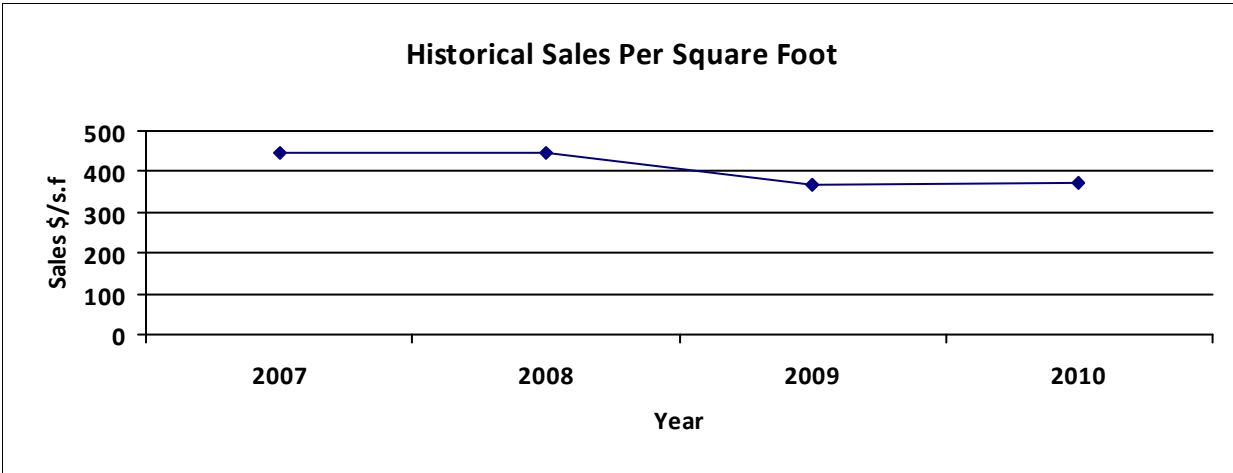


1350 Main

34236 All sales recorded through 01/31/2009

Prepared by Scott Norris
Source is First American Real Estate Solutions

Year	No. of Sales	Avg Sale Price	Sale Price/S.F.
2007	141	594152	445
2008	15	672760	444
2009	6	694833	366
2010	2	569250	372



Year of Sale	Address		Unit No	Price	Sq. Feet
2010	1350	Main	1602	700000	1725
2010	1350	Main	1503	438500	1336
Totals for	2010	Number of Sales		2	
	Average sale price	569250		Average price /sf	371.937
2009	1350	Main	1202	600000	1336
2009	1350	Main	1603	709000	2232
2009	1350	Main	1001	437000	1364
2009	1350	Main	610	505000	1395
2009	1350	Main	1109	330000	895
2009	1350	Main	1606	1225000	3251
2009	1350	Main	1012	368900	944
2009	1350	Main	1601	780000	2216
2009	1350	Main	1204	525000	1336
2009	1350	Main	602	480000	1395
2009	1350	Main	1110	800000	2288

Year of Sale	Address		Unit No	Price	Sq. Feet
Totals for	2009	Number of Sales	11		
	Average sale price	614536		Average price /sf	362.422
2008	1350	Main	900	510000	1268
2008	1350	Main	910	520000	1336
2008	1350	Main	1006	625000	1597
2008	1350	Main	1009	317000	895
2008	1350	Main	809	300000	895
2008	1350	Main	1200	560000	1268
2008	1350	Main	1204	580000	1336
2008	1350	Main	604	485000	1395
2008	1350	Main	1700	1125000	2165
2008	1350	Main	1504	600000	1336
2008	1350	Main	1205	355000	972
2008	1350	Main	705	335000	972
2008	1350	Main	909	317500	895
2008	1350	Main	1704	1686900	3208
2008	1350	Main	1704	1775000	3208
Totals for	2008	Number of Sales	15		
	Average sale price	672760		Average price /sf	443.656
2007	1350	Main	1701	970000	2216
2007	1350	Main	1309	300000	895
2007	1350	Main	805	365000	972
2007	1350	Main	1405	411600	972
2007	1350	Main	302	290000	705
2007	1350	Main	1206	730000	1597
2007	1350	Main	1301	550000	1364
2007	1350	Main	703	535000	1336
2007	1350	Main	1003	579000	1336
2007	1350	Main	1510	1265000	2288
2007	1350	Main	1508	743800	1336
2007	1350	Main	1706	1900000	3251
2007	1350	Main	1702	974100	1725
2007	1350	Main	1600	1025000	2165
2007	1350	Main	1601	945000	2216
2007	1350	Main	800	485400	1268
2007	1350	Main	1703	948400	2232
2007	1350	Main	1602	887100	1725

Year of Sale	Address		Unit No	Price	Sq. Feet
2007	1350	Main	1010	507800	1336
2007	1350	Main	901	493000	1364
2007	1350	Main	1310	1025000	2288
2007	1350	Main	807	440000	1165
2007	1350	Main	1307	468100	1165
2007	1350	Main	708	481800	1336
2007	1350	Main	910	503700	1336
2007	1350	Main	502	310000	705
2007	1350	Main	1200	576000	1268
2007	1350	Main	704	560000	1336
2007	1350	Main	1300	549900	1268
2007	1350	Main	1003	476700	1336
2007	1350	Main	1510	945800	2288
2007	1350	Main	1508	614800	1336
2007	1350	Main	1706	1653400	3251
2007	1350	Main	704	500200	1336
2007	1350	Main	1310	941500	2288
2007	1350	Main	807	404300	1165
2007	1350	Main	1301	520700	1364
2007	1350	Main	1206	658300	1597
2007	1350	Main	1309	365300	895
2007	1350	Main	1008	512100	1336
2007	1350	Main	1104	523700	1336
2007	1350	Main	1008	600000	1336
2007	1350	Main	202	293100	705
2007	1350	Main	500	390000	967
2007	1350	Main	900	483300	1268
2007	1350	Main	1506	915000	1597
2007	1350	Main	909	320400	895
2007	1350	Main	1504	583200	1336
2007	1350	Main	1700	1097200	2165
2007	1350	Main	1204	545600	1336
2007	1350	Main	705	342700	972
2007	1350	Main	202	295000	705
2007	1350	Main	1604	1750000	3208
2007	1350	Main	1306	825000	1597
2007	1350	Main	1104	525000	1336
2007	1350	Main	703	441900	1336
2007	1350	Main	1306	689500	1597

Year of Sale	Address		Unit No	Price	Sq. Feet
2007	1350	Main	402	300700	705
2007	1350	Main	1207	451100	1165
2007	1350	Main	1507	474700	1165
2007	1350	Main	1203	490500	1336
2007	1350	Main	908	498500	1336
2007	1350	Main	808	521500	1336
2007	1350	Main	1000	532700	1268
2007	1350	Main	1304	555600	1336
2007	1350	Main	1305	422400	972
2007	1350	Main	1210	889400	2288
2007	1350	Main	707	387900	1165
2007	1350	Main	204	321700	760
2007	1350	Main	905	350000	972
2007	1350	Main	404	354300	760
2007	1350	Main	1012	373800	944
2007	1350	Main	1105	375300	972
2007	1350	Main	1005	394100	972
2007	1350	Main	907	447500	1165
2007	1350	Main	1408	682200	1336
2007	1350	Main	706	560800	1597
2007	1350	Main	810	499200	1336
2007	1350	Main	809	310500	895
2007	1350	Main	1009	329400	895
2007	1350	Main	1006	718900	1597
2007	1350	Main	610	625400	1395
2007	1350	Main	1109	337800	895
2007	1350	Main	504	343900	760
2007	1350	Main	1409	386400	895
2007	1350	Main	1007	447000	1165
2007	1350	Main	702	488300	1336
2007	1350	Main	701	462300	1364
2007	1350	Main	1403	512700	1336
2007	1350	Main	904	534400	1336
2007	1350	Main	1503	538300	1336
2007	1350	Main	1102	544800	1336
2007	1350	Main	1404	565700	1336
2007	1350	Main	709	292600	895
2007	1350	Main	712	375600	944
2007	1350	Main	300	378200	967

Year of Sale	Address		Unit No	Price	Sq. Feet
2007	1350	Main	1505	412200	972
2007	1350	Main	606	733300	1597
2007	1350	Main	1107	449400	1165
2007	1350	Main	200	387500	967
2007	1350	Main	803	478300	1336
2007	1350	Main	804	483500	1336
2007	1350	Main	1002	503900	1336
2007	1350	Main	1004	549200	1336
2007	1350	Main	608	552100	1395
2007	1350	Main	812	350300	944
2007	1350	Main	1103	620500	1336
2007	1350	Main	1406	850000	1597
2007	1350	Main	304	320000	760
2007	1350	Main	1209	347500	895
2007	1350	Main	906	749000	1597
2007	1350	Main	1509	340700	895
2007	1350	Main	1410	953800	2288
2007	1350	Main	912	360300	944
2007	1350	Main	1106	665000	1597
2007	1350	Main	1500	592600	1268
2007	1350	Main	1400	572800	1268
2007	1350	Main	1101	525200	1364
2007	1350	Main	1407	470000	1165
2007	1350	Main	700	486600	1268
2007	1350	Main	1001	492200	1364
2007	1350	Main	902	493300	1336
2007	1350	Main	802	497400	1336
2007	1350	Main	710	497600	1336
2007	1350	Main	801	497700	1364
2007	1350	Main	400	386400	967
2007	1350	Main	1100	513400	1268
2007	1350	Main	612	512000	1015
2007	1350	Main	1201	532300	1364
2007	1350	Main	1303	538200	1336
2007	1350	Main	602	539500	1395
2007	1350	Main	1208	558000	1336
2007	1350	Main	1401	561700	1364
2007	1350	Main	600	577000	1338
2007	1350	Main	1501	580100	1364

