

LONGBOAT KEY CONDO SALES YEAR TO DATE (Jan-May 2010)

Condo	View	BE	FB	SF	Sold Price	List Price	Original	LP/SF	Sold Date	SP/SqFt	LP/SP %	CDOM
NEPTUNE ON LONGBOAT KEY		1	1	657	126,700	126,700	126,700	192.85	2/16/2010	192.85	100.00	56
NEPTUNE ON LONGBOAT KEY	Gulf/Part	2	1	695	148,000	132,000	132,000	189.93	2/26/2010	212.95	112.12	7
SUTTON PLACE CONDO		2	1	1020	155,000	157,900	204,900	154.80	5/24/2010	151.96	98.16	105
BEACH HARBOR CLUB		2	2	1007	160,000	160,000	220,000	158.89	3/31/2010	158.89	100.00	117
NEPTUNE ON LONGBOAT KEY		2	1	695	145,250	160,000	160,000	230.22	4/22/2010	208.99	90.78	4
WHITNEY BEACH CONDO	Canal	1	1	990	200,000	219,000	239,000	221.21	2/22/2010	202.02	91.32	121
FIRST LONGBOAT HARBOUR	Bay/Full	1	1	667	207,000	219,900	219,900	329.69	2/5/2010	310.34	94.13	11
LONGBOAT HARBOUR	Bay/Part	2	2	928	202,000	229,000	279,000	246.77	5/10/2010	217.67	88.21	191
WHITNEY BEACH CONDO		1	1	990	215,000	239,000	239,000	241.41	3/19/2010	217.17	89.96	-2476
FIRST LONGBOAT HARBOUR	Bay/Part	2	2	992	225,000	244,900	289,000	246.88	4/19/2010	226.81	91.87	96
FIRST LONGBOAT HARBOUR	Canal	2	2	928	230,000	249,000	249,000	268.32	5/28/2010	247.84	92.37	55
WHITNEY BEACH II CONDO		1	1	1008	215,000	250,000	250,000	248.02	3/31/2010	213.29	86.00	76
SILVER SANDS A CONDO	Gulf/Full	1	1	520	255,000	250,000	300,000	480.77	4/16/2010	490.38	102.00	95
SEAPLACE	Gulf/Part	2	1	933	226,000	259,000	275,000	277.60	3/12/2010	242.23	87.26	109
Cedars East		2	2	1501	247,000	259,000	289,000	172.55	4/29/2010	164.56	95.37	130
WHITNEY BEACH II CONDO		2	2	1431	255,000	274,500	285,500	191.82	4/30/2010	178.20	92.90	35
GULF KEY CONDO		2	2	1044	206,000	279,000	279,000	267.24	2/1/2010	197.32	73.84	97
BEACH HARBOR CLUB		2	2	1396	233,000	295,000	295,000	211.32	4/30/2010	166.91	78.98	199
SPANISH MAIN YACHT CLUB CON	Marina	3	2	1585	269,000	299,000	299,000	188.64	2/26/2010	169.72	89.97	294
PELICAN HARBOUR & BEACH CLU	Bay/Full	2	2	1150	264,000	299,900	319,900	260.78	1/29/2010	229.57	88.03	42
SEA OATS	Gulf/Full	1	1	568	235,000	299,900	449,000	527.99	2/12/2010	413.73	78.36	867
BEACH HARBOR CLUB	Gulf2Bay	2	2	1514	255,000	299,990	349,900	198.14	5/17/2010	168.43	85.00	292
SPANISH MAIN YACHT CLUB CON		2	2	1299	275,000	319,000	319,000	245.57	1/22/2010	211.70	86.21	273
WHITNEY BEACH CONDO		2	2	1350	275,000	325,000	325,000	240.74	4/5/2010	203.70	84.62	681
WINDWARD BAY CONDO AMD	Bay/Full	2	2	1096	310,000	329,000	329,000	300.18	3/31/2010	282.85	94.22	17
SEAPLACE	Beach	2	2	928	335,000	349,000	389,000	376.08	4/19/2010	360.99	95.99	93
WHITNEY BEACH II CONDO		2	2	1449	298,000	349,000	349,000	240.86	4/7/2010	205.66	85.39	14
SEAPLACE II	Gulf/Part	2	2	928	325,000	357,000	357,000	384.70	5/14/2010	350.22	91.04	69
