

# THE EVANS REPORT

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

Published by: Leslie Robert Evans Assoc., P.A., Counsellors 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 Incld(Dec)	Avg Ann %
1 3140 S. Ocean Blvd., #306S	Simons, Alan and Amelie	Gheiler, Scott	\$ 500,000	Jan-09	\$ 786,000	May-07	1.75	2220	\$ (153,143)	-19.9%
2 100 Worth Avenue #H4	Worth, Gail Katz	Edward L Bronstien Jr Trust	\$ 1,650,000	Jan-09	\$ 300,000	Mar-01	7.75	1539	\$ 174,193.55	58.1%
3 100 Worth Avenue #E170	Waller, James D and Ellen J	Estate of Thomas B Waller	\$ 1,128,000	Jan-09	\$ 431,100	Jul-85	23.5	1580	\$ 29,655	6.9%
4 250 Bradley Place #B03	Kantor, Martin E and Lucille S	Kent, Gloria	\$ 550,000	Jan-09	\$ 375,000	May-02	7.75	871	\$ 22,565	6.0%
5 3450 S. Ocean Blvd. #417	Cox Jr, Howard E	Arnold, Stephen H and Jane	\$ 425,000	Jan-09	\$ 103,000	Jul-82	16.5	782	\$ 19,515	18.9%
6 44 Coconut Row #101A	Sullivan, Dana and Dorothy	Sydelie Singer Revocable Living Trust	\$ 230,000	Jan-09	\$ 133,000	Nov-00	8.25	1548	\$ 11,515	8.5%
7 44 Coconut Row #101A	Gordon, Benjamin and Elizabeth	Henry Frensky Revocable Trust	\$ 200,000	Jan-09	\$ 99,400	Apr-85	23.75	893	\$ 4,296	4.3%
8 2680 S. Ocean Blvd., #203W	Fred Alger 2009 Trust	Adler, Susan G	\$ 1,050,000	Jan-09	\$ 1,150,000	Nov-07	1.25	2918	\$ (80,000)	-7.0%
9 44 Coconut Row #238	Ritzuto, Leandro and Sherrie	Lyons, Kay G	\$ 415,000	Jan-09	\$ 320,000	Aug-05	3.5	992	\$ 27,143	8.5%
10 100 Worth Avenue #3027	3027 PBH LLC	Apne M Laverly Revocable Trust	\$ 2,225,000	Feb-09	\$ 1,033,000	Jan-02	7	1587	\$ 170,286	16.5%
11 235 Sunrise Avenue #3027	Lukes, Peter	Balina Condominium Association Inc	\$ 73,000	Feb-09	\$ 55,000	Mar-00	9	448	\$ 2,000	3.6%
12 3000 S. Ocean Blvd., #408	Makiel, Burton and Nancy	Raphael, Stephen E	\$ 1,673,000	Feb-09	\$ 3,800,000	Apr-07	1.75	3219	\$ (1,214,286)	-32.0%
13 2880 S. Ocean Blvd., #502W	Voyatzis, George and Alexandra	Sheltag, Florence	\$ 1,100,000	Feb-09	\$ 480,000	Feb-02	7	1908	\$ 88,571	18.5%
14 44 Coconut Row #221B	Swietczewski, Andrew and Roundalda	Fannie Mae	\$ 307,000	Feb-09	\$ 89,000	Jan-79	30	1226	\$ 7,267	8.2%
15 2545 S Ocean Blvd., #301 (REO)	Barbara Annan Revocable Trust	Alexandri, David	\$ 925,000	Feb-09	\$ 325,000	May-05	3.75	972	\$ (33,333)	-10.3%
16 330 Coconut Row #1B	Lekraff Associates LLC	Blake, Curtis and Patricia	\$ 430,000	Feb-09	\$ 310,000	Dec-95	13.25	1540	\$ 14,867	1.7%
17 3440 S. Ocean Blvd., #204N	Asene, Vladimir	Roy Forman Revocable Trust	\$ 290,000	Feb-09	\$ 200,000	N/A	N/A	1116	\$ N/A	N/A
18 2905 S. Ocean Blvd., #506	Benson, Judi Ann	Izquierdo-Stephan, Carolina	\$ 700,000	Feb-09	\$ 389,000	May-99	9.75	1201	\$ 51,292	25.6%
19 170 Chilean Avenue #3A	Rodriguez, Raphael and Pauline	Rhoda Wagner Revocable Trust	\$ 575,000	Feb-09	\$ 245,000	Jun-00	8.5	2119	\$ 21,882	5.7%
20 3400 S. Ocean Blvd., #H-6	Koblenz, Harvey and Maria	Donthia Villani Living Trust Agreement	\$ 575,000	Feb-09	\$ 370,000	May-85	23.75	2487	\$ 13,885	5.7%
21 3120 S. Ocean Blvd., #2-602	F G Howard Jr Enterprises Inc	David M Oneglia Spray Trust	\$ 650,000	Feb-09	\$ 370,000	Feb-02	7	1182	\$ 40,000	10.8%
