

# THE EVANS REPORT

Leslie Robert Evans Assoc., P.A., Counselors at Law  
214 Brazilian Ave., #200, Palm Beach, FL 33480  
Ph: 561-832-8288

## ALL - PB SINGLE FAMILY HOME SALES 1/1/11 - 6/30/11

	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	1040 N. Lake Way	Garden, Edward & Brooke	Nederlander, J. & C.	\$ 6,900,000	Jan-11	\$ 9,800,000	Sep-07	3.3	6687	\$ (869,048)	-8.9%	1
2	230 Garden Rd.	Harkrader, D. & Han, M.	Milidrag Rev. Trust	\$ 3,348,000	Jan-11	\$ 5,175,000	Dec-05	5.1	10601	\$ (359,103)	-6.9%	2
3	280 Sanford Ave.	Galterio, Margaret	Young, Neely	\$ 1,380,000	Jan-11	\$ 2,100,000	Mar-06	4.8	3464	\$ (148,727)	-7.1%	3
4	209 Via Linda	Kristoff, Gintowt	209 Via Linda LLC	\$ 1,450,000	Jan-11	\$ 2,110,000	Jul-05	5.5	3043	\$ (119,851)	-5.7%	4
5	358 Hibiscus Ave.	Hibiscus Avenue LLC	Hovsepian, Suren	\$ 1,265,000	Jan-11	\$ 1,000,000	Nov-09	1.2	2293	\$ 227,054	22.7%	5
6	232 Garden Rd.	Han, M. & Harkrader, D.	George Milidrag Trust	\$ 3,348,000	Jan-11	\$ 5,175,000	Nov-05	5.2	10601	\$ (353,394)	-6.8%	6
7	260 Park Ave.	Griswold, Alexander	Gustavson, Troy and Joan	\$ 900,000	Feb-11	\$ 605,000	May-04	6.8	1397	\$ 43,646	7.2%	7
8	6 Via Los Incas	Healey, Sean	Milan Associates LLC	\$ 17,047,500	Feb-11	\$ 14,800,000	Apr-05	5.8	9775	\$ 384,774	2.6%	8
9	130 El Brillo Way	Kauka, Alexandra	Gordon, Donald and John	\$ 8,662,441	Feb-11	\$ 7,500,000	Jun-03	7.7	12657	\$ 151,424	2.0%	9
10	111 El Brillo Way	Brank, Ryan	Karakul, Kenn	\$ 6,600,000	Feb-11	\$ 6,000,000	Mar-07	3.9	6324	\$ 152,826	2.5%	10
11	286 Orange Grove Rd.	Niemie, Jamie	Orange Grove Rd Prop LLC	\$ 1,543,000	Feb-11	\$ 925,000	Aug-10	0.5	3180	\$ 1,225,924	132.5%	11
12	295 Bahama Ln.	Revson, Martin & Eugenia	Titcomb, Rodman & Cecily	\$ 2,800,000	Feb-11	\$ 1,028,000	Jun-97	13.7	4753	\$ 129,537	12.6%	12
13	226 Tradewind Dr.	Janet Stern Trust	Ropewlk LLC	\$ 1,506,187	Feb-11	\$ 3,070,000	Jul-06	4.6	5836	\$ (340,568)	-11.1%	13
14	424 Brazilian Ave.	Lynn Foster Trust	Christman, Paul and Donna	\$ 2,575,000	Feb-11	\$ 2,200,000	Jun-04	6.7	4478	\$ 56,188	2.6%	14
15	300 El Brillo Way	Trust No 2401315900	Newquist, S. and A.	\$ 9,500,000	Feb-11	\$ 7,900,000	Jun-02	8.7	12891	\$ 184,402	2.3%	15
16	1067 S. Ocean Blvd.	Perry, Richard and Lisa	1067 South Ocean Blvd. LLC	\$ 11,050,175	Feb-11	\$ 2,900,000	Jan-86	25.1	6322	\$ 324,690	11.2%	16
17	217 Emerald Ln.	Gulbrandsen, D. and A.	Cluett, Helen	\$ 2,025,000	Mar-11	N/A	Apr-96	14.9	4610	N/A	N/A	17
18	102 Canterbury Ln.	Parkview Associates LLC	House of Canterbury, Inc.	\$ 26,426,400	Mar-11	\$ 14,500,000	May-99	11.8	16752	\$ 1,007,204	6.9%	18
19	11 Via Vizcaya	PC Grace FL Rev. Trust	11 Via Vizcaya	\$ 9,958,791	Mar-11	\$ 3,600,000	Feb-04	7.1	9435	\$ 897,856	24.9%	19
