

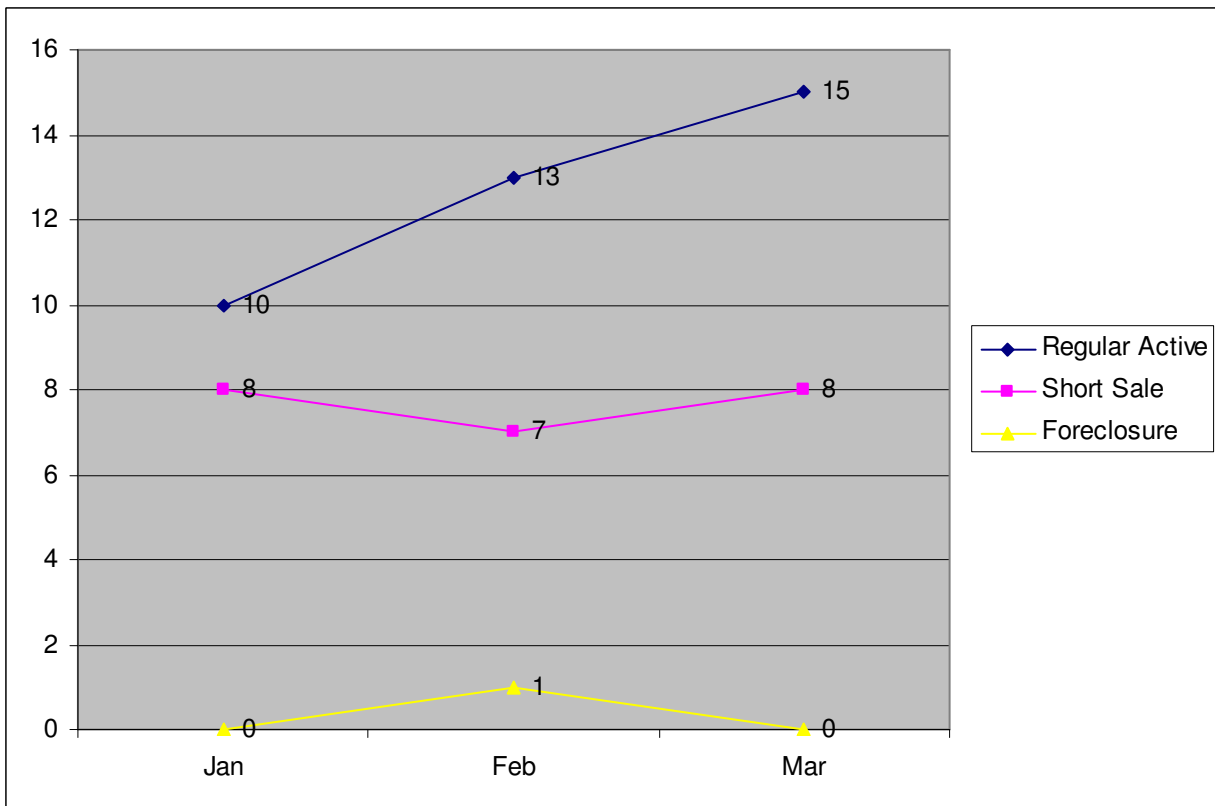
Downtown Real Estate Activity

Residential Statistics
1st Quarter 2010

The Downtown residential market continues to prove to be remarkably stable considering the regional and national turmoil of the housing market. Only 62 units were for sale during the first quarter of 2010. The month with the most activity was February, which saw 20 closings. Another trend of the first quarter was the sale of foreclosed units. While only one new foreclosure was added to the market during the entire quarter, numerous foreclosures were sold each month.

