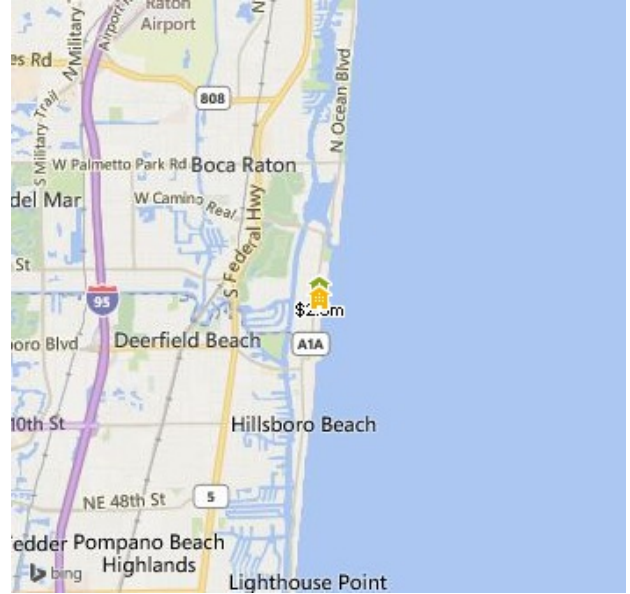


2494 S Ocean Blvd, Apt D4, Boca Raton, FL 33432



LEGEND: 🏠 Subject Property 🏡 This Property

RECENTLY SOLD

- Sold Date: 4/1/2015
- MLS listing RX-10085452, 11/2/2014

Sold Price

\$2,499,500

Sold Date: 4/1/2015
Days in RPR: 157

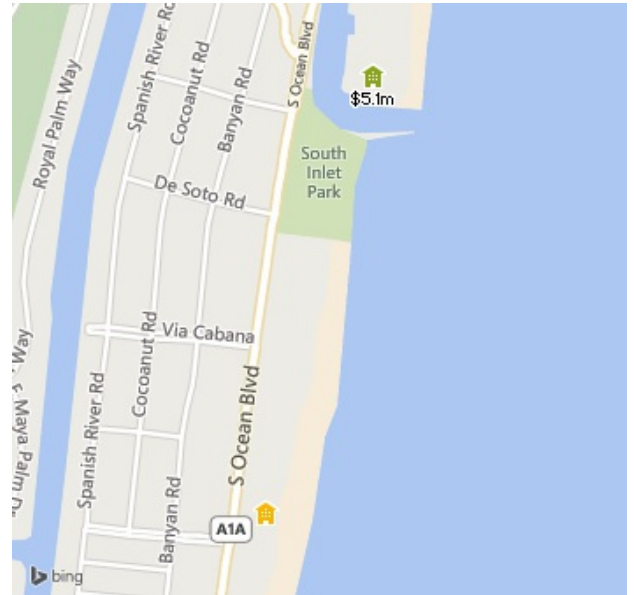
SPECTACULAR DIRECT OCEAN FRONT WRAP AROUND SOUTH EAST CORNER AT THE ARAGON. DESIGNER FINISHED WITH LIGHT AND BRIGHT DETAILS THROUGHOUT. HIGH CEILINGS, SPACIOUS ROOMS AND A GREAT FLOOR PLAN RIGHT ON THE BEACH! SPLIT BEDROOMS WITH MAGNIFICENT CORNER MASTER SUITE WITH EXCELLENT CLOSETS AND HIS/HER BAT...

Home Facts

	Public Facts	Listing Facts
Property Type	Condo/Townhouse	Condo/Townhouse
Property Subtype	Condominium	Condo/Coop
Bedrooms	3	3
Total Baths	3	5
Full Baths	3	4
Partial Baths	—	1
Living Area (sq ft)	4,220	4,220
Lot Size	1 acres	—
Lot Dimensions	1.00 AC	—
Garage (spaces)	—	2
Year Built	1995	1995
Style	—	4+ Floors
Heating	—	Central, Zoned
Cooling	—	Central, Zoned
Construction	Masonry	Concrete
Number of Buildings	0	—
Number of Stories	4	1

Courtesy of Premier Estate Properties Inc/BR

1000 S Ocean Blvd, Ste 403, Boca Raton, FL 33432



LEGEND: 🏠 Subject Property 🏡 This Property

RECENTLY SOLD

• Sold Date: 3/31/2015
 • MLS listing RX-10116075, 3/3/2015

Sold Price

\$5,100,000

Sold Date: 3/31/2015
 Days in RPR: 36

Current Estimated Value

\$3,830,410

Last RVM® Update: 3/16/2015

RVM® Est. Range:
\$3,332,457 – \$4,328,363

RVM® Confidence:



➔ RVM® Change
 Last 1 Month: –

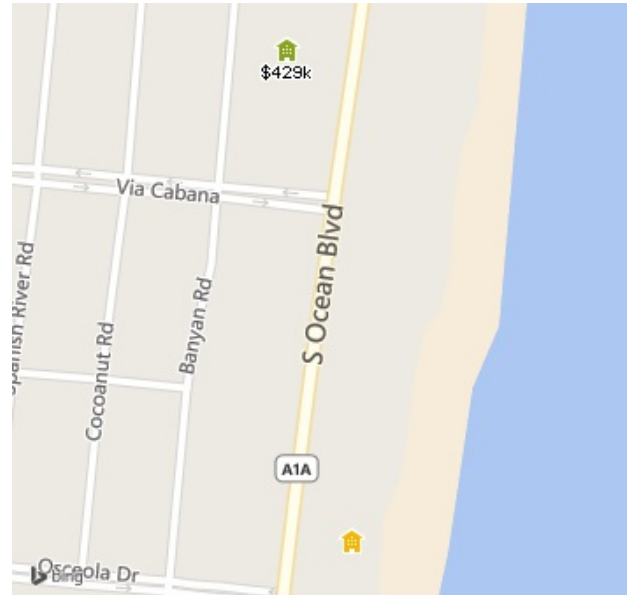
⬆️ RVM® Change
 Last 12 Months: **1.84%**

Home Facts

	Public Facts	Listing Facts
Property Type	Condo/Townhouse	Condo/Townhouse
Property Subtype	Condominium	Condo/Coop
Bedrooms	3	3
Total Baths	3	4
Full Baths	3	3
Partial Baths	–	1
Living Area (sq ft)	3,416	3,416
Lot Size	1 acres	–
Lot Dimensions	1.00 AC	–
Garage (spaces)	–	2
Year Built	2010	2010
Style	–	Contemporary
Heating	–	Central, Zoned
Cooling	–	Central, Zoned
Construction	Masonry	Cbs Construction
Number of Buildings	0	–
Number of Stories	–	7

Courtesy of Boca Executive Realty

1299 S Ocean Blvd, Apt L3, Boca Raton, FL 33432



LEGEND: 🏠 Subject Property 🏡 This Property

RECENTLY SOLD

- Sold Date: 3/13/2015
- MLS listing RX-10109575, 2/5/2015

Sold Price

\$429,000

Sold Date: 3/13/2015
Days in RPR: 62

Current Estimated Value

\$427,400

Last RVM® Update: 3/16/2015

RVM® Est. Range:
\$406,030 – \$448,770

RVM® Confidence:



📈 RVM® Change
Last 1 Month: **\$5,520**

📈 RVM® Change
Last 12 Months: **16.14%**

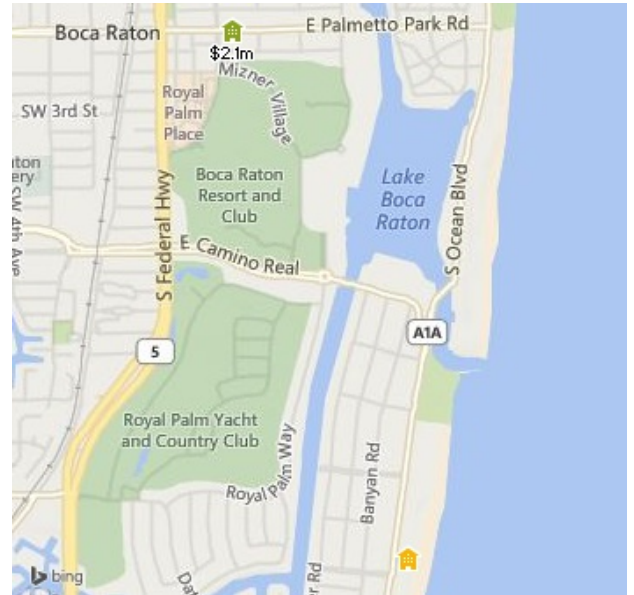
Charming 3 bed/3 bath Townhouse with Ocean/Garden views from both floors and patios, deeded beach access, 18ft ceiling!!! Newer Kitchen, Stainless steel appliances, A/C, High Impact Sliders, Hurricane shutters. This beautiful townhome has 3 large bedrooms with 3 full bathrooms, two upstairs and one...

Home Facts

	Public Facts	Listing Facts
Property Type	Condo/Townhouse	Condo/Townhouse
Property Subtype	Condominium	Condo/Coop
Bedrooms	3	3
Total Baths	3	3
Full Baths	3	3
Living Area (sq ft)	2,143	2,143
Year Built	1963	1963
Style	–	Townhome
Roofing	–	Concrete Tile
Heating	–	Central, Electric
Cooling	–	Central, Electric
Construction	Masonry	Cbs Construction, Other
Number of Buildings	0	6
Number of Stories	1	2

Courtesy of Lang Realty/BR

200 E Palmetto Park Rd, #PH5, Boca Raton, FL 33432



LEGEND: 🏠 Subject Property 🏡 This Property

RECENTLY SOLD

* Sold Date: 1/23/2015
 * MLS listing RX-10009740, 1/21/2014

Sold Price

\$2,100,000

Sold Date: 1/23/2015
 Days in RPR: 442

Current Estimated Value

\$2,095,330

Last RVM® Update: 3/16/2015

RVM® Est. Range:
\$1,990,564 – \$2,200,096

RVM® Confidence:



📉 RVM® Change
 Last 1 Month: **-\$33,060**

📉 RVM® Change
 Last 12 Months: **-15.44%**

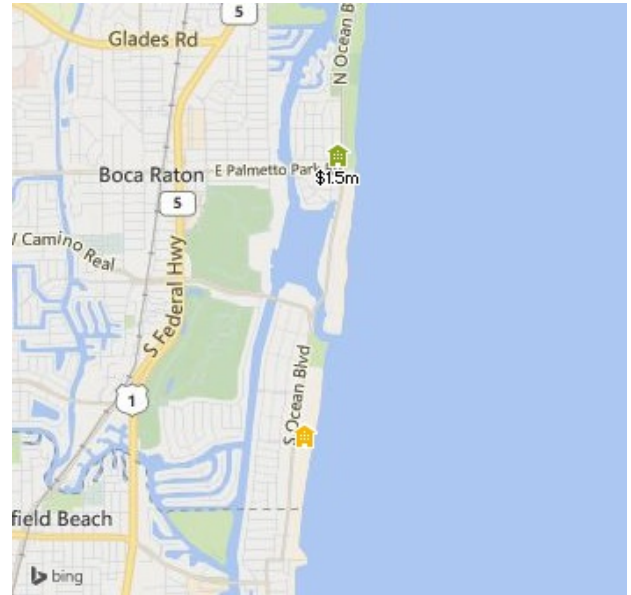
THIS A FINISHED DEVELOPER UNIT...NOT A RESALE. Absolutely spectacular 9th floor Penthouse! This STUNNING unit is the last "Developer" PH remaining at 200 East, the newest and most sought after luxury condominium in downtown Boca Raton. From the moment you walk in, the views are amazing... Gl...

Home Facts

	Public Facts	Listing Facts
Property Type	Condo/Townhouse	Condo/Townhouse
Property Subtype	Condominium	Condo/Coop
Bedrooms	3	3
Total Baths	3	4
Full Baths	3	3
Partial Baths	–	1
Living Area (sq ft)	3,520	3,520
Lot Size	1 acres	1 acres
Lot Dimensions	1.00 AC	–
Garage (spaces)	–	2
Year Built	2009	2009
Heating	–	Central, Electric
Cooling	–	Central, Electric
Construction	Masonry	Cbs Construction, Concrete
Number of Buildings	0	–
Number of Stories	–	9

Courtesy of Nestler Poletto Sothebys Int'l

1 N Ocean Blvd, Apt 207, Boca Raton, FL 33432



LEGEND: 🏠 Subject Property 🏡 This Property

RECENTLY SOLD

- Sold Date: 2/27/2015
- MLS listing RX-10069539, 9/2/2014

Sold Price

\$1,535,500

Sold Date: 2/27/2015
Days in RPR: 218

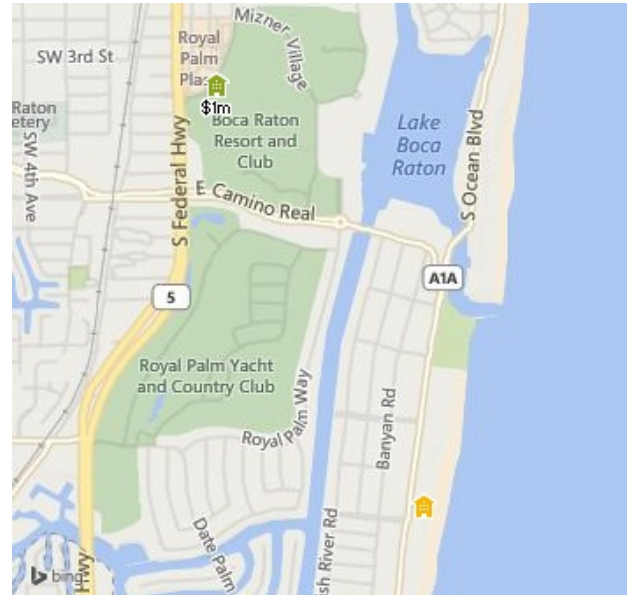
This gorgeous residence mimics a sensational New York Westside apartment and it will take your breath away. Designed and decorated with a New York sleek flair only steps away from the beautiful Atlantic Ocean Sands. Start off by entering the Extraordinary Meridian which melds beauty and architectur...

Home Facts

	Public Facts	Listing Facts
Property Type	Condo/Townhouse	Condo/Townhouse
Property Subtype	Condominium	Condo/Coop
Bedrooms	3	—
Total Baths	3	—
Full Baths	3	—
Living Area (sq ft)	3,500	—
Lot Size	1 acres	1 acres
Lot Dimensions	1.00 AC	—
Year Built	2007	—
Construction	Masonry	—
Number of Buildings	0	—
Number of Stories	—	5.00,

Courtesy of Douglas Elliman

550 SE Mizner Blvd, Apt B403, Boca Raton, FL 33432



LEGEND: 🏠 Subject Property 🏡 This Property

RECENTLY SOLD

- Sold Date: 2/10/2015
- MLS listing RX-10064886, 8/15/2014

Sold Price

\$1,050,000

Sold Date: 2/10/2015
Days in RPR: 236

Current Estimated Value

\$1,039,220

Last RVM® Update: 3/16/2015

RVM® Est. Range:
\$987,259 – \$1,091,181

RVM® Confidence:



📉 RVM® Change
Last 1 Month: **-\$37,220**

📉 RVM® Change
Last 12 Months: **-7.95%**

Home Facts

Public Facts

Listing Facts

Property Type	Condo/Townhouse	Condo/Townhouse
Property Subtype	Condominium	Condo/Coop
Bedrooms	3	3
Total Baths	3	3
Full Baths	3	3
Living Area (sq ft)	2,473	2,473
Lot Size	1 acres	-
Lot Dimensions	1.00 AC	-
Garage (spaces)	-	1
Year Built	2003	2003
Heating	-	Central Individual A/C, Electric
Cooling	-	Central Individual A/C, Electric
Construction	Masonry	Cbs Construction
Number of Buildings	0	-
Number of Stories	-	9

Courtesy of Keller Williams Realty Services

2600 S Ocean Blvd, Apt 18D, Boca Raton, FL 33432



LEGEND: 🏠 Subject Property 🏡 This Property

RECENTLY SOLD

- Sold Date: 3/18/2015
- MLS listing RX-10088982, 11/14/2014

Sold Price

\$850,000

Sold Date: 3/18/2015
Days in RPR: 145

STUNNING 3 BEDROOM 2.5 BATH DIRECT OCEANFRONT WITH UNOBSTRUCTED VIEWS CONDO IN SOUTH BOCA. THIS 3 BEDROOM WAS RENOVATED SOUP TO NUTS 3 YEARS AGO. FROM THE GORGEOUS 24 INCH RECTIFIED PORCELAIN TILE TO THE CUSTOM GOURMET KITCHEN WHICH HAS DESIGNER GRANITE WITH MOSAIC GLASS BACKSPASH AND TOP OF THE...

