

**THE EVANS REPORT ANALYSIS**  
*Leslie Robert Evans & Associates • Counselors at Law*  
*214 Brazilian Avenue • Palm Beach, Florida 33480*  
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**TOWN OF PALM BEACH SINGLE FAMILY SALES**

**2009 (Jan-June)**

No. of Sales	32
Median	\$2,500,000
Avg. Sales Price	\$2,813,104
Avg. Annual Percentage Increase	11.1%
No. of Years between Sales	6.81
No. of Sales below Prior Purchase Price	5*
*(3 of which were within \$50,000 of prior purchase price and 2 of which were REO related)	

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

**2009 (Jan-June)**

No. of Sales	22
Median	\$1,900,000
Avg. Sales Price	\$2,332,561
Avg. Annual Percentage Increase	9.1%
No. of Years between Sales	7.69
No. of Sales below Prior Purchase Price	3*
*(2 of which were REO related)	

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

**2009 (Jan-June)**

No. of Sales	9
Median	\$2,550,000
Avg. Sales Price	\$2,911,444
Avg. Annual Percentage Increase	8.4%
No. of Years between Sales	4.72
No. of Sales below Prior Purchase Price	2

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

**2009 (Jan-June)**

No. of Sales	1
Median	\$12,500,000
Avg. Sales Price	\$12,500,000
Avg. Annual Percentage Increase	38.1%
No. of Years between Sales	6.25
No. of Sales below Prior Purchase Price	0

**CONDOMINIUM SALES - TOWN OF PALM BEACH**

**2009 (Jan-June)**

No. of Sales	90
Median	\$575,000
Avg. Sales Price	\$972,356
Avg. Annual Percentage Increase/Decrease	(.05%)
No. of Years between Sales	11.61

**CONDOMINIUM SALES – NORTH OF SLOANS CURVE**

**2009 (Jan-June)**

No. of Sales	42
Median	\$796,100
Avg. Sales Price	\$1,247,180
Avg. Annual Percentage Increase	6.6%
No. of Years between Sales	9.04

**CONDOMINIUM SALES – SOUTH OF SLOANS CURVE**

**2009 (Jan-June)**

No. of Sales	48
Median	\$500,000
Avg. Sales Price	\$731,906
Avg. Annual Percentage Increase/Decrease	(7.0%)
No. of Years between Sales	13.86

# THE EVANS REPORT®

## PB SINGLE FAMILY SALES 1/09-6/09

Prepared by: LESLIE ROBERT EVANS ASSOC., P.A., Attorneys at Law  
 214 Brazilian Ave., #200, Palm Beach, FL 33480  
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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/Dec	Avg Ann %
1	402 Primavera Avenue	Adoption LLC	\$ 2,000,000	Jan-09	\$ 1,200,000	Oct-97	11.25	5697	\$ 71,111	5.9%
2	766 Slope Trail	DKM Land Company LLC	\$ 5,958,500	Feb-09	\$ 1,825,000	Jun-04	4.75	7308	\$ 870,211	47.7%
3	269 Pendleton Avenue	Sandra K Lambert Revocable Trust	\$ 3,550,000	Feb-09	\$ 3,100,000	Sep-04	4.5	5739	\$ 100,000	3.2%
4	2 Windsor Court	David M Oneglia Spray Trust	\$ 3,532,240	Feb-09	\$ 1,800,000	Apr-93	15.75	5413	\$ 110,428	6.1%
5	209 Seagravy Avenue	Jankowski, Joel and Carol	\$ 3,900,000	Feb-09	\$ 1,950,000	May-05	3.75	4699	\$ 517,333	28.4%
6	250 Pendleton Avenue	Lapides, Steven and Iris	\$ 3,000,000	Mar-09	\$ 3,500,000	Feb-05	4	5008	\$ (125,000)	-3.6%
7	220 Esplanade Way	Ferro, Jacqueline J	\$ 2,505,000	Apr-09	\$ 1,500,000	May-05	4	vacant	\$ 251,250	16.8%
8	133 Brazilian Avenue	Chang, Steven C	\$ 5,373,000	Apr-09	\$ 3,875,000	Jul-07	1.75	5189	\$ 856,000	22.1%
9	216 Bahama Lane	Faas, Andrew J	\$ 1,650,000	Apr-09	\$ 1,240,000	Oct-99	9.5	3478	\$ 43,158	3.5%
10	235 Atlantic Avenue	Tony Under Revocable Trust	\$ 2,500,000	Apr-09	\$ 815,000	N/A	N/A	vacant	N/A	N/A
11	1436 N. Ocean Way (REO)	Waterfall Victoria REO LLC	\$ 1,900,000	Apr-09	\$ 945,000	Feb-96	13.25	4624	\$ 35,604	4.5%
12	1431 N. Ocean Way	Coatman, Robert and Janice	\$ 960,000	Apr-09	\$ 405,000	Jun-99	9.75	4026	\$ (4,605)	-0.5%
13	1263 N. Lake Way	Houston Financial Investments LLC	\$ 3,350,000	Apr-09	\$ 2,890,000	Apr-97	12	6985	\$ (833)	-0.2%
14	233 Tangier Avenue	Ridgeview Partners LLC	\$ 880,000	May-09	N/A	N/A	N/A	4445	N/A	N/A
15	229 Ridgeway Drive	Shelia Howenstein Fushauf Trust	\$ 1,600,000	May-09	\$ 1,200,000	Jan-02	7.25	3525	\$ 41,379	3.4%
16	250 El Dorado Lane	Bailou, Roger and Georgann	\$ 3,350,000	May-09	\$ 1,600,000	Mar-02	7.25	5277	\$ 241,379	15.1%
17	301 Via Road	Bucephalos LLC	\$ 1,225,000	May-09	\$ 2,700,000	Jun-04	5	6036	\$ 250,000	9.3%
18	310 Eden Road	235 Eden Road LLC	\$ 3,950,000	May-09	\$ 450,000	Jun-88	21	2974	\$ 61,905	14.8%
19	235 Eden Road	Jacobs, Joseph and Michelle	\$ 1,225,000	May-09	\$ 450,000	Sep-95	13.75	6439	\$ 300,918	66.9%
20	289 Merrin Road	Rosecr, Albert and Linda	\$ 4,562,000	May-09	\$ 1,350,000	Mar-07	9.25	3816	\$ 119,459	8.8%
21	425 Brazilian Avenue	Beck, Douglas and Leah B	\$ 2,485,000	May-09	\$ 900,100	Apr-09	0	4026	N/A	N/A
22	1431 S. Ocean Way	Adriano, Laurence and Eileen	\$ 12,500,000	May-09	\$ 3,700,000	Mar-03	6.25	10111	\$ 1,408,000	38.1%
23	1620 S. Ocean Blvd.	220799 Ontario Inc	\$ 1,500,000	Jun-09	\$ 2,775,000	Apr-99	10.25	2926	\$ 80,976	12.1%
24	256 Ridgeway Drive	Graber, Stanley and Kay	\$ 2,800,000	Jun-09	\$ 1,850,000	Jun-05	4.5	4024	\$ 5,556	0.2%
25	257 Tradewind Drive	Rislin, Liza B	\$ 1,875,000	Jun-09	\$ 1,380,000	Jun-09	6	2730	\$ 82,500	6.0%
26	206 Seagravy Avenue	Milliken, Christopher and Nancy	\$ 1,850,000	Jun-09	\$ 410,000	Jun-03	6	4024	\$ 110,759	27.0%
27	937 N. Lake Way	JDM Investments LLC	\$ 1,800,000	Jun-09	\$ 1,650,000	Oct-07	1.75	2814	\$ (288,971)	-16.3%
28	264 Country Club Road (REO)	Hart, Nigel and Ayodele	\$ 3,000,000	Jun-09	\$ 2,450,000	Oct-01	7.75	4566	\$ 70,998	2.9%
29	208 Bahama Lane	Michell, Susan J	\$ 2,350,000	Jun-09	\$ 2,600,000	Jul-07	2	3700	\$ (25,000)	-1.0%
30	163 Seabreeze Avenue	Forsyth, Andrew J	\$ 1,900,000	Jun-09	\$ 1,295,000	Oct-00	8.75	3732	\$ 70,286	5.5%
31	234 Keelvin Road	Frisbie, David W	\$ 1,500,000	Jun-09	N/A	N/A	N/A	5598	N/A	N/A
32	416 Brazilian Avenue									
33										
34			\$ 2,813,104		\$ 1,767,041		6.81		\$ 185,403	11.1%
35										
36			\$ 90,019,340		\$ 47,710,100		2.18		\$ 5,275,880	
37			\$ 32		\$ 27		3.2		\$ 27	
38										
39			\$ 2,813,104		\$ 1,767,041		6.81		\$ 185,402.95	11.1%
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# THE EVANS REPORT

