

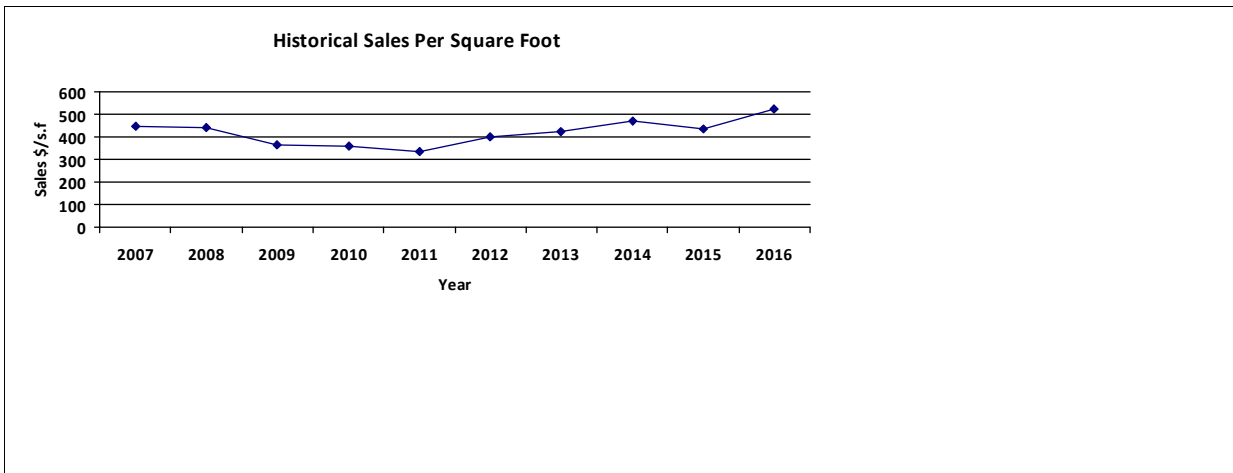
1350 Main

34236

2016 Sales

Source: Realist for land use 4
condominium and time period
indicated

Year	No. of Sales	Avg Sale Price	Sale Price/S.F.
2016	17	750184	521
2015	17	519556	433
2014	25	779716	472
2013	13	536462	426
2012	14	557000	402
2011	15	432013	338
2010	13	466931	359
2009	6	694833	366
2008	15	672760	444
2007	141	594152	445



Date of Sale	Address	Unit No	Price	Sq. Feet
12/30/2016	1350 Main	910	715000	1336
12/28/2016	1350 Main	302	350000	705
11/12/2016	1350 Main	1012	443680	944
11/4/2016	1350 Main	808	607000	1336
9/20/2016	1350 Main	1409	405000	895
8/31/2016	1350 Main	806	750000	1597
8/3/2016	1350 Main	704	625000	1336
7/28/2016	1350 Main	1106	920000	1597
7/1/2016	1350 Main	1508	764900	1336
6/30/2016	1350 Main	1410	1250000	2288
6/2/2016	1350 Main	1503	523900	1336
5/31/2016	1350 Main	1302	665000	1336
5/26/2016	1350 Main	1706	2275000	3251

Date of Sale	Address		Unit No	Price	Sq. Feet
3/31/2016	1350	Main	1101	603000	1364
3/15/2016	1350	Main	1306	868150	1600
2/12/2016	1350	Main	1509	437500	895
2/1/2016	1350	Main	1008	635000	1336
1/28/2016	1350	Main	902	630000	1336
Totals for	2016	Number of Sales	18		
	Average sale price	748,229	Average price /sf	522	

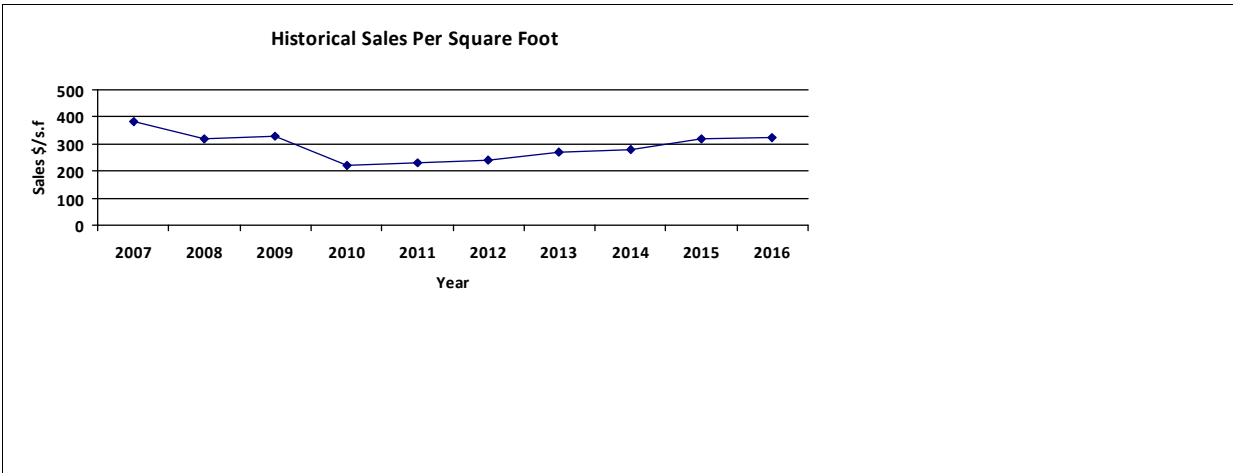
Alinari

34236

2016 Sales

Source: Realist for land use 4
condominium and time period
indicated

Year	No. of Sales	Avg Sale Price	Sale Price/S.F.
2016	16	526101	322
2015	25	464172	318
2014	17	405006	278
2013	15	437327	271
2012	13	402523	241
2011	20	382525	231
2010	15	366833	222
2009	11	424227	329
2008	8	483625	318
2007	168	564188	384



Date of Sale	Address	Unit No	Price	Sq. Feet
12/30/2016	800 Tamiami	1217	670000	1830
12/15/2016	800 Tamiami	415	527500	1323
12/2/2016	800 Tamiami	805	365000	1070
10/31/2016	800 Tamiami	105	340000	1684
10/4/2016	800 Tamiami	PH1701	760000	1830
8/11/2016	800 Tamiami	709	407000	1212
7/22/2016	800 Tamiami	915	520000	1323
5/13/2016	800 Tamiami	1103	499000	1323
5/3/2016	800 Tamiami	PH1811	1100100	3219
4/25/2016	800 Tamiami	PH1617	650000	1830
4/20/2016	800 Tamiami	712	420000	1323
3/31/2016	800 Tamiami	PH1612	795000	2471
3/29/2016	800 Tamiami	324	495000	2235

Date of Sale	Address		Unit No	Price	Sq. Feet
3/23/2016	800	Tamiami	409	120000	1212
3/10/2016	800	Tamiami	1009	400000	1212
2/18/2016	800	Tamiami	605	349021	1070
Totals for	2016	Number of Sales	16		
	Average sale price	526,101	Average price /sf	322	

Bay Plaza

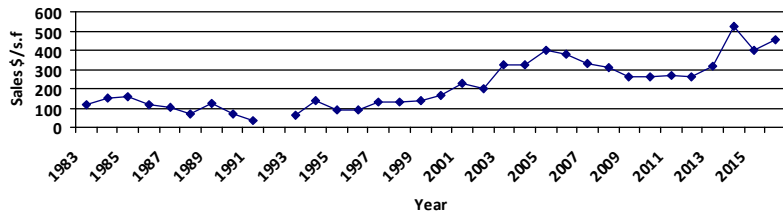
34236

2016 Sales

Source: Realist for land use 4
condominium and time period
indicated

Year	No. of Sales	Avg Sale Price	Sale Price/S.F.
2016	9	725889	455
2015	11	762636	402
2014	15	822900	526
2013	12	657500	320
2012	9	512000	262
2011	7	606071	269
2010	8	539512	262
2009	3	433333	263
2008	6	535167	312
2007	4	562500	328
2006	2	700000	382
2005	11	762900	399
2004	7	559957	323
2003	13	649308	321
2002	9	390375	201
2001	8	483162	231
2000	8	512200	164
1999	14	285875	139
1998	9	272000	128
1997	17	274527	131
1996	4	207833	89
1995	9	281286	87
1994	4	205750	137
1993	6	209167	60
1992	5		
1991	7	147333	36
1990	3	178250	67
1989	8	257800	125
1988	2	290000	71
1987	13	212300	104
1986	5	207300	114
1985	3	378433	159
1984	4	253425	154
1983	4	242375	118

Historical Sales Per Square Foot



Date of Sale	Address	Unit No	Price	Sq. Feet
12/22/2016	1255 Gulfstream	1001	858000	1901
7/29/2016	1255 Gulfstream	505	840000	1656
6/30/2016	1255 Gulfstream	206	325000	1654
6/30/2016	1255 Gulfstream	602	610000	2042
6/15/2016	1255 Gulfstream	807	740100	1629
6/15/2016	1255 Gulfstream	806	799900	
5/3/2016	1255 Gulfstream	801	950000	1901
3/30/2016	1255 Gulfstream	301	650000	1901
3/21/2016	1255 Gulfstream	907	760000	1672
Totals for	2016	Number of Sales	9	
	Average sale price	725,889	Average price /sf	455

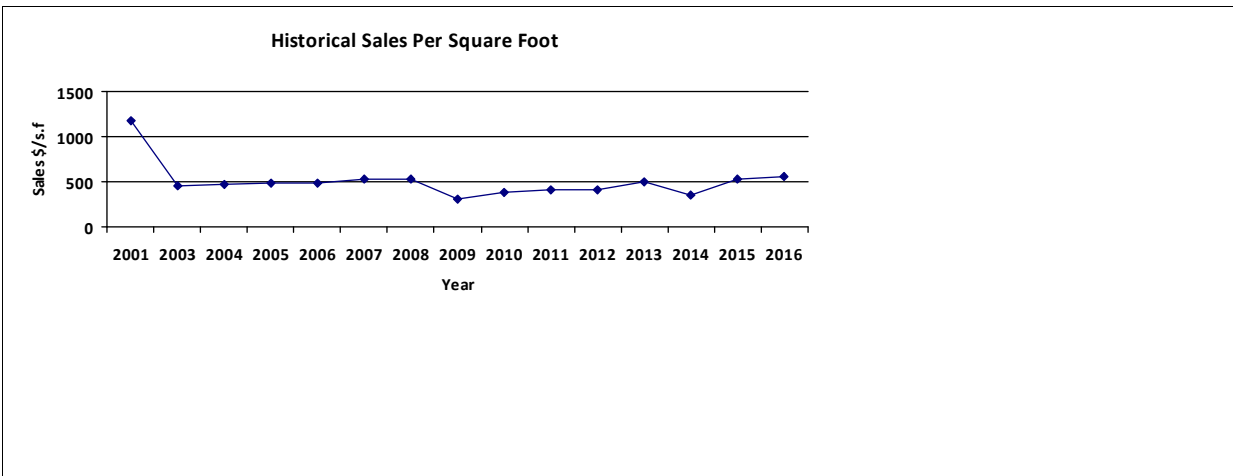
Beau Ciel

34236

2016 Sales

Source: Realist for land use 4
condominium and time period
indicated

Year	No. of Sales	Avg Sale Price	Sale Price/S.F.
2016	4	1672375	558
2015	5	1589000	532
2014	5	1046440	353
2013	6	1372917	505
2012	9	1507778	414
2011	4	1188750	407
2010	6	1133167	378
2009	1	950000	303
2008	6	1575000	528
2007	7	1650714	526
2006	6	1470833	490
2005	12	1367542	480
2004	8	1405625	472
2003	28	1554618	452
2001	1	4000000	1172



Date of Sale	Address	Unit No	Price	Sq. Feet
6/30/2016	990 Blvd Of The Arts	1201	1950000	3100
6/28/2016	990 Blvd Of The Arts	1102	1975000	3412
5/24/2016	990 Blvd Of The Arts	504	1500000	3135
2/2/2016	990 Blvd Of The Arts	802	1264500	2335
Totals for		2016	Number of Sales	4
Average sale price		1,672,375	Average price /sf	558

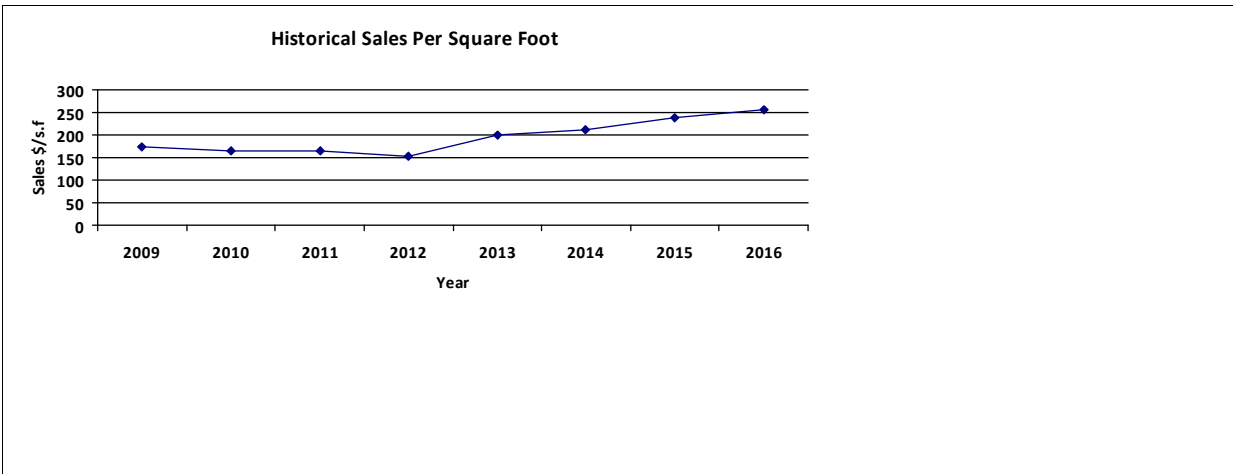
Broadway Promenade

34236

2016 Sales

Source: Realist for land use 4
condominium and time period
indicated

Year	No. of Sales	Avg Sale Price	Sale Price/S.F.
2016	12	320897	255
2015	20	269540	237
2014	19	275011	212
2013	14	241879	199
2012	17	179990	154
2011	20	203860	164
2010	18	202500	166
2009	8	238612	174