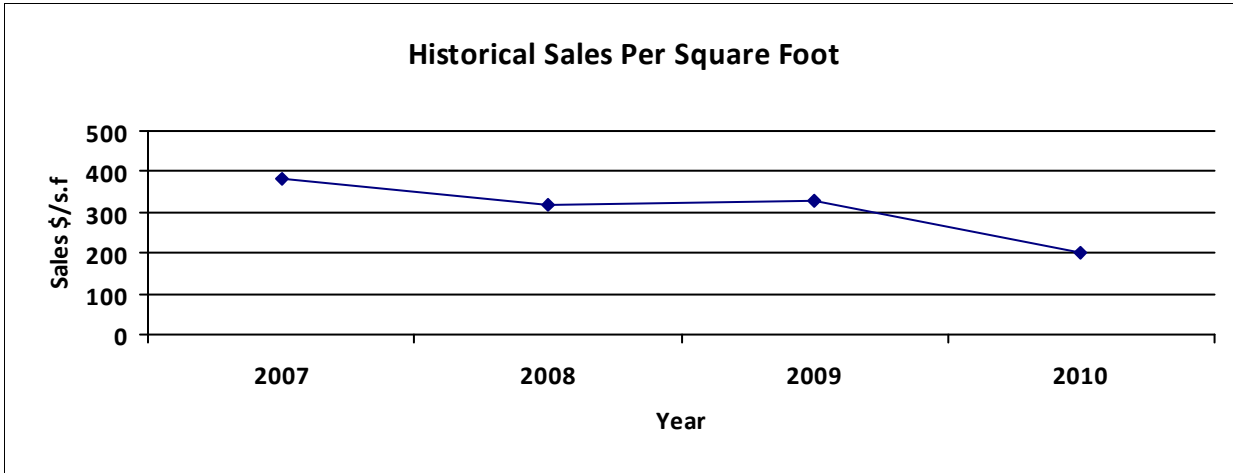
Year of Sale	Address		Unit No	Price	Sq. Feet
2007	1350	Main	806	615800	1597
2007	1350	Main	903	499300	1336
Totals for	2007 Number of Sales		137		
	Average sale price	567555		Average price /sf	421.069

Alinari

34236 All sales recorded through 01/31/2009

Prepared by Scott Norris
Source is First American Real Estate Solutions

Year	No. of Sales	Avg Sale Price	Sale Price/S.F.
2007	168	564188	384
2008	8	483625	318
2009	11	424227	329
2010	3	312500	203



Year of Sale	Address	Unit No	Price	Sq. Feet
2010	800 Tamiami	506	272000	1310
2010	800 Tamiami	617	385000	1830
2010	800 Tamiami	408	280500	1484
Totals for 2010		Number of Sales	3	
Average sale price		312500	Average price /sf	202.747
2009	800 Tamiami	Ph1617	550000	1830
2009	800 Tamiami	806	450000	
2009	800 Tamiami	906	450000	1310
2009	800 Tamiami	1417	549000	1830
2009	800 Tamiami	1103	410000	1323
2009	800 Tamiami	611	352000	1323
2009	800 Tamiami	405	260000	1070
2009	800 Tamiami	Ph1615	643500	2471
2009	800 Tamiami	322	360000	1734
2009	800 Tamiami	1206	345000	1310
2009	800 Tamiami	806	297000	
2009	800 Tamiami	315	329000	1323

Year of Sale	Address		Unit No	Price	Sq. Feet
Totals for	2009	Number of Sales	12		
	Average sale price	416292		Average price /sf	321.792
2008	800	Tamiami	1015	510000	1323
2008	800	Tamiami	907	620000	1911
2008	800	Tamiami	906	450000	1310
2008	800	Tamiami	1210	350000	1323
2008	800	Tamiami	508	399000	1484
2008	800	Tamiami	1117	475000	1830
2008	800	Tamiami	905	300000	1070
2008	800	Tamiami	1107	765000	1911
Totals for	2008	Number of Sales	8		
	Average sale price	483625		Average price /sf	318.122
2007	800	Tamiami	512	429000	1323
2007	800	Tamiami	1406	529000	1310
2007	800	Tamiami	410	404300	1323
2007	800	Tamiami	515	492500	1323
2007	800	Tamiami	603	470000	1323
2007	800	Tamiami	815	490000	1323
2007	800	Tamiami	915	495000	1323
2007	800	Tamiami	211	519000	1323
2007	800	Tamiami	302	409000	1323
2007	800	Tamiami	1107	725000	1911
2007	800	Tamiami	1205	333000	1070
2007	800	Tamiami	1004	429000	1070
2007	800	Tamiami	608	482000	1484
2007	800	Tamiami	811	669000	1323
2007	800	Tamiami	710	420000	1323
2007	800	Tamiami	604	265000	1070
2007	800	Tamiami	903	485000	1323
2007	800	Tamiami	912	445500	1323
2007	800	Tamiami	1103	530000	1323
2007	800	Tamiami	515	465000	1323
2007	800	Tamiami	205	279000	1070
2007	800	Tamiami	1015	505000	1323
2007	800	Tamiami	1210	539000	1323
2007	800	Tamiami	508	509000	1484
2007	800	Tamiami	311	539000	1323

Year of Sale		Address	Unit No	Price	Sq. Feet
2007	800	Tamiami	1417	695000	1830
2007	800	Tamiami	1012	519000	1323
2007	800	Tamiami	Ph1617	995000	1830
2007	800	Tamiami	405	459000	1070
2007	800	Tamiami	322	445000	1734
2007	800	Tamiami	615	485000	1323
2007	800	Tamiami	Ph1811	1800000	3219
2007	800	Tamiami	712	469000	1323
2007	800	Tamiami	321	465000	1734
2007	800	Tamiami	324	775000	2235
2007	800	Tamiami	Ph1801	1540000	3219
2007	800	Tamiami	Ph1612	923000	2471
2007	800	Tamiami	326	600000	2235
2007	800	Tamiami	1407	735000	1911
2007	800	Tamiami	101	759000	2594
2007	800	Tamiami	408	489000	1484
2007	800	Tamiami	Ph1805	1900000	3219
2007	800	Tamiami	Ph1717	975000	1830
2007	800	Tamiami	325	815000	2235
2007	800	Tamiami	604	255000	1070
2007	800	Tamiami	317	719000	1830
2007	800	Tamiami	1512	537000	1323
2007	800	Tamiami	903	520000	1323
2007	800	Tamiami	605	320000	1070
2007	800	Tamiami	912	395000	1323
2007	800	Tamiami	615	480000	1323
2007	800	Tamiami	Ph1817	1540000	3219
2007	800	Tamiami	309	325000	1212
2007	800	Tamiami	1108	569000	1484
2007	800	Tamiami	217	709000	1920
2007	800	Tamiami	1007	959000	1911
2007	800	Tamiami	215	519000	1323
2007	800	Tamiami	307	799000	1911
2007	800	Tamiami	303	424000	1323
2007	800	Tamiami	1508	539000	1484
2007	800	Tamiami	717	949000	1830
2007	800	Tamiami	323	785000	2235
2007	800	Tamiami	209	320000	1212
2007	800	Tamiami	203	539000	1323

Year of Sale		Address	Unit No	Price	Sq. Feet
2007	800	Tamiami	312	399000	1323
2007	800	Tamiami	201	709000	1920
2007	800	Tamiami	212	389000	1323
2007	800	Tamiami	1115	476000	1323
2007	800	Tamiami	1207	730000	1911
2007	800	Tamiami	105	486000	1684
2007	800	Tamiami	Ph1701	785000	1830
2007	800	Tamiami	1201	919000	1830
2007	800	Tamiami	601	929000	1830
2007	800	Tamiami	1105	345000	1070
2007	800	Tamiami	412	409000	1323
2007	800	Tamiami	404	255000	1070
2007	800	Tamiami	708	549000	1484
2007	800	Tamiami	704	270000	1070
2007	800	Tamiami	505	310000	1070
2007	800	Tamiami	1515	515000	1323
2007	800	Tamiami	1412	549000	1323
2007	800	Tamiami	1017	899000	1830
2007	800	Tamiami	707	929000	1911
2007	800	Tamiami	305	300000	1070
2007	800	Tamiami	904	308000	1070
2007	800	Tamiami	609	310000	1212
2007	800	Tamiami	1504	350500	1070
2007	800	Tamiami	809	365000	1212
2007	800	Tamiami	806	419000	1310
2007	800	Tamiami	1404	429000	1070
2007	800	Tamiami	1010	456500	1323
2007	800	Tamiami	902	469000	1323
2007	800	Tamiami	802	479000	1323
2007	800	Tamiami	812	509000	1323
2007	800	Tamiami	910	509000	1323
2007	800	Tamiami	804	275000	1070
2007	800	Tamiami	1505	343000	1070
2007	800	Tamiami	611	585000	1323
2007	800	Tamiami	702	425300	1323
2007	800	Tamiami	511	550500	1323
2007	800	Tamiami	415	599000	1323
2007	800	Tamiami	1011	709000	1323
2007	800	Tamiami	411	589000	1323

Year of Sale		Address	Unit No	Price	Sq. Feet
2007	800	Tamiami	709	315000	1212
2007	800	Tamiami	715	475000	1323
2007	800	Tamiami	807	832500	1911
2007	800	Tamiami	406	389000	1310
2007	800	Tamiami	1005	340000	1070
2007	800	Tamiami	509	315000	1212
2007	800	Tamiami	1511	749000	1323
2007	800	Tamiami	1203	273000	1323
2007	800	Tamiami	909	332700	1212
2007	800	Tamiami	805	335000	1070
2007	800	Tamiami	706	451600	1310
2007	800	Tamiami	504	532700	1070
2007	800	Tamiami	510	409500	1323
2007	800	Tamiami	409	286000	1212
2007	800	Tamiami	402	429000	1323
2007	800	Tamiami	1106	469000	1310
2007	800	Tamiami	908	526000	1484
2007	800	Tamiami	1405	355000	1070
2007	800	Tamiami	711	550500	1323
2007	800	Tamiami	1415	510000	1323
2007	800	Tamiami	1208	619000	1484
2007	800	Tamiami	1409	350000	1212
2007	800	Tamiami	606	429000	1310
2007	800	Tamiami	1110	509000	1323
2007	800	Tamiami	602	519000	1323
2007	800	Tamiami	1403	520000	1323
2007	800	Tamiami	1212	539000	1323
2007	800	Tamiami	1502	484000	1323
2007	800	Tamiami	1211	729000	1323
2007	800	Tamiami	1002	482000	1323
2007	800	Tamiami	310	380000	1323
2007	800	Tamiami	1003	471000	1323
2007	800	Tamiami	1111	530000	1323
2007	800	Tamiami	1509	590000	1212
2007	800	Tamiami	1217	720000	1830
2007	800	Tamiami	507	909000	1911
2007	800	Tamiami	403	433000	1323
2007	800	Tamiami	703	475000	1323
2007	800	Tamiami	1215	515000	1323