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1	756 Slope Trail	Adolphus Busch Orthwein Trust	Slope Trail LLC	\$ 5,656,500	Feb-09	\$ 1,825,000	Jun-04	4/75	7308	\$ 870,271	47.7%	1
2	2 Windsor Court	Sandra K Lambert Revocable Trust	Estate of Diana W David	\$ 3,393,240	Feb-09	\$ 1,800,000	Apr-93	15/75	5413	\$ 110,428	6.1%	2
3	1431 N. Ocean Way (REO)	Waterfall Victoria REO LLC	Antley, Alan	\$ 900,100	Apr-09	\$ 945,000	Jun-99	9/75	4026	\$ (4,605)	-0.5%	3
4	220 Esplanade Way	Lapdus, Steven and Iris	Perry, Donald and Dayna	\$ 2,505,000	Apr-09	\$ 1,500,000	May-05	4	vacant	\$ 251,250	16.8%	4
5	216 Bahama Lane	Chang, Steven	Chopin, Susan	\$ 1,650,000	Apr-09	\$ 1,240,000	Jan-99	9.5	3478	\$ 43,158	3.5%	5
6	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	6
7	1456 N. Ocean Way	Tony Nader Revocable Trust	Bea, Judith	\$ 1,300,000	Apr-09	\$ 815,000	Feb-86	13/25	4624	\$ 36,604	4.5%	7
8	1263 N. Lake Way	Oarman, Robert and Janice	Harlin Beattie III Family Trust	\$ 395,000	Apr-09	\$ 405,000	Apr-97	12	6665	\$ (833)	-0.2%	8
9	233 Tangier Avenue	Houston Financial Investments LLC	Charlotte Himmel Revocable Trust	\$ 2,850,000	May-09	N/A	N/A	N/A	4445	N/A	N/A	9
10	229 Ridgeway Drive	Ridgeway Partners LLC	Levin, Marie	\$ 880,000	May-09	\$ 1,200,000	Jan-02	N/A	1943	N/A	N/A	10
11	250 El Dorado Lane	Sheila Howenstein Fruehauf Trust	Gimbel, Thomas	\$ 1,500,000	May-09	\$ 1,600,000	Mar-02	7/25	3525	\$ 41,379	3.4%	11
12	301 Via Linda	Bailou, Roger and Georgann	Schulz, Michael P	\$ 3,950,000	May-09	\$ 2,700,000	Jun-04	5	9277	\$ 241,379	15.1%	12
13	310 Eden Road	Bucephalos LLC	Avartian, James	\$ 3,950,000	May-09	\$ 2,700,000	Jun-04	5	6036	\$ 250,000	9.3%	13
14	235 Eden Road	235 Eden Road LLC	Estate of Kate M Roehling	\$ 1,725,000	May-09	\$ 425,000	Jun-88	21	2974	\$ 61,905	14.6%	14
15	259 Merrin Road	Jacobs, Joseph and Michelle	Woolens, James M	\$ 4,583,500	May-09	\$ 450,000	Sep-95	13/75	6439	\$ 300,618	66.8%	15
16	1431 N. Ocean Way	Beck, Douglas and Leah B	Waterfall Victoria REO LLC	\$ 1,500,000	May-09	\$ 900,100	Apr-09	0	4026	N/A	N/A	16
17	256 Ridgeway Drive	2207/498 Ontario Inc	Dunst, Diane G	\$ 1,500,000	Jun-09	\$ 670,000	Apr-89	10/25	2926	\$ 80,976	12.1%	17
18	257 Tradewind Drive	Garber, Stanley and Kay	Van Gleson, Robert	\$ 2,800,000	Jun-09	\$ 2,775,000	Jan-05	4.5	4730	\$ 5,556	0.2%	18
19	937 N. Lake Way	Milliken, Christopher and Nancy	Birmingham, Paul and Pamela	\$ 1,850,000	Jun-09	\$ 410,000	May-96	13	4024	\$ 110,769	27.0%	19
20	264 Country Club Road (REO)	JDM Investments LLC	Lydan Private Bank	\$ 1,180,000	Jun-09	\$ 1,650,000	Oct-07	1.75	2814	\$ (268,571)	-16.3%	20
21	208 Bahama Lane	Hart, Nigel and Ayodele	Jackson, Michael J and Patricia R	\$ 3,000,000	Jun-09	\$ 2,450,000	Oct-01	7/75	4666	\$ 70,868	2.9%	21
22	234 Kenlyn Road	Forayth, Andrew J	Caylor, Thomas O	\$ 1,900,000	Jun-09	\$ 1,285,000	Oct-00	8/75	3732	\$ 70,286	5.5%	22
23												23
24												24
25												25
26				\$ 2,332,561		\$ 1,391,394				\$ 126,193	9.1%	26
27												27
28				\$ 5,136,340		\$ 25,045,100			169,25	\$ 2,271,476		28
29						\$ 1,391,394			22	\$ 18		29
30				\$ 2,332,561					7.69	\$ 126,193	9.1%	30
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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/(Dec)	Avg Ann %	
1	402 Primavera Avenue	402 Primavera LLC	Kean, Ian M	\$ 2,000,000	Jan-09	\$ 1,200,000	Oct-07	11.25	5597	\$ 77,111	5.9%	1
2	269 Pendleton 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%	2
3	209 Seaspray Avenue	David M Omega Spray Trust	F G Howard Jr Enterprises Inc	\$ 3,900,000	Feb-09	\$ 1,950,000	May-05	3.75	4699	\$ 517,353	26.4%	3
4	250 Pendleton Avenue	Jankowsky, Joel and Carol	Cerale, John	\$ 3,000,000	Mar-09	\$ 3,500,000	Feb-05	4	5008	\$ (125,000)	-3.6%	4
5	133 Brazilian Avenue	Ferro, Jaqueline J	Bourne Investments Inc	\$ 5,373,000	Apr-09	\$ 3,875,000	Jul-07	1.75	5189	\$ 856,000	22.1%	5
6	425 Brazilian Avenue	Rosecan, Abert and Linda	Joseph C Day Revocable Trust	\$ 2,455,000	May-09	\$ 1,350,000	Mar-00	9.25	3816	\$ 119,459	8.0%	6
7	206 Seaspray Avenue	Rish, Liza B	Sprock III, Howard M	\$ 1,875,000	Jun-09	\$ 1,350,000	Jun-03	6	2230	\$ 82,500	6.0%	7
8	163 Seabreeze Avenue	Mitchell, Susan J	Summers, Ruth A	\$ 2,590,000	Jun-09	\$ 2,600,000	Jul-07	2	3700	\$ (25,000)	-1.0%	8
9	416 Brazilian Avenue	Frisbie, David W	Barker, James H	\$ 1,500,000	Jun-09	N/A	N/A	N/A	vacant land	N/A	N/A	9
10												10
11												11
12												12
13				\$ 2,911,444		\$ 2,370,625		4.72		\$ 199,550	8.4%	13
14												14
15				\$ 26,203,000		\$ 18,965,000		42.5		\$ 1,596,404		15
16								9		\$ 8		16
17				\$ 2,911,444		\$ 2,370,625		4.72		\$ 199,550	8.4%	17
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SOUTHFLORIDA  
 PB SINGLE FAMILY SALES 1/09-6/09