Date of Sale	Address	Unit No	Price	Sq. Feet
12/14/2016	1268 11th	2202	250000	1122
12/9/2016	1064 Tamiami	1206	250000	1084
11/29/2016	1064 Tamiami	1622	552500	1890
11/15/2016	1064 Tamiami	1511	385000	1352
7/29/2016	1064 Tamiami	1321	525000	1573
7/22/2016	1064 Tamiami	1207	255000	1222
6/15/2016	1064 Tamiami	1516	243760	1425
3/2/2016	1064 Tamiami	1331	300000	1222
2/16/2016	1064 Tamiami	1337	247500	1051
2/10/2016	1268 11th	2401	367000	1279
1/21/2016	1064 Tamiami	1120	270000	1084
1/8/2016	1064 Tamiami	1524	205000	804

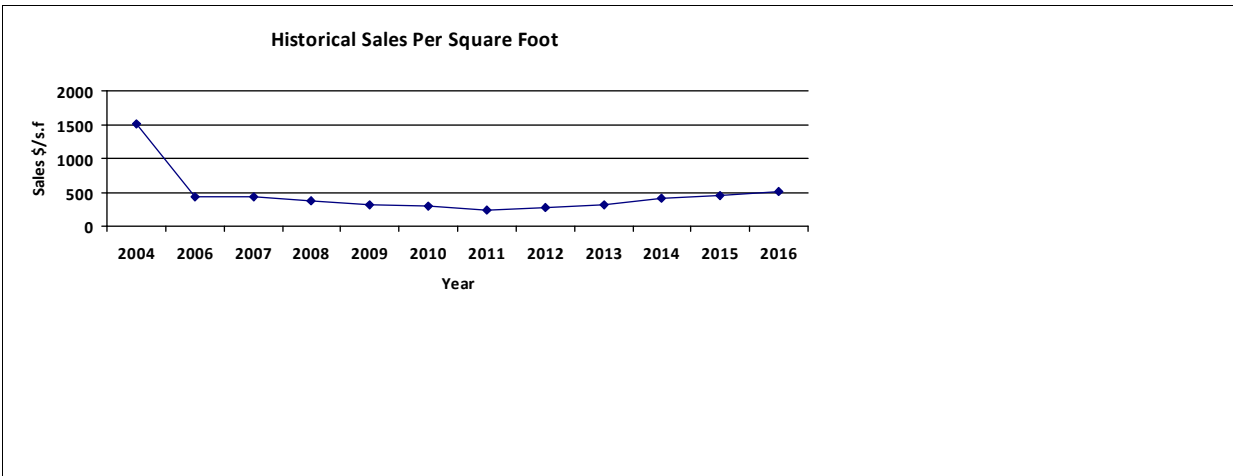
Date of Sale	Address	Unit No	Price	Sq. Feet
Totals for	2016	Number of Sales	12	
	Average sale price	320,897	Average price /sf	255

Burns Court Villas

34236 2016 Sales

Source: Realist for land use 4
condominium and time period
indicated

Year	No. of Sales	Avg Sale Price	Sale Price/S.F.
2016	3	1095833	516
2015	4	812700	448
2014	3	843500	404
2013	3	626667	311
2012	5	463600	281
2011	3	320833	241
2010	3	490000	296
2009	1	645000	304
2008	2	801500	377
2007	19	877463	424
2006	7	875957	422
2004	16	3149000	1512



Date of Sale	Address		Unit No	Price	Sq. Feet
7/7/2016	557	Palm	22	1000000	2124
6/27/2016	1529	Oak	14	1125000	2124
4/8/2016	1549	Oak	9	1162500	2124
Totals for	2016	Number of Sales	3		
	Average sale price	1,095,833	Average price /sf	516	

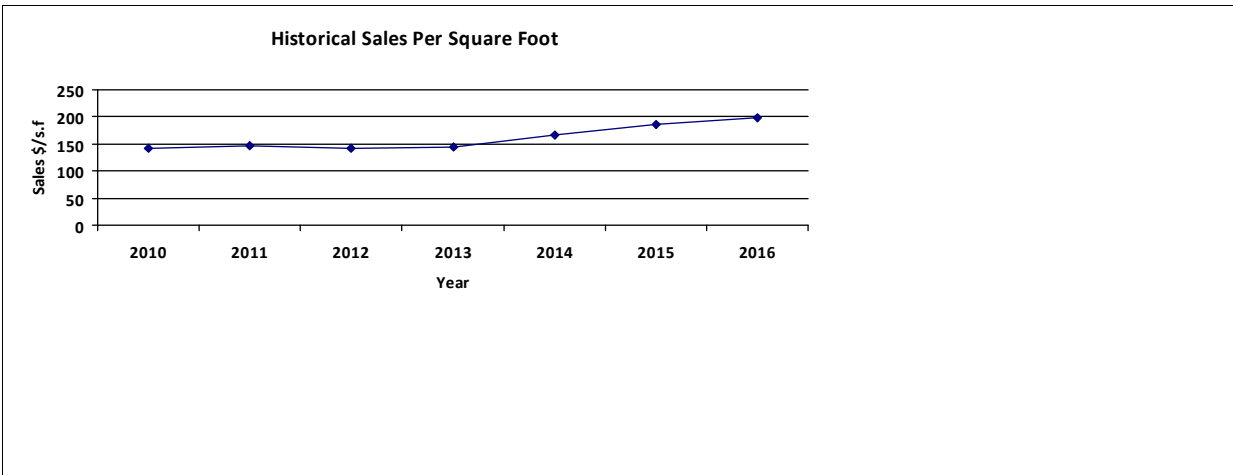
Central Park

34236

2016 Sales

Source: Realist for land use 4
condominium and time period
indicated

Year	No. of Sales	Avg Sale Price	Sale Price/S.F.
2016	20	209735	199
2015	20	191308	187
2014	25	179733	166
2013	14	165422	144
2012	22	148391	141
2011	21	153936	148
2010	12	166058	143



Date of Sale	Unit No	Address	Price	Sq. Feet	
12/9/2016	850	Tamiami	127	185000	1224
12/5/2016	850	Tamiami	426	237000	1224
11/18/2016	850	Tamiami	827	190000	1224
11/16/2016	850	Tamiami	104	144000	576
9/30/2016	850	Tamiami	722	215000	1224
9/27/2016	850	Tamiami	832	228000	1224
9/20/2016	850	Tamiami	309	127000	576
9/9/2016	825	Osprey	305	187500	721
9/1/2016	850	Tamiami	225	220000	1224
8/3/2016	850	Tamiami	429	232000	1224
6/1/2016	850	Tamiami	809	116000	576
5/6/2016	850	Tamiami	525	220000	1224
4/15/2016	825	Osprey	202	243000	1260
3/22/2016	835	Osprey	203	254000	1320
3/9/2016	850	Tamiami	106	208000	980

Date of Sale	Address		Unit No	Price	Sq. Feet
3/9/2016	850	Tamiami	302	130000	576
1/28/2016	850	Tamiami	833	235000	1224
1/7/2016	835	Osprey	307	288000	1260
1/7/2016	825	Osprey	104	220000	940
1/6/2016	825	Osprey	306	315200	1320
Totals for	2016	Number of Sales	20		
	Average sale price	209,735	Average price /sf	199	

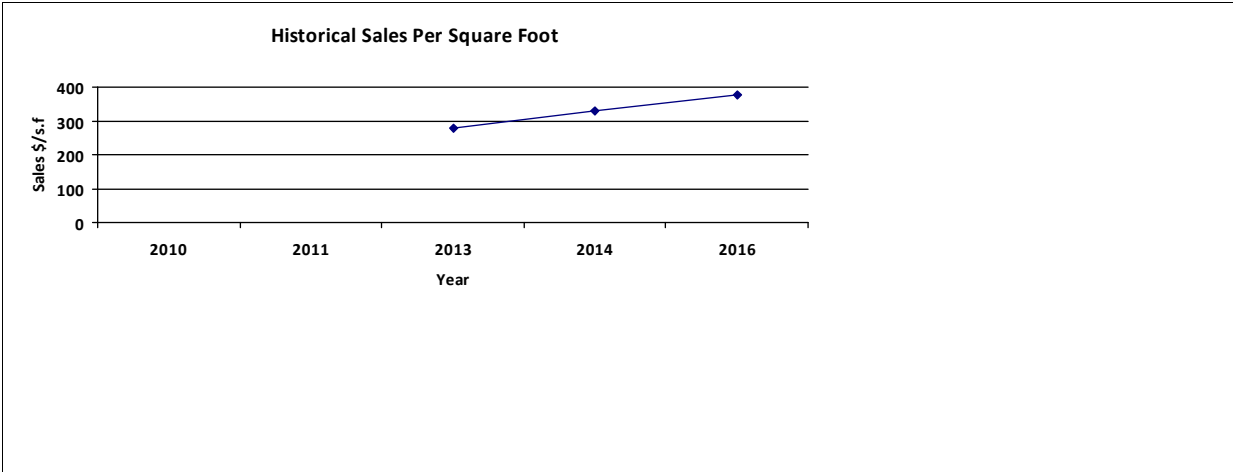
Citrus Square

34236

2016 Sales

Source: Realist for land use 4
condominium and time period
indicated

Year	No. of Sales	Avg Sale Price	Sale Price/S.F.
2016	5	310700	377
2014	3	325000	328
2013	1	325000	280
2011	2	299000	
2010	8	245012	



Date of Sale	Address	Unit No	Price	Sq. Feet
7/29/2016	445 Orange	303	425000	1168
7/7/2016	445 Orange	209	241500	644
4/26/2016	445 Orange	208	432000	1173
2/29/2016	445 Orange	310	215000	494
1/15/2016	445 Orange	302	240000	644
Totals for 2016		Number of Sales	5	
Average sale price		310,700	Average price /sf	377

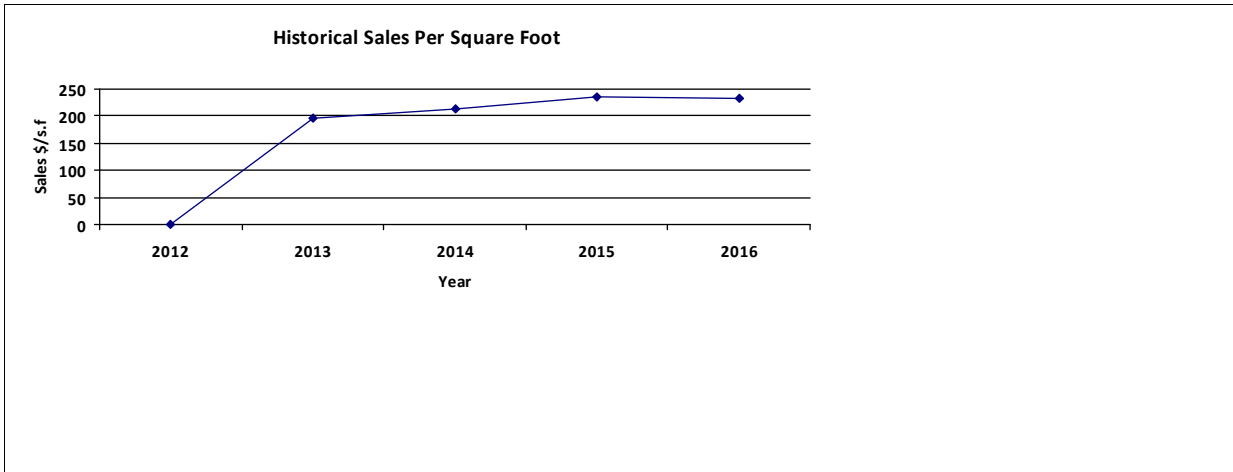
Cityscape at Courthouse Center

34236

2016 Sales

Source: Realist for land use 4
condominium and time period
indicated

Year	No. of Sales	Avg Sale Price	Sale Price/S.F.
2016	5	383900	232
2015	4	427500	235
2014	2	312500	213
2013	3	297333	197
2012	1	0	0



Date of Sale	Address		Unit No	Price	Sq. Feet
9/8/2016	1990	Main	7	430000	1269
7/12/2016	1990	Main	15	319500	1562
5/17/2016	1990	Main	8	395000	1573
4/20/2016	1990	Main	6	415000	2295
4/8/2016	1990	Main	13	360000	1573
Totals for	2016	Number of Sales	5		
	Average sale price	383,900	Average price /sf	232	

Condo On the Bay

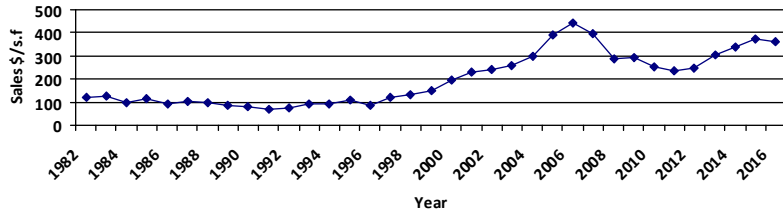
34236

2016 Sales

Source: Realist for land use 4
condominium and time period
indicated

Year	No. of Sales	Avg Sale Price	Sale Price/S.F.
2016	15	641800	363
2015	14	706250	375
2014	20	562644	340
2013	23	516734	306
2012	28	409293	248
2011	17	402935	238
2010	18	423078	252
2009	4	461250	293
2008	16	486250	287
2007	10	762900	394
2006	15	738667	440
2005	26	649342	391
2004	36	505181	297
2003	21	485333	261
2002	26	468109	244
2001	17	387088	229
2000	27	330115	194
1999	21	297925	147
1998	35	225079	131
1997	14	224385	119
1996	22	182416	86
1995	11	204130	107
1994	20	191553	93
1993	21	184845	93
1992	14	238603	77
1991	13	190056	69
1990	15	177527	80
1989	27	178667	84
1988	34	165812	95
1987	12	211164	101
1986	8	187886	91
1985	3	274667	114
1984	5	208475	97
1983	11	240155	128
1982	16	201312	121

