

# 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: 561-892-8288

Property	Buyer	Seller	Current Sale Price	Current Sale Date	Prior Sale Price	Prior Sale Date	Yrs Bwn Sales	Blkg Sq Ft	Ann Inc/Decl	Avg Ann %
1 1228 Saasport Ave.	Shilow, Z and Adams, G.	Turner, Thomas and Susan	\$ 2,170,000	Jan-10	\$ 1,985,000	Jan-10	2.4	5721	\$ 83,791	4.3%
2 146 Australian Ave.	Turner, Patrick and Amber	Flynn, Michael and Arne	\$ 2,000,000	Jan-10	\$ 900,000	Jan-10	8.4	5686	\$ 251,085	27.3%
3 120 Canterbury Ln.	Nearby Family Trust	Molynaux, M. Sara	\$ 3,060,000	Jan-10	N/A	Jan-10	55.1	6418	N/A	N/A
4 120 Canterbury Ln.	Campana Trust	Schwartz, Robert	\$ 7,500,000	Jan-10	\$ 765,000	Jan-10	24.6	10818	\$ 273,278	35.7%
5 1340 Palmer Park Rd.	Fromer, Robert and Ann	Mallard, Craig	\$ 11,560,000	Jan-10	\$ 9,900,000	Jan-10	8.7	7397	\$ 859,060	8.9%
6 1830 S. Ocean Blvd.	OMG Palm Beach Property LLC	Gaines, Stanley and Jacqueline	\$ 3,660,000	Feb-10	\$ 3,500,000	Feb-10	12.6	21672	\$ 131,517	1.3%
7 1234 Brazilian Ave.	Walker, J., Thomas	Rose, Tanner and Ross	\$ 1,575,500	Feb-10	\$ 1,317,000	Feb-10	5.4	3233	\$ 47,389	1.5%
8 285 Orange Grove	Dougherty, Kevin	Moore, Victor	\$ 9,405,100	Feb-10	\$ 7,125,000	Feb-10	3.8	9232	\$ 602,105	8.5%
9 1141 N. Lake Way	Purcell, Thomas and Marina	1141 N. Lake Way, Inc.	\$ 2,224,000	Feb-10	\$ 2,900,000	Jun-07	2.7	3949	\$ (243,068)	-8.4%
10 1123 N. Lake Way	Rich, Thomas	Catali, Richard	\$ 1,196,000	Feb-10	\$ 885,000	Jun-06	19.7	3360	\$ 25,926	3.8%
11 1249 Bahama Lane	Koch, Dana and Jessica	Sewell, Frances	\$ 1,300,000	Feb-10	N/A	Jun-06	N/A	2989	N/A	N/A
12 228 Nottingham Terr.	Wren, Winston and Allison	Garnson, Harriet	Not Arms Length	Feb-10	Not Arms Length	Feb-10	N/A	3726	Not Arms Length	Not Arms Length
13 1691 N. County Rd.	Colin, James	Conen, Wayne	\$ 3,800,000	Feb-10	\$ 3,300,000	Feb-04	6.0	6512	\$ 82,917	2.5%
14 1127 Saasport Ave.	Conen, Dana and Howard	Downey, Ann	\$ 4,351,600	Mar-10	\$ 5,350,000	Mar-07	3.2	5050	\$ (315,512)	-5.9%
15 1308 Chapel Hill Rd.	Deiner, Robert and Patricia	Bellon Family Trust	\$ 1,800,000	Mar-10	\$ 860,000	Nov-05	23.3	3884	\$ 53,116	14.8%
16 1169 N. Lake Way	Porter, Linda & Daniel	167 Dunbar Road LLC	\$ 8,532,400	Mar-10	\$ 3,875,000	Jul-08	1.7	5940	\$ (375,208)	-9.7%
17 167 Dunbar Rd.	Andrassy, Laura	Lilienthal, John and Ruth	\$ 1,225,000	Mar-10	\$ 625,000	Mar-00	10.6	5152	\$ 84,994	13.6%
18 131 E. Inlet Dr.	Cook, Bryson and Cynthia	Wagner, Joe	\$ 1,300,000	Mar-10	\$ 750,000	Apr-09	10.8	3997	\$ 51,133	6.8%
19 281 Queens Ln.	Callaghan, Denis	Deharvez, Edith	\$ 3,394,041	Mar-10	\$ 3,450,000	Mar-02	8.0	6098	\$ (14,283)	-0.4%
20 291 Queens Ln.	Baxter, Richard	Wagner, Joe	\$ 2,300,000	Mar-10	\$ 1,900,000	Mar-02	8.0	4576	\$ (49,982)	-2.6%
21 201 Queens Ln.	Sunhoe Trust	Deharvez, Edith	\$ 5,000,000	Mar-10	\$ 6,300,000	Apr-01	8.9	6894	\$ (145,731)	-2.3%
22 218 Queens Ln.	Luder, Jean	Winstler, Valerie	\$ 1,255,000	Mar-10	\$ 241,000	Dec-86	23.3	927	\$ 43,589	18.1%
23 850 S. County Rd.	Kassowitz Joel and Darice	Winstler, Valerie	\$ 20,500,000	Mar-10	N/A	Apr-02	7.9	4954	\$ 334,573	33.1%
24 1500 Lake Cr.	Houma, Robert	Friday, Katherine	\$ 5,000,000	Mar-10	\$ 1,010,000	Mar-10	8.9	6894	\$ (145,731)	-2.3%
25 1417 Peruvian Ave.	Cathedral Estates LTD	Friday, Katherine	\$ 1,255,000	Mar-10	\$ 241,000	Dec-86	23.3	927	\$ 43,589	18.1%
26 220 Mockingbird Ave.	Farris, Donald	McCluskey, Malcolm	\$ 3,660,000	Mar-10	\$ 1,010,000	Apr-02	7.9	4954	\$ 334,573	33.1%

