

2015 First Quarter Analysis of Palm Beach Single-Family Homes

TOWN OF PALM BEACH SINGLE-FAMILY HOME SALES

	2014		2015		Differential ('14 v. '15)	
No. of Sales 1st Quarter	37	100.0%	43	100.0%	6	16.2%
Total No. of Sales	37	100.0%	43	100.0%	6	

MONTHLY BREAKDOWN OF SINGLE-FAMILY HOME SALES

	2014		2015		Differential ('14 v. '15)	
January	17	45.9%	16	37.2%	-1	-5.9%
February	10	27.0%	10	23.3%	0	0.0%
March	10	27.0%	17	39.5%	7	70.0%
Total No. of Sales	37	100.0%	43	100.0%	6	

TOWN-WIDE

	1st Quarter 2014	1st Quarter 2015	1st Qtr. Differential 2014 v. 2015	
No. of Sales	37	43	6	16.2%
Median Sales Price	\$ 2,800,000	\$ 4,045,000	\$ 1,245,000	44.5%
Average Sales Price	\$ 5,783,407	\$ 6,238,515	\$ 455,108	7.9%
Total Sales/Dollars	\$ 213,986,076	\$ 274,494,661	\$ 60,508,585	28.3%

North Town of Palm Beach

	1st Quarter 2014	1st Quarter 2015	Differential 2014 v. 2015	
No. of Sales	19	23	4	21.1%
Median Sales Price	\$ 2,342,000	\$ 2,900,000	\$ 558,000	23.8%
Average Sales Price	\$ 2,931,988	\$ 4,052,279	\$ 1,120,291	38.2%
Total Sales/Dollars	\$ 55,707,778	\$ 93,202,411	\$ 37,494,633	67.3%

Midtown Town of Palm Beach

	1st Quarter 2014	1st Quarter 2015	Differential 2014 v. 2015	
No. of Sales	9	9	0	0.0%
Median Sales Price	\$ 2,800,000	\$ 4,350,000	\$ 1,550,000	55.4%
Average Sales Price	\$ 6,786,667	\$ 4,134,325	\$ (2,652,342)	-39.1%
Total Sales/Dollars	\$ 61,080,000	\$ 41,343,250	\$ (19,736,750)	-32.3%

South Town of Palm Beach

	1st Quarter 2014	1st Quarter 2015	Differential 2014 v. 2015	
No. of Sales	9	11	2	22.2%
Median Sales Price	\$ 4,975,000	\$ 5,750,000	\$ 775,000	15.6%
Average Sales Price	\$ 10,799,811	\$ 12,722,636	\$ 1,922,825	17.8%
Total Sales/Dollars	\$ 97,198,298	\$ 139,949,000	\$ 42,750,702	44.0%

BREAKDOWN BY SALES PRICE/SINGLE-FAMILY HOME SALES

	2014		2015		Differential ('14 v. '15)	
	Jan. thru Mar.		Jan. thru Mar.		Jan. thru Mar.	
Sales over \$20,000,000	3	8.1%	2	4.7%	-1	-3.5%
Sales \$15,000,000 - \$19,999,999	1	2.7%	0	0.0%	-1	-2.7%
Sales \$10,000,000 - \$14,999,999	1	2.7%	2	4.7%	1	1.9%
Sales \$5,000,000 - \$9,999,999	5	13.5%	12	27.9%	7	14.4%
Sales \$2,500,000 - \$4,999,999	9	24.3%	13	30.2%	4	5.9%
Sales below \$2,500,000	18	48.6%	14	32.6%	-4	-16.1%
	37	100.0%	43	100.0%	6	

REO'S & CERTIFICATES OF TITLE (FORECLOSURE)/SINGLE-FAMILY HOME SALES

	2014	2015
1st Quarter	0/37 (0.0%)	0/43 (0.0%)

The data contained herein is for INFORMATIONAL PURPOSES ONLY. It has been obtained from a variety of sources and has not been independently verified. Leslie Robert Evans and Associates, P.A., makes no representations or warranties as to the accuracy of its contents.

