

THE EVANS REPORT

ALL PB SINGLE FAMILY SALES 1/1/10-3/31/10

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 Elv. Sales	Edg. Sq Ft.	Ann Inv/Ded	Avg Ann %
1 1228 Seagravy Ave.	Shapiro, Z. and Adams, G.	Turner, Thomas and Susan	\$ 2,170,000	Jan-10	\$ 1,965,000	Aug-07	2.4	\$ 4721	\$ 283,721	4.3%
2 146 Australian Ave.	Turner, Patrick and Amber	Fynn, Michael and Arnie	\$ 3,000,000	Jan-10	\$ 990,000	Sep-01	6.4	\$ 5526	\$ 231,005	27.5%
3 120 Garden Rd.	Narano Family Trust	Hyndes, M. Sara	\$ 2,060,000	Jan-10	N/A	Jan-55	55.1	\$ 4416	N/A	N/A
4 120 Canterbury Ln.	Campana Trust	Schwartz, Robert	\$ 7,500,000	Jan-10	\$ 765,000	Jun-58	24.9	\$ 10918	\$ 273,478	35.7%
5 340 Palmer Park Rd.	Former Robert and Ann	Control Bank Capital Corp	\$ 11,000,000	Jan-10	\$ 9,625,000	May-91	6.7	\$ 7337	\$ 859,080	8.9%
6 1893 S. Ocean Blvd.	CH&B Palm Beach Property LLC	Gaines, Stanley and Jacqueline	\$ 3,650,000	Feb-10	\$ 3,900,000	Jun-97	12.6	\$ 21572	\$ 191,517	1.3%
7 234 Brazilian Ave.	Wylie Jr., Thomas	Rose, Tanner and Ross	\$ 1,675,000	Feb-10	\$ 1,317,000	May-07	2.8	\$ 5518	\$ 53,888	1.5%
8 286 Orange Grove	Dodgerty, Kevin	1141 N. Lake Way, Inc.	\$ 2,244,000	Feb-10	\$ 2,125,000	Sep-04	5.4	\$ 3233	\$ 47,368	3.5%
9 1141 N. Lake Way	High, Thomas	Moore, Victor	\$ 2,244,000	Feb-10	\$ 2,900,000	May-05	3.8	\$ 9232	\$ 802,105	8.5%
10 1123 N. Lake Way	Kohn, Dora and Jessica	Carroll, Richard	\$ 1,198,000	Feb-10	\$ 2,900,000	Jun-97	2.7	\$ 3949	\$ (243,086)	-4.4%
11 1246 Batham Lane	Wren, Winston and Allison	Sewell Frances	\$ 1,300,000	Feb-10	\$ 895,000	Jun-90	19.7	\$ 3350	\$ 25,926	3.8%
12 228 Northgate Ter.	Wren, Winston and Allison	Carroll, Richard	\$ 1,300,000	Feb-10	N/A	N/A	N/A	N/A	N/A	N/A
13 1891 N. County Rd.	Collen, James	Carroll, Richard	\$ 3,800,000	Feb-10	\$ 3,300,000	Feb-04	6.0	\$ 7285	\$ 82,817	2.5%
14 1727 Seagravy Ave.	Collen, James	Garrison, Wayne	\$ 4,851,000	Mar-10	\$ 3,300,000	Feb-04	3.2	\$ 5050	\$ (315,612)	-5.8%
15 989 Chapel Hill Rd.	Delmer, Robert and Patricia	Donny, Ann	\$ 1,850,000	Mar-10	\$ 360,000	Jan-07	23.3	\$ 3694	\$ 63,118	14.8%
16 1163 N. Lake Way	Porter, Linda & Daniel	Baugh Family Trust	\$ 3,250,000	Mar-10	\$ 2,950,000	Nov-98	10.6	\$ 5240	\$ 595,534	18.9%
17 187 Dunbar Rd.	Andrassy, Laura	187 Dunbar Road LLC	\$ 8,538,400	Mar-10	\$ 3,875,000	Jul-08	1.7	\$ 17,928	\$ (372,209)	-8.7%
18 131 E. Inlet Dr.	Cook, Bronson and Cynthia	Libersht, John and Ruth	\$ 1,525,000	Mar-10	\$ 2,950,000	Mar-00	10.0	\$ 5240	\$ 595,534	18.9%
19 251 Kaylor Rd.	Calabrohn, Denis	Clough, A.	\$ 1,300,000	Mar-10	\$ 825,000	Mar-00	10.0	\$ 5240	\$ 595,534	18.9%
20 291 Queens Ln.	Exeter, Richard	Wagner, Joe	\$ 3,394,041	Mar-10	\$ 3,450,000	Apr-98	10.6	\$ 5240	\$ 595,534	18.9%
21 201 Queens Ln.	Luster, Joan	DeHarvez, Ethin	\$ 2,900,000	Mar-10	\$ 1,900,000	Apr-98	10.6	\$ 5240	\$ 595,534	18.9%
22 218 Jamaica Ln.	Keenan, David and Darice	Isabel Collier Road Trust	\$ 20,500,000	Mar-10	\$ 3,450,000	Apr-98	10.6	\$ 5240	\$ 595,534	18.9%
23 850 S. County Rd.	Holbe, Robert	Wincoast, Valerie	\$ 5,000,000	Mar-10	\$ 6,900,000	Apr-98	10.6	\$ 5240	\$ 595,534	18.9%
24 1500 Lake Ct.	Calabria Estates LTD	Friday, Katherine	\$ 1,255,000	Mar-10	\$ 241,000	Dec-88	23.3	\$ 927	\$ 43,588	18.1%
25 1417 Peruvian Ave.	Falls, Dorale	McCloskey, Malcolm	\$ 3,860,000	Mar-10	\$ 1,010,000	Apr-02	7.9	\$ 4854	\$ 334,573	33.1%
26 220 Woodbridge Ave.										