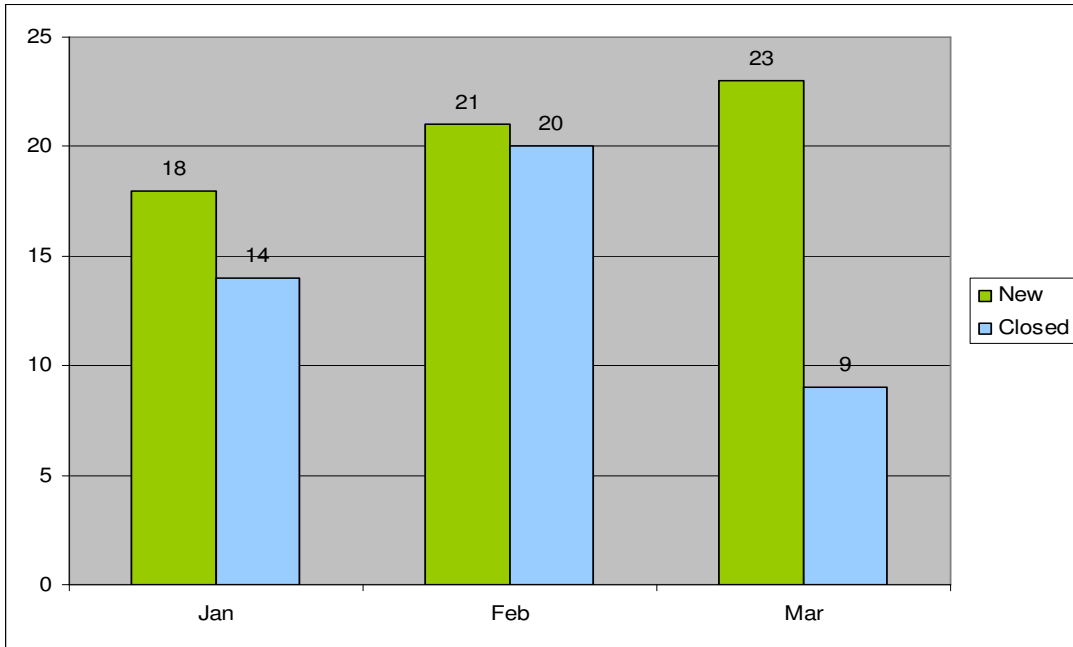
Rental-only buildings continue to perform well, with the Eclipse (which opened this past January) reaching full occupancy last month. Overall, the residential market is faring well considering the regional and national state of the housing industry.

Graph 1. Monthly Active Condominium Listings (Dec. 2009- 1st Qtr, 2010)

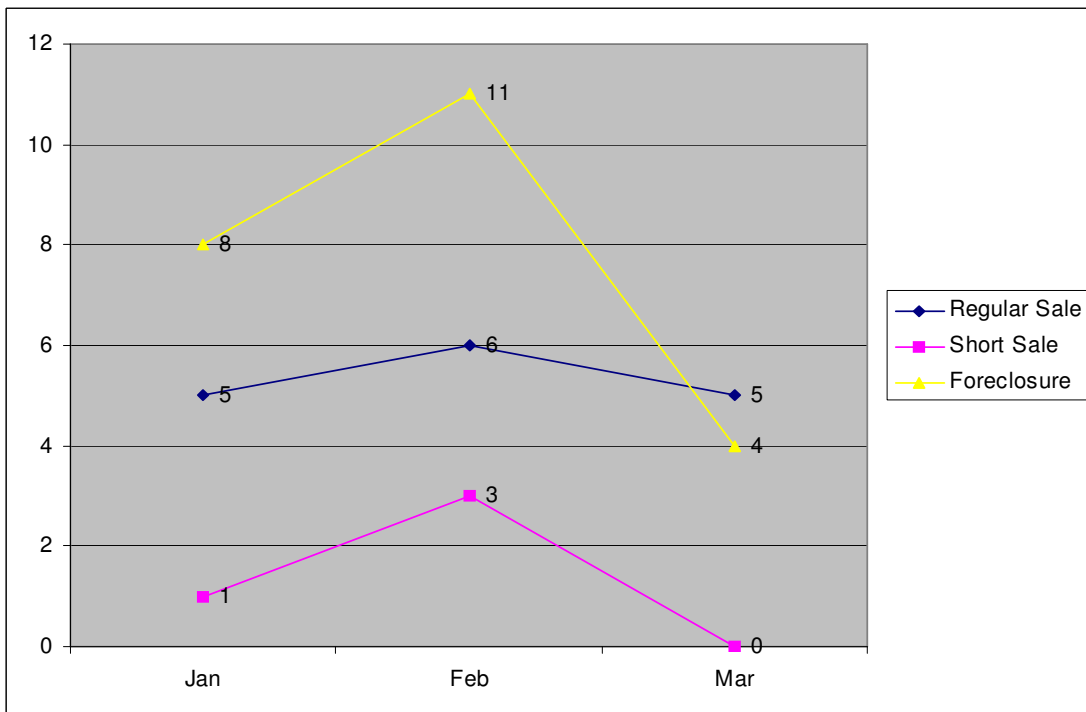


2010 was off to a slow start but February sped things up in both active listings and closings, which almost broke even, as shown in the graph below. The number of closings in February almost reached that of July, 2009- the highest since these reports began. March continued the increase of new listings trend, but saw a comparative drop in sales. There was also a rise in the number of sold foreclosed properties, while only one foreclosure listing was added to the market the whole quarter.

