

# Palm Beach County

## Office Sales and Re-assessment under 50,000 S.F.

Property	Sales Date	Year Built	Sale Price	Price/S.F.	Size S.F.	2005 Assessment	2006 New Assessment	2006 Assessed to Purchase Ratio
Wellington Medical Arts Pavilion, 10115-10151 W. Forest Hill Blvd., Wellington	Dec-05	2000	\$11,600,000	\$241.67	48,000	\$6,467,599	\$8,237,701	71.01%
Aberdeen II / JFK Medical Pavilion II, 8200 Jog Rd., Boynton Beach	Nov-05	1997	\$8,122,619	\$309.43	26,250	\$3,534,303	\$4,731,401	58.25%
Harpers Monterey Plaza, 1650 N. Military Trail, West Palm Beach	Nov-05	1986	\$3,325,000	\$175.39	18,958	\$1,424,109	\$2,700,000	81.20%
Abacoa Professional Center I, 550 Heritage Dr., Jupiter	Nov-05	2002	\$10,353,286	\$256.29	40,396	\$4,527,649	\$8,800,000	85.00%
Congress Professional Center I, 1640 S. Congress Ave., West Palm Beach	Nov-05	1996	\$4,451,607	\$250.96	17,738	\$1,967,389	\$4,045,000	90.87%
900 East Bldg., 900 E. Indiantown Rd., Jupiter	Oct-05	1984	\$5,800,000	\$141.52	40,983	\$3,050,000	\$5,225,000	90.09%
Sopra Bldg., 110 E. Atlantic Ave., Delray Beach	Sep-05	1976	\$12,900,000	\$322.06	40,055	\$4,791,616	\$8,000,000	62.02%
Boca Plaza 7, 370 Camino Gardens Blvd., Boca Raton	Aug-05	1984	\$7,481,250	\$213.68	35,011	\$3,600,000	\$5,309,036	70.96%
524 Datura St., West Palm Beach	Aug-05	1936	\$3,250,000	\$188.08	17,280	\$956,785	\$2,314,245	71.21%
Palm Beach Business Park, 5840 Corporate Way, West Palm Beach	Jul-05	1986	\$3,900,000	\$120.00	32,500	\$2,900,000	\$3,300,000	84.62%
200 Castlewood Dr., North Palm Beach	Jul-05	1974	\$2,100,000	\$116.67	18,000	\$892,152	\$1,741,742	82.94%
2608 Poinsettia Ave., West Palm Beach	Jul-05	1973	\$3,500,000	\$152.29	22,982	\$776,448	\$2,853,979	81.54%
Gould Professional Center I & II, 2051-2151 45th St., West Palm Beach	Jun-05	1985, 1975	\$9,650,000	\$264.02	36,550	\$2,148,852	\$8,600,000	89.12%
Grand Bank Center, 3601 PGA Blvd., Palm Beach Gardens	Jun-05	2002	\$16,000,000	\$351.69	45,495	\$6,491,613	\$13,400,000	83.75%
Royal Palm Center Bldg., 250 Royal Palm Way, Palm Beach	May-05	1975, 1984	\$8,480,000	\$339.20	25,000	\$6,000,000	\$7,751,860	91.41%
Flagler Court Bldg., 215 5th St., West Palm Beach	Mar-05	1927, renov. 2000	\$5,900,000	\$230.08	25,643	\$4,900,000	\$5,000,000	84.75%
AmTrust Bank Plaza, 7499 W. Atlantic Ave., Delray Beach	Feb-05	1978	\$3,188,000	\$189.76	16,800	\$2,600,000	\$2,600,000	81.56%
1177 Hypoluxo Rd., Lantana	Jan-05	1983	\$2,100,000	\$114.09	18,407	\$1,770,000	\$1,770,000	84.29%
351 S US Highway I., Jupiter	Dec-04	1983	\$3,775,000	\$199.84	18,890	\$2,900,000	\$2,900,000	76.82%
Zenith Professional Centre, 3010 N. Military Trail, Boca Raton	Dec-04	2000	\$6,735,000	\$217.26	31,000	\$5,700,000	\$5,700,000	84.63%
Royal Palm Medical Center, 440 State Road 7, Royal Palm Beach	Nov-04	2004	\$8,600,000	\$238.89	36,000	\$7,000,000	\$7,900,000	91.86%
400 Royal Palm Way, Palm Beach	Oct-04	1966	\$11,350,000	\$508.74	22,310	\$6,524,460	\$6,825,000	60.13%

No warranty or representation, express or implied is made as to the accuracy of the information contained herein and same is submitted subject to errors and omissions.