Excluded from Calculation of PB Single Family Home Sales (Total)

2010 - Q4 Cumulative Summary - PB Single Home Sales	
# of PB Single Family Home Sales	26
Total PB Single Family Home Sales	\$ 123,232,141
Average Current Sales Price	\$ 4,929,286
Median Current Sales Price	\$ 3,250,000
Average Yr. Between Sales	11.47
% Annual Increase/Decrease	4.3%

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Property	Buyer	Seller	Current Sale Price	Current Sale Date	Prior Sale Price	Prior Sale Date	Yrs Bwn Sales	Blgq Sq Ft	Ann Inv(Den)	Avg Ann %
1 148 Australian Ave.	Turner, Patrick and Amber	Fym, Michael and Anne	\$ 3,000,000	Jan-10	\$ 900,000	Sep-07	8.4	5686	\$ 251,065	27.3%
2 202 Garden Rd.	Marina Family Trust	McIntyre, M. Sara	\$ 2,050,000	Jan-10	N/A	Jan-55	55.1	6418	N/A	N/A
3 120 Cambridge Ln.	Campana Trust	Schwartz, Robert	\$ 7,500,000	Jan-10	760,000	Jun-85	24.6	10618	\$ 273,478	35.7%
4 8340 Polaris Park Rd.	Former, Robert and Ann	Miller, Craig	\$ 17,100,000	Jan-10	9,825,000	May-07	8.7	7397	\$ 869,080	8.5%
5 5288 Orange Grove	Dougherty, Kevin	Hose, Tamer and Hoss	\$ 1,575,000	Jan-10	1,317,000	Sep-04	5.4	3233	\$ 47,389	3.8%
6 1141 N. Lake Way	Purcell, Thomas and Marisa	1141 N. Lake Way, Inc.	\$ 6,403,100	Feb-10	7,125,000	May-05	3.8	8282	\$ 602,105	8.5%
7 1123 N. Lake Way	Fitch, Thomas	Moore Victor	\$ 2,224,000	Feb-10	2,400,000	Jun-07	2.7	3949	\$ (243,089)	-4.4%
8 248 Brianna Lane	Koch, Dana and Jessica	Canell Richard	\$ 1,195,000	Feb-10	695,000	Jun-02	18.7	3350	\$ 29,928	3.8%
9 228 Nightingale Terr.	Wren, Winston and Allison	Sewell Frances	\$ 1,390,000	Feb-10	N/A	N/A	N/A	2889	N/A	N/A
10 691 N. County Rd.	Cohen, James	Cohen Harold	Not Arms Length	Feb-10	Not Arms Length	Not Arms Length	N/A	37285	N/A	N/A
11 1165 N. Lake Way	Porter, Linda & Daniel	Bellon Family Trust	\$ 1,800,000	Mar-10	380,000	Nov-06	23.3	5064	\$ 53,118	14.8%
12 167 Dunbar Rd.	Andrassy, Laura	167 Dunbar Road LLC	\$ 3,250,000	Mar-10	3,875,000	Jul-05	1.7	5864	\$ (375,205)	-9.7%
13 131 E. Inlet Dr.	Cook, Bryan and Cynthia	Lirioch John and Ruth	\$ 8,535,400	Mar-10	2,950,000	Mar-00	10.0	5940	\$ 538,534	18.6%
14 251 Kenly Rd.	Callaghan Denis	Wheeler, Dennis	\$ 1,525,000	Mar-10	650,000	Aug-09	10.6	3152	\$ 84,984	13.6%
15 291 Queens Ln.	Baker, Richard	Wagner, Joe	\$ 1,300,000	Mar-10	750,000	Jun-05	10.8	3997	\$ 51,193	6.8%
16 201 Queens Ln.	Sturges Trust	Derrvarez, Edith	\$ 3,394,041	Mar-10	3,450,000	Nov-05	3.9	5098	\$ (14,283)	-0.4%
17 218 Jamaica Ln.	Lucker, Jean	Holter, Robert	\$ 2,800,000	Mar-10	2,000,000	Mar-02	8.0	4576	\$ 49,986	2.6%
18 1500 Lake Ct.	Holter, Robert	Winchester, Valeria	\$ 5,000,000	Mar-10	6,300,000	Apr-01	8.9	6894	\$ (145,731)	-2.5%
19 220 Mockingbird Ave.	Ferns, Donald	Winchester, Valeria	\$ 3,650,000	Mar-10	1,010,000	Apr-02	7.9	4954	\$ 334,573	33.1%
*Excluded from Calculation of PB Single Home Sales (North)										
2010 - 1Q Cumulative Summary - PB Single Home Sales (North)										
Total PB Family Home Sales North			\$ 76,945,541	19						
Average Current Sales Price			\$ 4,219,197							
Median Current Sales Price			\$ 2,650,000							
Average Yrs Between Sales			12.56							
% Annual Increase/Decrease			5.6%							