Graph 2. Condo Listing Activity



Graph 3. Closed Sales by Type (1stQtr)



First Generation Units

These original, developer-owned units continued to decline in the first quarter. The Foundry and the Mill sold three of these units combined, while Las Olas Riverhouse sold two.

Table 1. **First Generation Units**

Building	Units	4th-1st Qtr Change
Las Olas by the River	64	No change
Bamboo Flats	1	No change
Las Olas Riverhouse	1	-2
Sole Condos	4	No change
Strada 315	61	No change
The Foundry	3	-2
The Mill Lofts	7	-1
Total	141	

Listing and closing prices have dropped precipitously across the South Florida region and downtown is no exception to this trend. As depicted in the table and graph below, prices continue to fall each month.

Graph 4. **Monthly Price Fluctuations**

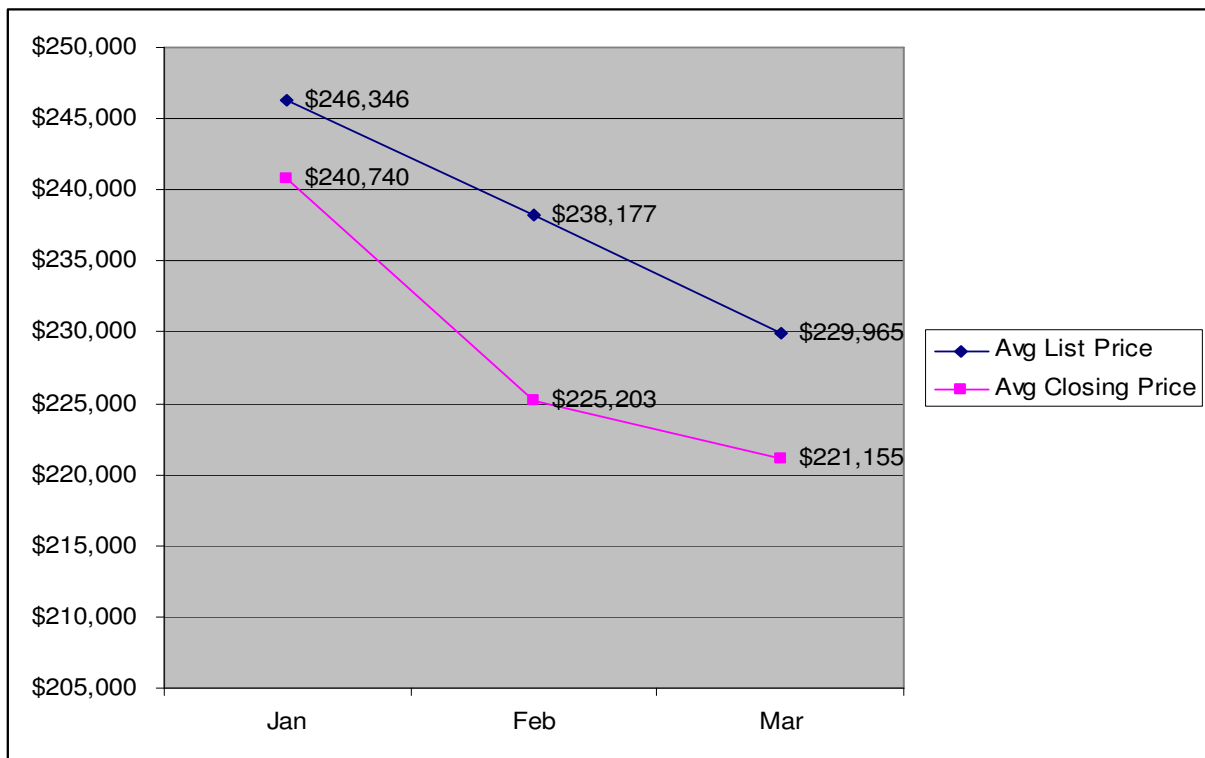


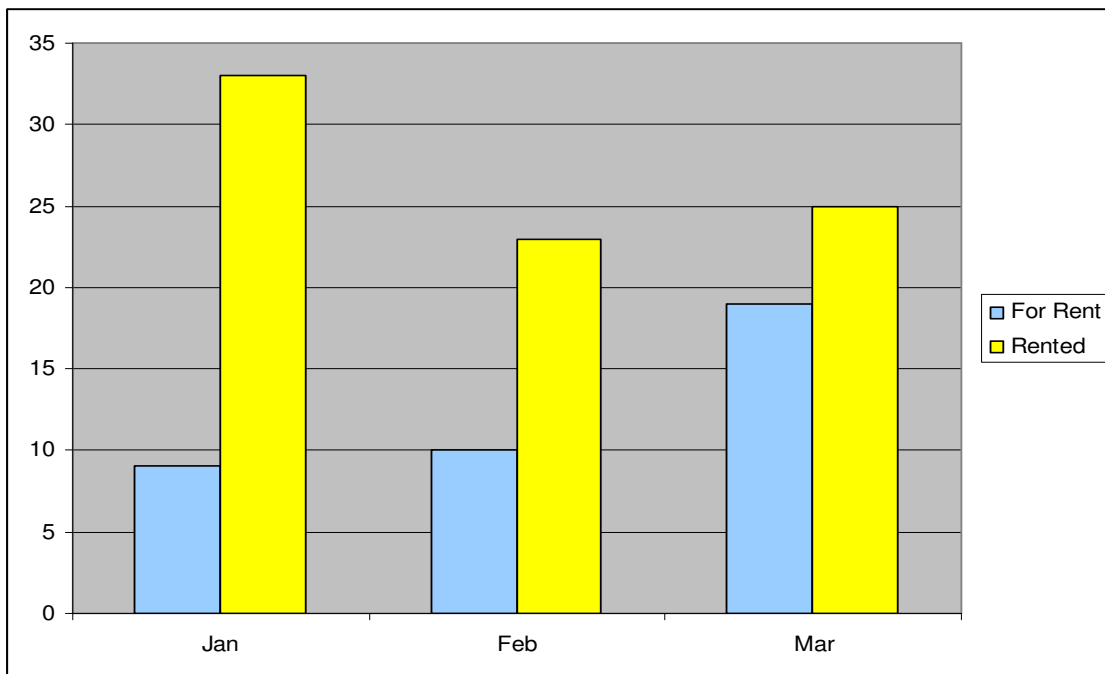
Table 2. Listing vs. Closing Price Differences

Closing Prices	4 th Qtr 2009	% Change	1st Qtr 2010
Average List Price	\$351,886	-31%	\$238,018
Average Closing Price	\$246,295	-7%	\$229,668
Average \$/SF	\$166	+2%	\$170
Average Days on the Market	32.56	+48%	48.2

Condo Rentals

Unlike the for-sale units, condo rentals were most active in January, with 33 units rented. This is a 10 unit increase from December. Very few units were available for rental on the MLS in January and February, but shot up in March. So, contrary to the sales activity, the lowest month of activity for condo rentals was February.

Graph 4. Condo Rental Activity



Condo Unit Rental Prices

Rented	4 th Qtr 2009	% Change	1 st Qtr 2010