20	445 Antigua Ln.	416 Brazilian Avenue LLC	NFPS, Inc.	\$ 8,100,000	Mar-11	\$ 10,707,939	Jul-10	0.7	10078	\$ (3,917,275)	-36.6%	20
21	325 Garden Rd.	325 Garden LLC	Hepburn, Carole and Geroge	\$ 1,764,100	Mar-11	\$ 540,000	Apr-86	24.9	4142	\$ 49,099	9.1%	21
22	221 El Vedado Rd.	221 El Vedado LLC	Marjorie E. Cloud Trust	\$ 3,800,000	Mar-11	\$ 500,900	Oct-90	20.4	4548	\$ 161,504	32.2%	22
23	205 Colonial Ln.	Hayes III, John	Fraser, Ronald and Patricia	\$ 1,150,000	Mar-11	\$ 395,000	Jun-92	18.8	2614	\$ 40,248	10.2%	23
24	426 Seaspray Ln.	Alexander Huston Partners LLC	Thompson, James & Sandra	\$ 2,110,775	Mar-11	\$ 2,459,000	Apr-03	7.9	5862	\$ (43,965)	-1.8%	24
25	230 Atlantic Ave.	230 Atlantic LLC	Orange Grove Park LLC	\$ 2,500,000	Mar-11	\$ 625,000	Oct-03	7.4	4420	\$ 252,723	40.4%	25
26	1300 N. Ocean Blvd.	Gannon, Timothy	McIntosh Trust	\$ 5,500,000	Mar-11	\$ 450,000	Sep-97	13.5	6504	\$ 373,960	83.1%	26
27	255 Everglade Ave. (Townhouse)	Council, Ronald	Stanley Gordon Trust	\$ 1,225,000	Mar-11	\$ 1,864,000	Feb-08	3.1	3851	\$ (207,504)	-11.1%	27
28	257 Park Ave.	Hill, Mary and Richard	Meagher, Francis and Alma	\$ 600,000	Apr-11	N/A	Jun-02	8.8	1611	N/A	N/A	28
29	301 Seabreeze Ave.	McMullen, James and Kathryn	Makk FL Family Trust	\$ 1,031,000	Apr-11	\$ 570,000	Apr-95	16.0	3469	\$ 28,793	5.1%	29
30	244 Nightingale Ln.	Baumann, D. & Meran, H.	Maxey, Beth and Jack	\$ 1,525,000	Apr-11	\$ 1,375,000	May-04	6.9	4673	\$ 21,675	1.6%	30
31	339 Seaspray Ave.	Benedickson, Robert & Denise	Torres, Rick and Heidi	\$ 1,835,557	Apr-11	\$ 529,500	Aug-97	13.7	3280	\$ 95,514	18.0%	31
32	252 Seaspray Ave.	David McDermott Trust	Pack, Lisa	\$ 2,000,000	Apr-11	\$ 535,000	Jan-92	19.3	3691	\$ 76,063	14.2%	32
33	224 Pendleton Ave.	O'Brien, Andrew and Robin	Equity Resource Partners LLC	\$ 2,200,000	Apr-11	\$ 2,400,000	Dec-06	4.3	4125	\$ (46,144)	-1.9%	33
34	320 Polmer Prk.	Latsko, Fred	Newberger, Bernice	\$ 3,783,800	Apr-11	\$ 1,000,000	Aug-84	26.7	6103	\$ 104,332	10.4%	34
35	146 Seminole Ave.	Haymes, Stephen & Anne	Nederlander, J. & C.	\$ 4,450,000	Apr-11	\$ 5,500,000	Feb-07	4.2	5394	\$ (252,138)	-4.6%	35
36	234 El Brillo Way	Schappell, M. & Anderson, T.	Mahoney, Daniel & Suzanne	\$ 4,475,000	Apr-11	\$ 1,700,000	May-97	13.9	8815	\$ 199,267	11.7%	36
37	1230 N. Ocean Blvd.	DEAJ Properties Limited	Gretschel, Maureen & Walter	\$ 5,800,000	Apr-11	\$ 1,195,000	Mar-94	17.1	6263	\$ 269,363	22.5%	37
38	444 Brazilian Ave. (Townhouse)	Breyer, Henry and Joanne	Tara Hampton Inc.	\$ 3,800,000	Apr-11	\$ 3,700,000	Jan-05	6.2	5534	\$ 16,002	0.4%	38
39	1333 N. Lake Way	Durst, Susanne	Simpson, James	\$ 2,250,000	Apr-11	\$ 2,000,000	Sep-04	6.6	3911	\$ 37,973	1.9%	39

