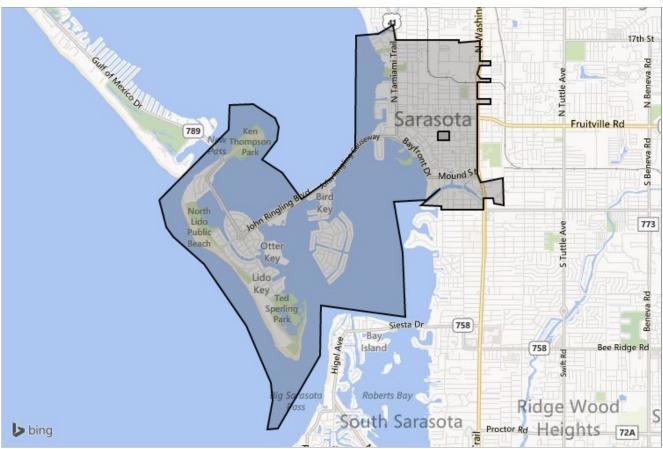


MARKET ACTIVITY REPORT

Sarasota, FL 34236





Presented by Gina Ursini



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Keller Williams Lakewood Ranch 8210 Lakewood Ranch Blvd Lakewood Ranch, FL 34202

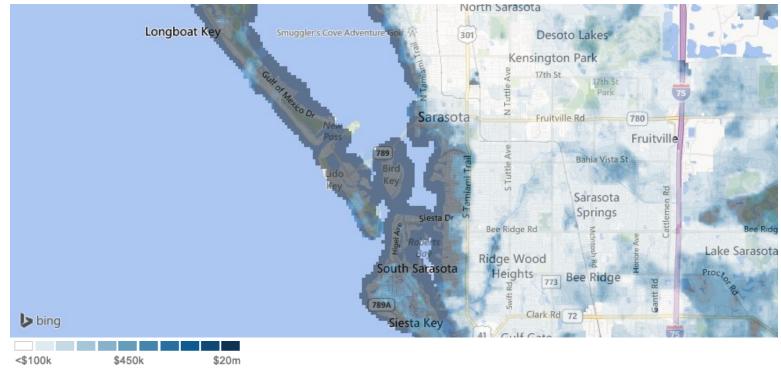




Sarasota, FL 34236

Estimated Home Values

REALTORS PROPERTY RESOURCE



This map layer shows the average estimated home values, based on the AVMs and RVMs® for properties in an area. Source(s): LPS and RPR; updated Quarterly.

Market Snapshot

Compared with Last Year: April 09, 2013 vs. April 09, 2014

Median Est. Home Value





Average Days on Site

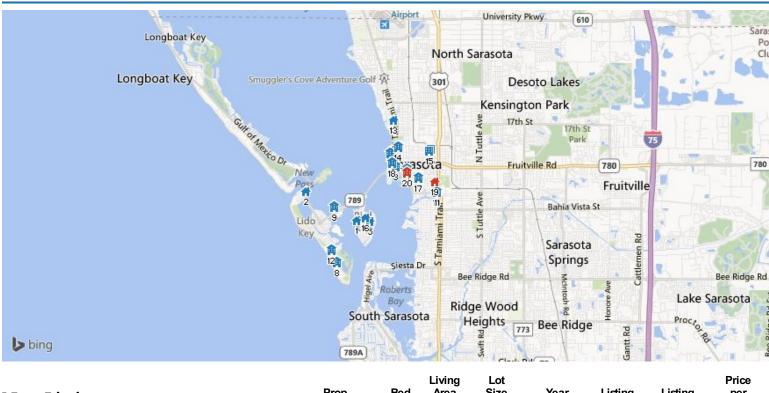


Sales Volume

12 Down -74.5%







| New Listings: 20 | Prop Type | Bed /Ba | Living Area (sq ft) | Lot Size (sq ft) | Year Built | Listing Date | Listing Price | Price per sq. ft. | |
|------------------|--------------|------------|---------------------------|------------------------|---------------|-----------------|------------------|-------------------------|---|
| | | | 000 | | | | | | _ |