22 350 S. Ocean Blvd., #5010	Kelly Family Trust	Differ, Francois	\$ 2,050,000	Feb-09	\$ 700,000	Jul-99	9.5	1770	\$ 142,105	20.3%
23 330 Coconut Row #H-B	Prendergast, Robert	Aired R. Heath Trust	\$ 90,000	Feb-09	\$ N/A	N/A	N/A	1949	\$ N/A	N/A
24 2150 1bis Isle Road #9	Meyer, Gregory S	Wilkins Family Trust	\$ 90,000	Feb-09	\$ 237,000	Jan-06	3	561	\$ (49,000)	-20.7%
25 235 Sunrise Avenue #2225	Culler, Beth	Ruth S Blank Living Trust	\$ 630,000	Feb-09	\$ 8,200	Jan-75	34	2006	\$ 18,288	223.0%
26 2794 S. Ocean Blvd., #101N & CHN10	John Paylas Revocable Trust	Aphe Paylas Revocable Trust	\$ 880,000	Feb-09	\$ 270,000	Apr-98	10.5	1385	\$ Not Arms Length	Not Arms Length
27 170 N. Ocean Blvd., #504	Kazi, Ronald etal	Jean Kazi Trust	\$ 825,000	Feb-09	\$ 500,000	Jan-88	21	2173	\$ Not Arms Length	Not Arms Length
28 3140 S. Ocean Blvd., #501	Mcorney, Charles and Wilma	Sylvia Ann Joel Revocable Trust	\$ 1,882,450	Mar-09	\$ 1,275,000	Feb-02	7	1830	\$ 86,779	6.8%
29 3440 S. Ocean Blvd., #401N	Schnecht, Kenneth and Susan	Kurtz, Stuart and Deborah	\$ 600,000	Mar-09	\$ 400,000	Dec-01	7.25	2078	\$ 27,566	5.9%
30 3230 S. Ocean Blvd., #5603	Iodice, Angelo etal	Seagh, Robert an Marguerite	\$ 165,000	Mar-09	\$ 130,000	May-99	9.75	980	\$ 3,580	2.8%
31 3300 S. Ocean Blvd., #207N	Gilbert, Roger	Saigoum, Edward	\$ 370,000	Mar-09	\$ 225,000	Apr-88	21	1436	\$ 6,905	3.1%
32 2185 1bis Isle Road #20	William Mather Trust	Estate of Lushna & Selma Levine	\$ 325,000	Mar-09	\$ 162,000	Apr-87	22	1436	\$ 6,905	3.1%
33 3460 S. Ocean Blvd., #308	Dorman, David and Raftaia	GMAC Global Relocation Svcs LLC	\$ 200,000	Mar-09	\$ 280,000	Jul-08	0.75	1472	\$ (106,667)	-38.1%
34 2680 S. Ocean Blvd., #7C6	Estig, Barry	Nusbahn, Virginia etal	\$ 900,000	Mar-09	\$ 750,000	Jun-00	8.75	2434	\$ 17,143	2.3%
35 2794 S. Ocean Blvd., #504S	Miller, Susan	Robert & Diana Toslo Kehmann Trust	\$ 285,000	Mar-09	\$ 160,000	Oct-99	9.5	1661	\$ 13,158	8.2%
36 3440 S. Ocean Blvd., #308N	Navartha Revocable Trust etal	Weiss, Milton and Marcia	\$ 350,000	Mar-09	\$ 92,000	Feb-86	28	1458	\$ 8,887	9.7%
37 2 N. Breakers Row #H42 & #C27	Roberts, Bob	Samuel N Shapiro Marital Trust	\$ 750,000	Mar-09	\$ 1,022,900	Nov-86	22.25	3013	\$ 295,600	28.9%
38 235 Sunrise Avenue #MZH	Simonson, Cynthia J	Hese Sr, Richard A	\$ 193,000	Mar-09	\$ 40,000	Apr-03	6	2250	\$ 19,167	47.9%
39 2680 S. Ocean Blvd., #1C1	Gandy, John B	Susan W Agger Declaration of Trust	\$ 825,000	Mar-09	\$ 357,050	Mar-01	8	2048	\$ 58,494	16.4%
40 3450 S. Ocean Blvd., #112	Karady, Emely	Estate of Daniel Eisen	\$ 123,000	Mar-09	\$ 73,500	Jan-79	30.25	1008	\$ 1,636	2.2%
41 2600 S. Ocean Blvd., #301N	Oxenberg, Robert and Maureen	William J Goldberg Revocable Trust	\$ 775,000	Apr-09	\$ 144,000	Jan-78	31.25	1876	\$ 20,182	14.0%
42 3400 S. Ocean Blvd., #6E1	Eliaba, Mohamad Fouad and Lina	Hannah Pincus Living Trust	\$ 550,000	Apr-09	\$ 125,000	Jan-79	30.25	1770	\$ 14,050	11.2%
43 235 Sunrise Avenue #MZH	Schachtman, Cheryl	Luczyn, Olga	\$ 145,000	Apr-09	\$ 149,000	Oct-88	20.5	2131	\$ 57,895	0.9%