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40	1255 S. Ocean Blvd., (Vacant Lot)	Thomas Peterffy Trust	1255 S. Ocean Blvd., Rlty. Trust	\$ 22,660,000	Apr-11	\$ 10,650,000	Dec-09	1.3	5.98 acres	\$ 9,019,856	84.7%	40
41	1930 S. Ocean Blvd.	1930 South Ocean Blvd., Trust	LJC Property Holdings, LLC	\$ 23,100,000	Apr-11	\$ 10,000,000	Sep-10	0.6	21672	\$ 22,554,245	225.5%	41
42	200 Ocean Ter.	Brock Milstein Trust	Arthur Oldham	\$ 1,425,000	May-11	\$ 535,000	Jul-91	19.8	4146	\$ 44,844	8.4%	42
43	159 Australian Ave.	Allan Kauffman Trust	Elizabeth Bryant Trust	\$ 1,324,690	May-11	N/A	May-94	17.0	4045	N/A	N/A	43
44	201 La Puerta Way	Lawrie, Michael and Kimberly	Bauer, Richard and Veronica	\$ 1,400,000	May-11	\$ 880,000	Dec-00	10.4	2686	\$ 49,908	5.7%	44
45	230 Arabian Rd.	Hollihan, John and Mary	Seaside Partners LLC	\$ 1,700,000	May-11	\$ 2,425,000	Apr-06	5.1	4503	\$ (142,578)	-5.9%	45
46	171 Dunbar Rd.	VA Housing LLC	Trucks, Claude and Melinda	\$ 2,000,000	May-11	\$ 1,325,000	Oct-99	11.6	5581	\$ 58,245	4.4%	46
47	200 Algoma Rd.	200 Algoma Road Land Trust	Madoff, Peter and Marion	\$ 5,500,000	May-11	\$ 3,752,000	May-01	10.0	7373	\$ 174,704	4.7%	47
48	120 Reef Rd.	Ducker, Charles Steven	Delphin Corporation	\$ 6,225,000	May-11	\$ 6,175,000	Jan-05	6.4	2666	\$ 7,863	0.1%	48
49	*324 Eden Road	Beverly J North Rev. Trust	North, John L. and Beverly	\$ 2,100,000	May-11	\$ 715,000	Apr-98	13.1	3739	\$ 105,582	14.8%	49
50	210 Fairview Rd.	John Forma Rev Trust	Hardy, William and Lesley	\$ 1,000,000	May-11	\$ 270,000	Sep-84	26.7	2514	\$ 27,334	10.1%	50
51	326 Via Linda	326 Via Linda LLC	Fromer, Robert and Ann	\$ 10,930,000	May-11	\$ 5,600,000	May-99	12.0	7096	\$ 443,863	7.9%	51
52	40 Blossom Way	40 Blossom Way Trust	Graham C. Berwind Estate	\$ 29,150,000	May-11	\$ 10,400,000	Jan-86	25.3	11142	\$ 739,785	7.1%	52
53	110 Seagate Rd.	Lavin, Robert	DeGray, William	\$ 1,059,000	May-11	\$ 425,000	Sep-97	13.7	2428	\$ 46,375	10.9%	53
54	3 Pelican Ln.	Moody, W., & Landry, D.	Doctor, Daniel	\$ 8,599,000	May-11	\$ 2,700,000	May-98	13.0	5685	\$ 453,483	16.8%	54
55	252 El Bravo Way	Fisher, Jeffrey and Francis	Estate of Jeffrey Proser	\$ 6,910,000	May-11	\$ 5,650,000	Apr-00	11.1	12357	\$ 113,640	2.0%	55
56	242 Tangier Ave.	Bloys, David and Senie	Hawkins, William J.	\$ 4,180,000	May-11	\$ 5,500,000	Oct-08	2.6	7042	\$ (506,092)	-9.2%	56
57	930 S. Ocean Blvd.	1111 Partners, LLC	Steve & Linda Horn, LLC	\$ 11,500,000	May-11	\$ 9,450,000	Apr-05	6.1	7418	\$ 336,898	3.6%	57
58	235 Phipps Plaza	Starr, Craig and Chris	Harris, Lamont	\$ 1,600,000	May-11	\$ 2,300,000	Jul-07	3.9	2754	\$ (181,206)	-7.9%	58
59	156 Peruvian Ave.	Clifford, James and Emily	Fox, Yolande	\$ 875,000	May-11	\$ 200,000	Jul-97	13.9	2178	\$ 48,671	24.3%	59
60	343 Australian Ave.	Boyd, Liona Maria	The Fortin Foundation	\$ 620,000	May-11	\$ 90,000	Jan-76	35.4	1575	\$ 14,980	16.6%	60
61	1071 N Ocean Blvd.	Maura Ziska Trust	Janina Radtke Trust	\$ 12,096,000	May-11	\$ 7,200,000	Jul-04	6.9	4489	\$ 713,389	9.9%	61
62	134 Chilean Ave.	Kranzburg Corp.	Courtney C. Ritterbush Trust	\$ 1,700,000	May-11	\$ 1,750,000	Jul-04	6.9	4301	\$ (7,285)	-0.4%	62
63	111 Seaview Ave.	Mimran, Joseph	Lyle Finley Trust	\$ 2,138,000	May-11	\$ 2,440,000	May-06	5.0	2816	\$ (60,038)	-2.5%	63
64	201 Angler Ave.	Maggio, Matthew A.	Kaywell, John and Margaret	\$ 1,580,000	Jun-11	\$ 835,000	Jun-01	10.0	2806	\$ 74,256	8.9%	64
65	202 Kenlyn Rd.	Johnson, William and Victoria	Runco, Kristine N.	\$ 3,395,670	Jun-11	\$ 2,575,000	Jul-03	8.0	6023	\$ 103,220	4.0%	65
66	251 Orange Grove Rd.	Verlen, David and Lois	Orange Grove LLC	\$ 985,189	Jun-11	\$ 1,200,000	Jan-08	3.4	2255	\$ (62,376)	-5.2%	66
67	202 Sanford Ave.	Pressley, David and Mary	Schofield Andrews III Trust	\$ 1,200,000	Jun-11	N/A	Mar-98	13.3	2787	N/A	N/A	67
68	200 Kawama Ln.	Stern, Evan and Sandra	Lovedy P. Barbatelli Fam. Trst	\$ 3,716,000	Jun-11	\$ 818,300	Aug-95	15.9	5286	\$ 182,576	22.3%	68
69	330 Island Rd.	Milan EAT LLC	Frances Archbold Hufty Trst	\$ 6,909,600	Jun-11	N/A	N/A	N/A	6562	N/A	N/A	69
70	271 La Puerta Way	Long, David and Stephanie	Roebing, William and Maeryn	\$ 3,500,000	Jun-11	\$ 2,800,000	Apr-06	5.2	5931	\$ 134,686	4.8%	70
71	*234 List Rd.	Asplundh, Jacqueline	Asplundh, Edward and Gwendolyn	\$ 1,100,000	Jun-11	\$ 1,625,000	May-04	7.1	3316	\$ (73,787)	-4.5%	71
72	112 Caribbean Rd.	Lucier, Alfred A.	Mardel PB, LLC	\$ 2,400,000	Jun-11	\$ 2,000,000	Nov-10	0.6	5323	\$ 657,658	32.9%	72
73	1464 Laurie Ln.	Marcello, Mark	Rowan, Nina	\$ 900,000	Jun-11	\$ 745,000	Aug-00	10.9	2302	\$ 14,265	1.9%	73
74	226 Merrain Rd.	Cynthia L. Anderson Trust	Genatt, Arlene	\$ 2,400,000	Jun-11	\$ 1,346,650	Nov-01	9.6	3953	\$ 109,568	8.1%	74
75	273 Tangier Ave.	Berk, Ronald	Kamenstein, David and Carol	\$ 3,350,000	Jun-11	\$ 2,995,000	May-04	7.1	4725	\$ 49,894	1.7%	75
76	233 Oleander Ave.	Oleander Development LLC	PBOC Inc.	\$ 708,100	Jun-11	\$ 575,000	Feb-05	6.4	1260	\$ 20,931	3.6%	76
77	237 Oleander Ave.	Oleander Development LLC	PBOC Inc.	\$ 708,100	Jun-11	\$ 825,000	Dec-03	7.5	1260	\$ (15,521)	-1.9%	77
78	264 Dunbar Rd.	Searby, Frederick and Carin	Phillips, George and Virginia	\$ 2,150,000	Jun-11	N/A	N/A	N/A	4093	N/A	N/A	78