| TS FOR SALE * New, A | ctive: 4/5/2014 MLSID: | A39959 | 20 | | | | | |
|---|---|-----------------------|------------------------------|----------------------------------|-------------------------------|----------------------------------|--------------------------------------|--------------------------|
| 359 W Royal Flamingo DR | Multi-Family Dwellings | 6/7 | 5,702 | 30,000 | 1964 | 4/5/2014 | \$3,350,000 | \$588 |
| UNIQUE one of a kind property on dead end street in this luxurious ne away to cultural, rich amenities that | aighborhood. Dolphin Wat at Sarasota has to offer. A | terway Also in p | provides dir perfect prox | ect access to timity to St. A | o Sarasota B vrmand's Circ | ay. This cove cle and the lov | ted location is j vely beaches of | just minutes Lido and |
| Longboat Key. Members of Bird Ke opportunity to renovate or build you | | | , tennis, fitr | ness, dining a | ind social ac | tivities galore. | This is a fanta | stic |

Listing Courtesy of RE/MAX ALLIANCE GROUP



| _ | | | | | | | | | |
|---|---|---|------------------------------------|--|--|---|---|---|------------------------------|
| | 12 FOR SALE • New, Act | ive: 4/3/2014 MLS ID |): A39957 | 787 | | | | | |
| | 400 Bowdoin CIR | Single Family | 3/5 | 3,435 | 35,554 | 1987 | 4/3/2014 | \$2,950,000 | \$859 |
| | New look! New opportunity with infini feet of jaw dropping unobstructed Cit plus an additional 1,800 square feet appliances, gas cook-top stove, a 13 area leads to a circular driveway. Ou | y & Bay views. This ga of bonus finished air ca 36-bottle wine refrigerat | ated and onditione tor and e | walled esta ed play / sto wen a dumb | ate highlights rage area. Ki waiter. An ov | 17 foot ceilir itchen has a versized 2 ca | ngs, 3 bedroon breakfast area r garage plus | ms, 4.5 baths v a with granite, s additional 2 ca | , with study stainless |

terrace/veranda, sparkling heated swimming pool, fishing pier, with boat dock, cabana with grill and summer kitchen plus play house. Easy walk to St. Armands Circle and your own private Lido Shores Beach Access. Create your paradise home.