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ALL - PB SINGLE FAMILY HOME SALES 1/1/15 - 3/31/15

	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	249 Seminole Ave. (Townhouse)	Emmer. Curtis	Nagle, Garrett	\$ 2,092,000	Jan-15	\$ 710,000	Oct-97	17.3	3,744	\$ 80,056	11.3%	1
2	175 Sunset Ave. (Townhouse)	Babbit, Theodore	Holder, Douglas	\$ 2,995,000	Jan-15	\$ 1,650,000	Feb-02	12.9	5,581	\$ 104,076	6.3%	2
3	2335 S. Ocean Blvd., A-2 (Townhouse)	Jack Albin Trust	Clark, John	\$ 710,000	Jan-15	\$ 500,000	Jul-98	16.5	4,879	\$ 12,716	2.5%	3
4	227 Via Tortuga	Kaplan, Martin and Lawrence	Louise Stein FL Trust	\$ 6,075,000	Jan-15	\$ 1,440,000	Jun-99	15.6	8,182	\$ 297,168	20.6%	4
5	253 Jamaica Ln.	253 Jamaica Lane LLC	Briggs, Martha and Carol	\$ 1,975,000	Jan-15	\$ 250,000	Dec-90	24.1	2,585	\$ 71,573	28.6%	5
6	232 W. Indies Dr.	Scherer, Allan & Margaret	Vecellio, Michael and Angela	\$ 4,050,000	Jan-15	\$ 3,475,000	Jun-05	9.6	5,672	\$ 59,947	1.7%	6
7	235 Eden Rd.	Cook, Michael and Mary	235 Eden Road LLC	\$ 6,717,000	Jan-15	\$ 1,725,000	May-09	5.7	N/A	\$ 879,807	51.0%	7
8	233 Barton Ave.	Civog Family LLC	Haney, William and Mary	\$ 4,040,000	Jan-15	\$ 2,999,900	Mar-13	1.8	5,370	\$ 565,777	18.9%	8
9	157 Everglade Ave.	Clark, James and Catherine	Sprayregen, Paul and Emeline	\$ 4,200,000	Jan-15	\$ 4,800,000	Dec-05	9.1	5,551	\$ (66,004)	-1.4%	9
10	145 Woodbridge Ave.	Kournikova, Alla	JBPB Holdings, Inc.	\$ 2,650,000	Jan-15	\$ 1,695,000	Jan-04	11.0	4,437	\$ 86,753	5.1%	10
11	200 Via Bellaria	Spilotro, Victor	Damone, Rena Rowan	\$ 5,750,000	Jan-15	\$ 1,400,000	Nov-97	17.2	7,889	\$ 253,230	18.1%	11
12	695 S. County Rd.	695 South County LLC	Abony, Lorne	\$ 9,639,500	Jan-15	\$ 3,500,000	Dec-08	6.1	11,519	\$ 1,008,514	28.8%	12
13	2335 S. Ocean Blvd., C-11 (Townhouse)	Miller, Bradford and Pamela	Aqua Shell LLC	\$ 855,000	Jan-15	\$ 679,144	Jul-13	1.5	4,889	\$ 116,917	17.2%	13
14	1740 S. Ocean Blvd.	149 Brazilian LLC	Athans, Persa	\$ 7,150,000	Jan-15	\$ 85,000	Jan-76	39.0	4,992	\$ 181,027	213.0%	14
15	170 Seagate Rd.	Wittman, Paula & Paul	Paine, Jo Ellen, James & Jonathan	\$ 2,244,835	Jan-15	\$ 360,000	Oct-88	26.3	2995	\$ 71,551	19.9%	15
16	417 Primavera Ave.	417 Primavera Way LLC	Scherer, Margaret & Allen	\$ 6,500,000	Jan-15	NA	NA	NA	10285	N/A	N/A	16