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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 Ind/Ded	Aug Ann %	
1 828 Seaspray Ave.	Shipley, Z. and Adams, G.	Turner, Thomas and Susan	\$ 2,170,000	Jan-10	1,985,000	Aug-07	2.4	3721	\$ 43,791	4.5%	1
2 824 Seaspray Ave.	Weller, Jr., Thomas	Gibbs, Stanley and Jacqueline	\$ 3,650,000	Feb-10	3,500,000	May-07	2.8	5618	\$ 83,989	1.5%	2
3 1122 Seaspray Ave.	Cohen, Dora and Howard	Gardner, Wayne	\$ 3,800,000	Feb-10	3,300,000	Feb-04	6.0	6512	\$ 92,917	2.5%	3
4 309 Chapel Hill Rd.	Belmer, Robert and Patricia	Dewey, Ann	\$ 4,351,000	Mar-10	5,350,000	Jan-07	3.2	6050	\$ (15,512)	-5.9%	4
5 417 Penvidan Ave.	Cathedral Estates LTD	Fordley, Teresina	\$ 1,255,000	Mar-10	241,000	Dec-96	23.3	927	\$ 43,589	18.1%	5
2010-10 Cumulative Summary - PB Single Home (Midtown)											
# of PB Family Home Sales (Midtown)			5								
Total PB Single Family Home Sales			\$ 15,228,600								
Average Current Sales Price			\$ 3,045,320								
Median Current Sales Price			\$ 3,650,000								
Average Yrs. Between Sales			7.54								
% Annual Increase/(Decrease)			0.5%								

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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/Doe	Avg Ann %
1 1990 S. Ocean Blvd.	OM3 Palm Beach Property LLC	Central Bank Capital Com	\$ 11,950,000	Feb-10	\$ 9,800,000	N/A	12.6	31672	N/A	1.3%
2 1890 S. County Rd.	Kassewitz, Joel and Darice	Isabel Collier Read Trust	\$ 20,500,000	Mar-10	N/A	N/A	16491	N/A	N/A	2
2010-10 Cumulative Summary - PB Single Home (South)										
# of PB Family Home Sales (South)			2							
Total PB Single Family Home Sales			\$ 32,060,000							
Average Current Sales Price			\$ 16,030,000							
Median Current Sales Price			\$ 16,030,000							
Average Yrs. Between Sales			12.62							
% Annual Increase/(Decrease)			1.3%							