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

2010 - 1Q 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	\$ 4,829,286
Median Current Sales Price	\$ 3,250,000
Average Yrs. 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	Bldg Sq Ft	Ann Inv(Decl)	Avg Ann %
1 146 Australian Ave.	Turner, Patrick and Amber	Fynn, Michael and Anne	\$ 3,000,000	Jan-10	\$ 900,000	Sep-01	8.4	5686	\$ 251,065	27.9%
2 202 Garden Rd.	Narang Family Trust	McQuinn, M. Sara	\$ 2,660,000	Jan-10	N/A	Jan-95	55.1	6416	N/A	N/A
3 120 Canterbury Ln.	Campana Trust	Schwartz, Robert	\$ 7,500,000	Jan-10	\$ 765,000	Jun-95	24.6	10518	\$ 273,476	35.7%
4 340 Palmer Park Rd.	Fromer, Robert and Ann	Millard, Craig	\$ 17,100,000	Jan-10	\$ 9,625,000	May-01	8.7	7337	\$ 689,060	8.9%
5 286 Orange Grove	Dougherty, Kevin	Rose, Terrell and Ross	\$ 1,875,000	Feb-10	\$ 1,317,000	Sep-04	5.4	3333	\$ 47,369	3.8%
6 1141 N. Lake Way	Poucel, Thomas and Marina	1141 N. Lake Way, Inc.	\$ 9,408,100	Feb-10	\$ 7,125,000	Mar-06	3.8	9282	\$ 692,103	8.5%
7 1123 N. Lake Way	Rich, Thomas	Moore, Victor	\$ 2,244,000	Feb-10	\$ 2,800,000	Jun-07	2.7	3845	\$ (243,095)	-8.4%
8 248 Bahama Lane	Koch, Dana and Jessica	Calhall, Richard	\$ 1,965,000	Feb-10	\$ 685,000	Jun-90	19.7	3350	\$ 25,028	3.8%
9 228 Nightingale Terr.	Wren, Winston and Allison	Sewell, Frances	\$ 1,900,000	Feb-10	N/A	N/A	N/A	3289	N/A	N/A
10 1891 N. County Rd.	Cohen, James	Cohen, Harriet	Not Arms Length	Feb-10	Not Arms Length	Nov-98	N/A	37285	Not Arms Length	Not Arms Length
11 167 Dunbar Rd.	Porter, Linda & Daniel	Bellon Family Trust	\$ 1,600,000	Mar-10	\$ 360,000	Nov-93	17.0	3684	\$ 53,116	14.8%
12 197 Dunbar Rd.	Andrassy, Laura	167 Dunbar Road LLC	\$ 3,250,000	Mar-10	\$ 3,875,000	Jul-08	1.7	Vacant	\$ (976,206)	-9.7%
13 131 E. Inlet Dr.	Cook, Bryson and Cynthia	Lithechler, John and Ruth	\$ 8,538,400	Mar-10	\$ 2,950,000	Mar-00	10.0	5940	\$ 558,534	18.5%
14 251 Kenlyn Rd.	Callaghan, Denis	Whynaler, Denis	\$ 1,525,000	Mar-10	\$ 625,000	Aug-99	10.6	3152	\$ 84,994	13.6%
15 291 Queens Ln.	Baxter, Richard	Cotton, A.	\$ 1,300,000	Mar-10	\$ 750,000	Jun-99	10.8	3997	\$ 51,133	6.8%
16 201 Queens Ln.	Sunshoe Trust	Wagner, Joe	\$ 3,394,041	Mar-10	\$ 3,450,000	Apr-06	3.9	5098	\$ (14,283)	-0.4%
17 218 Jamaica Ln.	Lunder, Jean	Delarvaez, Edith	\$ 2,300,000	Mar-10	\$ 1,900,000	Mar-02	8.0	4576	\$ 48,968	2.6%
18 1500 Lake Ct.	Holka, Robert	Whitaker, Valerie	\$ 5,000,000	Mar-10	\$ 6,300,000	Apr-01	8.9	6894	\$ (145,731)	-2.9%
19 220 Mockingbird Ave.	Ferns, Donald		\$ 3,660,000	Mar-10	\$ 1,910,000	Apr-02	7.3	4954	\$ 394,573	33.1%
*Excluded from Calculation of PB Single Family Home Sales (North)										
<b>2010 - 1Q Cumulative Summary - PB Single Home (North)</b>			<b># of PB Family Home Sales North</b>	<b>19</b>						
			<b>Total PB Family Home Sales North</b>	<b>\$ 78,945,541</b>						
			<b>Average Current Sales Price</b>	<b>\$ 4,151,197</b>						
			<b>Median Current Sales Price</b>	<b>\$ 2,650,000</b>						
			<b>Average Tr. Between Sales</b>	<b>12.56</b>						
			<b>% Annual Increase/(Decrease)</b>	<b>5.6%</b>						

