

WES Real Estate Inc.

28570 Overseas Hwy.
Little Torch Key, FL 33042

305-515-2772

A RECAP OF VARIOUS TYPES OF MARKET ANALYSIS'

BAMBOO ISLAND ESTATE FLORIDA KEYS

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|---|-------------------------------|
| <i>Homes sold with acreage \$1,400,000. per acre @ 11.25 acres:</i> | <i>\$15,750,000.00</i> |
| <i>Vacant acreage sold of \$1,800,000. per acre @ 11.25 acres:</i> | <i>\$20,250,000.00</i> |
| <i>Long Beach Estates of \$1,000,000. per site @ 11.25 acres:</i> | <i>\$11,250,000.00</i> |
| <i>Island sales are \$2,500,000.00. per acre @ 11.25 acres:</i> | <i>\$28,100,000.00</i> |
| <i>Island value based on development of (PRC) plan:</i> | <i>\$24,000,000.00</i> |
| <i>Indicated Market Price Range:</i> | <i>\$18 - \$20,000,000.00</i> |
| <i>Suggested Marketing Price:</i> | <i>\$19,000,000.00</i> |

*Lois M. Sewell
Realtor*

*Richard D. Sewell, G.R.I.
Broker
WES Real Estate, Inc.*