# THE EVANS REPORT

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 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 Btwn Sales	Bldg Sq Ft	Am Inc/(Dec)	Avg Am %	
1	1602 S. Ocean Blvd.	Abramson, Laurence and Eileen	1620 South Ocean LLC	\$ 12,500,000	May-09	\$ 3,700,000	Mar-03	6.25	10111	\$ 1,408,000	38.1%	1
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## PB CONDO SALES 1/09-6/09

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	Property	Buyer	Seller	Current Sale Price	Current Sale Date	Prior Sale Price	Prior Sale Date	Yrs Bkwn Sales	Bldg Sq Ft	Ann Inv/Den	Avg Ann %
1	3140 S. Ocean Blvd., #305S	Simons, Alan and Arnette	Giebler, Sam	\$ 500,000	Jan-09	\$ 785,000	Mar-07	1.75	2220	\$ (153,143)	-13.9%
2	100 Worth Avenue #H-4	Worth, Gail Katz	Edward L. Bronsten Jr Trust	\$ 1,650,000	Jan-09	\$ 300,000	Mar-01	7.75	1539	\$ 174,193.55	58.1%
3	100 Worth Avenue #170	Winer, James D and Ellen J	Estate of Thomas B Winer	\$ 1,128,000	Jan-09	\$ 431,100	Jul-85	23.5	1580	\$ 28,651	6.9%
4	250 Bradley Place #603	Kantor, Martin E and Lucille S	Kent, Gloria	\$ 550,000	Jan-09	\$ 375,000	May-02	7.75	871	\$ 22,584	6.0%
5	354 Chillian Avenue #2B	Cox Jr, Howard E	Arnold, Stephen H and Jane	\$ 425,000	Jan-09	\$ 103,000	Jul-92	16.5	782	\$ 19,515	18.9%
6	3450 S. Ocean Blvd., #117	Silman, Dana and Dorothy	Styelle Singer Revocable Living Trust	\$ 230,000	Jan-09	\$ 135,000	Nov-00	8.25	1548	\$ 4,236	8.3%
7	44 Cococanut Row #101A	Gordon, Benjamin and Elizabeth	Henry Preisky Revocable Trust	\$ 1,050,000	Jan-09	\$ 99,400	Apr-85	23.75	893	\$ 4,236	4.3%
8	2860 S. Ocean Blvd., #203W	Fed Alger 2009 Trust	Ader, Susan G	\$ 415,000	Jan-09	\$ 320,000	Nov-07	1.25	2918	\$ (80,000)	-7.0%
9	44 Cococanut Row #23B	Rizzuto, Leandro and Sherrie	Wood, Renee	\$ 2,225,000	Jan-09	\$ 1,033,000	Aug-05	3.5	982	\$ 27,143	8.5%
10	100 Worth Avenue #3027	3027 PBH LLC	Lyons, Kay G	\$ 73,000	Feb-09	\$ 55,000	Jan-02	7	1597	\$ 170,266	16.5%
11	3000 S. Ocean Blvd., #408	Lukes, Peter	Anne M Laverly Revocable Trust	\$ 1,675,000	Feb-09	\$ 3,800,000	Mar-00	9	448	\$ 2,000	3.6%
12	2850 S. Ocean Blvd., #502W	Makiel, Burton and Nancy	Bellina Condominium Association Inc	\$ 1,100,000	Feb-09	\$ 480,000	Apr-07	1.75	1908	\$ (1,214,286)	-32.0%
13	44 Cococanut Row #21B	Voyatzis, George and Alexandra	Raphael, Stephen E	\$ 307,000	Feb-09	\$ 88,000	Feb-02	7	1226	\$ 7,267	18.5%
14	2545 S. Ocean Blvd., #301 (REO)	Swieczewski, Andrew and Roumelida	Shelting, Florence	\$ 200,000	Feb-09	\$ 325,000	Feb-09	30	827	\$ 7,267	8.2%
15	330 Cococanut Row #1B	Barbara Amann Revocable Trust	Fannie Mae	\$ 925,000	Feb-09	\$ 870,000	May-05	3.75	972	\$ (33,333)	-10.3%
16	3440 S. Ocean Blvd., #202AN	Aresne, Vladimir	Alexander, David	\$ 430,000	Feb-09	\$ 310,000	Dec-95	13.25	1540	\$ 14,667	1.7%
17	170 Chillian Avenue #3A	Benson, Judi Ann	Roy Forman Revocable Trust	\$ 750,000	Feb-09	\$ 200,000	N/A	N/A	1116	\$ N/A	N/A
18	2505 S. Ocean Blvd., #505	Rodriguez, Raphael and Pauline	Izquierdo-Stephan, Carolina	\$ 575,000	Feb-09	\$ 388,000	May-99	9.75	1201	\$ 51,282	25.6%
19	3120 S. Ocean Blvd., #H-6	Kobanetz, Harvey and Maria	Rhoda Wagner Revocable Trust	\$ 575,000	Feb-09	\$ 245,000	Feb-09	8.5	2119	\$ 21,882	5.6%
20	350 S. Ocean Blvd., #3010	F G Howard Jr Enterprises Inc	David M Oneglia Living Trust Agreement	\$ 650,000	Feb-09	\$ 370,000	May-85	23.75	2497	\$ 13,895	5.7%
21	330 Cococanut Row #PH5	Kelly Family Trust	Duffin, Francis	\$ 2,050,000	Feb-09	\$ 700,000	Feb-02	7	1182	\$ 40,000	10.8%