FIRST LONGBOAT HARBOUR	Bay/Full	2	2	1168	338,000	359,000	359,000	307.36	2/15/2010	289.38	94.15	100
HARBOUR VILLA CLUB AT THE BU	Bay/Full	2	2	1514	381,000	399,000	725,000	263.54	4/14/2010	251.65	95.49	516
PRIVATEER SOUTH	Gulf/Full	1	2	1080	365,000	399,000	449,000	369.44	5/7/2010	337.96	91.48	188
ISLANDER CLUB		2	2	1235	375,000	419,000	449,000	339.27	2/5/2010	303.64	89.50	164
BEACHPLACE III		2	2	1172	384,500	419,000	499,000	357.51	5/28/2010	328.07	91.77	460
LONGBOAT KEY MOORINGS	Bay/Full				300,000	425,000	425,000		3/31/2010		70.59	447
Sand Cay	Gulf/Full	2	2	1071	440,000	440,000	649,900	410.83	4/16/2010	410.83	100.00	132

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SUNSET BEACH	Gulf/Part	2	2	1358	449,000	449,000	575,000	330.63	4/30/2010	330.63	100.00	518
BEACHPLACE	Gulf/Part	2	2	1503	420,000	449,000	549,000	298.74	5/27/2010	279.44	93.54	122
SEAPLACE	Gulf/Full	2	2	1257	407,500	449,000	449,000	357.20	5/20/2010	324.18	90.76	42
FAIRWAY BAY PH 1	Bay/Part	3	3	2097	400,000	459,000	559,000	218.88	4/28/2010	190.75	87.15	346
HARBOUR OAKS PH I & II		3	2	2448	400,000	459,000	459,000	187.50	5/14/2010	163.40	87.15	18
HARBOUR VILLA CLUB AT THE BU	Bay/Full	2	2	1293	425,000	475,000	690,000	367.36	1/29/2010	328.69	89.47	709
FAIRWAY BAY PH 1	Bay/Full	2	2	1442	467,000	479,000	500,000	332.18	2/17/2010	323.86	97.49	207
HARBOUR OAKS		3	2	2219	390,400	479,000	499,000	215.86	3/15/2010	175.94	81.50	115
LONGBOAT TERRACE	Gulf/Full	2	2	1300	455,000	479,000	479,000	368.46	3/29/2010	350.00	94.99	14
HARBOUR LINKS	Lake	2	2	2398	475,000	495,000	599,000	206.42	5/27/2010	198.08	95.96	172
LONGBOAT HARBOUR TOWERS	Gulf/Full	2	2	1314	450,000	499,000	699,000	379.76	3/3/2010	342.47	90.18	461
BEACHPLACE II	Gulf/Full	2	2	1503	490,000	529,000	529,000	351.96	1/29/2010	326.01	92.63	67
CASA DEL MAR INC	Gulf/Full	2	2	822	512,500	549,000	549,000	667.88	1/12/2010	623.48	93.35	835
HARBOUR OAKS PH I & II		3	2	2219	501,000	549,000	599,000	247.41	2/26/2010	225.78	91.26	35
SEAPLACE	Gulf/Full	2	2	1265	512,500	549,000	549,000	433.99	3/26/2010	405.14	93.35	51
BEACHPLACE I	Gulf/Part	2	2	1503	530,000	549,000	549,000	365.27	3/8/2010	352.63	96.54	30
PROMENADE	Gulf/Part	2	2	1585	520,000	550,000	550,000	347.00	4/15/2010	328.08	94.55	144
CLUB LONGBOAT BEACH & TENN	Beach	3	2	1718	504,000	568,000	835,000	330.62	2/18/2010	293.36	88.73	188
ISLANDS WEST	Gulf/Full	2	2	1491	510,000	582,000	582,000	390.34	5/14/2010	342.05	87.63	63
Westchester	Gulf/Full	2	2	1393	500,000	585,000	775,000	419.96	4/10/2010	358.94	85.47	761
BEACHPLACE II	Gulf/Full	2	2	1392	535,000	589,000	599,000	423.13	1/20/2010	384.34	90.83	434
LONGBOAT BEACH HOUSE	Beach	2	2	1403	570,000	599,000	599,000	426.94	2/5/2010	406.27	95.16	18
Fairway Bay-Atrium	Bay/Part	3	2	2550	500,000	599,000	995,000	234.90	3/31/2010	196.08	83.47	689
