

THE EVANS REPORT

Leslie Robert Evans Assoc., P.A., Counselors at Law

214 Brazilian Ave., #200, Palm Beach, FL 3348

Ph: 561-832-828

ALL - PB CONDO SALES 1/1/11 - 3/31/11

	Property	Buyer	Seller	Current Sale Price	Current Sale Date	Prior Sale Price	Prior Sale Date	Yrs. Between Sales	Bldg Sq Ft	Annual Increase/(Decrease)	Average Annual Increase/-Decrease	
1	145 Peruvian Ave., #1020	Saltex Development	Willcox, Christine	\$ 1,450,000	Jan-11	\$ 575,000	Dec-96	14.1	2200	\$ 62,087	10.8%	1
2	226 Chilean Ave., #3	Wittman, P. & P.	Selene RMOF REQ. Acq., LLC	\$ 150,000	Jan-11	\$ 91,900	Dec-10	0.1	10601	\$ 684,081	744.4%	2
3	2600 S. Ocean Blvd., #204	Rubman, Cary and Jean	Eleanor Phillips Trust	\$ 350,000	Jan-11	\$ 97,000	Jan-77	34.0	1495	\$ 7,436	7.7%	3
4	2000 S. Ocean Blvd., #C8N	RS Properties I, LLC	Beatrice Shapiro Estate	\$ 1,872,000	Jan-11	\$ 27,500	Apr-82	28.8	N/A	\$ 64,106	233.1%	4
5	320 Chilean Ave., #40	Good, Robert	Talty, Bernard	\$ 515,000	Jan-11	\$ 430,000	Nov-04	6.2	1167	\$ 13,777	3.2%	5
6	350 Cocconut Row #3A	Berman, E. & Bauer, J.	Spots, Inc.	\$ 1,000,000	Jan-11	\$ 825,000	Oct-05	5.3	1706	\$ 33,303	4.0%	6
7	434 Chilean Ave., #5A	Edgar Parrish Trust	Oakley, Annette	\$ 825,000	Jan-11	\$ 400,000	Nov-02	8.2	1293	\$ 52,003	13.0%	7
8	44 Cocconut Row #405B	Markenson, Joseph & Barbara	Stall, Sonya	\$ 500,000	Jan-11	\$ 450,000	Jul-04	6.5	1196	\$ 7,684	1.7%	8
9	*130 Sunrise Ave., #310	Jewish Federation PB County	Parkwood Investment	\$ 10	Jan-11	\$ 239,000	Jun-94	16.6	1673	N/A	N/A	9
10	2760 S. Ocean Blvd., #117 (Co-Op)	Joseph McClathchy Trust	Kratz, P., and Harris, J.	\$ 275,000	Jan-11	\$ 300,000	Feb-06	4.9	1150	\$ (5,084)	-1.7%	10
11	2780 S. Ocean Blvd., #404 (Co-Op)	Kanbar, E., and Rose, B.	Gerschel, Christine	\$ 307,500	Jan-11	\$ 360,000	May-04	6.7	1294	\$ (7,866)	-2.2%	11
12	3140 S. Ocean Blvd., #306N	Sturman, Elaine	Louise Feiner Trust	\$ 400,000	Jan-11	\$ 340,000	May-97	13.7	2200	\$ 4,386	1.3%	12
13	2000 S. Ocean Blvd., #509N	RS Properties I, LLC	Estate of Beatrice Shapiro	\$ 1,872,000	Jan-11	\$ 196,000	Apr-82	28.8	3262	\$ 58,250	29.7%	13
14	3460 S. Ocean Blvd., #711 (REO)	Brave, Bradley	Federal Nat'l Mort. Ass'n	\$ 1,443,750	Feb-11	\$ 199,100	Jun-03	7.7	1416	\$ 162,133	81.4%	14
15	2580 S. Ocean Blvd., #2A2	Weinshank, Fred and Abigail	Segal, Joseph and Jill	\$ 750,000	Feb-11	\$ 984,500	Apr-05	5.8	2464	\$ (40,147)	-4.1%	15
16	2660 S. Ocean Blvd., #503B	Vinios, Louis & Zacharie	Beloff, Arthur and Clorinda	\$ 1,162,500	Feb-11	\$ 650,000	Apr-02	8.8	2606	\$ 57,950	8.9%	16
17	44 Cocconut Row #322B	Sabatino Pascale Trust	Bishop, John	\$ 417,500	Feb-11	\$ 365,000	Mar-10	0.9	1226	\$ 56,862	15.6%	17
18	100 Sunrise Ave., #PH-7	Frasser Realty Trust	Bernice Meltzer Estate	\$ 1,350,000	Feb-11	\$ 680,000	Feb-84	27.0	2991	\$ 24,797	3.6%	18