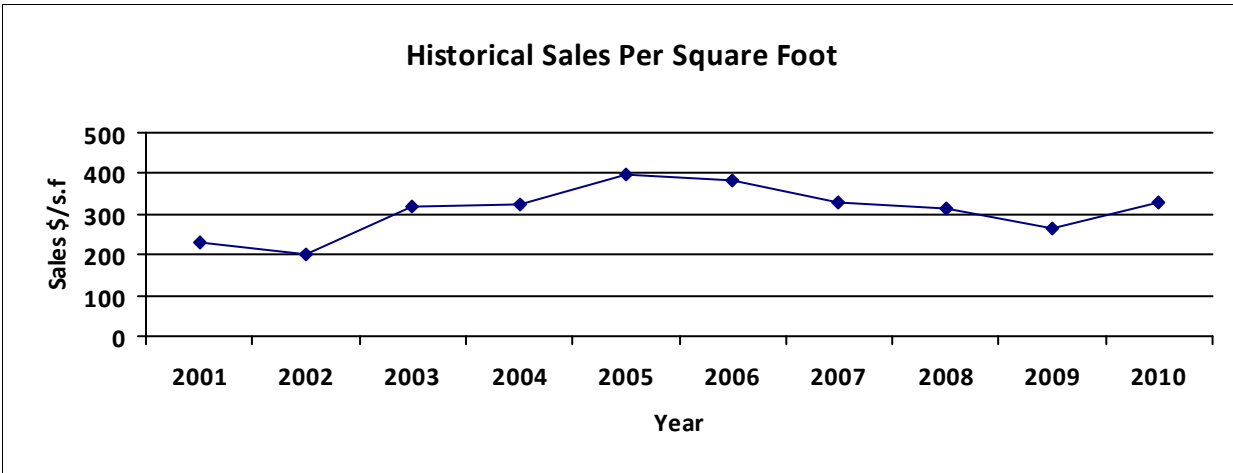
Year of Sale	Address		Unit No	Price	Sq. Feet
2007	800	Tamiami	1206	519000	1310
2007	800	Tamiami	1410	549000	1323
2007	800	Tamiami	607	919000	1911
2007	800	Tamiami	911	485000	1323
2007	800	Tamiami	612	479000	1323
2007	800	Tamiami	1006	479000	1310
2007	800	Tamiami	610	489000	1323
2007	800	Tamiami	1112	509000	1323
2007	800	Tamiami	1102	529000	1323
2007	800	Tamiami	1204	449000	1070
2007	800	Tamiami	1510	478500	1323
2007	800	Tamiami	808	589000	1484
2007	800	Tamiami	503	485000	1323
2007	800	Tamiami	417	869000	1830
2007	800	Tamiami	901	840000	1830
2007	800	Tamiami	801	919000	1830
2007	800	Tamiami	1101	949000	1830
2007	800	Tamiami	817	959000	1830
2007	800	Tamiami	1008	511500	1484
2007	800	Tamiami	1503	515000	1323
2007	800	Tamiami	1408	609000	1484
2007	800	Tamiami	517	899000	1830
2007	800	Tamiami	1209	345000	1212
2007	800	Tamiami	1104	367400	1070
2007	800	Tamiami	803	480000	1323
2007	800	Tamiami	617	749500	1830
Totals for	2007	Number of Sales	168		
	Average sale price	564188	Average price /sf	384.003	

Bay Plaza

34236 All sales recorded through 01/31/2009

Prepared by Scott Norris
Source is First American Real Estate Solutions

Year	No. of Sales	Avg Sale Price	Sale Price/S.F.
2001	8	483162	231
2002	9	390375	201
2003	13	649308	321
2004	7	559957	323
2005	11	762900	399
2006	2	700000	382
2007	4	562500	328
2008	6	535167	312
2009	3	433333	263
2010	2	647500	328



Year of Sale	Address	Unit No	Price	Sq. Feet
2010	1255 Gulfstream	601	640000	1901
2010	1255 Gulfstream	1002	655000	2042
Totals for 2010		Number of Sales	2	
Average sale price		647500	Average price /sf	328.430
2009	1255 Gulfstream	306	400000	1654
2009	1255 Gulfstream	1104	665000	1822
2009	1255 Gulfstream	407	425000	1629
2009	1255 Gulfstream	405	475000	1656
Totals for 2009		Number of Sales	4	
Average sale price		491250	Average price /sf	290.637
2008	1255 Gulfstream	1401	715000	1901

Year of Sale	Address		Unit No	Price	Sq. Feet
2008	1255	Gulfstream	303	181000	1565
2008	1255	Gulfstream	1107	610000	1629
2008	1255	Gulfstream	705	500000	1656
2008	1255	Gulfstream	606	675000	1654
2008	1255	Gulfstream	701	530000	1901
Totals for	2008	Number of Sales	6		
	Average sale price	535167		Average price /sf	311.566
2007	1255	Gulfstream	1206	650000	1654
2007	1255	Gulfstream	706	525000	1654
2007	1255	Gulfstream	806	560000	1654
2007	1255	Gulfstream	301	515000	1901
Totals for	2007	Number of Sales	4		
	Average sale price	562500		Average price /sf	327.845
2006	1255	Gulfstream	305	685000	1656
2006	1255	Gulfstream	201	715000	2006
Totals for	2006	Number of Sales	2		
	Average sale price	700000		Average price /sf	382.305
2005	1255	Gulfstream		1399000	3478
2005	1255	Gulfstream	1006	745000	1654
2005	1255	Gulfstream	502	650000	2042
2005	1255	Gulfstream	401	765000	1901
2005	1255	Gulfstream	1008	1100000	2055
2005	1255	Gulfstream	1101	800000	1901
2005	1255	Gulfstream	803	425600	1565
2005	1255	Gulfstream	207	317800	1629
2005	1255	Gulfstream	806	634500	1654
2005	1255	Gulfstream	1403	790000	1565
2005	1255	Gulfstream	703	765000	1565
Totals for	2005	Number of Sales	11		
	Average sale price	762900		Average price /sf	399.443
2004	1255	Gulfstream	703	633000	1565
2004	1255	Gulfstream	1204	645000	1822
2004	1255	Gulfstream	903	580000	1565
2004	1255	Gulfstream	608	277700	2055

Year of Sale	Address		Unit No	Price	Sq. Feet
2004	1255	Gulfstream	406	610000	1654
2004	1255	Gulfstream	901	599000	1901
2004	1255	Gulfstream	1103	575000	1565
Totals for	2004	Number of Sales	7		
	Average sale price	559957		Average price /sf	323.221
2003	1255	Gulfstream	707	400000	1629
2003	1255	Gulfstream	504	440000	1822
2003	1255	Gulfstream	1003	430000	1565
2003	1255	Gulfstream	807	530000	1629
2003	1255	Gulfstream	1208	680000	2055
2003	1255	Gulfstream	1005	545000	1656
2003	1255	Gulfstream	1006	575000	1654
2003	1255	Gulfstream	904	690000	3478
2003	1255	Gulfstream	1203	480000	1565
2003	1255	Gulfstream	1205	625000	1656
2003	1255	Gulfstream	1104	600000	1822
2003	1255	Gulfstream	1504	1700000	3684
2003	1255	Gulfstream	1408	746000	2055
Totals for	2003	Number of Sales	13		
	Average sale price	649308		Average price /sf	321.317
2002	1255	Gulfstream	403	365000	1565
2002	1255	Gulfstream	1205	616500	1656
2002	1255	Gulfstream	401	375000	1901
2002	1255	Gulfstream	1407	74000	1629
2002	1255	Gulfstream	1108		2055
2002	1255	Gulfstream	408	550000	2055
2002	1255	Gulfstream	802	562500	2042
2002	1255	Gulfstream	203	400000	1565
2002	1255	Gulfstream		180000	1057
Totals for	2002	Number of Sales	9		
	Average sale price	390375		Average price /sf	201.159
2001	1255	Gulfstream	406	385000	1654
2001	1255	Gulfstream	903	432000	1565
2001	1255	Gulfstream	202	410000	2042
2001	1255	Gulfstream	1204	453800	1822

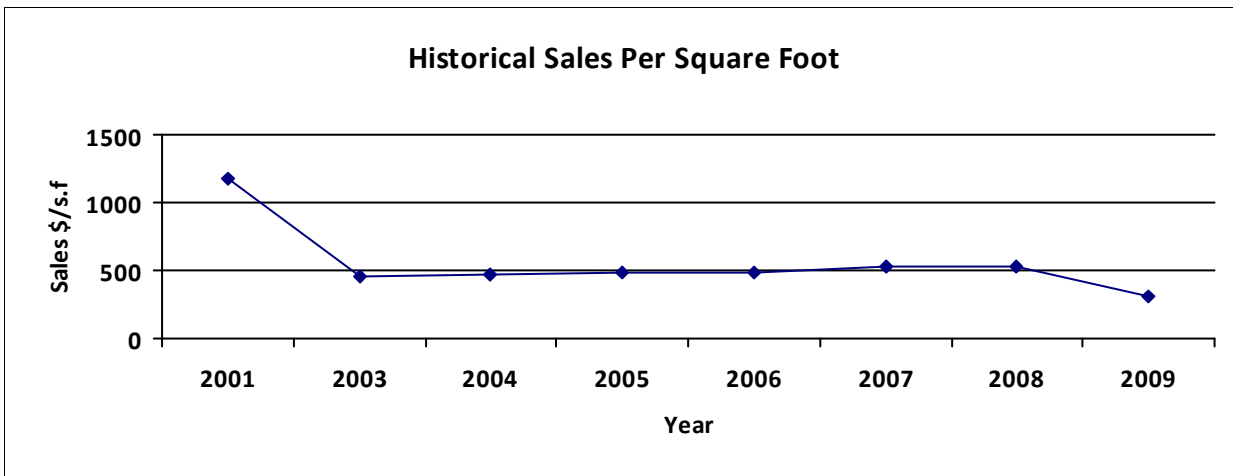
Year of Sale	Address		Unit No	Price	Sq. Feet
2001	1255	Gulfstream	908	550000	2055
2001	1255	Gulfstream	808	600000	2055
2001	1255	Gulfstream	1202	594500	2042
2001	1255	Gulfstream	904	440000	3478
Totals for	2001	Number of Sales	8		
	Average sale price	483163	Average price /sf	231.275	

