

THE EVANS REPORT®

PB SINGLE FAMILY SALES 1/09-6/09

FUNDING by: LESLIE ROBERT EVANS ASSO., P.A., CURTIS'S 1st LAY
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 Inv/(Dec)	Avg Ann %
1	402 Primavera Avenue	402 Primavera LLC	\$ 2,000,000	Jan-09	\$ 1,200,000	Oct-97	11.25	5597	\$ 71,111	5.9%
2	766 Slope Trail	Adolphus Busch Othwein Trust	\$ 6,595,500	Feb-09	\$ 1,825,000	Jan-04	4.75	7308	\$ 870,211	47.7%
3	269 Pendleton Avenue	DKM Land Company LLC	\$ 3,550,000	Mar-09	\$ 3,100,000	Sep-04	4.5	5739	\$ 100,000	3.2%
4	2 Windsor Court	Sandra K Lambert Revocable Trust	\$ 3,539,240	Feb-09	\$ 1,800,000	Apr-83	15.75	5413	\$ 110,428	6.1%
5	209 Seastory Avenue	David M Oneglia Spray Trust	\$ 3,000,000	Mar-09	\$ 1,980,000	May-05	3.75	4699	\$ 517,333	28.4%
6	250 Pendleton Avenue	Jankowski, Joel and Carol	\$ 3,000,000	Mar-09	\$ 3,500,000	Feb-05	4	5008	\$ (123,000)	-3.6%
7	220 Esplanade Way	Lepodus, Steven and Iris	\$ 2,505,000	Apr-09	\$ 1,500,000	May-05	4	vacant	\$ 251,250	16.8%
8	193 Brazilian Avenue	Ferro, Jacqueline J	\$ 5,973,000	Apr-09	\$ 3,875,000	Jul-07	1.75	5189	\$ 856,000	22.1%
9	216 Bahama Lane	Chang, Steven C	\$ 1,650,000	Apr-09	\$ 1,240,000	Oct-99	9.5	3478	\$ 43,158	3.5%
10	235 Atlantic Avenue	Faas, Andrew J	\$ 2,500,000	Apr-09	N/A	N/A	vacant	N/A	N/A	N/A
11	1436 N. Ocean Way (REO)	Tony Nader Revocable Trust	\$ 1,300,000	Apr-09	\$ 815,000	Feb-86	13.25	4624	\$ 36,604	4.5%
12	1431 N. Ocean Way (REO)	Waterfall Victoria REO LLC	\$ 900,100	Apr-09	\$ 945,000	Jun-88	9.75	4026	\$ (4,603)	-0.5%
13	1263 N. Lake Way	Oatman, Robert and Janice	\$ 365,000	Apr-09	\$ 405,000	Apr-97	12	6665	\$ (633)	-0.2%
14	233 Fanglew Avenue	Houston Financial Investments LLC	\$ 2,850,000	Apr-09	N/A	N/A	N/A	4445	N/A	N/A
15	229 Ridgeview Drive	Ridgeview Partners LLC	\$ 860,000	May-09	N/A	N/A	N/A	1943	N/A	N/A
16	250 El Dorado Lane	Shelia Hovewstein Friehtauf Trust	\$ 1,500,000	May-09	\$ 1,200,000	Jan-02	7.25	3525	\$ 41,379	3.4%
17	301 Via Linda	Baldui, Roger and Georgeann	\$ 3,350,000	May-09	\$ 1,600,000	Mar-02	7.25	5277	\$ 241,379	15.1%
18	310 Eden Road	Bucophratos LLC	\$ 3,950,000	May-09	\$ 2,700,000	Jun-04	5	6036	\$ 250,000	9.3%
19	235 Eden Road	235 Eden Road LLC	\$ 1,725,000	May-09	\$ 425,000	Jun-88	21	2974	\$ 61,805	14.6%
20	269 Marlin Road	Jacobs, Joseph and Michelle	\$ 4,683,500	May-09	\$ 480,000	Sep-85	13.75	6439	\$ 300,618	66.8%
21	425 Brazilian Avenue	Rosecan, Albert and Linda	\$ 1,800,000	May-09	\$ 1,380,000	Mar-00	9.25	3818	\$ 119,459	8.0%
22	1431 N. Ocean Way	Beck, Douglas and Leah B	\$ 1,800,000	May-09	\$ 900,100	Apr-09	0	4026	N/A	N/A
23	1620 S. Ocean Blvd.	Abramson, Laurence and Eileen	\$ 12,300,000	May-09	\$ 3,700,000	Mar-03	6.25	10111	\$ 1,408,000	38.1%
24	256 Ridgeview Drive	220 498 Othman Inc	\$ 1,500,000	Jun-09	\$ 670,000	Apr-99	10.25	2926	\$ 80,576	12.1%
