

# THE EVANS REPORT®

## ALL PB CONDO SALES 1/1/10-3/31/10

Leslie Robert Evans Asso., 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 Inv(Dep)	Avg Ann %
1	401 Parvian Ave., #103	Golden, Christopher and Alexandra	\$ 575,000	Jan-10	\$ 340,000	May-04	5.7	1160	\$ 41,238	12.1%
2	2275 S. Ocean Blvd., #105N	Fabrick, Peter and Pamela	\$ 476,500	Jan-10	\$ 105,000	Jan-78	32.0	1888	\$ 11,388	10.9%
3	12155 Ibis Isle Rd., #170	Deby, Christine	\$ 285,000	Jan-10	N/A	N/A	N/A	1949	N/A	N/A
4	3250 S. Ocean Blvd., #404	Leif, Ingrid	\$ 284,000	Jan-10	\$ 55,000	Jan-73	37.0	1116	\$ 6,181	11.2%
5	3450 S. Ocean Blvd., #404	Aquino, Joseph and Eileen	\$ 165,000	Jan-10	\$ 78,800	Jun-00	9.6	952	\$ 8,995	11.5%
6	3450 S. Ocean Blvd., #404	Kyne, Peter	\$ 110,000	Jan-10	\$ 151,805	Sep-08	3.4	1008	\$ (80,318)	-21.1%
7	238 Sunrise Ave., #3211	Garland, Becky	\$ 1,000,000	Jan-10	\$ 1,000,000	Jun-05	4.6	399	\$ (9,081)	-6.0%
8	130 Sunrise Ave., #R304	Friendlich, Thomas	\$ 1,000,000	Jan-10	\$ 775,000	Jan-05	5.0	1673	\$ 40,777	5.1%
9	44 Coconut Row #413B	Burr, Henry and Betty	\$ 482,500	Jan-10	\$ 300,000	Apr-94	15.8	1215	\$ 31,351	11.2%
10	44 Coconut Row #320A	Mendis, Steven and Michelle	\$ 325,000	Jan-10	\$ 488,000	Jul-04	5.5	992	\$ 32,983	11.0%
11	2160 Wirth Ave., #118	Thawle Land Trust	\$ 1,200,000	Jan-10	\$ 1,100,000	Sep-06	3.4	1289	\$ (47,589)	-4.8%
12	100 Worth Ave., #118	Lead, Paula	\$ 869,000	Jan-10	\$ 300,000	Nov-01	9.2	2918	\$ 10,673	1.0%
13	3390 S. Ocean Blvd., #2B	Stem, Gary and Julie	\$ 495,000	Jan-10	\$ 495,000	Apr-94	25.8	2006	\$ 34,402	11.5%
14	2784 S. Ocean Blvd., #201N	Cesny, Janina	\$ 439,500	Jan-10	\$ 265,000	Apr-94	8.5	883	\$ 20,447	7.7%
15	44 Coconut Row #502B	Schmeyer, Donald and Karen	\$ 140,000	Jan-10	\$ 468,900	Jan-08	2.0	1234	\$ (162,228)	-34.6%
16	3290 S. Ocean Blvd., #411 (REG)	Willa, Francis and Mary	\$ 150,000	Jan-10	\$ 100,000	Apr-97	22.8	980	\$ 31,229	2.2%
17	3100 S. Ocean Blvd., #501N & C2	Paluren, Paul and Taina	\$ 2,800,000	Feb-10	\$ 395,000	Feb-94	16.0	1493	\$ 95,984	24.3%
18	1700 Millan Ave., #PH-E	Michael Weiss Trust	\$ 1,500,000	Feb-10	\$ 675,000	Aug-98	11.5	1035	\$ (2,759)	-0.4%
19	1700 N. Ocean Blvd., #407	Chien LLC	\$ 629,500	Feb-10	N/A	Oct-03	6.3	1395	\$ 2756	N/A
20	2778 S. Ocean Blvd., #PH-4S	Maanavi D. and J.	\$ 2,617,833	Feb-10	\$ 491,500	Aug-97	22.5	2577	\$ 94,409	18.2%
21	200 Bradley Pl., #P-2	Bolton, Jeffrey and Tina	\$ 2,700,000	Feb-10	\$ 3,780,000	Jun-07	2.7	2406	\$ (892,674)	-10.5%