19	150 Bradley Pl., #C3	Lewinstein, Stephen	Pearl, Tara	\$ 111,750	Feb-11	\$ 182,500	Jul-07	3.6	N/A	\$ (19,698)	-10.8%	19
20	330 S. Ocean Blvd., #21	Miano, Joyce	Etelman, Ethel	\$ 909,000	Feb-11	\$ 450,000	Jun-87	23.7	2454	\$ 19,377	4.3%	20
21	429 Australian Ave., #120	Heather Baines Trust	Reinus Foy Trust	\$ 965,000	Feb-11	\$ 225,000	Aug-80	30.5	1914	\$ 24,244	10.8%	21
22	369 S. Lake Dr., #4B (Co-Op)	Mills, Daniel	Vinton, Louise	\$ 436,500	Feb-11	\$ 360,000	Jul-04	6.6	988	\$ 11,605	3.2%	22
23	130 Sunrise Ave., #205	Sun & Surf POOH LLC	Degnan, Conchita	\$ 600,000	Feb-11	\$ 390,000	May-00	10.8	1580	\$ 19,514	5.0%	23
24	369 S. Lake Dr., #4C (Co-Op)	Mills, Elizabeth	Hicklin, Hallie	\$ 625,000	Feb-11	\$ 350,000	Jun-87	23.7	1475	\$ 11,609	3.3%	24
25	350 S. Ocean Blvd., #305	Tsandikos, George & Ryan, K.	Phyllis Gross Living Trust	\$ 625,000	Feb-11	\$ 130,000	Jan-78	33.1	1210	\$ 14,952	11.5%	25
26	369 S. Lake Dr., #3C (Co-Op)	Lewis, Michael and Jane	Robert Harper Trust	\$ 787,500	Feb-11	\$ 1,000,000	Apr-04	6.8	1475	\$ (31,062)	-3.1%	26
27	150 Bradley Pl., #603	Spivack, E. & Ernst, K.	Schulman, Max	\$ 792,000	Feb-11	\$ 405,000	Feb-91	20.0	1568	\$ 19,337	4.8%	27
28	100 Sunrise Ave., #520	Rosmarin, Adam	Evelyn Farber Trust	\$ 1,500,000	Feb-11	\$ 725,000	Apr-01	9.8	3025	\$ 78,729	10.9%	28
29	2295 S. Ocean Blvd., #910	Fine, Joel and Adele	Silverstein, Carol	\$ 342,000	Feb-11	N/A	Dec-10	0.2	1959	N/A	N/A	29
30	2778 S. Ocean Blvd., #303N	Eng, Knut and Erna	Grunfeld, Rudy	\$ 350,000	Feb-11	\$ 230,000	Nov-86	24.3	1780	\$ 4,945	2.1%	30
31	2600 S. Ocean Blvd., #402N	Ricciardelli, Louis and Karen	Friedman, Lori	\$ 675,000	Feb-11	\$ 139,000	Jan-78	33.1	1976	\$ 16,190	11.6%	31
32	3170 S. Ocean Blvd., #602N	Kevin O'Keefe Family Trust	Berliner, Judith and Harold	\$ 1,395,000	Feb-11	\$ 520,000	Feb-85	26.0	2950	\$ 33,633	6.5%	32
33	2000 S. Ocean Blvd., #301N	Ekonomidis, H., & Spork, R.	Feinview South Trust	\$ 1,440,000	Feb-11	\$ 2,525,000	Jul-08	2.6	3262	\$ (419,074)	-16.6%	33
34	110 Sunset Ave., #E2A	2011 Sunset Avenue Trust	Eighteen Enterprises, Inc.	\$ 4,508,450	Mar-11	\$ 1,650,000	Jun-98	12.8	5000	\$ 224,084	13.6%	34
35	44 Cocconut Row, #303B	Champion, Helena	Schenler, Ernestyna & Steven	\$ 250,000	Mar-11	\$ 130,000	Sep-09	1.5	903	\$ 80,220	61.7%	35
36	44 Cocconut Row, #303A	Robbins, William	Iris Weiss Living Trust	\$ 275,000	Mar-11	\$ 228,000	Jun-04	6.8	893	\$ 6,962	3.1%	36
37	44 Cocconut Row, #527B	Syrbnik, Caroline	Lamberg, Pearl	\$ 430,000	Mar-11	\$ 195,000	Jan-97	14.2	1226	\$ 16,584	8.5%	37
38	223 Atlantic Ave., #A3	Moore, Kelly and Danielle	Daniel Meenan Trust	\$ 322,000	Mar-11	\$ 75,000	Jan-79	32.2	953	\$ 7,675	10.2%	38
39	401 Peruvian Ave., #403	Mastruzzo, Gesualdo	Feldkamp, William	\$ 455,000	Mar-11	\$ 410,000	Oct-03	7.4	1025	\$ 6,065	1.5%	39