17	119 E. Inlet Dr.	Suzan Mitchell Trust	Richard Cushing True LLC	\$ 5,200,000	Feb-15	\$ 1,000,000	Dec-12	2.2	N/A	\$ 1,935,606	193.6%	17
18	225 W. Indies Dr.	225 West Indies Drive Trust	Robmar Realty II LLC	\$ 5,645,000	Feb-15	\$ 1,900,000	Feb-13	2.0	N/A	\$ 1,872,500	98.6%	18
19	151 Seminole Ave.	Michael Sachs Trust	Nederlander, James	\$ 5,850,000	Feb-15	\$ 5,260,000	Jun-07	7.7	5,370	\$ 76,856	1.5%	19
20	135 Gulfstream Rd.	Bickford, Michael	May, Marilyn	\$ 6,400,000	Feb-15	\$ 1,750,000	Jul-99	15.6	8,384	\$ 298,077	17.0%	20
21	201 Bermuda Ln.	Gozlan Property Partnership	Wright, Larry	\$ 1,881,376	Feb-15	\$ 1,375,000	Feb-12	3.0	3,387	\$ 168,638	12.3%	21
22	256 Miraflores Dr.	McCready Holdings, LLC	Fromson	\$ 2,900,000	Feb-15	\$ 2,570,000	May-14	0.8	4,061	\$ 436,413	17.0%	22
23	16 Sloans Curve Dr.	Sakolsky, Carolyn A. Trust	1150048 Ontario Inc.	\$ 1,544,500	Feb-15	\$ 1,000,000	Nov-95	19.3	4967	\$ 28,226	2.8%	23
24	167 Seagate Rd.	167 Seagate Rd. Trust	Thomsen, Mads	\$ 2,600,000	Feb-15	\$ 1,685,000	Feb-14	1.1	3758	\$ 869,727	51.6%	24
25	1120 N. Lake Way	1120 North Lake Way LLC	Apple, Steven	\$ 12,730,000	Feb-15	\$ 7,800,000	Apr-13	1.9	5461	\$ 2,619,287	33.6%	25
26	326 Seabreeze Ave.	Queall, Annie-Marie & Paul	Stevens, Sonja & Mark	\$ 6,753,250	Feb-15	\$ 4,850,000	Oct-07	7.4	5493	\$ 256,816	5.3%	26
27	137 E Inlet Dr.	Furman, Roy	Elaine Ayares Horwitz Rev. Trust	\$ 10,885,000	Mar-15	\$ 4,275,000	Apr-00	14.9	6,504	\$ 442,688	10.4%	27
28	240 Atlantic Ave.	240 Atlantic Ave LLC	Childrens Trust	\$ 1,013,500	Mar-15	NA	NA	NA	924	NA	NA	28
29	217 Oleander Ave.	Carney, Ceann & James	Guidi, Claudio & Evans, Winter	\$ 1,025,000	Mar-15	\$ 625,000	Feb-13	2.1	938	\$ 192,358	30.8%	29
30	206 Mediterranean Rd.	Christu, Maura & Eric	Rogers, Mary Lynn & Pell	\$ 1,700,000	Mar-15	NA	NA	NA	3,159	NA	NA	30
31	437 Chilean Ave.	Wray-Cerasoli Associates LLP	Kosoy, Andrea & Brian	\$ 6,300,000	Mar-15	\$ 3,200,000	Apr-11	3.9	5,250	\$ 786,857	24.6%	31
32	130 Chilean Ave.	130 Chilean LLC	Rowan, Lisa	\$ 4,350,000	Mar-15	\$ 615,000	Aug-93	21.6	5,962	\$ 172,698	28.1%	32
33	250 Palmo Way	Duriez, Margeret	Neff, Richard	\$ 4,700,000	Mar-15	NA	NA	NA	2,929	N/A	N/A	33
34	201 Bermuda Ln.	201 Bermuda LLC	Gonzlan Property Partnership	\$ 2,023,700	Mar-15	\$ 1,881,376	Dec-14	0.3	3,387	\$ 481,002	25.6%	34

