

2nd Quarter 2012

THE EVANS REPORT™



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Leslie Robert Evans
AND ASSOCIATES, P.A.
- Counselors at Law -

****REVISED (11/17/2012) SEE 1 HIGHLIGHTED HOME SALE IN MAY 2012** ALL - PB SINGLE FAMILY HOME SALES 1/1/12 - 6/30/12**

	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	213 Park Ave.	Del Giudice, M. & Keyes, J.	Giguere, A. & Kumble, A. & S.	\$ 975,000	Jan-12	\$ 294,144	Mar-05	6.8	1,937	\$ 99,524	33.8%	1
2	247 Southland Rd.	Sinisi, Dan & Linda	Morrison, Anthony & Ingrid	\$ 1,575,000	Jan-12	\$ 625,000	Aug-97	14.4	8,693	\$ 65,847	10.5%	2
3	226 Kenlyn Rd.	DBS Holdings, LLC	Conese, Eugene and Conese	\$ 1,377,500	Jan-12	\$ 1,300,000	Jun-03	8.6	3,103	\$ 9,020	0.7%	3
4	215 Nightingale Trl. (REO)	Rodman, Andrew and Lisa	US Bank N.A.	\$ 1,655,000	Jan-12	\$ 1,906,000	Jan-05	7.0	4,366	\$ (35,843)	-1.9%	4
5	*231 Osceola Way	Leidy, Carter R. III	Longo, Virginia R.	\$ 1,100,000	Jan-12	N/A	N/A	N/A	4,486	N/A	N/A	5
6	1564 S. Ocean Blvd.	Sloane, A. Richard & Carolyn J.	1564, LLC	\$ 3,383,000	Jan-12	\$ 5,050,000	Apr-05	6.8	5,905	\$ (244,261)	-4.8%	6
7	222 Ridgeview Dr.	222 Ridgeview Land Trust	222 Ridgeview, LLC	\$ 3,090,000	Feb-12	\$ 1,500,000	Jun-05	6.7	4408	\$ 238,239	15.9%	7
8	*272 List Rd.	Brown, Joseph W. & Valerie A.	Phyllis A. Jacobson Trust	\$ 1,650,000	Feb-12	N/A	N/A	N/A	3,837	N/A	N/A	8
9	*320 Island Rd.	320 Island Road Trust	Island Road Limited Partnership	\$ 9,700,000	Feb-12	N/A	N/A	N/A	6,658	N/A	N/A	9
10	1540 N. Lake Way	Hughes, William & Rebecca	William O. Harbach Trust	\$ 1,097,500	Feb-12	\$ 425,000	Mar-92	20.0	2,426	\$ 33,639	7.9%	10
11	251 Atlantic Ave.	Turnipseed, G. Benjamin	Sherwood, Fran	\$ 625,000	Feb-12	\$ 350,000	Mar-97	15.0	1,359	\$ 18,347	5.2%	11
12	320 Ridgeview Dr.	Smith, Thomas & Diane	Lambert, David G.	\$ 10,350,000	Feb-12	\$ 2,450,000	Apr-00	11.8	13,479	\$ 667,014	27.2%	12
13	201 Bermuda Ln.	Wright, Larry	201 Bermuda Lane, LLC	\$ 1,375,000	Feb-12	\$ 1,400,000	Dec-11	0.2	3,387	\$ (130,357)	-9.3%	13
14	*319 El Vedado Road (REO)	Mortara, Virginia L.	Wells Fargo Bank	\$ 5,200,000	Mar-12	N/A	N/A	N/A	12,406	N/A	N/A	14
15	657 Island Drive (Vacant Lot)	657 Island Drive Trust	United Properties Group, LLC	\$ 5,000,000	Mar-12	\$ 6,000,000	Aug-09	2.6	N/A	\$ (384,615)	-6.4%	15
16	149 Australian Ave.	Lattanzio, Paul	Pizzagalli, James C. & Judith R.	\$ 3,975,000	Mar-12	\$ 4,990,000	Feb-06	6.1	5,929	\$ (166,881)	-3.3%	16
17	160 Reef Rd.	Gagliano, Tony & Lina	160 Reef Road, LLC	\$ 2,575,000	Mar-12	\$ 1,919,170	Aug-07	4.6	3,777	\$ 141,309	7.4%	17
18	240 Ocean Ter.	240 OT, LLC	Jack Lester G. Liggett Trust	\$ 1,218,700	Mar-12	\$ 312,000	Jul-92	19.7	3,023	\$ 46,073	14.8%	18
19	212 Coral Ln.	Sorrel, Elizabeth	Jane Pope Akers Trust	\$ 2,300,000	Mar-12	\$ 150,000	Jan-74	38.3	4,901	\$ 56,182	37.5%	19
20	*300 Regents Park Rd.	Ourisman, Mary M.	Ford, Beatriz A.	\$ 3,815,000	Mar-12	N/A	N/A	N/A	7,466	N/A	N/A	20
21	268 Jamaica Ln.	DBS Holdings, LLC	Estate of Margaret A. Whitehouse	\$ 934,259	Mar-12	\$ 387,000	Nov-89	22.3	2,743	\$ 24,491	6.3%	21
22	416 Brazilian Ave.	Feinstein, Richard & Jeffrey	Lisa M. Saur Trust	\$ 7,350,000	Mar-12	\$ 7,450,000	Dec-10	1.3	7,777	\$ (75,258)	-1.0%	22
23	*261 Miraflores Dr.	Niven, Fernanda Wetherill	Diamond, Basil S. & Elaine	\$ 2,110,000	Mar-12	N/A	N/A	N/A	2,852	N/A	N/A	23
24	229 Ridgeview Dr.	Belkin, Maurice & Deborah	Ridgeview Partners, LLC	\$ 1,225,000	Apr-12	\$ 880,000	May-09	2.9	1,943	\$ 118,129	13.4%	24
25	233 Tradewind Dr.	Hendrickson, John F.	Keenan, James F. & Susan G.	\$ 3,000,000	Apr-12	\$ 1,900,000	Aug-02	9.7	5,522	\$ 113,386	6.0%	25
26	410 Chilean Ave.	Sosnoff, Martin T. & Toni E.	Beard, John L. & Nancy N.	\$ 7,400,000	Apr-12	\$ 300,000	Aug-96	15.7	8,440	\$ 452,111	150.7%	26