22	2150 Isis Isle Road #9	Prendergrast, Robert	Alfred R. Heath Trust	\$ 375,000	Feb-09	\$ N/A	Jul-99	9.5	1770	\$ 142,105	20.3%
23	235 Sunrise Avenue #2225	Meyer, Gregory S	Walkins Family Trust	\$ 90,000	Feb-09	\$ 237,000	Jan-06	3	561	\$ (49,000)	N/A
24	2784 S. Ocean Blvd., #101N & CHN10	Culler, Beth	Ruth S Blank Living Trust	\$ 630,000	Feb-09	\$ 8,200	Jan-75	34	2006	\$ 18,288	-20.7%
25	170 N. Ocean Blvd., #504	John Prayas Revocable Trust	Adele Prayas Revocable Trust	\$ 890,000	Feb-09	\$ 270,000	Apr-98	10.5	1395	\$ 18,288	223.0%
26	3140 S. Ocean Blvd., #404	Kazi, Romal et al	Jean Kazi Trust	\$ 825,000	Feb-09	\$ 500,000	Jan-88	21	2173	\$ Not Arms Length	Not Arms Length
27	170 N. Ocean Blvd., #501	Mooney, James and Wilma	Sylvia Ann Joel Revocable Trust	\$ 1,852,450	Mar-09	\$ 1,275,000	Feb-02	7	1830	\$ 86,779	6.8%
28	3440 S. Ocean Blvd., #401N	Schechtel, Kenneth and Susan	Kurtz, Stuart and Deborah	\$ 600,000	Mar-09	\$ 400,000	Dec-01	7.25	2078	\$ 27,566	6.9%
29	3230 S. Ocean Blvd., #B603	Iodice, Angelo et al	Saugh, Robert an Marguerite	\$ 165,000	Mar-09	\$ 130,000	May-99	9.75	980	\$ 3,590	2.8%
30	3300 S. Ocean Blvd., #207N	Gilbert, Roper	Seligman, Edward	\$ 370,000	Mar-09	\$ 223,000	Apr-88	21	1436	\$ 6,905	3.1%
31	3460 S. Ocean Blvd., #308	William Mather Trust	Estate of Joshua & Setrae Levine	\$ 526,000	Mar-09	\$ 162,000	Apr-87	22	1289	\$ 16,500	10.2%
32	2784 S. Ocean Blvd., #504S	Dorfman, David and Rafzela	GMAC Global Relocation Svcs LLC	\$ 900,000	Mar-09	\$ 280,000	Jul-08	0.75	1472	\$ (106,667)	-38.1%
33	2580 S. Ocean Blvd., #C6	Esig, Barry	Nusbaum, Virginia et al	\$ 900,000	Mar-09	\$ 750,000	Jun-00	8.75	2434	\$ 17,143	2.3%
34	2784 S. Ocean Blvd., #504S	Miller, Susan	Robert & Diana Tostel Kehlmann Trust	\$ 285,000	Mar-09	\$ 160,000	Oct-98	9.5	1661	\$ 13,158	8.2%
35	3440 S. Ocean Blvd., #308N	Navabha Revocable Trust et al	Weiss, Milton and Marcia	\$ 350,000	Mar-09	\$ 92,000	Feb-80	29	1468	\$ 8,897	9.7%
36	2 N. Breakers Row #M42 & M2Z7	Roberts, Bob	Samuel N Shapiro Marital Trust	\$ 7,600,000	Mar-09	\$ 1,022,900	Nov-86	22.25	3013	\$ 295,600	28.9%
37	225 Sunrise Avenue #M4ZH	Simmons, Cynthia J	Heise Sr, Richard A	\$ 155,000	Mar-09	\$ 40,000	Apr-03	6	2250	\$ 19,167	47.9%
38	2580 S. Ocean Blvd., #1C1	Gatlin, John B	Estate of Daniel Eisen	\$ 825,000	Mar-09	\$ 357,050	Mar-01	8	2434	\$ 58,948	16.4%
39	2800 S. Ocean Blvd., #112	Karandy, Emily	State of Wang Declaration of Trust	\$ 123,000	Mar-09	\$ 73,500	Jan-79	30.25	1008	\$ 1,636	2.2%
40	3400 S. Ocean Blvd., #E1	Oxenberg, Robert and Maureen	William I Goldberg Revocable Trust	\$ 775,000	Apr-09	\$ 144,000	Jan-78	31.25	1976	\$ 20,192	14.0%
41	235 Sunrise Avenue #M4ZT	Schachtman, Cheryl	Hannah Francis Living Trust	\$ 550,000	Apr-09	\$ 123,000	Jan-79	30.25	1740	\$ 14,050	11.2%
42	235 Sunrise Avenue #M4ZT	Schachtman, Cheryl	Luczyn, Olga	\$ 145,000	Apr-09	\$ 145,000	Oct-88	20.5	2131	\$ 57,895	2.9%
43	100 Royal Palm Way #54	Whalen, John	Condon, P Kevin	\$ 2,250,000	Apr-09	\$ 1,975,000	Aug-04	4.75	2131	\$ 36,906	10.2%
44	400 S. Ocean Blvd., #418E	Berk, Mark	Sandler, Alan et al	\$ 1,750,000	Apr-09	\$ 362,500	Oct-98	10.5	1215	\$ 36,906	10.2%
45	400 S. Ocean Blvd., #418E	Rodere, M Oneglia Spray Trust	Gammillo, Elizabeth K	\$ 1,750,000	Apr-09	\$ N/A	N/A	N/A	1716	\$ N/A	N/A
46	3400 S. Ocean Blvd., #B1	Miceli, Frederick and Susan	Michael Santoroce Revocable Trust	\$ 330,000	Apr-09	\$ 145,000	Jan-80	29.25	2119	\$ 6,326	4.4%

