

2016

2016 Condo Sales	Sq Ft	Sold Price	Beds	Baths	Half B	Sold Terms	Close Date	LP/SqFt	SP/SqFt	CDOM	SP/LP
400 BEACH DR NE Unit#2201	2203	\$1,050,000	2	2	0	All Cash	03/03/2016	\$522.02	\$476.62	50	91%
400 BEACH DR NE Unit#801	2203	\$1,232,500	2	2	0	Conventional	08/15/2016	\$581.03	\$559.46	58	96%
400 BEACH DR NE Unit#1101	2203	\$1,250,000	2	2	0	All Cash	10/11/2016	\$589.65	\$567.41	15	96%
400 BEACH DR NE Unit#2301	2203	\$1,300,000	2	2	0	Other	08/03/2016	\$590.10	\$590.10	110	100%
400 BEACH DR NE Unit#1003	3072	\$1,800,000	3	3	1	Conventional	06/08/2016	\$585.94	\$585.94	0	100%
400 BEACH DR NE Unit#604	3534	\$1,725,000	3	3	1	All Cash	04/08/2016	\$531.69	\$488.12	82	92%
400 BEACH DR NE Unit#903	3288	\$2,000,000	3	3	1	All Cash	04/04/2016	\$637.17	\$608.27	265	95%
400 BEACH DR NE Unit#2606	4574	\$2,899,000	3	3	1	All Cash	12/22/2016	\$633.80	\$633.80	0	100%
400 BEACH DR NE Unit#2505	3976	\$2,912,500	3	3	1	All Cash	12/05/2016	\$779.68	\$732.52	166	94%
	9	\$16,169,000									
1 BEACH DR SE Unit#1009	1180	\$349,900	1	1	1	Conventional	08/29/2016	\$296.53	\$296.53	44	100%
1 BEACH DR SE Unit#1503	1279	\$485,100	1	1	1	All Cash	03/07/2016	\$328.38	\$379.28	3	116%
1 BEACH DR SE Unit#1808	1713	\$475,000	2	2	0	Conventional	01/29/2016	\$287.22	\$277.29	15	97%
1 BEACH DR SE Unit#1610	1925	\$599,900	3	2	0	All Cash	12/23/2016	\$311.64	\$311.64	81	100%
1 BEACH DR SE Unit#1408	1713	\$675,000	2	2	0	All Cash	07/14/2016	\$394.05	\$394.05	60	100%
1 BEACH DR SE Unit#2011	1966	\$650,000	2	2	0	Conventional	12/01/2016	\$350.46	\$330.62	46	94%
1 BEACH DR SE Unit#2008	1713	\$705,000	2	2	0	Conventional	03/29/2016	\$408.58	\$411.56	0	101%
1 BEACH DR SE Unit#1204	1965	\$705,000	2	2	0	All Cash	05/16/2016	\$358.78	\$358.78	0	100%
1 BEACH DR SE Unit#1806	2200	\$770,000	3	3	0	Conventional	04/27/2016	\$368.18	\$350.00	31	95%
1 BEACH DR SE Unit#1205	1855	\$770,000	2	2	0	All Cash	02/29/2016	\$446.90	\$415.09	259	93%
1 BEACH DR SE Unit#1514	2158	\$820,000	2	2	0	All Cash	08/03/2016	\$389.25	\$379.98	50	98%
1 BEACH DR SE Unit#1005	1855	\$850,000	2	2	0	Conventional	08/01/2016	\$479.25	\$458.22	50	96%
1 BEACH DR SE Unit#1306	2200	\$1,125,000	2	2	1	All Cash	08/18/2016	\$568.18	\$511.36	73	90%
1 BEACH DR SE Unit#1004	3286	\$1,427,000	3	2	0	All Cash	11/30/2016	\$456.45	\$434.27	3	95%
1 BEACH DR SE Unit#2403	3336	\$1,900,000	3	3	1	Conventional	08/01/2016	\$599.52	\$569.54	25	95%
	15	\$12,306,900									
100 BEACH DR NE Unit#1703	2477	\$1,369,000	2	2	1	All Cash	06/17/2016	\$560.76	\$552.68	3	99%
100 BEACH DR NE Unit#1900	5087	\$3,175,000	4	5	1	All Cash	09/28/2016	\$624.14	\$624.14	0	100%
	2	\$4,544,000									
180 BEACH DR NE Unit#2201,2202	7320	\$3,900,000	4	4	2	All Cash	06/29/2016	\$614.07	\$532.79	247	87%

