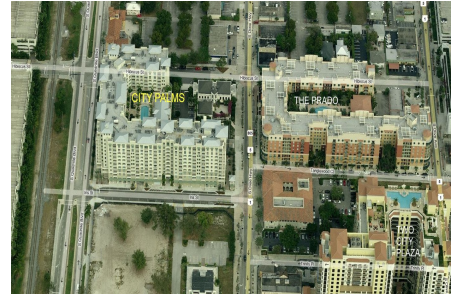


City Palms

480 Hibiscus St, West Palm Beach, FL, Palm Beach 33401

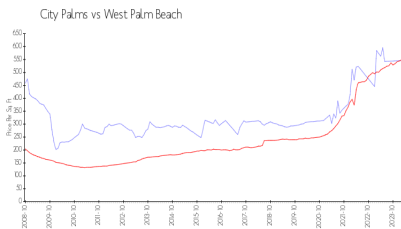
Building Information

Number of units:	288
Number of active listings for rent:	5
Number of active listings for sale:	8
Building inventory for sale:	2%
Number of sales over the last 12 months:	12
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	2

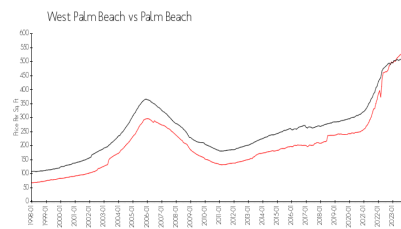


Built in 2008 - 288 units - 10 floors

Market Information



City Palms: \$547/sq. ft.
West Palm Beach: \$550/sq. ft.



West Palm Beach: \$550/sq. ft.
Palm Beach: \$470/sq. ft.

Inventory for Sale

City Palms	2%
West Palm Beach	3%
Palm Beach	3%

Avg. Time to Close Over Last 12 Months

City Palms	49 days
West Palm Beach	51 days
Palm Beach	55 days