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Year	No. of Sales	Avg Sale Price	Sale Price/S.F.
2001	1	4000000	1172
2003	28	1554618	452
2004	8	1405625	472
2005	12	1367542	480
2006	6	1470833	490
2007	7	1650714	526
2008	6	1575000	528
2009	1	950000	303



Year of Sale	Address	Unit No	Price	Sq. Feet
2009	990 Blvd Of The Arts	604	950000	3135
Totals for	2009	Number of Sales	1	
	Average sale price	950000	Average price /sf	303.030
2008	990 Blvd Of The Arts	704	1200000	3135
2008	990 Blvd Of The Arts	1602	3300000	4641
2008	990 Blvd Of The Arts	1002	1150000	2335
2008	990 Blvd Of The Arts	1101	1650000	3100
2008	990 Blvd Of The Arts	502	950000	2335
2008	990 Blvd Of The Arts	1003	1200000	2335
Totals for	2008	Number of Sales	6	
	Average sale price	1575000	Average price /sf	528.494
2007	990 Blvd Of The Arts	1601	3375000	5314

Year of Sale	Address		Unit No	Price	Sq. Feet
2007	990	Blvd Of The Arts	1201	2175000	3100
2007	990	Blvd Of The Arts	1402	2020000	3412
2007	990	Blvd Of The Arts	404	1035000	3135
2007	990	Blvd Of The Arts	903	550000	2335
2007	990	Blvd Of The Arts	503	1200000	2335
2007	990	Blvd Of The Arts	803	1200000	2335
Totals for	2007	Number of Sales	7		
	Average sale price	1650714		Average price /sf	526.040
2006	990	Blvd Of The Arts	903	1200000	2335
2006	990	Blvd Of The Arts	501	1375000	3100
2006	990	Blvd Of The Arts	802	1000000	2335
2006	990	Blvd Of The Arts	901	1550000	3100
2006	990	Blvd Of The Arts	701	1700000	3100
2006	990	Blvd Of The Arts	1103	2000000	4032
Totals for	2006	Number of Sales	6		
	Average sale price	1470833		Average price /sf	490.223
2005	990	Blvd Of The Arts	503	975000	2335
2005	990	Blvd Of The Arts	1101	1948000	3100
2005	990	Blvd Of The Arts	403	925000	2335
2005	990	Blvd Of The Arts	1002	1092500	2335
2005	990	Blvd Of The Arts	1102	1700000	3412
2005	990	Blvd Of The Arts	402	925000	2335
2005	990	Blvd Of The Arts	902	1300000	2335
2005	990	Blvd Of The Arts	401	1200000	3100
2005	990	Blvd Of The Arts	1201	1595000	3100
2005	990	Blvd Of The Arts	1203	2100000	4032
2005	990	Blvd Of The Arts	1202	1650000	3412
2005	990	Blvd Of The Arts	702	1000000	2335
Totals for	2005	Number of Sales	12		
	Average sale price	1367542		Average price /sf	480.317
2004	990	Blvd Of The Arts	602	780000	2335
2004	990	Blvd Of The Arts	604	1200000	3135
2004	990	Blvd Of The Arts	803	975000	2335
2004	990	Blvd Of The Arts	804	1355000	3135
2004	990	Blvd Of The Arts	1003	1060000	2335

Year of Sale	Address		Unit No	Price	Sq. Feet
2004	990	Blvd Of The Arts	1403	2200000	4032
2004	990	Blvd Of The Arts	1502	1750000	3412
2004	990	Blvd Of The Arts	1501	1925000	3100
Totals for	2004	Number of Sales	8		
	Average sale price	1405625		Average price /sf	472.102
2003	990	Blvd Of The Arts	1001	1440000	3100
2003	990	Blvd Of The Arts	802	814000	2335
2003	990	Blvd Of The Arts	603	820000	2335
2003	990	Blvd Of The Arts	504	1048000	3135
2003	990	Blvd Of The Arts	704	1151000	3135
2003	990	Blvd Of The Arts	702	782000	2335
2003	990	Blvd Of The Arts	1402	1647016	3412
2003	990	Blvd Of The Arts	1602	2550000	4641
2003	990	Blvd Of The Arts	701	1286000	3100
2003	990	Blvd Of The Arts	401	1140000	3100
2003	990	Blvd Of The Arts	1401	1775000	3100
2003	990	Blvd Of The Arts	801	1271000	3100
2003	990	Blvd Of The Arts	1004	1318000	3135
2003	990	Blvd Of The Arts	501	1045000	3100
2003	990	Blvd Of The Arts	901	1373000	3100
2003	990	Blvd Of The Arts	1403	1924000	4032
2003	990	Blvd Of The Arts	1503	2018000	4032
2003	990	Blvd Of The Arts	1202	1546000	3412
2003	990	Blvd Of The Arts	1103	1748000	4032
2003	990	Blvd Of The Arts	402	660300	2335
2003	990	Blvd Of The Arts	403	712500	2335
2003	990	Blvd Of The Arts	1702	2792000	4641
2003	990	Blvd Of The Arts	1203	1834000	4032
2003	990	Blvd Of The Arts	404	955000	3135
2003	990	Blvd Of The Arts	1601	3087500	5314
2003	990	Blvd Of The Arts	1800	4900000	8111
2003	990	Blvd Of The Arts	703	1054000	2335
2003	990	Blvd Of The Arts	902	838000	2335
Totals for	2003	Number of Sales	28		
	Average sale price	1554618		Average price /sf	452.281
2001	990	Blvd Of The Arts	1102	4000000	3412

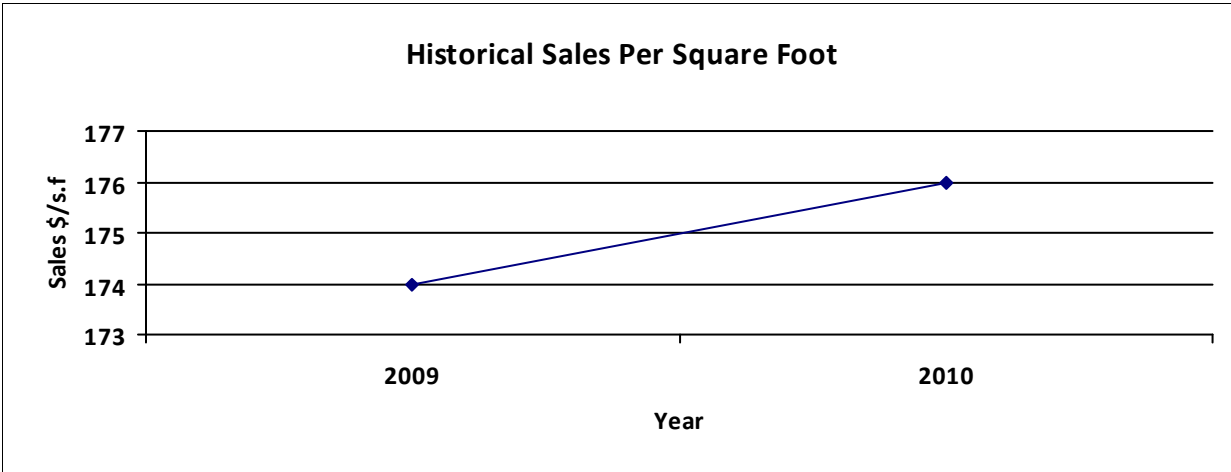
Year of Sale	Address	Unit No	Price	Sq. Feet
Totals for	2001	Number of Sales	1	
	Average sale price	4000000	Average price /sf	1172.33

Broadway Promenade

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Year	No. of Sales	Avg Sale Price	Sale Price/S.F.
2009	8	238612	174
2010	1	215000	176



Year of Sale	Address		Unit No	Price	Sq. Feet
2010	1064	Tamiami	1405	215000	1222
Totals for	2010	Number of Sales	1		
	Average sale price	215000	Average price /sf	175.941	
2009	1268	11th	2203	129000	867
2009	1064	Tamiami	1317	329000	1447
2009	1064	Tamiami	1221	299000	1573
2009	1064	Tamiami	1411	220000	1352
2009	1064	Tamiami	1121	350000	2007
2009	1064	Tamiami	1215	299000	1573
2009	1064	Tamiami	1518	249000	1425
2009	1064	Tamiami	1619	325000	1447
2009	1064	Tamiami	1315	300000	1573
2009	1064	Tamiami	1327	202500	1084
2009	1064	Tamiami	1614	230000	1459
2009	1064	Tamiami	1635	213000	1051
2009	1064	Tamiami	1524	144000	804
2009	1064	Tamiami	1335	200000	1051
2009	1064	Tamiami	1217	250000	1447

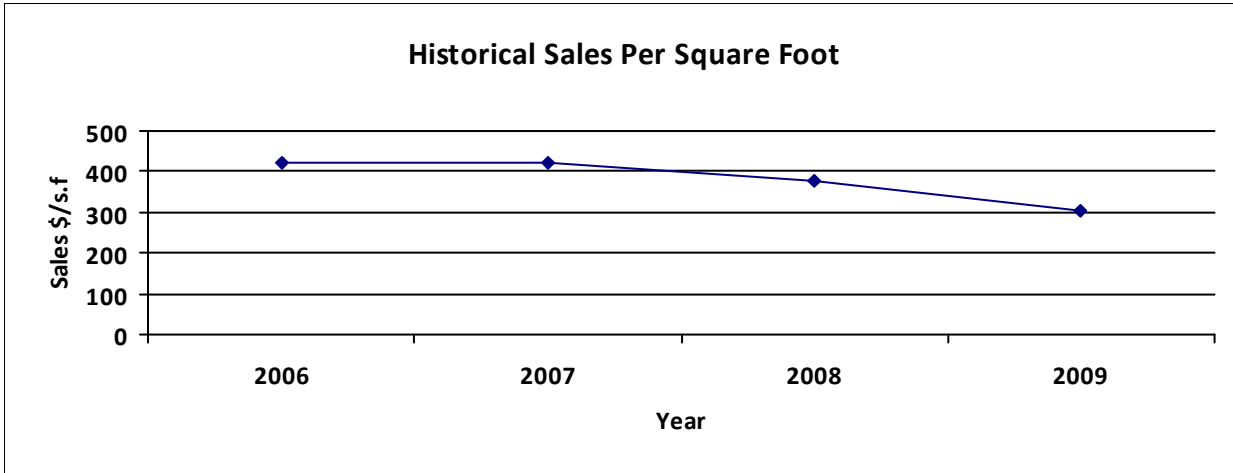
Year of Sale	Address		Unit No	Price	Sq. Feet
2009	1064	Tamiami	1117	294000	1425
2009	1064	Tamiami	1119	294900	1706
2009	1064	Tamiami	1114	239000	1459
2009	1064	Tamiami	1223	239000	1475
2009	1268	11th	2204	147000	867
2009	1064	Tamiami	1129	245000	1551
2009	1064	Tamiami	1514	239000	1459
Totals for	2009	Number of Sales	22		
	Average sale price	247155	Average price /sf	180.633	

