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Red = a Distressed Sale (Short Sale or Bank-Owned)

BURNT STORE MARINA SALES HISTORY SINCE JANUARY 1, 2010

HOMES

MLS #	Status	DOM	List Price	Sold Price	Address	Beds	Baths	SF A/C	Pool	Yr Built	LP/SF	SP/SF	LP/SP %	Special Sale Prov	Sold Date
1 C687288	PNC	840	\$199,995		57 BIG PINE LANE	2	2	1440	N	1995	\$139			None	
2 C7004290	PNC	246	\$314,000		24019 REDFISH COVE DR	3	2	1936	Y	1996	\$162			None	
3 C7008179	PNC	82	\$339,000		17707 COURTSIDE LANDINGS CIR	2	2	1813	Y	1999	\$187			None	
4 C7009498	PNC	72	\$500,000		3205 SUNSET KEY CIR	3	3	2109	Y	2000	\$237			Short Sale	
5 C6999395	PNC	406	\$550,000		1000 MATECUMBE KEY RD	3	2	2612	Y	2002	\$211			None	
1 C7000829	SLD	244	\$310,000	\$292,000	17813 HIBISCUS COVE CT	2	2	1970	Y	1998	\$157	\$148	94%	None	1/15/2010
2 C7005865	SLD	122	\$479,000	\$449,000	3071 BIG BEND CIR	3	3	2317	Y	2000	\$207	\$194	94%	None	2/23/2010
3 C7006775	SLD	97	\$249,900	\$225,000	1231 ROMANO KEY CIR	3	2	1741	N	1996	\$144	\$129	90%	None	3/2/2010
4 C7006675	SLD	109	\$239,000	\$208,000	3061 KING TARPON DR	2	2	1281	Y	1994	\$187	\$162	87%	None	3/5/2010
5 C6998634	SLD	343	\$249,000	\$235,000	17800 HIBISCUS COVE CT # 14	2	2	1688	N	2000	\$148	\$139	94%	None	3/5/2010 Q1 Avg SP/SF \$157
6 C7005495	SLD	175	\$499,999	\$467,500	3377 SUNSET KEY CIR	3	3	2777	Y	2002	\$180	\$168	94%	None	3/19/2010 Q1 Avg LP/SP% 92%
7 C7003984	SLD	252	\$239,000	\$197,500	2040 MATECUMBE KY RD	2	2	2653	N	1992	\$90	\$74	83%	None	4/2/2010 Q2 Avg SP/SF \$74 Q2 Avg LP/SP% 83%