27	*757 Island Dr.	Palm Beach Island I., II. & III., LLC	Haggin, John Ben Ali Jr.	\$ 13,500,000	Apr-12	N/A	N/A	N/A	7,448	N/A	N/A	27
28	211 Tangier Ave.	Kramer, Robert David & Toni Holt	Janina Radtke Trust	\$ 8,500,000	Apr-12	\$ 1,746,000	May-02	9.9	7,266	\$ 680,433	39.0%	28
29	133 Brazilian Ave.	Brazilian Avenue Trust	Ferro, Jacqueline J.	\$ 6,600,000	Apr-12	\$ 5,375,000	Apr-09	3.0	6,677	\$ 407,961	7.6%	29
30	174 E. Inlet Dr.	FLM Investment Property, LLC	Spots Inc.	\$ 970,000	Apr-12	\$ 1,750,000	Feb-07	5.2	3,332	\$ (150,000)	-8.6%	30
31	*1017 N. Lake Way	1017 N. Lake Way, LLC	Bethesda-By-The-Sea	\$ 1,302,489	Apr-12	N/A	N/A	N/A	3,123	N/A	N/A	31
32	253 Ridgeview Dr.	Beverlee Miller Trust	Neil J. Kozokoff Trust	\$ 2,950,000	Apr-12	\$ 3,468,954	Nov-07	4.5	4,513	\$ (115,781)	-3.3%	32
33	240 Seminole Ave.	Arthur Saul Lieberman Trust	Lambert, Raquel	\$ 2,100,000	Apr-12	\$ 1,800,000	May-04	7.9	4,368	\$ 37,863	2.1%	33
34	107 E. Inlet Dr.	Angela Mary Sullivan Trust	Cook, Stanley L. & Carole A.	\$ 1,493,500	Apr-12	\$ 1,625,000	Aug-04	7.7	3,597	\$ (17,008)	-1.0%	34
35	212 Nightingale Trl. (Vacant Lot)	Shadowcorp Holdings Inc.	Robmar Realty, LLC	\$ 3,770,000	Apr-12	\$ 1,235,000	Sep-10	1.6	N/A	\$ 1,600,822	129.6%	35
36	211 Atlantic Ave.	Golleher, James H. & Sandra A.	Greenfield, Richard D. & Marguerite G.	\$ 2,300,000	Apr-12	\$ 1,530,000	Mar-04	8.1	4,286	\$ 95,174	6.2%	36
37	124 Seabreeze Ave.	Danes, Danielle	Rohrig, Carol L.	\$ 1,630,000	May-12	\$ 1,900,000	Oct-07	4.6	4,072	\$ (58,871)	-3.1%	37
38	332 Eden Rd.	Hayt, Gregory & Mardi	Gordon, Lee B. & Susan S.	\$ 2,370,000	May-12	\$ 1,363,000	Apr-00	12.1	4,593	\$ 82,988	6.1%	38
39	1510 N. Lake Way	Dweck, Stuart M. & Hilary	1510 North Lake Way, LLC	\$ 912,500	May-12	\$ 1,275,000	Jun-08	3.9	2,100	\$ (92,397)	-7.2%	39
40	220 Ocean Ter.	Cassidy, John C. Jr.	Mikus, William J. & Paula	\$ 2,437,500	May-12	\$ 2,100,000	Dec-04	7.5	4,811	\$ 45,240	2.2%	40
41	232 Angler Ave.	Palm Beach Angler, LLC	Stevens, Mark	\$ 1,850,000	May-12	\$ 2,050,000	Jan-04	8.3	3,995	\$ (23,966)	-1.2%	41
42	198 Via Linda	Salminen, Jyrki	198 Via Linda, LLC	\$ 2,000,000	May-12	\$ 2,700,000	Aug-06	5.8	3,549	\$ (121,667)	-4.5%	42
43	241 Orange Grove Rd.	Lorber, Michael S.	Seaside Partners, LLC	\$ 1,310,000	May-12	\$ 1,750,000	Jul-05	6.9	2,261	\$ (64,163)	-3.7%	43
44	225 Barton Ave.	Fennebresque, Kim S.	Pearlman Family Limited Partnership	\$ 2,400,000	May-12	\$ 1,100,000	Mar-98	14.2	5,131	\$ 91,673	8.3%	44
45	735 N. Lake Way	Thompson, Ann C.	Hanlon, M. Timothy	\$ 3,980,725	May-12	\$ 1,550,000	Dec-99	12.4	9,483	\$ 195,637	12.6%	45
46	281 Sandpiper	McDonald, J. Robert & Donna P.	Benson, Marlene & James	\$ 2,350,000	May-12	\$ 3,697,500	Mar-06	6.2	4,443	\$ (218,303)	-5.9%	46
47	210 Eden Rd.	Finneran, William B.	Apel, Helen L.	\$ 3,100,000	May-12	\$ 2,625,000	Oct-98	13.6	6,490	\$ 34,948	1.3%	47