22	330 S. Ocean Blvd., #C3	Elfon, Brian and Sherry	\$ 2,400,000	Feb-10	\$ 1,250,000	Mar-03	6.8	2084	\$ 127,929	19.7%
23	315 S. Lake Dr., #5D	Sutani, Rudolph and Judith	\$ 1,400,000	Feb-10	\$ 950,000	Mar-04	5.8	1816	\$ 8,560	0.9%
24	315 S. Lake Dr., #1A	Krasen, Charles and Kristen	\$ 300,000	Feb-10	\$ 90,000	Nov-97	12.3	903	\$ 17,944	22.4%
25	44 Coconut Row #303A	Krasen, Charles and Kristen	\$ 300,000	Feb-10	\$ 170,000	Jun-07	9.7	1229	\$ 13,434	7.9%
26	44 Coconut Row #502	Spill, Loraine	\$ 250,000	Feb-10	\$ 180,000	Dec-01	8.2	893	\$ 13,455	7.5%
27	44 Coconut Row #102B	Palumbo Jr., William	\$ 240,000	Feb-10	\$ 190,000	Dec-01	13.4	1176	\$ 5,213	2.9%
28	3290 S. Ocean Blvd., #404A	Ianni, Natalia	\$ 142,500	Feb-10	\$ 75,000	Apr-97	12.8	1366	\$ 6,517	4.3%
29	3290 S. Ocean Blvd., #502	Dasilva, Luis and Michele	\$ 125,000	Feb-10	\$ 60,600	Mar-91	18.9	852	\$ 3,564	4.8%
30	3290 S. Ocean Blvd., #D508	Kelhofer, Thomas	\$ 1,100,000	Feb-10	N/A	Jan-78	32.1	980	\$ 2,008	3.3%
31	400 S. Ocean Blvd., #219S	Thornika, John and Suzanne	\$ 95,000	Feb-10	\$ 310,000	Jul-92	17.6	1716	\$ N/A	N/A
32	330 Cocconut Row, #2A	Tanner Peterson Trust	\$ 90,000	Feb-10	\$ 48,800	Apr-86	21.9	389	\$ 38,920	12.6%
33	235 Sunrise Ave., #3212	Boni, Maria	\$ 525,000	Feb-10	\$ 403,000	Apr-86	21.9	389	\$ 11,885	3.9%
34	3440 S. Ocean Blvd., #303S	Michael Stahr Properties	\$ 150,000	Mar-10	\$ 103,000	Aug-89	10.5	2131	\$ 11,891	3.0%
35	2880 S. Ocean Blvd., #604	EK Land Trust	\$ 550,000	Mar-10	\$ 215,000	Mar-93	17.0	1012	\$ 999	1.0%
36	350 S. Ocean Blvd., #201	Onik, Peter and Cynthia	\$ 475,000	Mar-10	\$ 250,000	Mar-96	14.0	1182	\$ 23,915	11.1%
37	2180 Bie Rd., #15	Aisack, K. & W. & I.	\$ 400,000	Mar-10	\$ 315,000	Jun-01	8.8	1269	\$ 38,845	12.3%
38	2278 S. Ocean Blvd., #106A	Maschi, Michael	\$ 400,000	Mar-10	\$ 235,000	Aug-01	8.6	1853	\$ 16,834	5.9%
39	3290 S. Ocean Blvd., #203N	Wenger, Marvin	\$ 400,000	Mar-10	\$ 300,000	Sep-95	14.5	1780	\$ 11,974	4.9%
40	3360 S. Ocean Blvd., #C1	Stockert, Thomas and Madelaine	\$ 385,000	Mar-10	\$ 380,000	Feb-86	22.1	1740	\$ 4,528	1.3%
41	44 Coconut Row, #322B	Bishop, John	\$ 290,000	Mar-10	\$ 220,000	Jul-04	5.7	1226	\$ (2,666)	-0.7%
42	3475 S. Ocean Blvd., #303 (REG)	Bebi, James and Laura	\$ 160,000	Mar-10	\$ 445,000	Dec-02	7.3	1395	\$ 1,378	0.9%
43	3456 S. Ocean Blvd., #404	Duggan, David and Phyllis	\$ 145,000	Mar-10	\$ 594,500	May-05	4.9	1235	\$ (58,938)	-13.2%
