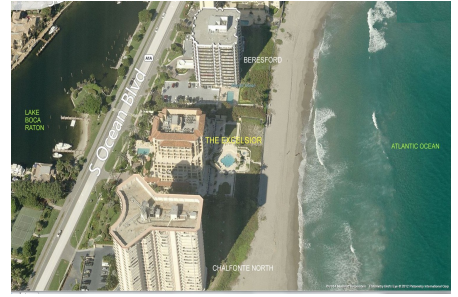


Excelsior

400 S Ocean Blvd, Boca Raton, FL, Palm Beach 33432

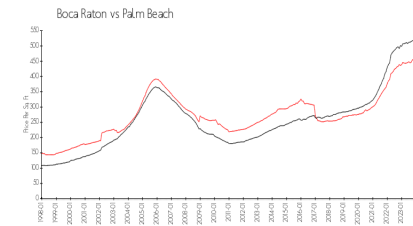
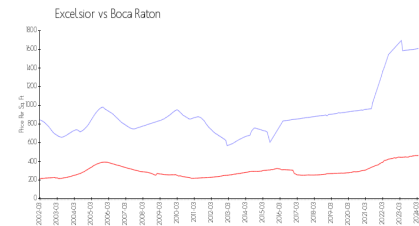
Building Information

Number of units:	28
Number of active listings for rent:	3
Number of active listings for sale:	10
Building inventory for sale:	35%
Number of sales over the last 12 months:	7
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	2



Built in 2002 - 28 units - 10 floors

Market Information



Excelsior: \$1607/sq. ft.
 Boca Raton: \$463/sq. ft.

Boca Raton: \$463/sq. ft.
 Palm Beach: \$475/sq. ft.

Inventory for Sale

Excelsior	35%
Boca Raton	3%
Palm Beach	3%

Avg. Time to Close Over Last 12 Months

Excelsior	64 days
Boca Raton	57 days
Palm Beach	56 days