Historical Sales Per Square Foot



Date of Sale	Address	Unit No	Price	Sq. Feet
12/8/2016	888 Blvd Of The Arts	508	660000	1642
10/28/2016	888 Blvd Of The Arts	706	565000	1555
10/20/2016	988 Blvd Of The Arts	316	498000	1555
10/7/2016	988 Blvd Of The Arts	310	557000	1555
10/5/2016	988 Blvd Of The Arts	1212	826000	1729
9/9/2016	910 Blvd Of The Arts	5	1051100	2174
8/16/2016	988 Blvd Of The Arts	515	523000	1555
7/25/2016	888 Blvd Of The Arts	1402	480000	1288
7/13/2016	888 Blvd Of The Arts	1104	750000	1729
6/30/2016	888 Blvd Of The Arts	1803	635000	1555
6/10/2016	888 Blvd Of The Arts	180118	291900	3603
6/9/2016	888 Blvd Of The Arts	704	630000	1729
6/3/2016	988 Blvd Of The Arts	1715	650000	1555
6/1/2016	888 Blvd Of The Arts	1906	670000	1555
2/1/2016	988 Blvd Of The Arts	914	840000	1729
Totals for	2016	Number of Sales	15	
	Average sale price	641,800	Average price /sf	363

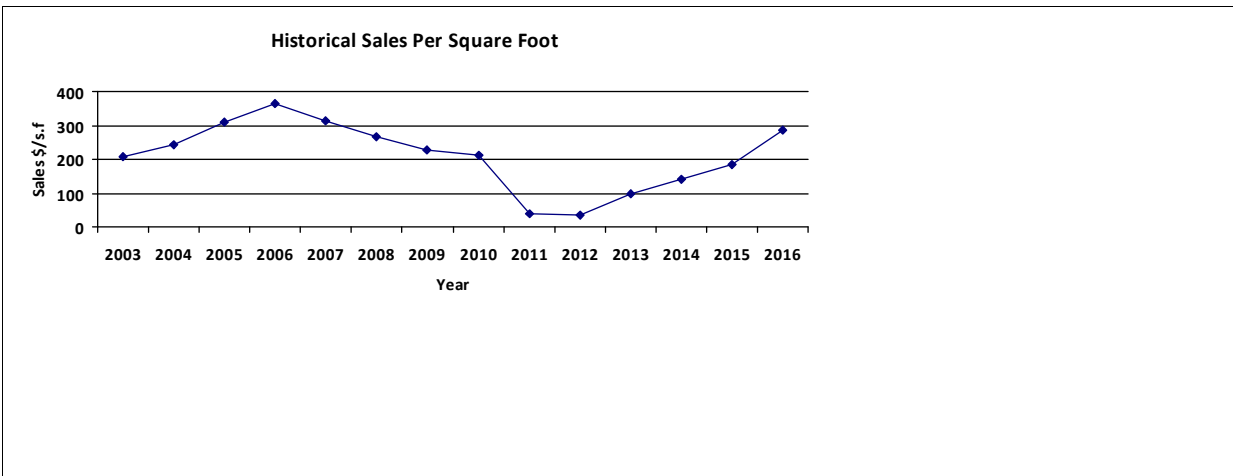
Dolphin Tower

34236

2016 Sales

Source: Realist for land use 4
condominium and time period
indicated

Year	No. of Sales	Avg Sale Price	Sale Price/S.F.
2016	11	326964	286
2015	13	223408	184
2014	9	165333	142
2013	14	118586	100
2012	31	44631	36
2011	23	48739	40
2010	2	252000	211
2009	4	272800	229
2008	13	324908	266
2007	6	389567	315
2006	6	427000	365
2005	9	360778	310
2004	12	318227	245
2003	7	298683	209



Date of Sale	Address	Unit No	Price	Sq. Feet
12/5/2016	101 Gulfstream	6F	405000	1390
10/14/2016	101 Gulfstream	8E	365000	1200
9/27/2016	101 Gulfstream	11J	400000	963
8/30/2016	101 Gulfstream	11C	230000	985
8/15/2016	101 Gulfstream	16D	265000	1316
7/15/2016	101 Gulfstream	5K	372000	1408
6/30/2016	101 Gulfstream	7B	221000	1320
6/9/2016	101 Gulfstream	11A	235000	
5/9/2016	101 Gulfstream	11F	380000	1390
5/9/2016	101 Gulfstream	10F	480000	1390

Date of Sale	Address		Unit No	Price	Sq. Feet
4/7/2016	101	Gulfstream	8A	243600	1200
Totals for	2016	Number of Sales		11	
	Average sale price	326,964	Average price /sf	286	

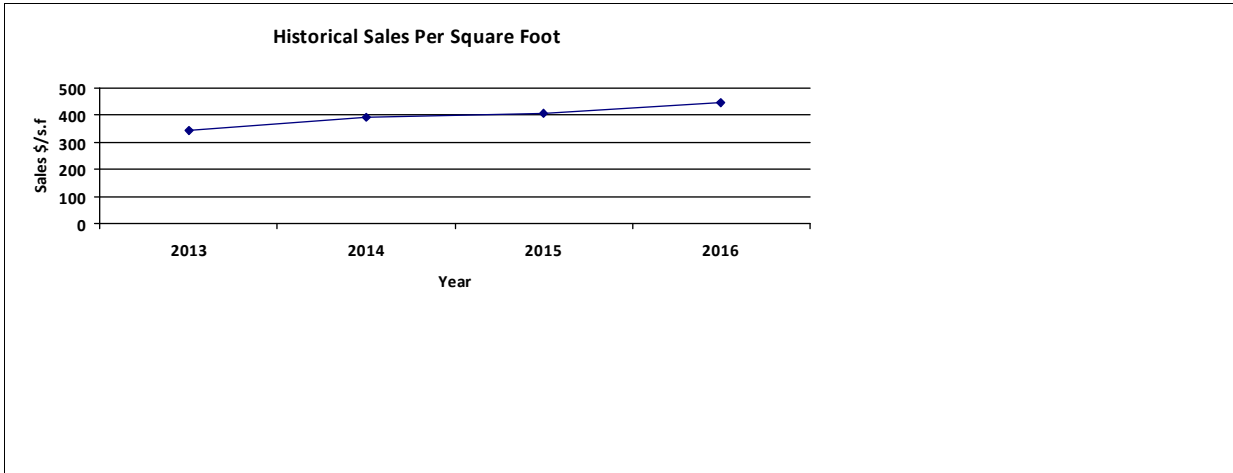
Embassy House

34236

2016 Sales

Source: Realist for land use 4
condominium and time period
indicated

Year	No. of Sales	Avg Sale Price	Sale Price/S.F.
2016	3	620000	448
2015	7	555000	406
2014	2	528000	392
2013	5	520500	342



Date of Sale	Address		Unit No	Price	Sq. Feet
12/29/2016	770	Palm	404	555000	1408
3/7/2016	770	Palm	1203	635000	1284
1/28/2016	770	Palm	PH-1	670000	1463
Totals for		2016	Number of Sales	3	
		Average sale price	620,000	Average price /sf	448

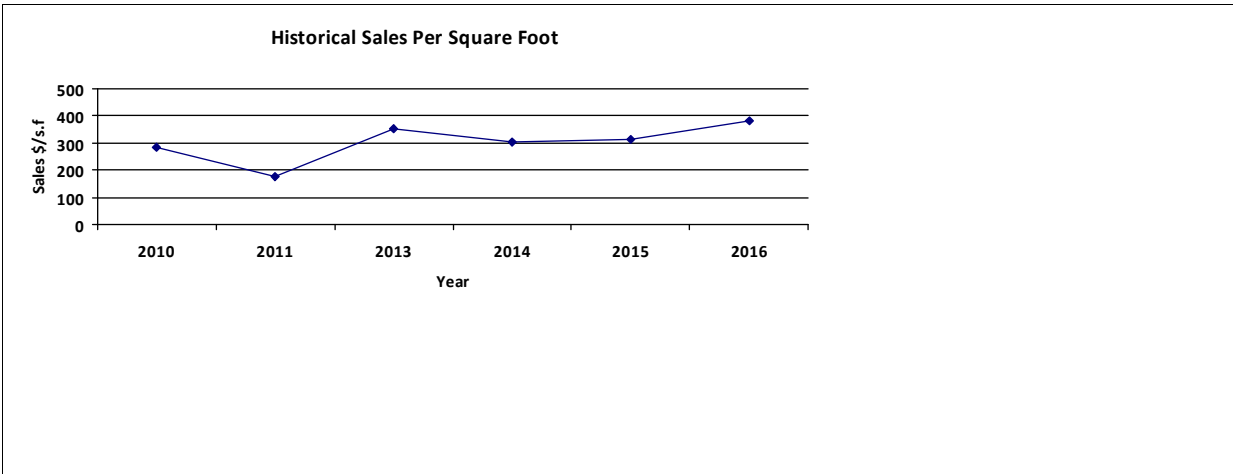
Essex House

34236

2016 Sales

Source: Realist for land use 4
condominium and time period
indicated

Year	No. of Sales	Avg Sale Price	Sale Price/S.F.
2016	8	512250	384
2015	5	436500	315
2014	7	386815	305
2013	4	507475	353
2011	4	261250	176
2010	4	306250	282



Date of Sale	Address	Unit No	Price	Sq. Feet
11/15/2016	707 Gulfstream	308	650000	1591
10/11/2016	707 Gulfstream	307	430000	1247
9/1/2016	707 Gulfstream	907	592500	1247
8/12/2016	707 Gulfstream	704	395000	1262
5/26/2016	707 Gulfstream	603	532000	1180
4/13/2016	707 Gulfstream	202	346000	1247
3/1/2016	707 Gulfstream	608	712500	1720
1/15/2016	707 Gulfstream	205	440000	1180
Totals for	2016	Number of Sales	8	
	Average sale price	512,250	Average price /sf	384

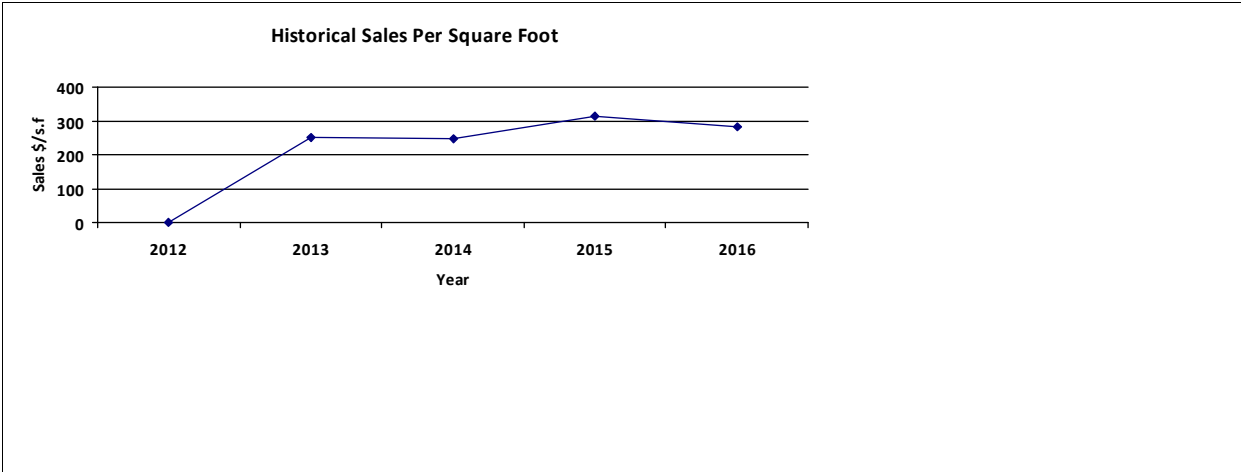
Frances Carlton

34236

2016 Sales

Source: Realist for land use 4
condominium and time period
indicated

Year	No. of Sales	Avg Sale Price	Sale Price/S.F.
2016	3	190500	283
2015	1	226500	313
2014	4	167100	249
2013	3	206667	251
2012	1	0	0



Date of Sale	Address		Unit No	Price	Sq. Feet
8/22/2016	1221	Palm	307	100000	664
3/10/2016	1221	Palm	104	245000	682
2/26/2016	1221	Palm	305	226500	676
Totals for	2016	Number of Sales	3		
	Average sale price	190,500	Average price /sf	283	