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ALL - PB CONDO SALES 1/1/11 - 3/31/11

	Property	Buyer	Seller	Current Sale Price	Current Sale Date	Prior Sale Price	Prior Sale Date	Yrs. Between Sales	Bldg Sq Ft	Annual Increase/(Decrease)	Average Annual Increase/-Decrease	
40	170 Chilean Ave., #5D	Benveniste, Evangeline	Janssen, Eileen	\$ 699,000	Mar-11	\$ 500,000	Oct-03	7.4	1201	\$ 26,822	5.4%	40
41	389 S. Lake Dr., #5A (Co-Op)	Martin, Robin	O'Donell, Sue	\$ 799,000	Mar-11	\$ 795,000	Nov-07	3.3	1332	\$ 1,201	0.2%	41
42	400 S. Ocean Blvd., #406	Haubold, Sam and Caroline	Gallo, Dennis	\$ 1,200,000	Mar-11	\$ 260,000	Oct-90	20.4	1716	\$ 46,017	17.7%	42
43	150 Bradley Pl., #612	Novick, Richard and Jane	Claire Sudler Trust	\$ 1,325,925	Mar-11	\$ 1,600,000	May-06	4.8	1815	\$ (56,678)	-3.5%	43
44	100 Worth Ave., #409	Mooreland OK LLC	Estate of Phyllis Adams	\$ 1,850,000	Mar-11	N/A	N/A	N/A	2128	N/A	N/A	44
45	425 Worth Ave., #201 (Co-Op)	Bryant, Barbara	George Baxter Trust	\$ 2,775,000	Mar-11	\$ 530,000	Oct-80	30.4	3232	\$ 73,769	13.9%	45
46	150 Bradley Pl., #115	Rizzuto, Leonardo	Wolofsky, M., & Fiore, J.	\$ 3,774,144	Mar-11	\$ 3,645,000	Aug-07	3.6	6378	\$ 36,038	1.0%	46
47	2505 S. Ocean Blvd., #607	Reidy, D. & Walsh, M.	Harrington, Margaret	\$ 85,000	Mar-11	\$ 26,000	Jan-76	35.2	531	\$ 1,677	6.4%	47
48	2840 S. Ocean Blvd., #612 (Co-Op)	Dermer, H. & Archambult, M.	Birnbaum, Bernard	\$ 150,000	Mar-11	N/A	Sep-97	13.5	931	N/A	N/A	48
49	2780 S. Ocean Blvd., #511	Thring, David and Joanne	Quinn, Walter	\$ 200,000	Mar-11	N/A	Jun-02	8.8	1294	N/A	N/A	49
50	2505 S. Ocean Blvd., #614	Fisher, Clifford and Gail	Benjamin, M. & Paine, A.	\$ 220,000	Mar-11	\$ 125,000	Oct-85	25.4	1116	\$ 3,736	3.0%	50
51	2774 S. Ocean Blvd., #808 (Co-Op)	Helen Green Trust	Daniel Prezebel Trust	\$ 227,500	Mar-11	\$ 230,000	Jan-08	3.2	1294	\$ (790)	-0.3%	51
52	3460 S. Ocean Blvd., #409	Kurikka, Leena	Catalano, Janet and Frank	\$ 230,000	Mar-11	\$ 470,000	Apr-05	5.9	1176	\$ (40,556)	-8.6%	52
53	2295 S. Ocean Blvd., #305 (Co-Op)	Mora, Martha	Dayan, Renee and Barbara	\$ 225,000	Mar-11	\$ 95,000	May-96	14.8	1038	\$ 8,759	9.2%	53
54	3360 S. Ocean Blvd., #3F-I	Safro, Ivor and Vera	McDermott, Darian and James	\$ 635,000	Mar-11	\$ 635,000	Jun-03	7.8	2119	\$ -	0.0%	54
55	2190 Ibis Isle Rd., #6	Varney, C., & Matthews, B.	Conrad, Mark and Karen	\$ 275,000	Mar-11	\$ 400,000	May-03	7.8	1135	\$ (15,947)	-4.0%	55
56	3400 S. Ocean Blvd., #1C-I	Corrado, Peter and Rosamaria	Miller, James	\$ 325,000	Mar-11	\$ 235,000	Mar-02	9.0	1740	\$ 9,994	4.3%	56
57	3300 S. Ocean Blvd., #301S	Mikhail, Mournir and Salwar	Estate of Ethel Ritchie	\$ 382,500	Mar-11	\$ 210,000	Sep-81	29.5	1902	\$ 5,844	2.8%	57