48	233 List Rd.	Palm Beach List, LLC	Lyle Properties, LLC	\$ 1,650,000	May-12	\$ 750,000	May-06	6.0	4,810	\$ 149,863	20.0%	48
49	265 List Rd.	Herbst, Todd & Brandie	Torres Realty Investments	\$ 2,100,000	May-12	\$ 487,500	May-07	5.0	3,930	\$ 322,147	66.1%	49
50	237 Oleander Ave.	Alfuth, Terry J. & Bonita	Oleander Development, LLC	\$ 800,000	May-12	\$ 708,100	Jun-11	0.9	1,260	\$ 100,130	14.1%	50
51	670 Island Dr.	670 Island Drive Trust	Island Realty Properties, LLC	\$ 5,718,750	May-12	\$ 1,000,000	Dec-86	25.4	4,824	\$ 185,537	18.6%	51
52	429 Brazilian Ave.	Madden, Edward E. & Nancy	Ballantine, John W. & Caroline	\$ 2,800,000	May-12	\$ 1,800,000	Jan-04	8.3	3,892	\$ 119,947	6.7%	52
53	355 Hibiscus Ave.	355 Hibiscus, LLC	Synder, Barry & Grobe-Synder, Louise	\$ 2,700,000	May-12	\$ 1,350,000	Mar-99	13.2	3,943	\$ 102,443	7.6%	53
54	255 Monterey Rd.	Kelso, David A.	Snow, Raymond W. & Christine F.	\$ 1,265,000	May-12	\$ 555,000	Sep-94	17.7	2,856	\$ 40,166	7.2%	54
55	255 Park Ave.	Scully, Elizabeth M. Kelly	Temple Emanuel of Palm Beach, Inc.	\$ 690,000	May-12	\$ 725,129	Nov-03	8.5	2,810	\$ (4,131)	-0.6%	55
56	323 Brazilian Ave.	MacGregor, Ian C.S.	Bidwell, Paula N.	\$ 3,110,000	May-12	\$ 2,800,000	May-04	8.0	5,412	\$ 38,723	1.4%	56
57	*321 N. Lake Way	Phelps, Edwin L. & Linda M.	Mendel, Nancy W.	\$ 2,200,000	May-12	N/A	N/A	N/A	3,955	N/A	N/A	57
58	264 Sandpiper Dr.	Weisman, Greg & Michelle	Beatrice Ferrar Trust	\$ 1,175,000	May-12	\$ 700,000	May-91	21.0	4,382	\$ 22,601	3.2%	58
59	1840 S. Ocean Blvd.	1840 South Ocean Land Trust	Ruby S. Rinker Trust	\$ 23,500,000	May-12	\$ 7,450,000	Mar-99	13.3	12,229	\$ 1,210,382	16.2%	59
60	214 List Rd.	Sage, Sara W.	Maley, Matthew & Linda	\$ 1,780,000	Jun-12	\$ 1,525,000	Mar-04	8.3	4,149	\$ 30,881	2.0%	60
61	*101 Indian Rd.	Rich, Robert E. Jr.	101 Indian Road LLC	\$ 14,350,000	Jun-12	N/A	N/A	N/A	7,473	N/A	N/A	61
62	246 Emerald Ln.	Nollmann, Walter & Carr, Ellen Maureen	Anbinder, Stephen E. & Madeline Anbinder	\$ 3,550,000	Jun-12	\$ 6,000,000	Feb-07	5.3	5,967	\$ (459,296)	-7.7%	62
63	1451 N. Lake Way	Northlake Way Trust	West Groupo Residential, LLC	\$ 3,150,000	Jun-12	\$ 830,000	Jun-03	9.0	5,281	\$ 257,543	31.0%	63
64	305 Mediterranean Rd.	Murray, Stephen & Muffie Bancroft	Westport Palm Beach, LLC	\$ 910,000	Jun-12	\$ 1,000,000	May-08	4.1	1,956	\$ (22,017)	-2.2%	64
65	140 Seagate Rd.	Brown, Tobias J.	Saeger, William T. & Natalie J.	\$ 1,700,000	Jun-12	\$ 1,575,000	Apr-10	2.2	2,472	\$ 57,607	3.7%	65
66	300 Arabian Rd.	Wilson, G. Larry & Patricia E.	Lido, LLC	\$ 3,400,000	Jun-12	\$ 4,525,000	Oct-05	6.7	5,847	\$ (168,634)	-3.7%	66
67	305 Hibiscus Ave.	Hicks, Eric R. & Julie M.	Braden, James B. & Kirsten Withers	\$ 1,750,000	Jun-12	\$ 1,200,000	Aug-04	7.8	2,468	\$ 70,168	5.8%	67