Burns Court Villas

34236 All sales recorded through 01/31/2009

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Year	No. of Sales	Avg Sale Price	Sale Price/S.F.
2006	7	875957	422
2007	19	877463	424
2008	2	801500	377
2009	1	645000	304



Year of Sale	Address		Unit No	Price	Sq. Feet
2009	1509	Oak	19	695000	2124
2009	1542	Oak	203	100000	990
2009	1544	Selby	6	645000	2124
2009	1542	Oak	201	121000	990
Totals for	2009	Number of Sales		4	
		Average sale price	390250	Average price /sf	250.642
2008	1551	Oak	8	803000	2124
2008	1548	Selby	7	800000	2124
Totals for	2008	Number of Sales		2	
		Average sale price	801500	Average price /sf	377.354
2007	1540	Selby	5	908600	2124
2007	1522	Selby	1	1100000	2013
2007	1541	Oak	11	910000	2124
2007	1548	Selby	7	865400	2124
2007	1551	Oak	8	816000	2124

Year of Sale	Address		Unit No	Price	Sq. Feet
2007	1525	Oak	15	925000	2013
2007	1549	Oak	9	983500	2124
2007	1521	Oak	16	885600	2013
2007	1545	Oak	10	937200	2124
2007	1544	Selby	6	891300	2124
2007	1537	Oak	12	791100	2013
2007	551	Palm	23	874400	2013
2007	1517	Oak	17	937800	2124
2007	1537	Oak	12	350000	2013
2007	1505	Oak	20	839900	2013
2007	563	Palm	21	914900	2124
2007	1513	Oak	18	943000	2013
2007	1533	Oak	13	850000	2013
2007	1509	Oak	19	948100	2124
Totals for	2007	Number of Sales	19		
	Average sale price	877463		Average price /sf	423.604
2006	1532	Selby	3	885600	2124
2006	1522	Selby	1	803100	2013
2006	1536	Selby	4	885600	2124
2006	1526	Selby	2	781100	2013
2006	1533	Oak	13	850100	2013
2006	1529	Oak	14	947200	2124
2006	557	Palm	22	979000	2124
Totals for	2006	Number of Sales	7		
	Average sale price	875957		Average price /sf	421.858
2004	1532	Selby	3	3149000	2124
2004	1536	Selby	4	3149000	2124
2004	557	Palm	22	3149000	2124
2004	1529	Oak	14	3149000	2124
2004	1545	Oak	10	3149000	2124
2004	1540	Selby	5	3149000	2124
2004	1549	Oak	9	3149000	2124
2004	1541	Oak	11	3149000	2124
2004	1509	Oak	19	3149000	2124
2004	551	Palm	23	3149000	2013
2004	1521	Oak	16	3149000	2013
2004	1517	Oak	17	3149000	2124

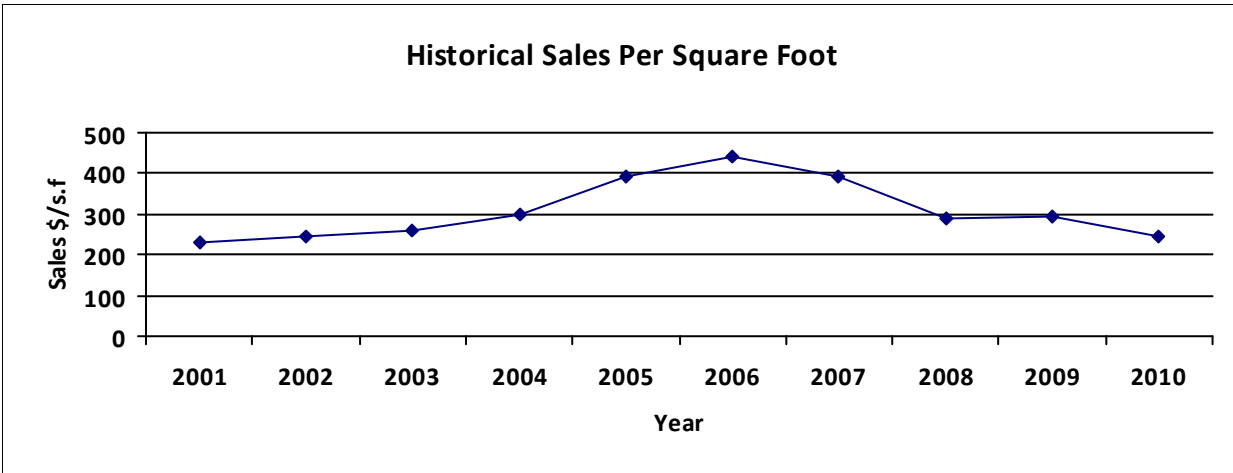
Year of Sale	Address		Unit No	Price	Sq. Feet
2004	1505	Oak	20	3149000	2013
2004	1513	Oak	18	3149000	2013
2004	1526	Selby	2	3149000	2013
2004	1525	Oak	15	3149000	2013
Totals for	2004	Number of Sales	16		
	Average sale price	3149000		Average price /sf	1512.22

Condo On Bay

34236 All sales recorded through 01/31/2009

Prepared by Scott Norris
Source is First American Real Estate Solutions

Year	No. of Sales	Avg Sale Price	Sale Price/S.F.
2001	17	387088	229
2002	26	468109	244
2003	21	485333	261
2004	36	505181	297
2005	26	649342	391
2006	15	738667	440
2007	10	762900	394
2008	16	486250	287
2009	4	461250	293
2010	7	420129	245



Year of Sale	Address	Unit No	Price	Sq. Feet
2010	888 Blvd Of The Arts	1104	450000	1729
2010	988 Blvd Of The Arts	1809	575000	2315
2010	988 Blvd Of The Arts	1010	367500	1555
2010	888 Blvd Of The Arts	206	305900	1555
2010	988 Blvd Of The Arts	1711	350000	1555
2010	988 Blvd Of The Arts	1915	450000	1555
2010	988 Blvd Of The Arts	1612	442500	1729
Totals for	2010	Number of Sales	7	
	Average sale price	420129	Average price /sf	245.218
2009	888 Blvd Of The Arts	1408	465000	1642
2009	988 Blvd Of The Arts	710	300000	1555
2009	988 Blvd Of The Arts	1912	515000	1729

Year of Sale	Address		Unit No	Price	Sq. Feet
2009	888	Blvd Of The Arts	1505	475000	1729
2009	988	Blvd Of The Arts	1209	700000	2315
2009	988	Blvd Of The Arts	1912	650000	1729
2009	888	Blvd Of The Arts	1603	400000	1555
2009	888	Blvd Of The Arts	503	470000	1555
2009	888	Blvd Of The Arts	1607	385000	1288
2009	888	Blvd Of The Arts	1008	492620	1642
2009	888	Blvd Of The Arts	904	420000	1729
2009	888	Blvd Of The Arts	1502	385000	1288
Totals for	2009	Number of Sales	12		
	Average sale price	471468		Average price /sf	286.375
2008	888	Blvd Of The Arts	505	477500	1729
2008	888	Blvd Of The Arts	602	378500	1288
2008	988	Blvd Of The Arts	915	450000	1555
2008	988	Blvd Of The Arts	210	340000	1555
2008	888	Blvd Of The Arts	506	469000	1555
2008	888	Blvd Of The Arts	306	405000	1555
2008	988	Blvd Of The Arts	514	600000	1729
2008	988	Blvd Of The Arts	1110	410000	1555
2008	888	Blvd Of The Arts	302	370000	1288
2008	888	Blvd Of The Arts	1804	600000	1729
2008	888	Blvd Of The Arts	201	800000	2315
2008	888	Blvd Of The Arts	906	560000	1555
2008	888	Blvd Of The Arts	1101	650000	2315
2008	988	Blvd Of The Arts	110	400000	1555
2008	888	Blvd Of The Arts	801	530000	2315
2008	988	Blvd Of The Arts	316	340000	1555
Totals for	2008	Number of Sales	16		
	Average sale price	486250		Average price /sf	286.577
2007	988	Blvd Of The Arts	1209	939000	2315
2007	888	Blvd Of The Arts	1401	1150000	2315
2007	888	Blvd Of The Arts	906	595000	1555
2007	988	Blvd Of The Arts	1614	675000	1729
2007	888	Blvd Of The Arts	1503	470000	1555
2007	888	Blvd Of The Arts	1401	870000	2315
2007	888	Blvd Of The Arts	1102	505000	1288
2007	888	Blvd Of The Arts	1904	825000	1729