58	3400 S. Ocean Blvd., #5A-I	Marianino, Lisa	Ann Hertzberg Trust	\$ 430,000	Mar-11	\$ 262,500	Aug-99	11.6	1740	\$ 14,453	5.5%	58
59	2275 S. Ocean Blvd., #302A	Shearer, David and Felice	Friedman, Jeffrey	\$ 470,000	Mar-11	\$ 536,500	Apr-05	5.9	1614	\$ (11,237)	-2.1%	59
60	3400 S. Ocean Blvd., #3F-I	Chouinard, M., & Viau, M.	Lewin, Ben and Geraldine	\$ 780,000	Mar-11	\$ 1,050,000	May-05	5.8	2119	\$ (46,268)	-4.4%	60
61	2660 S. Ocean Blvd., #106N	Stanley Gordon Trust	Estate of Lorraine Kaitz	\$ 950,000	Mar-11	\$ 230,000	Jan-79	32.2	2137	\$ 22,372	9.7%	61
62	3170 S. Ocean Blvd., #705N	Smith, Ira and Sydell	Sherman, David and Carole	\$ 1,075,000	Mar-11	\$ 400,000	Oct-05	5.4	2950	\$ 124,621	31.2%	62
63	3000 S. Ocean Blvd., #202	Arf Arf LLC	Krautman, Jeffrey and Susan	\$ 1,370,000	Mar-11	\$ 1,350,000	Jun-07	3.8	2273	\$ 5,332	0.4%	63
64	3456 S. Ocean Blvd., #401	Pfundt, A. and Wilson, K.	657942 Ontario Ltd.	\$ 300,000	Mar-11	\$ 205,000	Aug-89	21.6	1445	\$ 4,399	2.1%	64
65	2275 S. Ocean Blvd., #207N	Gaucher, P. and Niemitz, P.	Kosow, Anne	\$ 370,000	Mar-11	\$ 68,400	Jan-74	37.2	1614	\$ 8,111	11.9%	65
66	*2275 S. Ocean Blvd., #305S	Kosow, Lee	Lee Kosow Famil Trust	\$ 225,000	Mar-11	\$ 86,800	Jan-74	37.2	1868	\$ 3,716	4.3%	66
67	2284 Ibis Isle Rd., #W	Kronick, Jason	Margulies, Harriet	\$ 1,300,000	Mar-11	\$ 932,000	Jul-90	20.7	3882	\$ 17,795	1.9%	67
68	3456 S. Ocean Blvd., #704	Vagiano, John and Crisanna	Ornstein, L., E., and B.	\$ 192,000	Mar-11	\$ 70,000	Aug-96	14.6	1235	\$ 8,362	11.9%	68
*Excluded from Calculation of PB Condo Sales (Total)												
2011 1Q Cumulative Summary - PB Condo Sales (ALL)												
# of PB Condo Sales (ALL)				68								
PB Condo Sales - ALL (Total \$)				\$ 55,049,519								
Average Current Sales Price				\$ 834,084								
Median Current Sales Price				\$ 557,500								
Average Yrs. Between Sales				14.6338								
% Annual Increase/(Decrease)				4.9%								

THE EVANS REPORT

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NORTH- PB CONDO SALES 1/1/11 - 3/31/11

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	*Excluded from Calculation of PB Condo Sales (North)												
	2011 1Q Cumulative Summary - PB Condo Sales (NORTH)												
				# of PB Condo Sales (NORTH)									32
				PB Condo Sales - NORTH (Total \$)									\$ 32,222,769
				Average Current Sales Price									\$ 1,039,444
				Median Current Sales Price									\$ 743,250
				Average Yrs. Between Sales									12.8476
				% Annual Increase/(Decrease)									6.1%

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SOUTH - PB CONDO SALES 1/1/11 - 3/31/11