Home Facts

	Public Facts	Listing Facts
Property Type	Condo/Townhouse	Condo/Townhouse
Property Subtype	Condominium	Condo/Coop
Bedrooms	3	3
Total Baths	2	3
Full Baths	2	2
Partial Baths	–	1
Living Area (sq ft)	2,101	2,500
Garage (spaces)	–	1
Year Built	1975	1975
Heating	–	Central, Electric
Cooling	–	Central, Electric
Construction	Masonry	Cbs Construction
Number of Buildings	0	–
Number of Stories	18	2

Courtesy of RE/MAX Services

DISTRESSED

Distressed



Address	2494 S Ocean Blvd, Apt C5 Boca Raton, FL 33432	468 E Boca Raton Rd Boca Raton, FL 33432	400 S Ocean Blvd, Apt 28 Boca Raton, FL 33432	1111 S Ocean Blvd, #4170 Boca Raton, FL 33432	2000 S Ocean Blvd, Apt 16F Boca Raton, FL 33432
Status	Subject Property	Distressed	Distressed	Distressed	Distressed
Estimated Value	\$2,254,000	\$1,013,430	\$2,557,110	\$403,590	\$500,000
Amount	–	\$1,013,430 Est. Value	\$2,395,000 List Amount	\$450,000 List Amount	\$500,000 Est. Value
Past Due Amt.	–	–	–	–	–
Recording Date	4/18/2013	10/23/2001	–	–	3/5/2012
Days in RPR	932	–	7	12	–
Price Per Sq. Ft.	\$425	\$300	\$535	\$293	\$384
Bedrooms	3	3	3	3	2
Total Baths	4	3	3	3	2
Partial Baths	1	–	1	1	–
Total Rooms	–	–	–	–	–
Living Area	3,764	3,376	4,476	1,534	1,303
Lot Size	1 acres	1,991 sq ft	1 acres	–	–
Year Built	1996	2001	2002	1973	1971
Living Area Range (low)	–	–	–	–	–
Living Area Range (high)	–	–	–	–	–
Property Type	Condo/Townhouse	Condo/Townhouse	Condo/Townhouse	Condo/Townhouse	Condo/Townhouse
Property Subtype	Condo/Coop	Townhouse	Condo/Coop	Condo/Coop	Condominium
MLS ID	RX-3310842	–	RX-10124597	RX-10122727	–
Listing Broker	Courtesy of Nestler Poletto Sothebys Int'l	–	Listing Courtesy of Mega Real Estate Services	Listing Courtesy of Lang Realty/Delray Beach	–
Description	<p>ESTATE SALE. Renovated and updated residence, located in the SE corner of the south tower, has one of the most desirable locations in the building. Private elevator comes directly into a private entry and secured foyer. Transitionally contemporary interiors are accented with neutral marble flooring throughout all the walkway areas, with carpeted bedrooms. Direct east, south, and west views of the ocean. Full living room area has a big dining room area. Updated kitchen cabinetry and granite countertops, Thermador appliances, double ovens, microwave, stove top, sub-zero refrigerator, and pantry area. The kitchen area has afternoon sunset views. The views are east, south and west. There is an...</p>		<p>Bank owned property, private villa in an oceanfront building with open pool overlooking intracoastal. Spacious floor plan with lots of room, gourmet kitchen, marble and granite. Upscale building in one of boca's best locations. Community pool and spa directly on the atlantic, valet and concierge 24 hours a day. Call for private showing and let your imagination take over!</p>	<p>The owner of this condo put every bell and whistle possible into it. Featuring 3 large bedrooms, 2.5 baths.. Beautiful marble floors throughout in a modular versailles pattern. Top of the line gaggenau appliances. Amazing kohler hardware including the lighted "body-spa" shower by kohler! under counter pot cooker, built in expresso/coffee machine, undercounter lighting, 9 inch floor moldings.. Beautiful fireplace with roman columns throughout the unit. There are closet and bedroom built-ins galore. Beautiful mural overlooking east boca raton in dining area. French doors leading out to balcony overlooking pool and tennis courts. Bosch dishwasher, and bosch stackable washer and dryer and laun...</p>	

Highlighted fields were changed by agent to reflect knowledge of this property.

DISTRESSED

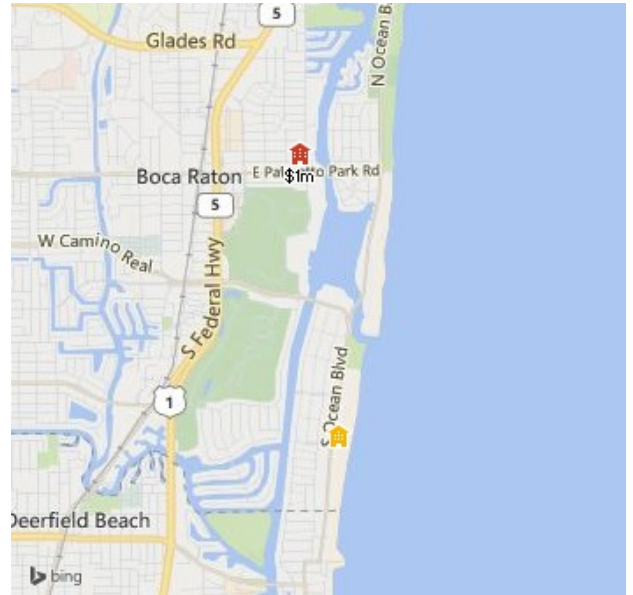
Distressed



Address	2494 S Ocean Blvd, Apt C5 Boca Raton, FL 33432	255 SW 7th St, Apt 2 Boca Raton, FL 33432	1000 Spanish River Rd, Apt 20 Boca Raton, FL 33432	1000 Spanish River Rd, Apt 2M Boca Raton, FL 33432	1000 Spanish River Rd, Apt 4L Boca Raton, FL 33432
Status	Subject Property	Distressed	Distressed	Distressed	Distressed
Estimated Value	\$2,254,000	\$120,000	\$257,870	\$236,680	\$216,410
Amount	—	\$120,000 Est. Value	\$275,000 List Amount	\$200,000 List Amount	\$216,410 Est. Value
Past Due Amt.	—	—	—	—	—
Recording Date	4/18/2013	2/26/1998	—	—	3/14/2005
Days in RPR	932	—	384	456	—
Price Per Sq. Ft.	\$425	\$105	\$199	\$138	\$157
Bedrooms	3	3	2	2	2
Total Baths	4	2	2	2	2
Partial Baths	1	—	—	—	—
Total Rooms	—	—	—	—	—
Living Area	3,764	1,140	1,379	1,450	1,375
Lot Size	1 acres	—	1 acres	1 acres	1 acres
Year Built	1996	1974	1972	1972	1972
Living Area Range (low)	—	—	—	—	—
Living Area Range (high)	—	—	—	—	—
Property Type	Condo/Townhouse	Condo/Townhouse	Condo/Townhouse	Condo/Townhouse	Condo/Townhouse
Property Subtype	Condo/Coop	Condominium	Condo/Coop	Condo/Coop	Condominium
MLS ID	RX-3310842	—	RX-10026256	RX-10005569	—
Listing Broker	Courtesy of Nestler Poletto Sothebys Int'l	—	—	—	—
Description	<p>ESTATE SALE. Renovated and updated residence, located in the SE corner of the south tower, has one of the most desirable locations in the building. Private elevator comes directly into a private entry and secured foyer. Transitionally contemporary interiors are accented with neutral marble flooring throughout all the walkway areas, with carpeted bedrooms. Direct east, south, and west views of the ocean. Full living room area has a big dining room area. Updated kitchen cabinetry and granite countertops, Thermador appliances, double ovens, microwave, stove top, sub-zero refrigerator, and pantry area. The kitchen area has afternoon sunset views. The views are east, south and west. There is an...</p>				

Highlighted fields were changed by agent to reflect knowledge of this property.

468 E Boca Raton Rd, Boca Raton, FL 33432



LEGEND: 🏠 Subject Property 🏠 This Property

OFF MARKET

- * Preforeclosure
- * Foreclosure Judgment Entered

Current Estimated Value

\$1,013,430

Last RVM® Update: 3/16/2015

RVM® Est. Range:
\$891,819 – \$1,135,041

RVM® Confidence:
★★★★☆

⬆ RVM® Change
Last 1 Month: \$9,640

⬆ RVM® Change
Last 12 Months: 7.46%

Home Facts

	Public Facts	Listing Facts
Property Type	Condo/Townhouse	-
Property Subtype	Townhouse	-
Bedrooms	3	-
Total Baths	3	-
Full Baths	3	-
Living Area (sq ft)	3,376	-
Lot Size	1,991 sq ft	-
Lot Dimensions	1991 SF	-
Garage	Yes	-
Garage (spaces)	1	-
Year Built	2001	-
Construction	Masonry	-
Number of Buildings	0	-

400 S Ocean Blvd, Apt 28, Boca Raton, FL 33432



LEGEND: Subject Property This Listing

FOR SALE
 * Foreclosure
 * Reo
 * New, Active: 4/1/2015

List Price
\$2,395,000

Last Price Update: -
 Days in RPR: 7

Current Estimated Value
\$2,557,110

Last RVM® Update: 3/16/2015

RVM® Est. Range:
\$2,429,255 – \$2,684,965

RVM® Confidence:

RVM® Change
 Last 1 Month: **-\$38,250**

RVM® Change
 Last 12 Months: **-20.73%**

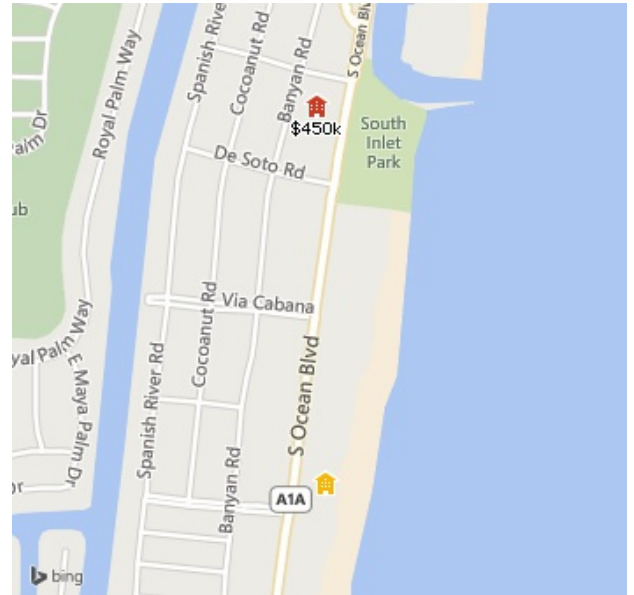
BANK OWNED PROPERTY,
 PRIVATE VILLA IN AN
 OCEANFRONT BUILDING WITH
 OPEN POOL OVERLOOKING
 INTRACOASTAL. SPACIOUS
 FLOOR PLAN WITH LOTS OF
 ROOM, GOURMET KITCHEN,
 MARBLE AND GRANITE.
 UPSCALE BUILDING IN ONE OF
 BOCA'S BEST LOCATIONS.
 COMMUNITY POOL AND SPA
 DIRECTLY ON THE ATLANTIC,
 VALET AND CONCIERGE 24...

Home Facts

	Public Facts	Listing Facts
Property Type	Condo/Townhouse	Condo/Townhouse
Property Subtype	Condominium	Condo/Coop
Bedrooms	3	3
Total Baths	2	3
Full Baths	2	2
Partial Baths	-	1
Living Area (sq ft)	4,476	4,476
Lot Size	1 acres	-
Lot Dimensions	1.00 AC	-
Garage (spaces)	-	2
Pool	-	Yes
Year Built	2002	2002
Style	-	Villa
Heating	-	Central, Electric
Cooling	-	Central, Electric
Construction	Masonry	Cbs Construction
Number of Buildings	0	-
Number of Stories	-	1

Listing Courtesy of Mega Real Estate Services

1111 S Ocean Blvd, #4170, Boca Raton, FL 33432



LEGEND: 🏠 Subject Property 🏠 This Listing

FOR SALE

- * Preforeclosure
- * Notice of Lis Pendens
- * New, Active: 3/27/2015

List Price

\$450,000

Last Price Update: –
Days in RPR: 12

Current Estimated Value

\$403,590

Last RVM® Update: 3/16/2015

RVM® Est. Range:
\$383,411 – \$423,769

RVM® Confidence:
★★★★★

📉 RVM® Change
Last 1 Month: **-\$2,120**

📈 RVM® Change
Last 12 Months: **37.74%**

The owner of this condo put every bell and whistle possible into it. Featung 3 large bedrooms, 2.5 baths.. Beautiful marble floors throughout in a modular versailles pattern. Top of the line Gaggenau appliances. Amazing Kohler hardware including the lighted "body-spa" shower by Kohler! Under cou...

Home Facts

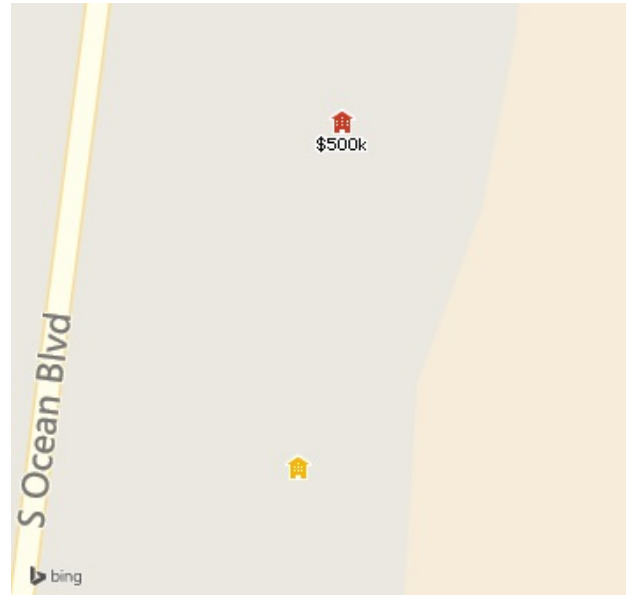
Public Facts

Listing Facts

Property Type	Condo/Townhouse	Condo/Townhouse
Property Subtype	Condominium	Condo/Coop
Bedrooms	3	3
Total Baths	2	3
Full Baths	2	2
Partial Baths	–	1
Living Area (sq ft)	1,534	1,534
Garage (spaces)	–	1
Year Built	1973	1973
Heating	–	Central
Cooling	–	Ceiling Fan(S), Humidistat, Central
Construction	Masonry	Cbs Construction
Number of Buildings	0	–
Number of Stories	4	5

Listing Courtesy of Lang Realty/Delray Beach

2000 S Ocean Blvd, Apt 16F, Boca Raton, FL 33432



LEGEND: Subject Property This Property

OFF MARKET

- * Preforeclosure
- * Notice of Lis Pendens

Current Estimated Value

\$500,000

Last AVM Update: 3/16/2015

AVM Est. Range:
\$340,000 – \$660,000

AVM Confidence:
★☆☆☆☆

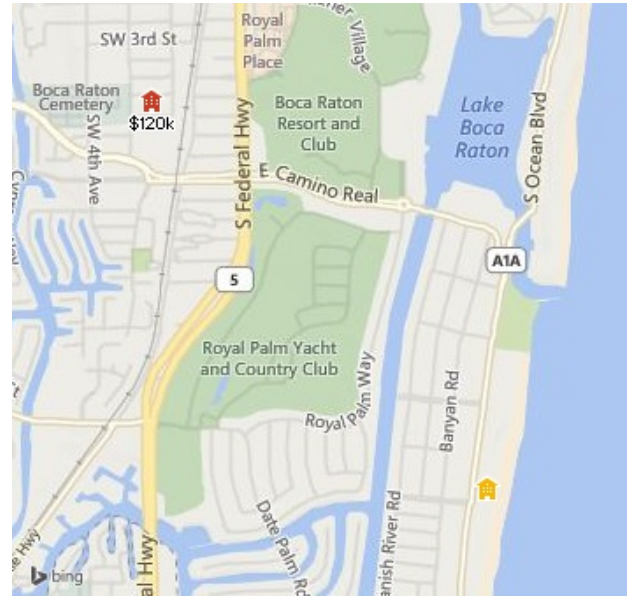
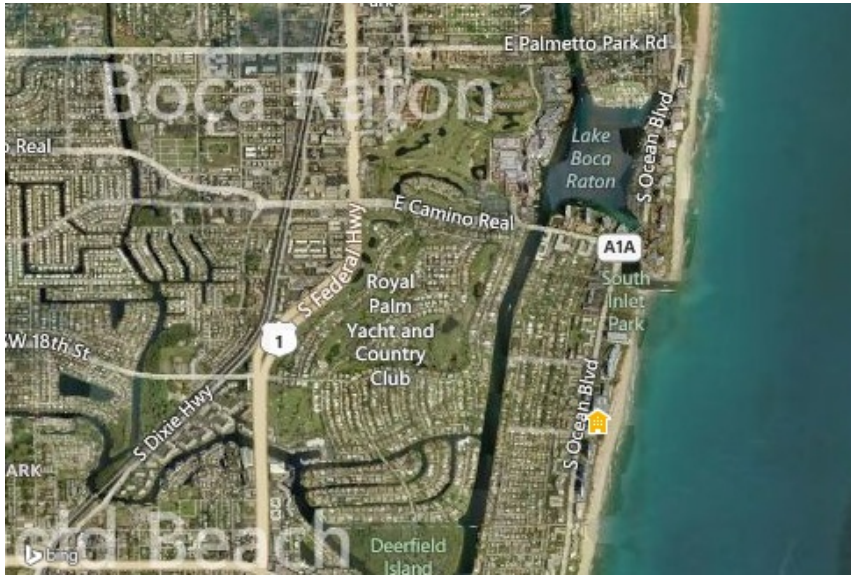
↑ AVM Change
Last 1 Month: **\$30,000**

↑ AVM Change
Last 12 Months: **14.15%**

Home Facts

	Public Facts	Listing Facts
Property Type	Condo/Townhouse	—
Property Subtype	Condominium	—
Bedrooms	2	—
Total Baths	2	—
Full Baths	2	—
Living Area (sq ft)	1,303	—
Year Built	1971	—
Construction	Masonry	—
Number of Buildings	0	—
Number of Stories	16	—