Total # Units Rented:	71	+14%	81
Average List Price	\$2,057.60	-4%	\$1,980
Actual Rent Price:	\$1,794.90	+4%	\$1,873
Actual Sale Price/SF:	\$1.63	-4%	\$1.54

Rental-Only Buildings

These buildings continue to perform well, despite the slow economic climate. Eclipse is now 100% occupied, and The Exchange has also made strides in gaining occupancy, with an increase of 18%. Overall, the majority of these buildings keep their rates per square foot around \$1.50, which has proven effective in attracting tenants.

Table 3. Rental Building Lease Rates and Occupancy (Current)

Building Name	Location	Total Units	Occupancy	Avg. Price Per SqFt	3/2 Rates	2/2 Rates	1/1 Rates	Specials
Camden Las Olas	SE 2 nd Street	420	93%	\$1.62	\$2,068- \$2,173	\$1,688- \$2,033	\$1,084- \$1,550	N/A
440 Flagler	440 NE 5 th Street	218	99%	\$1.50	\$1,699	N/A	\$1,299	Reduced rates
Alexan Solmar	424 NE 4 th Ave	284	100%	\$1.49	\$1,818- \$1,840	\$1,540- \$1,946	\$1,308- \$1,458	Reduced rates
The Exchange	115 NE 3 rd Ave.	87	89%	\$1.70	N/A	\$2,760- \$3,200	\$1,700- \$2,589	Reduced rates
Satori	1201 E. Sunrise Boulevard	279	80%	\$1.65	\$2,330- \$2,550	\$1,725- \$2,150	\$1,710	2-3 mths free rent
New River Trading Post	400 SW 2 nd St.	8	63%	\$1.67	N/A	N/A	\$1,587- \$2,221	N/A
Eclipse	307 NW 1 st Ave	101	100%	\$1.43 (Market rate)	N/A	\$1,300 \$946 \$429	\$1,100 \$792 \$361	Market rate Mid Level Income Lowest Income

References:

The preceding information was derived from the Multiple Listing Service provided by Hooper Realty, the Broward County Property Appraiser, and correspondence with local rental building representatives.