68	222 Mockingbird Tr.	Helms, Steven S.	Haft, Jay & Clayre	\$ 1,951,500	Jun-12	\$ 2,300,000	Jul-08	3.9	4,275	\$ (88,891)	-3.9%	68
69	415 Seaspray Ave.	Seaspray Associates LLC	Ainslie, Michael L. & Suzanne H.	\$ 6,633,100	Jun-12	\$ 1,472,500	Jun-97	15.0	8,856	\$ 343,789	23.3%	69
70	*211 Ocean Ter.	211 Ocean Terrace, LLC	Cooney, Robert A. & Anne Tennant	\$ 1,236,750	Jun-12	N/A	N/A	N/A	2,860	N/A	N/A	70
*Not Included in % Annual Increase/(Decrease Calculation)												
2012 2Q Cumulative Summary - PB Home Sales (ALL)												
# of PB Home Sales (ALL)				70								
PB Home Sales - ALL (Total \$)				\$ 240,002,773								
Average Current Sales Price				\$ 3,428,611								
Median Current Sales Price				\$ 2,250,000								
Average Yrs. Between Sales				9.38								
% Annual Increase/(Decrease)				5.8%								
2012 1Q ONLY Summary - PB Home Sales (ALL)												
# of PB Home Sales (ALL)				23								
PB Home Sales - ALL (Total \$)				\$ 72,430,959								
Average Current Sales Price				\$ 3,149,172								
Median Current Sales Price				\$ 2,110,000								
Average Yrs. Between Sales				11.31								
% Annual Increase/(Decrease)				3.0%								
2012 2Q ONLY Summary - PB Home Sales (ALL)												
# of PB Home Sales (ALL)				47								
PB Home Sales - ALL (Total \$)				\$ 167,571,814								
Average Current Sales Price				\$ 3,565,358								
Median Current Sales Price				\$ 2,300,000								
Average Yrs. Between Sales				8.60								
% Annual Increase/(Decrease)				7.4%								