255 SW 7th St, Apt 2, Boca Raton, FL 33432



LEGEND: 🏠 Subject Property 🏠 This Property

OFF MARKET

- * Preforeclosure
- * Notice of Lis Pendens

Current Estimated Value

\$120,000

Last AVM Update: 3/16/2015

AVM Est. Range:
\$81,600 – \$158,400

AVM Confidence:
★☆☆☆☆

⬇️ AVM Change
Last 1 Month: **-\$1,000**

⬆️ AVM Change
Last 12 Months: **7.14%**

Home Facts

	Public Facts	Listing Facts
Property Type	Condo/Townhouse	—
Property Subtype	Condominium	—
Bedrooms	3	—
Total Baths	2	—
Full Baths	2	—
Living Area (sq ft)	1,140	—
Year Built	1974	—
Construction	Masonry	—
Number of Buildings	0	—
Number of Stories	1	—

1000 Spanish River Rd, Apt 2O, Boca Raton, FL 33432



LEGEND: 🏠 Subject Property 🏡 This Property

RECENTLY EXPIRED

- Expired
- MLS listing RX-10026256, 3/20/2014

Current Estimated Value

\$257,870

Last RVM® Update: 3/16/2015
Days in RPR: 384

RVM® Est. Range:
\$229,505 – \$286,235

RVM® Confidence:
★★★★☆

📉 RVM® Change
Last 1 Month: **-\$1,810**

📈 RVM® Change
Last 12 Months: **36.43%**

Home Facts

	Public Facts	Listing Facts
Property Type	Condo/Townhouse	Condo/Townhouse
Property Subtype	Condominium	Condo/Coop
Bedrooms	2	2
Total Baths	2	2
Full Baths	2	2
Living Area (sq ft)	1,379	1,379
Lot Size	1 acres	1 acres
Lot Dimensions	1.00 AC	–
Garage (spaces)	–	1
Year Built	1972	1972
Heating	–	Central
Cooling	–	Central
Construction	Masonry	Other
Number of Buildings	0	–
Number of Stories	–	4

1000 Spanish River Rd, Apt 2M, Boca Raton, FL 33432



LEGEND: 🏠 Subject Property 🏡 This Property

CANCELLED

* Cancelled
* MLS listing RX-10005569, 1/7/2014

Current Estimated Value

\$236,680

Last RVM® Update: 3/16/2015

RVM® Est. Range:
\$205,912 – \$267,448

RVM® Confidence:
★★★★☆

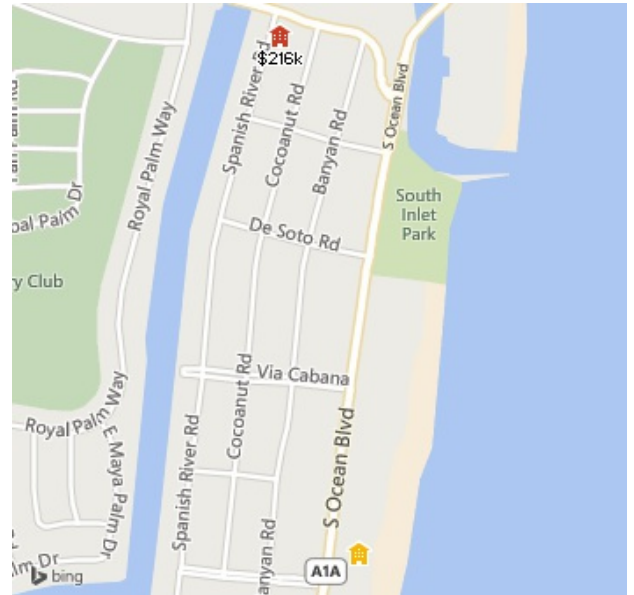
⬆️ RVM® Change
Last 1 Month: **\$710**

⬆️ RVM® Change
Last 12 Months: **17.75%**

Home Facts

	Public Facts	Listing Facts
Property Type	Condo/Townhouse	Condo/Townhouse
Property Subtype	Condominium	Condo/Coop
Bedrooms	2	2
Total Baths	2	2
Full Baths	2	2
Living Area (sq ft)	1,375	1,450
Lot Size	1 acres	–
Lot Dimensions	1.00 AC	–
Year Built	1972	1972
Heating	–	Central
Cooling	–	Central
Construction	Masonry	Other
Number of Buildings	0	–
Number of Stories	–	4

1000 Spanish River Rd, Apt 4L, Boca Raton, FL 33432



LEGEND: 🏠 Subject Property 🏠 This Property

OFF MARKET

- Preforeclosure
- Foreclosure Judgment Entered

Current Estimated Value

\$216,410

Last RVM® Update: 3/16/2015

RVM® Est. Range:
\$190,441 – \$242,379

RVM® Confidence:
★★★★☆

📈 RVM® Change
Last 1 Month: **\$1,830**

📈 RVM® Change
Last 12 Months: **15.11%**

Home Facts

	Public Facts	Listing Facts
Property Type	Condo/Townhouse	—
Property Subtype	Condominium	—
Bedrooms	2	—
Total Baths	2	—
Full Baths	2	—
Living Area (sq ft)	1,375	—
Lot Size	1 acres	—
Lot Dimensions	1.00 AC	—
Year Built	1972	—
Construction	Masonry	—
Number of Buildings	0	—

EXPIRED LISTING

Expired



Address	2494 S Ocean Blvd, Apt C5 Boca Raton, FL 33432	2500 S Ocean Blvd, Apt 801 Boca Raton, FL 33432	300 SE 5th Ave, Apt 5180 Boca Raton, FL 33432	550 SE Mizner Blvd, Apt B110 Boca Raton, FL 33432	1 N Ocean Blvd, Apt 402 Boca Raton, FL 33432
Status	Subject Property	Recently Expired	Recently Expired	Recently Expired	Recently Expired
Amount	–	\$5,495,000 List Amount	\$950,000 List Amount	\$874,973 List Amount	\$1,250,000 List Amount
Listing Date	9/18/2012	1/23/2014	11/10/2014	4/7/2014	8/31/2012
Days in RPR	932	440	149	366	950
Price Per Sq. Ft.	\$425	\$1,294	\$406	\$445	\$382
Bedrooms	3	4	2	2	2
Total Baths	4	6	4	3	3
Partial Baths	1	1	1	–	1
Total Rooms	–	–	–	–	–
Living Area	3,764	4,248	2,340	1,968	3,275
Lot Size	1 acres	1 acres	–	1 acres	1 acres
Year Built	1996	2009	1989	2003	2007
Living Area Range (low)	–	–	–	–	–
Living Area Range (high)	–	–	–	–	–
Property Type	Condo/Townhouse	Condo/Townhouse	Condo/Townhouse	Condo/Townhouse	Condo/Townhouse
Property Subtype	Condo/Coop	Condo/Coop	Condo/Coop	Condo/Coop	Condo/Coop
MLS ID	<i>RX-3310842</i>	<i>RX-10010341</i>	<i>RX-10087908</i>	<i>RX-10030827</i>	<i>RX-3306835</i>
Listing Broker	<i>Courtesy of Nestler Poletto Sothebys Int'l</i>	<i>Courtesy of Mizner Grande Realty LLC</i>	<i>Courtesy of Douglas Elliman</i>	<i>Courtesy of Keller Williams Realty Services</i>	<i>Courtesy of Nestler Poletto Sothebys Int'l</i>
Description	ESTATE SALE. Renovated and updated residence, located in the SE corner of the south tower, has one of the most desirable locations in the building. Private elevator comes directly into a private entry and secured foyer. Transitionally contemporary interiors are accented with neutral marble flooring throughout all the walkway areas, with carpeted bedrooms. Direct east, south, and west views of the ocean. Full living room area has a big dining room area. Updated kitchen cabinetry and granite countertops, Thermador appliances, double ovens, microwave, stove top, sub-zero refrigerator, and pantry area. The kitchen area has afternoon sunset views. The views are east, south and west. There is an...	Incredible north east corner luxuria top of the line turnkey designer furnished dream home with incredible ocean views everywhere! 4 brs plus media rm. If you're looking for the dream, turnkey, ocean views, high ceilings, come & see this dream!	This magnificent fully furnished condo in mizner tower won't last! it has a fabulous view of lake boca raton and the ocean! beautiful pools and boat slips can be seen from the large covered balcony. Two garage parking spaces. Wonderful value in full service, pet friendly building.	2 bedroom + den (with a bed which can be used as a bedroom), 3 bath condo in townsend place, 10 ft ceilings, located on the pool level.	Beautifully finished with marble floors, extra large grand salon, gourmet eat-in kitchen with a suite of top-of-the-line appliances, imported wood cabinetry and granite countertops. Spacious dining room and family room that opens to one of the private terraces. One terrace faces north, one faces south. Elegantly appointed master baths with imported wood cabinetry and is topped with marble vanity. Imported marble flooring lies underfoot throughout the bathroom. Impact-resistant, laminated glass precludes the need for hurricane shutters.

Highlighted fields were changed by agent to reflect knowledge of this property.

EXPIRED LISTING

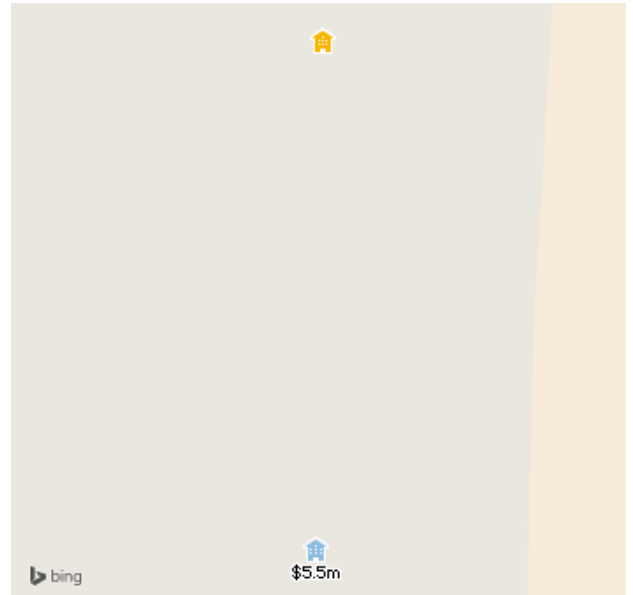
Expired



Address	2494 S Ocean Blvd, Apt C5 Boca Raton, FL 33432	875 E Camino Real, Apt 3B Boca Raton, FL 33432	1000 Spanish River Rd, Apt 2B Boca Raton, FL 33432	1000 Spanish River Rd, Apt 20 Boca Raton, FL 33432
Status	Subject Property	Recently Expired	Recently Expired	Recently Expired
Amount	—	\$549,000 List Amount	\$185,000 List Amount	\$275,000 List Amount
Listing Date	9/18/2012	3/17/2014	2/15/2014	3/20/2014
Days in RPR	932	387	417	384
Price Per Sq. Ft.	\$425	\$328	\$135	\$199
Bedrooms	3	2	2	2
Total Baths	4	2	2	2
Partial Baths	1	—	—	—
Total Rooms	—	—	—	—
Living Area	3,764	1,675	1,375	1,379
Lot Size	1 acres	—	1 acres	1 acres
Year Built	1996	1970	1972	1972
Living Area Range (low)	—	—	—	—
Living Area Range (high)	—	—	—	—
Property Type	Condo/Townhouse	Condo/Townhouse	Condo/Townhouse	Condo/Townhouse
Property Subtype	Condo/Coop	Condo/Coop	Condo/Coop	Condo/Coop
MLS ID	RX-3310842	RX-10025138	RX-10016944	RX-10026256
Listing Broker	Courtesy of Nestler Poletto Sothebys Int'l	Courtesy of Realty Associates Florida Prop	Courtesy of RE/MAX Services	Courtesy of RE/MAX Advantage Plus/BR
Description	ESTATE SALE. Renovated and updated residence, located in the SE corner of the south tower, has one of the most desirable locations in the building. Private elevator comes directly into a private entry and secured foyer. Transitionally contemporary interiors are accented with neutral marble flooring throughout all the walkway areas, with carpeted bedrooms. Direct east, south, and west views of the ocean. Full living room area has a big dining room area. Updated kitchen cabinetry and granite countertops, Thermador appliances, double ovens, microwave, stove top, sub-zero refrigerator, and pantry area. The kitchen area has afternoon sunset views. The views are east, south and west. There is an...	Highly desirable 'b' unit in lake house south; situated directly on lake boca with boat docks available, beautiful views of garden and lake, crown mouldings in liv rm, dining room with extra storage area, kitchen with add'l cabinets and counterspace added, new marble flooring in baths, reduced and ready for occupancy in 2015. Easy walk to resort, shopping, dining, beach	Awesome location! walk to beach and ocean. Spacious layout with 2 large bedrooms. Click here to submit offers http://ebrokerhouse.com/property_search.php?id=220720	Best kept secret of boca raton...2/2 condo with underground parking space/storage unit. boutique building just over intracoastal and walk to beach/boca raton resort. This unit has been redone and shows beautifully, open kitchen with granite and wood cabinets, tile thru-out living area. Great size rooms..no laundry in unit but 3 washers/dryers on each floor.serious buyers only!

Highlighted fields were changed by agent to reflect knowledge of this property.

2500 S Ocean Blvd, Apt 801, Boca Raton, FL 33432



LEGEND: Subject Property This Property

RECENTLY EXPIRED

* Expired
 * MLS listing RX-10010341, 1/23/2014

Current Estimated Value

\$1,138,000

Last AVM Update: 3/16/2015
 Days in RPR: 440

AVM Est. Range:
\$842,120 – \$1,433,880

AVM Confidence:

AVM Change
 Last 1 Month: **-\$20,000**

AVM Change
 Last 12 Months: **-68.97%**

Incredible North East Corner Luxuria
 Top of the Line Turnkey Designer
 Furnished Dream Home with
 Incredible Ocean Views
 Everywhere! 4 BRs Plus Media Rm.
 If you're looking for the Dream,
 Turnkey, Ocean Views, High
 Ceilings, Come & See this Dream!

Home Facts

	Public Facts	Listing Facts
Property Type	Condo/Townhouse	Condo/Townhouse
Property Subtype	Condominium	Condo/Coop
Bedrooms	4	4
Total Baths	5	6
Full Baths	5	5
Partial Baths	-	1
Living Area (sq ft)	4,248	4,248
Lot Size	1 acres	1 acres
Lot Dimensions	1.00 AC	-
Garage (spaces)	-	2
Year Built	2009	2009
Heating	-	Zoned
Cooling	-	Zoned
Construction	Masonry	Concrete
Number of Buildings	0	-
Number of Stories	-	1

Courtesy of Mizner Grande Realty LLC

300 SE 5th Ave, Apt 5180, Boca Raton, FL 33432



LEGEND: 🏠 Subject Property 🏡 This Property

RECENTLY EXPIRED

- * Expired
- * MLS listing RX-10087908, 11/10/2014

Current Estimated Value

\$932,470

Last RVM® Update: 3/16/2015
Days in RPR: 149

RVM® Est. Range:
\$885,847 – \$979,093

RVM® Confidence:
★★★★★

📉 RVM® Change
Last 1 Month: **-\$39,060**

📈 RVM® Change
Last 12 Months: **19.24%**

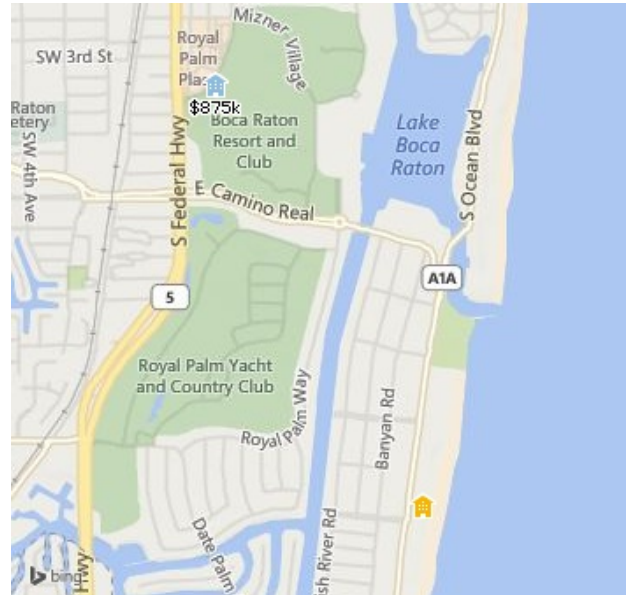
This magnificent FULLY FURNISHED condo in Mizner Tower WONT LAST! It has a fabulous VIEW OF LAKE BOCA RATON AND THE OCEAN! Beautiful pools and boat slips can be seen from the large covered balcony. Two garage parking spaces. Wonderful value in full service, pet friendly building.

Home Facts

	Public Facts	Listing Facts
Property Type	Condo/Townhouse	Condo/Townhouse
Property Subtype	Condominium	Condo/Coop
Bedrooms	2	2
Total Baths	3	4
Full Baths	3	3
Partial Baths	–	1
Living Area (sq ft)	2,340	2,340
Garage (spaces)	–	2
Year Built	1989	1989
Style	–	Less Than 4 Floors
Heating	–	Central
Cooling	–	Central
Construction	Masonry	Cbs Construction
Number of Buildings	0	–
Number of Stories	5	8

Courtesy of Douglas Elliman

550 SE Mizner Blvd, Apt B110, Boca Raton, FL 33432



LEGEND: 🏠 Subject Property 🏡 This Property

RECENTLY EXPIRED

* Expired
 * MLS listing RX-10030827, 4/7/2014

Current Estimated Value

\$866,170

Last RVM® Update: 3/16/2015
 Days in RPR: 366

RVM® Est. Range:
\$779,553 – \$952,787

RVM® Confidence:
 ★★★★★

📉 RVM® Change
 Last 1 Month: **-\$7,930**

📈 RVM® Change
 Last 12 Months: **4.6%**

2 bedroom + den (with a bed which can be used as a bedroom), 3 bath condo in Townsend Place, 10 ft ceilings, located on the pool level.