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79	17 Middle Rd.	Kellogg/Sadrian	Foster, Jane	\$ 4,150,000	Jun-11	\$ 117,500	Jan-69	42.5	4598	\$ 94,953	80.8%	79
80	8 Lagomar Rd.	Romano, John	Otto, Jonathan	\$ 5,950,000	Jun-11	\$ 6,925,000	Mar-06	5.3	5408	\$ (184,582)	-2.7%	80
81	1472 S Ocean Blvd.	Katrin Theodoli Trust	Wallace, William and Kathleen	\$ 25,415,000	Jun-11	\$ 5,950,000	Jun-96	15.0	9027	\$ 1,294,593	21.8%	81
<b>*Excluded from Calculation of PB Home Sales (Total)</b>												
<b>2011 2Q Cumulative Summary - PB Home Sales (ALL)</b>												
# of PB Home Sales (ALL)				81								
PB Home Sales - ALL (Total \$)				\$ 405,295,075								
Average Current Sales Price				\$ 5,130,317								
Median Current Sales Price				\$ 2,400,000								
Average Yrs. Between Sales				10.49								
% Annual Increase/(Decrease)				5.9%								
<b>2011 1Q ONLY Summary - PB Home Sales (ALL)</b>												
# of PB Home Sales (ALL)				27								
PB Home Sales - ALL (Total \$)				\$ 144,435,369								
Average Current Sales Price				\$ 5,349,458								
Median Current Sales Price				\$ 2,800,000								
Average Yrs. Between Sales				8.86								
% Annual Increase/(Decrease)				3.8%								
<b>2011 2Q ONLY Summary - PB Home Sales (ALL)</b>												
# of PB Home Sales (ALL)				54								
PB Home Sales - ALL (Total \$)				\$ 260,859,706								
Average Current Sales Price				\$ 5,016,533								
Median Current Sales Price				\$ 2,225,000								
Average Yrs. Between Sales				11.33								
% Annual Increase/(Decrease)				7.4%								