Listing Courtesy of COLDWELL BANKER RES R E



Listing Courtesy of MICHAEL SAUNDERS & COMPANY







RPR

| | TS FOR SALE . Ne | ew, Active: 4 | 4/7/2014 | MLS ID: A | 43995967 | | | | | | |
|------------------------------|--|--|---|---|--|--|--|---|---|--|--|
| A REAL PROPERTY AND ADDRESS. | | | | | | | | | | | |
| | 990 Blvd Of The Arts, APT 4 | 04 | Condomi | nium | 2/3 | 3,135 | - | 2003 | 4/7/2014 | \$1,239,000 | \$395 |
| | Beautifully appointed Beau Ci to room, with expansive floor t generous kitchen with custom suite provides a deluxe and ge creative built-ins and nearly-ne shutters. Two terraces flank th facilities, sauna, social room, | to ceiling wir Neff cabine enerous bath ew furnishing ne unit for m | ndows, po etry and g h plus his gs. Hunte naximum I and mor | olished ma gleaming g and hers er Douglas viewing ple re. | arble floor ranite cou closets. silhouette easure. B | s and view untertops of The unit of e shades a eau Ciel is | s of downtov opens throug fers a soft, r are installed | vn Sarasota, h to the fam eutral palett on all exterio ly building a | the Marina a ly room and e, state-of-the or windows a | and Sarasota B breakfast area. e-art audio visua nd doors, as an | ay. The The master al system, e hurricane |
| #X8. 4 | for sale • Ad | ctive: 3/17/2 | 2014 ML | S ID: A399 | 4789 | | | | | | |
| AD Emis | 465 Partridge CIR | | Single Fa | amilv | 3/3 | 2,330 | 13,391 | 1973 | 3/17/2014 | \$849,000 | \$364 |
| | Amazing Mediterranean Style Island Home Features: 3 Larg Pool, Newly Remodeled Gran Hard Wood Flooring, New Oild Pool Resurface, 6 Person The Corner Lot includes a New Cir just Minutes to St Armands C w/Optional Membership. The | e Bedrooms ite and Stair ed Bronze F erapeutic Sp rcular Paver Sircle and Lice | lool Home s, 2.5 Lov nless Kito ixtures, \ ixtures, \ ba/Hot Tul Driveway do Key B acht Club | e! Fabulous ely Update chen w/Sp. /enetian P b w/Separa r, Lush Tro eaches an is steps a | s Opportu ed Baths acious ar Plaster Wa ate Sun E opical Plan id is close away on S | inity to Liw w/Granite ad Cozy Fa alls w/Des Deck, Entr htings for F e to Downt St Armands | e in one of S and Stone, (amily Room igner Paint, y Courtyard I Privacy and V own Sarasof | arasota's Mo Dpen Formal Adjacent, La Decorator Ba eatures a Ti Vrought Iron a. Bird Key | ost Renowned Living and D Irge Laundry ath Tile Detail ered Waterfal Style Fencir | d Neighborhood ining Room w/S Room w/Sink, I I, New Paver Pa Il Fountain, Ext ng. This Propert | Is! This Sliders to New Etched atio and ra Large ty is located |
| | TE FOR SALE | ew, Active: 4 | 4/1/2014 | MLS ID: A | 43995589 | | | | | | |
| | 1104 Benjamin Franklin DR | | Condomi | | 3/2 | 2,154 | | 1976 | 4/1/2014 | \$749,000 | \$348 |
| | | - | | | | , | - ho Kev brind | | | edroom pentho | |
| | 818 not only a partial Gulf view but | t views of ba | ay and cit | y of Saras | ota as we | ell. Dazzlir | ng night time | light show f | eaturing Ring | ling bridge and | city skyline! |