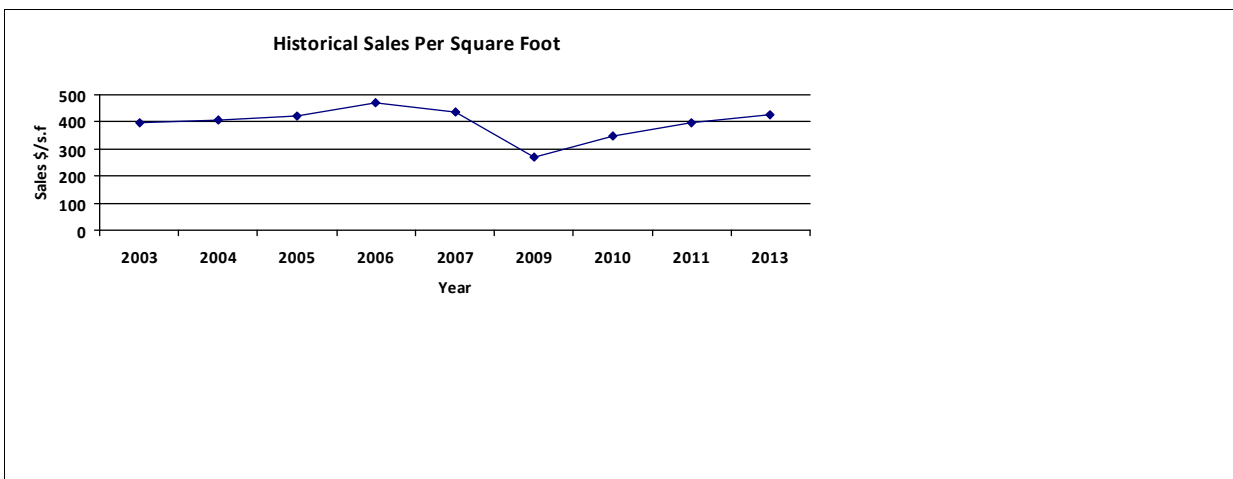
Golden Bay

34236

2016 Sales

Source: Realist for land use 4
condominium and time period
indicated

Year	No. of Sales	Avg Sale Price	Sale Price/S.F.
2013	2	1350000	427
2011	1	850000	399
2010	2	740000	347
2009	1	575000	270
2007	1	925000	434
2006	1	1979428	471
2005	5	1078000	424
2004	2	865000	406
2003	2	845000	397



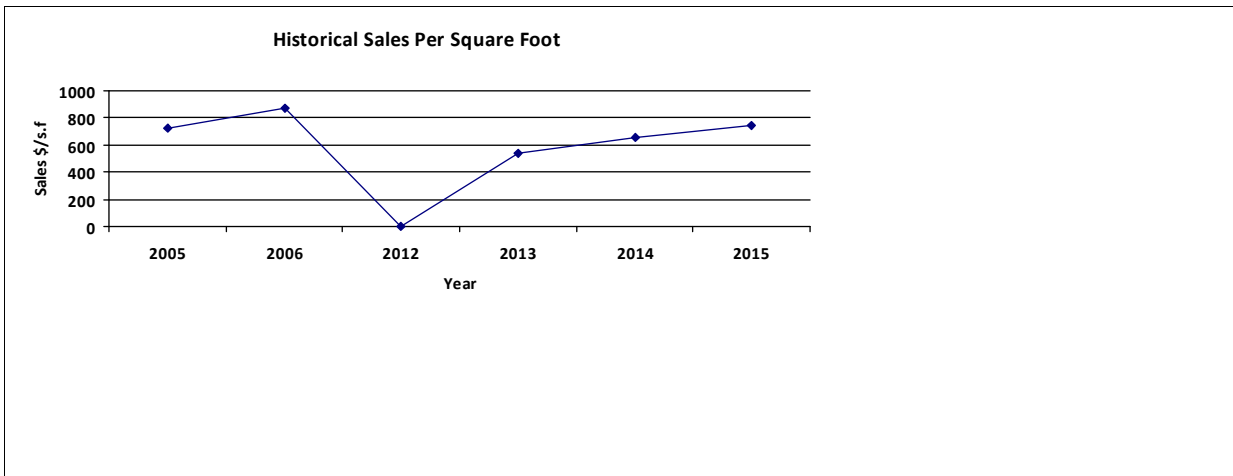
Grande Riviera

34236

2016 Sales

Source: Realist for land use 4
condominium and time period
indicated

Year	No. of Sales	Avg Sale Price	Sale Price/S.F.
2015	4	3011250	743
2014	1	1750000	660
2013	1	1750000	537
2012	1	0	0
2006	1	2300000	868
2005	1	1895000	723



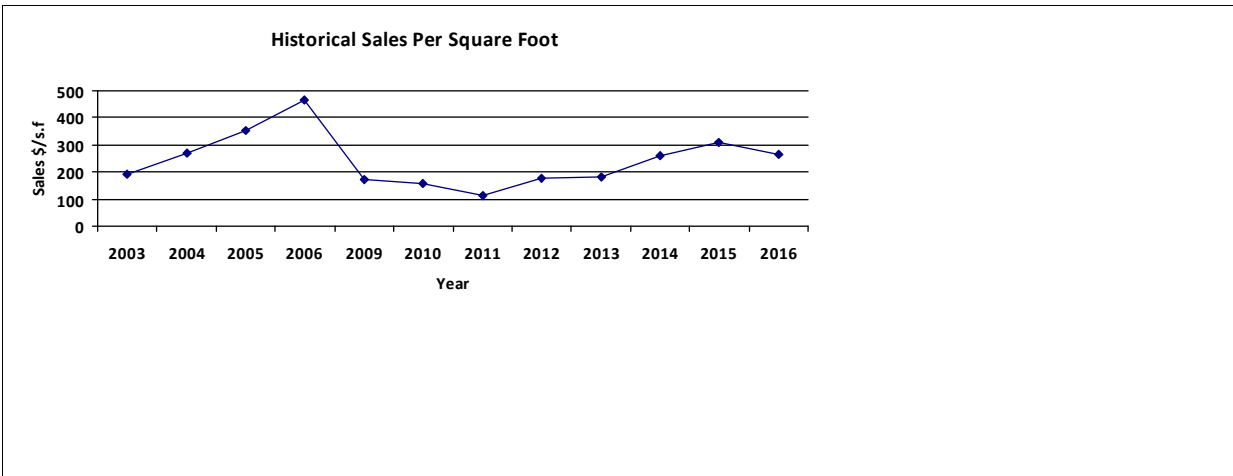
Gulfstream Towers

34236

2016 Sales

Source: Realist for land use 4
condominium and time period
indicated

Year	No. of Sales	Avg Sale Price	Sale Price/S.F.
2016	6	257650	266
2015	7	262286	307
2014	2	206000	260
2013	4	160975	183
2012	7	189790	176
2011	3	142000	111
2010	5	143200	157
2009	3	191667	170
2006	3	453333	464
2005	9	309211	355
2004	6	264000	270
2003	5	216750	193



Date of Sale	Address	Unit No	Price	Sq. Feet
11/1/2016	33 Gulfstream	506	154000	1055
10/26/2016	33 Gulfstream	501	275000	1055
9/14/2016	33 Gulfstream	906	320000	1055
7/19/2016	33 Gulfstream	406	335500	1055
3/25/2016	33 Gulfstream	706	310000	1055
3/16/2016	33 Gulfstream	804A	151400	530
Totals for 2016		Number of Sales	6	
Average sale price		257,650	Average price /sf	266

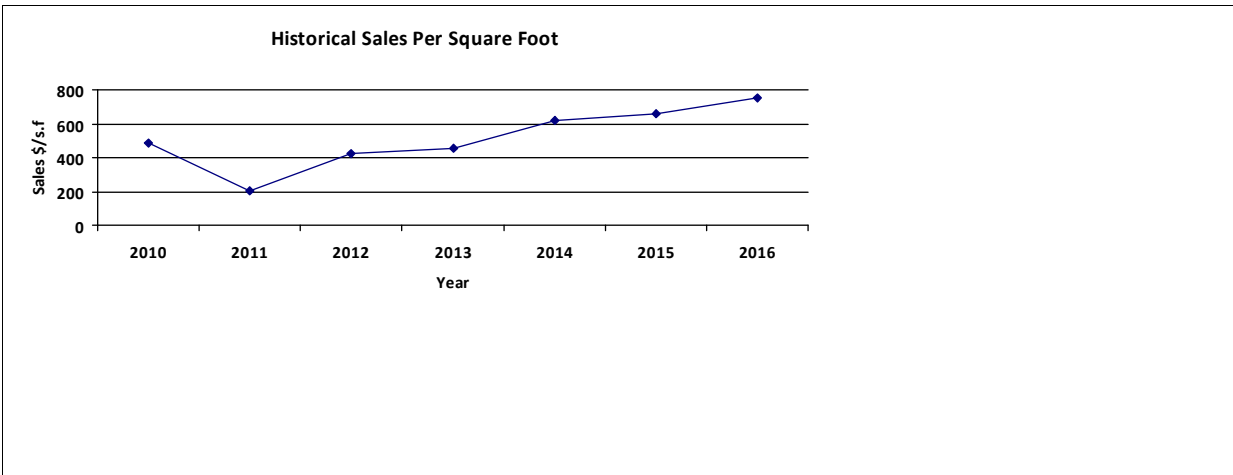
Hudson Crossing

34236

2016 Sales

Source: Realist for land use 4
condominium and time period
indicated

Year	No. of Sales	Avg Sale Price	Sale Price/S.F.
2016	2	1837500	755
2015	3	1591667	661
2014	3	1558333	621
2013	3	743333	451
2012	5	849800	422
2011	3	275267	202
2010	4	1034825	488



Date of Sale	Address	Unit No	Price	Sq. Feet
7/15/2016	888 Orange	2A	1750000	2355
5/11/2016	888 Orange	PH-B	1925000	2511
Totals for	2016	Number of Sales	2	
	Average sale price	1,837,500	Average price /sf	755

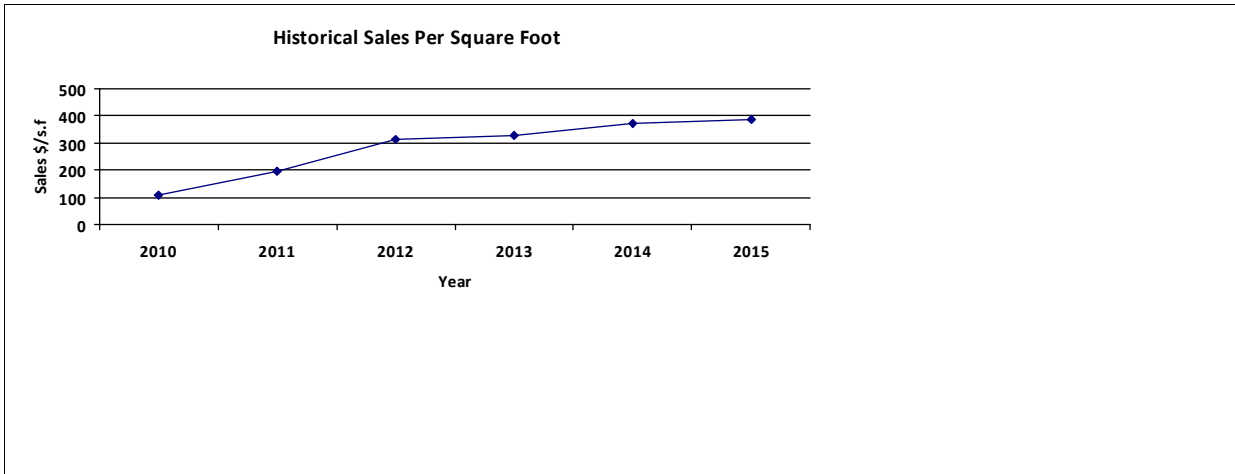
Kanaya

34236

2016 Sales

Source: Realist for land use 4
condominium and time period
indicated

Year	No. of Sales	Avg Sale Price	Sale Price/S.F.
2015	6	1133333	386
2014	3	1021667	374
2013	7	944714	327
2012	3	896667	313
2011	9	556111	197
2010	1	322000	107



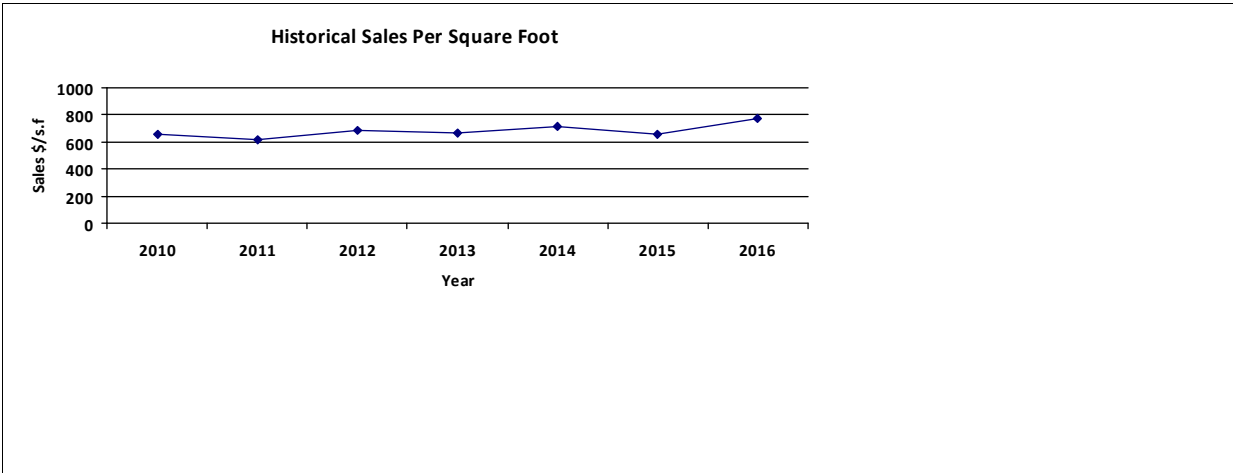
La Bellasara

34236

2016 Sales

Source: Realist for land use 4
condominium and time period
indicated

Year	No. of Sales	Avg Sale Price	Sale Price/S.F.
2016	2	2574500	772
2015	3	2208333	652
2014	4	2741875	718
2013	3	2215950	668
2012	4	2616250	687
2011	1	2075000	614
2010	3	2208333	659



Date of Sale	Address	Unit No	Price	Sq. Feet
12/28/2016	464 Golden Gate	404	2499000	3290
4/29/2016	464 Golden Gate	201	2650000	3384
Totals for	2016	Number of Sales	2	
	Average sale price	2,574,500	Average price /sf	772

