

Bird Key Canal Analysis - John August

5/6/2008 16:11

13 ACTIVE LISTINGS (john@4BirdKey.com - 941.373.0038 - cell 941.320.9795 - Fax 941.981.1402 - www.4BirdKey.com)

| LOCATION | SF | BR/BA | Remodeled | Pool | BLD DATE | LIST | Original | % off List | Value/SF | LOT \$/SF | Lot SF |
|----------------------|-------|---------|---------------|------|----------|-----------|-----------|------------|-----------------|---------------|--------|
| 609 N Owl Dr | 2,904 | 4/2.5 | Y/N | Y | 1969 | 1,300,000 | 1,800,000 | 27.78% | \$447.66 | 86.67 | 15,000 |
| 560 Bob White Drive | 2,696 | 3/2 | N | Y | 1963 | 1,450,000 | 1,450,000 | 0.00% | \$537.83 | 96.67 | 15,000 |
| 456 Meadow Lark | 2,774 | 3/2 | N | Y | 1971 | 1,679,000 | 1,895,000 | 11.40% | \$605.26 | 104.34 | 16,091 |
| 659 N Owl Dr | 3,342 | 4/3 | Y | Y | 1968 | 1,799,000 | 1,850,000 | 2.76% | \$538.30 | 119.93 | 15,000 |
| 333 W Royal Flamingo | 2,393 | 4-3 | N | Y | 1974 | 1,900,000 | 2,495,000 | 23.85% | \$793.98 | 78.76 | 24,125 |
| 299 Robin Drive | 4,485 | 4/5-3.5 | Y/N | Y | 1984 | 1,995,000 | 2,375,000 | 16.00% | \$444.82 | 131.54 | 15,166 |
| 460 Meadow Lark Dr | 3,849 | 4-4 | Y | Y | 1977 | 1,995,000 | 2,619,000 | 23.83% | \$518.32 | 133.00 | 15,000 |
| 481 E Royal Flamingo | 4,047 | 4/5.5 | Y | Y | 1995 | 2,275,000 | 2,275,000 | 0.00% | \$562.14 | 151.67 | 15,000 |
| 476 Meadow Lark Dr | 3,336 | 4/3.5 | Y/N | Y | 1985 | 2,300,000 | 2,300,000 | 0.00% | \$689.45 | 153.33 | 15,000 |
| 460 Pheasant Dr | 3,469 | 4/4 | N | Y | 1966 | 2,695,000 | 2,965,000 | 9.11% | \$854.71 | 156.53 | 18,942 |
| 250 Bird Key Dr | 5,430 | 5/5.5 | Y | Y | 1973 | 3,950,000 | 3,950,000 | 0.00% | \$727.44 | 154.27 | 25,604 |
| AVERAGES | | | Bld-Pre-1998 | | | | | | \$610.90 | 124.25 | |
| 604 Mourning Dove | 5,240 | 5/5 | NEW | Y | 2006 | 2,895,000 | 2,895,000 | 0.00% | \$552.48 | 261.80 | 11,058 |
| 621 N Owl | 3,491 | 3/2.5 | Y | Y | 2002 | 3,650,000 | 3,650,000 | 0.00% | \$1,045.55 | 243.33 | 15,000 |
| AVERAGES | | | Bld-Post-1998 | | | | | | \$184.16 | 87.27 | |

BACKUP NEEDED/PENDING

| SOLD SINCE 1/1/2008 | SF | BR/BA | UPDT? | Pool | BLD DATE | SOLD | LIST | % off List | Sold \$/SF | Lot \$/SF | Lot SF |
|----------------------|-------|-------|--------------|------|----------|-----------|-----------|------------|------------|-----------|--------|
| AVERAGES | | | Bld-Pre-1998 | | | | | | | | |
| 496 Partridge Circle | 3,600 | 3/4 | Y | Y | 1998 | 1,700,000 | 2,300,000 | 26.09% | \$638.89 | 122.84 | 18,723 |