Home Facts

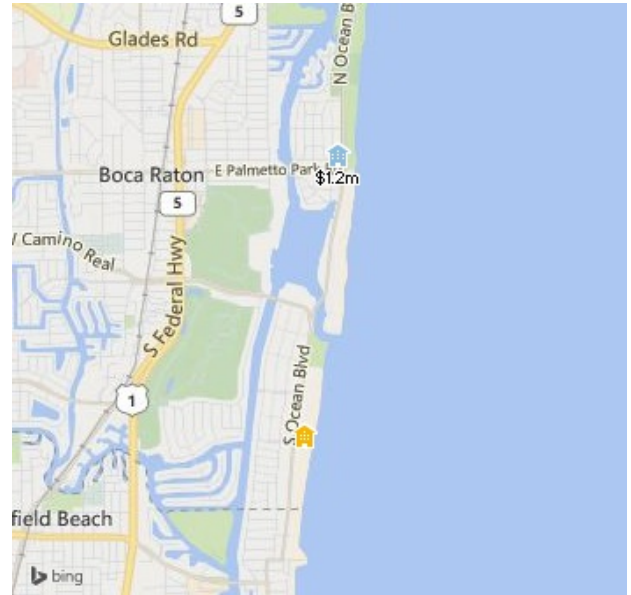
Public Facts

Listing Facts

Property Type	Condo/Townhouse	Condo/Townhouse
Property Subtype	Condominium	Condo/Coop
Bedrooms	2	2
Total Baths	3	3
Full Baths	3	3
Living Area (sq ft)	1,968	1,968
Lot Size	1 acres	–
Lot Dimensions	1.00 AC	–
Garage (spaces)	–	1
Year Built	2003	2003
Style	–	4+ Floors
Heating	–	Central, Electric
Cooling	–	Central, Central Individual A/C
Construction	Masonry	Cbs Construction
Number of Buildings	0	–
Number of Stories	–	9

Courtesy of Keller Williams Realty Services

1 N Ocean Blvd, Apt 402, Boca Raton, FL 33432



LEGEND: 🏠 Subject Property 🏡 This Property

RECENTLY EXPIRED

- * Expired
- * MLS listing RX-3306835, 8/31/2012

Current Estimated Value

\$1,157,860

Last RVM® Update: 3/16/2015
Days in RPR: 950

RVM® Est. Range:
\$1,018,917 – \$1,296,803

RVM® Confidence:
★★★★☆

📉 RVM® Change
Last 1 Month: **-\$21,950**

📈 RVM® Change
Last 12 Months: **8%**

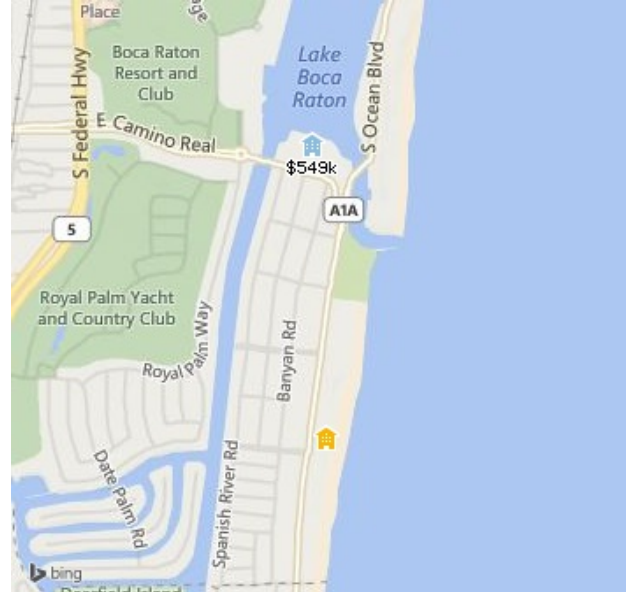
BEAUTIFULLY FINISHED WITH MARBLE FLOORS, EXTRA LARGE GRAND SALON, GOURMET EAT-IN KITCHEN WITH A SUITE OF TOP-OF-THE-LINE APPLIANCES, IMPORTED WOOD CABINETRY AND GRANITE COUNTERTOPS. SPACIOUS DINING ROOM AND FAMILY ROOM THAT OPENS TO ONE OF THE PRIVATE TERRACES. ONE TERRACE FACES NORTH, ONE FACES SO...

Home Facts

	Public Facts	Listing Facts
Property Type	Condo/Townhouse	Condo/Townhouse
Property Subtype	Condominium	Condo/Coop
Bedrooms	2	2
Total Baths	2	3
Full Baths	2	2
Partial Baths	–	1
Living Area (sq ft)	3,084	3,275
Lot Size	1 acres	–
Lot Dimensions	1.00 AC	–
Year Built	2007	2007
Heating	–	Central
Cooling	–	Central
Construction	Masonry	Cbs Construction
Number of Buildings	0	–
Number of Stories	–	5

Courtesy of Nestler Poletto Sothebys Int'l

875 E Camino Real, Apt 3B, Boca Raton, FL 33432



LEGEND: 🏠 Subject Property 🏡 This Property

RECENTLY EXPIRED

- * Expired
- * MLS listing RX-10025138, 3/17/2014

HIGHLY DESIRABLE 'B' UNIT IN LAKE HOUSE SOUTH; SITUATED DIRECTLY ON LAKE BOCA WITH BOAT DOCKS AVAILABLE, BEAUTIFUL VIEWS OF GARDEN AND LAKE, CROWN MOULDINGS IN LIV RM, DINING ROOM WITH EXTRA STORAGE AREA, KITCHEN WITH ADD'L CABINETS AND COUNTERSPACE ADDED, NEW MARBLE FLOORING IN BATHS, REDUCED AND R...

Home Facts

Public Facts

Listing Facts

Property Type	Condo/Townhouse	Condo/Townhouse
Property Subtype	Condominium	Condo/Coop
Bedrooms	2	2
Total Baths	2	2
Full Baths	2	2
Living Area (sq ft)	1,675	1,675
Garage (spaces)	-	1
Year Built	1970	1970
Style	-	Georgian
Heating	-	AME=[LIST_112] CLASS=[A],
Construction	Masonry	Cbs Construction
Number of Buildings	0	-
Number of Stories	3	1

Courtesy of Realty Associates Florida Prop

1000 Spanish River Rd, Apt 2B, Boca Raton, FL 33432



LEGEND: 🏠 Subject Property 🏡 This Property

RECENTLY EXPIRED

- * Expired
- * MLS listing RX-10016944, 2/15/2014

Current Estimated Value

\$195,340

Last RVM® Update: 3/16/2015
Days in RPR: 417

RVM® Est. Range:
\$171,900 – \$218,780

RVM® Confidence:
★★★★☆

📈 RVM® Change
Last 1 Month: **\$520**

📈 RVM® Change
Last 12 Months: **5.58%**

Awesome location! Walk to beach and ocean. Spacious layout with 2 large bedrooms. Click here to submit offers http://ebrokerhouse.com/property_search.php?id=220720

Home Facts

	Public Facts	Listing Facts
Property Type	Condo/Townhouse	Condo/Townhouse
Property Subtype	Condominium	Condo/Coop
Bedrooms	2	2
Total Baths	2	2
Full Baths	2	2
Living Area (sq ft)	1,375	1,375
Lot Size	1 acres	1 acres
Lot Dimensions	1.00 AC	–
Year Built	1972	1972
Heating	–	Central
Cooling	–	Central
Construction	Masonry	Cbs Construction
Number of Buildings	0	–
Number of Stories	–	1

Courtesy of RE/MAX Services

1000 Spanish River Rd, Apt 2O, Boca Raton, FL 33432



LEGEND: 🏠 Subject Property 🏡 This Property

RECENTLY EXPIRED

- * Expired
- * MLS listing RX-10026256, 3/20/2014

Current Estimated Value

\$257,870

Last RVM® Update: 3/16/2015
Days in RPR: 384

RVM® Est. Range:
\$229,505 – \$286,235

RVM® Confidence:
★★★★☆

📉 RVM® Change
Last 1 Month: **-\$1,810**

📈 RVM® Change
Last 12 Months: **36.43%**

Best Kept secret of Boca Raton...2/2 condo with underground parking space/storage unit..Boutique building just over intracoastal and walk to beach/Boca Raton Resort. This unit has been redone and shows beautifully, open kitchen with granite and wood cabinets, tile thru-out living area. Great size...

Home Facts

	Public Facts	Listing Facts
Property Type	Condo/Townhouse	Condo/Townhouse
Property Subtype	Condominium	Condo/Coop
Bedrooms	2	2
Total Baths	2	2
Full Baths	2	2
Living Area (sq ft)	1,379	1,379
Lot Size	1 acres	1 acres
Lot Dimensions	1.00 AC	–
Garage (spaces)	–	1
Year Built	1972	1972
Heating	–	Central
Cooling	–	Central
Construction	Masonry	Other
Number of Buildings	0	–
Number of Stories	–	4

Courtesy of RE/MAX Advantage Plus/BR

Recommended Pricing Strategy

	Active Listings	Distressed	Expired Listings	Pending Sales	Sold
Lowest Price	\$329,900	\$120,000	\$185,000	\$380,000	\$450,000
Median Price	\$707,000	\$362,500	\$874,973	\$882,450	\$2,097,250
Highest Price	\$5,250,000	\$2,395,000	\$5,495,000	\$1,050,000	\$5,100,000
Median Price Per Sq. Ft.	\$454	\$246	\$382	\$403	\$539
Days in RPR	8	7	387	91	187

Comparable Sold Property Price Analysis

	Sold Price	Price Per Sq. Ft.
Lowest Price	\$55,120	\$69
Median Price	\$499,000	\$333
High Price	\$5,995,000	\$1,206

Sellers

_____	_____
Signature	Date
_____	_____
Signature	Date

Broker / Agent

_____	_____
Signature	Date

Seller's Proceeds

	Low	High
Price	<input type="text"/>	<input type="text"/>
Encumbrances		
First Loan	<input type="text"/>	<input type="text"/>
Second Loan	<input type="text"/>	<input type="text"/>
Est. Closing Costs		
Commissions	<input type="text"/>	<input type="text"/>
Escrow Items	<input type="text"/>	<input type="text"/>
Escrow Fees	<input type="text"/>	<input type="text"/>
Home Warranty	<input type="text"/>	<input type="text"/>
Other Work	<input type="text"/>	<input type="text"/>
Pest Inspection	<input type="text"/>	<input type="text"/>
Tax Stamp	<input type="text"/>	<input type="text"/>
Termite Work	<input type="text"/>	<input type="text"/>
Title Insurance	<input type="text"/>	<input type="text"/>
Total Encumbrances	<input type="text"/>	<input type="text"/>
Estimated Closing Costs	<input type="text"/>	<input type="text"/>
Net Cash to Seller	<input type="text"/>	<input type="text"/>


I understand that the above is an estimate only and not the actual costs which would be incurred if an actual sale is consummated. The estimated amounts above are not guaranteed in any way.

Seller

date

EXHIBIT 3 - LISTING PICTURES BEFORE AND AFTER

MOTION TO STOP SALE OF 7020 LIONS HEAD LANE PROPERTY
Wednesday, April 15, 2015
EXHIBIT



7020 LIONS HEAD LANE – 2012 to 2015 BEFORE & AFTER PICTURES

1. HOME FRONT

2012 BEFORE

Front of House Zillow Listing Picture 2012 – Looks like the Ritz Carlton



2014-2015 AFTER

Poletto Appraisal 2014 – Moldy Driveway – Faded Paint

March 2015 Street View – Totally Dead Landscape

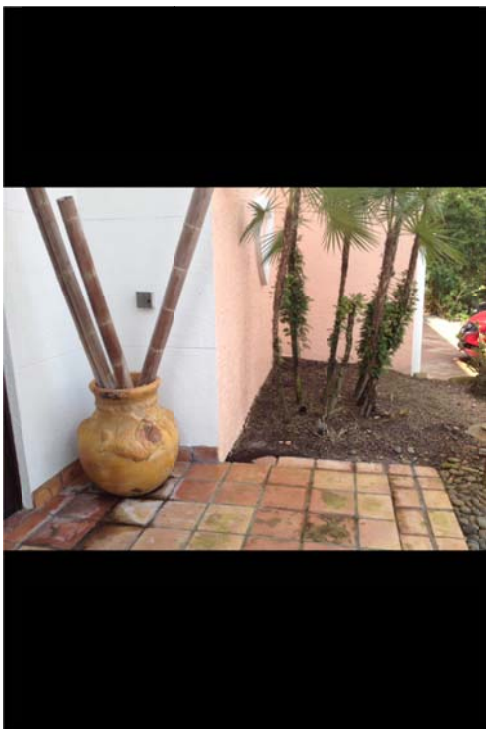




March 2015 Pictures Street View – Broken Moldy Fountain Missing Statue - Dead Landscape



March 2015 Home Front – Black and Green Mold on Walkway to Front Door



2. BACKYARD VIEW

BACKYARD VIEWS BEFORE AND AFTER

2012 BEFORE

2012 Zillow Listing Pictures – Looks like the Ritz



2014-2014 AFTER

2014 Poletto Appraisal – Pool according to Poletto statements to Real Estate Broker the Pool is Dark Green because it is broken and being fixed. Mold over deck, tile faded and Jacuzzi filthy.



BACK BARBEQUE BEFORE 2012



AFTER POLETTO APPRAISAL – PAINT FADED TILE FADED



3. GARAGE VIEWS 2015

GARAGE PICTURES WHERE 5000 SQUARE FT OF CONDO FURNISHINGS AND PERSONAL PROPERTIES WERE ALLEGED TO BE STORED, INCLUDING COUCHES, BEDS, DINING TABLES, ETC.

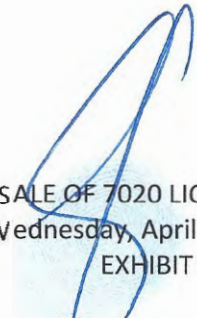
GARAGES 1 & 2 – COMPLETELY EMPTY

GARAGE 3 VIRTUALLY EMPTY – GARAGE 4 MISSING 1 ROLLS ROYCE GOLF CART



EXHIBIT 4 – GARAGE PICTURES OF THE FOUR GARAGES

MOTION TO STOP SALE OF 7020 LIONS HEAD LANE PROPERTY
Wednesday, April 15, 2015
EXHIBIT



3. GARAGE VIEWS 2015


GARAGE PICTURES WHERE 5000 SQUARE FT OF CONDO FURNISHINGS AND PERSONAL PROPERTIES WERE ALLEGED TO BE STORED, INCLUDING COUCHES, BEDS, DINING TABLES, ETC.

GARAGES 1 & 2 – COMPLETELY EMPTY

GARAGE 3 VIRTUALLY EMPTY – GARAGE 4 MISSING 1 ROLLS ROYCE GOLF CART



EXHIBIT 5 – 7020 LIONS HEAD LANE SELLERS REPORT



MOTION TO STOP SALE OF 7020 LIONS HEAD LANE PROPERTY
Wednesday, April 15, 2015
EXHIBIT

SELLER'S REPORT

7020 Lions Head Ln, Boca Raton, FL 33496



*Please keep in mind I haven't seen
the inside of the property yet.*

Presented by

Paul Saperstein

Florida Real Estate License: BK676961



Mobile: (561) 251-5296 | Fax: (561) 455-9884

sapsdeals@gmail.com

RE/MAX Advantage Plus
3013 Yamato Rd
Boca Raton, FL 33434

7020 Lions Head Ln, Boca Raton, FL 33496



Legend: 🏠 Subject Property

SALE PENDING

• Active Contingent: 3/19/2015

List Price

\$1,395,000

Last Price Update: 10/21/2014

Days in RPR: 1,170

Current Estimated Value

\$1,594,780

Last RVM® Update: 3/16/2015

RVM® Est. Range: \$1,419,355 – \$1,770,205

RVM® Confidence: ★★★★★

📈 RVM® Change - Last 1 Month: \$32,850

📉 RVM® Change - Last 12 Months: -5.69%

This report contains data and information that is publicly available and/or licensed from third parties and is provided to you on an "as is" and "as available" basis. The information is not verified or guaranteed. Neither this report nor the estimated value of a property is an appraisal of the property. Any valuation shown in this report has been generated by use of proprietary computer software that assembles publicly available property records and certain proprietary data to arrive at an approximate estimate of a property's value. RPR and its information providers shall not be liable for any claim or loss resulting from the content of, or errors or omissions in, information contained in this report.

Home Facts

Public Remarks

ESTATE SALE. Spanish/Mediterranean design two story, courtyard home with S-tile roof, elevator, impact glass windows, and generator The back of the house faces due south and the front faces north. There is glazed Spanish tile flooring throughout, with each room having a different patterned tile. In entry area there are custom hand carved doors & cast stone columns. Off the entry & living room, there is a powder bathroom, with separate men's & woman's powder rooms. Spiral staircase leads to the second floor. Separate raised dining room area steps down to a living room with a wood burning fireplace with extensive use of stained glass in the living room & dining room area. Walls have stucco application throughout the house.