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30	210 Fairview Rd.	John Forma Rev Trust	Hardy, William and Lesley	\$ 1,000,000	May-11	\$ 270,000	Sep-84	26.7	2514	\$ 27,334	10.1%	30
31	326 Via Linda	326 Via Linda LLC	Fromer, Robert and Ann	\$ 10,930,000	May-11	\$ 5,600,000	May-99	12.0	7096	\$ 443,863	7.9%	31
32	110 Seagate Rd.	Lavin, Robert	DeGray, William	\$ 1,059,000	May-11	\$ 425,000	Sep-97	13.7	2428	\$ 46,375	10.9%	32
33	242 Tangier Ave.	Bloys, David and Senie	Hawkins, William J.	\$ 4,180,000	May-11	\$ 5,500,000	Oct-08	2.6	7042	\$ (506,092)	-9.2%	33
34	1071 N Ocean Blvd.	Maura Ziska Trust	Janina Radtke Trust	\$ 12,096,000	May-11	\$ 7,200,000	Jul-04	6.9	4489	\$ 713,389	9.9%	34
35	201 Angler Ave.	Maggio, Matthew A.	Kaywell, John and Margaret	\$ 1,580,000	Jun-11	\$ 835,000	Jun-01	10.0	2806	\$ 74,256	8.9%	35
36	202 Kenlyn Rd.	Johnson, William and Victoria	Runco, Kristine N.	\$ 3,395,670	Jun-11	\$ 2,575,000	Jul-03	8.0	6023	\$ 103,220	4.0%	36
37	251 Orange Grove Rd.	Verlen, David and Lois	Orange Grove LLC	\$ 985,189	Jun-11	\$ 1,200,000	Jan-08	3.4	2255	\$ (62,376)	-5.2%	37
38	202 Sanford Ave.	Pressley, David and Mary	Schofield Andrews III Trust	\$ 1,200,000	Jun-11	N/A	Mar-98	13.3	2787	N/A	N/A	38
39	200 Kawama Ln.	Stern, Evan and Sandra	Lovedy P. Barbatelli Fam. Trst	\$ 3,716,000	Jun-11	\$ 818,300	Aug-95	15.9	5286	\$ 182,576	22.3%	39

# THE EVANS REPORT

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## NORTH - PB SINGLE FAMILY HOME SALES 1/1/11 - 6/30/11

