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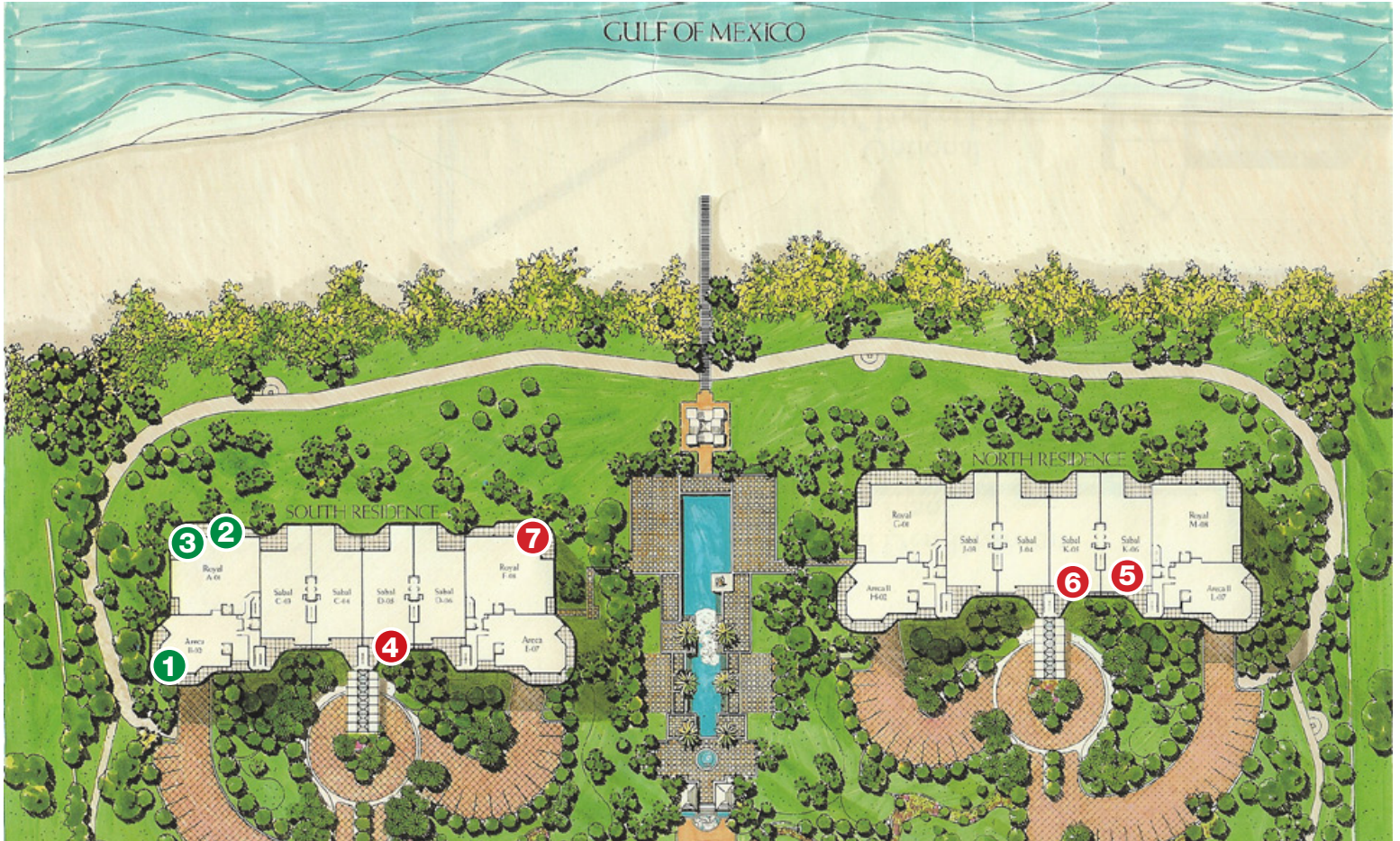
Luxury Waterfront Specialist

L' Ambiance

Current Market Analysis

July 7, 2010

**ACTIVE
PENDING
SOLD**



for sale properties:

Currently there are five residences for sale ranging in price from \$1,395,000 to \$2,399,000.

I have three listings in the L' Ambiance community.

- 1 My first listing is in Building I, an 8th floor, south side, Royal residence. Three full bedrooms plus a bonus room, which can be used as a study, exercise room or storage. List price \$2,399,000
- 2 My second listing is a 5th floor Royal residence. 3,400 feet of direct gulf views, as well as the golf course, bay and downtown. List price \$2,295,000
- 3 My third listing is a 3rd floor Arca. Incredible value, light and bright and beautifully appointed. List price \$1,395,000

sale pending

address	furnishings	floor plan	sq. ft. liv.area (A/C)	parking spaces	list price	price per square foot
There is one pending sale. My new listing 435 L' Ambiance Dr. #506.						

sold properties (last 365 days):

address	furnishings	floor plan	close date	list price	sale price	price/sq ft	parking sp.	days on the market
415 L' Ambiance Drive #405	unfurnished	sabal	12/15/09	\$1,680,000	\$1,400,000	\$569	1	634
435 L' Ambiance Drive #206	furnished	sabal	01/19/10	\$1,795,000	\$1,500,000	\$610	1	250
435 L' Ambiance Drive #505	unfurnished	sabal	04/15/10	\$1,695,000	\$1,600,000	\$650	2	73
415 L' Ambiance Drive #608	unfurnished	royal	07/06/09	\$2,995,000	\$2,700,000	\$1,098	2	349
AVERAGE PRICE				\$2,041,250	\$1,800,000	\$732		327

**Roger's listing/sale

The property information herein is derived from various sources which include, but not limited to county records and the Multiple Listing Service. Although the information is believed to be accurate, it's not warranted and you should not rely upon it without personal verification.

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