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# THE EVANS REPORT

## PB CONDO SALES 1/09-6/09

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	Bldg Sq Ft	Ann Inc/Dco	AVG Ann %
49	2275 S. Ocean Blvd., #101S	Vinson Jr. Ray	Phyllis G Shapiro Trust	\$ 590,000	Apr-09	\$ 300,000	Oct-98	10.5	1868	\$ 27,619	9.2%
50	3000 S. Ocean Blvd., #106	Kenneth Herman 2009 Revocable Trust	Demico, Toby	\$ 2,250,000	Apr-09	\$ 2,900,000	Jul-06	2.75	3717	\$ (236,394)	-8.2%
51	3450 S. Ocean Blvd., #106	Fraser Revocable Trust	Lawrence & Smilla Morrissey Trust	\$ 1,750,000	Apr-09	\$ 315,000	Jun-04	3.75	932	\$ (37,333)	-11.9%
52	100 Royal Palm Way, #45	Muscariello, Joseph and Sharon	Deems, Richard E	\$ 2,900,000	Apr-09	\$ 530,000	Mar-94	15	2810	\$ 158,000	29.8%
53	400 S. Ocean Blvd., #203N	Elyse Flamm 2000 Trust et al	Blomeyer, Stephanie S	\$ 3,450,000	Apr-09	\$ 2,100,000	Sep-03	5.5	3432	\$ 245,455	11.7%
54	2 N. Bleekers Row #541 & #C30	Clarke Avenue Investments Inc	Elyse Flamm 2000 Trust et al	\$ 6,500,000	Apr-09	\$ 4,150,000	Mar-00	9	3234	\$ 261,111	6.3%
55	235 Sunrise Avenue #2008	Vandystyne, Kristine	Burt, Sue Ann	\$ 1,720,000	Apr-09	\$ 80,000	Jan-03	6.25	271	\$ 1,920	3.2%
56	3170 S. Ocean Blvd., #SS02	Salema, Natalia	Cook, Mary Anne	\$ 1,728,000	Apr-09	\$ 1,518,000	Oct-03	5.5	2950	\$ 37,636	2.5%
57	2100 S. Ocean Blvd., #P16	Austen, David	Gozlan, Alan	\$ 1,175,000	Apr-09	\$ 1,175,000	Aug-06	1.75	2494	\$ (70,909)	-1.4%
58	3000 S. Ocean Blvd., #P16	Wren, Diane M	W Randall Holloway Family Trust	\$ 4,800,000	Apr-09	\$ 4,995,000	Aug-06	2.75	5720	\$	0.0%
59	151 Grace Trail #3	Haley Jr, John F	Collins, Shelia S	\$ 1,500,000	Apr-09	\$ 425,000	Nov-93	15.5	1834	\$ 68,355	23.5%
60	235 Sunrise Avenue #220	Brown, Stephen and Aileen	St. John, Donald A	\$ 120,000	Apr-09	\$ 85,000	Aug-07	1.75	389	\$ 20,000	5.1%
61	235 Sunrise Avenue #2216	Barocci, Matthew and Joan	Soule, Carolyn	\$ 93,000	Apr-09	\$ 52,000	Oct-97	11.5	399	\$ 3,739	7.2%
62	2784 S. Ocean Blvd., #402E	Solomon, Stephen and Laura	Solomon, Alan	\$ 150,000	Apr-09	\$ 77,900	Oct-97	11.5	389	\$ 3,739	7.2%
63	2275 S. Ocean Blvd., #209A	Solman, Steven S	Young, John W	\$ 116,000	Apr-09	\$ 147,500	Apr-02	7	1661	\$ 2,105	2.7%
64	44 Coconut Row #A318	Rau, John C	John A Woffington Trust	\$ 475,000	May-09	\$ 415,000	Dec-06	2.5	1210	\$ 24,000	5.8%
65	2660 S. Ocean Blvd., #105N	Snyder, Mary Jane	Barnstein, Norman	\$ 500,000	May-09	\$ 121,500	Jan-79	30.25	1900	\$ 12,512	10.3%
66	330 Coconut Row #1A	Block, Henry and Gilda	Davis, Terri A	\$ 1,100,000	May-09	\$ 875,000	Sep-06	2.75	1540	\$ 81,818	9.4%
67	429 Australian Avenue #5	Geisel, Susie H	Marlin, Owen G and Marjorie	\$ 1,450,000	May-09	\$ 1,175,000	May-05	4	1686	\$ 68,750	4.3%
68	3200 S. Ocean Blvd., #401B	DiFilippo, Dominic and Harriet	Lois M Joyce Revocable Trust	\$ 550,000	May-09	\$ 440,000	Sep-03	5.75	1781	\$ 19,130	4.0%
69	3400 S. Ocean Blvd., #1H17	Cohen, Mark and Jean	Estate of Rita Goldberg	\$ 600,000	May-09	\$ 227,000	Nov-85	23.5	2119	\$ 15,872	7.0%
70	2180 1/2 Isle Road #7	Hutton, Ingrid	Estate of Joyce C O'Neill	\$ 300,000	May-09	N/A	N/A	N/A	1168	\$	N/A
71	315 S. Lake Drive #6	Southlane Enterprises Corp	Susanne Black Revocable Trust	\$ 70,000	May-09	\$ 265,000	Sep-92	16.75	210	\$ (11,642)	-4.4%
72	2505 S. Ocean Blvd., #415	Prins, Emily	Lilian E Mann Revocable Trust	\$ 240,000	May-09	\$ 140,000	Dec-98	20.5	1116	\$ 4,878	3.5%
73	3450 S. Ocean Blvd., #515	Hilunen, Jan and Tuula	Lipeck Partners LLP	\$ 195,000	May-09	\$ 360,000	Dec-04	4.5	1548	\$ (36,667)	-10.2%
74	3475 S. Ocean Blvd., #502 (REO)	Schareira, Louis and Arnette	JPMorgan Chase Bank	\$ 189,000	May-09	\$ 700,000	Jun-05	4	1395	\$ (127,750)	-18.3%
75	235 Sunrise Avenue #3217	Vaughn, Jeff	Ablino, Sharon M	\$ 125,000	May-09	\$ 40,000	Jun-98	11	389	\$ 7,227	19.3%
76	2545 S. Ocean Blvd., #312	Stark, Rudolf and Elke	Dreman, Daniel E	\$ 200,000	May-09	\$ 1,500,000	May-91	18	675	\$ 2,778	3.7%
77	328 Chilean Avenue #328A & #328B	Davis, Terri A	Miller, Richard	\$ 440,000	May-09	\$ 230,000	Apr-93	16	1640	\$ 13,125	5.7%
78	3250 S. Ocean Blvd., #510S	Srinfer, James and Kathy	Shyor, Elaine	\$ 275,000	May-09	\$ 80,000	Jan-77	32.25	1661	\$ 6,047	7.6%
79	2784 S. Ocean Blvd., #104S	Stevan P Cohen Trust	O'Mearly, Frankie	\$ 225,000	May-09	\$ 227,000	Jun-03	6	1176	\$ 3,659	0.1%
80	3460 S. Ocean Blvd., #509	Muelier, Al and Gail	Stein, Susan	\$ 172,500	May-09	\$ 38,000	Jan-73	36.5	1416	\$	9.4%
81	3460 S. Ocean Blvd., #212	Veldshoven, Iva and Zrinka	Coud, George	\$ 1,150,000	May-09	\$ 1,425,000	May-06	3	1579.00	\$ (91,657)	-6.4%
82	335 Australian Avenue #6 (Townhouse)	Patte, Carroll	Krany, Teresa et al	\$ 1,700,000	May-09	\$ 1,065,200	May-01	8	2135	\$ (11,275)	-1.1%
83	2230 S. Old Ocean Blvd., #6 (Townhouse)	Tuaneho, Suzanne D	Ziv, Seymour	\$ 975,000	Jun-09	\$ 3,105,000	Mar-07	2.25	1482	\$ (622,222)	-20.1%
84	2770 S. Ocean Blvd., #401S & #C27	South Ocean Realty Ltd	Miriam K Moran Revocable Trust	\$ 796,100	Jun-09	\$ 995,000	Apr-05	4.24	1360	\$ (47,146)	-4.7%
85	44 Coconut Row #608A, #609A & #C12	Galvani, Ann M	Gayle Waxman Living Trust	\$ 725,000	Jun-09	\$ 925,000	Oct-05	3.75	1360	\$ (53,333)	-5.8%
86	100 Sunrise Avenue #518	Abraham, James	Nell Walker Hight Trust	\$ 1,593,000	Jun-09	\$ 2,700,000	Feb-05	4.25	2600	\$ (260,471)	-8.6%
87	360 S. Ocean Blvd., #2A	Gozlan Property Partnership	Wernli, Jerome	\$ 1,320,000	Jun-09	\$ 900,000	Jun-94	15	3662	\$ 28,000	3.1%
88	2000 S. Ocean Blvd., #101N & #CV13	Cristofa Palm Beach LLC	Dalmar Properties LLC	\$ 325,000	Jun-09	\$ 350,000	Feb-00	9.25	1220	\$	Not Arms Length
89	230 Bradley Place #305	Dale, John and Clara	Foster, Lois	\$ 3,055,000	Jun-09	\$ 1,196,000	Apr-88	21.25	3852	\$ 87,482	7.3%
90	6 Sicans Curve Drive #5 (Townhouse)	Brodlie, Jennifer Elizabeth		\$							
91				\$ 972,356		\$ 728,556		11.61		\$ (3,437)	-0.5%
92				\$ 87,520,050		\$ 59,823,750		1.045		\$ (281,865)	
93				\$ 90		\$ 82		90		\$	
94				\$ 972,356		\$ 728,556		11.61		\$ (3,437)	-0.5%
95				\$ 972,356		\$ 728,556		11.61		\$ (3,437)	-0.5%
96				\$ 972,356		\$ 728,556		11.61		\$ (3,437)	-0.5%