25	287 Ridgeview Drive	Graber, Stanley and Kay	\$ 2,800,000	Jun-09	\$ 2,775,000	Jan-05	4.5	4730	\$ 5,566	0.2%
26	206 Seastory Avenue	Risin, Liza B	\$ 1,875,000	Jun-09	\$ 1,380,000	Jun-03	6	2230	\$ 82,500	6.0%
27	937 N. Lake Way	Milliken, Christopher and Nancy	\$ 1,850,000	Jun-09	\$ 410,000	May-96	13	4024	\$ 110,768	27.0%
28	264 Country Club Road (REO)	Hart, Nigel and Yvonne	\$ 3,000,000	Jun-09	\$ 1,650,000	Oct-07	1.75	2814	\$ (268,571)	-16.3%
29	208 Bahama Lane	Michell, Susan J	\$ 2,550,000	Jun-09	\$ 2,450,000	Oct-01	7.75	4666	\$ 70,968	2.9%
30	163 Sabaterra Avenue	Forsyth, Andrew J	\$ 1,800,000	Jun-09	\$ 2,600,000	Jun-07	2	3700	\$ (23,000)	-1.0%
31	234 Keplin Road	Frisole, David W	\$ 1,500,000	Jun-09	\$ 1,285,000	Oct-00	8.75	3732	\$ 70,286	5.5%
32	416 Brazilian Avenue			Jun-09	N/A	N/A	N/A	5598	N/A	N/A
33										
34			\$ 2,813,104		\$ 1,767,041		6.81		\$ 195,403	11.1%
35										
36			\$ 90,018,340		\$ 47,710,100		2.18		\$ 5,273,680	
37			\$ 32		\$ 27		3.2		\$ 27	
38			\$ 2,813,104		\$ 1,767,041		6.81		\$ 195,402.95	11.1%
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1 756 Slope Trail	Adolphus Busch Ottawa Trust	Slope Trail LLC	\$ 5,988,500	Feb-09	\$ 1,825,000	Jun-04	4.75	7308	\$ 870,217	47.7%	1
2 Windsor Court	Sandra K Lambert Revocable Trust	Estate of Diana W David	\$ 3,539,240	Feb-09	\$ 1,825,000	Apr-93	15.75	5413	\$ 110,428	6.1%	2
3 1431 N. Ocean Way (REO)	Waterfall Victoria REO LLC	Arsley Alan	\$ 900,100	Apr-09	\$ 945,000	Jun-99	9.75	4026	\$ (4,605)	-0.5%	3
4 220 Esplanade Way	Lapidus, Steven and Mrs	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	Jun-89	9.5	3478	\$ 43,158	3.5%	5
6 235 Atlantic Avenue	Fass, 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 1436 N. Ocean Way	Tony Nader Revocable Trust	Bea, Judith	\$ 2,850,000	Apr-09	\$ 815,000	Feb-96	13.25	4624	\$ 36,604	4.5%	7
8 1263 N. Lake Way	Oatman, Robert and Janice	Harlin Beattie III Family Trust	\$ 395,000	Apr-09	\$ 405,000	Apr-97	12	6865	\$ (333)	-0.2%	8
9 233 Tangier Avenue	Houston Financial Investments LLC	Charlotte Himmel Revocable Trust	\$ 2,850,000	Apr-09	N/A	N/A	N/A	4445	N/A	N/A	9
10 229 Riddgiew Drive	Riddgiew Partners LLC	Levin, Marie	\$ 880,000	May-09	N/A	N/A	N/A	1943	N/A	N/A	10
11 250 El Dorado Lane	Shella Hovewstein Fuschalf Trust	Gimbel, Thomas	\$ 1,500,000	May-09	\$ 1,200,000	Jan-02	7.25	3525	\$ 41,379	3.4%	11
12 301 Via Linda	Ballo, Roger and Georgann	Schulz, Michael P	\$ 3,350,000	May-09	\$ 1,600,000	Mar-02	7.25	5277	\$ 241,379	15.1%	12
13 310 Eden Road	Bicephalos LLC	Abraham, James	\$ 3,950,000	May-09	\$ 2,700,000	Jun-04	5	6036	\$ 2974	14.6%	13
14 235 Eden Road	Jacobs, Joseph and Michelle	Estate of Kate M Roebing	\$ 1,725,000	May-09	\$ 425,000	Jun-88	21	2974	\$ 61,905	9.3%	14
15 259 Merrin Road	Beck, Douglas and Leah B	Woodens, James M	\$ 4,583,500	May-09	\$ 900,100	Sep-95	13.75	6439	\$ 300,818	66.9%	15