44 100 Royal Palm Way #84	Whelan, John	Carroll, P Kevin	\$ 2,250,000	Apr-09	\$ 1,975,000	Aug-04	4.75	2131	\$ 6,905	2.9%
45 44 Coconut Row #B412	Berk, Mark	Sandler, Alan etal	\$ 750,000	Apr-09	\$ 362,500	Oct-98	10.5	1215	\$ 36,905	10.2%
46 400 S. Ocean Blvd., #418E	Roderic M Oneglia Spray Trust	Gammino, Elizabeth K	\$ 1,750,000	Apr-09	\$ N/A	N/A	N/A	1716	\$ N/A	N/A
47 3400 S. Ocean Blvd., #181	Miceli, Frederick and Susan	Michael Santacroce Revocable Trust	\$ 330,000	Apr-09	\$ 145,000	Jan-80	29.25	2119	\$ 6,325	4.4%

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49	2275 S. Ocean Blvd., #101S	Wynson 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., #406	Kenneth, Herman 2009 Revocable Trust	Derrico, Toby	\$ 2,250,000	Apr-09	\$ 2,900,000	Jul-08	2.75	3717	\$ (236,364)	-8.2%
51	3450 S. Ocean Blvd., #708	Haas Revocable Trust	Lawrence & Smilla Morrissey Trust	\$ 175,000	Apr-09	\$ 315,000	Jun-05	3.75	952	\$ (37,333)	-11.9%
52	100 Royal Palm Way #45	Muscarella, 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	Elyre Flamm 2000 Trust etal	Blomeyer, Stephanie S	\$ 3,450,000	Apr-09	\$ 2,100,000	Sep-03	5.5	3432	\$ 245,455	11.7%
54	2 N. Breakers Row #541 & #C30	Clarke Avenue Investments Inc	Elyre Flamm 2000 Trust etal	\$ 6,500,000	Apr-09	\$ 4,150,000	Mar-00	9	3234	\$ 281,111	6.3%
55	235 Sunrise Avenue #2008	Varatskyas, Kristine	Burt, Sue Ann	\$ 72,000	Apr-09	\$ 60,000	Jan-03	6.25	271	\$ 1,920	3.2%
56	3170 S. Ocean Blvd., #S502	Salerna, Natalia	Cook, Mary Arne	\$ 1,175,000	Apr-09	\$ 1,518,000	Oct-03	5.5	2950	\$ 37,636	2.5%
57	2100 S. Ocean Blvd., #303N	Austen, David	Gozlan, Alan	\$ 1,175,000	Apr-09	\$ 1,175,000	Jun-07	1.75	2494	\$ -	0.0%
58	3000 S. Ocean Blvd., #7H6	Wren, Diane M	W.Randall Holloway Family Trust	\$ 4,800,000	Apr-09	\$ 4,995,000	Aug-06	2.75	5720	\$ (70,909)	-1.4%
59	151 Grace Trail #3	Halley Jr., John F	Collins, Sheila S	\$ 1,500,000	Apr-09	\$ 425,000	Nov-93	15.5	1834	\$ 68,355	16.3%
60	235 Sunrise Avenue #2220	Brown, Stephen and Aileen	St. John, Donald A	\$ 130,000	Apr-09	\$ 65,000	Apr-08	1.75	389	\$ 20,000	23.5%
61	235 Sunrise Avenue #2216	Iarocci, Matthew and Joan	Soule, Carolyn	\$ 95,000	Apr-09	\$ 52,000	Oct-97	11.5	389	\$ 3,739	7.2%
62	2784 S. Ocean Blvd., #402E	Solomon, Stephen and Laura	Solomon, Alan	\$ 150,000	Apr-09	\$ 77,900	Jan-75	34.25	1661	\$ 2,105	2.7%
63	2275 S. Ocean Blvd., #209A	Stolman, Steven S	Young, John W	\$ 116,000	Apr-09	\$ 147,500	Apr-02	7	978	\$ Not Arms Length	Not Arms Length
64	44 Cocconut Row #A318	Rau, John C	John A. Worthington 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	Bernstein, Norman	\$ 500,000	May-09	\$ 121,500	Jan-79	30.25	1900	\$ 12,512	10.3%
66	330 Cocconut Row #1A	Block, Henry and Gilda	Latkin, Terrie A	\$ 1,100,000	May-09	\$ 875,000	Sep-06	2.75	1900	\$ 81,818	9.4%
67	429 Australian Avenue #5	Geisel, Saskia H	Larkin, Owen G and Marjorie	\$ 1,450,000	May-09	\$ 1,175,000	May-05	4	1686	\$ 68,750	5.9%
68	3200 S. Ocean Blvd., #401B	Difilippo, Dominic and Harriet	Lots M, Joyce Revocable Trust	\$ 550,000	May-09	\$ 440,000	Sep-03	5.75	1781	\$ 19,130	4.3%