44	2560 S. Ocean Blvd., #201 (REG)	Pedersen, Pirkko	\$ 145,000	Mar-10	\$ 594,500	Aug-07	2.8	1234	\$ (182,528)	-28.8%

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## ALL PB CONDO SALES 1/1/10-3/31/10

Leslie Robert Evans Asso., 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	Blkd Sq Ft	Ann Incr/Decr	Avg Ann %
48 2560 S. Ocean Blvd. #304 (REO)	Lukens, R. & DeVita, F.	Federal Natl Mortgage	\$ 135,000	Mar-10	502,900	Oct-07	2.4	1234	\$ (152,249)	-30.3%
49 301 Australian Avenue, #206	Y Avlin Land Trust	Donegan, M. & Sheehan, M.	\$ 65,000	Mar-10	495,500	Jan-05	5.2	N/A	N/A	N/A
50 3230 S. Ocean Blvd. #C305	Kaplan, Lewis and Dawn	Pokora, Harold and Francis	\$ 133,500	Mar-10	N/A	N/A	N/A	1176	N/A	N/A
51 330 S. Ocean Blvd. #4F	Estin, Malvin and Swellen	Pocora, Leo	\$ 1,600,000	Mar-10	950,000	Apr-91	18.9	2454	\$ 55,471	10.1%
52 3400 S. Ocean Blvd. #3A	Madlan, Vasken and Ajaji	Harris, Virginia and Irving	\$ 350,000	Mar-10	220,000	Feb-99	11.1	1740	\$ 11,244	9.2%
53 2460 S. Ocean Blvd. #208	Frederick, Dominic and Michele	Jane Foydman Trust	\$ 220,000	Mar-10	122,500	Jul-01	8.7	1472	\$ 12,179	8.2%
54 2860 S. Ocean Blvd. #112	Carol F. Kroil Trust	Sammals, Hugh and Katrina	\$ 180,000	Mar-10	357,300	Apr-06	3.9	1472	\$ (50,360)	-14.1%
55 2150 Bils Bile Rd. #5	Tippokov, Sergey and Aleksey	Shirley Roganick Trust	\$ 365,000	Mar-10	300,000	Apr-98	21.9	1949	\$ 2,964	1.0%
56 2730 S. Ocean Blvd. #604	Taylor, Maurine	Paul Barton Trust	\$ 304,500	Mar-10	130,000	Apr-99	10.9	1225	\$ 18,978	12.3%
57 2730 S. Ocean Blvd. #107 (Co-Op)	Brown, Patricia	Franck, Robert	\$ 210,000	Mar-10	130,000	Jul-98	11.7	1225	\$ 6,853	5.3%
58 170 N. Ocean Blvd. #807	Taglietta, Saly	Hitz, Gloria	\$ 95,000	Mar-10	135,000	Mar-03	7.0	1225	\$ (5,710)	-4.2%
59 2335 S. Ocean Blvd. #4A	Valley Property Mgmt, LLC	Bandra, Lairo	\$ 743,793	Mar-10	905,000	Dec-05	4.2	1395	\$ (37,944)	-4.2%
60 3260 S. Ocean Blvd. #406 & C3	Welchhorre, R. and M.	Benjamin Wursch Trust	\$ 425,000	Mar-10	380,000	Dec-05	10.5	2810	\$ 5,141	1.3%
61 3260 S. Ocean Blvd. #204N	Draper, Richard and Heather	Arturo, Vincent and Marjann	\$ 212,500	Mar-10	308,000	Sep-99	11.6	2145	\$ 10,096	3.3%
62 315 S. Lake Ave. #2D	Rose, Tanner and Ross	Draper, Richard and Heather	\$ 900,000	Mar-10	570,000	Aug-98	5.6	1515	\$ 2064	17.6%
63 44 Coconut Row, #403B	Yasbel A. Wilson Rev. Trust	E. Madhoksh Rev. Trust	\$ 600,000	Mar-10	225,000	May-93	16.8	893	\$ 80,515	37.0%
*Excluded from Calculation of PB Condo Sales (Total)										