| | | t views of ba ider enclose are footage, om master b | ay and cit ed 52 ft. v will strike bath and ness roor | y of Saras wrap aroun e you imm a seperate m, pool and | ota as we d balcony nediately u e sitting a d heated | ell. Dazzlir . The oper . The oper | ng night time ness of the li . Features a takes full ad | light show fi ving and din split floor pla vantage of ni Gulf front li | eaturing Ring ing area, which an. Master be ght time view | ling bridge and ch can only be edroom has a la vs. Two secure | city skyline! found in a arge walk in garage |
| | not only a partial Gulf view but Residence features a glass sl residence with this much squ closet, vanity area seperate fr spaces, on site management, tastes. | t views of ba ider enclose are footage, om master b updated fitr | ay and cit ed 52 ft. v will strike bath and ness roor | y of Saras wrap around e you imm a seperate m, pool and sting Court | tota as we d balcony nediately u e sitting a d heated tesy of CO | ell. Dazzlir . The oper . The oper | ng night time ness of the li . Features a takes full ad / the finest ir | light show fi ving and din split floor pla vantage of ni Gulf front li | eaturing Ring ing area, which an. Master be ght time view | ling bridge and ch can only be edroom has a la vs. Two secure | city skyline! found in a arge walk in garage |
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| | not only a partial Gulf view but Residence features a glass sl residence with this much squ closet, vanity area seperate fr spaces, on site management, tastes. 1350 Main ST, UNIT 1203 Back on the market! Beautiful downtown. The unit features n friendly and tenant friendly. Th fitness center, heated pool an city as well as a ful complement strolling along Palm Ave. And | t views of ba ider enclose are footage, om master t updated fitr <i>ctive: 3/22/2</i> 2 bedroom, narble floors lifestyle is d spa, confe ent of dining it's only mir | ay and cit ad 52 ft. v will strike bath and ness roor <i>Li.</i> 2014 <i>ML</i> Condomi , 2 bath c s, granite s unmatcl erence/bu , and shop nutes fror <i>Li.</i> | y of Saras wrap around e you imm a seperate m, pool and sting Court S ID: A399 nium counter to hed in this usiness roo pping at you m St. Arma sting Court | ate as we d balcony rediately u e sitting a d heated /5386 2/2 ne of Sara ps, euro-s s luxury cr our, media our doorst and's Circ /esy of CO | All. Dazzlir A. The oper- upon entry rea which spa. Enjoy <i>LDWELL E</i> 1,336 usota's mo styled kitc pondominiu a center 2- tep. Walk ele, Ringlin <i>LDWELL E</i> | ng night time ness of the li . Features a takes full ad / the finest in BANKER RES | light show fr ving and din split floor pla vantage of ni Gulf front li RE 2007 hi-rise comm y and tray com rs a full rang ty and conc Opera House nd the world | anturing Ring ang area, which an. Master be ght time view ving with opp 3/22/2014 nunities nest bilings. This of e of amenitie erge. Enjoy s e and visit fas | ling bridge and ch can only be edroom has a la s. Two secure ortunity to upda \$579,000 ed in the heart community is b s, including sta spectacular view shionable boutio | city skyline! found in a arge walk in garage ate to your \$433 of oth pet ate of the art ws of the |
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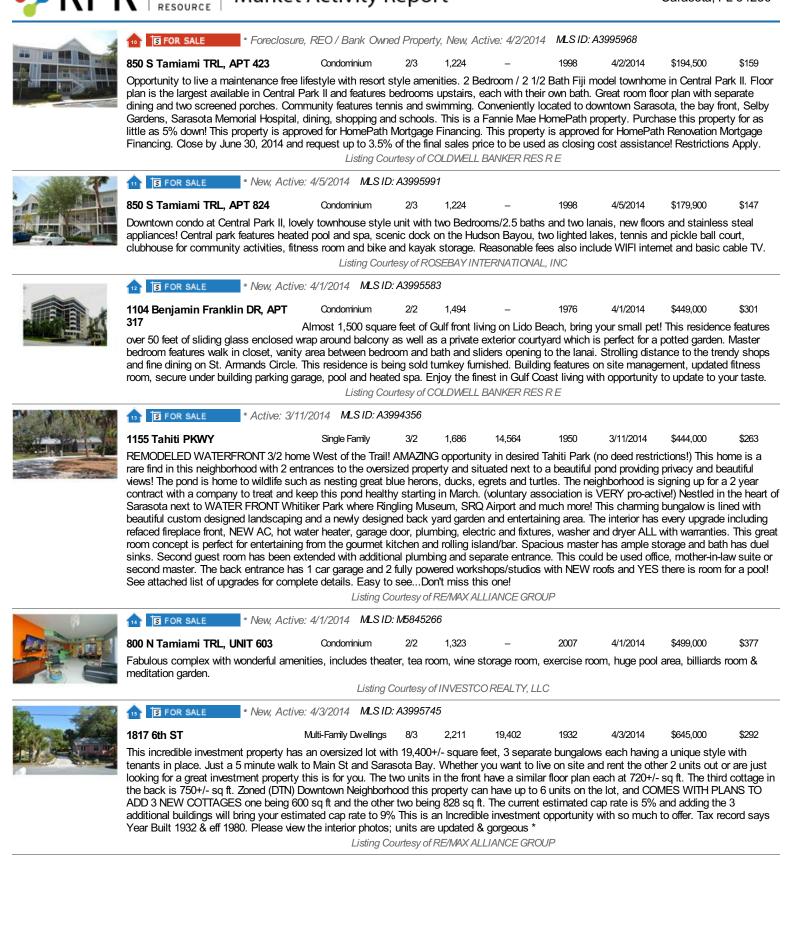
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REALTORS