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Property	Buyer	Seller	Current Sale Price	Current Sale Date	Prior Sale Price	Prior Sale Date	Yrs Bwht Sales	Bkdg Sq Ft	Ann Incr(Ded)	Avg Ann %	
1 140 Pavilion Ave, #103	Golden, Christopher and Alexandra	O'Pickett, John	\$ 375,000	Jan-10	\$ 340,000	May-04	5.2	1180	\$ 4,123	12.1%	1
2 12275 S. Ocean Blvd, #105N	Faganick, Peter and Pamela	Bombach, Gerard	\$ 476,500	Jan-10	\$ 105,800	Jan-78	32.0	1888	\$ 1,588	10.9%	2
3 2195 BLS Bldg Rd, #170	Jeli, Christine	Lenora Fidant Trust	\$ 285,000	Jan-10	N/A	N/A	N/A	N/A	N/A	N/A	3
4 2505 S. Ocean Blvd, #416	Jeli, Ingrid	Yvira, Peter	\$ 284,000	Jan-10	\$ 55,000	Jan-73	37.0	1116	\$ 6,181	11.2%	4
5 3450 S. Ocean Blvd, #404	Maglino, Joseph and Ellen	Maglino, Berna	\$ 165,000	Jan-10	\$ 78,500	Jun-00	8.0	852	\$ 8,995	11.5%	5
6 3450 S. Ocean Blvd, #221	Fountain, Thomas	Rederstone, Charles	\$ 110,000	Jan-10	\$ 380,000	Sep-08	3.4	1008	\$ (60,319)	-21.1%	6
7 235 Sunrise Ave, #9311	Bur, Henry and Baby	Paul Chanin Trust	\$ 1,000,000	Jan-10	\$ 151,800	Jan-75	4.8	389	\$ (9,051)	-6.0%	7
8 130 Sunnyside Ave, #R904	Kanold, Steven and Michelle	Ehrig, Lisabeth Trust	\$ 775,000	Jan-10	\$ 795,000	Jan-75	5.0	1673	\$ 40,777	5.1%	8
9 44 Coconut Row #413B	Marty, Mary	Kogge, Jeff	\$ 482,800	Jan-10	\$ 260,000	Aug-94	15.8	1215	\$ 31,351	11.2%	9
10 1260 BLS Bldg #4320A	Theresa Land Trust	Morrison, Ma	\$ 325,000	Jan-10	\$ 300,000	Jan-04	5.5	992	\$ 32,883	11.0%	10
11 1100 Worth Ave, #118	Leed, Paul	Fred Keller Trust	\$ 1,200,000	Jan-10	\$ 485,000	Sep-06	3.4	1289	\$ (47,589)	-4.8%	11
12 350 S. Ocean Blvd, #28	Stern, Jerry and Julie	Jaffa, Susan	\$ 868,000	Jan-10	\$ 1,100,000	Jan-04	6.2	3218	\$ 10,873	1.0%	12
13 2784 S. Ocean Blvd, #201N	Cassidy, Marina	Lenora Diamond Trust	\$ 465,000	Jan-10	\$ 300,000	Jan-10	16.5	1966	\$ 34,402	11.5%	13
14 44 Coconut Row #502B	Schreiner, Donald and Karen	Praeger, William	\$ 140,000	Jan-10	\$ 485,000	Apr-84	25.8	2005	\$ 20,447	7.2%	14
15 2560 S. Ocean Blvd, #411 (REC)	White, Francis and Mary	Federal Nat Mortgage	\$ 150,000	Jan-10	\$ 285,000	Jan-10	8.5	893	\$ (162,288)	-4.0%	15
16 3100 S. Ocean Blvd, #R507	Palumbo, Paul and Talia	Kokinos, T. F. & N.	\$ 2,800,000	Jan-10	\$ 488,900	Jan-08	2.0	1234	\$ 2,144	2.2%	16
17 170 N. Ocean Blvd, #P1E	Michael Welsh Trust	Wynn, Anita	\$ 1,800,000	Feb-10	\$ 2,000,000	Feb-94	16.0	4994	\$ 31,229	1.8%	17
18 1170 N. Ocean Blvd, #407	Maanari, D. and J.	Johnson, Jay	\$ 657,500	Feb-10	\$ 395,000	Apr-88	11.5	1408	\$ 59,984	24.3%	18
19 2178 S. Ocean Blvd, #P14S	Bolton, Jeffrey and Tina	Lester Lawrence	\$ 825,000	Feb-10	\$ 675,000	Oct-88	6.3	1982	\$ (2,759)	-0.4%	19
20 260 Bradley Pl, #P-2	From, Joseph and Judi	Gantman, John	\$ 2,171,633	Feb-10	\$ 491,800	Aug-87	22.5	2577	\$ 94,409	19.2%	20