SPANISH MAIN YACHT CLUB CON	Bay/Full	2	2	1421	565,000	599,000	599,000	421.53	5/4/2010	397.61	94.32	46
Seaplace	Gulf/Full	3	2	1492	555,000	625,000	925,000	418.90	5/24/2010	371.98	88.80	690
AQUARIUS CLUB	Gulf/Full	2	2	1492	600,000	639,000	689,000	428.28	5/7/2010	402.14	93.90	284
WHITNEY BEACH III CONDO	Gulf/Full	2	2	1456	550,000	650,000	699,000	446.43	5/4/2010	377.75	84.62	316
FAIRWAY BAY 1	Bay/Part	3	3	2097	550,000	659,000	659,000	314.26	4/27/2010	262.28	83.46	54
BEACHPLACE I	Gulf/Full	2	2	1503	635,000	679,000	679,000	451.76	5/14/2010	422.49	93.52	73
ISLANDER CLUB OF LONGBOAT	Gulf/Full	2	2	1235	660,000	695,000	695,000	562.75	1/15/2010	534.41	94.96	0
BEACHPLACE II	Gulf/Full	3	2	1819	665,000	699,000	769,000	384.28	1/25/2010	365.59	95.14	246
WINDING OAKS	Lake	3	2	2679	630,000	699,000	699,000	260.92	3/10/2010	235.16	90.13	140
WINDING OAKS	Lake	3	2	2679	635,000	729,000	729,000	272.12	4/30/2010	237.03	87.11	282
SEA GATE CLUB	Gulf/Full	2	2	1470	675,000	750,000	750,000	510.20	3/31/2010	459.18	90.00	49
BEACHES	Gulf/Full	2	2	1510	663,000	755,000	755,000	500.00	5/17/2010	439.07	87.81	123
BEACHPLACE	Gulf/Full	2	2	1503	740,000	775,000	775,000	515.64	4/14/2010	492.35	95.48	27

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WATER CLUB 1 AT LONGBOAT KE	Gulf/Part	2	2	2000	705,000	779,000	900,000	389.50	4/15/2010	352.50	90.50	314
PROMENADE	Beach	2	2	1827	734,000	785,000	795,000	429.67	5/14/2010	401.75	93.50	129
CEDARS WEST OF LONGBOAT IN	Gulf/Full	2	2	1865	755,000	790,000	790,000	423.59	4/30/2010	404.83	95.57	8
SEA GATE CLUB	Gulf/Full	2	2	1513	715,000	795,000	895,000	525.45	2/26/2010	472.57	89.94	453
GRAND BAY 4	Bay/Part	3	3	2250	700,000	799,000	895,000	355.11	1/13/2010	311.11	87.61	531
Fairway Bay-Atrium	Bay/Full	3	2	2776	725,000	825,000	1,250,000	297.19	1/14/2010	261.17	87.88	693
SANCTUARY I	Gulf/Full	3	2	1823	725,000	849,000	879,000	465.72	3/16/2010	397.70	85.39	657
PROMENADE	Gulf2Bay	3	3	2100	750,000	875,000	895,000	416.67	4/15/2010	357.14	85.71	172
PROMENADE	Gulf/Full	2	3	2273	800,000	895,000	995,000	393.75	2/26/2010	351.96	89.39	108
PROMENADE	Gulf/Part	3	3	2100	800,000	899,000	1,050,000	428.10	2/2/2010	380.95	88.99	292
AQUARIUS CLUB	Gulf/Full	2	2	1492	750,000	899,000	1,025,000	602.55	5/4/2010	502.68	83.43	484
FAIRWAY BAY 2 PH 1	Bay/Full	3	2	1905	785,000	899,000	1,100,000	471.92	4/12/2010	412.07	87.32	397
CASTILLIAN CONDO	Beach	3	2	1738	860,000	925,000	925,000	532.22	1/6/2010	494.82	92.97	22
Castilian	Gulf/Full	3	2	1738	855,000	939,000	1,190,000	540.28	5/17/2010	491.94	91.05	1037
TANGERINE BAY CLUB	Bay/Part	3	3	2903	900,000	999,000	1,199,500	344.13	3/22/2010	310.02	90.09	436
PIERRE	Gulf/Full	3	3	2410	950,000	999,000	999,000	414.52	3/1/2010	394.19	95.10	261