69	3400 S. Ocean Blvd., #1H7	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 Ibis Isle Road #7	Hudson, Ingrid	Estate of Joyce C O'Neil	\$ 300,000	May-09	N/A	N/A	N/A	1168	\$ N/A	N/A
71	315 S. Lake Drive #6	Southlane Enterprises Corp	Suzanne Black Revocable Trust	\$ 70,000	May-09	\$ 255,000	Sep-92	16.75	210	\$ (11,642)	-4.4%
72	2505 S. Ocean Blvd., #415	Pines, Emily	Lillian E Mann Revocable Trust	\$ 240,000	May-09	\$ 140,000	Dec-88	20.5	1116	\$ 4,878	3.5%
73	3450 S. Ocean Blvd., #313	Hiltunen, Jarl and Tuja	LJbeck Partners LLP	\$ 195,000	May-09	\$ 360,000	Dec-04	4.5	1548	\$ (36,667)	-10.2%
74	3475 S. Ocean Blvd., #502 (REO)	Skarabela, Louis and Annette	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	\$ 7,727	19.3%
76	2545 S. Ocean Blvd., #312	Stark, Rudolf and Elke	Kowal, Barbel	\$ 125,000	May-09	\$ 75,000	May-91	18	675	\$ 2,178	3.7%
77	328 Chilean Avenue #328A & #328B	Davis, Terrie A	Drennen, Daniel E	\$ 2,000,000	May-09	\$ 1,500,000	Oct-06	2.5	2184	\$ 200,000	13.3%
78	3280 S. Ocean Blvd., #510S	Strker, James and Kathy	Miller, Richard	\$ 440,000	May-09	\$ 230,000	Apr-93	16	1640	\$ 13,125	5.7%
79	2784 S. Ocean Blvd., #104S	Steven P Cohen Trust	Slyor, Elaine	\$ 275,000	May-09	\$ 80,000	Jan-77	32.25	1661	\$ 6,047	7.6%
80	3460 S. Ocean Blvd., #509	Mueller, Al and Gail	O'Malley, Franke	\$ 225,000	May-09	\$ 227,000	Jun-03	6	1176	\$ (333)	-0.1%
81	3460 S. Ocean Blvd., #212	Veludshyn, Ilya and Zinaida	Shin, Susan	\$ 172,500	May-09	\$ 39,000	Jan-73	36.5	1416	\$ 3,658	9.4%
82	335 Australian Avenue #6 (Townhouse)	Patric, Carroll	Gould, George	\$ 1,150,000	May-09	\$ 1,425,000	May-08	3	2135	\$ (91,667)	-6.4%
83	2330 S. Old Ocean Blvd., #G (Townhouse)	Tutarello, Suzanne D	Kranly, Teresa etal	\$ 975,000	May-09	\$ 1,055,200	May-01	8	2135	\$ (11,275)	-1.1%
84	2770 S. Ocean Blvd., #401S & #C27	South Ocean Realty Ltd	Ziv, Seymour	\$ 1,700,000	Jun-09	\$ 3,100,000	Mar-07	2.25	4370	\$ (622,222)	-20.1%
85	44 Cocconut Row #608A, #609A & #C12	Galvani, Ann M	Miriam K Moran Revocable Trust	\$ 796,100	Jun-09	\$ 995,000	Apr-05	4.24	1482	\$ (47,146)	-4.7%
86	100 Sunrise Avenue #518	Abraham, James	Gayle Waxman Living Trust	\$ 725,000	Jun-09	\$ 2,700,000	Oct-05	3.75	1360	\$ (53,333)	-5.8%
87	360 S. Ocean Blvd., #2A	Garlan Property Partnership	Neil Walker High Trust	\$ 1,553,000	Jun-09	\$ 1,320,000	Feb-05	4.25	2500	\$ (260,471)	-9.8%
88	2000 S. Ocean Blvd., #101N & #CW13	Cristina Palm Beach LLC	Werner, Jerome	\$ 1,320,000	Jun-09	\$ 900,000	Jun-00	15	3282	\$ 28,000	3.1%
89	230 Bradley Place #605	Dale, John and Clara	Daleman Properties LLC	\$ 325,000	Jun-09	\$ 350,000	Feb-00	9.25	1220	\$ Not Arms Length	Not Arms Length
90	6 Sicans Curve Drive #8 (Townhouse)	Brodie, Jennifer Elizabeth	Foster, Lois	\$ 3,055,000	Jun-09	\$ 1,196,000	Apr-88	21.25	3652	\$ 87,482	7.3%
91				\$ 972,356		\$ 729,558		11.61		\$ (3,437)	-0.5%
93				\$ 87,512,050		\$ 59,823,750		1.045		\$ (281,865)	
94				\$ 90		\$ 82		90		\$ 82	
95				\$ 972,356		\$ 729,558		11.61		\$ (3,437)	-0.5%
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2 100 Worth Avenue #61710	Wilner, James D and Ellen J	Estate of Thomas B Wilner	\$ 1,128,000	Jan-09	\$ 431,100	Jul-85	23.5	1580	\$ 29,655	6.9%