CONDOS

MLS #	Status	ADOM	List Price	Sold Price	Address	Beds	Baths	SF A/C	Pool	Yr Built	LP/SF	SP/SF	LP/SP %	Special Sale Prov	Sold Date
1 C7009532	PNC	32	\$89,999		3170 MATECUMBE KEY RD # 123	1	1	630	N	1983	\$143			Short Sale	
2 C6992080	PNC	644	\$109,000		2021 LITTLE PINE CIR # 41B	2	2	1187	N	1980	\$92			None	
3 C7010698	PNC	28	\$112,000		1600 ISLAMORADA BLVD # 73A	2	2	1508	N	1979	\$74			None	
4 C620272	PNC	1527	\$115,000		1600 Islamorada Blvd #71A # 71A	2	2	1508	Y	1979	\$76			None	
5 C6993079	PNC	604	\$129,900		3 PIRATES LN # 33 A	2	2	1508	N	1979	\$86			None	
6 C677079	PNC	1513	\$139,000		1 Pirates Ln #14A # 14A	2	2	1440	N	1979	\$97			None	
7 C7009771	PNC	46	\$139,900		24399 BALTIC AVE # 103	2	2	1866	N	2005	\$75			REO/Bank Owned	
8 C7001419	PNC	121	\$145,000		2090 MATECUMBE KEY RD # 1403	2	2	1030	Y	1998	\$141			Short Sale	
9 C7006696	PNC	133	\$157,000		3830 COBIA VILLAS CT # 7A	2	2	1195	N	2000	\$131			REO/Bank Owned	
10 C685572	PNC	872	\$159,900		3181 Matecumbe Key Rd # 22	2	2	1096	N	1998	\$146			None	
11 C6994874	PNC	398	\$169,000		2060 MATECUMBE KEY RD. # 2703	2	2	1030	Y	2000	\$164			Short Sale	
12 C7003431	PNC	143	\$198,800		3329 SUNSET KEY CIR. # 101	3	3	2296	N	2005	\$87			Short Sale	
13 C7005942	PNC	69	\$199,000		3321 SUNSET KEY CIR. # 103	3	3	1957	N	2004	\$102			Short Sale	
14 D5770054	PNC	456	\$215,000		3329 SUNSET KEY CIR # 203	3	2	1833	Y	2005	\$117			Short Sale	
15 C6993154	PNC	555	\$229,000		3329 SUNSET KEY CIR # 306	3	2	1833	N	2005	\$125			Short Sale	
16 C7010061	PNC	37	\$234,900		2060 MATECUMBE KEY RD # 2201	3	2	1505	N	1998	\$156			None	
17 C688180	PNC	616	\$239,000		3329 SUNSET KEY CIR # 303	3	2	1833	N	2005	\$130			None	
18 C7010489	PNC	37	\$259,900		3354 SUNSET KEY CIR # A	3	2	1755	N	2000	\$148			None	
19 C7009667	PNC	20	\$270,000		3329 SUNSET KEY CIR # 208	3	3	2297	N	2004	\$118			REO/Bank Owned	
20 C6997517	PNC	481	\$284,000		3321 SUNSET KEY CIR # 302	3	2	1669	N	2004	\$170			None	
21 C6992972	PNC	554	\$323,000		3329 SUNSET KEY CIR # 301	3	3	2296	N	2005	\$141			Short Sale	
22 C7010663	PNC	36	\$325,000		3329 SUNSET KEY CIR # 408	3	3	2297	N	2004	\$141			Short Sale	
23 C7009937	PNC	28	\$339,000		3321 SUNSET KEY CIR # 401	3	3	2297	Y	2004	\$148			Short Sale	
24 C7006218	PNC	182	\$410,000		3313 SUNSET KEY CIR # 606	3	3	2100	N	2004	\$195			None	
25 C6997384	PNC	423	\$415,000		3313 SUNSET KEY CIR # 401	3	3	2297	N	2004	\$181			Short Sale	
26 C6997522	PNC	473	\$450,000		3313 SUNSET KEY CIR # 601	3	3	2297	N	2004	\$196			Short Sale	
27 C7011733	PNC	7	\$475,000		3321 SUNSET KEY CIRCLE # 709	3	3	2297	N	2004	\$207			None	
1 C7007165	SLD	24	\$218,900	\$220,000	3321 SUNSET KEY CIR # 705	3	2	1669	N	2004	\$131	\$132	101%	REO/Bank Owned	1/6/2010
2 C646743	SLD	1188	\$183,000	\$176,500	3760 Cobia Villas Ct. # 4A	2	2	1195	N	2001	\$153	\$148	96%	None	1/15/2010
3 C7007646	SLD	37	\$89,900	\$82,000	5050 MARIANNE KEY RD. # 3C	2	2	1448	N	1982	\$62	\$57	91%	None	1/19/2010
4 C7008427	SLD	3	\$109,900	\$98,000	1600 ISLAMORADA BLVD # 74A	2	2	1508	N	1979	\$73	\$65	89%	None	1/26/2010
5 C7005207	SLD	124	\$169,500	\$150,725	432 GASPAS KEY LN	2	2	1198	N	1995	\$141	\$126	89%	None	1/26/2010
6 C7001692	SLD	243	\$99,000	\$85,000	1590 ISLAMORADA BLVD # 83C	2	2	1508	Y	1979	\$66	\$56	86%	None	1/29/2010
7 C7003205	SLD	193	\$295,000	\$255,000	3333 SUNSET KEY CIR # 302	3	3	2065	N	2005	\$143	\$123	86%	REO/Bank Owned	1/29/2010