35	218 Barton Ave.	Lazarek, Natalie & Daniel	Cheng, Nancy & Kenneth	\$ 3,500,000	Mar-15	\$ 570,000	Jan-94	21.2	4,642	\$ 138,083	24.2%	35	
36	431 Chilean Ave (Townhouse)	Charman, Lorraine	Irvin Saltzman 2012 Trust	\$ 3,900,000	Mar-15	\$ 2,650,000	Apr-04	11.0	4,683	\$ 114,005	4.3%	36	
37	425 Chilean Ave. (Townhouse)	Charman, Lorraine	Mark S. Fowler Rev. Trust	\$ 4,500,000	Mar-15	\$ 2,700,000	Jul-12	2.7	4,848	\$ 663,636	24.6%	37	
38	204 Jamacia Lane	LC Palm Beach Holdings LLC	Oneal, Robert	\$ 2,050,000	Mar-15	NA	NA	NA	4,186	N/A	N/A	38	
39	200 Via Palma	Siegel, Jeanne & Herbert	YSC Florida LLC	\$ 29,850,000	Mar-15	\$ 22,450,000	Apr-08	7.0	12,770	\$ 1,058,800	4.7%	39	
40	110 Indian Rd.	GW Purucker Homes JV	Julian I Stoopler Living Trust	\$ 2,400,000	Mar-15	\$ 1,600,000	Nov-13	1.4	2,580	\$ 575,937	36.0%	40	
41	209 Wells Rd.	Rovinj Florida Residence Trust	Glumax LP	\$ 4,450,000	Mar-15	\$ 4,100,000	Feb-06	9.2	4,533	\$ 38,191	0.9%	41	
42	444 Chilean Ave.	Walde Trust LLC	Kermit L Murphy Sr. Land Trust	\$ 1,500,000	Mar-15	\$ 425,000	May-89	25.9	2,990	\$ 41,455	9.8%	42	
43	1300 S. Ocean Blvd.	Jones, Paul Tudor II	Dwight C Schar Rev. Trust	\$ 71,200,000	Mar-15	\$ 45,041,487	Oct-04	10.5	-	\$ 2,490,962	5.5%	43	
	<i>*Not included in calculation for % Increase/(Decrease)</i>												
			2015 1Q Cumulative Summary - PB Home Sales (ALL)										
			# of PB Home Sales (ALL)									43	
			PB Home Sales - ALL (Total \$)	\$		274,494,661							
			Average Current Sales Price	\$		6,383,597							
			Median Current Sales Price	\$		4,050,000							
			Average Yrs. Between Sales			10.69							
			% Annual Increase/(Decrease)			7.4%							