3 250 Bradley Place #603	Kantor, Martin E and Lucille S	Kerr, Gloria	\$ 520,000	Jan-09	\$ 373,000	May-02	7.75	871	\$ 22,580.65	6.0%
4 354 Chilean Avenue #228	Cox Jr, Howard E	Arnold, Stephen H and Jane	\$ 425,000	Jan-09	\$ 103,000	Jul-92	16.5	782	\$ 19,515.15	18.9%
5 44 Coconut Row #101A	Gordon, Benjamin and Elizabeth	Henry Perinsky Revocable Trust	\$ 200,000	Jan-09	\$ 99,400	Apr-85	23.75	893	\$ 4,235.79	4.3%
6 44 Coconut Row #23B	Fied Alger 2009 Trust	Wood, Renee	\$ 415,000	Jan-09	\$ 320,000	Aug-05	3.5	892	\$ 27,142.86	8.5%
7 100 Worth Avenue #810	Rizzuto, Leonardo and Sherrie	Lyons, Kay G	\$ 2,225,000	Feb-09	\$ 1,033,000	Jan-02	7	1597	\$ 170,285.71	16.5%
8 235 Sunrise Avenue #3027	3027 PBH LLC	Ame M Laverly Revocable Trust	\$ 73,000	Feb-09	\$ 55,000	Mar-00	9	448	\$ 2,000.00	3.6%
9 44 Coconut Row #221B	Voyatzis, George and Alexandra	Shertlag, Florence	\$ 307,000	Feb-09	\$ 89,000	Jan-79	30	1226	\$ 7,266.67	8.2%
10 330 Coconut Row #1B	Barbara Annan Revocable Trust	Blake, Curtis and Patricia	\$ 925,000	Feb-09	\$ 870,000	May-05	3.75	1540	\$ 14,666.67	1.7%
11 170 Chilean Avenue #3A	Benson, Judi Ann	Izquierdo-Stephan, Carolina	\$ 700,000	Feb-09	\$ 200,000	Mar-99	9.75	1201	\$ 51,282.05	25.6%
12 350 S. Ocean Blvd. #3910	F G Howard Jr Enterprises Inc	David M Oneglia Spray Trust	\$ 650,000	Feb-09	\$ 370,000	Feb-02	7	1182	\$ 40,000.00	10.8%
13 330 Coconut Row #3027	Kelly Family Trust	Duffar, Francois	\$ 2,050,000	Feb-09	\$ 700,000	Jul-99	9.5	1770	\$ 142,105.28	20.3%
14 235 Sunrise Avenue #2225	Meyer, Gregory S	Wilkins Family Trust	\$ 90,000	Feb-09	\$ 237,000	Jan-06	3	561	\$ (49,000.00)	-20.7%
15 170 N. Ocean Blvd. #504	John Prayas Revocable Trust	Adele Poyas Revocable Trust	\$ 890,000	Feb-09	\$ 270,000	Apr-98	10.5	1395	\$ 86,778.57	6.8%
16 170 N. Ocean Blvd. #501	Mooney, Charles and Wilma	Sylvia Ann Joel Revocable Trust	\$ 1,892,450	Mar-09	\$ 1,275,000	Feb-02	7	1830	\$ 235,600.00	28.9%
17 2 N. Breakers Row #M42 & #C27	Roberts, Bob	Samuel W Shapiro Marital Trust	\$ 7,600,000	Mar-09	\$ 1,022,500	Nov-86	22.25	3013	\$ 57,894.74	2.9%
18 235 Sunrise Avenue #M2H	Simonsen, Cynthia J	Heise Sr, Richard A	\$ 155,000	Mar-09	\$ 40,000	Apr-03	8	2250	\$ 19,166.67	4.7%
19 2590 S. Ocean Blvd. #1C1	Gallin, John B	Luczyn, Olga	\$ 145,000	Apr-09	\$ 145,000	Mar-01	8	2175	\$ 58,493.75	16.4%
20 235 Sunrise Avenue #M1Z1	Schreichtman, Cheryl	Susan W Agger Declaration of Trust	\$ 825,000	Apr-09	\$ 357,050	Apr-04	4.75	2131	\$ 57,894.74	2.9%
21 100 Royal Palm Way #34	Whalen, John	Condon, P Kevin	\$ 2,250,000	Apr-09	\$ 1,975,000	Aug-04	4.75	2131	\$ 36,904.76	10.2%
22 44 Coconut Row #B412	Berk, Mark	Sandler, Elizabeth K	\$ 750,000	Apr-09	\$ 362,500	Oct-98	N/A	1716	\$ 158,000.00	N/A
23 400 S. Ocean Blvd. #418E	Rodrigue M Oneglia Spray Trust	Deems, Richard E	\$ 2,950,000	Apr-09	\$ 530,000	Mar-94	15	2810	\$ 245,454.55	11.7%
24 100 Royal Palm Way #45	Muscarella, Joseph and Sharon	Blayne Flamm 2000 Trust et al	\$ 3,450,000	Apr-09	\$ 2,100,000	Sep-03	5.5	3432	\$ 261,111.11	6.3%