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2	2000 S. Ocean Blvd., #C8N	RS Properties I, LLC	Beatrice Shapiro Estate	\$ 1,872,000	Jan-11	\$ 27,500	Apr-82	28.8	N/A	\$ 64,106	233.1%	2
3	2760 S. Ocean Blvd., #117 (Co-Op)	Joseph McClathchy Trust	Kratz, P., and Harris, J.	\$ 275,000	Jan-11	\$ 300,000	Feb-06	4.9	1150	\$ (5,084)	-1.7%	3
4	2780 S. Ocean Blvd., #404 (Co-Op)	Kanbar, E., and Rose, B.	Gerschel, Christine	\$ 307,500	Jan-11	\$ 360,000	May-04	6.7	1294	\$ (7,866)	-2.2%	4
5	3140 S. Ocean Blvd., #306N	Sturman, Elaine	Louise Feiner Trust	\$ 400,000	Jan-11	\$ 340,000	May-97	13.7	2200	\$ 4,386	1.3%	5
6	2000 S. Ocean Blvd., #509N	RS Properties I, LLC	Estate of Beatrice Shapiro	\$ 1,872,000	Jan-11	\$ 196,000	Apr-82	28.8	3262	\$ 58,250	29.7%	6
7	3460 S. Ocean Blvd., #711 (REO)	Brave, Bradley	Federal Nat'l Mort. Ass'n	\$ 1,443,750	Feb-11	\$ 199,100	Jun-03	7.7	1416	\$ 162,133	81.4%	7
8	2580 S. Ocean Blvd., #2A2	Weinshank, Fred and Abigail	Segal, Joseph and Jill	\$ 750,000	Feb-11	\$ 984,500	Apr-05	5.8	2464	\$ (40,147)	-4.1%	8
9	2660 S. Ocean Blvd., #503B	Vinios, Louis & Zacharie	Beloff, Arthur and Clorinda	\$ 1,162,500	Feb-11	\$ 650,000	Apr-02	8.8	2606	\$ 57,950	8.9%	9
10	2295 S. Ocean Blvd., #910	Fine, Joel and Adele	Silverstein, Carol	\$ 342,000	Feb-11	N/A	Dec-10	0.2	1959	N/A	N/A	10
11	2778 S. Ocean Blvd., #303N	Eng, Knut and Erna	Grunfeld, Rudy	\$ 350,000	Feb-11	\$ 230,000	Nov-86	24.3	1780	\$ 4,945	2.1%	11
12	2600 S. Ocean Blvd., #402N	Ricciardelli, Louis and Karen	Friedman, Lori	\$ 675,000	Feb-11	\$ 139,000	Jan-78	33.1	1976	\$ 16,190	11.6%	12
13	3170 S. Ocean Blvd., #602N	Kevin O'Keefe Family Trust	Berliner, Judith and Harold	\$ 1,395,000	Feb-11	\$ 520,000	Feb-85	26.0	2950	\$ 33,633	6.5%	13
14	2000 S. Ocean Blvd., #301N	Ekonomidis, H., & Spork, R.	Feinview South Trust	\$ 1,440,000	Feb-11	\$ 2,525,000	Jul-08	2.6	3262	\$ (419,074)	-16.6%	14
15	2505 S. Ocean Blvd., #607	Reidy, D. & Walsh, M.	Harrington, Margaret	\$ 85,000	Mar-11	\$ 26,000	Jan-76	35.2	531	\$ 1,677	6.4%	15
16	2840 S. Ocean Blvd., #612 (Co-Op)	Dermer, H. & Archambult, M.	Birnbaum, Bernard	\$ 150,000	Mar-11	N/A	Sep-97	13.5	931	N/A	N/A	16
17	2780 S. Ocean Blvd., #511	Thring, David and Joanne	Quinn, Walter	\$ 200,000	Mar-11	N/A	Jun-02	8.8	1294	N/A	N/A	17
18	2505 S. Ocean Blvd., #614	Fisher, Clifford and Gail	Benjamin, M. & Paine, A.	\$ 220,000	Mar-11	\$ 125,000	Oct-85	25.4	1116	\$ 3,736	3.0%	18
19	2774 S. Ocean Blvd., #808 (Co-Op)	Helen Green Trust	Daniel Prezebel Trust	\$ 227,500	Mar-11	\$ 230,000	Jan-08	3.2	1294	\$ (790)	-0.3%	19
20	3460 S. Ocean Blvd., #409	Kurikka, Leena	Catalano, Janet and Frank	\$ 230,000	Mar-11	\$ 470,000	Apr-05	5.9	1176	\$ (40,556)	-8.6%	20