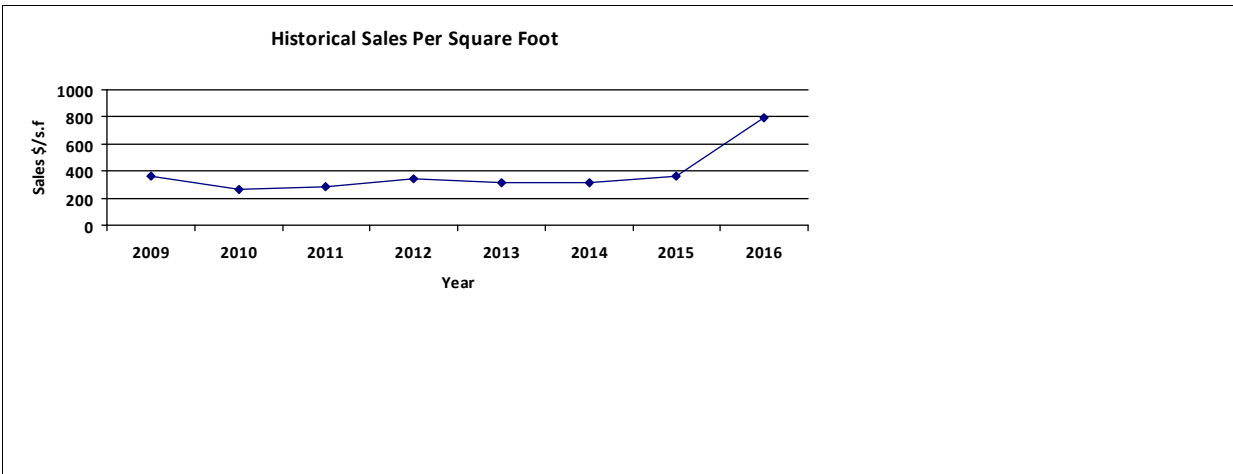
Lawrence Pointe

34236

2016 Sales

Source: Realist for land use 4
condominium and time period
indicated

Year	No. of Sales	Avg Sale Price	Sale Price/S.F.
2016	3	828000	796
2015	1	565000	362
2014	4	590000	317
2013	1	550000	309
2012	4	639000	342
2011	3	627333	288
2010	4	466000	266
2009	2	725000	367



Date of Sale	Address		Unit No	Price	Sq. Feet
6/29/2016	101	Sunset	203	845000	
5/3/2016	99	Sunset	102	820000	1560
2/18/2016	101	Sunset	202	819000	1560
Totals for	2016	Number of Sales	3		
	Average sale price	828,000	Average price /sf	796	

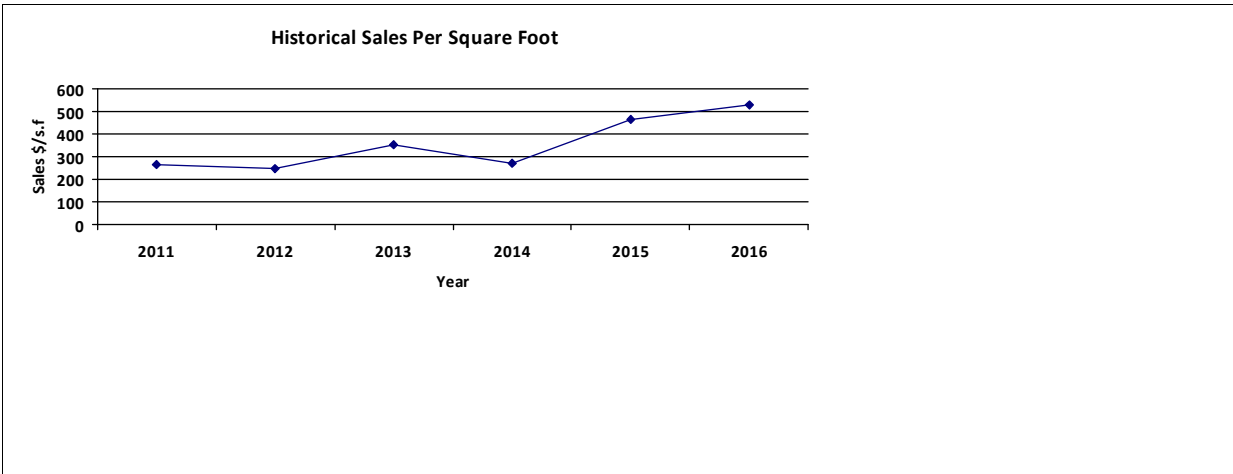
LE CHATEAU

34236

2016 Sales

Source: Realist for land use 4
condominium and time period
indicated

Year	No. of Sales	Avg Sale Price	Sale Price/S.F.
2016	2	567500	532
2015	2	602500	467
2014	3	346667	270
2013	5	496480	353
2012	3	266667	250
2011	4	463750	263



Date of Sale	Address	Unit No	Price	Sq. Feet
6/10/2016	37 Sunset	62	520000	1066
4/11/2016	37 Sunset	42	615000	1066
Totals for 2016		Number of Sales	2	
Average sale price		567,500	Average price /sf	532

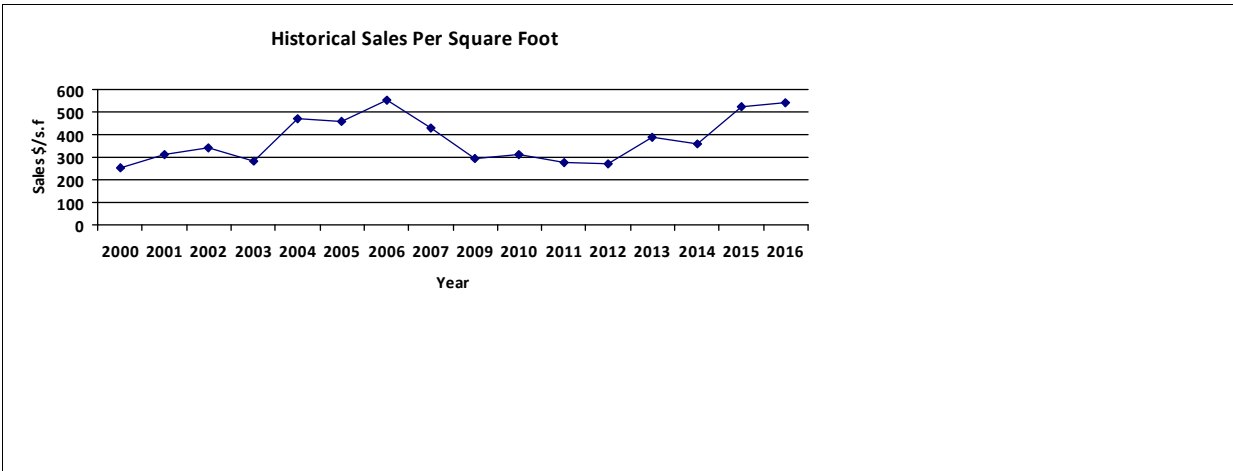
Marina Tower

34236

2016 Sales

Source: Realist for land use 4
condominium and time period
indicated

Year	No. of Sales	Avg Sale Price	Sale Price/S.F.
2016	2	1105000	543
2015	3	1036667	526
2014	2	1082438	360
2013	5	783800	390
2012	4	847500	271
2011	7	872143	276
2010	4	920500	312
2009	3	880000	293
2007	1	839000	432
2006	1	1075000	554
2005	4	1209500	456
2004	5	1264800	472
2003	7	849500	280
2002	7	959167	343
2001	18	880256	313
2000	3	1039000	255



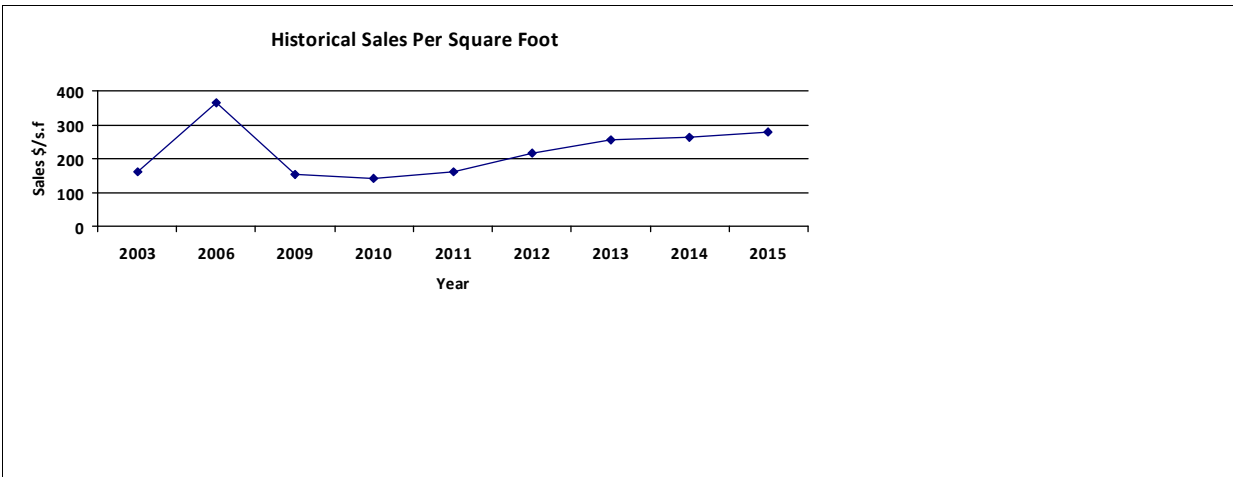
Date of Sale	Address	Unit No	Price	Sq. Feet
12/15/2016	1233 Gulfstream	503	1200000	2035
2/4/2016	1233 Gulfstream	403	1010000	2035
Totals for 2016		Number of Sales	2	
Average sale price		1,105,000	Average price /sf	543

Marquee En Ville

34236 2016 Sales

Source: Realist for land use 4
condominium and time period
indicated

Year	No. of Sales	Avg Sale Price	Sale Price/S.F.
2015	1	700000	280
2014	3	605000	264
2013	1	585000	254
2012	4	497500	216
2011	3	367667	160
2010	8	321312	140
2009	1	350000	154
2006	21	841081	366
2003	23	365000	159



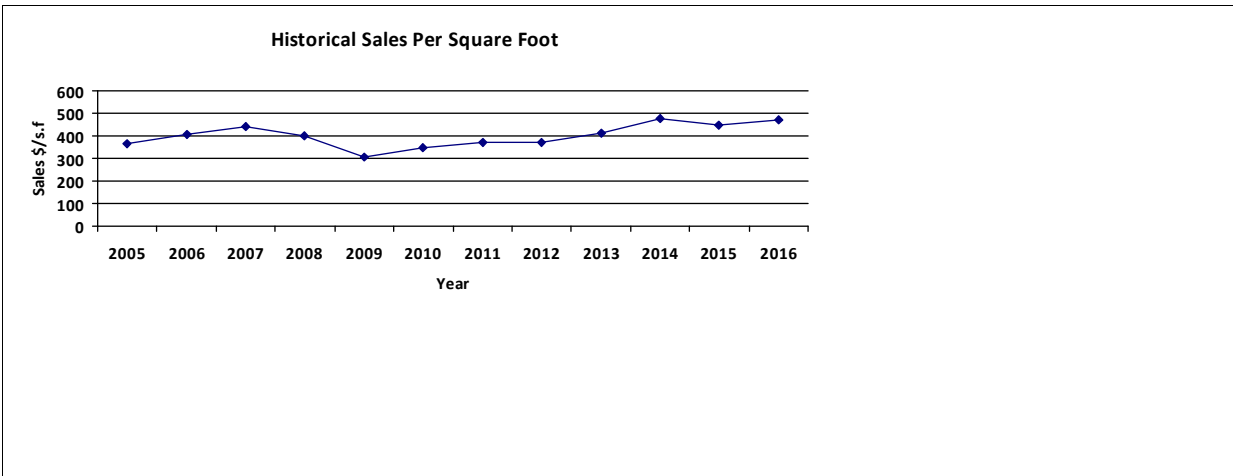
One Hundred Central

34236

2016 Sales

Source: Realist for land use 4
condominium and time period
indicated

Year	No. of Sales	Avg Sale Price	Sale Price/S.F.
2016	12	698542	468
2015	2	487500	449
2014	7	797000	478
2013	11	664355	411
2012	9	588222	371
2011	7	613571	373
2010	15	540187	347
2009	4	501250	306
2008	12	681175	398
2007	5	805700	442
2006	18	710833	406
2005	35	574086	365



Date of Sale	Address	Unit No	Price	Sq. Feet
10/18/2016	100 Central	F512	750000	1532
9/28/2016	100 Central	F912	840000	1536
8/3/2016	100 Central	B306	490000	1180
7/15/2016	100 Central	H1010	835000	1725
6/15/2016	100 Central	C518	535000	1114
5/31/2016	100 Central	K918	790000	1707
4/27/2016	100 Central	B405	415000	1180
4/22/2016	100 Central	G913	802500	1700
2/19/2016	100 Central	G613	800000	1691
2/11/2016	100 Central	K817	825000	1707
2/11/2016	100 Central	H816	740000	1725

Date of Sale	Address		Unit No	Price	Sq. Feet
1/19/2016	100	Central	C517	560000	1114
Totals for	2016	Number of Sales		12	
	Average sale price	698,542	Average price /sf	468	

One Watergate

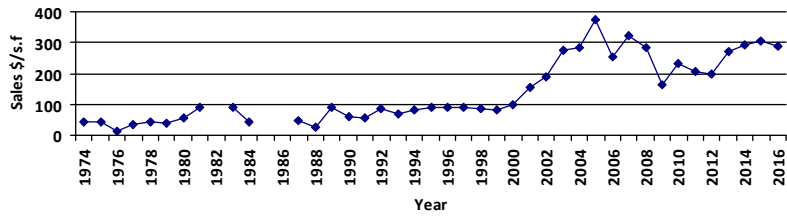
34236

2016 Sales

Source: Realist for land use 4
condominium and time period
indicated

Year	No. of Sales	Avg Sale Price	Sale Price/S.F.
2016	8	473312	289
2015	8	499338	305
2014	11	475682	291
2013	10	444135	273
2012	9	322400	198
2011	8	376588	208
2010	9	410567	232
2009	1	255000	162
2008	9	462478	284
2007	4	536250	324
2006	2	440000	253
2005	12	625183	375
2004	19	464953	286
2003	9	491444	275
2002	9	341012	188
2001	12	294650	153
2000	8	208217	97
1999	4	178833	83
1998	11	170656	86
1997	9	186000	90
1996	7	169317	89
1995	6	150000	91
1994	5	164250	82
1993	5	136400	70
1992	8	161500	86
1991	5	112696	56
1990	4	133952	61
1989	1	158000	91
1988	3	117500	24
1987	5	136667	49
1986	2		
1985	2		
1984	2	135000	43
1983	2	141000	89
1982	1		
1981	1	143500	91
1980	2	86250	55
1979	2	124500	38
1978	7	67348	42
1977	6	66200	34
1976	2	20550	12
1975	2	68000	41
1974	2	74250	43