25 400 S. Ocean Blvd. #203N	Elyse Flamm 2000 Trust et al	Blayne Flamm 2000 Trust et al	\$ 6,500,000	Apr-09	\$ 60,000	Jan-03	6.25	3234	\$ 1,920.00	3.2%
26 2 N. Breakers Row #541 & #C30	Vanalstyne, Kristine	Burt Sue Ann	\$ 72,000	Apr-09	\$ 425,000	Nov-93	15.5	1834	\$ 69,354.84	16.3%
27 235 Sunrise Avenue #2008	Haley Jr, John F	Collins, Sheila S	\$ 1,500,000	Apr-09	\$ 85,000	Aug-07	11.5	389	\$ 20,000	23.5%
28 151 Grace Trail #3	Brown, Stephen and Aileen	St John, Donald A	\$ 120,000	Apr-09	\$ 52,000	Dec-06	2.5	1210	\$ 24,000.00	5.8%
29 235 Sunrise Avenue #2220	Harrod, Matthew and Joan	John A Wolffrigton Trust	\$ 475,000	Apr-09	\$ 415,000	Oct-87	11.5	389	\$ 3,739.13	7.2%
30 235 Sunrise Avenue #2218	Rau, John C	Davis, Terie A	\$ 1,100,000	Apr-09	\$ 875,000	Sep-06	2.75	1540	\$ 81,818.18	9.4%
31 44 Coconut Row #A318	Block, Henry and Gilda	Gaisel, Saskia H	\$ 1,450,000	Apr-09	\$ 1,175,000	Mar-05	4	1686	\$ 68,750.00	5.9%
32 330 Coconut Row #1A	Hudson, Ingrid	Estate of Joyce C ONeil	\$ 300,000	Apr-09	\$ 265,000	Mar-05	N/A	1168	\$ 11,641.79	N/A
33 2180 bis Isle Road #7	Southlane Enterprises Corp	Susanne Black Revocable Trust	\$ 70,000	Apr-09	\$ 40,000	Sep-92	16.75	210	\$ 7,727.27	4.4%
34 315 S. Lake Drive #6	Vaughn, Jeff	Drennen, Daniel E	\$ 2,000,000	Apr-09	\$ 1,500,000	Oct-06	2.5	389	\$ 200,000.00	13.3%
35 235 Sunrise Avenue #3217	Davis, Terrie A	Gould, George	\$ 1,150,000	Apr-09	\$ 1,425,000	May-06	3	1579	\$ (91,686.67)	-6.7%
36 328 Chilean Avenue #328A & #328B	Patric, Carroll	Mirfan K Moran Revocable Trust	\$ 726,100	Apr-09	\$ 996,000	Apr-05	4.25	1482	\$ (47,035.29)	-4.7%
37 335 Australian Avenue #89A & #328B	Abraham, James	Gozan Property Partnership	\$ 1,593,000	Apr-09	\$ 2,700,000	Feb-05	4.25	1360	\$ (53,330.33)	-5.8%
38 44 Coconut Row #608A, #609A & #C12	Abraham, James	Neil Walker Hight Trust	\$ 726,100	Apr-09	\$ 350,000	Feb-00	9.25	2800	\$ (280,470.59)	-9.6%
39 100 Sunrise Avenue #518	Abraham, James	Daleman Properties LLC	\$ 325,000	Jun-09	\$ 755,209			1220	Not Arms Length	Not Arms Length
40 380 S. Ocean Blvd. #2A	Dale, John and Clara		\$ 1,247,180		\$ 28,697,950				\$ 49,697.25	6.6%
41 250 Bradley Place #605			\$ 52,381,550		\$ 755,209				\$ 1,888,496	
42			\$ 42		\$ 38				\$ 38	
43			\$ 1,247,180		\$ 755,209				\$ 49,697.25	6.6%
44			\$ 52,381,550		\$ 755,209				\$ 1,888,496	
45			\$ 42		\$ 38				\$ 38	
46			\$ 1,247,180		\$ 755,209				\$ 49,697.25	6.6%
47			\$ 52,381,550		\$ 755,209				\$ 1,888,496	
48			\$ 42		\$ 38				\$ 38	

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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 Ind/Dcc	Avg Ann %
1	3140 S. Ocean Blvd. #506S	Simons, Alan and Annette	Gelber, Sorin	\$ 500,000	Jan-09	\$ 768,000	May-07	1.75	2220	\$ (153,143)	-19.5%
2	3450 S. Ocean Blvd. #117	Silliman, Dana and Dorothy	Sybilie Singer Revocable Living Trust	\$ 230,000	Jan-09	\$ 135,000	Nov-07	8.25	1548	\$ 11,515	8.5%
3	2600 S. Ocean Blvd. #203W	50 States Limited	Apter, Susan G	\$ 1,650,000	Jan-09	\$ 1,150,000	Nov-07	-7.0%	2818	\$ (80,000)	-7.0%
4	3000 S. Ocean Blvd. #408	Lukes, Peter	Bellaire Condominium Association Inc	\$ 1,675,000	Feb-09	\$ 3,800,000	Apr-07	1.75	3219	\$ (1,214,266)	-32.2%