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Property	Buyer	Seller	Current Sale Price	Current Sale Date	Prior Sale Price	Prior Sale Date	Yes Bwn Sales	Bldg Sq Ft	Ann Inv(Deg)	Avg Ann %
1 228 Seaspray Ave.	Shipley, Z. and Adams, G.	Turner, Thomas and Susan	\$ 2,170,000	Jan-10	\$ 1,985,000	Aug-07	2.4	3721	\$ 83,791	4.3%
2 234 Brazilian Ave.	Weller Jr., Thomas	Genies, Stanley and Jacqueline	\$ 3,850,000	Feb-10	\$ 3,600,000	May-07	2.8	5818	\$ 53,888	1.5%
3 127 Seaspray, Ave.	Coban, Dona and Howard	Garison, Weylve	\$ 3,800,000	Feb-10	\$ 3,800,000	Feb-04	6.0	6812	\$ 82,917	2.5%
4 309 Chapin Hill Rd.	Destrom, Robert and Patricia	Downey, Ann	\$ 4,351,600	Mar-10	\$ 5,350,000	Jan-07	3.2	5050	\$ (315,612)	-3.9%
5 417 Peruvian Ave.	Cathedral Estates LTD	Findley, Katherine	\$ 1,255,000	Mar-10	\$ 241,000	Dec-06	23.3	927	\$ 43,589	18.1%
<b>2010 -1Q Cumulative Summary - PB Single Home (Midtown)</b>										
# of PB Family Home Sales (Midtown)			5							
Total PB Single Family Home Sales			\$ 15,226,600							
Average Current Sales Price			\$ 3,045,320							
Median Current Sales Price			\$ 3,650,000							
Average Yrs. Between Sales			7.54							
% Annual Increase/(Decrease)			0.8%							

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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(Dae)	Avg Ann %
1 1930 S. Ocean Blvd.	CUBA Palm Beach Property LLC	Conrad Black Capital Corp	\$ 11,980,000	Feb-10	\$ 9,900,000	Jul-97	12.6	21672	131,517	1.3%
2 3950 S. County Rd.	Kassowitz, Joel and Darice	Isabel Collier Reed Trust	\$ 20,500,000	Mar-10	N/A	N/A	N/A	16491	N/A	N/A
<b>2010-10 Cumulative Summary - PB Single Home (South)</b>										
<b># of PB Family Home Sales (South)</b>			<b>2</b>							
<b>Total PB Single Family Home Sales</b>			<b>\$ 32,060,000</b>							
<b>Average Current Sales Price</b>			<b>\$ 16,030,000</b>							
<b>Median Current Sales Price</b>			<b>\$ 16,030,000</b>							
<b>Average Yrs. Between Sales</b>			<b>12.62</b>							
<b>% Annual Increase/(Decrease)</b>			<b>1.37%</b>							

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