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180 BEACH DR NE Unit#2800	5330	\$6,900,000	3	3	1	All Cash	05/23/2016	\$1,294.56	\$1,294.56	4	100%
	2	\$10,800,000									
300 BEACH DR NE Unit#311	1421	\$560,000	2	2	1	Conventional	05/23/2016	\$387.05	\$394.09	7	102%
300 BEACH DR NE Unit#303	1686	\$735,000	2	2	0	All Cash	11/01/2016	\$427.05	\$435.94	117	102%
300 BEACH DR NE Unit#302	1686	\$725,000	2	2	0	All Cash	11/03/2016	\$453.74	\$430.01	163	95%
300 BEACH DR NE Unit#304	2210	\$950,000	3	2	1	Conventional	08/14/2016	\$451.36	\$429.86	197	95%
300 BEACH DR NE Unit#1004	2736	\$1,250,000	3	3	1	All Cash	01/26/2016	\$474.78	\$456.87	342	96%
300 BEACH DR NE Unit#2501	2384	\$1,250,000	2	2	1	Conventional	06/24/2016	\$545.30	\$524.33	158	96%
300 BEACH DR NE Unit#603	3081	\$1,330,000	3	3	1	All Cash	11/07/2016	\$431.68	\$431.68	0	100%
300 BEACH DR NE Unit#403	3081	\$1,300,000	3	3	1	All Cash	11/28/2016	\$454.40	\$421.94	77	93%
300 BEACH DR NE Unit#1704	2736	\$1,495,000	3	3	1	All Cash	06/16/2016	\$577.49	\$546.42	81	95%
300 BEACH DR NE Unit#1903	3081	\$1,850,000	3	3	1	All Cash	08/01/2016	\$610.19	\$600.45	0	98%
	10	\$11,445,000									
555 5TH AVE NE Unit#1132	2649	\$1,420,000	2	2	1	All Cash	01/29/2016	\$566.25	\$536.05	44	95%
555 5TH AVE NE Unit#822	3000	\$1,500,000	3	3	0	All Cash	10/18/2016	\$566.67	\$500.00	1	88%
555 5TH AVE NE Unit#1243	3600	\$2,150,000	3	3	1	All Cash	12/01/2016	\$597.22	\$597.22	0	100%
	3	\$5,070,000									
	41	\$33,344,000									

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Sales 2017 YTD 11/1	Sq Ft	Sold Price	Beds	Baths	Half B	Sold Terms	Close Date	LP/Sq Ft	SP/Sq Ft	CDOM	SP/LP
400 BEACH DR NE Unit#703	2397	\$2,000,000	3	3	0	All Cash	10/25/2017	\$834.38	\$834.38	0	100%
400 BEACH DR NE Unit#1004	3306	\$1,900,000	3	3	1	All Cash	01/12/2017	\$650.03	\$574.71	29	88%
400 BEACH DR NE Unit#2303	2873	\$2,000,000	3	3	1	All Cash	06/16/2017	\$748.35	\$696.14	97	93%
400 BEACH DR NE Unit#2506	4263	\$2,900,000	3	3	1	Conventional	01/09/2017	\$680.27	\$680.27	0	100%
400 BEACH DR NE Unit#2805	3976	\$3,150,000	3	3	1	All Cash	10/05/2017	\$829.98	\$792.25	105	95%
	5	\$11,950,000									
1 BEACH DR SE Unit#1502	2352	\$900,000	2	2	0	All Cash	03/08/2017	\$378.40	\$382.65	0	101%
1 BEACH DR SE Unit#1309	1180	\$374,000	1	1	1	Conventional	02/15/2017	\$338.98	\$316.95	75	94%
1 BEACH DR SE Unit#1209	1180	\$430,000	1	1	1	All Cash	04/26/2017	\$368.64	\$364.41	21	99%
1 BEACH DR SE Unit#2507	1146	\$451,000	1	1	1	Conventional	03/03/2017	\$383.07	\$393.54	5	103%
1 BEACH DR SE Unit#2709	1180	\$395,000	1	1	1	All Cash	05/25/2017	\$381.36	\$334.75	2	88%
1 BEACH DR SE Unit#1501	1226	\$421,250	1	1	1	All Cash	01/26/2017	\$367.05	\$343.60	7	94%
1 BEACH DR SE Unit#2209	1180	\$450,000	1	1	1	All Cash	09/15/2017	\$388.05	\$381.36	65	98%
1 BEACH DR SE Unit#2609	1180	\$460,000	1	1	1	All Cash	03/28/2017	\$395.76	\$389.83	2	99%
1 BEACH DR SE Unit#1001	1226	\$445,000	1	1	1	All Cash	06/26/2017	\$382.95	\$362.97	70	95%
1 BEACH DR SE Unit#1607	1146	\$479,900	2	1	1	All Cash	02/13/2017	\$418.76	\$418.76	89	100%
1 BEACH DR SE Unit#2509	1180	\$475,000	1	1	1	All Cash	08/30/2017	\$409.32	\$402.54	4	98%
1 BEACH DR SE Unit#2609	1180	\$487,500	1	1	1	All Cash	10/20/2017	\$413.14	\$413.14	1	100%
1 BEACH DR SE Unit#1510	1925	\$535,000	3	2	0	All Cash	07/31/2017	\$285.19	\$277.92	5	97%
1 BEACH DR SE Unit#914	1750	\$465,000	2	2	0	All Cash	02/28/2017	\$314.29	\$265.71	223	85%
1 BEACH DR SE Unit#1301	1226	\$585,000	1	1	1	All Cash	06/30/2017	\$501.63	\$477.16	10	95%
1 BEACH DR SE Unit#2203	1279	\$625,000	1	1	1	All Cash	08/04/2017	\$492.57	\$488.66	0	99%
1 BEACH DR SE Unit#2210	1925	\$620,000	3	2	0	Conventional	05/31/2017	\$332.42	\$322.08	24	97%
1 BEACH DR SE Unit#2708	1713	\$670,000	2	2	0	Conventional	04/11/2017	\$408.58	\$391.13	0	96%
1 BEACH DR SE Unit#1614	2158	\$650,000	2	3	0	Conventional	05/30/2017	\$324.33	\$301.20	108	93%
1 BEACH DR SE Unit#1014	2158	\$825,000	3	3	0	Conventional	06/09/2017	\$396.20	\$382.30	5	96%
1 BEACH DR SE Unit#2405	1855	\$810,000	2	2	0	All Cash	02/24/2017	\$471.70	\$436.66	5	93%
1 BEACH DR SE Unit#2514	2158	\$850,200	3	3	0	All Cash	10/06/2017	\$407.74	\$393.98	23	97%
1 BEACH DR SE Unit#1602	2352	\$1,050,000	2	3	0	Conventional	09/02/2017	\$461.31	\$446.43	8	97%
1 BEACH DR SE Unit#2206	2200	\$1,000,000	2	2	0	Conventional	07/27/2017	\$500.00	\$454.55	134	91%
1 BEACH DR SE Unit#2302	2352	\$1,327,000	2	2	1	All Cash	08/31/2017	\$616.50	\$564.20	11	92%
	25	\$15,780,850									

