

Hall Real Estate Palm Beach

January 31, 2014

Mr. Jeffrey Epstein
358 El Brillo Way
Palm Beach, FL 33480

RE: Palm Beach Real Estate - Estate Section

Dear Mr. Epstein,

Great News! The Palm Beach market continues to gain momentum (post 2008 - 2010 recession) as sale prices approach the historic highs of 2007. Sales volume is way up: 41% more homes sold in the Estate Section during 2013 than in 2012. Early indications are that this increase in volume (and sale prices) will continue during 2014. Below and on the back side of this letter is specific market information for your neighborhood. Please let me know if you would like to receive additional updates including my monthly newsletter via email.

Palm Beach Real Estate - Estate Section

- There are currently 34 homes for sale in the Estate Section. The median list price is \$10.3 million
- During 2013, there were 24 home sales with a median sales price of \$8 million
- During 2012, there were 17 home sales with a median sales price of \$5.8 million
- On the back side of this letter is information on 9 recent sales in the Estate Section market

Free Opinion of Value Offer:

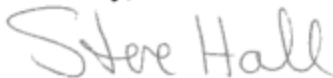
Would you like to know the value of your home (at no cost)? YES: _____ NO: _____

Would you like to know about recent sales in your neighborhood? YES: _____ NO: _____

Are you considering selling or renting your home? YES: _____ NO: _____

Thank you for taking the time to fill out this questionnaire and returning it.

Sincerely,



Steve Hall, CRB
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Palm Beach Real Estate

Prepared By: Steve Hall - January 2014

Estate Market

Property	BD/BA	Tot SF	Lot Size	Built	Asking Price	Sold Price	Sales Date	On Market	\$/Sq. Ft.
118 Via Vizcaya	3/1	3,375	10,019	1951	\$2,495,000	\$2,400,000	Sep-14	3 Months	\$711
168 Kings Road	5/6	5,523	16,553	1959	\$4,995,000	\$4,063,150	July-13	4 Months	\$736
115 Parc Monceau	5/5	5,338	10,890	1960	\$4,950,000	\$4,395,000	Oct-13	21 Months	\$823
177 Clarendon Ave.	6/9	10,201	36,155	1925	\$7,775,000	\$7,290,000	Nov-13	22 Months	\$715
710 S. County Road	9/8	9,030	57,499	1983	\$9,000,000	\$8,200,000	Dec-13	26 Months	\$908
200 El Brillo Way	6/5	7,013	21,780	1928	\$8,750,000	\$8,318,000	Jul-13	3 Months	\$1,186
210 Via del Mar	9/7	12,115	23,522	1925	\$14,500,000	\$12,000,000	Aug-13	4 Months	\$991
105 Clarendon Ave.	6/8	17,035	86,175	1926	\$23,850,000	\$20,895,000	Aug-13	9 Months	\$1,227
1275 S. Ocean Blvd.	7/8	17,113	80,150	2008	<u>\$34,900,000</u>	<u>\$28,500,000</u>	Dec-13	25 Months	<u>\$1,665</u>
Average =					\$12,357,222	\$10,673,461			\$996

124 Parc Monceau