Year of Sale	Address		Unit No	Price	Sq. Feet
2007	888	Blvd Of The Arts	702	450000	1288
2007	988	Blvd Of The Arts	S1814	1150000	3284
Totals for	2007	Number of Sales	10		
	Average sale price	762900		Average price /sf	393.795
2006	888	Blvd Of The Arts	207	500000	1288
2006	888	Blvd Of The Arts	1406	735000	1555
2006	988	Blvd Of The Arts	1809	900000	2315
2006	888	Blvd Of The Arts	1408	750000	1642
2006	988	Blvd Of The Arts	912	700000	1729
2006	988	Blvd Of The Arts	711	840000	1555
2006	888	Blvd Of The Arts	1504	890000	1729
2006	888	Blvd Of The Arts	705	805000	1729
2006	888	Blvd Of The Arts	1607	560000	1288
2006	988	Blvd Of The Arts	309	932500	2315
2006	988	Blvd Of The Arts	1510	795000	1555
2006	888	Blvd Of The Arts	1103	640000	1555
2006	988	Blvd Of The Arts	1915	725000	1555
2006	988	Blvd Of The Arts	514	687500	1729
2006	888	Blvd Of The Arts	308	620000	1642
Totals for	2006	Number of Sales	15		
	Average sale price	738667		Average price /sf	440.014
2005	988	Blvd Of The Arts	915	549900	1555
2005	988	Blvd Of The Arts	711	642000	1555
2005	988	Blvd Of The Arts	811	570000	1555
2005	988	Blvd Of The Arts	1617	645000	2315
2005	888	Blvd Of The Arts	1504	827500	1729
2005	988	Blvd Of The Arts	1810	575000	1555
2005	888	Blvd Of The Arts	703	287500	1555
2005	888	Blvd Of The Arts	1706	535000	1555
2005	888	Blvd Of The Arts	102	567000	1288
2005	888	Blvd Of The Arts	1406	560000	1555
2005	888	Blvd Of The Arts	1708	688000	1642
2005	988	Blvd Of The Arts	614	637000	1729
2005	888	Blvd Of The Arts	1501	910000	2315
2005	988	Blvd Of The Arts	1410	562500	1555
2005	888	Blvd Of The Arts	1103	625000	1555
2005	988	Blvd Of The Arts	615	585000	1555

Year of Sale	Address		Unit No	Price	Sq. Feet
2005	888	Blvd Of The Arts	1603	715000	1555
2005	988	Blvd Of The Arts	612	685000	1729
2005	988	Blvd Of The Arts	416	660000	1555
2005	988	Blvd Of The Arts	715	500000	1555
2005	988	Blvd Of The Arts	914	740000	1729
2005	888	Blvd Of The Arts	1205	750000	1729
2005	888	Blvd Of The Arts	702	625000	1288
2005	988	Blvd Of The Arts	1817	995500	2315
2005	888	Blvd Of The Arts	406	745000	1555
2005	888	Blvd Of The Arts	708	701000	1642
Totals for	2005	Number of Sales	26		
	Average sale price	649342		Average price /sf	390.627
2004	888	Blvd Of The Arts	1808	515000	1642
2004	888	Blvd Of The Arts	104	740000	1729
2004	888	Blvd Of The Arts	302	360000	1288
2004	988	Blvd Of The Arts	1812	525000	1729
2004	988	Blvd Of The Arts	712	490000	1729
2004	888	Blvd Of The Arts	205	425000	1729
2004	888	Blvd Of The Arts	1408	455000	1642
2004	888	Blvd Of The Arts	303	420000	1555
2004	888	Blvd Of The Arts	1804	520000	1729
2004	988	Blvd Of The Arts	1610	430000	1555
2004	888	Blvd Of The Arts	1405	580000	1729
2004	888	Blvd Of The Arts	808	470000	1642
2004	888	Blvd Of The Arts	1707	146000	1288
2004	888	Blvd Of The Arts	1701	700000	2315
2004	888	Blvd Of The Arts	1705	488500	1729
2004	988	Blvd Of The Arts	1011	416300	1555
2004	888	Blvd Of The Arts	406	388000	1555
2004	988	Blvd Of The Arts	717	582000	2315
2004	888	Blvd Of The Arts	408	525000	1642
2004	988	Blvd Of The Arts	1410	431500	1555
2004	988	Blvd Of The Arts	1016	430000	1555
2004	988	Blvd Of The Arts	1215	479700	1555
2004	988	Blvd Of The Arts	1810	470000	1555
2004	988	Blvd Of The Arts	309	620000	2315
2004	988	Blvd Of The Arts	112	650000	1729
2004	888	Blvd Of The Arts	208	475000	1642

Year of Sale	Address		Unit No	Price	Sq. Feet
2004	888	Blvd Of The Arts	705	490000	1729
2004	988	Blvd Of The Arts	1212	610000	1729
2004	888	Blvd Of The Arts	507	389000	1288
2004	988	Blvd Of The Arts	1215	400000	1555
2004	888	Blvd Of The Arts	1605	685000	1729
2004	888	Blvd Of The Arts	1104	550000	1729
2004	988	Blvd Of The Arts	412	478000	1729
2004	888	Blvd Of The Arts	201	682500	2315
2004	988	Blvd Of The Arts	1012	675000	1729
2004	888	Blvd Of The Arts	1004	495000	1729
Totals for	2004	Number of Sales	36		
	Average sale price	505181		Average price /sf	296.855
2003	988	Blvd Of The Arts	616	420000	1555
2003	888	Blvd Of The Arts	S1601	820000	3603
2003	988	Blvd Of The Arts	1416	434000	1555
2003	888	Blvd Of The Arts	407	330000	1288
2003	888	Blvd Of The Arts	301	676000	2315
2003	988	Blvd Of The Arts	811	420000	1555
2003	888	Blvd Of The Arts	1006	409000	1555
2003	888	Blvd Of The Arts	1803	375000	1555
2003	988	Blvd Of The Arts	1117	675000	2315
2003	988	Blvd Of The Arts	317	550000	2315
2003	888	Blvd Of The Arts	1807	385000	1288
2003	988	Blvd Of The Arts	311	360000	1555
2003	988	Blvd Of The Arts	1915	484000	1555
2003	888	Blvd Of The Arts	1904	590000	1729
2003	988	Blvd Of The Arts	509	600000	2315
2003	988	Blvd Of The Arts	909	555000	2315
2003	888	Blvd Of The Arts	1707	390000	1288
2003	888	Blvd Of The Arts	1005	469000	1729
2003	888	Blvd Of The Arts	506	380000	1555
2003	888	Blvd Of The Arts	901	550000	2315
2003	988	Blvd Of The Arts	814	320000	1729
Totals for	2003	Number of Sales	21		
	Average sale price	485333		Average price /sf	261.441
2002	888	Blvd Of The Arts	902	385000	1288
2002	988	Blvd Of The Arts	111	420000	1555

Year of Sale	Address		Unit No	Price	Sq. Feet
2002	988	Blvd Of The Arts	912	495000	1729
2002	888	Blvd Of The Arts	507	375000	1288
2002	888	Blvd Of The Arts	1207	330000	1288
2002	988	Blvd Of The Arts	1217	625000	2315
2002	888	Blvd Of The Arts	403	370000	1555
2002	988	Blvd Of The Arts	1614		1729
2002	988	Blvd Of The Arts	710	350000	1555
2002	888	Blvd Of The Arts	1604	500000	1729
2002	988	Blvd Of The Arts	1212	570000	1729
2002	888	Blvd Of The Arts	1201	760000	2315
2002	888	Blvd Of The Arts	102	310000	1288
2002	988	Blvd Of The Arts	614	485000	1729
2002	988	Blvd Of The Arts	714		1729
2002	888	Blvd Of The Arts	1808	557500	1642
2002	888	Blvd Of The Arts	305	439000	1729
2002	988	Blvd Of The Arts	212		1729
2002	988	Blvd Of The Arts	1417	685000	2315
2002	888	Blvd Of The Arts	104	415000	1729
2002	888	Blvd Of The Arts	101	700000	2315
2002	888	Blvd Of The Arts	404	430000	1729
2002	888	Blvd Of The Arts	1102	360000	1288
2002	988	Blvd Of The Arts	810	430000	1555
2002	988	Blvd Of The Arts	1012	400000	1729
2002	988	Blvd Of The Arts	615	375000	1555
Totals for	2002	Number of Sales	26		
	Average sale price	468109		Average price /sf	243.939
2001	988	Blvd Of The Arts	109	300000	2315
2001	988	Blvd Of The Arts	1115	360000	1555
2001	988	Blvd Of The Arts	1615	350000	1555
2001	888	Blvd Of The Arts	807	287000	1288
2001	988	Blvd Of The Arts	1512	415000	1729
2001	888	Blvd Of The Arts	503	310000	1555
2001	888	Blvd Of The Arts	803	325000	1555
2001	888	Blvd Of The Arts	1708	490000	1642
2001	888	Blvd Of The Arts	806	330000	1555
2001	888	Blvd Of The Arts	1006	283500	1555
2001	988	Blvd Of The Arts	1712	440000	1729
2001	988	Blvd Of The Arts	509	575000	2315

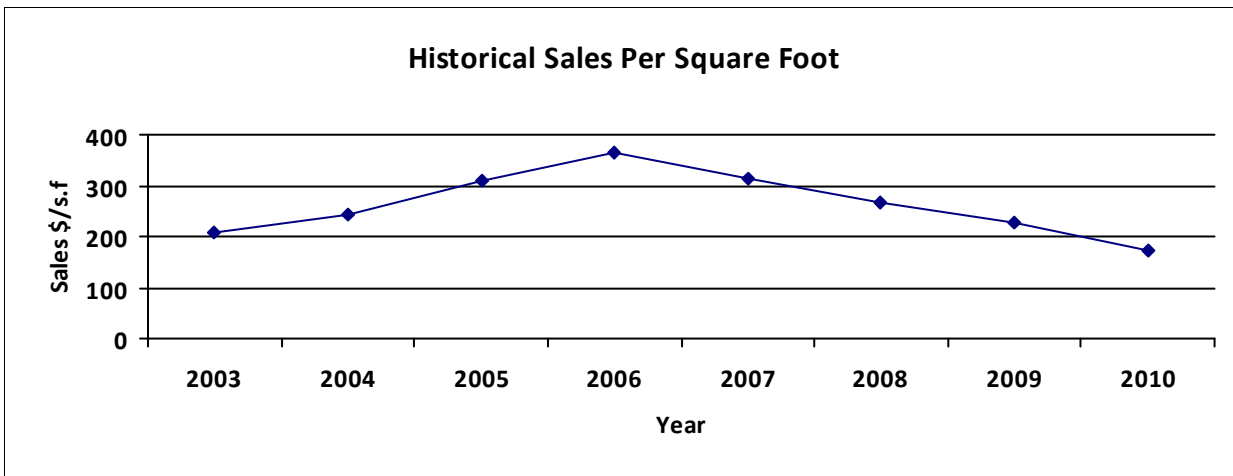
Year of Sale	Address		Unit No	Price	Sq. Feet
2001	988	Blvd Of The Arts	215	325000	1555
2001	988	Blvd Of The Arts	1009	660000	2315
2001	888	Blvd Of The Arts	1605	429000	1729
2001	888	Blvd Of The Arts	307	350000	1288
2001	988	Blvd Of The Arts	1116	351000	1555
Totals for	2001	Number of Sales	17		
	Average sale price	387088	Average price /sf	228.569	