<b>2010 - 1Q Cumulative Summary - PB Condo Sales (Total)</b>										
			\$ 37,695,896	64						
			\$ 589,348							
			\$ 382,500							
			\$ 11,64							
			3.8%							

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1/1/10 - 3/31/10

# THE EVANS REPORT

Leslie Robert Evans Asso., P.A., Counselors at Law  
 214 Brazillan Ave., #200, Palm Beach, FL 33480  
 Ph: 561-932-8288

Property	Buyer	Seller	Current Sale Price	Current Sale Date	Prior Sale Price	Prior Sale Date	Yrs Bwn Sales	Bldg Sq Ft	Ann Inv/Debt	Avg Ann %	
1 401 Peruvian Ave., #103	Gudens, Christophe and Alexandra	O'Picquet, John	\$ 975,000	Jan-10	\$ 340,000	May-04	5.7	1,160	\$ 41,238	12.1%	1
2 235 Sunrise Ave., #3211	Freundlich, Thomas	Nita Beach	\$ 110,000	Jan-10	\$ 151,805	Jun-05	4.6	389	\$ (9,651)	-9.0%	2
3 130 Sunrise Ave., #R304	Burr, Henry and Barry	Raul Charrin Trust	\$ 1,000,000	Jan-10	\$ 795,000	Jan-05	5.0	1,672	\$ 40,777	5.1%	3
4 144 Coccolnut Row #413B	Manolis, Steven and Michelle	Esther Lusser Trust	\$ 775,000	Jan-10	\$ 280,000	Apr-04	15.8	1,215	\$ 31,551	11.2%	2
5 144 Coccolnut Row #430A	Mann, Barry	Kradp, Jeff	\$ 482,500	Jan-10	\$ 300,000	Jun-04	5.5	992	\$ 32,993	11.0%	4
6 100 Worth Ave., #118	Leed, Paula	Fred Keller Trust	\$ 1,200,000	Jan-10	\$ 1,000,000	Jun-00	9.2	3,218	\$ 10,873	1.0%	5
7 330 S. Ocean Blvd., #2B	Stern, Gary and Julia	Jaffe, Susan	\$ 869,000	Jan-10	\$ 900,000	Jan-03	16.5	1,996	\$ 34,402	11.5%	6
8 144 Coccolnut Row #502B	Schreiner, Donald and Karen	Prager, William	\$ 439,500	Jan-10	\$ 285,000	Jun-93	16.5	893	\$ 20,447	7.7%	7
9 170 Chilean Ave., #PHE	Chilean LLC	Wren, Winslow	\$ 1,500,000	Jan-10	\$ 395,000	Jul-01	8.5	1,403	\$ 95,984	24.5%	8
10 170 N. Ocean Blvd., #407	FMPB Happy Inc	Johnston, Jay	\$ 657,500	Jan-10	\$ 675,000	Aug-98	11.5	1,395	\$ (2,759)	-0.4%	9
11 200 Bradley Pl., #P-2	Bolton, Jeffrey and Tina	Louis Berry Trust	\$ 2,617,633	Jan-10	\$ 971,500	Oct-03	6.3	1,995	\$ (892,872)	-19.2%	10
12 330 S. Ocean Blvd., #C2	Effron, Brian and Sherry	Graham, John	\$ 2,700,000	Jan-10	\$ 3,750,000	Aug-97	22.5	2,577	\$ 94,409	19.2%	11
13 330 S. Ocean Blvd., #C3	Giuliani, Rudolph and Judith	Cocozzi, Susan	\$ 2,400,000	Jan-10	\$ 650,000	Jun-07	13.7	2,406	\$ (121,929)	-10.5%	12
14 315 S. Lake Dr., #5D	Koson, Charles and Kristen	Client, Jean	\$ 1,400,000	Jan-10	\$ 950,000	Mar-03	6.8	2,084	\$ 121,929	19.7%	13
15 315 S. Lake Dr., #1A	Hoerik, H. & Seymour, Z.	Font, Lea	\$ 300,000	Jan-10	\$ 80,000	Apr-04	5.8	1,816	\$ 8,560	1.9%	14