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8	C695421	SLD	654	\$249,000	\$217,500	3485 SUNSET KEY CIR # 1A	3	2	1605	N	1998	\$155	\$136	87%	None	2/18/2010
9	C7008998	SLD	19	\$189,000	\$173,000	2090 BIG PASS LN # C	2	2	1401	N	2002	\$135	\$123	92%	None	2/19/2010
10	C7006089	SLD	107	\$499,900	\$400,000	3329 SUNSET KEY CIR # 708	3	3	2296	N	2005	\$218	\$174	80%	None	2/25/2010
11	C690951	SLD	749	\$99,000	\$85,000	1610 ISLAMORADA BLVD # #62-B	2	2	1508	N	1979	\$66	\$56	86%	None	2/26/2010
12	C6992994	SLD	532	\$359,000	\$300,000	3250 SOUTHSORE DR # 53-C	3	2	2050	N	1980	\$175	\$146	84%	None	3/1/2010
13	C7009182	SLD	55	\$123,500	\$117,500	24417 BALTIC AVE # 1103	2	2	1866	N	2005	\$66	\$63	95%	REO/Bank Owned	3/16/2010
14	C7009071	SLD	25	\$169,000	\$157,000	2060 MATECUMBE KEY RD # 2203	2	2	1030	Y	2000	\$164	\$152	93%	None	3/19/2010
15	C7001194	SLD	317	\$289,000	\$289,000	3313 SUNSET KEY CIR # 307	3	3	2297	N	2004	\$126	\$126	100%	Short Sale	3/22/2010
16	C7009341	SLD	25	\$300,000	\$290,000	3333 SUNSET KEY CIRCLE # 307	3	3	2296	Y	2005	\$131	\$126	97%	REO/Bank Owned	3/23/2010
17	R4592047	SLD	128	\$134,900	\$120,000	24399 BALTIC AVE # 102	2	2	1866	Y	2005	\$72	\$64	89%	REO/Bank Owned	3/24/2010
18	D5777621	SLD	9	\$214,450	\$211,950	3333 SUNSET KEY CIR # 703	3	2	1833	N	2005	\$117	\$116	99%	REO/Bank Owned	3/29/2010
19	C7008309	SLD	98	\$259,000	\$240,000	3304 SUNSET KEY CIR # D	3	2	2277	N	2000	\$114	\$105	93%	REO/Bank Owned	3/30/2010
20	C7006810	SLD	96	\$166,000	\$150,000	2037 MATECUMBE KEY RD	2	2	1198	N	1996	\$139	\$125	90%	None	3/31/2010
21	C7006999	SLD	125	\$293,500	\$260,000	3270 SOUTHSORE DR # 73C	3	2	2050	N	1980	\$143	\$127	89%	None	3/31/2010
22	C692397	SLD	760	\$339,900	\$305,000	3392 SUNSET KEY CIR # D	3	2	2277	N	2000	\$149	\$134	90%	None	4/2/2010
23	C7009983	SLD	32	\$144,900	\$135,000	2060 MATECUMBE KEY RD. # 2704	2	2	1030	N	1998	\$141	\$131	93%	None	4/12/2010

Q1 Avg SP/SF	\$112
Q1 Avg LP/SP%	91%
Q2 Avg SP/SF	\$133
Q2 Avg LP/SP%	91%

Homes SOLD 7

Condos SOLD 23

TOTAL 2010 30

TOTAL YTD inc PND 62

TOTAL 2009 71

Average Sale Price Homes \$296,286 \$0 92%

Average Sale Price Condos \$196,442 \$0 0%

Av. Sale Price Overall 2010 \$246,364 2%

2010 YTD Volume Compared to 2009 262%

Av. Sale Price Overall 2009 \$251,740 88%

Av. Sale Price Overall 2008 \$318,974 89%

Total Distressed Sales 24
Percentage Distressed Sales of Total 39%
Number of Condo Sales to Homes Sales 3 to 1

Total / Month	Qtr	List / Sale % Overall	comb av.	homes	condos
Jan = 8					
Feb = 5					
Mar = 14	27	92%	\$134	\$157	\$112
Apr = 3					
May =					
Jun = 3		87%	\$103	\$74	\$133
Jul =					
Aug =					
Sep = 0					
Oct =					
Nov =					
Dec = 0					