PROPERTY

Sarasota, FL 34236







| | 15 FOR SALE • New, Active: | 4/4/2014 MLSIL | D: A399589 | 98 | | | | | |
|----------|---|--|---|---|--|--|--|---|--|
| | 339 Bob White WAY | Single Family | 4/3 | 2,338 | 12,000 | 1976 | 4/4/2014 | \$799,000 | \$342 |
| | This charming four bedroom, three bath natural light in multiple rooms. Pocketin wet bar is an excellent convenience that granite countertops, newer appliances a One of the most desirable aspects of th Armand's Circle and the pristine beache Residents also enjoy additional luxuries tennis, swimming and a convenient place | g sliders open the t can also be a sm ind all-white cabine is waterfront comn is of Lido and Long offered by the Bird is to moor your boo | living space all caterin etry featuri nunity is the boat Key. d Key Yac at are just | ce up to e g kitchen ng glass o ne location The char ht Club, v some of t | asily flow to th equipped with cut-outs. Rece n! Centrally loc ming Bird Key <i>i</i> th membershi | e pool deck an indoor g nt updates i ated just mi Park is only p. Dining, n nembers ca | , which is grea rill. The kitche nclude a newe inutes from do y a short walk eserved club a | at for any gathe n has been up er roof, A/C and wntown Saraso from your front | ering. The graded with I pool pump. ota, St. : door. |
| | TT TS FOR SALE • New, Active: | 4/2/2014 MLSI | D: A399582 | 20 | | | | | |
| | 505 S Orange AVE, UNIT 701 | Condominium | 3/4 | 3,003 | _ | 2007 | 4/2/2014 | \$1,175,000 | \$391 |
| | Location! Location! Location ! Extraordir 7th floor unit features views of Marina Ja Take the elevator to the furnished roof to the volume ceilings, open kitchen and lo Master bath. The split guest bedroom flo | ick, The Ringling C op that is great for ovely entry way. Co oor plan offers a se | Causeway, entertainir ontinue thr eparate pa | Historic E Ig with 2 k ough the tio as well | Burns Court Dis itchens and pl unit to the mas | strict and D enty of seat ter suite wit private bath | owntown from ing area. Wall th large walk i | your 2 private l k into the unit a n closets, sittir | balconys. and enjoy ng areas and |
| 940 | 115 FOR SALE • Active: 3/24 | /2014 MLS ID: A3 | 995373 | | | | | | |
| ALL SHIE | 136 Golden Gate PT, APT 302 | Condominium | 3/4 | 3,785 | _ | 2001 | 3/24/2014 | \$2,395,000 | \$633 |
| | BE WOWED by stunning sunsets with a this full 3 bedroom plus media room 3,7 value is unbeatable. The elevator opens views are breathtaking from the great roo custom built-ins. Furnishings are simple terrace allowing for a gas grill or summe highlights; a spacious walk-in fitted closs having a separate entrance. Also feature private two-car garage. Building amenitie entertainment room with a usable roof to | 85 S.F become av directly into your p om and dining area and elegantly cre r kitchen. The med set with marble & g ad is a half bath wi as include: a newly op deck. Pet friend | ailable cor private lobb a with 10 F ated for the dia room cor rranite in the th an artis redone p ly | npletely fi by with do it. ceilings e space. omes fully ne bath ar tic glass v ool and sp | umished, exce uble glass doo s, marble floors Off the open ki / equipped with ea. Both guest ressel bowl. Ur ba, garden area | ot for artwor rs designed , automatic tchen and b a surround rooms haw nique to eac a, retractabl | k. Compared f I by Virginia H blinds, conter reakfast room I sound syster e en suite bath h apartment is | to new constru offman. Wide c mporary lightin i is a spacious m. The master ns, wood floors s their own gen | ction the open water g and outdoor suite with one uerator and a |
| | | Listing Co | urtesy of C | OLDWELL | BANKER RES | RE | | | |
| 0 | 10 Toreclosure, | REO / Bank Own | ed Proper | ty, Active: | 3/24/2014 N | LS ID: M584 | 14996 | | |
| | 626 Lafayette CT | Single Family | 1/1 | 871 | 6,600 | 1938 | 3/24/2014 | \$190,000 | \$218 |
| | UNBEATABLE PRICE IN LAUREL PAR SERENE URBAN SETTING offers the d matures trees at the end of a picturesqu of downtown's conveniences, shopping, pleasures. Perfect for FAMILY COMPOI tropical, private & very soothing to the se LOCATION in Sarasota The house o inside and outside as well as new carper condition. Seller has never occupied-No inspect & determine condition, review-do verify amenities w/HOA-Condo Asn. Buy | iscriminating buye restaurants & US UND, this vintage foul make this F/ ffers wood floors, v and a one-car ga Disclosures availa ocuments & verify yers should obtain | r an oppor e, this URI Route 41 nome has ABULOUS aulted cei rrage. Unic able. No re information a free pre | tunity to t BAN HIDE and very of all the cha property lings, new que opport presentat n, examin qualificatio | ruly enjoy the l AWAY amidst close to all of ti aracter & charr your own SAN / stainless gas unity! Sold As ion or warrantie e-usage, restri | BEST of BC \$1 Million ne area's fir n you've be CTUARY in appliances Is w/right to se expresses ctions & vio Vells Fargo | TH WORLDS + homes is winest BEACHE en looking for. SUNNY SOU , instant hot wo b inspect, no med. Buyer to; c lations if any, | ! Nestled amid thin walking dis S, BOATING G your back ya THWESTLORI ater heater, ne epairs as price onsult w/profes | st gorgeous stance to all GOLF ard is DA. BEST w paint reflects ssionals, |
| | Foreclosure, | REO / Bank Own | ed Proper | ty, New, A | ctive: 4/1/2014 | 4 MLSID: | 43995568 | | |