21 350 S. Ocean Blvd, #C2	Gifford, Elizabeth and Judith	Conzelmann, Susan	\$ 2,700,000	Feb-10	\$ 650,000	Jun-87	2.7	2406	\$ (392,674)	-10.5%	21
22 315 S. Lake Dr, #5D	Kusner, Charles and Kristen	Font, Jean	\$ 1,400,000	Feb-10	\$ 1,250,000	May-03	13.7	2406	\$ 127,928	19.7%	22
23 3466 S. Ocean Blvd, #502	Hoanik, H. & Seymour, Z	Shuman, Bernard	\$ 1,000,000	Feb-10	\$ 950,000	Mar-03	8.6	2084	\$ 22,184	1.8%	23
24 44 Coconut Row #208B	Palumbo, Jr, William	Jaffa, Harold	\$ 300,000	Feb-10	\$ 80,000	Nov-97	5.9	1816	\$ 6,560	0.9%	24
25 3220 S. Ocean Blvd, #F911	Palumbo, T. and P. & Nkaren, R.	Flatt, John	\$ 290,000	Feb-10	\$ 170,000	Jun-01	12.3	903	\$ 17,944	22.4%	25
26 144 Coconut Row #102B	Lanni, Nelsina	Kyrcoskas, Julie	\$ 240,000	Feb-10	\$ 180,000	Dec-01	8.2	883	\$ 13,454	7.9%	26
27 3220 S. Ocean Blvd, #502	Desliva, Luis and Michelle	Lynn, Elliot	\$ 142,500	Feb-10	\$ 155,000	Sep-96	13.4	1176	\$ 5,213	2.8%	27
28 1400 S. Ocean Blvd, #218S	Kehner, Thomas	Shatt, Steven	\$ 125,000	Feb-10	\$ 75,000	Apr-97	12.8	1366	\$ 6,817	4.3%	28
29 550 Coconut Row #2A	Barner Patterson Trust	Franklin, Ann	\$ 1,100,000	Feb-10	\$ 80,000	Mar-91	18.8	882	\$ 3,584	4.8%	29
30 235 Sunrise Ave, #212	Boh, Maria	Hutton, Lynn	\$ 985,000	Feb-10	N/A	Jan-78	32.1	980	\$ 2,006	3.3%	30
31 3440 S. Ocean Blvd, #B03	Michael Baker Properties	Mary Milano Trust	\$ 82,000	Feb-10	\$ 310,000	Jul-82	17.6	1716	\$ 176	N/A	31
32 1820 S. Ocean Blvd, #B03	ER Land Trust	Arthur Jarwood Trust	\$ 525,000	Feb-10	\$ 48,800	Apr-88	21.9	389	\$ 38,920	12.6%	32
33 1820 S. Ocean Blvd, #201	Chick, Peter and Cynthia	Manin, Jane	\$ 1,820,000	Mar-10	\$ 400,000	Apr-88	10.5	2131	\$ 11,881	3.9%	33
34 2190 BLS Bldg #15	Alstead, K. & W. & L.	Higgins, Edward	\$ 650,000	Mar-10	\$ 213,000	Mar-93	17.0	1012	\$ 1,881	3.0%	34
35 12278 S. Ocean Blvd, #106A	Messino, Michael	Hoffman, David and Vanda	\$ 475,000	Mar-10	\$ 250,000	Mar-96	14.0	1182	\$ 892	1.0%	35
36 13380 S. Ocean Blvd, #C21	Wagner, Marvin	Dyer, Thomas and Shaik	\$ 400,000	Mar-10	\$ 315,000	Jun-01	8.8	1389	\$ 30,845	11.1%	36
37 44 Coconut Row, #822B	Stockert, Thomas and Madeline	Kofler Family Trust	\$ 385,000	Mar-10	\$ 225,000	Aug-01	8.8	1853	\$ 18,634	12.3%	37
38 13475 S. Ocean Blvd, #403	Bishop, John	Napoli, Joseph and William	\$ 350,000	Mar-10	\$ 300,000	Sep-85	14.5	1780	\$ 11,374	4.8%	38
39 3456 S. Ocean Blvd, #304 (REC)	Ibelfi, James and Laura	Charmichael, Heather	\$ 230,000	Mar-10	\$ 220,000	Feb-89	22.1	1740	\$ 4,528	1.5%	39
40 2560 S. Ocean Blvd, #201 (REC)	Duggan, David and Phyllis	Wiers, Kathy	\$ 180,000	Mar-10	\$ 449,000	Dec-02	7.3	1395	\$ (2,648)	-0.7%	40
41 2560 S. Ocean Blvd, #201 (REC)	Pedersen, Frank	HBB Bank	\$ 145,000	Mar-10	\$ 54,900	May-05	4.8	1285	\$ (58,983)	-14.2%	41
42		Chimkoraga	\$	Mar-10	\$	Aug-07	2.6	1234	\$ (182,628)	-28.8%	42