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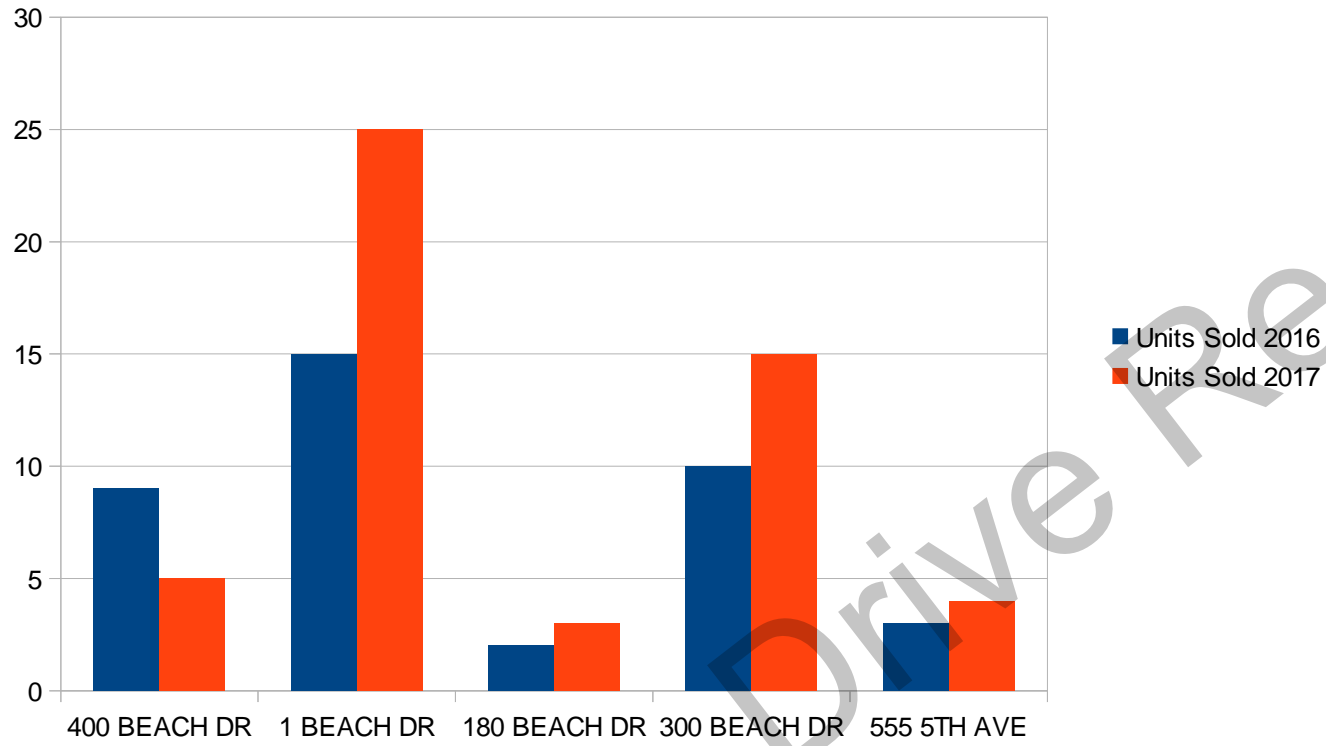
180 BEACH DR NE Unit#1002	3660	\$2,150,000	3	3	1	All Cash	03/01/2017	\$642.08	\$587.43	53	91%
180 BEACH DR NE Unit#602	3660	\$2,595,000	3	3	1	All Cash	06/29/2017	\$709.02	\$709.02	154	100%
180 BEACH DR NE Unit#2302	3660	\$3,200,000	3	3	1	Conventional	08/08/2017	\$942.62	\$874.32	65	93%
	3	\$7,945,000									
300 BEACH DR NE Unit#309	1421	\$572,000	2	2	1	All Cash	03/03/2017	\$407.46	\$402.53	15	99%
300 BEACH DR NE Unit#202	1686	\$725,000	2	2	0	All Cash	08/14/2017	\$459.67	\$430.01	36	94%
300 BEACH DR NE Unit#203	1686	\$835,000	2	2	0	All Cash	04/24/2017	\$495.26	\$495.26	12	100%
300 BEACH DR NE Unit#1401	2384	\$1,025,000	2	2	1	All Cash	01/27/2017	\$460.99	\$429.95	59	93%
300 BEACH DR NE Unit#1001	2384	\$1,150,000	2	2	1	All Cash	02/21/2017	\$482.38	\$482.38	43	100%
300 BEACH DR NE Unit#504	2736	\$1,120,000	3	3	1	Conventional	07/07/2017	\$420.32	\$409.36	218	97%
300 BEACH DR NE Unit#1601	2384	\$1,160,000	2	2	1	All Cash	01/23/2017	\$524.33	\$486.58	19	93%
300 BEACH DR NE Unit#2101	2384	\$1,300,000	2	2	1	Conventional	01/18/2017	\$566.28	\$545.30	6	96%
300 BEACH DR NE Unit#404	2736	\$1,287,500	3	3	1	Conventional	06/30/2017	\$500.73	\$470.58	117	94%
300 BEACH DR NE Unit#2204	2736	\$1,600,000	3	3	1	All Cash	02/28/2017	\$584.80	\$584.80	0	100%