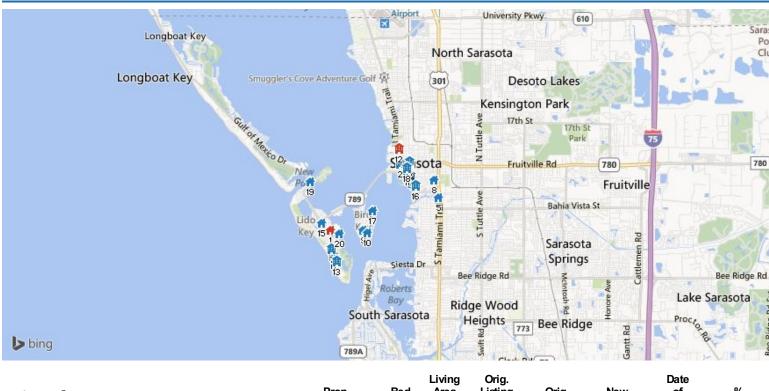
| FOR SALE • Foreclosure | , REO / Bank Owned | Property | , New, Acti | ve: 4/1/2014 | MLS ID: A3 | 8995568 | | |
|-----------------------------------|--------------------|----------|-------------|--------------|------------|----------|-----------|-------|
| 101 S Gulfstream Ave, #9 | Residential Income | 1/2 | 985 | - | 1974 | 4/1/2014 | \$164,900 | \$167 |
| DOWNTOWN LIVING in Dolphin Towers | 0 | | , | | 0 | 0 | 0 | |

struction has begun and is expected to be completed in early 2015 All common areas will be renovated. Buy now at today's price! Listing Courtesy of MICHAEL SAUNDERS & COMPANY









| Price Changes: 20 | Ргор Туре | Bed /Ba | Living Area (sq ft) | Orig. Listing Date | Orig. Price | New Price | Date of Chg. | % Chg. |
|-------------------|---------------------------------|-------------|---------------------------|--------------------------|----------------|--------------|--------------------|-----------|
| | * Preforeclosure, Short Sale, A | ctive: 11/2 | 25/2013 N | LS ID: A3988 | 468 | | | |

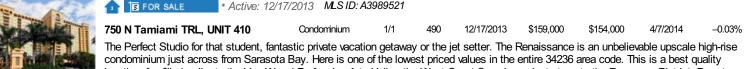


| | S FOR SALE | Preforeclosure, | Short Sale, | Active: | 11/25/2013 | MLS ID: A3988468 | |
|--|------------|-----------------|-------------|---------|------------|------------------|--|
|--|------------|-----------------|-------------|---------|------------|------------------|--|