Dolphin Tower

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Year	No. of Sales	Avg Sale Price	Sale Price/S.F.
2003	7	298683	209
2004	12	318227	245
2005	9	360778	310
2006	6	427000	365
2007	6	389567	315
2008	13	324908	266
2009	4	272800	229
2010	1	169000	172



Year of Sale	Address	Unit No	Price	Sq. Feet
2010	101 Gulfstream	9c	169000	985
Totals for 2010		Number of Sales	1	
Average sale price		169000	Average price /sf	171.574
2009	101 Gulfstream	7e	200000	1200
2009	101 Gulfstream	7b	223100	1320
2009	101 Gulfstream	14g	264500	965
2009	101 Gulfstream	14e	255000	1200
2009	101 Gulfstream	8f	420000	1390
2009	101 Gulfstream	8c	216200	985
Totals for 2009		Number of Sales	6	
Average sale price		263133	Average price /sf	223.626
2008	101 Gulfstream	15a	300000	1200

Year of Sale	Address		Unit No	Price	Sq. Feet
2008	101	Gulfstream	8d	220000	1294
2008	101	Gulfstream	7b	250000	1320
2008	101	Gulfstream	12a	350000	1200
2008	101	Gulfstream	10h	475000	1320
2008	101	Gulfstream	5j	281500	963
2008	101	Gulfstream	9h	400000	1320
2008	101	Gulfstream	4d	250000	1294
2008	101	Gulfstream	16k	650000	1476
2008	101	Gulfstream	9d	225000	1294
2008	101	Gulfstream	7j	270000	963
2008	101	Gulfstream	5g	295900	965
2008	101	Gulfstream	5d	256400	1294
Totals for	2008	Number of Sales		13	
	Average sale price	324908		Average price /sf	265.598
2007	101	Gulfstream	8a	359900	1200
2007	101	Gulfstream	11b	374500	1320
2007	101	Gulfstream	10h	445000	1320
2007	101	Gulfstream	5j	400000	963
2007	101	Gulfstream	6k	480000	1408
2007	101	Gulfstream	11e	278000	1200
Totals for	2007	Number of Sales		6	
	Average sale price	389567		Average price /sf	315.396
2006	101	Gulfstream	8d	390000	1294
2006	101	Gulfstream	7g	287500	965
2006	101	Gulfstream	7f	530000	1390
2006	101	Gulfstream	15a	387500	1200
2006	101	Gulfstream	8e	502000	1200
2006	101	Gulfstream	8g	465000	965
Totals for	2006	Number of Sales		6	
	Average sale price	427000		Average price /sf	365.269
2005	101	Gulfstream	9c	320000	985
2005	101	Gulfstream	10b	369000	1320
2005	101	Gulfstream	12j	256500	963
2005	101	Gulfstream	10g	135000	965
2005	101	Gulfstream	12b	385000	1320

Year of Sale	Address		Unit No	Price	Sq. Feet
2005	101	Gulfstream	7e	436500	1200
2005	101	Gulfstream	16b	480000	1319
2005	101	Gulfstream	8a	380000	1200
2005	101	Gulfstream	14e	485000	1200
Totals for	2005	Number of Sales	9		
	Average sale price	360778		Average price /sf	310.065
2004	101	Gulfstream	9j	335000	963
2004	101	Gulfstream	11e	317000	1200
2004	101	Gulfstream	4d	220000	1294
2004	101	Gulfstream	9h	440000	1320
2004	101	Gulfstream	9b	345000	1320
2004	101	Gulfstream	5a	315000	1200
2004	101	Gulfstream	12h	400000	1320
2004	101	Gulfstream	10c	257500	985
2004	101	Gulfstream	5e	296000	1200
2004	101	Gulfstream	12h		1320
2004	101	Gulfstream	12a	300000	1200
2004	101	Gulfstream	11c	275000	985
Totals for	2004	Number of Sales	12		
	Average sale price	318227		Average price /sf	244.670
2003	101	Gulfstream	9j	280000	963
2003	101	Gulfstream	14f	399000	1390
2003	101	Gulfstream	15b	327500	1320
2003	101	Gulfstream	4a	275000	1200
2003	101	Gulfstream	5b	234000	1320
2003	101	Gulfstream	6k		1408
2003	101	Gulfstream	15j	276600	963
Totals for	2003	Number of Sales	7		
	Average sale price	298683		Average price /sf	209.26
2002	101	Gulfstream	16k	365000	1476
2002	101	Gulfstream	8e	268000	1200
2002	101	Gulfstream	7j	240000	963
2002	101	Gulfstream	15b	300000	1320
2002	101	Gulfstream	9b	285000	1320
2002	101	Gulfstream	16f	392000	1509

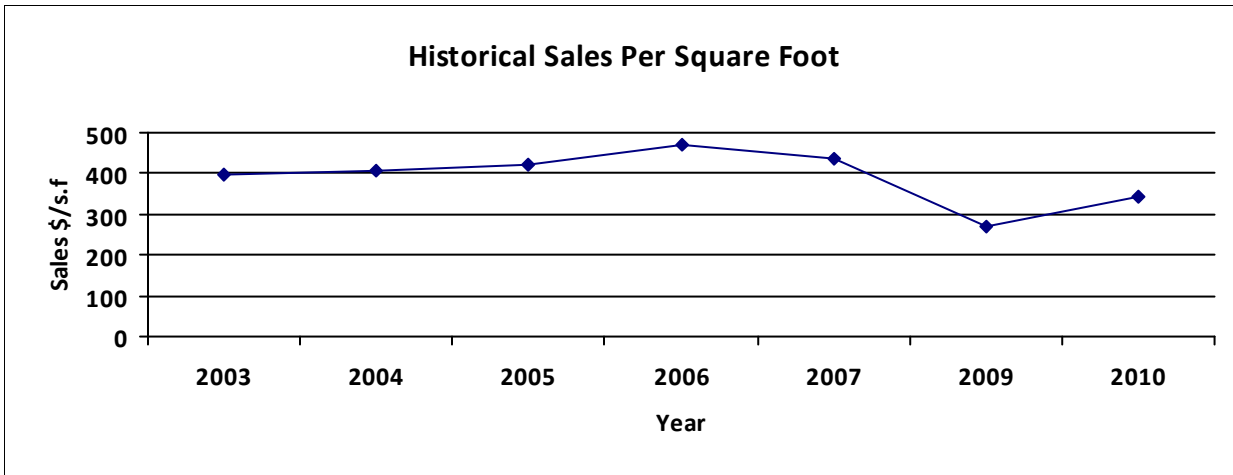
Year of Sale	Address		Unit No	Price	Sq. Feet
2002	101	Gulfstream	11g	207500	965
2002	101	Gulfstream	12c	206600	985
Totals for	2002	Number of Sales	8		
	Average sale price	283013		Average price /sf	232.502
2001	101	Gulfstream	10c	91000	985
2001	101	Gulfstream	5a	155000	1200
2001	101	Gulfstream	16g	212300	1012
2001	101	Gulfstream	6j	209000	963
2001	101	Gulfstream	7c	127000	985
2001	101	Gulfstream	11a	172000	1200
2001	101	Gulfstream	5c	160000	985
2001	101	Gulfstream	12c	175000	985
Totals for	2001	Number of Sales	8		
	Average sale price	162663		Average price /sf	156.500

Golden Bay

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Year	No. of Sales	Avg Sale Price	Sale Price/S.F.
2003	2	845000	397
2004	2	865000	406
2005	5	1078000	424
2006	1	1979428	471
2007	1	925000	434
2009	1	575000	270
2010	1	730000	343



Year of Sale	Address	Unit No	Price	Sq. Feet
2010	166 Golden Gate	22	730000	2130
Totals for	2010	Number of Sales	1	
	Average sale price	730000	Average price /sf	342.723
2009	166 Golden Gate	41	575000	2130
Totals for	2009	Number of Sales	1	
	Average sale price	575000	Average price /sf	269.953
2007	166 Golden Gate	22	925000	2130
Totals for	2007	Number of Sales	1	
	Average sale price	925000	Average price /sf	434.272
2006	166 Golden Gate	70	1979428	4200

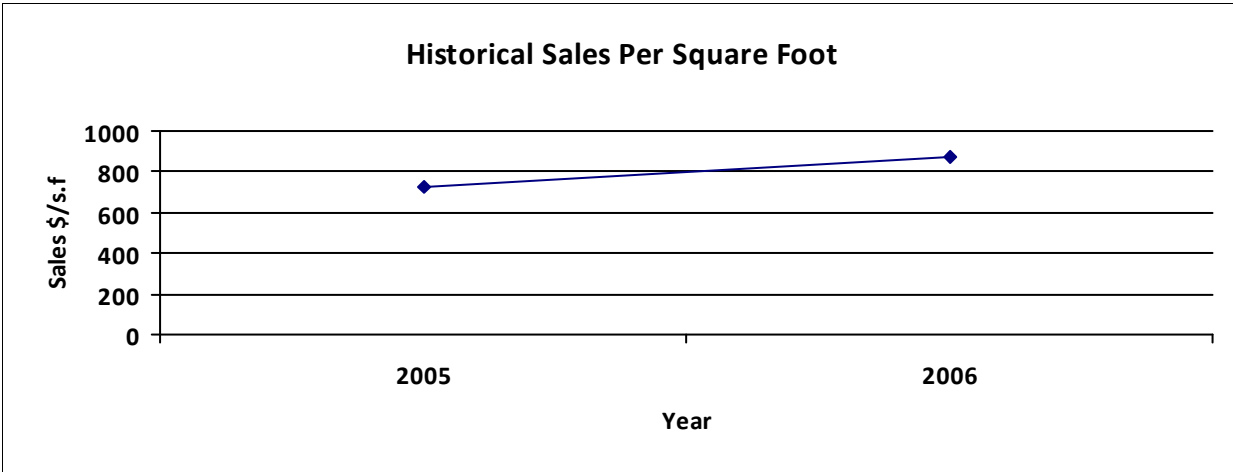
Year of Sale	Address		Unit No	Price	Sq. Feet
Totals for	2006	Number of Sales	1		
	Average sale price	1979428		Average price /sf	471.292
2005	166	Golden Gate	41	900000	2130
2005	166	Golden Gate	32	900000	2130
2005	166	Golden Gate	52	910000	2130
2005	166	Golden Gate	21	930000	2130
2005	166	Golden Gate	60	1750000	4200
Totals for	2005	Number of Sales	5		
	Average sale price	1078000		Average price /sf	423.742
2004	166	Golden Gate	32	820000	2130
2004	166	Golden Gate	51	910000	2130
Totals for	2004	Number of Sales	2		
	Average sale price	865000		Average price /sf	406.103
2003	166	Golden Gate	42	780000	2130
2003	166	Golden Gate	31	910000	2130
Totals for	2003	Number of Sales	2		
	Average sale price	845000		Average price /sf	396.714
2002	166	Golden Gate	21	693400	2130
2002	166	Golden Gate	70	1700000	4200
Totals for	2002	Number of Sales	2		
	Average sale price	1196700		Average price /sf	378.104

