

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

Steve Hall, CRB
Broker | Owner
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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