	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	271 La Puerta Way	Long, David and Stephanie	Roebing, William and Maeryn	\$ 3,500,000	Jun-11	\$ 2,800,000	Apr-06	5.2	5931	\$ 134,686	4.8%	40
41	*234 List Rd.	Asplundh, Jacqueline	Asplundh, Edward and Gwendolyn	\$ 1,100,000	Jun-11	\$ 1,625,000	May-04	7.1	3316	\$ (73,787)	-4.5%	41
42	112 Caribbean Rd.	Lucier, Alfred A.	Mardel PB, LLC	\$ 2,400,000	Jun-11	\$ 2,000,000	Nov-10	0.6	5323	\$ 657,658	32.9%	42
43	1464 Laurie Ln.	Marcello, Mark	Rowan, Nina	\$ 900,000	Jun-11	\$ 745,000	Aug-00	10.9	2302	\$ 14,265	1.9%	43
44	226 Merrain Rd.	Cynthia L. Anderson Trust	Genatt, Arlene	\$ 2,400,000	Jun-11	\$ 1,346,650	Nov-01	9.6	3953	\$ 109,568	8.1%	44
45	273 Tangier Ave.	Berk, Ronald	Kamenstein, David and Carol	\$ 3,350,000	Jun-11	\$ 2,995,000	May-04	7.1	4725	\$ 49,894	1.7%	45
46	233 Oleander Ave.	Oleander Development LLC	PBOC Inc.	\$ 708,100	Jun-11	\$ 575,000	Feb-05	6.4	1260	\$ 20,931	3.6%	46
47	237 Oleander Ave.	Oleander Development LLC	PBOC Inc.	\$ 708,100	Jun-11	\$ 825,000	Dec-03	7.5	1260	\$ (15,521)	-1.9%	47
48	264 Dunbar Rd.	Searby, Frederick and Carin	Phillips, George and Virginia	\$ 2,150,000	Jun-11	N/A	N/A	N/A	4093	N/A	N/A	48
<b>*Excluded from Calculation of PB Home Sales (NORTH)</b>												
<b>2011 2Q Cumulative Summary - PB Home Sales (NORTH)</b>												
# of PB Home Sales (North)				48								
PB Home Sales - North (Total \$)				\$ 168,230,046								
Average Current Sales Price				\$ 3,657,175								
Median Current Sales Price				\$ 2,062,500								
Average Yrs. Between Sales				9.65								
% Annual Increase/(Decrease)				4.0%								
<b>2011 1Q ONLY Summary - PB Home Sales (NORTH)</b>												
# of PB Home Sales (North)				17								
PB Home Sales - North (Total \$)				\$ 80,813,187								
Average Current Sales Price				\$ 4,753,717								
Median Current Sales Price				\$ 2,025,000								
Average Yrs. Between Sales				8.81								
% Annual Increase/(Decrease)				3.2%								
<b>2011 2Q ONLY Summary - PB Home Sales (NORTH)</b>												
# of PB Home Sales (North)				31								
PB Home Sales - North (Total \$)				\$ 87,416,859								
Average Current Sales Price				\$ 3,014,374								
Median Current Sales Price				\$ 2,100,000								
Average Yrs. Between Sales				10.12								
% Annual Increase/(Decrease)				4.4%								

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## MIDTOWN - PB SINGLE FAMILY HOME SALES 1/1/11 - 6/30/11