Home Facts	Public Facts	Listing Facts	Realtor Refinements
Property Type	Single Family Residence	Single Family Residence	
Property Subtype	Single Family	Single Family Detached	
Bedrooms	-	5	
Total Baths	8	10	
Full Baths	8	7	
Partial Baths	-	3	
Living Area (sq ft)	6,293	6,293	
Lot Size	0.33 acres	-	
Lot Dimensions	14562 SF	0.33	
Garage	Yes	-	
Garage (spaces)	3	4	
Pool	Enclosed	Yes	
Year Built	1993	1993	
Style	-	Mediterranean	
Roofing	Tile	-	
Heating	Forced air unit	Central	
Cooling	Yes	Central	
Fireplaces	1	-	
Construction	Masonry	Cbs Construction	
Exterior Walls	Stucco	-	
Number of Buildings	0	-	
Number of Stories	2	2	

Homeowner Facts

Owner Name	Withheld
Mailing Address	880 Berkeley St Boca Raton FL 33487-2450
Vesting	Trustee/Conservator
Current Lender	CHL HOME MORTGAGE LLC
Original Loan Amt.	\$998,000

Extended Home Facts



Legend: 🏠 Subject Property

Interior Features

Appliance	Dishwasher, Wall Oven, Refrigerator, Range-Electric, Microwave
Cooling	Central
Floor	Ceramic
Heating	Central
Pet	Yes
General	Volume Ceiling, Walk-In Closet
Window	Hurricane Shutters
Room Details	Cabana, Media, Laundry/Utility Rm, Family, Den

Interior Details

Heating Fuel Type	Electric
Interior Walls	Gypsum Board
Floor Cover	Marble, Carpet
Base Area	3916 sq ft
Effective Area	7010 sq ft
Total Area	7525 sq ft
Garage	529 sq ft
Porch - Open	361 sq ft
Garage	342 sq ft

Exterior Features

Construction	Cbs Construction
Style	Mediterranean
Water Front	None
Parking	Circular Driveway, Golf Cart, Garage-Attached, Decor Drive
Levels	2.00,
Utilities	Public Sewer, Public Water
Lot Size Dimensions	0.33
Lot Size Features	1/4 To 1/2 Acre

Exterior Details

Lot Size - Frontage Feet	0000001020 sq ft
Lot Size - Acres	334.00 sq ac
Neighborhood Code	126700RS
Roof Type	GABLE OR HIP

Room Sizes

Master Bedroom	20x18	Bedroom	14x14
Bedroom	16x14	Kitchen	16x14
Bedroom	16x14	Living Room	18x16

Location Details

Directions to Property	Clint Moore Rd west of Jog to St Andrews Country Club entrance
Subdivision	St Andrews Country Club

Other Details

Effective Year Built	1998
Building Condition	Average
Pool Size	000000135

Zoning	RT	Patio	000001346
Walkability Score (out of 5)	Overall: 0.3 Amenity: 0.2 Leisure: 0.2		

Homeowners Association Info

Association Features	Mandatory Hoa
Association Y/N	Yes
Association Dues 1	\$533

Property Photos





Property History

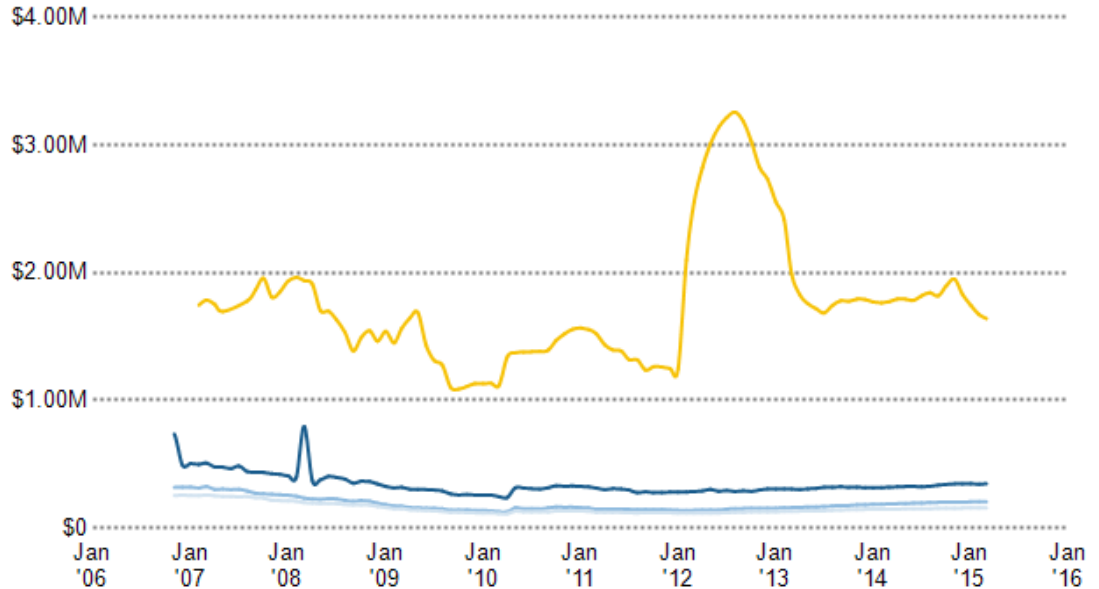
Median Estimated Home Value

This chart displays property estimates for an area and a subject property, where one has been selected. Estimated home values are generated by a valuation model and are not formal appraisals.

Data Source: Valuation calculations based on public records and MLS sources where licensed

Update Frequency: Monthly

- This House
- 33496
- Palm Beach County
- Florida



Sales History

Sales Date	Sales Amount	Price per sq. ft.
6/9/1993	\$894,000	\$142

Assessed Values

Date	Improvements	Land	Total	Tax
2014	—	—	\$899,512	\$17,276
2013	—	—	\$904,526	\$17,422
2012	—	—	\$883,019	—
2010	—	—	\$965,110	\$18,605
2009	—	—	\$1,069,591	—
2007	—	—	\$1,202,558	—
2006	—	—	\$1,248,277	—
2005	—	—	\$1,166,734	—

Legal Description

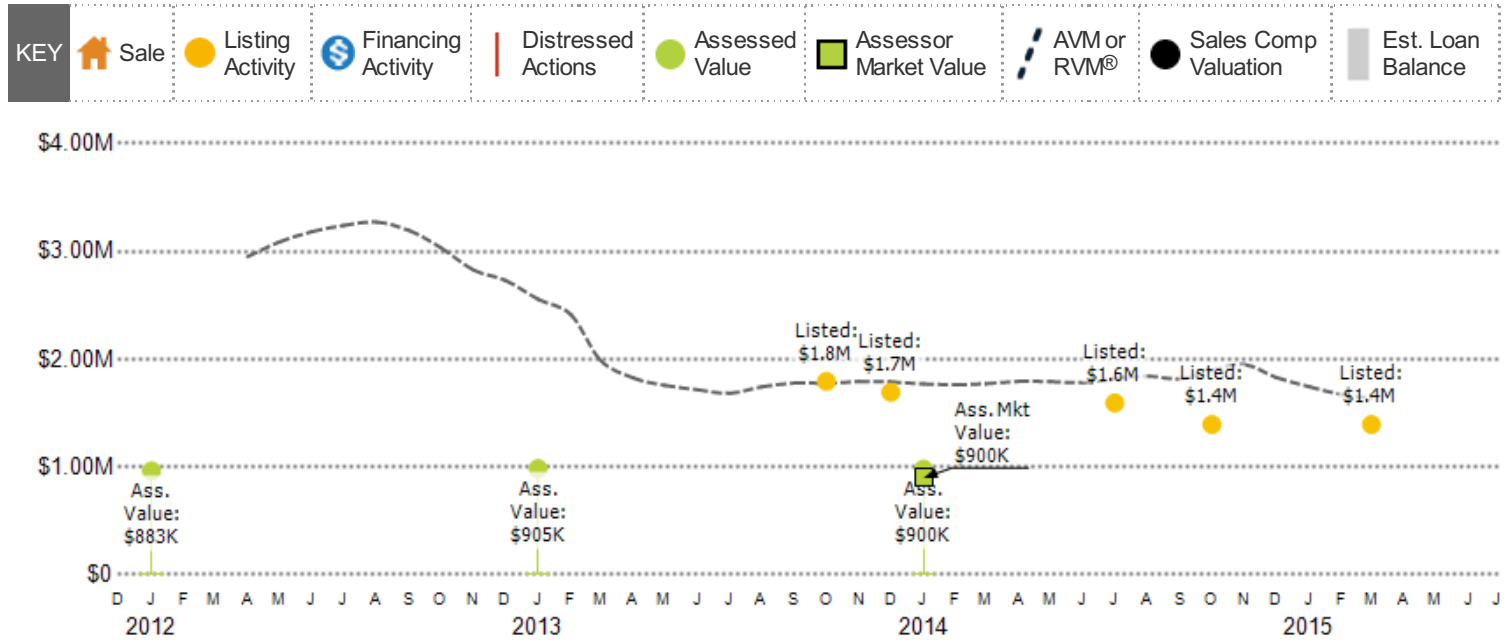
Parcel Number: 00-42-46-33-11-000-7810	Zoning: RT	Census Tract: 120990070.052000	Abbreviated Description: LOT:781 SEC/TWN/RNG/MER:SEC 33 TWN 46S RNG 42E ST ANDREWS COUNTRY CLUB PL 14 LT 781	City/Municipality/Township: Boca Raton, FL 33496
--------------------------------------------------	----------------------	------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------

Mortgage Records

Recording Date	10/25/2006	6/16/2004	6/19/2001
Borrower Name	SIMON BERNSTEIN, SHIRLEY BERNSTEIN	SIMON L BERNSTEIN, SHIRLEY BERNSTEIN	SHIRLEY BERNSTEIN, SIMON L BERNSTIEN
Lender Name	CHL HOME MORTGAGE LLC	WELLS FARGO BANK NA	WELLS FARGO BANK WEST NA
Lender Type	Not Known	Bank	Bank
Loan Amount	\$998,000	\$521,000	\$979,000
Document Number	20060602555	20040348625	—
Loan Type	Unknown	E	E
Contract Date	10/17/2006	6/8/2004	—
TD Due Date	11/1/2036	7/4/2014	—
Finance Type	Adjustable Rate	—	Fixed Rate
Interest Rate	6.75%	—	—

Sales and Financing Activity

This chart shows a property's sales and financing history. It can be used to compare the value of the property as seen by public records, such as deeds and tax records, with the estimated home value. Actions taken against the owner, such as the issuance of a Notice of Default, are noted. Sales activity, such as listing date and price reductions, are highlighted.



Data Source: Public records and proprietary data; listing data from on- and off-market listings sources

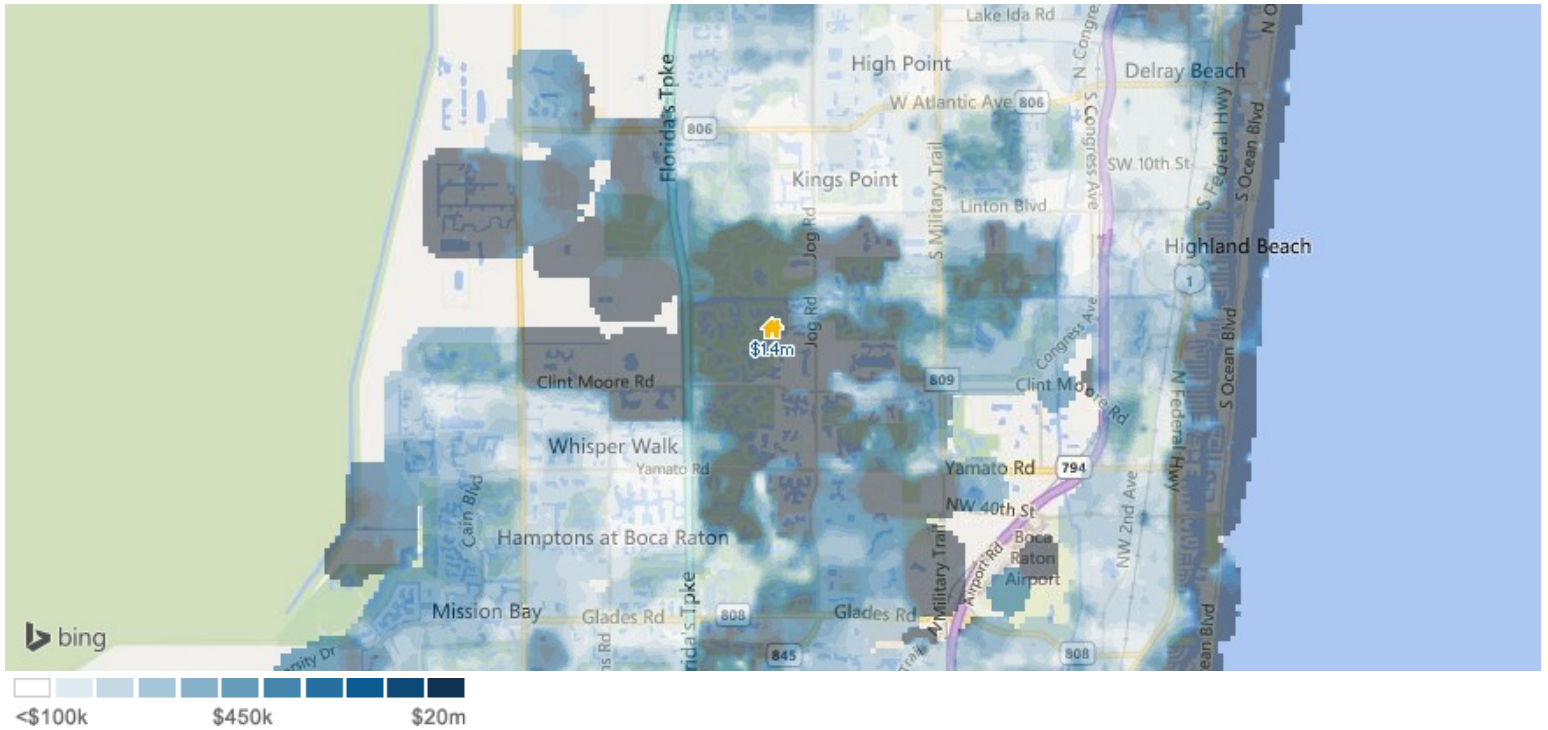
Update Frequency: Valuations are updated twice monthly; actions on the home, such as listing activity or distressed property notices, are updated daily as made available from public records sources

Price Change History

Change Date	Description	New List Price	% Change
3/19/2015	Contingent	\$1,395,000	-
10/21/2014	Active	\$1,395,000	-12.54%
7/10/2014	Active	\$1,595,000	-5.9%
12/16/2013	Active	\$1,695,000	-5.57%
10/7/2013	-	\$1,795,000	-

Market Activity for 33496

Estimated Home Values



This map layer shows the average estimated home values, based on the AVMs and RVMs® for properties in an area. Source(s): Public records and MLS data where licensed; updated Quarterly.

Market Snapshot

Compared with Last Year: April 08, 2014 vs. April 08, 2015

Median Est. Home Value

\$348K

Up 8.5%

Median Est. Listing Price

\$525K

Up 11.1%

Median Days in RPR

101

Down -7.3%

Sales Volume

35

Down -40.7%

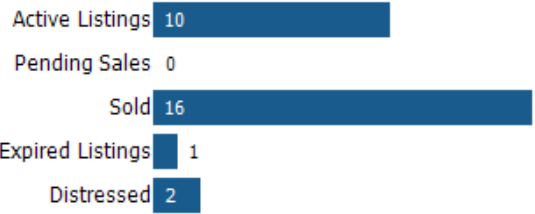
Market Activity

This chart summarizes market activity by listing status for various time periods.

Data Source: Public records and proprietary data; listing data from on- and off-market listings sources

Update Frequency: Monthly

12 Months Ago



Last 30 Days



Month Prior



Listing Price vs. Sales Price

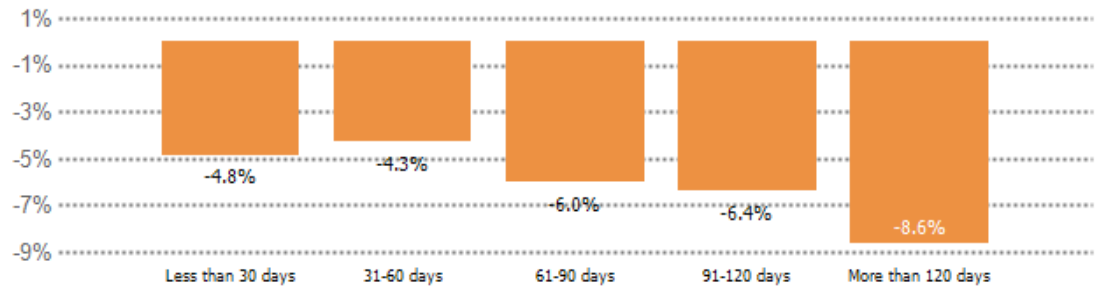
This chart displays the average percentage difference between the listing and selling price, compared by length of time properties were for sale in this market.