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49 2660 S. Ocean Blvd. #304 (REO)	Lukas R. & Devina F.	Federal Natl Mortgage	155,000	Mar-10	502,000	Oct-07	2.4	1284	152,249	-30.5%
50 3250 S. Ocean Blvd. #C305	YAYON Land Trust	Donagan, M. & Shyphail, M.	65,000	Mar-10	495,000	Jan-05	5.2	N/A	(152,249)	
51 3300 S. Ocean Blvd. #4E	Kasper, Lewis and Dawn	Polock, Harold and Francis	133,500	Mar-10	N/A	N/A	N/A	1176	N/A	
52 3400 S. Ocean Blvd. #3A	Estlin, Welym and Stuelin	Fooca, Leo	1,600,000	Mar-10	590,000	Apr-91	18.9	2454	55,471	10.1%
53 3460 S. Ocean Blvd. #208	Madian, Vaskon and Appl	Harris, Virginia and Irving	350,000	Mar-10	215,000	Feb-99	11.1	1740	12,179	5.7%
54 3260 S. Ocean Blvd. #112	Fredrico, Domin and Michele	Jana Fyckman Trust	220,000	Mar-10	122,500	Jun-01	8.7	1472	11,244	9.2%
55 2160 Bis Bldg Htl. #9	Carol F. Kral Trust	Sannus, Hugh and Katrina	160,000	Mar-10	357,300	Apr-05	3.9	1579	50,800	-14.1%
56 2730 S. Ocean Blvd. #S04	Toporkov, Sergey and Aleksey	Shilfer Popanick Trust	952,000	Mar-10	300,000	Apr-98	21.9	1949	2,984	1.0%
57 2730 S. Ocean Blvd. #107 (Co-Op)	Bayor, Malveen	Pearl Barton Trust	304,500	Mar-10	130,000	Apr-98	10.9	1294	18,973	12.3%
58 2730 S. Ocean Blvd. #402 (Co-Op)	Browns, Patricia	Frankal Robert	210,000	Mar-10	135,000	Jul-98	11.7	1225	6,953	5.3%
59 170 N. Ocean Blvd. #807	Gerard W. Ford Jr.	Hiltz, Glodie	95,000	Mar-10	905,000	Mar-05	7.0	1225	3	-4.2%
60 2325 S. Ocean Blvd. #4A	Valley Property Mgmt. LLC	Bonham Wirtsch Trust	450,000	Mar-10	368,000	Dec-05	4.2	1895	(37,940)	
61 3390 S. Ocean Blvd. #406 & C3	Mechlorra, R. and M.	Arviso, Vincent and Maryam	425,000	Mar-10	308,000	Apr-98	10.3	2810	5,141	1.3%
62 3250 S. Ocean Blvd. #204N	Droper, Ploland and Heather	Draper, Richard and Heather	212,500	Mar-10	570,000	Apr-04	11.6	2145	10,098	3.3%
63 915 S. Lake Ave. #2D	Ross, Tanner and Ross	E. Madhusen Rev. Trust	900,000	Mar-10	225,000	Mar-95	16.8	2064	40,074	17.6%
64 44 Coconut Row, #403B	Yashal A. Wilson Rev. Trust	Lubitz, Lewis	600,000	Mar-10	217,500	Jun-05	4.9	893	80,515	37.0%
*Excluded from Calculation of PB Condo Sales (Total)										
			2010 - 1Q Cumulative Summary - PB Condo Sales (Total)							
			# of PB Condo Sales	64						
			Average Current Sales Price	\$ 37,655,865						
			Median Current Sales Price	\$ 508,242						
			Average Yrs. Between Sales	389,400						
			% Annual Increase/(Decrease)	11.82						
				3.93%						