16 1431 N. Ocean Way	2207498 Ontario Inc	Waterfall Victoria REO LLC	\$ 1,500,000	May-09	\$ 670,000	Apr-09	0	4026	N/A	N/A	16
17 256 Riddgiew Drive	Graber, Stanley and Kay	Dunst, Diane G	\$ 2,800,000	Jun-09	\$ 2,775,000	Apr-99	10.25	2926	\$ 80,976	12.1%	17
18 257 Tradewind Drive	Milkem, Christopher and Nancy	Birmingham, Paul and Pamela	\$ 1,850,000	Jun-09	\$ 410,000	Jan-05	4.5	4024	\$ 5,565	0.2%	18
19 937 N. Lake Way	JDM Investments LLC	Lydan Private Bank	\$ 1,800,000	Jun-09	\$ 1,650,000	May-96	13	2814	\$ 110,789	27.0%	19
20 264 Country Club Road (REO)	Hart, Nigel and Ayodele	Jackson, Michael J and Patricia R	\$ 3,000,000	Jun-09	\$ 2,450,000	Oct-07	1.75	2814	\$ (268,871)	-16.3%	20
21 208 Bahama Lane	Forsyth, Andrew J	Caylor, Thomas O	\$ 1,900,000	Jun-09	\$ 1,285,000	Oct-00	8.75	4566	\$ 70,969	2.9%	21
22 234 Kenlyn Road								3732	\$ 70,286	5.5%	22
23											23
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25			\$ 2,332,561		\$ 1,391,394		7.69		\$ 126,193	9.1%	25
26											26
27											27
28			\$ 51,316,340		\$ 26,045,100		169.25		\$ 2,271,476		28
29			22		18		22		18		29
30			\$ 2,332,561		\$ 1,391,394		7.69		\$ 126,193	9.1%	30
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1 402 Primavera Avenue	DKM Land Company LLC	Keen, Ian M.	\$ 2,000,000	Jan-09	\$ 1,200,000	Oct-97	11.25	5587	\$ 71,111	5.9%	1
2 269 Pendleton Avenue	David M Oneglia Spray Trust	Mare Investments Inc	\$ 3,650,000	Feb-09	\$ 3,100,000	Sep-04	4.5	5739	\$ 100,000	3.2%	2
3 209 Seagravy Avenue	Jankowsky, Joel and Carol	F G Howard Jr Enterprises Inc	\$ 3,900,000	Feb-09	\$ 1,980,000	May-05	3.75	4699	\$ 517,333	26.4%	3
4 250 Pendleton Avenue	Ferre, Jacqueline J	Ceriale, John	\$ 3,000,000	Mar-09	\$ 3,500,000	Feb-05	4	5008	\$ (125,000)	-3.6%	4
5 133 Brazilian Avenue	Rosecan, Albert and Linda	Bourne Investments Inc	\$ 5,573,000	Apr-09	\$ 3,875,000	Jul-07	1.75	5189	\$ 856,000	22.1%	5
6 425 Seagravy Avenue	Risin, Liza B	Joseph C Day Revocable Trust	\$ 2,455,000	Mar-09	\$ 1,350,000	Mar-00	9.25	3916	\$ 119,459	8.8%	6
7 206 Seagravy Avenue	Mitchell, Susan J	Sprock, III, Howard M	\$ 1,875,000	Jun-09	\$ 1,380,000	Jun-03	6	2230	\$ 82,500	6.0%	7
8 163 Seabreeze Avenue	Frisbie, David W	Summers, Ruth A	\$ 2,550,000	Jun-09	\$ 2,600,000	Jul-07	2	3700	\$ (25,000)	-1.0%	8
9 416 Brazilian Avenue		Barber, James H	\$ 1,500,000	Jun-09	N/A	N/A	N/A	vacant land	N/A	N/A	9
10											10
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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	15
16							9		\$ 8		16
17			\$ 2,911,444		\$ 2,370,625		4.72		\$ 199,550	8.4%	17
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1	1602 S. Ocean Blvd.	Abrahamson, Laurence and Eisen	1620 South Ocean LLC	\$ 12,500,000	May-09	\$ 3,700,000	Mar-03	6.25	10111	\$ 1,409,000	38.1%	1
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