Historical Sales Per Square Foot



Date of Sale	Address	Unit No	Price	Sq. Feet
12/21/2016	1111 Gulfstream	12A	96000	1577
11/10/2016	1111 Gulfstream	2E	327000	1575
9/30/2016	1111 Gulfstream	3D	437500	1736
9/13/2016	1111 Gulfstream	14D	710000	1736
7/8/2016	1111 Gulfstream	13A	605000	1577
5/16/2016	1111 Gulfstream	8A	525000	1577
3/2/2016	1111 Gulfstream	7A	606000	1577
1/22/2016	1111 Gulfstream	2C	480000	1736
Totals for	2016	Number of Sales	8	
	Average sale price	473,313	Average price /sf	289

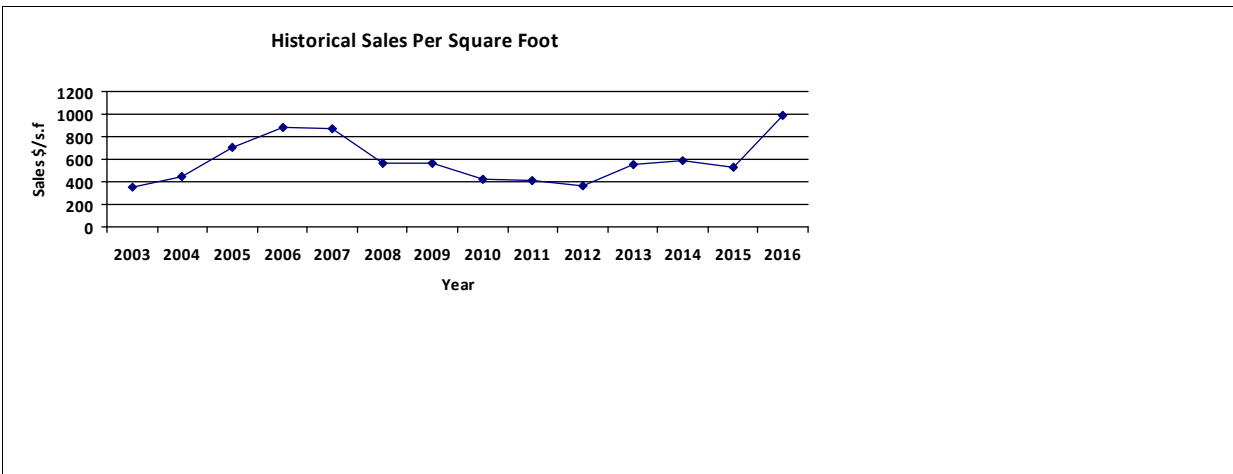
Pier 550

34236

2016 Sales

Source: Realist for land use 4
condominium and time period
indicated

Year	No. of Sales	Avg Sale Price	Sale Price/S.F.
2016	1	245000	992
2015	6	339867	530
2014	2	351000	585
2013	2	486000	549
2012	6	228768	367
2011	2	237500	417
2010	4	222000	418
2009	2	344500	559
2008	1	325000	570
2007	4	495000	876
2006	1	500000	888
2005	12	413475	705
2004	1	225200	443
2003	5	194400	353



Date of Sale	Address	Unit No	Price	Sq. Feet
10/4/2016	632 Golden Gate	3	245000	247
Totals for	2016	Number of Sales	1	
	Average sale price	245,000	Average price /sf	992

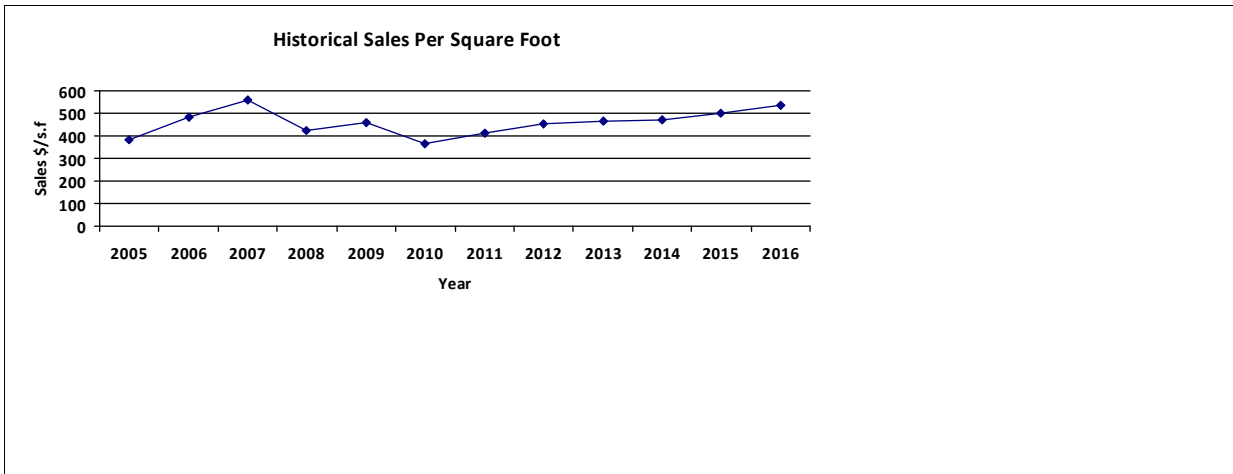
Plaza At Five Points Residences

34236

2016 Sales

Source: Realist for land use 4
condominium and time period
indicated

Year	No. of Sales	Avg Sale Price	Sale Price/S.F.
2016	2	1073750	533
2015	1	800000	502
2014	3	1270556	473
2013	6	846250	463
2012	3	949445	452
2011	4	1271750	414
2010	4	704875	367
2009	1	975000	461
2008	4	788000	424
2007	1	950000	560
2006	2	929500	481
2005	1	605700	380



Date of Sale	Address	Unit No	Price	Sq. Feet
3/31/2016	50 Central	16B	847500	1671
2/16/2016	50 Central	12F	1300000	2356
Totals for 2016		Number of Sales	2	
Average sale price		1,073,750	Average price /sf	533

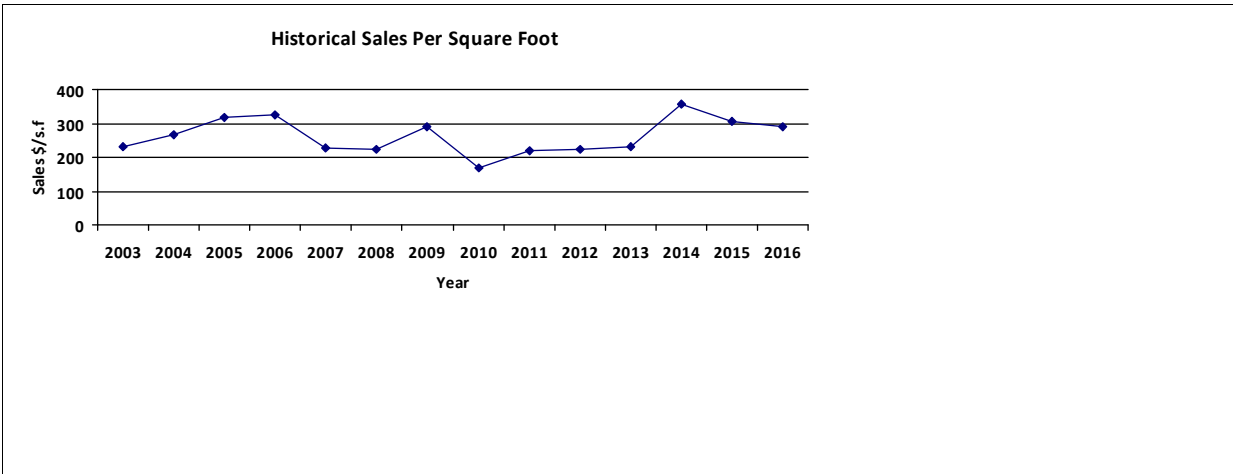
Regency House

34236

2016 Sales

Source: Realist for land use 4
condominium and time period
indicated

Year	No. of Sales	Avg Sale Price	Sale Price/S.F.
2016	7	407714	289
2015	6	440000	305
2014	8	366000	356
2013	12	311108	233
2012	2	342500	223
2011	8	366250	219
2010	5	211820	168
2009	2	490000	290
2008	4	328725	222
2007	2	352450	229
2006	3	376667	326
2005	8	424375	318
2004	20	400237	265
2003	9	351378	231



Date of Sale	Address	Unit No	Price	Sq. Feet
12/16/2016	435 Gulfstream	1005	400000	1537
12/1/2016	435 Gulfstream	203	449000	1304
11/3/2016	435 Gulfstream	404	465000	1705
9/15/2016	435 Gulfstream	302	385000	1304
5/31/2016	435 Gulfstream	1105	400000	1537
4/29/2016	435 Gulfstream	207	230000	1081
1/8/2016	435 Gulfstream	902	525000	1424
Totals for	2016	Number of Sales	7	
	Average sale price	407,714	Average price /sf	289

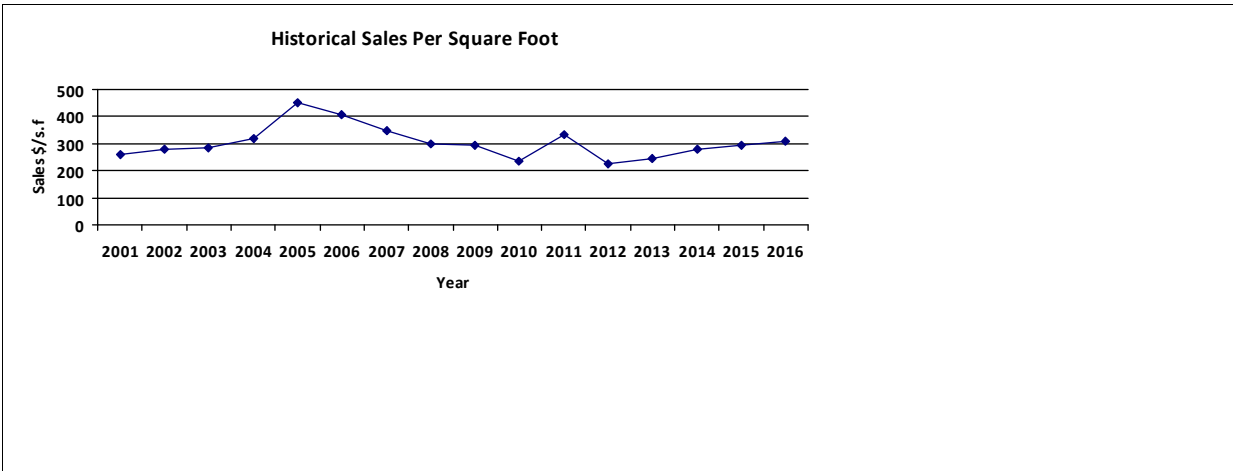
Renaissance

34236

2016 Sales

Source: Realist for land use 4
condominium and time period
indicated

Year	No. of Sales	Avg Sale Price	Sale Price/S.F.
2016	16	339688	311
2015	25	281152	296
2014	23	271694	277
2013	19	255300	243
2012	19	226168	224
2011	16	352406	334
2010	16	230881	234
2009	6	423500	294
2008	8	331125	300
2007	10	449950	347
2006	18	477500	409
2005	45	469560	450
2004	63	332553	318
2003	52	300271	285
2002	81	284036	280
2001	69	272290	262



Date of Sale	Address	Unit No	Price	Sq. Feet
12/1/2016	750 Tamiami	1515	425000	990
11/9/2016	750 Tamiami	511	500000	1360
10/31/2016	750 Tamiami	1206	187500	1400
10/6/2016	750 Tamiami	404	295000	1200
9/22/2016	750 Tamiami	1006	385000	1400
9/1/2016	750 Tamiami	614	230000	705
6/15/2016	750 Tamiami	813	245000	705
6/9/2016	750 Tamiami	1012	215000	810

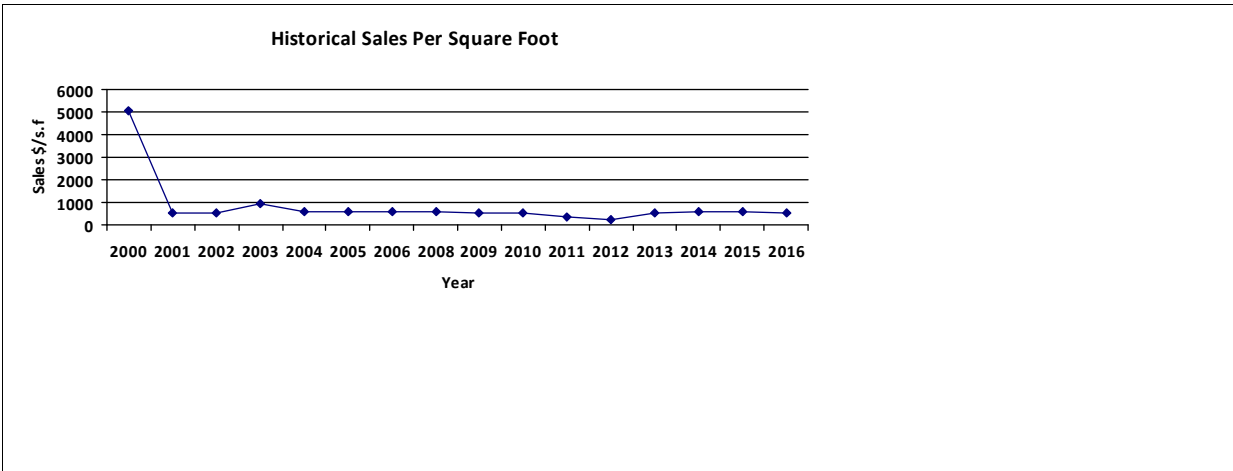
Date of Sale	Address		Unit No	Price	Sq. Feet
5/20/2016	750	Tamiami	607	260000	815
5/18/2016	750	Tamiami	717	360000	990
5/13/2016	750	Tamiami	818	326500	1055
4/29/2016	750	Tamiami	1607	305000	815
4/14/2016	750	Tamiami	305	230000	1000
4/1/2016	750	Tamiami	1409	585000	1360
2/26/2016	750	Tamiami	310	331000	1470
2/4/2016	750	Tamiami	1601	555000	1405
Totals for	2016	Number of Sales	16		
	Average sale price	339,688	Average price /sf	311	