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THE EVANS REPORT

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	Bkdg Sq Ft	Ann Inc/(Use)	Avg Ann %	
1 401 Perovian Ave., #103	Gaiden, Christoph and Alexandra	O'Preckel, John	\$ 575,000	Jan-10	\$ 340,000	May-02	5.7	1,160	\$ 41,238	12.1%	
2 235 Sunrise Ave., #2211	Franchillo, Thomas	N/A, Beach	\$ 110,000	Jan-10	\$ 151,805	Jun-05	4.6	389	\$ (9,061)	-8.0%	
3 130 Sunrise Ave., #R304	Bur, Henry and Betsy	FBI Urban Trust	\$ 1,000,000	Jan-10	\$ 795,000	Jan-05	5.0	1,673	\$ 40,777	5.1%	
4 44 Coconut Row #413B	Marcia Steven and Michele	Elmor Lester Trust	\$ 775,000	Jan-10	\$ 280,000	Apr-94	15.8	1,215	\$ 31,351	11.2%	
5 100 Worth Ave., #118	Lee, Mary	Karp, Jeff	\$ 482,500	Jan-10	\$ 300,000	Jul-04	5.5	992	\$ 32,993	11.0%	
6 380 S. Ocean Blvd., #28	Stern, Gary and Julia	Jaffe, Susan	\$ 1,200,000	Jan-10	\$ 1,100,000	Nov-00	8.2	3,218	\$ 10,873	11.5%	
7 44 Coconut Row #509B	Schmeyer, Donald and Karen	Piquet, William	\$ 689,000	Jan-10	\$ 300,000	Jul-93	16.6	1,996	\$ 34,402	11.5%	
8 170 N. Ocean Ave., #PHE	Chien LLC	Wren, Winston	\$ 1,500,000	Feb-10	\$ 1,500,000	Jul-01	8.5	893	\$ 20,447	7.7%	
9 200 Bredley Pl., #F-2	Bob, Jeffrey and Tra	Johnston, Jay	\$ 527,500	Feb-10	\$ 395,000	Aug-98	11.5	1,403	\$ 95,984	24.3%	
10 380 S. Ocean Blvd., #C2	From, Joseph and Judi	Graham, John	\$ 2,517,833	Feb-10	\$ 2,170,000	Jun-97	2.7	2,577	\$ 94,439	4.4%	
11 380 S. Ocean Blvd., #C3	From, Brian and Sherry	Cocodale, Susan	\$ 2,400,000	Feb-10	\$ 2,400,000	Jun-96	2.7	2,406	\$ (392,679)	-16.3%	
12 315 S. Lake Dr., #B0	Guilan, Rudolph and Judith	Chen, Jean	\$ 1,400,000	Feb-10	\$ 950,000	May-03	6.8	2,082	\$ 22,184	1.8%	
13 315 S. Lake Dr., #1A	Krasen, Charles and Kristen	Reu, Joel	\$ 300,000	Feb-10	\$ 1,250,000	Apr-04	5.8	1,816	\$ 8,690	0.9%	
14 44 Coconut Row #306A	Hoeynk, H. & Seymour, Z	Shuman, Bernard	\$ 1,000,000	Feb-10	\$ 800,000	Nov-97	12.3	905	\$ 17,944	22.4%	
15 44 Coconut Row #102B	Theophile, John and Suzanne	Franklin, Ann	\$ 280,000	Feb-10	\$ 180,000	Dec-01	8.2	893	\$ 13,455	7.5%	
16 400 S. Ocean Blvd., #219S	Tanner Patterson Trust	Hahn, Lynn	\$ 1,000,000	Feb-10	\$ 310,000	Jul-82	N/A	1,716	\$ N/A	N/A	
17 380 S. Ocean Blvd., #212	Boni, Maria	Mary, Edward	\$ 995,000	Feb-10	\$ 48,800	Apr-88	17.6	1,708	\$ 38,920	12.6%	
18 235 Sunrise Ave., #3212	Chick, Peter and Cynthia	Higgins, Edward	\$ 90,000	Feb-10	\$ 215,000	Mar-98	21.9	399	\$ 1,885	3.9%	
19 360 S. Ocean Blvd., #201	Blisk, John	Carmichael, Heather	\$ 550,000	Mar-10	\$ 380,000	Mar-98	14.0	1,192	\$ 23,915	11.1%	
20 44 Coconut Row #322B	Y Arlin Land Trust	Damgren, M. & Shephard M.	\$ 365,000	Mar-10	\$ 380,000	Jul-04	5.7	1,226	\$ (2,648)	-0.7%	
21 301 Australian Avenue, #205	Evan, Mary and Stephen	Focea, Leo	\$ 650,000	Mar-10	\$ 495,000	Jan-05	5.2	N/A	\$ Not Arms Length	N/A	
22 380 S. Ocean Blvd., #44E	Evan, Mary and Stephen	Blanda, Lairo	\$ 1,600,000	Mar-10	\$ 550,000	Apr-91	18.9	2,454	\$ 55,471	10.1%	
23 170 N. Ocean Blvd., #B07	Gerald, W. Ford Jr.	E. Mackintosh Fwy, Trust	\$ 743,763	Mar-10	\$ 905,000	Dec-05	4.2	1,395	\$ (37,944)	-4.2%	
24 315 S. Lake Ave., #2D	Ross, Walter and Ross	Lutz, Lewis	\$ 900,000	Mar-10	\$ 225,000	May-83	16.8	2,094	\$ 40,074	17.6%	
25 44 Coconut Row, #A03B	Isabel A. Wilson Rev. Trust		\$ 600,000	Mar-10	\$ 217,500	Jun-05	4.8	893	\$ 80,515	37.0%	
<i>Resubmitted from Calculation of PB Condo Sales (North of St. Loans Curve)</i>											
			2010 1Q Cumulative Activity - PB Condos (North)	27							
			# of PB-Form Condo Sales								
			PB Condo Sales North (Total)	\$ 28,259,896							
			Average Current Sales Price	\$ 955,592							
			Median Current Sales Price	\$ 775,000							
			Average Yrs. Between Sales	9.89							
			% Annual Increase/Decrease	8.5%							

