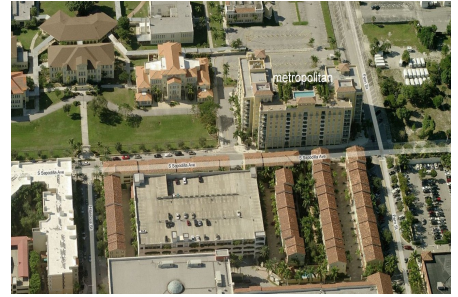


Metropolitan

403 S Sapodilla Av, West Palm Beach, FL, Palm Beach 33401

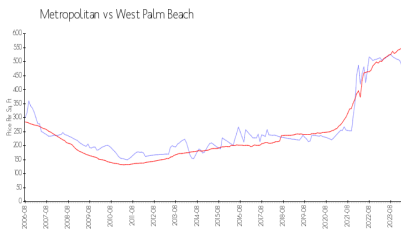
Building Information

Number of units:	149
Number of active listings for rent:	6
Number of active listings for sale:	8
Building inventory for sale:	5%
Number of sales over the last 12 months:	8
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	1

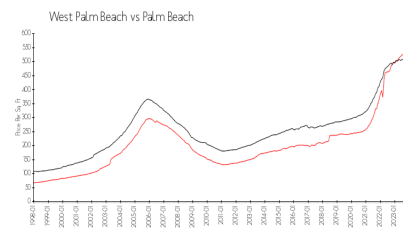


Built in 2006 - 149 units - 8 floors

Market Information



Metropolitan: \$474/sq. ft.
West Palm Beach: \$550/sq. ft.



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

Inventory for Sale

Metropolitan	5%
West Palm Beach	3%
Palm Beach	3%

Avg. Time to Close Over Last 12 Months

Metropolitan	84 days
West Palm Beach	51 days
Palm Beach	55 days