Ritz Carlton Residences

34236 2016 Sales

Source: Realist for land use 4
condominium and time period
indicated

Year	No. of Sales	Avg Sale Price	Sale Price/S.F.
2016	4	1768775	508
2015	3	1291667	591
2014	4	1538625	588
2013	2	1117500	514
2012	4	808125	254
2011	1	925000	336
2010	3	1233333	514
2009	6	1908783	535
2008	3	2216667	609
2006	4	1495000	591
2005	9	1702222	614
2004	6	1213250	559
2003	3	3896800	913
2002	7	2506843	548
2001	30	1464833	504
2000	1	25000000	5049



Date of Sale	Address	Unit No	Price	Sq. Feet
9/30/2016	1111 Ritz Carlton	1702	3050000	4965
9/26/2016	1111 Ritz Carlton	1008	825100	1768
6/24/2016	1111 Ritz Carlton	1105	1400000	2246
5/27/2016	1111 Ritz Carlton	1601	1800000	4951
Totals for	2016	Number of Sales	4	
	Average sale price	1,768,775	Average price /sf	508

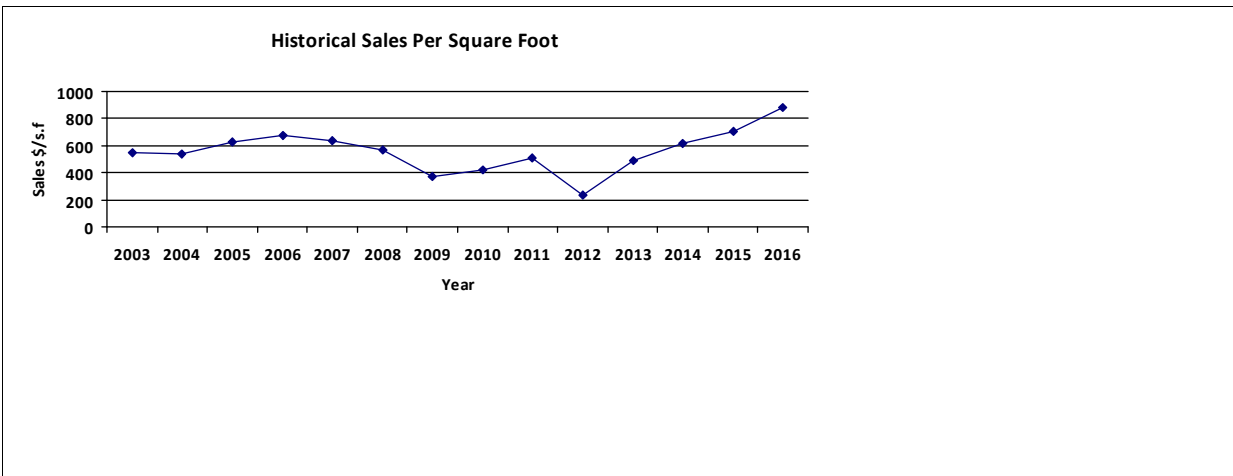
Ritz Tower Residences

34236

2016 Sales

Source: Realist for land use 4
condominium and time period
indicated

Year	No. of Sales	Avg Sale Price	Sale Price/S.F.
2016	5	3000000	885
2015	9	2307382	705
2014	9	1961389	620
2013	4	1626875	490
2012	6	874583	238
2011	15	1712747	511
2010	4	1397500	418
2009	1	1100000	369
2008	7	1801171	569
2007	13	2158077	637
2006	7	2602086	679
2005	14	2082643	631
2004	21	1831052	542
2003	58	1937557	547



Date of Sale	Address	Unit No	Price	Sq. Feet
9/30/2016	35 Watergate	1201	2900000	3751
8/16/2016	35 Watergate	706	1700000	2799
6/30/2016	35 Watergate	1605	4900000	3659
5/5/2016	35 Watergate	503	2100000	2985
1/11/2016	35 Watergate	1501	3400000	3751
Totals for 2016		Number of Sales	5	
Average sale price		3,000,000	Average price /sf	885

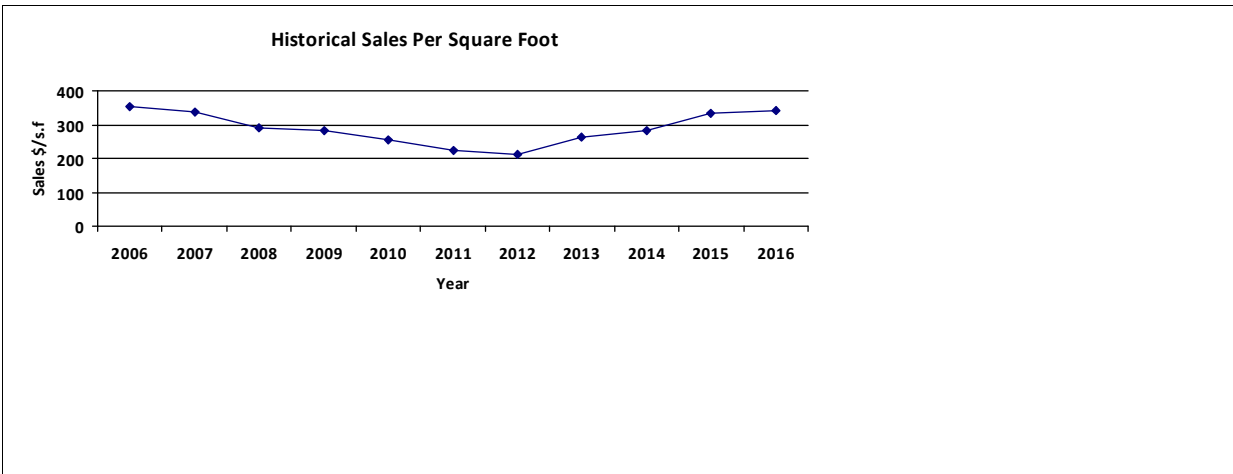
Rivo At Ringling

34236

2016 Sales

Source: Realist for land use 4
condominium and time period
indicated

Year	No. of Sales	Avg Sale Price	Sale Price/S.F.
2016	10	546550	342
2015	8	661125	335
2014	9	492349	283
2013	10	473670	264
2012	11	398109	210
2011	8	442388	223
2010	7	454714	254
2009	6	607167	283
2008	6	494167	292
2007	7	625371	338
2006	2	510400	354



Date of Sale	Address	Unit No	Price	Sq. Feet
10/19/2016	1771 Ringling	809	522000	1442
10/13/2016	1771 Ringling	810	730000	1895
8/31/2016	1771 Ringling	1104	550000	1735
8/19/2016	1771 Ringling	611	509000	1483
8/10/2016	1771 Ringling	708	515000	1442
6/15/2016	1771 Ringling	1011	522500	1483
4/21/2016	1771 Ringling	905	490000	1483
4/20/2016	1771 Ringling	901	590000	1808
4/8/2016	1771 Ringling	904	537000	1735
3/31/2016	1771 Ringling	812	500000	1483

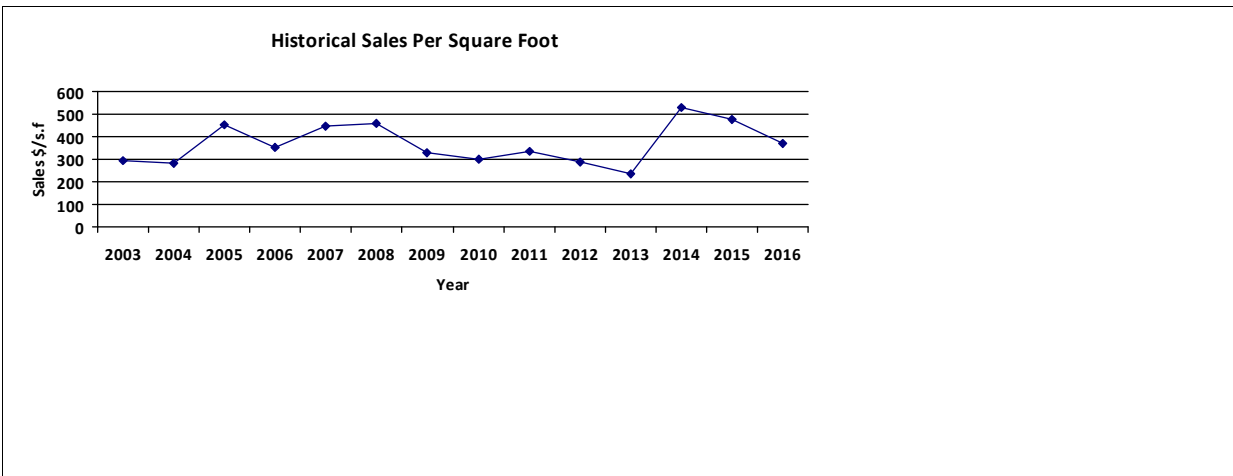
Date of Sale	Address	Unit No	Price	Sq. Feet
Totals for	2016	Number of Sales	10	
	Average sale price	546,550	Average price /sf	342

Royal St. Andrew

34236 2016 Sales

Source: Realist for land use 4
condominium and time period
indicated

Year	No. of Sales	Avg Sale Price	Sale Price/S.F.
2016	2	592550	369
2015	2	462500	477
2014	7	617143	527
2013	2	364500	234
2012	5	480500	290
2011	3	546667	335
2010	3	394167	302
2009	3	431333	328
2008	2	576500	460
2007	5	608600	450
2006	3	610000	350
2005	5	468000	452
2004	6	452000	280
2003	3	383000	296



Date of Sale	Address	Unit No	Price	Sq. Feet
11/1/2016	555 Gulfstream	404	410000	1252
6/24/2016	555 Gulfstream		775100	1963
Totals for	2016	Number of Sales	2	
	Average sale price	592,550	Average price /sf	369

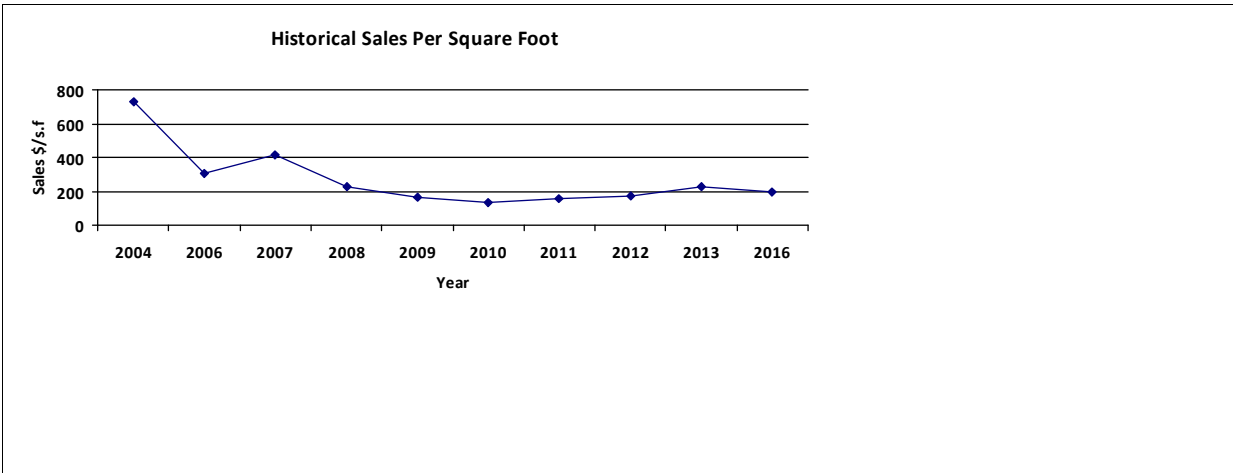
San Marco

34236

2016 Sales

Source: Realist for land use 4
condominium and time period
indicated

Year	No. of Sales	Avg Sale Price	Sale Price/S.F.
2016	1	360000	195
2013	3	449000	230
2012	2	312500	170
2011	3	308333	159
2010	1	240000	130
2009	2	362750	164
2008	2	440000	228
2007	3	490000	417
2006	21	661324	303
2004	21	1200000	726



Date of Sale	Address	Unit No	Price	Sq. Feet
4/22/2016	1188 Tamiami	404	360000	1843
Totals for		2016	Number of Sales	1
Average sale price		360,000	Average price /sf	195

