11.25	5897	\$ 71,111	5.9%
2 756 Slope Trail	Adolphus Busch Orthwein Trust	Slope Trail LLC	\$ 5,958,500	Feb-09	\$ 1,825,000	Jun-04	4.75	7208	\$ 870,211	47.7%
3 289 Paradise Avenue	DKM Land Company LLC	Mare Investments Inc	\$ 3,550,000	Feb-09	\$ 3,100,000	Sep-04	4.5	5739	\$ 100,000	3.2%
4 2 Wacoa Court	Sandra K Lambert Revocable Trust	Estate of Diana V Davie	\$ 3,539,240	Feb-09	\$ 1,800,000	Apr-03	13.75	5413	\$ 110,428	6.1%
5 209 Seaspay Avenue	David M Omega Spray Trust	F G Howard Jr Enterprises Inc	\$ 3,900,000	Feb-09	\$ 1,850,000	May-05	3.75	4899	\$ 517,333	26.4%
6 280 Paradise Avenue	Jankowski, Joel and Carol	Cernie, John	\$ (3,000,000)	Mar-09	\$ (3,500,000)	Feb-05	4	5008	\$ (725,000)	-3.6%
7 220 Esplanade Way	Lepidus, Steven and Iris	Perry, Donald and Dayna	\$ 2,505,000	Apr-09	\$ 1,500,000	May-05	4	vacant	\$ 251,250	-18.8%
8 133 Brazilian Avenue	Ferro, Jacqueline J	Bourne Investments Inc	\$ 5,373,000	Apr-09	\$ 3,875,000	Jul-07	1.75	5189	\$ 856,000	22.1%
9 216 Bahama Lane	Chang, Steven C	Chopin, Susan	\$ 1,650,000	Apr-09	\$ 1,240,000	Oct-99	9.5	3478	\$ 43,158	3.5%
10 235 Atlantic Avenue	Faas, Andrew J	Marital Trust of Paul L. Maddock	\$ 2,500,000	Apr-09	N/A	N/A	N/A	vacant	N/A	N/A
11										
12			\$ 3,397,574		\$ 2,222,222		5.93		\$ 298,388	13.5%
13										
14										
15			\$ 33,975,740		\$ 20,000,000		59.25		\$ 2,894,491	
16			10		9		10		9	
17			\$ 3,397,574		\$ 2,222,222		5.93		\$ 298,388	13.5%
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1	756 Slope Trail	Adolphus Busch Oklahoma Trust	Slope Trail LLC	\$ 5,858,500	Feb-09	\$ 1,825,000	Jun-04	4.75	7308	\$ 870,211	47.7%	1
2	2 Windsor Court	Sandra K Lambert Revocable Trust	Estate of Dana W David	\$ 3,838,240	Feb-09	\$ 1,800,000	Apr-93	16.75	5413	\$ 110,428	6.1%	2
3	220 Esplanade Way	Lapide, Steven and His	Perry, Donald and Dayna	\$ 2,505,000	Apr-09	\$ 1,500,000	May-05	4	vacant	\$ 281,250	16.8%	3
4	216 Belhama Lane	Charp, Steven	Croplin, Susan	\$ 1,850,000	Apr-09	\$ 1,240,000	Jan-99	9.5	3478	\$ 43,158	3.5%	4
5	235 Atlantic Avenue	Faas, Andrew J	Mainai Trust of Paul L. Maddock	\$ 2,500,000	Apr-09	N/A	N/A	N/A	vacant	N/A	N/A	5
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9				\$ 3,240,548		\$ 1,591,250		6.8		\$ 1,591,250	100.0%	9
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11				\$ 16,152,740		\$ 6,365,000		34		\$ 6,365,000		11
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13				\$ 3,230,548		\$ 1,591,250		6.8		\$ 1,591,250	100.0%	13
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1 402 Primavera Way	DKM Land Company LLC	Kean, Ian M	\$ 2,000,000	Jan-09	\$ 1,200,000	Oct-87	11.25	6597	\$ 71,111	3.9%	1
2 289 Pendleton Avenue	DKM Land Company LLC	Mare Investments Inc	\$ 3,550,000	Feb-09	\$ 3,100,000	Sep-04	4.5	5729	\$ 100,000	3.2%	2
3 208 Saaspray Avenue	David M Oneigla Spray Trust	F G Howard Jr Enterprises Inc	\$ 3,000,000	Feb-09	\$ 1,950,000	May-05	3.75	4699	\$ 517,333	28.4%	3
4 250 Pendleton Avenue	Jankowsky, Joel and Carol	Centale, John	\$ 3,000,000	Mar-09	\$ 3,500,000	Feb-05	4	5008	\$ (125,000)	-3.6%	4
5 133 Brazilian Avenue	Ferre, Jacqueline J	Bourne Investments Inc	\$ 5,375,000	Apr-09	\$ 3,875,000	Jun-07	1.75	5189	\$ 856,000	22.1%	5
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8			\$ 3,564,600		\$ 2,727,000		5.05		\$ 283,899	10.4%	8
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11			\$ 17,823,000		\$ 13,635,000		25.25		\$ 1,419,444		11
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13			\$ 3,564,600		\$ 2,727,000		5.05		\$ 283,899	10.4%	13
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