21	2295 S. Ocean Blvd., #305 (Co-Op)	Mora, Martha	Dayan, Renee and Barbara	\$ 225,000	Mar-11	\$ 95,000	May-96	14.8	1038	\$ 8,759	9.2%	21
22	3360 S. Ocean Blvd., #3F-I	Safro, Ivor and Vera	McDermott, Darian and James	\$ 635,000	Mar-11	\$ 635,000	Jun-03	7.8	2119	\$ -	0.0%	22
23	2190 Ibis Isle Rd., #6	Varney, C., & Matthews, B.	Conrad, Mark and Karen	\$ 275,000	Mar-11	\$ 400,000	May-03	7.8	1135	\$ (15,947)	-4.0%	23
24	3400 S. Ocean Blvd., #1C-I	Corrado, Peter and Rosamaria	Miller, James	\$ 325,000	Mar-11	\$ 235,000	Mar-02	9.0	1740	\$ 9,994	4.3%	24
25	3300 S. Ocean Blvd., #301S	Mikhail, Mournir and Salwar	Estate of Ethel Ritchie	\$ 382,500	Mar-11	\$ 210,000	Sep-81	29.5	1902	\$ 5,844	2.8%	25
26	3400 S. Ocean Blvd., #5A-I	Marianino, Lisa	Ann Hertzberg Trust	\$ 430,000	Mar-11	\$ 262,500	Aug-99	11.6	1740	\$ 14,453	5.5%	26
27	2275 S. Ocean Blvd., #302A	Shearer, David and Felice	Friedman, Jeffrey	\$ 470,000	Mar-11	\$ 536,500	Apr-05	5.9	1614	\$ (11,237)	-2.1%	27
28	3400 S. Ocean Blvd., #3F-I	Chouinard, M., & Viau, M.	Lewin, Ben and Geraldine	\$ 780,000	Mar-11	\$ 1,050,000	May-05	5.8	2119	\$ (46,268)	-4.4%	28
29	2660 S. Ocean Blvd., #106N	Stanley Gordon Trust	Estate of Lorraine Kaitz	\$ 950,000	Mar-11	\$ 230,000	Jan-79	32.2	2137	\$ 22,372	9.7%	29
30	3170 S. Ocean Blvd., #705N	Smith, Ira and Sydell	Sherman, David and Carole	\$ 1,075,000	Mar-11	\$ 400,000	Oct-05	5.4	2950	\$ 124,621	31.2%	30
31	3000 S. Ocean Blvd., #202	Arf Arf LLC	Krautman, Jeffrey and Susan	\$ 1,370,000	Mar-11	\$ 1,350,000	Jun-07	3.8	2273	\$ 5,332	0.4%	31
32	3456 S. Ocean Blvd., #401	Pfundt, A. and Wilson, K.	657942 Ontario Ltd.	\$ 300,000	Mar-11	\$ 205,000	Aug-89	21.6	1445	\$ 4,399	2.1%	32
33	2275 S. Ocean Blvd., #207N	Gaucher, P. and Niemitz, P.	Kosow, Anne	\$ 370,000	Mar-11	\$ 68,400	Jan-74	37.2	1614	\$ 8,111	11.9%	33
34	*2275 S. Ocean Blvd., #305S	Kosow, Lee	Lee Kosow Famil Trust	\$ 225,000	Mar-11	\$ 86,800	Jan-74	37.2	1868	\$ 3,716	4.3%	34
35	2284 Ibis Isle Rd., #W	Kronick, Jason	Margulies, Harriet	\$ 1,300,000	Mar-11	\$ 932,000	Jul-90	20.7	3882	\$ 17,795	1.9%	35
36	3456 S. Ocean Blvd., #704	Vagiano, John and Crisanna	Ornstein, L., E., and B.	\$ 192,000	Mar-11	\$ 70,000	Aug-96	14.6	1235	\$ 8,362	11.9%	36
	*Excluded from Calculation of PB Condo Sales (North)											
	2011 1Q Cumulative Summary - PB Condo Sales (SOUTH)											
	# of PB Condo Sales (SOUTH)			36								
	PB Condo Sales - SOUTH (Total \$)			\$ 22,826,750								
	Average Current Sales Price			\$ 652,193								
	Median Current Sales Price			\$ 376,250								
	Average Yrs. Between Sales			16.1719								
	% Annual Increase/(Decrease)			3.8%								