Data Source: On- and off-market listings sources

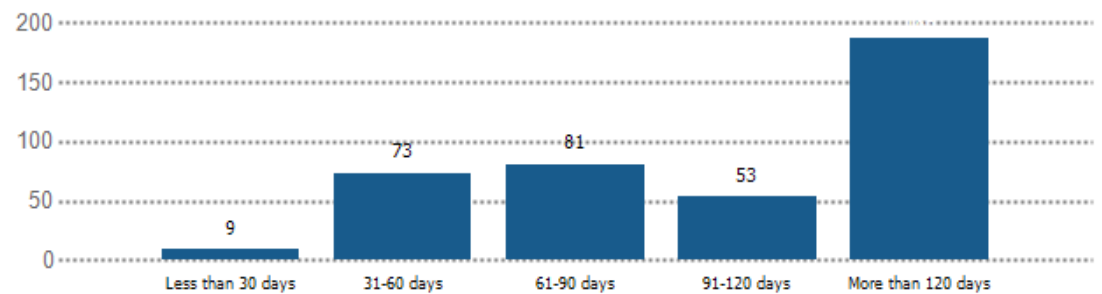
Update Frequency: Monthly

- Below Listing Price
- Number of Sales

Percentage Difference in Price



Number of Sales



Average Price Adjustments

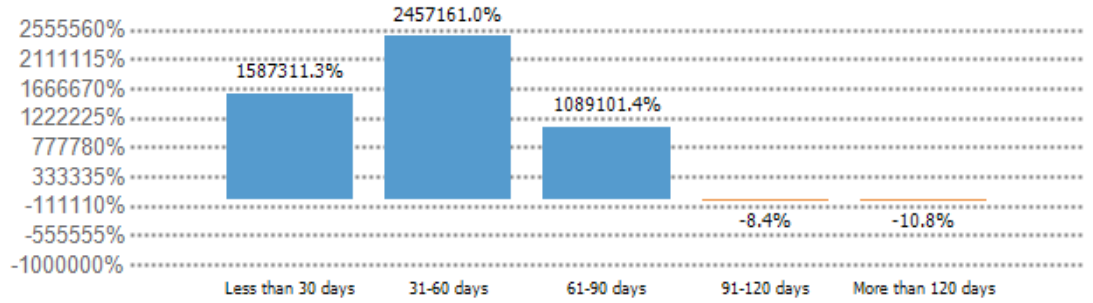
This chart displays the average percentage adjustment from the original list price, compared by length of time properties have been for sale in this market.

Data Source: On- and off-market listings sources

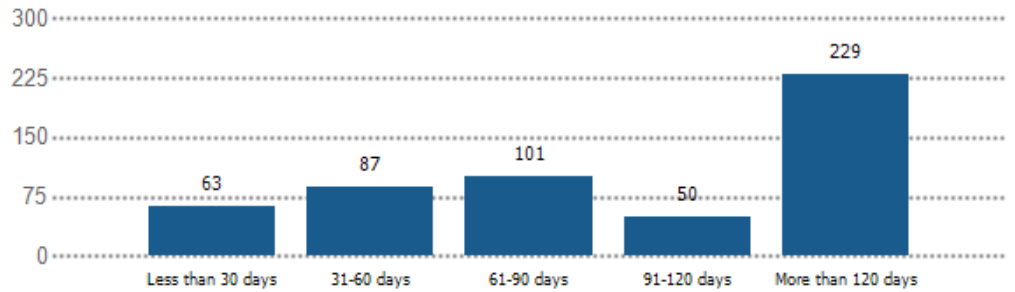
Update Frequency: Monthly

- Price Adjustments (+)
- Price Adjustments (-)
- Number of Price Adjustments - All Listings

Percentage Change in Listing Price



Number of Price Adjustments - All Listings



Market Health Charts and Comparisons

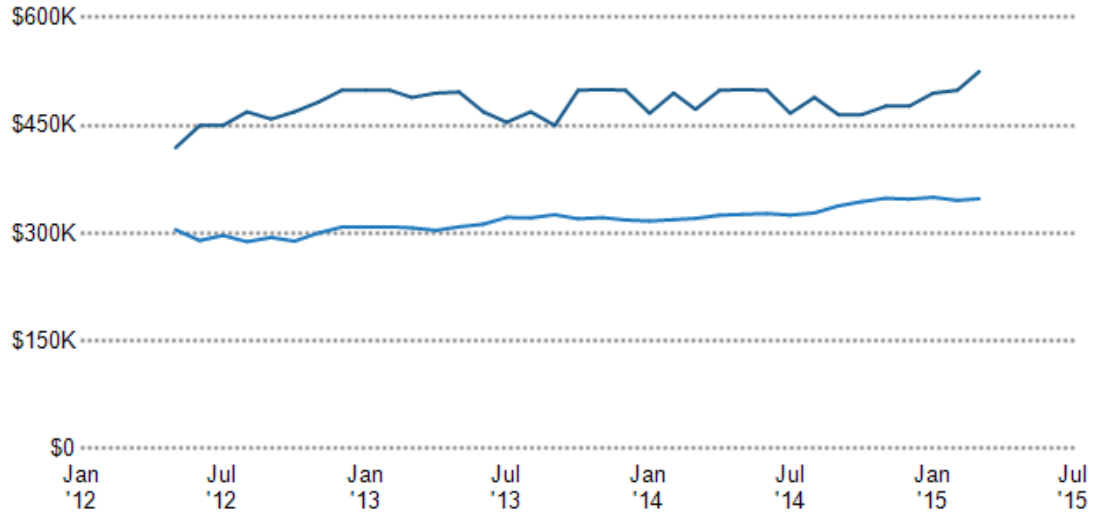
Median Estimated Home Value vs. Median Listing Price

This chart compares a ZIP code's median estimated home value with its median listing price. Estimated home values are generated by a valuation model and are not formal appraisals.

Data Source: Public records data; listing price data from on- and off-market listings sources

Update Frequency: Monthly

- Median Estimated Value
- Median List Price



Median Sales Price vs. Sales Volume

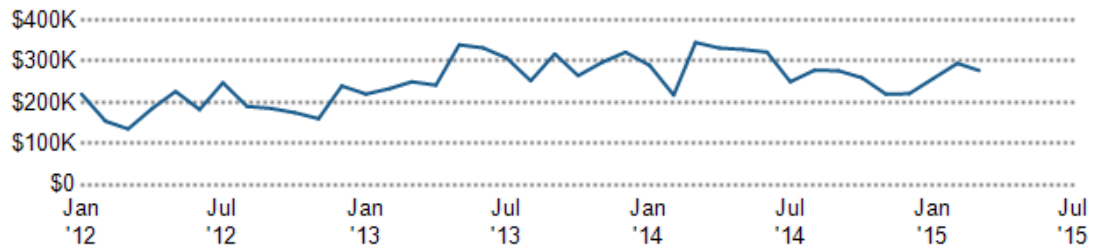
This chart compares the price trend and sales volume for homes in an area. Home prices typically follow sales volume, with a time lag, since sales activity is the driver behind price movements.

Data Source: Public records data

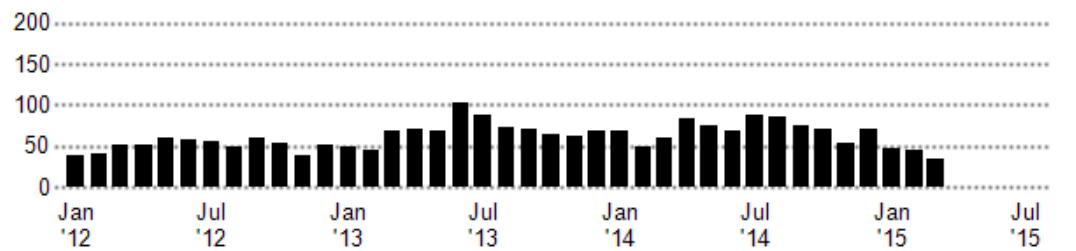
Update Frequency: Monthly

- Median Sales Price
- Sales Volume

Median Sales Price



Sales Volume



Median Listing Price vs. Listing Volume

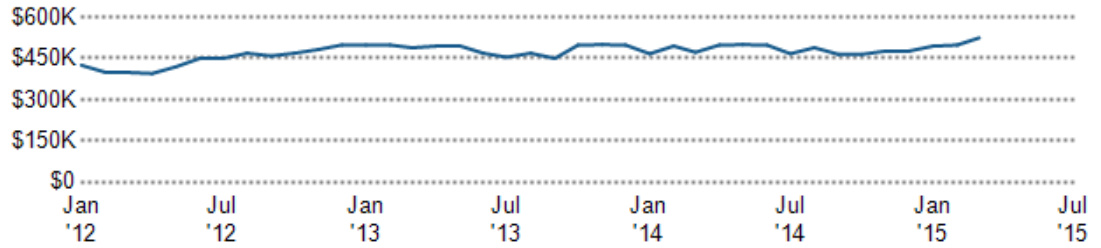
This chart compares the listing price and listing volume for homes in an area. Listing prices often follow listing volume, with a time lag, because supply can drive price movements.

Data Source: On- and off-market listings sources

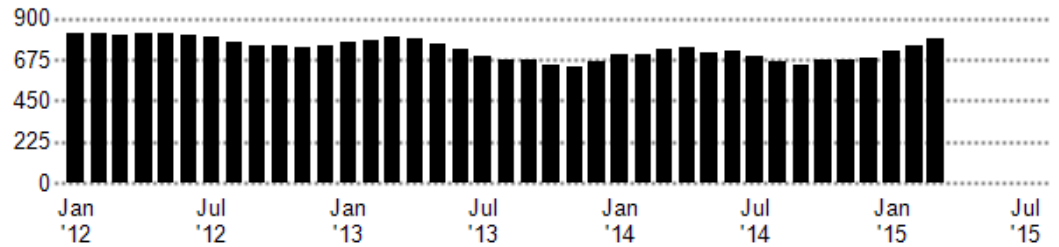
Update Frequency: Monthly

- Median List Price
- Listing Volume

Median List Price



Listing Volume



Listing Inventory

This chart shows the number of active listings in a ZIP code.

Data Source: On- and off-market listings sources

Update Frequency: Daily

- ZIP Count Listings by PropertyType



Price per Bedroom of Homes Sold

This chart shows the distribution of homes reported sold in the past six months at different prices per bedroom in the area of your search. The amount shown for the subject property is sold data where available, or the property's estimated value when sales data are unavailable (such as a non-disclosure state) or provided in range format.

Data Source: Public records and MLS data where licensed

Update Frequency: Monthly

- This House
- Comps

This House



Comps

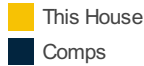


Median Sales Price by Square Footage

This chart shows the median price of homes reported sold in the past six months, according to the size of the living space, in the area of your search. The amount shown for the subject property is sold data where available, or the property's estimated value when sales data are unavailable (such as a non-disclosure state) or provided in range format.

Data Source: Public records and MLS data where licensed

Update Frequency: Monthly



This House

6,293 sq. ft. **\$1,594,780**

Comps

> 2,400 sq. ft. **\$1,594,393**

Price Range of Homes Sold

This chart shows the distribution of homes reported sold in the past six months within different price ranges in the area of your search. The amount shown for the subject property is sold data where available, or the property's estimated value when sales data are unavailable (such as a non-disclosure state) or provided in range format.

Data Source: Public records data

Update Frequency: Monthly



This House

\$1.6M **1**

Comps

> \$200K **8**

33496

> \$200K **5**

\$175K - \$200K **2**

\$150K - \$175K **1**

\$125K - \$150K **2**

\$100K - \$125K **8**

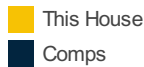
\$75K - \$100K **7**

Price per Square Foot of Homes Sold

This chart shows the distribution of homes reported sold in the past six months at different prices per square foot in the area of your search.

Data Source: Public records data

Update Frequency: Monthly



This House

\$253 **1**

Comps

> \$195 **6**

\$180 - \$195 **1**

\$120 - \$135 **1**

Age Range of Homes Sold

This chart shows the distribution of homes reported sold in the past six months of different age ranges in the area of your search.

Data Source: Public records data
Update Frequency: Monthly

■ This House
■ Comps

This House

22 yrs 1

Comps



Number of Bedrooms in Homes Sold

This chart shows the distribution of homes reported sold in the past six months, according to the number of bedrooms, in the area of your search.

Data Source: Public records data
Update Frequency: Monthly

■ Sales Count by Bedroom



Inventory of Distressed Properties

This chart shows the count of distressed properties in a ZIP code.

Data Source: Public records and MLS data where licensed

Update Frequency: Daily

■ Inventory of Distressed Properties



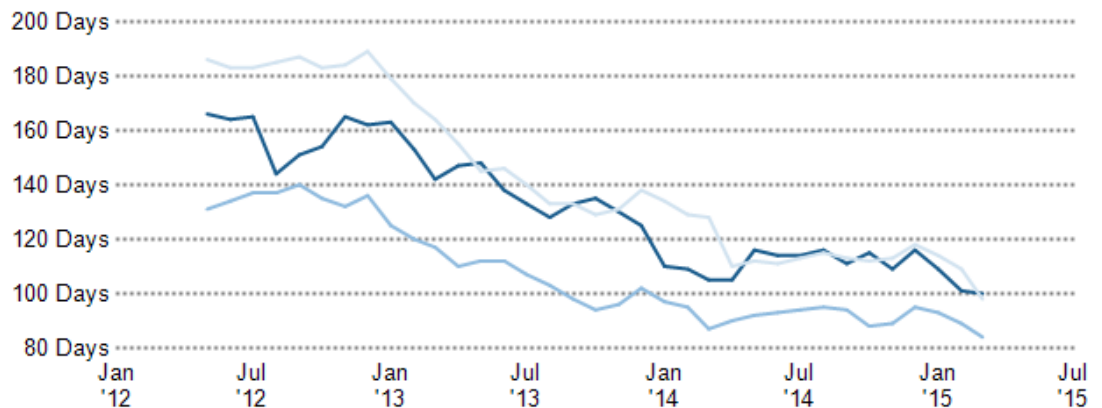
Median Days in RPR

This chart shows how long homes are listed on RPR before their status is converted to sold. The median is calculated for all homes sold in a given month.

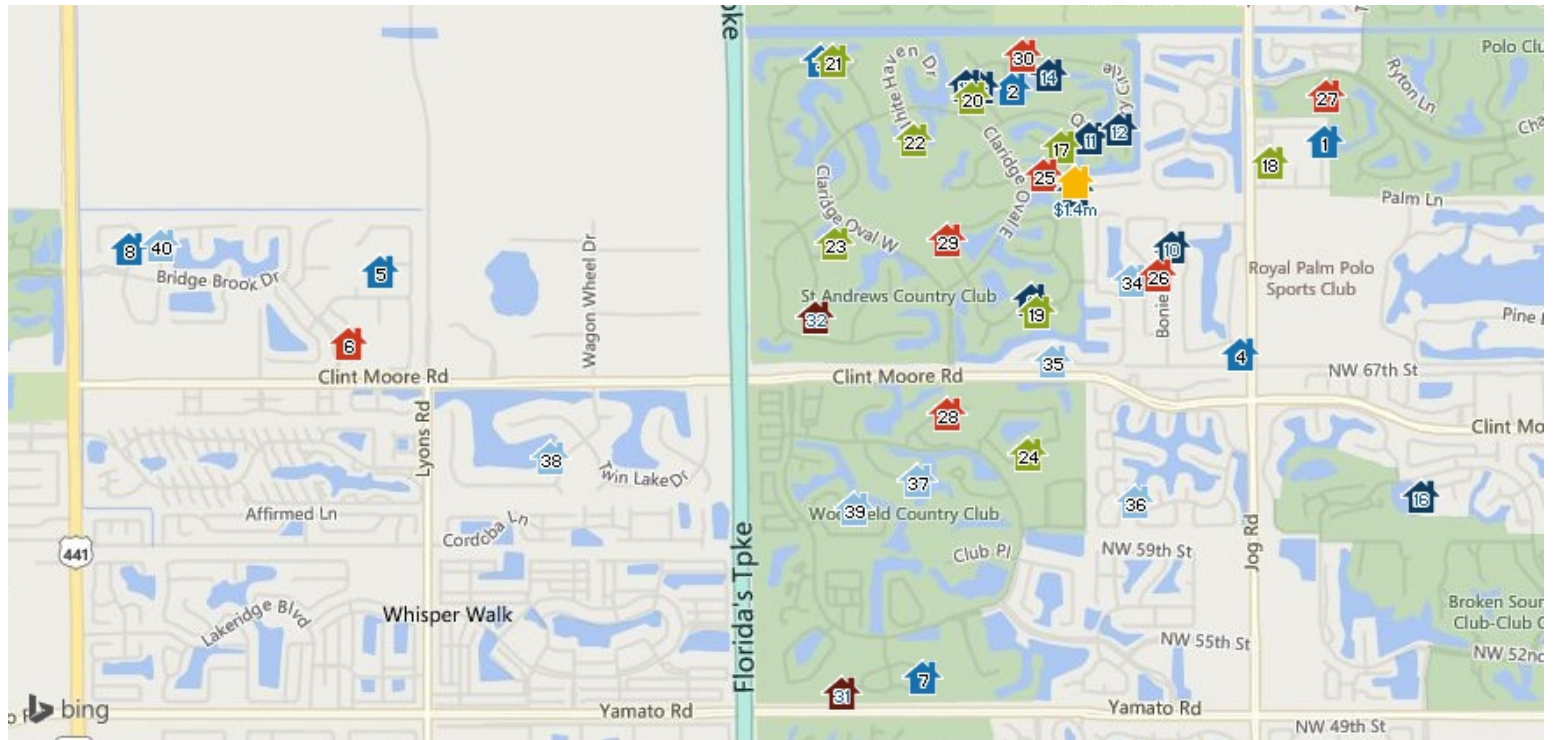
Data Source: On- and off-market listings sources

Update Frequency: Monthly

■ 33496
■ Palm Beach County
■ Florida



Selected Market Activity



LEGEND: Subject Property Pending Listing Expired Listing Distressed Recent Sale

	Active Listings	Pending Sales	Sold	Distressed	Expired Listings
Total Number of Properties	8	8	8	8	8
Lowest Listing Price/Est. Value	\$899,000	\$589,900	\$995,000	\$795,000	\$750,000
Median Listing Price/Est. Value	\$1,517,000	\$1,472,000	\$1,944,500	\$1,857,425	\$1,262,500
Highest Listing Price/Est. Value	\$2,100,000	\$2,300,000	\$3,950,000	\$2,480,000	\$4,995,000
Median Living Area	5,163	4,883	6,284	5,941	4,375
Median Price per sq.ft.	\$266	\$284	\$290	\$295	\$296
Median Days in RPR	8	167	435	138	286
Median Age	16	26	16	17	19