Grande Riviera

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Year	No. of Sales	Avg Sale Price	Sale Price/S.F.
2005	1	1895000	723
2006	1	2300000	868



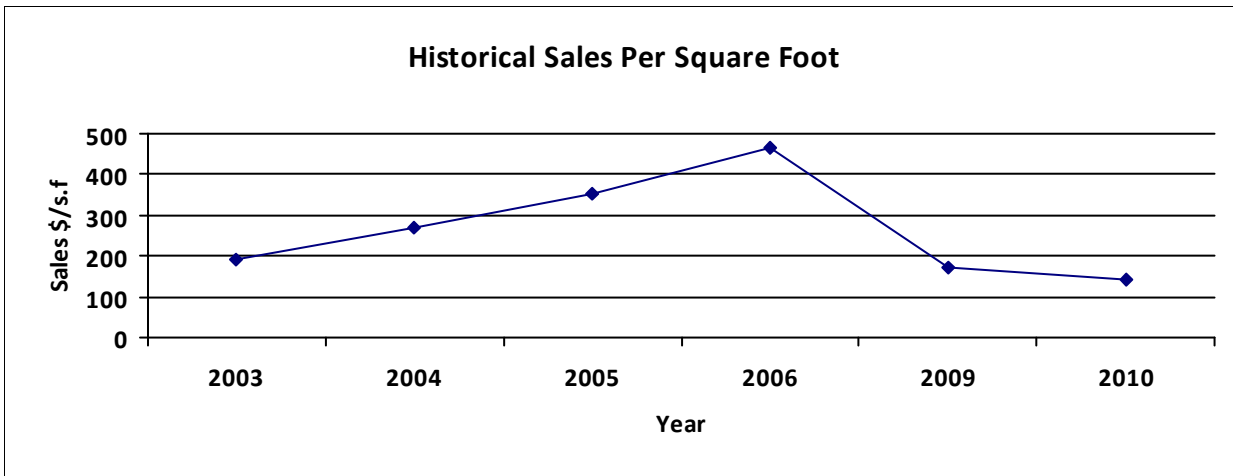
Year of Sale	Address	Unit No	Price	Sq. Feet
2006	420 Golden Gate	600a	2300000	2650
Totals for	2006	Number of Sales	1	
	Average sale price	2300000	Average price /sf	867.925
2005	420 Golden Gate	200a	1895000	2620
Totals for	2005	Number of Sales	1	
	Average sale price	1895000	Average price /sf	723.282

Gulfstream Towers

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Year	No. of Sales	Avg Sale Price	Sale Price/S.F.
2003	5	216750	193
2004	6	264000	270
2005	9	309211	355
2006	3	453333	464
2009	3	191667	170
2010	2	114500	140



Year of Sale	Address	Unit No	Price	Sq. Feet
2010	33 Gulfstream	408	120000	820
2010	33 Gulfstream	508	109000	820
Totals for 2010		Number of Sales	2	
Average sale price		114500	Average price /sf	139.634
2009	33 Gulfstream		205000	1508
2009	33 Gulfstream	502	131000	820
2009	33 Gulfstream	1007	135000	820
2009	33 Gulfstream	1008	151000	820
2009	33 Gulfstream	607	150000	820
2009	33 Gulfstream	909	220000	1055
Totals for 2009		Number of Sales	6	
Average sale price		165333	Average price /sf	169.776
2006	33 Gulfstream	709	485000	1055
2006	33 Gulfstream	903	350000	820

Year of Sale	Address		Unit No	Price	Sq. Feet
2006	33	Gulfstream	1006	525000	1055
Totals for	2006	Number of Sales	3		
	Average sale price	453333		Average price /sf	464.164
2005	33	Gulfstream	902	285000	820
2005	33	Gulfstream	908	255000	820
2005	33	Gulfstream	501	415000	1055
2005	33	Gulfstream	1002	225000	820
2005	33	Gulfstream	507	248000	820
2005	33	Gulfstream	606	379900	1055
2005	33	Gulfstream	608	235000	820
2005	33	Gulfstream	803	350000	820
2005	33	Gulfstream	502	390000	820
Totals for	2005	Number of Sales	9		
	Average sale price	309211		Average price /sf	354.51
2004	33	Gulfstream	502	215000	820
2004	33	Gulfstream	701	255000	1055
2004	33	Gulfstream	709	294000	1055
2004	33	Gulfstream	701	340000	1055
2004	33	Gulfstream	906	250000	1055
2004	33	Gulfstream	503	230000	820
Totals for	2004	Number of Sales	6		
	Average sale price	264000		Average price /sf	270.307
2003	33	Gulfstream	1007	277000	820
2003	33	Gulfstream	902		820
2003	33	Gulfstream	503	180000	820
2003	33	Gulfstream	804a	85000	530
2003	33	Gulfstream		325000	1508
Totals for	2003	Number of Sales	5		
	Average sale price	216750		Average price /sf	192.752
2002	33	Gulfstream	1001	255000	1055
2002	33	Gulfstream	702	175000	820
2002	33	Gulfstream	403	160000	1508
2002	33	Gulfstream	905	175000	1508
2002	33	Gulfstream	402	155000	820

Year of Sale	Address		Unit No	Price	Sq. Feet
2002	33	Gulfstream	601	250000	1055
2002	33	Gulfstream	308	155000	820
2002	33	Gulfstream	907	158000	820
2002	33	Gulfstream	1007	175000	820
2002	33	Gulfstream	909	220000	1055
2002	33	Gulfstream	406	210000	1055
Totals for	2002	Number of Sales	11		
	Average sale price	189818		Average price /sf	184.192
2001	33	Gulfstream	401	190000	1055
2001	33	Gulfstream	802	175000	820
2001	33	Gulfstream	501	215000	1055
2001	33	Gulfstream	1006	140000	1055
Totals for	2001	Number of Sales	4		
	Average sale price	180000		Average price /sf	180.678

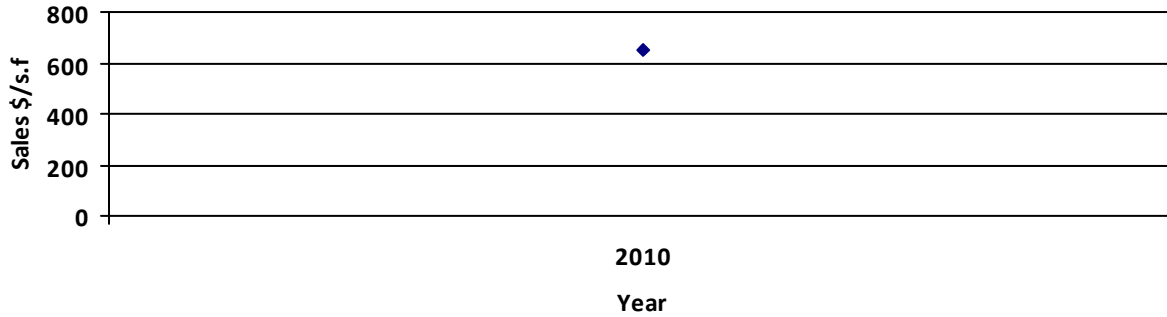
La Bellasara

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Year	No. of Sales	Avg Sale Price	Sale Price/S.F.
2010	2	2175000	652

Historical Sales Per Square Foot



Year of Sale	Address	Unit No	Price	Sq. Feet
2010	464 Golden Gate	604	2150000	3290
2010	464 Golden Gate	201	2200000	3384
Totals for	2010	Number of Sales	2	
	Average sale price	2175000	Average price /sf	651.783

Lawrence Pointe

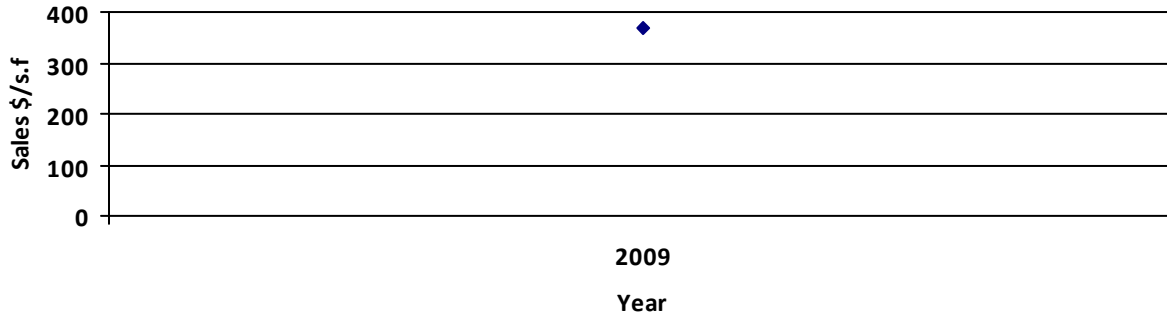
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Year	No. of Sales	Avg Sale Price	Sale Price/S.F.
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2009	2	725000	367
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Historical Sales Per Square Foot



Year of Sale	Address		Unit No	Price	Sq. Feet
2009	99	Sunset	402	800000	2174
2009	101	Sunset	203	650000	1778
Totals for	2009	Number of Sales	2		
	Average sale price	725000	Average price /sf	366.903	