16 144 Coccolnut Row #306A	Palumbo Jr., William	Sherman, Bernard	\$ 1,000,000	Jan-10	\$ 1,250,000	Mar-03	6.8	2,084	\$ 121,929	19.7%	15
17 440 S. Ocean Blvd., #218S	Tranter, John and Suzanne	Rau, John	\$ 290,000	Jan-10	\$ 180,000	Nov-97	12.3	903	\$ 17,944	22.4%	16
18 350 Coccolnut Row, #2A	Tranter, Peter and Cynthia	Frankencac, Ann	\$ 995,000	Jan-10	\$ 310,000	Dec-01	8.2	893	\$ 13,455	7.5%	17
19 328 Sunrise Ave., #3212	Boni, Maria	Hulton, Lynn	\$ 90,000	Jan-10	\$ 48,800	Jul-92	17.6	1,706	\$ 38,920	12.6%	18
20 330 S. Ocean Blvd., #206	Blshop, John	Mary Milano Trust	\$ 559,000	Jan-10	\$ 215,000	Apr-88	21.9	1,182	\$ 1,885	3.9%	19
21 44 Coccolnut Row, #322B	Blshop, John	Carmichael, Heather	\$ 385,000	Jan-10	\$ 390,000	Mar-86	14.0	1,182	\$ 23,915	11.1%	20
22 301 Australian Avenue, #206	Y Alvin Land Trust	Donagan, M. & Sheyvan, M.	\$ 65,000	Jan-10	\$ 495,000	Jul-04	5.7	1,226	\$ (2,646)	-0.7%	21
23 170 N. Ocean Blvd., #407	Estlin, Melvyn and Stuelien	Focca, Leo	\$ 1,600,000	Jan-10	\$ 505,000	Jan-05	5.2	N/A	\$ 59,471	10.1%	22
24 315 S. Lake Ave., #2D	Reas, Tanner and Ross	Barnd, Larru	\$ 743,763	Jan-10	\$ 225,000	Apr-91	18.9	2,654	\$ (37,944)	-4.8%	23
25 44 Coccolnut Row, #403B	Ysabel A. Wilson Rev. Trust	Lutz, Lewis	\$ 800,000	Jan-10	\$ 217,500	Dec-05	4.2	1,395	\$ 40,074	17.8%	24
26							10.3	2,063			25
27							4.8	893	\$ 80,515	37.0%	26
Excluded from Calculation of PB Condo Sales (North of Sloan's Curve)											
<b>2010 - 10 Cumulative Activity - PB Condos (North)</b>											
# of PB-North Condo Sales			27								
PB Condo Sales North (Total)			\$ 28,259,896								
Average Current Sales Price			\$ 935,552								
Median Current Sales Price			\$ 775,000								
Average Yrs. Between Sales			9.99								
% Annual Increase/(Decrease)			6.5%								

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Ph: 561-832-8288

Property	Buyer	Seller	Current Sale Price	Current Sale Date	Prior Sale Price	Prior Sale Date	Yrs Bwn Sales	Blgd Sq Ft	Ann Inc(Ded)	Avg Ann %		
1 2275 S. Ocean Blvd., #105N	Fabrikant, Peter and Pamela	Birnback, Gerald	\$ 476,500	Jan-10	105,800	Jan-78	32.0	1868	\$ 11,508	10.9%	1	
2 2155 lbs. Rd., #170	Day, Christine	Jeanette Pickard Trust	\$ 295,000	Jan-10	N/A	N/A	37.0	1949	N/A	N/A	2	
3 2505 S. Ocean Blvd., #416	Liet, Jordan	Kyle, Peter	\$ 284,000	Jan-10	75,000	Jan-73	37.0	1116	\$ 6,181	11.2%	3	
4 3450 S. Ocean Blvd., #404	Laquillo, Joseph and Ellen	Higman, Brian	\$ 165,000	Jan-10	380,000	Jun-00	8.6	952	\$ 8,995	11.5%	4	