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	18.3%
6	2545 S. Ocean Blvd. #301 (REO)	Swenczewski, Andrew and Romualda	Fannie Mae	\$ 200,000	Feb-09	\$ 325,000	May-05	3.75	2078	\$ (33,333)	-10.3%
7	3440 S. Ocean Blvd. #204N	Leknar Associates LLC	Alexander, David	\$ 430,000	Feb-09	\$ 310,000	Dec-95	13.25	972	\$ 9,057	2.9%
8	2505 S. Ocean Blvd. #406	Arseme, Vladimir	Roy Forman Revocable Trust	\$ 250,000	Feb-09	N/A	N/A	N/A	1116	\$	N/A
9	3400 S. Ocean Blvd. #H-6	Rodriguez, Raphael and Pauline	Rhoda Wagner Revocable Trust	\$ 575,000	Feb-09	\$ 389,000	Jul-00	8.5	2119	\$ 21,882	5.6%
10	3120 S. Ocean Blvd. #2-602	Koblentz, Harvey and Maria	Dorothy Vivan Living Trust Agreement	\$ 575,000	Feb-09	\$ 245,000	Mar-85	23.75	2497	\$ 13,895	5.7%
11	2150 1/2 St. Isle Road #9	Prandelgast, Robert	AirFed R Heath Trust	\$ 375,000	Feb-09	N/A	N/A	N/A	1949	\$	N/A
12	2784 S. Ocean Blvd. #101N & C#110	Culler, Beth	Ruth S Bank Living Trust	\$ 630,000	Feb-09	\$ 8,200	Jan-75	34	2006	\$ 18,288	223.0%
13	3140 S. Ocean Blvd. #404	Kazi, Ronald et al	Jean Kazi Trust	\$ 825,000	Feb-09	\$ 500,000	Jan-88	21	2173	\$ 2078	6.9%
14	3440 S. Ocean Blvd. #401N	Kurtz, Stuart and Deborah	Schecht, Kenneth and Susan	\$ 600,000	Mar-09	\$ 400,000	Dec-01	7.25	2078	\$ 3,560	2.8%
15	3230 S. Ocean Blvd. #B603	Iodice, Angelo et al	Seegh, Robert and Marguerite	\$ 165,000	Mar-09	\$ 130,000	Mar-98	9.75	980	\$	6.9%
16	3300 S. Ocean Blvd. #207N	Gilbert, Roger	Seigman, Edward	\$ 370,000	Mar-09	\$ 225,000	Apr-88	21	1436	\$ 6,905	3.1%
17	2185 1/2 St. Isle Road #20	William Mather Trust	Estate of Joshua & Sienne Lavrie	\$ 523,000	Mar-09	\$ 162,000	Apr-87	22	1269	\$	10.2%
18	3460 S. Ocean Blvd. #308	Dorffman, David and Raffaela	NUStaub, Virgilus et al	\$ 200,000	Mar-09	\$ 280,000	Jul-08	8.75	1472	\$ (106,667)	-8.1%
19	2580 S. Ocean Blvd. #106	Erllig, Barry	NUStaub, Virgilus et al	\$ 800,000	Mar-09	\$ 750,000	Jun-00	8.75	2434	\$ 17,143	2.3%
20	2784 S. Ocean Blvd. #504S	Miller, Susan	Robert and Diana Tosio Kehmann Trust	\$ 285,000	Mar-09	\$ 160,000	Oct-89	9.5	1661	\$ 13,156	8.2%
21	3440 S. Ocean Blvd. #306N	Navarra Revocable Trust et al	Wass, Milton and Marcia	\$ 350,000	Mar-09	\$ 92,000	Feb-80	28	1458	\$ 8,897	9.7%
22	3450 S. Ocean Blvd. #112	Kanary, Emily	Estate of Daniel Eisen	\$ 123,000	Mar-09	\$ 73,500	Jan-79	30.25	1008	\$	2.2%
23	2600 S. Ocean Blvd. #301N	Oxenberg, Robert and Maureen	William Goldberg Revocable Trust	\$ 775,000	Apr-09	\$ 144,000	Jan-79	31.25	1976	\$ 20,192	14.0%
24	3400 S. Ocean Blvd. #6E1	Ebata, Mohamed Fouad and Lina	Hannah Pinco Living Trust	\$ 550,000	Apr-09	\$ 125,000	Jan-79	30.25	2119	\$ 14,050	11.2%
25	3400 S. Ocean Blvd. #181	Miceli, Frederick and Susan	Michael Santorocce Revocable Trust	\$ 390,000	Apr-09	\$ 305,000	Jan-80	29.25	2119	\$ 6,325	4.4%
26	2275 S. Ocean Blvd. #101S	Vinson Jr, Ray	Phyllis G Shapiro Trust	\$ 580,000	Apr-09	\$ 300,000	Oct-98	10.5	1868	\$ 27,619	9.2%
27	3000 S. Ocean Blvd. #406	Kenneth Herman 2009 Revocable Trust	Damico, Toby	\$ 2,250,000	Apr-09	\$ 2,900,000	Jun-06	2.75	3717	\$ (286,364)	-8.2%