11/25/2013 501 S Blvd Of Presidents Single Family 3,182 -0.14% 4/2 \$2,199,000 \$1,899,000 4/8/2014 Short Sale. Sale price may be insufficient to pay the total of all liens and costs of sale and the owner(s) of record may not be able to bring sufficient liquid assets to the closing to cure all deficiencies. Seller will not be coming to the table with funds. Sale price must cover all costs. This waterfront lot is perfect for your boating needs! Large oversized Main bedroom on second floor with glass enclosed balcony. Extra wide lot, fruit trees. 3 bedrooms downstairs and one upstairs. Regardless of a full price cash offer, brokers fee is only paid at closing.

Listing Courtesy of PREMIER PLUS REALTY

| | | Listing Obuite | sy OIT I (LIVIIL | | | | | |
|-------------------|---|--|---|--|--|--|---|--|
| 1 | Active: 12 | 2/30/2013 MLS ID: A39899 | 9 | | | | | |
| A Contraction | 1221 N Palm AVE, APT 303 | Condominium 1/1 | 675 | 12/30/2013 | \$199,900 | \$174,900 | 4/7/2014 | -0.13% |
| | Rare Opportunity: downtown at a GR well maintained and it is located near House, Selby library, bay front Island wood, tile and carpet. Amenities inclu GATED PARKING. A brief drive to St DOWNTOWN, you won't be disappoin use it for a weekend getaway! | dining, shopping, schools, Park and more. The kitcher ude a sparkling swimming p . Armand's Circle and Lido b | blaces of wo has been u bol, charmin leaches. If y | orship and cultu updated with co ig courtyards, r rou want a sect | ural events. A prian counters elaxing patio ure, well mar | A short walk to s and custom areas plus S naged commu | o theatres, Th cabinetry. Fl ECURE, ASS nity in the HE | ne Opera loors are SIGNED AND EART OF |
| | 0 7 | Listing Courtesy | of RE/MAX | ALLIANCE GRO | DUP | | | |
| The second second | • Active: 12 | 2/17/2013 MLS ID: A398952 | 1 | | | | | |



location; fun filled walks to the Van Wezel Performing Arts Hall or the West Coast Symphony, just steps to the Rosemary District, Downtown theaters, restaurants, shopping, or over the bridge to St. Armand's circle and LIDO beach. Inside this Renaissance beauty is a turnkey furnished, exceptionally complete kitchen plus a washer and dryer, organizer closet and comes with an extra storage unit. This 2001 building has excellent amenities including assigned covered parking space, 24 hr. concierge and security, beautiful heated pool, outdoor grill, complete catering kitchen and club room for entertaining, library, media center, computer lab, state of the art fitness center, executive meeting room, sauna, massage room, aerobics room and more. There is one of the best management teams in the city on-site for your convenience.