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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	Blgd Sq Ft	Ann Inc/(Dec)	Avg Ann %
1	100 Worth Avenue #H4	Worth, Gail Katz	\$ 1,650,000	Jan-09	\$ 300,000	Mar-01	7.75	1539	\$ 174,194	58.1%
2	100 Worth Avenue #H70	Wilner, James D and Eileen J	\$ 1,128,000	Jan-09	\$ 431,100	Jul-85	23.5	1580	\$ 29,655	6.9%
3	250 Bradley Place #B3	Kantor, Martin E and Lucile S	\$ 550,000	Jan-09	\$ 375,000	May-02	7.75	871	\$ 22,580.85	6.0%
4	354 Chilean Avenue #28	Cox Jr, Howard E	\$ 425,000	Jan-09	\$ 103,000	Jul-92	16.5	782	\$ 19,515.15	18.9%
5	44 Coccaunt Row #101A	Gordon, Benjamin and Elizabeth	\$ 200,000	Jan-09	\$ 99,400	Apr-85	23.75	893	\$ 4,235.79	4.3%
6	44 Coccaunt Row #23B	Fried Alger 2009 Trust	\$ 415,000	Jan-09	\$ 320,000	Aug-05	3.5	992	\$ 27,142.86	8.5%
7	100 Worth Avenue #610	Rizzuto, Leandro and Sherrie	\$ 2,225,000	Feb-09	\$ 1,033,000	Jan-02	7	1597	\$ 170,285.71	15.5%
8	235 Sunrise Avenue #3027	3027 PBH LLC	\$ 73,000	Feb-09	\$ 55,000	Mar-00	9	448	\$ 2,000.00	3.6%
9	44 Coccaunt Row #221B	Voyatzis, George and Alexandra	\$ 307,000	Feb-09	\$ 89,000	Jan-79	30	1225	\$ 7,266.67	8.2%
10	330 Coccaunt Row #1B	Barbara Arman Revocable Trust	\$ 925,000	Feb-09	\$ 870,000	May-05	3.75	1340	\$ 14,666.67	1.7%
11	170 Chilean Avenue #3A	Benson, Judi Ann	\$ 700,000	Feb-09	\$ 200,000	May-99	9.75	1201	\$ 51,282.05	25.6%
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%
13	330 Coccaunt Row #P1B	Kelly Family Trust	\$ 2,050,000	Feb-09	\$ 700,000	Feb-02	9.5	1770	\$ 142,105.26	20.3%
14	235 Sunrise Avenue #2225	Meyer, Gregory S	\$ 90,000	Feb-09	\$ 237,000	Jan-06	3	561	\$ (49,000.00)	-20.7%
15	170 N. Ocean Blvd. #501	John Prayas Revocable Trust	\$ 890,000	Feb-09	\$ 270,000	Apr-98	10.5	1395	Not Arms Length	Not Arms Length
16	170 N. Ocean Blvd. #501	Mooney, Charles and Wilma	\$ 1,882,450	Mar-09	\$ 1,215,000	Feb-02	7	1830	\$ 86,778.57	6.8%
17	2 N. Breakers Row #M42 & #C27	Roberts, Bob	\$ 750,000	Mar-09	\$ 1,022,900	Nov-86	22.25	3013	\$ 295,600.00	28.9%
18	235 Sunrise Avenue #MZH	Simmons, Cynthia J	\$ 155,000	Mar-09	\$ 40,000	Apr-03	6	2250	\$ 18,166.67	47.9%
19	2580 S. Ocean Blvd. #1C1	Gallin, John B	\$ 825,000	Mar-09	\$ 357,050	Mar-01	8	2434	\$ 58,493.75	16.4%
20	235 Sunrise Avenue #M27	Schectman, Cheryl	\$ 145,000	Apr-09	\$ 145,000	Oct-98	10.5	2131	\$ 57,894.74	2.9%
21	100 Royal Palm Way #54	Whelan, John	\$ 2,250,000	Apr-09	\$ 1,975,000	Aug-04	4.75	1215	\$ 36,904.76	10.2%
22	44 Coccaunt Row #B412	Berk, Mark	\$ 750,000	Apr-09	\$ 362,500	Oct-98	10.5	1716	\$ 58,994.76	10.2%
23	400 S. Ocean Blvd. #418E	Rodrig M Oneglia Spray Trust	\$ 1,750,000	Apr-09	N/A	N/A	N/A	1716	N/A	N/A
24	100 Royal Palm Way #45	Muscariello, Joseph and Sharon	\$ 2,950,000	Apr-09	\$ 530,000	Mar-94	15	2810	\$ 158,000.00	29.8%
25	400 S. Ocean Blvd. #203N	Elyre Flamm 2000 Trust et al	\$ 3,490,000	Apr-09	\$ 2,100,000	Sep-03	5.5	3432	\$ 245,454.55	11.7%
26	2 N. Breakers Row #541 & #C30	Clarke Avenue Investments Inc	\$ 6,500,000	Apr-09	\$ 4,150,000	Mar-00	9	3234	\$ 261,111.11	6.3%
27	235 Sunrise Avenue #2008	Vanalstyne, Kristie	\$ 72,000	Apr-09	\$ 60,000	Jan-03	6.25	3234	\$ 1,920.00	3.2%
28	151 Grace Trail #3	Haley Jr, John F	\$ 1,500,000	Apr-09	\$ 425,000	Nov-93	15.5	1834	\$ 68,354.84	15.3%
29	235 Sunrise Avenue #2220	Brown, Stephen and Aileen	\$ 120,000	Apr-09	\$ 85,000	Aug-07	1.75	389	\$ 20,000	23.5%
30	235 Sunrise Avenue #2216	Rau, John C	\$ 95,000	Apr-09	\$ 52,000	Oct-97	11.5	389	\$ 3,739.13	7.2%
31	144 Coccaunt Row #A318	Block, Henry and Gilda	\$ 475,000	May-09	\$ 415,000	Dec-06	2.5	1210	\$ 24,000.00	5.8%
32	330 Coccaunt Row #1A	Geisel, Saska H	\$ 1,450,000	May-09	\$ 875,000	Sep-06	2.75	1540	\$ 81,818.18	9.4%
33	429 Australian Avenue #5	Geisel, Saska H	\$ 1,500,000	May-09	\$ 1,175,000	May-05	4	1666	\$ 68,750.00	5.3%
34	2180 Ibis Lake Road #7	Hudson, Ingrid	\$ 300,000	May-09	N/A	N/A	N/A	1168	N/A	N/A
35	315 S. Lake Drive #6	Southern Enterprises Corp	\$ 70,000	May-09	\$ 285,000	Sep-92	16.75	210	\$ (11,641.79)	-4.4%
36	235 Sunrise Avenue #3217	Vaughn, Jeff	\$ 123,000	May-09	\$ 40,000	Jun-98	11	389	\$ 7,727.27	19.3%
37	328 Chilean Avenue #328A & #328B	Davis, Terie A	\$ 2,000,000	May-09	\$ 1,500,000	Oct-06	2.5	2184	\$ 200,000.00	13.3%
38	335 Australian Avenue #9 (Townhouse)	Petrie, Carol	\$ 1,150,000	May-09	\$ 1,425,000	May-06	3	1579	\$ (91,666.67)	-6.4%
39	44 Coccaunt Row #608A, #609A & #C12	Gavran, Ann M	\$ 726,100	Jun-09	\$ 996,000	Apr-05	4.25	1482	\$ (47,035.29)	-4.7%
40	100 Sunrise Avenue #318	Abraham, James	\$ 750,000	Jun-09	\$ 925,000	Oct-05	3.75	1380	\$ (53,333.33)	-5.8%
41	380 S. Ocean Blvd. #2A	Gozan Property Partnership	\$ 1,593,000	Jun-09	\$ 2,700,000	Feb-05	4.25	2500	\$ (260,470.59)	-5.6%
42	250 Bradley Place #905	Dele, John and Clara	\$ 325,000	Jun-09	\$ 350,000	Feb-00	9.25	1220	Not Arms Length	Not Arms Length
43										
44			\$ 1,247,180		\$ 755,209		9.04		\$ 49,697.25	6.6%
45										
46			\$ 52,381,550		\$ 28,697,950		379.75		\$ 1,889,496	
47			42		38		42		38	
48			\$ 1,247,180		\$ 755,209		9.04		\$ 49,697.25	6.6%