	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	358 Hibiscus Ave.	Hibiscus Avenue LLC	Hovsepian, Suren	\$ 1,265,000	Jan-11	\$ 1,000,000	Nov-09	1.2	2293	\$ 227,054	22.7%	1
2	424 Brazilian Ave.	Lynn Foster Trust	Christman, Paul and Donna	\$ 2,575,000	Feb-11	\$ 2,200,000	Jun-04	6.7	4478	\$ 56,188	2.6%	2
3	445 Antigua Ln.	416 Brazilian Avenue LLC	NFPS, Inc.	\$ 8,100,000	Mar-11	\$ 10,707,939	Jul-10	0.7	10078	\$ (3,917,275)	-36.6%	3
4	426 Seaspray Ln.	Alexander Huston Partners LLC	Thompson, James & Sandra	\$ 2,110,775	Mar-11	\$ 2,459,000	Apr-03	7.9	5862	\$ (43,965)	-1.8%	4
5	301 Seabreeze Ave.	McMullen, James and Kathryn	Makk FL Family Trust	\$ 1,031,000	Apr-11	\$ 570,000	Apr-95	16.0	3469	\$ 28,793	5.1%	5
6	339 Seaspray Ave.	Benedickson, Robert & Denise	Torres, Rick and Heidi	\$ 1,835,557	Apr-11	\$ 529,500	Aug-97	13.7	3280	\$ 95,514	18.0%	6
7	252 Seaspray Ave.	David McDermott Trust	Pack, Lisa	\$ 2,000,000	Apr-11	\$ 535,000	Jan-92	19.3	3691	\$ 76,063	14.2%	7
8	224 Pendleton Ave.	O'Brien, Andrew and Robin	Equity Resource Partners LLC	\$ 2,200,000	Apr-11	\$ 2,400,000	Dec-06	4.3	4125	\$ (46,144)	-1.9%	8
9	444 Brazilian Ave. (Townhouse)	Breyer, Henry and Joanne	Tara Hampton Inc.	\$ 3,800,000	Apr-11	\$ 3,700,000	Jan-05	6.2	5534	\$ 16,002	0.4%	9
10	159 Australian Ave.	Allan Kauffman Trust	Elizabeth Bryant Trust	\$ 1,324,690	May-11	N/A	May-94	17.0	4045	N/A	N/A	10
11	235 Phipps Plaza	Starr, Craig and Chris	Harris, Lamont	\$ 1,600,000	May-11	\$ 2,300,000	Jul-07	3.9	2754	\$ (181,206)	-7.9%	11
12	156 Peruvian Ave.	Clifford, James and Emily	Fox, Yolande	\$ 875,000	May-11	\$ 200,000	Jul-97	13.9	2178	\$ 48,671	24.3%	12
13	343 Australian Ave.	Boyd, Liona Maria	The Fortin Foundation	\$ 620,000	May-11	\$ 90,000	Jan-76	35.4	1575	\$ 14,980	16.6%	13
14	134 Chilean Ave.	Kranzburg Corp.	Courtney C. Ritterbush Trust	\$ 1,700,000	May-11	\$ 1,750,000	Jul-04	6.9	4301	\$ (7,285)	-0.4%	14
15	111 Seaview Ave.	Mimran, Joseph	Lyle Finley Trust	\$ 2,138,000	May-11	\$ 2,440,000	May-06	5.0	2816	\$ (60,038)	-2.5%	15
				<b>2011 2Q Cumulative Summary - PB Home Sales (MidTown)</b>								
				# of PB Home Sales - Midtown	15							
				PB Home Sales (Total \$)	\$ 33,175,022							
				Average Current Sales Price	\$ 2,211,668							
				Median Current Sales Price	\$ 1,835,557							
				Average Yrs. Between Sales	10.53							
				% Annual Increase/(Decrease)	0.7%							
				<b>2011 1Q ONLY Summary - PB Home Sales (MidTown)</b>								
				# of PB Home Sales - Midtown	4							
				PB Home Sales (Total \$)	\$ 14,050,775							
				Average Current Sales Price	\$ 3,512,694							
				Median Current Sales Price	\$ 2,342,888							
				Average Yrs. Between Sales	4.11							
				% Annual Increase/(Decrease)	-3.4%							
				<b>2011 2Q ONLY Summary - PB Home Sales (MidTown)</b>								
				# of PB Home Sales - Midtown	11							
				PB Home Sales (Total \$)	\$ 19,124,247							
				Average Current Sales Price	\$ 1,738,568							
				Median Current Sales Price	\$ 1,700,000							
				Average Yrs. Between Sales	12.87							
				% Annual Increase/(Decrease)	2.5%							

# THE EVANS REPORT

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## SOUTH - PB SINGLE FAMILY HOME SALES 1/1/11 - 6/30/11

