



Summary Detail Report - 3 comps per page. Short and to the point

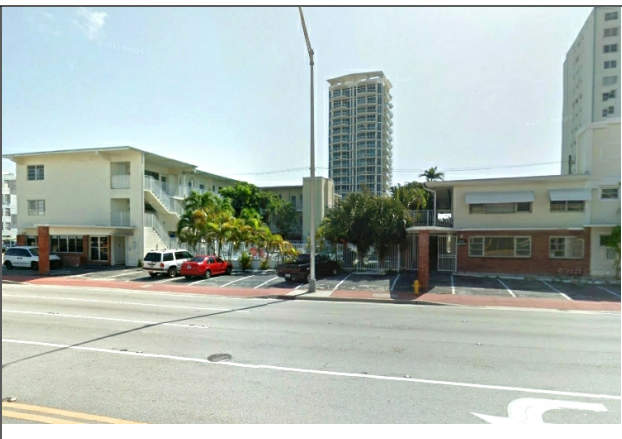
Sales Comparable 1

Property Type	Apartment	
Property Sub-type	Two-story Walkup	
Street Address	One South Shore Drive	
City, State, Zip	Miami Beach, FL 33341	
Land Area	17,929 square feet	
Zoning	RM-1 Multifamily	
Sale Price	\$2,147,000	
Sale Date	1/1/2010	
Number of Units	20	
Price per Unit	\$107,350	
GBA	16,009 S.F.	
Price per GBA	\$134.11	

Sales Comparable 2

Property Type	Apartment	
Property Sub-type	Walkup	
Street Address	7710 Harding Avenue	
City, State, Zip	Miami Beach, FL 33141-1657	
Land Area	10,999 square feet	
Zoning	RM-1 Multifamily	
Sale Price	\$1,275,000	
Sale Date	5/12/2011	
Number of Units	16	
Price per Unit	\$79,688	
GBA	10,904 S.F.	
Price per GBA	\$116.93	

Sales Comparable 3

Property Type	Apartment	
Property Sub-type	Walkup	
Street Address	6495 Indian Creek Drive	
City, State, Zip	Miami Beach, FL	
Land Area	25,962 square feet	
Zoning		
Sale Price	\$3,225,000	
Sale Date	7/23/2009	
Number of Units	43	
Price per Unit	\$75,000	
GBA	26,907 S.F.	
Price per GBA	\$119.86	