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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	Blgd Sq Ft	Arm Incr(Dec)	Avg Arm %
1 3140 S. Ocean Blvd., #306S	Simons, Alan and Aimee	Griener, Seth	\$ 500,000	Jan-09	\$ 798,000	May-07	1.75	2220	\$ (153,143)	-19.9%
2 3450 S. Ocean Blvd., #117	Sullivan, Dana and Dorothy	Sydele Singer Revocable Living Trust	\$ 230,000	Jan-09	\$ 135,000	Nov-00	8.25	1548	\$ 11,515	8.5%
3 2600 S. Ocean Blvd., #203W	50 States Limited	Ayer, Susan G	\$ 1,050,000	Jan-09	\$ 1,150,000	Nov-07	1.25	2918	\$ (80,000)	-7.0%
4 3000 S. Ocean Blvd., #408	Lukes, Peter	Bahria Condominium Association Inc	\$ 1,675,000	Feb-09	\$ 3,800,000	Apr-07	1.75	3219	\$ (1,214,286)	-32.0%
5 2660 S. Ocean Blvd., #502W	Malkiel, Burton and Nancy	Raphaël, Stephen E	\$ 1,100,000	Feb-09	\$ 480,000	Feb-02	7	1908	\$ 88,571	18.5%
6 2545 S. Ocean Blvd., #502W	Slenczewski, Andrew and Romalda	Raphaël, Stephen E	\$ 200,000	Feb-09	\$ 325,000	May-05	3.75	972	\$ (33,333)	-10.3%
7 3440 S. Ocean Blvd., #304N	Leikni Associates LLC	Franke, Mae	\$ 430,000	Feb-09	\$ 310,000	Dec-95	13.25	2078	\$ 9,057	2.9%
8 2505 S. Ocean Blvd., #506	Arsene, Vladimir	Alexander, David	\$ 250,000	Feb-09	N/A	N/A	N/A	1116	N/A	N/A
9 3400 S. Ocean Blvd., #1-H-6	Rodriguez, Raphael and Pauline	Roy Forman Revocable Trust	\$ 575,000	Feb-09	\$ 389,000	Jul-00	8.5	2119	\$ 21,982	5.6%
10 3120 S. Ocean Blvd., #2-602	Kohlenz, Harvey and Maria	Rhoda Wagner Revocable Trust	\$ 575,000	Feb-09	\$ 245,000	May-85	23.75	2497	\$ 13,895	5.7%
11 2150 lbs Isle Road #9	Pendergast, Robert	Dorthea Vilan Living Trust Agreement	\$ 375,000	Feb-09	N/A	N/A	N/A	1949	N/A	N/A
12 2784 S. Ocean Blvd., #101N & C&H10	Cullen, Dean	Alfred F Heath Trust	\$ 830,000	Feb-09	\$ 8,200	Jan-75	N/A	2006	\$ 18,288	223.0%
13 3140 S. Ocean Blvd., #404	Kazi, Ronald et al	Ruth S Blank Living Trust	\$ 825,000	Feb-09	\$ 500,000	Jan-88	21	2173	\$ Not Arms Length	Not Arms Length
14 3440 S. Ocean Blvd., #401N	Kurtz, Stuart and Deborah	Jean Kazi Trust	\$ 600,000	Mar-09	\$ 400,000	Dec-01	7.25	2078	\$ 27,596	6.9%
15 3230 S. Ocean Blvd., #8603	Iodice, Angelo et al	Schecht, Kenneth and Susan	\$ 165,000	Mar-09	\$ 130,000	May-99	9.75	980	\$ 3,590	2.8%
16 3300 S. Ocean Blvd., #207N	Gilbert, Roger	Seep, Robert and Marguerite	\$ 370,000	Mar-09	\$ 225,000	Apr-88	21	1436	\$ 6,505	3.1%
17 2185 lbs Isle Road #20	William Maher Trust	Seligman, Edward	\$ 525,000	Mar-09	\$ 162,000	Apr-87	22	1289	\$ 16,500	10.2%
18 3460 S. Ocean Blvd., #308	Dorffman, David and Raffaela	Estate of Joshua & Seire Layvine	\$ 200,000	Mar-09	\$ 780,000	Jun-00	8.75	1472	\$ (106,667)	-38.1%
19 2590 S. Ocean Blvd., #108	Ferg, Barry	Nusbaum, Virginia et al	\$ 900,000	Mar-09	\$ 260,000	Jul-08	0.75	2434	\$ 17,143	2.3%
20 2784 S. Ocean Blvd., #504S	Miller, Susan	GMAC Global Relocation Svcs LLC	\$ 350,000	Mar-09	\$ 160,000	Oct-99	9.5	1661	\$ 13,158	8.2%
21 3440 S. Ocean Blvd., #306N	Navarra Revocable Trust et al	Robert and Diana Toiso Kehlmann Trust	\$ 285,000	Mar-09	\$ 92,000	Feb-80	29	1458	\$ 8,897	5.7%
22 3450 S. Ocean Blvd., #112	Karandy, Emily	Weiss, Milton and Marcia	\$ 123,000	Mar-09	\$ 73,500	Jan-79	30.25	1008	\$ 1,636	2.2%
23 2800 S. Ocean Blvd., #301N	Orenberg, Robert and Maureen	Estate of Daniel Eisen	\$ 775,000	Apr-09	\$ 144,000	Jan-78	31.25	1976	\$ 20,192	14.0%
24 3400 S. Ocean Blvd., #8E1	Eibara, Mohamed Fouad and Lina	William I Goldberg Revocable Trust	\$ 550,000	Apr-09	\$ 125,000	Jan-79	30.25	2119	\$ 14,050	11.2%
25 3400 S. Ocean Blvd., #1B1	Miceli, Frederick and Susan	Hannah Pincus Living Trust	\$ 330,000	Apr-09	\$ 145,000	Apr-00	29.25	1740	\$ 6,325	4.4%