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NORTH - PB SINGLE FAMILY HOME SALES 1/1/15 - 3/31/15

	Property	Buyer	Seller	Current Sale Price	Current Sale Date	Prior Sale Price	Prior Sale Date	Yrs. Between Sales	Annual Increase/(Decrease)	Average Annual Increase/-Decrease	
1	249 Seminole Ave. (Townhouse)	Emmer, Curtis	Nagle, Garrett	\$ 2,092,000	Jan-15	\$ 710,000	Oct-97	17.3	\$ 80,056	11.3%	1
2	175 Sunset Ave. (Townhouse)	Babbit, Theodore	Holder, Douglas	\$ 2,995,000	Jan-15	\$ 1,650,000	Feb-02	12.9	\$ 104,076	6.3%	2
3	227 Via Tortuga	Kaplan, Martin and Lawrence	Louise Stein FL Trust	\$ 6,075,000	Jan-15	\$ 1,440,000	Jun-99	15.6	\$ 297,168	20.6%	3
4	253 Jamaica Ln.	253 Jamaica Lane LLC	Briggs, Martha and Carol	\$ 1,975,000	Jan-15	\$ 250,000	Dec-90	24.1	\$ 71,573	28.6%	4
5	232 W. Indies Dr.	Scherer, Allan & Margaret	Vecellio, Michael and Angela	\$ 4,050,000	Jan-15	\$ 3,475,000	Jun-05	9.6	\$ 59,947	1.7%	5
6	235 Eden Rd.	Cook, Michael and Mary	235 Eden Road LLC	\$ 6,717,000	Jan-15	\$ 1,725,000	May-09	5.7	\$ 879,807	51.0%	6
7	170 Seagate Rd.	Wittman, Paula & Paul	Paine, Jo Ellen, James & Jonathan	\$ 2,244,835	Jan-15	\$ 360,000	Oct-88	26.3	\$ 71,551	19.9%	7
8	119 E. Inlet Dr.	Suzan Mitchell Trust	Richard Cushing True LLC	\$ 5,200,000	Feb-15	\$ 1,000,000	Dec-12	2.2	\$ 1,935,606	193.6%	8
9	225 W. Indies Dr.	225 West Indies Drive Trust	Robmar Realty II LLC	\$ 5,645,000	Feb-15	\$ 1,900,000	Feb-13	2.0	\$ 1,872,500	98.6%	9
10	151 Seminole Ave.	Michael Sachs Trust	Nederlander, James	\$ 5,850,000	Feb-15	\$ 5,260,000	Jun-07	7.7	\$ 76,856	1.5%	10
11	201 Bermuda Ln.	Gozlan Property Partnership	Wright, Larry	\$ 1,881,376	Feb-15	\$ 1,375,000	Feb-12	3.0	\$ 168,638	12.3%	11
12	256 Miraflores Dr.	McCready Holdings, LLC	Fromson	\$ 2,900,000	Feb-15	\$ 2,570,000	May-14	0.8	\$ 436,413	17.0%	12
13	167 Seagate Rd.	167 Seagate Rd. Trust	Thomsen, Mads	\$ 2,600,000	Feb-15	\$ 1,685,000	Feb-14	1.1	\$ 869,727	51.6%	13
14	1120 N. Lake Way	1120 North Lake Way LLC	Apple, Steven	\$ 12,730,000	Feb-15	\$ 7,800,000	Apr-13	1.9	\$ 2,619,287	33.6%	14
15	137 E Inlet Dr.	Furman, Roy	Elaine Ayares Horwitz Rev. Trust	\$ 10,885,000	Mar-15	\$ 4,275,000	Apr-00	14.9	\$ 442,688	10.4%	15
16	*240 Atlantic Ave.	240 Atlantic Ave LLC	Childrens Trust	\$ 1,013,500	Mar-15	NA	NA	NA	NA	NA	16
17	217 Oleander Ave.	Carney, Ceann & James	Guidi, Claudio & Evans, Winter	\$ 1,025,000	Mar-15	\$ 625,000	Feb-13	2.1	\$ 192,358	30.8%	17
18	*206 Mediterranean Rd.	Christu, Maura & Eric	Rogers, Mary Lynn & Pell	\$ 1,700,000	Mar-15	NA	NA	NA	NA	NA	18
19	*250 Palmo Way	Duriez, Margeret	Neff, Richard	\$ 4,700,000	Mar-15	NA	NA	NA	N/A	N/A	19
20	201 Bermuda Ln.	201 Bermuda LLC	Gonzlan Property Partnership	\$ 2,023,700	Mar-15	\$ 1,881,376	Dec-14	0.3	\$ 481,002	25.6%	20
21	*204 Jamacia Lane	LC Palm Beach Holdings LLC	Oneal, Robert	\$ 2,050,000	Mar-15	NA	NA	NA	N/A	N/A	21
22	110 Indian Rd.	GW Purucker Homes JV	Julian I Stoopler Living Trust	\$ 2,400,000	Mar-15	\$ 1,600,000	Nov-13	1.4	\$ 575,937	36.0%	22
23	209 Wells Rd.	Rovinj Florida Residence Trust	Glumax LP	\$ 4,450,000	Mar-15	\$ 4,100,000	Feb-06	9.2	\$ 38,191	0.9%	23
*Not included in calculation for % Increase/(Decrease)											
2015 1Q Cumulative Summary - PB Home Sales (North)											
# of PB Home Sales (North)				23							
PB Home Sales - North (Total \$)				\$ 93,202,411							
Average Current Sales Price				\$ 4,052,279							
Median Current Sales Price				\$ 2,900,000							
Average Yrs. Between Sales				8.31							
% Annual Increase/(Decrease)				11.0%							

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MIDTOWN - PB HOME SALES 1/1/15 - 3/31/15