	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	130 El Brillo Way	Kauka, Alexandra	Gordon, Donald and John	\$ 8,662,441	Feb-11	\$ 7,500,000	Jun-03	7.7	12657	\$ 151,424	2.0%	1
2	111 El Brillo Way	Brank, Ryan	Karakul, Kenn	\$ 6,600,000	Feb-11	\$ 6,000,000	Mar-07	3.9	6324	\$ 152,826	2.5%	2
3	300 El Brillo Way	Trust No 2401315900	Newquist, S. and A.	\$ 9,500,000	Feb-11	\$ 7,900,000	Jun-02	8.7	12891	\$ 184,402	2.3%	3
4	1067 S. Ocean Blvd.	Perry, Richard and Lisa	1067 South Ocean Blvd. LLC	\$ 11,050,175	Feb-11	\$ 2,900,000	Jan-86	25.1	6322	\$ 324,690	11.2%	4
5	11 Via Vizcaya	PC Grace FL Rev. Trust	11 Via Vizcaya	\$ 9,958,791	Mar-11	\$ 3,600,000	Feb-04	7.1	9435	\$ 897,856	24.9%	5
6	221 El Vedado Rd.	221 El Vedado LLC	Marjorie E. Cloud Trust	\$ 3,800,000	Mar-11	\$ 500,900	Oct-90	20.4	4548	\$ 161,504	32.2%	6
7	234 El Brillo Way	Schappell, M. & Anderson, T.	Mahoney, Daniel & Suzanne	\$ 4,475,000	Apr-11	\$ 1,700,000	May-97	13.9	8815	\$ 199,267	11.7%	7
8	1255 S. Ocean Blvd., (Vacant Lot)	Thomas Peterffy Trust	1255 S. Ocean Blvd., Rlty. Trust	\$ 22,660,000	Apr-11	\$ 10,650,000	Dec-09	1.3	5.98 acres	\$ 9,019,856	84.7%	8
9	1930 S. Ocean Blvd.	1930 South Ocean Blvd., Trust	LJC Property Holdings, LLC	\$ 23,100,000	Apr-11	\$ 10,000,000	Sep-10	0.6	21672	\$ 22,554,245	225.5%	9
10	200 Algoma Rd.	200 Algoma Road Land Trust	Madoff, Peter and Marion	\$ 5,500,000	May-11	\$ 3,752,000	May-01	10.0	7373	\$ 174,704	4.7%	10
11	40 Blossom Way	40 Blossom Way Trust	Graham C. Berwind Estate	\$ 29,150,000	May-11	\$ 10,400,000	Jan-86	25.3	11142	\$ 739,785	7.1%	11
12	3 Pelican Ln.	Moody, W., & Landry, D.	Doctor, Daniel	\$ 8,599,000	May-11	\$ 2,700,000	May-98	13.0	5685	\$ 453,483	16.8%	12
13	252 El Bravo Way	Fisher, Jeffrey and Francis	Estate of Jeffrey Proser	\$ 6,910,000	May-11	\$ 5,650,000	Apr-00	11.1	12357	\$ 113,640	2.0%	13
14	930 S. Ocean Blvd.	1111 Partners, LLC	Steve & Linda Horn, LLC	\$ 11,500,000	May-11	\$ 9,450,000	Apr-05	6.1	7418	\$ 336,898	3.6%	14
15	330 Island Rd.	Milan EAT LLC	Frances Archbold Hufty Trst	\$ 6,909,600	Jun-11	N/A	N/A	N/A	6562	N/A	N/A	15
16	17 Middle Rd.	Kellogg/Sadrian	Foster, Jane	\$ 4,150,000	Jun-11	\$ 117,500	Jan-69	42.5	4598	\$ 94,953	80.8%	16
17	8 Lagomar Rd.	Romano, John	Otto, Jonathan	\$ 5,950,000	Jun-11	\$ 6,925,000	Mar-06	5.3	5408	\$ (184,582)	-2.7%	17
18	1472 S Ocean Blvd.	Katrin Theodoli Trust	Wallace, William and Kathleen	\$ 25,415,000	Jun-11	\$ 5,950,000	Jun-96	15.0	9027	\$ 1,294,593	21.8%	18
				<b>2011 2Q Cumulative Summary - PB Home Sales (SOUTH)</b>								
				# of PB Home Sales (SOUTH)	18							
				PB Home Sales - SOUTH (Total \$)	\$ 203,890,007							
				Average Current Sales Price	\$ 11,327,223							
				Median Current Sales Price	\$ 8,630,721							
				Average Yrs. Between Sales	12.77							
				% Annual Increase/(Decrease)	8.9%							
				<b>2011 1Q ONLY Summary - PB Home Sales (SOUTH)</b>								
				# of PB Home Sales (SOUTH)	6							
				PB Home Sales - SOUTH (Total \$)	\$ 49,571,407							
				Average Current Sales Price	\$ 8,261,901							
				Median Current Sales Price	\$ 9,081,221							
				Average Yrs. Between Sales	12.15							
				% Annual Increase/(Decrease)	6.1%							
				<b>2011 2Q ONLY Summary - PB Home Sales (SOUTH)</b>								
				# of PB Home Sales (SOUTH)	12							
				PB Home Sales - SOUTH (Total \$)	\$ 154,318,600							
				Average Current Sales Price	\$ 12,859,883							
				Median Current Sales Price	\$ 7,754,500							
				Average Yrs. Between Sales	13.11							
				% Annual Increase/(Decrease)	9.9%							