5 3450 S. Ocean Blvd., #404	Gardner, Becky	Featherstone, Charles	\$ 110,000	Jan-10	110,000	Sep-08	3.4	1008	\$ (60,318)	-21.1%	5	
6 2160 lbs. Rd., #6	Thawley Trust	Morrison, Mia	\$ 325,000	Jan-10	485,000	Sep-08	3.4	1269	\$ (47,586)	-9.8%	6	
7 2784 S. Ocean Blvd., #201N	Cassidy, Janina	Lanore Diamond Trust	\$ 495,000	Jan-10	495,000	Apr-94	25.8	2006	\$ (162,228)	-34.6%	7	
8 3290 S. Ocean Blvd., #411 (NEO)	Wright, Francis and Mary	Federal Nat. Mortgage	\$ 140,000	Jan-10	468,900	Jan-08	2.0	1234	\$ (162,228)	-34.6%	8	
9 3290 S. Ocean Blvd., #507	Pajunen, Pasi and Taina	Kokkonen, T. R. & N.	\$ 150,000	Jan-10	100,000	Apr-87	22.8	980	\$ 2,194	2.2%	9	
10 3100 S. Ocean Blvd., #801N & C2	Michael Weiss Trust	Risser, Lawrence	\$ 2,500,000	Feb-10	2,000,000	Feb-94	16.0	4994	\$ 31,229	1.6%	10	
11 3170 S. Ocean Blvd., #PH-4S	Maanavi, D. and J.	Laffer, Ronald	\$ 825,000	Feb-10	N/A	N/A	N/A	2796	N/A	N/A	11	
12 3450 S. Ocean Blvd., #502	Self, Loraine	Jeff, Ronald	\$ 300,000	Feb-10	170,000	Jun-00	9.7	1229	\$ 13,434	7.9%	12	
13 3290 S. Ocean Blvd., #7611	Pajunen, I. and P. & Mykaran, R.	Mess, Gerald and Victoria	\$ 250,000	Feb-10	180,000	Sep-96	13.4	1176	\$ 3,213	2.9%	13	
14 3450 S. Ocean Blvd., #404A	Ianni, Natalia	Krykostas, Julie	\$ 240,000	Feb-10	155,000	Apr-97	12.8	1366	\$ 6,817	4.3%	14	
15 3450 S. Ocean Blvd., #502	Dasilva, Luis and Michele	Lynn, Elliot	\$ 142,500	Feb-10	75,000	Mar-91	18.9	852	\$ 3,554	4.8%	15	
16 3440 S. Ocean Blvd., #D508	Kelcher, Thomas	Arthur darwood Trust	\$ 125,000	Feb-10	60,600	Mar-78	32.1	980	\$ 2,006	3.3%	16	
17 3440 S. Ocean Blvd., #303S	Michaels, Robert	Strat, Steven	\$ 525,000	Feb-10	400,000	Aug-99	10.5	1012	\$ 11,891	3.0%	17	
18 2860 lbs. Rd., #604	ERL Land Trust	Martin, Jane	\$ 120,000	Mar-10	520,000	Jun-93	17.0	1289	\$ 18,834	12.3%	18	
19 2180 lbs. Rd., #15	Altschul, K. & W. & I.	Hoffman, David and Valerie	\$ 475,000	Mar-10	315,000	Mar-01	8.6	1583	\$ 30,845	1.0%	19	
20 2275 S. Ocean Blvd., #109A	Wengert, Marvin	Koller Family Trust	\$ 400,000	Mar-10	235,000	Sep-95	14.5	1780	\$ 11,374	4.6%	20	
21 2275 S. Ocean Blvd., #203N	Maschio, Michael	Dyer, Thomas and Sheila	\$ 400,000	Mar-10	300,000	Apr-01	8.6	1780	\$ 11,374	4.6%	21	
22 3360 S. Ocean Blvd., #C1	Stockert, Thomas and Marianne	Najris, Joseph and Miriam	\$ 400,000	Mar-10	300,000	Sep-95	14.5	1780	\$ 11,374	4.6%	22	
23 3475 S. Ocean Blvd., #403	Brieg, James and Laura	Mares, Kathy	\$ 400,000	Mar-10	220,000	Feb-98	22.1	1740	\$ 12,179	5.7%	23	