300 BEACH DR NE Unit#2302	3081	\$1,875,000	3	3	1	All Cash	01/04/2017	\$608.57	\$608.57	0	100%
300 BEACH DR NE Unit#210	2979	\$1,700,000	3	2	1	New FHA	05/15/2017	\$631.08	\$570.66	499	90%
300 BEACH DR NE Unit#2201	5465	\$3,000,000	4	3	1	All Cash	08/25/2017	\$622.14	\$548.95	329	88%
300 BEACH DR NE Unit#2801	4962	\$3,495,000	3	4	1	All Cash	07/31/2017	\$735.59	\$704.35	459	96%
300 BEACH DR NE Unit#2901	4962	\$3,724,500	3	4	1	All Cash	06/05/2017	\$775.70	\$750.60	86	97%
	15	\$24,569,000									
555 5TH AVE NE Unit#624	3000	\$1,500,000	3	2	1	Conventional	03/03/2017	\$531.67	\$500.00	72	94%
555 5TH AVE NE Unit#543	3630	\$1,875,000	3	3	1	All Cash	03/14/2017	\$592.29	\$516.53	246	87%
555 5TH AVE NE Unit#814	3373	\$1,950,000	3	3	1	All Cash	09/06/2017	\$650.76	\$578.12	258	89%
555 5TH AVE NE Unit#824	3000	\$2,200,000	3	2	1	Conventional	09/29/2017	\$798.33	\$733.33	296	92%
	4	\$7,525,000									
Total	52	\$67,769,850									

Summary

	\$\$\$ Sold 2016	\$\$\$ Sold 2017		Units Sold 2016	Units Sold 2017
400 BEACH DR	\$16,169,000	\$11,950,000	400 BEACH DR	9	5
1 BEACH DR	\$12,306,900	\$15,780,850	1 BEACH DR	15	25
180 BEACH DR	\$10,800,000	\$7,945,000	180 BEACH DR	2	3
300 BEACH DR	\$11,445,000	\$24,569,000	300 BEACH DR	10	15
555 5TH AVE	\$5,070,000	\$7,525,000	555 5TH AVE	3	4

Beach Drive Realty

Units Sold Chart



\$\$\$ Sold