FOR SALE

Active



Address	7020 Lions Head Ln Boca Raton, FL 33496	17334 Pavaroso St Boca Raton, FL 33496	17152 Mandylynn Ct Boca Raton, FL 33496	17120 Northway Cir Boca Raton, FL 33496	18000 Fieldbrook Cir S Boca Raton, FL 33496
Status	Subject Property	For Sale	For Sale	For Sale	For Sale
Amount	\$1,395,000 List Amount	\$1,795,000 List Amount	\$1,785,000 List Amount	\$1,195,000 List Amount	\$2,100,000 List Amount
Listing Date	1/24/2012	3/27/2015	3/30/2015	3/31/2015	4/7/2015
Days in RPR	1,170	12	9	8	1
Price Per Sq. Ft.	\$222	\$340	\$353	\$252	\$387
Bedrooms	5	4	5	5	6
Total Baths	10	7	6	7	7
Partial Baths	3	1	1	1	1
Total Rooms	-	-	-	-	-
Living Area	6,293	5,272	5,055	4,736	5,433
Lot Size	0.33 acres	9,000 sq ft	0.43 acres	0.33 acres	1 acres
Year Built	1993	2013	1989	1987	1995
Living Area Range (low)	-	-	-	-	-
Living Area Range (high)	-	-	-	-	-
Property Type	Single Family Residence	Single Family Residence	Single Family Residence	Single Family Residence	Single Family Residence
Property Subtype	Single Family Detached	Single Family Detached	Single Family Detached	Single Family Detached	Single Family Detached
MLS ID	<i>RX-3255290</i>	<i>RX-10123089</i>	<i>RX-10124815</i>	<i>RX-10123695</i>	<i>RX-10125927</i>
Listing Broker	<i>Listing Courtesy of Nestler Poletto Sothebys Int'l</i>	<i>Listing Courtesy of Property One Realty LLC</i>	<i>Listing Courtesy of Boca Executive Realty</i>	<i>Listing Courtesy of Douglas Elliman</i>	<i>Listing Courtesy of The Agency Luxe, Inc</i>
Description	<p>ESTATE SALE. Spanish/Mediterranean design two story, courtyard home with S-tile roof, elevator, impact glass windows, and generator. The back of the house faces due south and the front faces north. There is glazed Spanish tile flooring throughout, with each room having a different patterned tile. In entry area there are custom hand carved doors & cast stone columns. Off the entry & living room, there is a powder bathroom, with separate men's & woman's powder rooms. Spiral staircase leads to the second floor. Separate raised dining room area steps down to a living room with a wood burning fireplace with extensive use of stained glass in the living room & dining room area. Walls have stucco a...</p>	<p>This chef has gotten out all of the "kinks" in this rare vallejo model for sale. This chef's personal home has been totally upgraded and customized to prepare any type of gourmet meal from a custom pizza to a formal dinner. Wood flooring throughout the home, custom wood closets, and plantation shutters. 72 extra hi hats! custom glass double door entry, all windows are impact glass. Custom sound system throughout home with speakers built into every room. Full surround sound in great room and media room. Genstar whole house generator with computerized monitor and uplink to aps for monitoring, programmed to run a once a week exercise to ensure operation. All lighting fixtures and decorativ...</p>	<p>Extraordinary, expansive & panoramic lake & golf views enrich this spacious 5-bedroom home in a rarely-available prime cul-de-sac location. A circular drive leads to a grand interior entrance where an open floor plan & floor-to-ceiling windows offer lots of natural light & stunning views. The large, bright kitchen opens to a breakfast area & alcove. The huge master suite, located on the ground floor, has a sitting area & his/her baths with marble counters. Three more guest bedrooms are on the ground floor. Second floor features a loft/office and another guest bedroom & bath. Outside, the backyard maximizes the almost 1/2 acre of property with a large pool, expansive patio with built-in barb...</p>	<p>Situated on panoramic lake and golf course lot, beautifully renovated with extensive custom mill work, marble floors, featuring 5 bedrooms including master suite with his & her baths, gourmet kitchen overlooking family room and breakfast area, wood paneled library. The information herein is deemed reliable and subject to errors, omissions and changes without notice. All measurements are approximate.</p>	<p>Anyone entering the main house is immediately captivated by the 2 enormous crystal chandeliers hanging from the 21 foot high ceilings, as well as the large impact windows offering a full view of the pool and backyard. The 36 x 36 marble floors flow throughout almost every room in the house with the exception of a few which have rich hardwood instead. Directly off to the left is the fully upgraded kitchen. The open kitchen is outfitted with granite counter tops, custom wood cabinetry, a center island, and all stainless steel miele appliances. Appliances included with purchase are the enormous fridge and freezer hidden behind elegant wood paneling, dual ovens, stove top, and 2 wine coolers. O...</p>

Highlighted fields were changed by agent to reflect knowledge of this property.

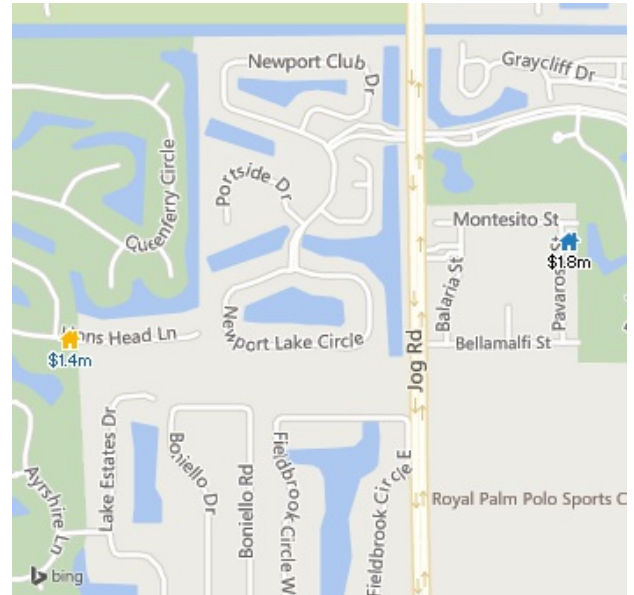
FOR SALE

Active


Address	7020 Lions Head Ln Boca Raton, FL 33496	9098 Pintura Way Boca Raton, FL 33496	17911 Monte Vista Dr Boca Raton, FL 33496	3746 NW 53rd St Boca Raton, FL 33496	17693 Circle Pond Ct Boca Raton, FL 33496
Status	Subject Property	For Sale	For Sale	For Sale	For Sale
Amount	\$1,395,000 List Amount	\$1,999,000 List Amount	\$899,000 List Amount	\$1,249,000 List Amount	\$1,199,000 List Amount
Listing Date	1/24/2012	3/26/2015	3/27/2015	4/7/2015	4/2/2015
Days in RPR	1,170	13	12	1	6
Price Per Sq. Ft.	\$222	\$265	\$163	\$267	\$253
Bedrooms	5	6	7	5	6
Total Baths	10	10	8	6	8
Partial Baths	3	2	2	1	1
Total Rooms	-	-	-	-	-
Living Area	6,293	7,555	5,505	4,671	4,734
Lot Size	0.33 acres	0.46 acres	0.24 acres	0.36 acres	0.26 acres
Year Built	1993	2010	2007	1988	2003
Living Area Range (low)	-	-	-	-	-
Living Area Range (high)	-	-	-	-	-
Property Type	Single Family Residence	Single Family Residence	Single Family Residence	Single Family Residence	Single Family Residence
Property Subtype	Single Family Detached	Single Family Detached	Single Family Detached	Single Family Detached	Single Family Detached
MLS ID	RX-3255290	RX-10122600	RX-10122931	RX-10125966	RX-10124716
Listing Broker	Listing Courtesy of Nestler Poletto Sotheby's Int'l	Listing Courtesy of Champagne & Parisi Real Estate	Listing Courtesy of All Florida Property Group Inc	Listing Courtesy of Lang Realty/ BR	Listing Courtesy of Ocean Realty Group, Inc.
Description	<p>ESTATE SALE. Spanish/Mediterranean design two story, courtyard home with S-tile roof, elevator, impact glass windows, and generator. The back of the house faces due south and the front faces north. There is glazed Spanish tile flooring throughout, with each room having a different patterned tile. In entry area there are custom hand carved doors & cast stone columns. Off the entry & living room, there is a powder bathroom, with separate men's & woman's powder rooms. Spiral staircase leads to the second floor. Separate raised dining room area steps down to a living room with a wood burning fireplace with extensive use of stained glass in the living room & dining room area. Walls have stucco a...</p>	<p>Absolutely magnificent 6 bedroom 7 bath home situated on a private cul-de-sac lot. From the moment you enter this home through the fabulous grand marble foyer you will see the panoramic lake views with an infinity pool, rock waterfall/slide and jacuzzi. Impact glass windows throughout, wood and marble flooring, fireplace, built in bar, wine cellar and a wrought iron staircase. The chef kitchen boasts an oversized island, natural gas, top of the line appliances, snack bar and breakfast nook. Master suite includes his and her marble baths with a private balcony overlooking the pool and lake. Enjoy movies in your own home theatre. No expense has been spared. Very motivated seller.</p>	<p>This is not a short sale. This property has chinese drywall. Magnificent seven bedroom, six bath pool home has ceramic tile and marble flooring, gourmet kitchen with solid stone countertops, custom cabinets, breakfast bar and cooking island overlooking a spacious family room. The large master has a walk in closet and private en suite with separate tub & shower. The home is a split bedroom plan and has a large covered lanai overlooking the tropical pool and patio area. Great home for entertaining!! please see attached chinese drywall reports. All information recorded in the mls is intended to be accurate but cannot be guaranteed, buyer advised to verify. Sold as-is.</p>	<p>Located on a private pie-shaped lot on a cul-de-sac, this spacious home of contemporary flair offers 6 bedrooms, 2 family rooms, 5 1/2 baths & a 3 car garage. With almost 4700 sf under air, this light & bright home features volume & vaulted ceilings; white tile floors; a bar in the living/dining great room; spacious living & entertaining areas; an open remodeled kitchen with white high-gloss cabinetry, granite countertops & backsplash and a large breakfast nook; marble master bathroom; built-in entertainment centers & secondary bedroom furnishings; garage storage cabinetry; a circular driveway and an inviting, totally private patio offering a pool & spa and plenty of sun!</p>	

Highlighted fields were changed by agent to reflect knowledge of this property.

17334 Pavaroso St, Boca Raton, FL 33496



LEGEND: 🏠 Subject Property 🏡 This Listing

FOR SALE

* New, Active: 3/27/2015

List Price

\$1,795,000

Last Price Update: –
Days in RPR: 12

Current Estimated Value

\$1,464,480

Last RVM® Update: 3/16/2015

RVM® Est. Range:
\$1,244,808 – \$1,684,152

RVM® Confidence:
★★★★☆

📉 RVM® Change
Last 1 Month: **-\$13,970**

📈 RVM® Change
Last 12 Months: **30.4%**

This chef has gotten out all of the "kinks" in this rare Vallejo model for sale. This chef's personal home has been totally upgraded and customized to prepare any type of gourmet meal from a custom pizza to a formal dinner. Wood flooring throughout the home, custom wood closets, and plantation s...

Home Facts

Public Facts

Listing Facts

Home Facts	Public Facts	Listing Facts
Property Type	Single Family Residence	Single Family Residence
Property Subtype	Zero Lot Line	Single Family Detached
Bedrooms	4	4
Total Baths	7	7
Full Baths	6	6
Partial Baths	1	1
Living Area (sq ft)	5,272	5,272
Lot Size	8,999 sq ft	9,000 sq ft
Lot Dimensions	8999 SF	75.0 ft x 0.0 ft
Garage	Yes	–
Garage (spaces)	3	3
Pool	Yes	Yes
Year Built	2013	2013
Style	–	Less Than 4 Floors, Mediterranean, Multi-Level
Roofing	Tile	Barrel, S-Tile
Heating	Forced air unit	Central
Cooling	Yes	Central, Paddle Fan
Construction	Masonry	Cbs Construction
Exterior Walls	Stucco	–
Number of Buildings	0	–
Number of Stories	2	2

Listing Courtesy of Property One Realty LLC

17152 Mandylynn Ct, Boca Raton, FL 33496



LEGEND: 🏠 Subject Property 🏠 This Listing

FOR SALE
* New, Active: 3/30/2015

List Price
\$1,785,000

Last Price Update: –
Days in RPR: 9

Current Estimated Value
\$1,288,000

Last AVM Update: 3/16/2015

AVM Est. Range:
\$837,200 – \$1,738,800

AVM Confidence:
★☆☆☆☆

➔ AVM Change
Last 1 Month: –

➔ AVM Change
Last 12 Months: **14.48%**

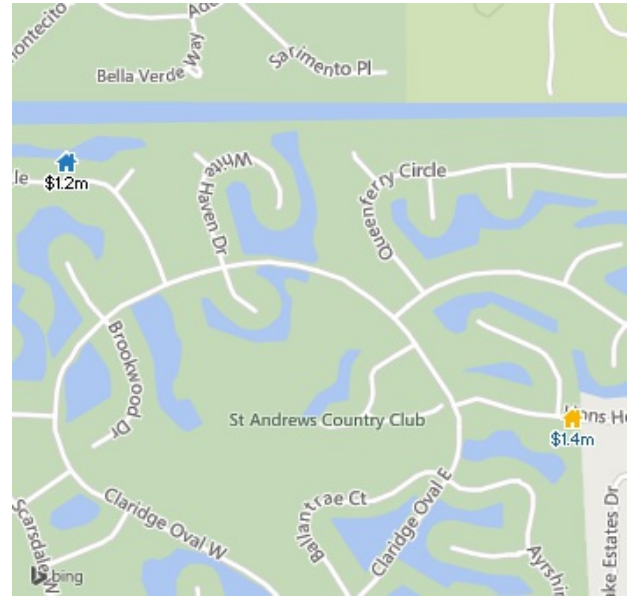
Extraordinary, expansive & panoramic lake & golf views enrich this spacious 5-bedroom home in a rarely-available prime cul-de-sac location. A circular drive leads to a grand interior entrance where an open floor plan & floor-to-ceiling windows offer lots of natural light & stunning views. The large...

Home Facts

	Public Facts	Listing Facts
Property Type	Single Family Residence	Single Family Residence
Property Subtype	Single Family	Single Family Detached
Bedrooms	5	5
Total Baths	6	6
Full Baths	5	5
Partial Baths	1	1
Living Area (sq ft)	5,055	5,055
Lot Size	0.43 acres	–
Lot Dimensions	18639 SF	.43acre
Garage	Yes	–
Garage (spaces)	2	3
Pool	Yes	Yes
Year Built	1989	1989
Roofing	Tile	–
Heating	Forced air unit	Central, Electric
Cooling	Yes	Central, Electric
Construction	Masonry	Cbs Construction
Exterior Walls	Stucco	–
Number of Buildings	0	–
Number of Stories	2	2

Listing Courtesy of Boca Executive Realty

17120 Northway Cir, Boca Raton, FL 33496



LEGEND: 🏠 Subject Property 🏡 This Listing

FOR SALE
* New, Active: 3/31/2015

List Price
\$1,195,000

Last Price Update: –
Days in RPR: 8

Current Estimated Value
\$1,204,200

Last RVM® Update: 3/16/2015

RVM® Est. Range:
\$1,083,780 – \$1,324,620

RVM® Confidence:
★★★★★

📉 RVM® Change
Last 1 Month: **–\$2,630**

📉 RVM® Change
Last 12 Months: **–5.25%**

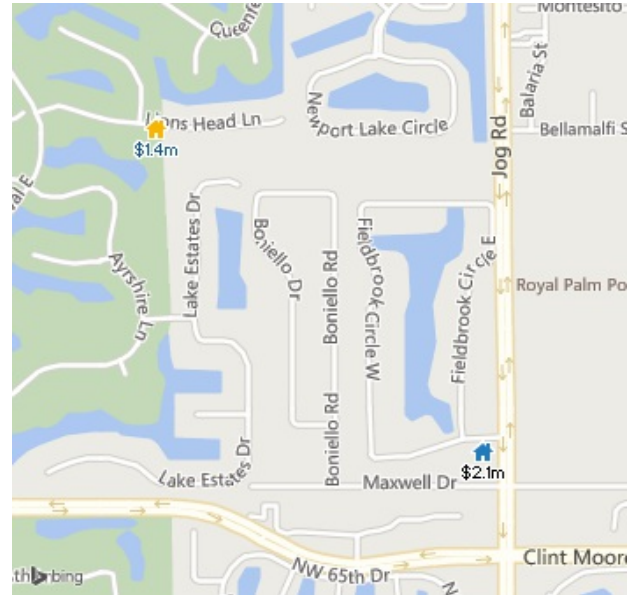
Situated on panoramic lake and golf course lot, beautifully renovated with extensive custom mill work, marble floors, featuring 5 bedrooms including master suite with his & her baths, gourmet kitchen overlooking family room and breakfast area, wood paneled library. The information herein is deemed...