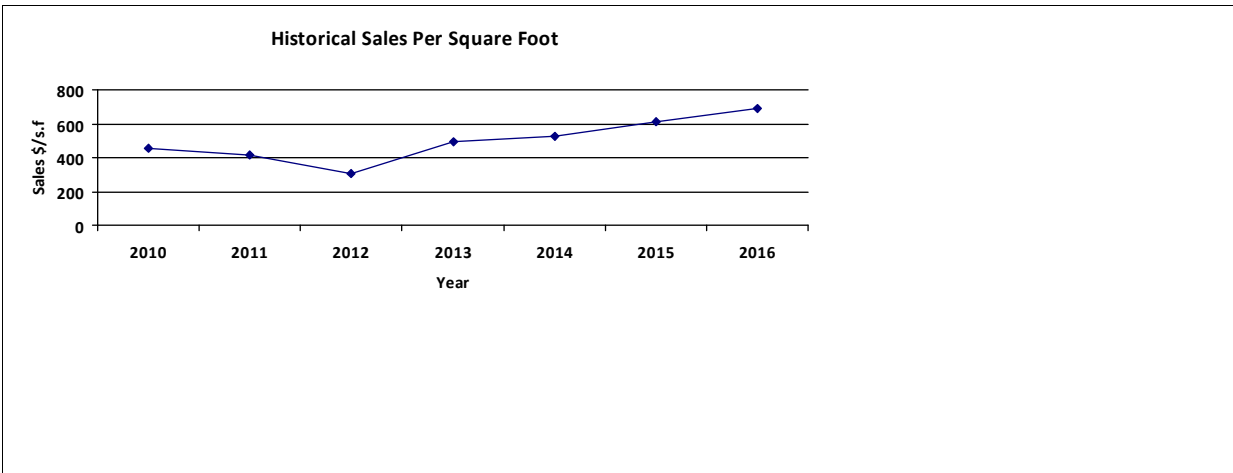
Sarabande

34236

2016 Sales

Source: Realist for land use 4
condominium and time period
indicated

Year	No. of Sales	Avg Sale Price	Sale Price/S.F.
2016	2	1357500	694
2015	4	1768750	613
2014	7	1129643	523
2013	3	1086667	493
2012	8	826312	304
2011	2	1437500	412
2010	4	998750	454



Date of Sale	Address		Unit No	Price	Sq. Feet
11/7/2016	340	Palm	121	1365000	1836
2/1/2016	340	Palm	120	1350000	2075
Totals for	2016	Number of Sales	2		
	Average sale price	1,357,500	Average price /sf	694	

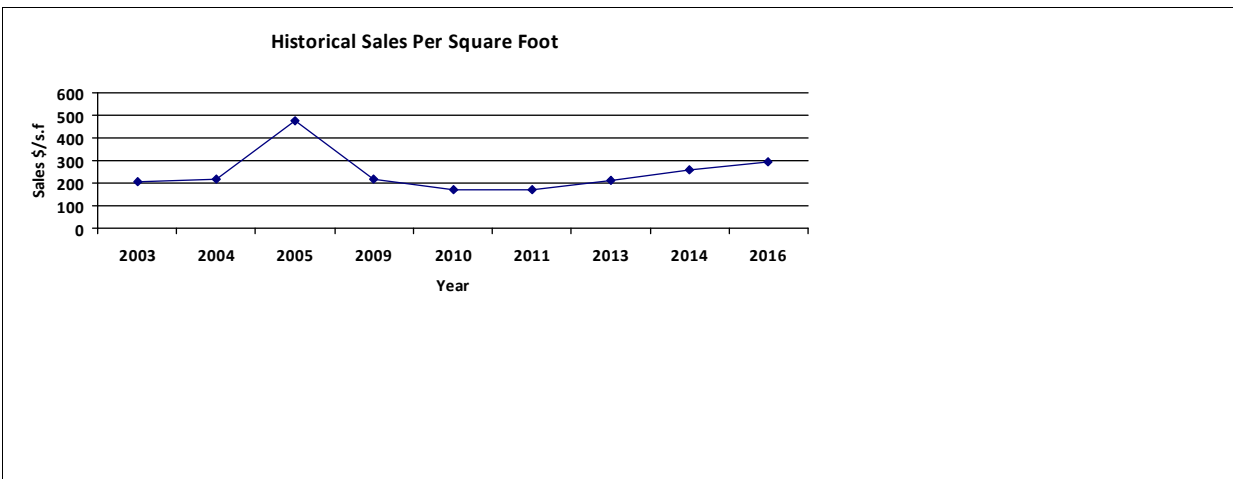
St Regis

34236

2016 Sales

Source: Realist for land use 4
condominium and time period
indicated

Year	No. of Sales	Avg Sale Price	Sale Price/S.F.
2016	1	325000	293
2014	1	290000	261
2013	3	237000	214
2011	1	190000	171
2010	1	141000	169
2009	1	240000	217
2005	1	530000	478
2004	2	208500	215
2003	1	225000	203



Date of Sale	Address	Unit No	Price	Sq. Feet
8/5/2016	301 Gulfstream	202	325000	1109
Totals for		2016	Number of Sales	1
Average sale price		325,000	Average price /sf	293

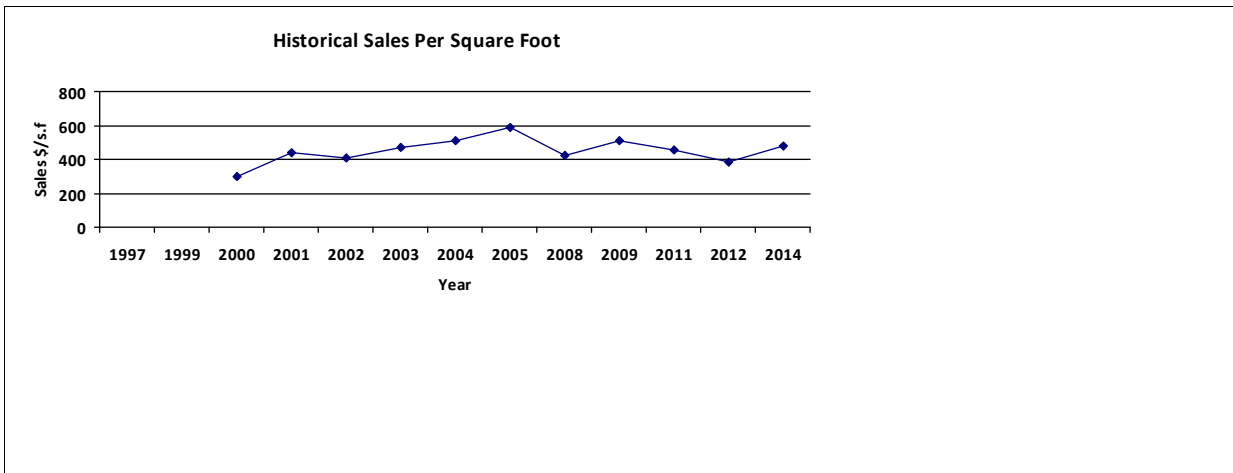
Tessera

34236

2016 Sales

Source: Realist for land use 4
condominium and time period
indicated

Year	No. of Sales	Avg Sale Price	Sale Price/S.F.
2014	1	1350000	477
2012	3	1225000	388
2011	4	1737500	456
2009	1	1450000	512
2008	3	1266667	423
2005	3	1750000	585
2004	2	1570000	511
2003	1	1335000	472
2002	5	1715000	408
2001	10	1134300	436
2000	7	932714	300
1999	1		
1997	1		



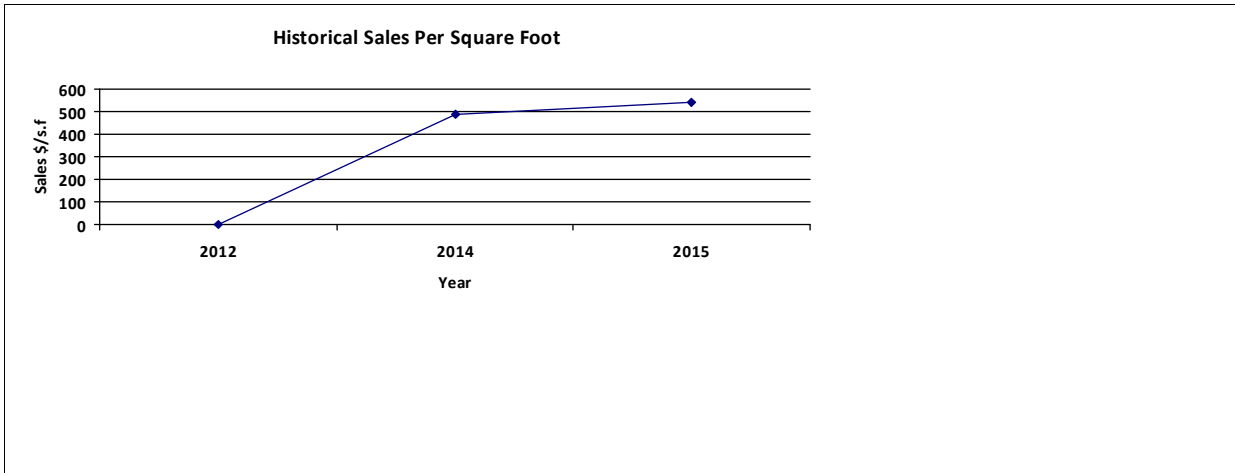
The Phoenix

34236

2016 Sales

Source: Realist for land use 4
condominium and time period
indicated

Year	No. of Sales	Avg Sale Price	Sale Price/S.F.
2015	1	2050000	542
2014	1	1860000	491
2012	1	0	0



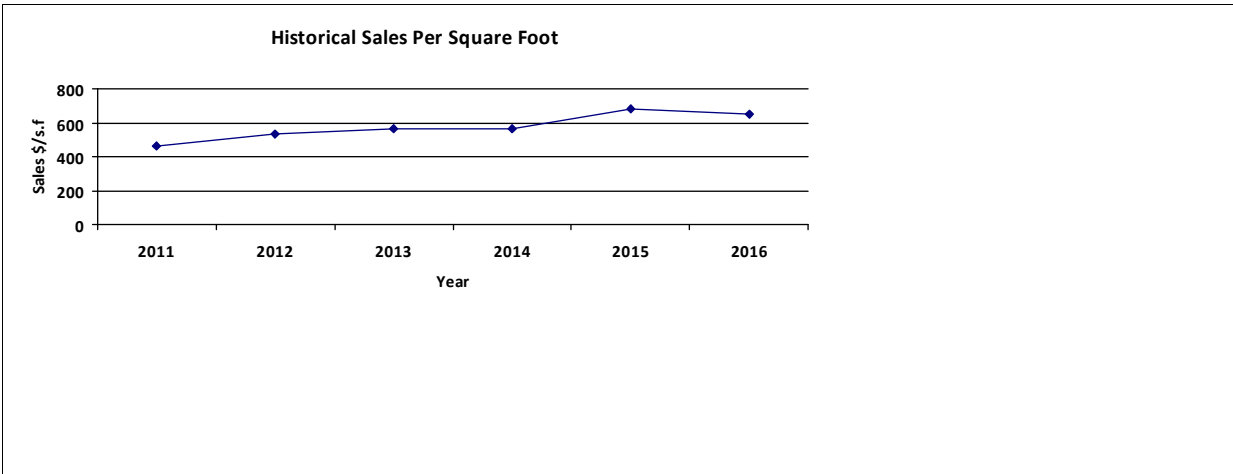
The Savoy on Palm

34236

2016 Sales

Source: Realist for land use 4
condominium and time period
indicated

Year	No. of Sales	Avg Sale Price	Sale Price/S.F.
2016	1	2075000	654
2015	2	2037500	685
2014	2	1738500	566
2013	3	1878333	567
2012	3	1980000	532
2011	1	1375000	462



Date of Sale	Address		Unit No	Price	Sq. Feet
11/21/2016	401	Palm	801	2075000	3172
Totals for	2016		Number of Sales	1	
	Average sale price		2,075,000	Average price /sf	654

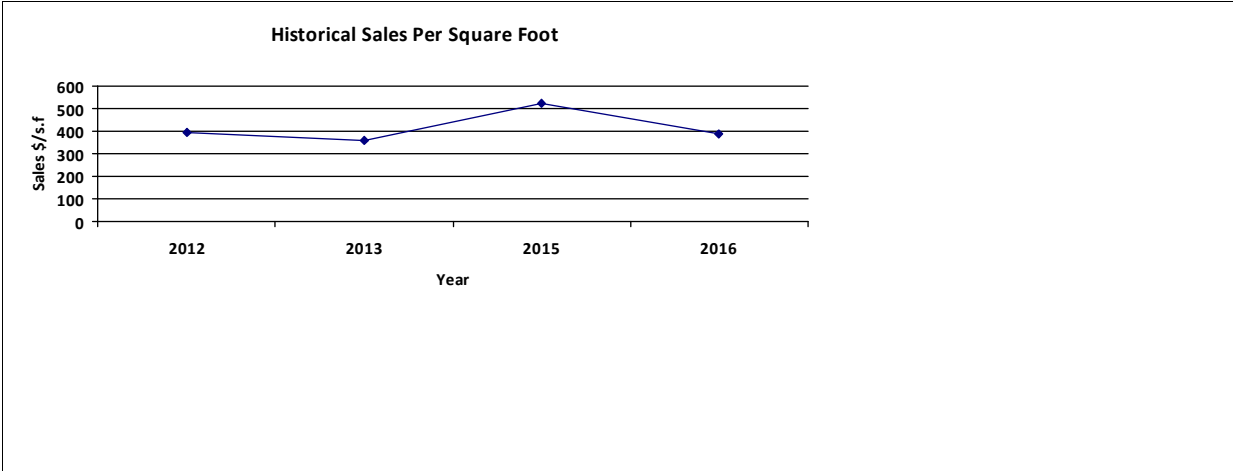
Vista Bay Point

34236

2016 Sales

Source: Realist for land use 4
condominium and time period
indicated

Year	No. of Sales	Avg Sale Price	Sale Price/S.F.
2016	1	1298000	391
2015	2	2300000	526
2013	2	1130000	358
2012	1	1300000	392



Date of Sale	Address	Unit No	Price	Sq. Feet
4/14/2016	128 Golden Gate	302A	1298000	3317
Totals for	2016	Number of Sales	1	
	Average sale price	1,298,000	Average price /sf	391