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NORTH - PB SINGLE FAMILY HOME SALES 1/1/12 - 6/30/12

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38	237 Oleander Ave.	Alfuth, Terry J. & Bonita	Oleander Development, LLC	\$ 800,000	May-12	\$ 708,100	Jun-11	0.9	1,260	\$ 100,130	14.1%	38	
39	255 Monterey Rd.	Kelso, David A.	Snow, Raymond W. & Christine F.	\$ 1,265,000	May-12	\$ 555,000	Sep-94	17.7	2,856	\$ 40,166	7.2%	39	
40	255 Park Ave.	Scully, Elizabeth M. Kelly	Temple Emanuel of Palm Beach, Inc.	\$ 690,000	May-12	\$ 725,129	Nov-03	8.5	2,810	\$ (4,131)	-0.6%	40	
41	*321 N. Lake Way	Phelps, Edwin L. & Linda M.	Mendel, Nancy W.	\$ 2,200,000	May-12	N/A	N/A	N/A	3,955	N/A	N/A	41	
42	264 Sandpiper Dr.	Weisman, Greg & Michelle	Beatrice Ferrar Trust	\$ 1,175,000	May-12	\$ 700,000	May-91	21.0	4,382	\$ 22,601	3.2%	42	
43	214 List Rd.	Sage, Sara W.	Maley, Matthew & Linda	\$ 1,780,000	Jun-12	\$ 1,525,000	Mar-04	8.3	4,149	\$ 30,881	2.0%	43	
44	*101 Indian Rd.	Rich, Robert E. Jr.	101 Indian Road LLC	\$ 14,350,000	Jun-12	N/A	N/A	N/A	7,473	N/A	N/A	44	
45	246 Emerald Ln.	Nollmann, Walter & Carr, Ellen Ma	Anbinder, Stephen E. & Madeline Anbinder	\$ 3,550,000	Jun-12	\$ 6,000,000	Feb-07	5.3	5,967	\$ (459,296)	-7.7%	45	
46	1451 N. Lake Way	Northlake Way Trust	West Groupo Residential, LLC	\$ 3,150,000	Jun-12	\$ 830,000	Jun-03	9.0	5,281	\$ 257,543	31.0%	46	
47	305 Mediterranean Rd.	Murray, Stephen & Muffie Bancrof	Westport Palm Beach, LLC	\$ 910,000	Jun-12	\$ 1,000,000	May-08	4.1	1,956	\$ (22,017)	-2.2%	47	
48	300 Arabian Rd.	Wilson, G. Larry & Patricia E.	Lido, LLC	\$ 3,400,000	Jun-12	\$ 4,525,000	Oct-05	6.7	5,847	\$ (168,634)	-3.7%	48	
49	222 Mockingbird Tr.	Helms, Steven S.	Haft, Jay & Clayre	\$ 1,951,500	Jun-12	\$ 2,300,000	Jul-08	3.9	4,275	\$ (88,891)	-3.9%	49	
50	*211 Ocean Ter.	211 Ocean Terrace, LLC	Cooney, Robert A. & Anne Tennant	\$ 1,236,750	Jun-12	N/A	N/A	N/A	2,860	N/A	N/A	50	
	*Not Included in % Annual Increase/(Decrease Calculation)												
			2012 2Q Cumulative Summary - PB Home Sales (NORTH)										
			# of PB Home Sales (North)	50									
			PB Home Sales - North (Total \$)	\$ 122,137,923									
			Average Current Sales Price	\$ 2,442,758									
			Median Current Sales Price	\$ 1,815,000									
			Average Yrs. Between Sales	9.44									
			% Annual Increase/(Decrease)	4.7%									
			2012 1Q ONLY Summary - PB Home Sales (NORTH)										
			# of PB Home Sales (North)	16									
			PB Home Sales - North (Total \$)	\$ 34,007,959									
			Average Current Sales Price	\$ 2,125,497									
			Median Current Sales Price	\$ 1,476,250									
			Average Yrs. Between Sales	13.50									
			% Annual Increase/(Decrease)	9.2%									
			2012 2Q ONLY Summary - PB Home Sales (NORTH)										
			# of PB Home Sales (North)	34									
			PB Home Sales - North (Total \$)	\$ 88,129,964									
			Average Current Sales Price	\$ 2,592,058									
			Median Current Sales Price	\$ 2,050,000									
			Average Yrs. Between Sales	8.84									
			% Annual Increase/(Decrease)	2.8%									

