

Pricing Adjustments per Property

					
Address	300 SE 5th Avenue #6110 Boca Raton	300 SE 5TH AVENUE 3170 BOCA RATON		300 SE 5TH AVE 7170 BOCA RATON	
Status	SUBJECT	ACTIVE		ACTIVE	
List/Sold Price		\$979,000		\$999,000	
LP or SP \$/Sq. Ft.		484.17		494.07	
Date Listed/Sold		07/15/02		02/24/05	
DOM		960		5	
Year Built	1989	1989		1989	
Bedrooms	3	2		2	
Bathrooms	3.10	3.10		3.10	
Square Feet	2,660	2,022	\$308,903	2,022	\$315,214
Lot Size					
Parking		1.0		2.0	
Basement					
Heating		CENTRAL		CENTRAL/ELECTRIC	
Dining Room					
Family Room					
Living Room					
Style		4+ FLOORS			
Stories	8	8		8	
Pool		INGROUND			
Cooling		CENTRAL		CENTRAL/ELECTRIC	
View		GARDEN		GOLF	
Quality					
Design and Appeal					
Condition					
Functional Util.					
Energy Efficiency					
Remarks		FABULOUS UPGRADED, DESIGNER DECORATED APTARTMENT , BETTER THAN NEW, MARBLE FLOORS.NUMEROUS UPGRADES. WILL RENT AT \$5500/YR OR \$7500/SEASON OWNER/AGENT		BEAUTIFUL UNIT ON GROUNDS OF TH BOCA RATON RESORT. BREATHTAKIN SUNSET AND GOLF VIEWS FROM EVERY ROOM, FULL SERVICE BUILDIN WITH CONCIERGE, VALET, TENNIS FITNESS, SAUNA, BOAT DOCKS, SPA / POOL ATTENDANT.	
Total Adjustments		\$308,903		\$315,214	

Pricing Adjustments per Property

			
Address	300 SE 5th Avenue #6110 Boca Raton	300 SE 5TH 5150 BOCA RATON	300 SE 5TH 6160 BOCA RATON
Status	SUBJECT	ACTIVE	ACTIVE
List/Sold Price		\$1,175,000	\$1,399,000
LP or SP \$/Sq. Ft.		441.73	567.55
Date Listed/Sold		12/01/04	01/08/05
DOM		90	52
Year Built	1989	1989	1989
Bedrooms	3	3	3
Bathrooms	3.10	4.10	4.10
Square Feet	2,660	2,660	2,465
Lot Size			
Parking		1.0	1.0
Basement			
Heating		CENTRAL/ZONED/ELECTR	CENTRAL
Dining Room			
Family Room			
Living Room			
Style		4+	4+ FLOORS
Stories	8	8	8
Pool			INGROUND/HEATED
Cooling		CENTRAL/ZONED/ELECTR	CENTRAL
View		GOLF	GOLF/CITY
Quality			
Design and Appeal			
Condition			
Functional Util.			
Energy Efficiency			
Remarks		TRANQUIL VIEWS OF BOCA RATON RESORT AND CLUB'S GOLF COURSE AND LAKE GIVE THIS LARGE BENECIA LOTS OF PRIVACY. GORGEOUS MARBLE FLOORING AND BLACK GRANITE KITCHEN COUNTERS.	COMPLETELY RENOVATED, FULLY FURNISHED CONDO IN PRESTIGIOUS MIZNER TOWER GOLF COURSE AN CITY VIEWS
Total Adjustments		\$0	\$110,671

Pricing Adjustments per Property

					
Address	300 SE 5th Avenue #6110 Boca Raton	300 SE 5TH AVENUE 5140 BOCA RATON		300 SE 5TH 4100 BOCA RATON	
Status	SUBJECT	ACTIVE		ACTIVE	
List/Sold Price		\$1,999,999		\$2,400,000	
LP or SP \$/Sq. Ft.		786.16		833.04	
Date Listed/Sold		07/10/04		07/05/04	
DOM		234		239	
Year Built	1989	1989		1989	
Bedrooms	3	3		3	
Bathrooms	3.10	4.10		4.00	
Square Feet	2,660	2,544	\$91,195	2,881	<\$184,103>
Lot Size					
Parking		2.0		0.0	
Basement					
Heating		CENTRAL/ELECTRIC		CENTRAL	
Dining Room					
Family Room					
Living Room					
Style		4+ FLOORS		4+	
Stories	8	8		8	
Pool		INGROUND/HEATED		INGROUND	
Cooling		CENTRAL/ELECTRIC		CENTRAL	
View		INTRACOASTAL/GAR		OCEAN/INTRACOAST	
Quality					
Design and Appeal					
Condition					
Functional Util.					
Energy Efficiency					
Remarks		YOU WILL NOT BELIEVE THE COMPLETE SPECTACULAR TOTAL RENOVATION OF THIS RESIDENCE WITH DRAMATIC VIEWS FROM EVERY DIRECTION. EVERYTHING HAS BEEN REPLACED FROM FLOORS TO RAISED CEILINGS TO DOWNVIEW KITCHEN.		SWEEPING VIEW OF LAKE BOCA RATON ON THE INTRACOASTAL*SUPERB FLOORPLAN W/WATER VIEWS FROM EVERY ROOM*1100 SQ FT WRAPAROUND BALCONY WITH 180 DEGREE VIEW*UNFURN, BUT COULD BE TURNKEY*2 NEW A/C'S* 2 PRKG SPAC	
Total Adjustments		\$91,195		<\$184,103>	

Pricing Summary

Calculated by Adjusted Averages

<u>DOM</u>	<u>Orig. List Price</u>	<u>Sale Price</u>	<u>Change in Price</u>
0	\$0	\$0	0.00%

_____ **\$1,487,625**

Adjustments

Square Feet	_____	\$0
House	_____	\$0
Land	_____	\$0
Area	_____	\$0
Schools	_____	\$0
Market Trends	_____	\$0
Other	_____	\$0

Adjusted List Price _____ **\$1,487,625**

The Suggested Sales Price should be adjusted above or below the Adjusted Sales Price depending on the Subject Property's desired Days on Market, as compared to the Average Days on Market Above.

Calculated by Price Per Square Foot

Average Price per Square Foot	_____	\$0.00
Subject Property's Square Feet	_____	2660
Suggested Price by Square Foot	_____	\$0

SUGGESTED SALES PRICE RANGE

<u>low</u>	<u>high</u>
\$1,469,030	\$1,506,220