24 3450 S. Ocean Blvd., #304 (NEO)	Duggan, David and Phyllis	HSBC Bank	\$ 230,000	Mar-10	445,000	Dec-02	7.3	1595	\$ 4,828	1.5%	24	
25 2580 S. Ocean Blvd., #201 (NEO)	Paderson, Patrick	Chimotage	\$ 160,000	Mar-10	564,800	Mar-05	4.8	1235	\$ (58,938)	-13.2%	25	
26 2580 S. Ocean Blvd., #201 (NEO)	Paderson, Patrick	Federal Nat Mortgage	\$ 145,000	Mar-10	564,800	Aug-07	2.6	1234	\$ (62,528)	-28.8%	26	
27 3230 S. Ocean Blvd., #C305	Kasper, Lewis and Dawn	Harris, Virginia and Irving	\$ 133,000	Mar-10	502,900	Oct-07	2.4	1234	\$ (152,249)	-30.3%	27	
28 3400 S. Ocean Blvd., #3A	Medan, Vashin and Michele	Jame Fyrdman Trust	\$ 350,000	Mar-10	N/A	N/A	N/A	1176	N/A	N/A	28	
29 3460 S. Ocean Blvd., #208	Frederick, Dominic and Michele	Samuels, Hugh and Katrina	\$ 220,000	Mar-10	215,000	Feb-99	11.1	1740	\$ 12,179	5.7%	29	
30 2860 S. Ocean Blvd., #112	Carol F. Kroll Trust	Shibley Bogalnick Trust	\$ 160,000	Mar-10	122,500	Jul-01	8.7	1472	\$ 11,244	9.2%	30	
31 2160 lbs. Rd., #9	Topook, Margaret and Aleksy	Paarl Baron Trust	\$ 365,000	Mar-10	357,300	Apr-06	3.9	1578	\$ 15,78	1.4%	31	
32 2780 S. Ocean Blvd., #804	Taylor, Malureen	Frankel, Robert	\$ 304,500	Mar-10	300,000	Apr-98	11.9	1949	\$ 2,984	1.0%	32	
33 2730 S. Ocean Blvd., #107 (Co-Op)	Browns, Patricia	Hitz, Gloria	\$ 210,000	Mar-10	130,000	Apr-99	10.9	1254	\$ 15,975	12.3%	33	
34 2730 S. Ocean Blvd., #402 (Co-Op)	Lapitelala, Sally	Benjamin Vornach Trust	\$ 95,000	Mar-10	135,000	Jul-98	7.0	1225	\$ 6,855	5.3%	34	
35 2335 S. Ocean Blvd., #4A	Valley Property Mgmt, LLC	Artuso, Vincent and Marvian	\$ 450,000	Mar-10	396,000	Mar-03	10.5	1225	\$ 5,141	4.2%	35	
36 3390 S. Ocean Blvd., #405 & C3	Malchiorri, R. and M.	Draper, Richard and Heather	\$ 425,000	Mar-10	308,000	Sep-88	11.5	2810	\$ 10,096	1.3%	36	
37 3250 S. Ocean Blvd., #204N	Draper, Richard and Heather	Draper, Richard and Heather	\$ 212,500	Mar-10	570,900	Aug-04	5.8	1515	\$ 1515	3.3%	37	
*Excluded from Calculation of PB Condo Sales (South of Sloan's Curve)												
			<b>2010 - 10 Cumulative Activity - PB Condos (South)</b>									
			# of PB-South Condo Sales	37								
			PB Condo Sales SOUTH (Total)	\$ 12,436,000								
			Average Current Sales Price	\$ 336,108								
			Median Current Sales Price	\$ 250,000								
			Average Yrs. Between Sales	12.59								
			% Annual Increase/Decrease	1.2%								

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