SANCTUARY I	Gulf/Full	3	3	1823	900,000	999,000	999,000	548.00	5/14/2010	493.69	90.09	36
BEACHPLACE III	Gulf/Full	3	2	1819	890,000	999,000	999,000	549.20	4/20/2010	489.28	89.09	0
LBK YACHT & TENNIS	Gulf/Full	3	3	2470	830,000	999,500	999,500	404.66	3/29/2010	336.03	83.04	143
MARINA BAY	Bay/Full	3	3	3083	980,000	1,075,000	1,075,000	348.69	5/5/2010	317.87	91.16	30
MARINA BAY	Bay/Full	3	3	3382	950,000	1,095,000	1,295,000	323.77	3/31/2010	280.90	86.76	387
SANCTUARY I	Gulf/Full	3	2	1823	1,010,000	1,095,000	1,095,000	600.66	4/27/2010	554.03	92.24	23
WATER CLUB 1 AT LONGBOAT KE	Bay/Part	3	4	2965	975,000	1,149,000	1,399,000	387.52	4/24/2010	328.84	84.86	148
GRAND BAY 4	Bay/Full	3	2	2550	1,050,000	1,195,000	1,295,000	468.63	4/2/2010	411.76	87.87	130
PIERRE	Gulf2Bay	3	3	2780	1,200,000	1,250,000	1,365,000	449.64	4/5/2010	431.65	96.00	221
SANCTUARY IV	Gulf/Full	3	2	2580	995,000	1,250,000	1,250,000	484.50	4/30/2010	385.66	79.60	33
GRAND BAY 4	Bay/Full	3	3	2925	1,100,000	1,290,000	1,290,000	441.03	1/29/2010	376.07	85.27	39
PROMENADE	Gulf/Full	3	3	2273	1,100,000	1,295,000	1,495,000	569.73	2/25/2010	483.94	84.94	303
PROMENADE	Gulf/Full	3	2	2273	1,100,000	1,295,000	1,595,000	569.73	5/7/2010	483.94	84.94	746
WATER CLUB 1 AT LONGBOAT KE	Gulf/Full	3	4	3045	1,295,000	1,299,000	1,685,000	426.60	2/26/2010	425.29	99.69	287
SANCTUARY II	Gulf/Full	3	2	2580	1,175,000	1,299,000	1,495,000	503.49	3/15/2010	455.43	90.45	97
GRAND BAY 1	Bay/Full	3	3	2925	1,065,000	1,395,000	1,750,000	476.92	5/4/2010	364.10	76.34	688
LONGBOAT KEY TOWERS	Gulf2Bay	3	3	2420	1,350,000	1,499,000	1,595,000	619.42	5/3/2010	557.85	90.06	369
Grande	Gulf/Full	3	4	3260	1,350,000	1,500,000	1,950,000	460.12	3/31/2010	414.11	90.00	671
PROMENADE	Gulf2Bay	3	3	2665	1,400,000	1,600,000	1,795,000	600.38	4/6/2010	525.33	87.50	252
TANGERINE BAY CLUB	Bay/Full	3	4	2903	1,695,000	1,695,000	1,695,000	583.88	3/1/2010	583.88	100.00	5

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L AMBIANCE AT LONGBOAT KEY C	Gulf/Full	3	2	2634	1,600,000	1,695,000	1,695,000	643.51	4/15/2010	607.44	94.40	25
LONGBOAT KEY TOWERS	Gulf/Full	3	3	2420	1,600,000	1,699,000	1,699,000	702.07	3/23/2010	661.16	94.17	113
L AMBIANCE AT LONGBOAT KEY C	Gulf/Full	3	2	2820	1,500,000	1,795,000	1,795,000	636.52	1/19/2010	531.91	83.57	793
SANCTUARY II	Gulf/Full	3	2	2580	1,500,000	1,795,000	1,795,000	695.74	2/16/2010	581.40	83.57	203
SANCTUARY III	Gulf/Full	3	3	3115	1,695,000	1,895,000	2,495,000	608.35	2/10/2010	544.14	89.45	417
VIZCAYA AT LONGBOAT KEY PH 1	Gulf/Full	3	3	3439	2,100,000	2,295,000	2,650,000	667.35	2/16/2010	610.64	91.50	451
POSITANO	Gulf/Full	3	3	3156	2,250,000	2,799,000	2,799,000	886.88	5/21/2010	712.93	80.39	696
WATER CLUB 2 AT LONGBOAT KE	Bay/Full	3	4	3273	2,062,500	3,000,000	3,400,000	916.59	2/5/2010	630.16	68.75	157