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MIDTOWN - PB HOME SALES 1/1/12 - 6/30/12

	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	149 Australian Ave.	Lattanzio, Paul	Pizzagalli, James C. & Judith R.	\$ 3,975,000	Mar-12	\$ 4,990,000	Feb-06	6.1	5,929	\$ (166,881)	-3.3%	1
2	416 Brazilian Ave.	Feinstein, Richard & Jeffrey	Lisa M. Saur Trust	\$ 7,350,000	Mar-12	\$ 7,450,000	Dec-10	1.3	7,777	\$ (75,258)	-1.0%	2
3	410 Chilean Ave.	Sosnoff, Martin T. & Toni E.	Beard, John L. & Nancy N.	\$ 7,400,000	Apr-12	\$ 300,000	Aug-96	15.7	8,440	\$ 452,111	150.7%	3
4	133 Brazilian Ave.	Brazilian Avenue Trust	Ferro, Jacqueline J.	\$ 6,600,000	Apr-12	\$ 5,375,000	Apr-09	3.0	6,677	\$ 407,961	7.6%	4
5	124 Seabreeze Ave.	Danes, Danielle	Rohrig, Carol L.	\$ 1,630,000	May-12	\$ 1,900,000	Oct-07	4.6	4,072	\$ (58,871)	-3.1%	5
6	225 Barton Ave.	Fennebresque, Kim S.	Pearlman Family Limited Partnership	\$ 2,400,000	May-12	\$ 1,100,000	Mar-98	14.2	5,131	\$ 91,673	8.3%	6
7	429 Brazilian Ave.	Madden, Edward E. & Nancy	Ballantine, John W. & Caroline	\$ 2,800,000	May-12	\$ 1,800,000	Jan-04	8.3	3,892	\$ 119,947	6.7%	7
8	355 Hibiscus Ave.	355 Hibiscus, LLC	Synder, Barry & Grobe-Synder, Louise	\$ 2,700,000	May-12	\$ 1,350,000	Mar-99	13.2	3,943	\$ 102,443	7.6%	8
9	323 Brazilian Ave.	MacGregor, Ian C.S.	Bidwell, Paula N.	\$ 3,110,000	May-12	\$ 2,800,000	May-04	8.0	5,412	\$ 38,723	1.4%	9
10	140 Seagate Rd.	Brown, Tobias J.	Saeger, William T. & Natalie J.	\$ 1,700,000	Jun-12	\$ 1,575,000	Apr-10	2.2	2,472	\$ 57,607	3.7%	10
11	305 Hibiscus Ave.	Hicks, Eric R. & Julie M.	Braden, James B. & Kirsten Withers	\$ 1,750,000	Jun-12	\$ 1,200,000	Aug-04	7.8	2,468	\$ 70,168	5.8%	11
12	415 Seaspray Ave.	Seaspray Associates LLC	Ainslie, Michael L. & Suzanne H.	\$ 6,633,100	Jun-12	\$ 1,472,500	Jun-97	15.0	8,856	\$ 343,789	23.3%	12
2012 2Q Cumulative Summary - PB Home Sales (MIDTOWN)												
			# of PB Home Sales (Midtown)	12								
			PB Home Sales - Midtown (Total \$)	\$ 48,048,100								
			Average Current Sales Price	\$ 4,004,008								
			Median Current Sales Price	\$ 2,955,000								
			Average Yrs. Between Sales	8.29								
			% Annual Increase/(Decrease)	6.5%								
2012 1Q ONLY Summary - PB Home Sales (MIDTOWN)												
			# of PB Home Sales (Midtown)	2								
			PB Home Sales - Midtown (Total \$)	\$ 11,325,000								
			Average Current Sales Price	\$ 5,662,500								
			Median Current Sales Price	\$ 5,662,500								
			Average Yrs. Between Sales	3.71								
			% Annual Increase/(Decrease)	-2.4%								
2012 2Q ONLY Summary - PB Home Sales (MIDTOWN)												
			# of PB Home Sales (Midtown)	10								
			PB Home Sales - Midtown (Total \$)	\$ 36,723,100								
			Average Current Sales Price	\$ 3,672,310								
			Median Current Sales Price	\$ 2,750,000								
			Average Yrs. Between Sales	9.20								
			% Annual Increase/(Decrease)	10.3%								