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THE EVANS REPORT

Leslie Robert Evans Assco., P.A., Counselors at Law
214 Brazilian Ave., #200, Palm Beach, FL 33490
Ph: 561-832-8288

Property	Buyer	Seller	Current Sale Price	Current Sale Date	Prior Sale Price	Prior Sale Date	Yrs Bwn Sales	Blng Sq Ft	Am Ind(Deq)	Avg Ann %
1 2275 S. Ocean Blvd, #108N	Fabricant, Peter and Patricia	Birchbush, Gerald	\$ 476,500	Jan-10	105,000	Jan-78	32.0	1888	\$ 1,568	10.9%
2 2155 bis lisa Rd, #170	Daly, Christine	Jeannine Rickard Trust	\$ 295,000	Jan-10	N/A	N/A	N/A	1949	N/A	N/A
3 2956 S. Ocean Blvd, #416	Leif, Christine	Klynn, Rene	\$ 284,000	Jan-10	55,000	Jan-73	37.0	1116	\$ 5,181	11.2%
4 3460 S. Ocean Blvd, #404	Aquino, Joseph and Elean	Logan, Beate	\$ 110,000	Jan-10	76,500	Jan-06	9.5	952	\$ 8,995	11.5%
5 3460 S. Ocean Blvd, #221	Graham, Becky	Featherston, Charles	\$ 185,000	Jan-10	488,000	Jan-06	3.4	1008	\$ (80,318)	-21.1%
6 2180 bis lisa Rd, #6	Thomas, Lisa and Trust	Mohsen, Mia	\$ 325,000	Jan-10	468,000	Jan-06	3.4	1289	\$ (47,999)	-8.8%
7 2774 S. Ocean Blvd, #201N	Cissy, Janina	Leone Diamond Trust	\$ 495,000	Jan-10	468,000	Jan-04	25.8	2006	\$ (62,228)	-34.6%
8 2920 S. Ocean Blvd, #411 (REO)	White, Francis and Mary	Federal Nat. Mortgage	\$ 140,000	Jan-10	100,000	Jan-08	2.0	1234	\$ (31,294)	2.2%
9 3100 S. Ocean Blvd, #601N & C2	Miller, Paul and Taina	Kotkovic, T. R. & N.	\$ 2,500,000	Feb-10	2,000,000	Apr-87	22.8	990	\$ 2,194	1.6%
10 2778 S. Ocean Blvd, #PH-4S	Marshall, D. and J.	Rieser, Anita	\$ 625,000	Feb-10	N/A	Feb-94	16.0	4994	\$ 31,299	1.6%
11 3456 S. Ocean Blvd, #502	Isrl, Corinna	Lasser, Lawrence	\$ 300,000	Feb-10	N/A	N/A	N/A	2798	N/A	N/A
12 3230 S. Ocean Blvd, #581	Epstein, I. and P. & Nkamen, R.	Moss, Gerald and Victoria	\$ 250,000	Feb-10	170,000	Jun-00	9.7	1229	\$ 13,424	7.8%
13 3230 S. Ocean Blvd, #404A	Hart, Melissa	Koyakostas, Julie	\$ 240,000	Feb-10	180,000	Sep-96	13.4	1176	\$ 5,212	2.9%
14 3460 S. Ocean Blvd, #502	DeSiva, Luis and Michele	Lynn, Elliot	\$ 142,500	Feb-10	155,000	Apr-97	12.8	1366	\$ 6,817	4.3%
15 3440 S. Ocean Blvd, #203S	Kathleen, Thomas	Smith, Steven	\$ 125,000	Feb-10	75,000	Mar-91	18.9	852	\$ 3,384	4.8%
16 2860 S. Ocean Blvd, #824	Michael Baber Properties	Arthur Jarwood Trust	\$ 925,000	Feb-10	60,600	Jan-78	32.1	980	\$ 2,006	3.3%
17 2180 bis lisa Rd, #19	ER Land Trust	Martin, Jane	\$ 320,000	Mar-10	400,000	Aug-89	10.5	2191	\$ 11,881	3.0%
18 2275 S. Ocean Blvd, #109A	Abstadt, K. & W. & I.	Kofler Family Trust	\$ 475,000	Mar-10	315,000	Mar-83	17.0	1012	\$ 999	1.0%
19 3460 S. Ocean Blvd, #203N	Wenger, Marvin	Dyer, Thomas and Sheila	\$ 400,000	Mar-10	235,000	Aug-81	8.8	1889	\$ 18,694	5.9%
20 3460 S. Ocean Blvd, #203N	Stockert, Thomas and Marianne	Kofler Family Trust	\$ 400,000	Mar-10	300,000	Feb-88	14.5	1780	\$ 11,374	4.6%
21 3460 S. Ocean Blvd, #203N	Brigg, James and Laura	Mayer, Kelly	\$ 230,000	Mar-10	220,000	Feb-88	22.1	1995	\$ 4,528	1.5%
22 3460 S. Ocean Blvd, #203N	Duggan, David and Phyllis	HSBC Bank	\$ 160,000	Mar-10	445,000	Dec-02	7.3	1395	\$ 1,379	0.6%
23 3460 S. Ocean Blvd, #203N	Pedersen, Priko	Federal Nat. Mortgage	\$ 135,000	Mar-10	564,500	Mar-05	4.8	1293	\$ (59,589)	-13.2%
24 3460 S. Ocean Blvd, #201 (REO)	Judens, R. & Davila, E	Porter, Harold and Francis	\$ 153,000	Mar-10	522,300	Aug-07	2.6	1234	\$ (162,588)	-28.8%
25 3460 S. Ocean Blvd, #201 (REO)	Kaplan, Leslie and Dawn	Harris, Virginia and Irving	\$ 350,000	Mar-10	N/A	Oct-07	2.4	1234	\$ (152,249)	-50.3%
26 3460 S. Ocean Blvd, #3A	Morgan, Weston and Amy	Alma Pydrman Trust	\$ 220,000	Mar-10	215,000	Feb-89	11.1	1740	\$ 12,179	5.7%
27 3460 S. Ocean Blvd, #3A	Federica, Dominic and Michele	Samuels, Hugh and Karina	\$ 395,000	Mar-10	122,500	Jul-01	8.7	1472	\$ 11,244	9.2%
28 3460 S. Ocean Blvd, #208	Carol F. Koell Trust	Shirley Fogelick Trust	\$ 304,500	Mar-10	387,800	Apr-05	3.9	1578	\$ (50,580)	-14.1%
29 2860 S. Ocean Blvd, #112	Forrester, Sergey and Aleksey	Frankel, Robert	\$ 210,000	Mar-10	300,000	Apr-88	21.9	1849	\$ 2,982	1.0%
30 2860 S. Ocean Blvd, #804	Taylor, Marleen	Benjamin Wursch Trust	\$ 95,000	Mar-10	130,000	Apr-89	10.9	1294	\$ 1,570	12.3%
31 2150 bis lisa Rd, #5	Forrester, Sergey and Aleksey	Frankel, Robert	\$ 429,000	Mar-10	386,000	Mar-03	7.0	1295	\$ (5,710)	-4.2%
32 2730 S. Ocean Blvd, #107 (Co-Op)	Benjamin, R. and M.	Arthur, Vincent and Marjann	\$ 450,000	Mar-10	308,000	Sep-88	10.5	2810	\$ 5,141	1.9%
33 2730 S. Ocean Blvd, #402 (Co-Op)	Tagliapietra, Sally	Drajer, Richard and Heather	\$ 212,500	Mar-10	570,000	Aug-04	5.8	1915	\$ 10,086	3.9%
34 2356 S. Ocean Blvd, #4A	Walley Property Mgmt, LLC									
35 3390 S. Ocean Blvd, #405 & C3	Walley Property Mgmt, LLC									
36 3390 S. Ocean Blvd, #204N	Drajer, Richard and Heather									
37 3390 S. Ocean Blvd, #204N	Drajer, Richard and Heather									

2010 - 10 Quantitative Activity - PB Condos (South)

of PB-South Condo Sales 37

Average Current Sales Price \$ 12,436,000

Median Current Sales Price \$ 336,106

Average Yrs. Between Sales 12.89

% Annual Increase/Decrease 1.2%

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