	Property	Buyer	Seller	Current Sale Price	Current Sale Date	Prior Sale Price	Prior Sale Date	Yrs. Between Sales	Annual Increase/(Decrease)	Average Annual Increase/-Decrease	
1	233 Barton Ave.	Civog Family LLC	Haney, William and Mary	\$ 4,040,000	Jan-15	\$ 2,999,900	Mar-13	1.8	\$ 565,777	18.9%	1
2	417 Primavera Ave.	417 Primavera Way LLC	Scherer, Margaret & Allen	\$ 6,500,000	Jan-15	NA	NA	NA	N/A	N/A	2
3	326 Seabreeze Ave.	Queall, Annie-Marie & Paul	Stevens, Sonja & Mark	\$ 6,753,250	Feb-15	\$ 4,850,000	Oct-07	7.4	\$ 256,816	5.3%	3
4	437 Chilean Ave.	Wray-Cerasoli Associates LLP	Kosoy, Andrea & Brian	\$ 6,300,000	Mar-15	\$ 3,200,000	Apr-11	3.9	\$ 786,857	24.6%	4
5	130 Chilean Ave.	130 Chilean LLC	Rowan, Lisa	\$ 4,350,000	Mar-15	\$ 615,000	Aug-93	21.6	\$ 172,698	28.1%	5
6	218 Barton Ave.	Lazarek, Natalie & Daniel	Cheng, Nancy & Kenneth	\$ 3,500,000	Mar-15	\$ 570,000	Jan-94	21.2	\$ 138,083	24.2%	6
7	431 Chilean Ave (Townhouse)	Charman, Lorraine	Irvin Saltzman 2012 Trust	\$ 3,900,000	Mar-15	\$ 2,650,000	Apr-04	11.0	\$ 114,005	4.3%	7
8	425 Chilean Ave. (Townhouse)	Charman, Lorraine	Mark S. Fowler Rev. Trust	\$ 4,500,000	Mar-15	\$ 2,700,000	Jul-12	2.7	\$ 663,636	24.6%	8
9	444 Chilean Ave.	Walde Trust LLC	Kermit L Murphy Sr. Land Trust	\$ 1,500,000	Mar-15	\$ 425,000	May-89	25.9	\$ 41,455	9.8%	9
<i>*Not included in calculation for % Increase/(Decrease)</i>											
2015 1Q Cumulative Summary - PB Home Sales (Midtown)											
			# of PB Home Sales (Midtown)	9							
			PB Home Sales - Midtown (Total \$)	\$ 41,343,250							
			Average Current Sales Price	\$ 4,593,694							
			Median Current Sales Price	\$ 4,350,000							
			Average Yrs. Between Sales	11.96							
			% Annual Increase/(Decrease)	7.8%							

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SOUTH - PB HOMES SALES 1/1/15 - 3/31/15

	Property	Buyer	Seller	Current Sale Price	Current Sale Date	Prior Sale Price	Prior Sale Date	Yrs. Between Sales	Annual Increase/(Decrease)	Average Annual Increase/-Decrease	
1	2335 S. Ocean Blvd., A-2 (Townhouse)	Jack Albin Trust	Clark, John	\$ 710,000	Jan-15	\$ 500,000	Jul-98	16.5	\$ 12,716	2.5%	1
2	157 Everglade Ave.	Clark, James and Catherine	Sprayregen, Paul and Emeline	\$ 4,200,000	Jan-15	\$ 4,800,000	Dec-05	9.1	\$ (66,004)	-1.4%	2
3	145 Woodbridge Ave.	Kournikova, Alla	JBPB Holdings, Inc.	\$ 2,650,000	Jan-15	\$ 1,695,000	Jan-04	11.0	\$ 86,753	5.1%	3
4	200 Via Bellaria	Spilotro, Victor	Damone, Rena Rowan	\$ 5,750,000	Jan-15	\$ 1,400,000	Nov-97	17.2	\$ 253,230	18.1%	4
5	695 S. County Rd.	695 South County LLC	Abony, Lorne	\$ 9,639,500	Jan-15	\$ 3,500,000	Dec-08	6.1	\$ 1,008,514	28.8%	5
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8	135 Gulfstream Rd.	Bickford, Michael	May, Marilyn	\$ 6,400,000	Feb-15	\$ 1,750,000	Jul-99	15.6	\$ 298,077	17.0%	8
9	16 Sloans Curve Dr.	Sakolsky, Carolyn A. Trust	1150048 Ontario Inc.	\$ 1,544,500	Feb-15	\$ 1,000,000	Nov-95	19.3	\$ 28,226	2.8%	9
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11	1300 S. Ocean Blvd.	Jones, Paul Tudor II	Dwight C Schar Rev. Trust	\$ 71,200,000	Mar-15	\$ 45,041,487	Oct-04	10.5	\$ 2,490,962	5.5%	11
	<i>*Not included in calculation for % Increase/(Decrease)</i>										
	2015 1Q Cumulative Summary - PB Home Sales (South)										
			# of PB Home Sales (South)								11
			PB Home Sales - South (Total \$)	\$		139,949,000					
			Average Current Sales Price	\$		12,722,636					
			Median Current Sales Price	\$		5,750,000					
			Average Yrs. Between Sales			13.89					
			% Annual Increase/(Decrease)			5.0%					