26 2275 S. Ocean Blvd., #101S	Vinson Jr, Ray	Michael Santarosa Revocable Trust	\$ 590,000	Apr-09	\$ 300,000	Oct-88	10.5	1868	\$ 27,619	9.2%
27 3000 S. Ocean Blvd., #406	Kenneth Herman 2009 Revocable Trust	Plylis G Shapiro Trust	\$ 2,250,000	Apr-09	\$ 300,000	Oct-88	10.5	1868	\$ 27,619	9.2%
28 3450 S. Ocean Blvd., #S502	Hess Revocable Trust	Damico, Toby	\$ 175,000	Apr-09	\$ 2,800,000	Jul-06	2.75	3717	\$ (238,564)	-8.2%
29 3170 S. Ocean Blvd., #S502	Selena Natalia	Lawrence & Stella Morrissey Trust	\$ 1,725,000	Apr-09	\$ 315,000	Jun-05	3.75	952	\$ 37,533	-11.9%
30 2100 S. Ocean Blvd., #303N	Austin, Diane M	Cook, Mary Anne	\$ 1,175,000	Apr-09	\$ 1,518,000	Oct-03	5.5	2950	\$ 37,636	2.5%
31 3000 S. Ocean Blvd., #PH6	Wen, Diane M	Gozlan, Alan	\$ 4,800,000	Apr-09	\$ 1,175,000	Jun-07	1.75	2494	\$ 27,619	9.2%
32 2784 S. Ocean Blvd., #302E	Solomon, Stephen and Laura	W Randall Holloway Family Trust	\$ 150,000	Apr-09	\$ 4,995,000	Aug-06	2.75	5720	\$ (70,909)	-1.4%
33 2275 S. Ocean Blvd., #209A	Soliman, Steven S	Solomon, Alan	\$ 116,000	Apr-09	\$ 77,900	Jan-75	34.25	1661	\$ 2,105	2.7%
34 2680 S. Ocean Blvd., #105N	Snyder, Mary Jane	Young, John W	\$ 500,000	Apr-09	\$ 147,500	Apr-02	7	978	\$ Not Arms Length	Not Arms Length
35 3200 S. Ocean Blvd., #401B	Dirliko, Dominic and Harriet	Bernstein, Norman	\$ 590,000	May-09	\$ 121,500	Jan-79	30.25	1900	\$ 12,512	10.3%
36 3400 S. Ocean Blvd., #1H7	Cohen, Mark and Jean	Lis M Joyce Revocable Trust	\$ 600,000	May-09	\$ 440,000	Sep-03	5.75	1781	\$ 19,130	4.3%
37 2505 S. Ocean Blvd., #415	Pines, Emily	Estate of Rita Goldberg	\$ 240,000	May-09	\$ 227,000	Nov-85	23.5	2119	\$ 15,872	7.0%
38 3450 S. Ocean Blvd., #515	Hilumen, Jan and Julia	Lilani E Mann Revocable Trust	\$ 195,000	May-09	\$ 360,000	Dec-88	20.5	1116	\$ 4,878	3.5%
39 3475 S. Ocean Blvd., #602 (REO)	Schiarita, Louis and Annette	LP Morgan Chase Bank	\$ 189,000	May-09	\$ 700,000	Dec-04	4.5	1548	\$ (36,667)	-10.2%
40 2545 S. Ocean Blvd., #312	Stark, Rudolf and Elke	Kewell, Barbel	\$ 125,000	May-09	\$ 230,000	Jun-05	4	1395	\$ (127,500)	-18.3%
41 3250 S. Ocean Blvd., #310S	Sirker, James sand Kathy	Mieler, Elaine	\$ 440,000	May-09	\$ 80,000	May-91	18	675	\$ 2,778	3.7%
42 2784 S. Ocean Blvd., #104S	Steven P Cohen Trust	O'Malley, Franke	\$ 225,000	May-09	\$ 227,000	Jan-77	32.25	1661	\$ 6,047	7.6%
43 3460 S. Ocean Blvd., #509	Mueller, Al and Gail	O'Malley, Franke	\$ 275,000	May-09	\$ 227,000	Jun-03	6	1176	\$ (3,333)	-0.1%
44 2770 S. Ocean Blvd., #401S & #C27	Verdine, Iva and Zinaida	Shep, Susan	\$ 1,703,500	May-09	\$ 39,000	Mar-73	36.5	1416	\$ 3,685	9.2%
45 2000 S. Ocean Blvd., #101N & #CWI3	Customa Palm Beach LLC	Zhu, Seymour	\$ 1,320,000	Jun-09	\$ 3,100,000	Mar-07	2.25	4370	\$ (622,222)	-20.1%
46 2330 S. Old Ocean Blvd., #3	Tutarello, Suzanne D	Winn, Jerome	\$ 975,000	May-09	\$ 900,000	Jun-94	15	3262	\$ 28,000	3.1%
47 6 Sloans Curve Drive #6 (Townhouse)	Brodie, Jennifer Elizabeth	Khanly, Teresa et al	\$ 3,095,000	Jun-09	\$ 1,065,200	May-01	8	2135	\$ (11,275)	-1.1%
		Foster, Lois	\$ 3,095,000	Jun-09	\$ 1,196,000	Apr-88	21.25	3682	\$ 87,482	7.3%

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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	Ann Inc/(Dec)	Avg Ann %
49											
50				\$ 731,906		\$ 707,405		13.86		\$ (49,323)	-7.0%
51											
52				\$ 35,131,500		\$ 31,125,800		665.25		\$ (2,170,222)	
53				48		44		48		44	
54				\$ 731,906		\$ 707,405		13.86		\$ (49,323)	-7.0%
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