28	3450 S. Ocean Blvd. #206	Haas Revocable Trust	Lawrence & Smilla Morrissey Trust	\$ 175,000	Apr-09	\$ 1,725,000	Jun-05	3.75	952	\$ (37,333)	2.5%
29	3170 S. Ocean Blvd. #SS02	Salema, Natalia	Cook, Mary Anne	\$ 1,725,000	Apr-09	\$ 1,518,000	Oct-03	5.5	2950	\$ 37,636	0.0%
30	2100 S. Ocean Blvd. #P18	Austen, David	Gozlan, Alan	\$ 1,175,000	Apr-09	\$ 1,175,000	Jun-07	1.75	2494	\$	0.0%
31	3000 S. Ocean Blvd. #P18	Wren, Diane M	W Randall Holloway Family Trust	\$ 4,800,000	Apr-09	\$ 4,995,000	Aug-06	2.75	5720	\$ (70,909)	-1.4%
32	2784 S. Ocean Blvd. #402E	Solomon, Stephen and Laura	Solomon, Alan W	\$ 150,000	Apr-09	\$ 77,800	Jan-75	34.25	1661	\$ 2,105	2.7%
33	2275 S. Ocean Blvd. #209A	Stolman, Steven S	Young, John W	\$ 116,000	Apr-09	\$ 147,500	Apr-02	7	978	\$	Not Arms Length
34	2660 S. Ocean Blvd. #105N	Snyder, Mary Jane	Bernstein, Norman	\$ 600,000	May-09	\$ 121,500	Jan-79	30.25	1900	\$ 12,512	10.3%
35	3200 S. Ocean Blvd. #401B	Difilippo, Dominic and Harriet	Lis M Joyce Revocable Trust	\$ 590,000	May-09	\$ 440,000	Sep-03	5.75	1781	\$ 15,130	4.3%
36	3400 S. Ocean Blvd. #117	Cohen, Mark and Jean	Estate of Rita Goldberg	\$ 600,000	May-09	\$ 227,000	Nov-85	23.5	2119	\$ 15,872	7.0%
37	2505 S. Ocean Blvd. #415	Pines, Emily	Lillian E Mann Revocable Trust	\$ 190,000	May-09	\$ 140,000	Dec-88	20.5	1116	\$ 4,878	3.5%
38	3450 S. Ocean Blvd. #515	Hilunen, Jan and Tuja	Lipeck Partners LLP	\$ 250,000	May-09	\$ 360,000	Dec-04	4.5	1548	\$ (38,667)	-10.2%
39	3475 S. Ocean Blvd. #602 (REO)	Schaefer, Louis and Annette	JPMorgan Chase Bank	\$ 189,000	May-09	\$ 700,000	Jun-05	4	1399	\$ (127,750)	-18.3%
40	2545 S. Ocean Blvd. #312	Star, Rudolf and Elke	Kowal, Barbel	\$ 125,000	May-09	\$ 75,000	May-91	18	675	\$ 2,778	3.7%
41	3260 S. Ocean Blvd. #104S	Strker, James sand Kathy	Miller, Richard	\$ 440,000	May-09	\$ 230,000	Apr-93	16	1640	\$ 13,125	5.7%
42	2784 S. Ocean Blvd. #104S	Steven P Cohen Trust	Miller, Elaine	\$ 225,000	May-09	\$ 80,000	Jan-77	32.25	1661	\$ 6,047	7.6%
43	3460 S. Ocean Blvd. #509	Mueller, Al and Gail	O'Malley, Frankie	\$ 275,000	May-09	\$ 227,000	Jun-03	6	1176	\$ (3,333)	-0.1%
44	3460 S. Ocean Blvd. #401S & #C27	Veldsheim, Ilya and Zinaida	Stin, Susan	\$ 1,733,000	May-09	\$ 391,000	Jan-73	36.5	1418	\$ 3,685	8.4%
45	2270 S. Ocean Blvd. #101N & #C27	South Ocean Realty Ltd	Stin, Seymour	\$ 1,700,000	Jun-09	\$ 3,100,000	Mar-07	2.25	4370	\$ (622,222)	-20.1%
46	2000 S. Ocean Blvd. #101N & #C27	Christina Palm Beach LLC	Vainib, Jerome	\$ 1,320,000	Jun-09	\$ 900,000	Jun-09	15	3262	\$ 28,000	3.1%
47	2330 S. Old Ocean Blvd. #G	Tufanello, Suzanne D	Khawly, Teresa et al	\$ 975,000	May-09	\$ 1,065,200	May-01	8	2135	\$ (11,275)	-1.1%
48	6 Sloans Curve Drive #6 (Townhouse)	Brodieff, Jennifer Elizabeth	Foster, Lois	\$ 3,055,000	Jun-09	\$ 1,196,000	Apr-88	21.25	3952	\$ 87,482	7.3%

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# THE EVANS REPORT ©

FRUNISTEDU DY. LESLIE FURBERT EVANS ASSO., F.P.A., CONSULTANTS 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 Bwm 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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