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2nd Quarter 2012

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****REVISED (11/17/2012) - SEE 1 HIGHLIGHTED HOME SALE IN MAY 2012** - SOUTH - PB HOMES SALES 1/1/12 - 6/30/12**

	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	1564 S. Ocean Blvd.	Sloane, A. Richard & Carolyn J.	1564, LLC	\$ 3,383,000	Jan-12	\$ 5,050,000	Apr-05	6.8	5,905	\$ (244,261)	-4.8%	1
2	*320 Island Rd.	320 Island Road Trust	Island Road Limited Partnership	\$ 9,700,000	Feb-12	N/A	N/A	N/A	6,658	N/A	N/A	2
3	*319 El Vedado Road (REO)	Mortara, Virginia L.	Wells Fargo Bank	\$ 5,200,000	Mar-12	N/A	N/A	N/A	12,406	N/A	N/A	3
4	657 Island Drive (Vacant Lot)	657 Island Drive Trust	United Properties Group, LLC	\$ 5,000,000	Mar-12	\$ 6,000,000	Aug-09	2.6	N/A	\$ (384,615)	-6.4%	4
5	*300 Regents Park Rd.	Ourisman, Mary M.	Ford, Beatriz A.	\$ 3,815,000	Mar-12	N/A	N/A	N/A	7,466	N/A	N/A	5
6	*757 Island Dr.	Palm Beach Island I., II. & III., LLC	Haggin, John Ben Ali Jr.	\$ 13,500,000	Apr-12	N/A	N/A	N/A	7,448	N/A	N/A	6
7	1840 S. Ocean Blvd.	1840 South Ocean Land Trust	Ruby S. Rinker Trust	\$ 23,500,000	May-12	\$ 7,450,000	Mar-99	13.3	12,229	\$ 1,210,382	16.2%	7
8	670 Island Dr.	670 Island Drive Trust	Island Realty Properties, LLC	\$ 5,718,750	May-12	\$ 1,000,000	Dec-86	25.4	4,824	\$ 185,537	18.6%	8
*Not Included in % Annual Increase/(Decrease Calculation)												
2012 2Q Cumulative Summary - PB Home Sales (SOUTH)												
# of PB Home Sales (South)				8								
PB Home Sales - South (Total \$)				\$ 69,816,750								
Average Current Sales Price				\$ 8,727,094								
Median Current Sales Price				\$ 5,459,375								
Average Yrs. Between Sales				12.03								
% Annual Increase/(Decrease)				7.7%								
2012 1Q ONLY Summary - PB Home Sales (SOUTH)												
# of PB Home Sales (South)				5								
PB Home Sales - South (Total \$)				\$ 27,098,000								
Average Current Sales Price				\$ 5,419,600								
Median Current Sales Price				\$ 5,000,000								
Average Yrs. Between Sales				4.71								
% Annual Increase/(Decrease)				-5.1%								
2012 2Q ONLY Summary - PB Home Sales (SOUTH)												
# of PB Home Sales (South)				3								
PB Home Sales - South (Total \$)				\$ 42,718,750								
Average Current Sales Price				\$ 14,239,583								
Median Current Sales Price				\$ 13,500,000								
Average Yrs. Between Sales				19.35								
% Annual Increase/(Decrease)				12.7%								

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