Home Facts

	Public Facts	Listing Facts
Property Type	Single Family Residence	Single Family Residence
Property Subtype	Single Family	Single Family Detached
Bedrooms	5	5
Total Baths	7	7
Full Baths	6	6
Partial Baths	1	1
Living Area (sq ft)	4,736	4,736
Lot Size	0.33 acres	0.33 acres
Lot Dimensions	14170 SF	103.0 ft x 0.0 ft
Garage	Yes	–
Garage (spaces)	2	2
Pool	Yes	Yes
Year Built	1987	1987
Style	–	Less Than 4 Floors
Roofing	Tile	S-Tile
Heating	Forced air unit	Central, Zoned
Cooling	Yes	Central, Zoned
Construction	Masonry	Cbs Construction
Exterior Walls	Stucco	–
Number of Buildings	0	–
Number of Stories	2	2

Listing Courtesy of Douglas Elliman

18000 Fieldbrook Cir S, Boca Raton, FL 33496



LEGEND: 🏠 Subject Property 🏠 This Listing

FOR SALE
* New, Active: 4/7/2015

List Price
\$2,100,000

Last Price Update: –
Days in RPR: 1

Current Estimated Value
\$1,341,000

Last AVM Update: 3/16/2015

AVM Est. Range:
\$1,059,390 – \$1,622,610

AVM Confidence:
★★★★☆

📈 AVM Change
Last 1 Month: **\$62,000**

📈 AVM Change
Last 12 Months: **7.28%**

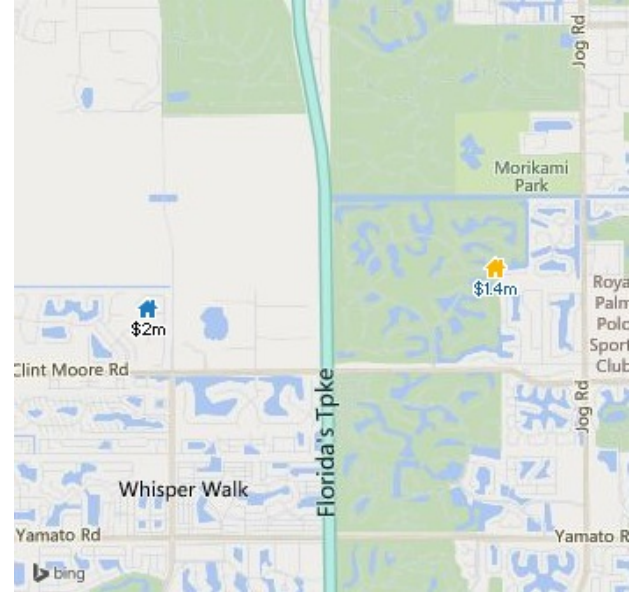
Anyone entering the main house is immediately captivated by the 2 enormous crystal chandeliers hanging from the 21 foot high ceilings, as well as the large impact windows offering a full view of the pool and backyard. The 36 x 36 marble floors flow throughout almost every room in the house with the...

Home Facts

	Public Facts	Listing Facts
Property Type	Single Family Residence	Single Family Residence
Property Subtype	Single Family	Single Family Detached
Bedrooms	6	6
Total Baths	6	7
Full Baths	5	6
Partial Baths	1	1
Living Area (sq ft)	4,445	5,433
Lot Size	1 acres	1 acres
Lot Dimensions	1.00 AC	151.0 ft x 0.0 ft
Garage	Yes	–
Garage (spaces)	3	3
Pool	Yes	Yes
Year Built	1995	1995
Style	–	European
Roofing	Tile	S-Tile
Heating	Forced air unit	Central
Cooling	Yes	Central
Construction	Masonry	Cbs Construction
Exterior Walls	Stucco	–
Number of Buildings	2	–
Number of Stories	1	2

Listing Courtesy of The Agency Luxe, Inc

9098 Pintura Way, Boca Raton, FL 33496



LEGEND: 🏠 Subject Property 🏠 This Listing

FOR SALE
* New, Active: 3/26/2015

List Price
\$1,999,000

Last Price Update: –
Days in RPR: 13

Current Estimated Value
\$2,110,140

Last RVM® Update: 3/16/2015

RVM® Est. Range:
\$1,899,126 – \$2,321,154

RVM® Confidence:
★★★★★

📈 RVM® Change
Last 1 Month: **\$15,050**

📈 RVM® Change
Last 12 Months: **17.23%**

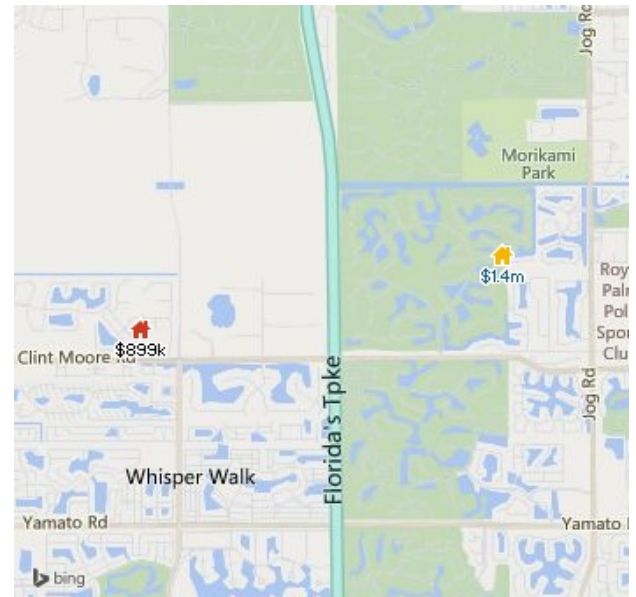
Absolutely magnificent 6 bedroom 7 bath home situated on a private cul-de-sac lot. From the moment you enter this home through the fabulous grand marble foyer you will see the panoramic lake views with an infinity pool, rock waterfall/slide and Jacuzzi. Impact glass windows throughout, wood and mar...

Home Facts

	Public Facts	Listing Facts
Property Type	Single Family Residence	Single Family Residence
Property Subtype	Single Family	Single Family Detached
Bedrooms	6	6
Total Baths	9	10
Full Baths	7	8
Partial Baths	2	2
Living Area (sq ft)	7,555	7,555
Lot Size	0.46 acres	0.46 acres
Lot Dimensions	20081 SF	65.0 ft x 0.0 ft
Garage	Yes	–
Garage (spaces)	3	3
Pool	Yes	Yes
Year Built	2010	2010
Style	–	Mediterranean
Roofing	Tile	S-Tile
Heating	Forced air unit	Central, Zoned
Cooling	Yes	Ceiling Fan(S), Zoned, Central
Construction	Masonry	Cbs Construction
Exterior Walls	Stucco	–
Number of Buildings	0	–
Number of Stories	2	2

Listing Courtesy of Champagne & Parisi Real Estate

17911 Monte Vista Dr, Boca Raton, FL 33496



LEGEND: 🏠 Subject Property 🏠 This Listing

FOR SALE

- * Foreclosure
- * Reo
- * New, Active: 3/27/2015

List Price

\$899,000

Last Price Update: –
Days in RPR: 12

Current Estimated Value

\$1,077,710

Last RVM® Update: 3/16/2015

RVM® Est. Range:
\$948,385 – \$1,207,035

RVM® Confidence:



📈 RVM® Change
Last 1 Month: **\$62,210**

📈 RVM® Change
Last 12 Months: **12.84%**

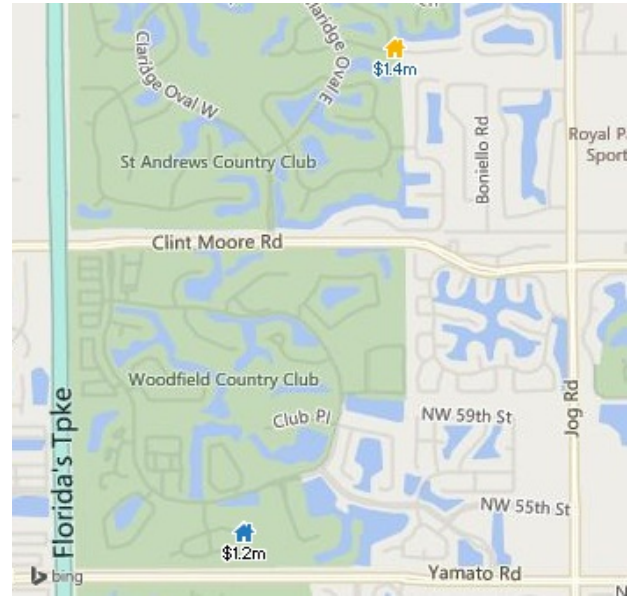
This is not a short sale. This property has Chinese Drywall. Magnificent seven bedroom, six bath pool home has ceramic tile and marble flooring, gourmet kitchen with solid stone countertops, custom cabinets, breakfast bar and cooking island overlooking a spacious family room. The large master has a...

Home Facts

	Public Facts	Listing Facts
Property Type	Single Family Residence	Single Family Residence
Property Subtype	Single Family	Single Family Detached
Bedrooms	–	7
Total Baths	8	8
Full Baths	6	6
Partial Baths	2	2
Living Area (sq ft)	5,505	5,505
Lot Size	0.24 acres	0.24 acres
Lot Dimensions	10454 SF	.24
Garage	Yes	–
Garage (spaces)	3	3
Pool	Yes	Yes
Year Built	2007	2007
Style	–	Mediterranean
Roofing	Tile	Concrete Tile, Wood Trusses
Heating	Forced air unit	Central, Electric
Cooling	Yes	Central, Electric
Construction	Masonry	Cbs Construction, Concrete
Exterior Walls	Stucco	–
Number of Buildings	0	–
Number of Stories	2	2

Listing Courtesy of All Florida Property Group Inc

3746 NW 53rd St, Boca Raton, FL 33496



LEGEND: 🏠 Subject Property 🏠 This Listing

FOR SALE

* New, Active: 4/7/2015

List Price
\$1,249,000

Last Price Update: –
Days in RPR: 1

Current Estimated Value
\$1,144,820

Last RVM® Update: 3/16/2015

RVM® Est. Range:
\$1,041,787 – \$1,247,853

RVM® Confidence:
★★★★★

📈 RVM® Change
Last 1 Month: **\$1,040**

📉 RVM® Change
Last 12 Months: **-5.54%**

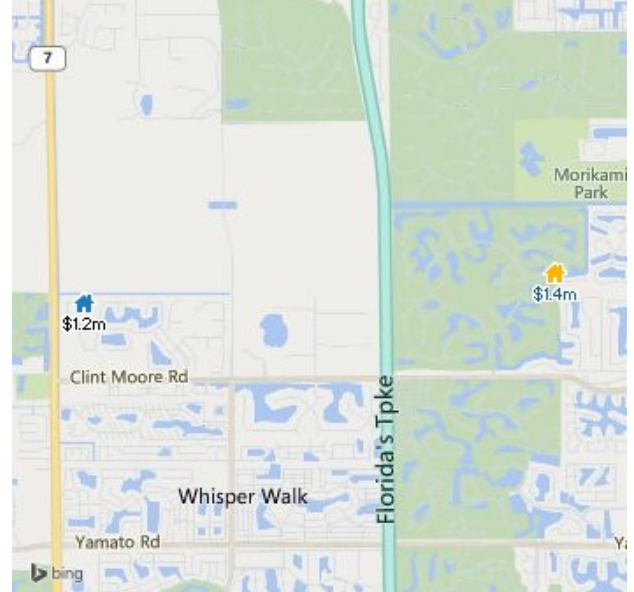
Located on a private pie-shaped lot on a cul-de-sac, this spacious home of contemporary flair offers 6 bedrooms, 2 family rooms, 5 1/2 baths & a 3 car garage. With almost 4700 sf under air, this light & bright home features volume & vaulted ceilings; white tile floors; a bar in the Living/Dining gr...

Home Facts

	Public Facts	Listing Facts
Property Type	Single Family Residence	Single Family Residence
Property Subtype	Single Family	Single Family Detached
Bedrooms	5	5
Total Baths	5	6
Full Baths	5	5
Partial Baths	–	1
Living Area (sq ft)	4,671	4,671
Lot Size	0.36 acres	–
Lot Dimensions	15499 SF	.31 acre
Garage	Yes	–
Garage (spaces)	3	3
Pool	Yes	Yes
Year Built	1988	1988
Style	–	Less Than 4 Floors, Contemporary
Roofing	Tile	Concrete Tile
Heating	Forced air unit	Central, Electric
Cooling	Yes	Ceiling Fan(S), Central, Electric
Construction	Masonry	Cbs Construction
Exterior Walls	Stucco	–
Number of Buildings	0	–
Number of Stories	1	2

Listing Courtesy of Lang Realty/ BR

17693 Circle Pond Ct, Boca Raton, FL 33496



LEGEND: 🏠 Subject Property 🏠 This Listing

FOR SALE

* New, Active: 4/2/2015

List Price

\$1,199,000

Last Price Update: –
Days in RPR: 6

Current Estimated Value

\$1,235,970

Last RVM® Update: 3/16/2015

RVM® Est. Range:
\$1,112,373 – \$1,359,567

RVM® Confidence:
★★★★★

📈 RVM® Change
Last 1 Month: **\$22,070**

📉 RVM® Change
Last 12 Months: **-4.48%**

Home Facts

Public Facts

Listing Facts

Home Facts	Public Facts	Listing Facts
Property Type	Single Family Residence	Single Family Residence
Property Subtype	Single Family	Single Family Detached
Bedrooms	–	6
Total Baths	8	8
Full Baths	7	7
Partial Baths	1	1
Living Area (sq ft)	4,734	4,734
Lot Size	0.26 acres	0.26 acres
Lot Dimensions	11173 SF	87.0 ft x 0.0 ft
Garage	Yes	–
Garage (spaces)	2	3
Pool	Yes	Yes
Year Built	2003	2003
Style	–	Courtyard, Mediterranean
Roofing	Tile	S-Tile
Heating	Forced air unit	Central Building A/C, Central Individual A/C, Electric, Zoned
Cooling	Yes	Central Individual A/C, Electric, Paddle Fan
Construction	Masonry	Cbs Construction
Exterior Walls	Stucco	–
Number of Buildings	0	–
Number of Stories	2	2

Listing Courtesy of Ocean Realty Group, Inc.

SALE PENDING

Pending



Address	7020 Lions Head Ln Boca Raton, FL 33496	7155 Ayrshire Ln Boca Raton, FL 33496	17776 Fieldbrook Cir W Boca Raton, FL 33496	6932 Queenferry Cir Boca Raton, FL 33496	6955 Queenferry Cir Boca Raton, FL 33496
Status	Subject Property	Pending	Pending	Pending	Pending
Amount	\$1,395,000 List Amount	\$2,000,000 List Amount	\$2,300,000 List Amount	\$1,095,000 List Amount	\$1,695,000 List Amount
Offer Amount	—	—	—	—	—
Listing Date	1/24/2012	9/12/2014	1/30/2015	1/19/2013	8/24/2014
List/Offer Ratio	—	—	—	—	—
Days in RPR	1,170	208	68	809	227
Price Per Sq. Ft.	\$222	\$324	\$390	\$235	\$388
Bedrooms	5	6	6	5	3
Total Baths	10	7	6	6	5
Partial Baths	3	1	1	1	1
Total Rooms	—	—	—	—	—
Living Area	6,293	6,174	5,893	4,650	4,366
Lot Size	0.33 acres	0.39 acres	1 acres	0.5 acres	0.4 acres
Year Built	1993	1987	1995	1989	1989
Living Area Range (low)	—	—	—	—	—
Living Area Range (high)	—	—	—	—	—
Property Type	Single Family Residence	Single Family Residence	Single Family Residence	Single Family Residence	Single Family Residence
Property Subtype	Single Family Detached	Single Family Detached	Single Family Detached	Single Family Detached	Single Family Detached
MLS ID	<i>RX-3255290</i>	<i>RX-10072186</i>	<i>RX-10107195</i>	<i>RX-3339028</i>	<i>RX-10067074</i>
Listing Broker	<i>Listing Courtesy of Nestler Poletto Sothebys Int'l</i>	<i>Listing Courtesy of Boca Executive Realty</i>	<i>Listing Courtesy of Boca Expert Realty LLC</i>	<i>Listing Courtesy of Boca Executive Realty</i>	<i>Listing Courtesy of Douglas Elliman</i>
Description	<p>ESTATE SALE. Spanish/Mediterranean design two story, courtyard home with S-tile roof, elevator, impact glass windows, and generator. The back of the house faces due south and the front faces north. There is glazed Spanish tile flooring throughout, with each room having a different patterned tile. In entry area there are custom hand carved doors & cast stone columns. Off the entry & living room, there is a powder bathroom, with separate men's & woman's powder rooms. Spiral staircase leads to the second floor. Separate raised dining room area steps down to a living room with a wood burning fireplace with extensive use of stained glass in the living room & dining room area. Walls have stucco a...</p>	<p>Beautiful renovated custom-built 6-bedrm home with high-end finishes & architectural details. Marble & porcelain tile floors, coffered ceilings, crown moldings, french doors, plantation shutters & more. Living room with fireplace, formal dining room, custom office, large gourmet kitchen with marble counters. Master suite on ground floor features a fireplace, large custom closets, motorized window treatments and access to the pool & garden. Addit'l 2 bedrooms downstairs; upstairs, 2 bedrooms + a loft with fireplace and a bonus room (could be 2nd office, retreat, etc) and terrace with spectacular views. The lushly landscaped backyard has a large pool, covered and open patio & garden areas, su...</p>		<p>Rare opportunity to buy a 5 bedroom + office on one floor. Oversized lot, side yard, pool & patio with southern exposure. New roof. Must see!</p>	<p>This "all new" home has been rebuilt from studs and is located on one of the best lake front lots in st andrews, featuring gourmet kitchen, stainless steel appliances, master suite w/sitting area, and marble his & her baths, library w/built-ins, 24x24 satumia marble floors, over the top outdoor entertainment area with all new salt water pool & spa. All new lighting, mechanical systems. The information herein is deemed reliable and subject to errors, omissions and changes without notice. All measurements are approximate.</p>

Highlighted fields were changed by agent to reflect knowledge of this property.