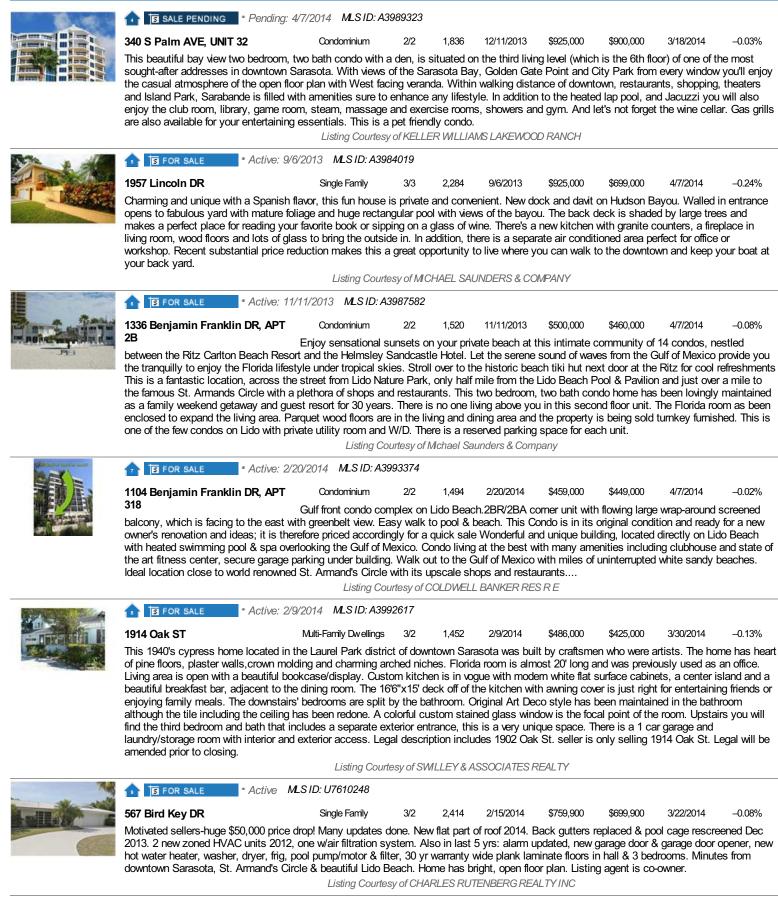
Listing Courtesy of KEY REALTY

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RPR[®]



RPR

Market Activity Report



(=)

4/9/2014

REALTORS PROPERTY RESOURCE

| | 16 FOR SALE • Active: 1 | /15/2014 MLS ID: A3 | 990983 | | | | | | |
|--|--|---|--|--|---|--|---|---|---|
| | 755 S Palm AVE, APT 202 | Condominium | 2/2 | 1,421 | 1/15/2014 | \$550,000 | \$500,000 | 4/4/2014 | -0.09% |
| | Lovely condo with beautiful views to updated in 2009. Silestone "Stellar N gorgeous views. The condo's front do an additional screen door at the from building parking. Unit is located on 2 Sarasota, only steps to Selby Garde is already fitted for accessible use for both bathrooms, easy close cabinet the parking spot for this unit is locate power in unit even when there is a po | Marine" on all counters oor opens to a covered t door. Palm Place is a 2nd floor, which is actu en, Bay Front and clos or physically challenge s with sliding shelves, ed right next to the lob ower outage. | . High qu breezewa a very fried ally the 3 e to every d persons chair heig by back o | ality wood ay, which a ndly, exce rd level, 1s thing Dow s with its w ght large p door. The g | en kitchen ca allows a very ptionally well st floor starts intown has to valk-in safety ull out microw | binets. Laund nice cross ve maintained, g above garage offer. Very co tub in master vave in stove i nis building in: | iry in unit. Ve ntilation, whe jated complex level. Located mfortable dov bath, raised n kitchen. The | ry large cover n doors are of c. Convenient d in the heart wntown living. toilets and gra e doorways ar | ed Ianai with ben. There is under of Downtown This condo ab bars in re wide and |
| | TS FOR SALE • Active: 1 | /24/2014 MLSID: A3 | 991516 | | | | | | |
| Alt | 475 E Royal Flamingo DR | Single Family | 3/4 | 3,173 | 1/24/2014 | \$1,525,000 | \$1,275,000 | 4/3/2014 | -0.16% |
| | Now listed as a company "Best Opp 121' of seawall frontagebring your home is a boater's paradise with a 7 classic interior includes: a gorgeous refrigerator, double oven, two dishwa seat overlooks the lushly landscaper and pool bath. The open floor plan he bedrooms are en-suite. There is an and spa resurfacing, newer seawall of The home is located just minutes to | bortunity" property, cur boats and move right in 5' dock, 16,000 lb lift, large kitchen for the c shers, two sinks, lots d back yard, canal and ome is perfect for ente abundance of closets, cap and decking, a we downtown Sarasota, S | rently on n to this in full power hef in the of built-in I the priva rtaining - cabinets I for irriga St. Arman | the marke mmaculate and water family wit s and a na te, screen inside and and storag ttion, crow | e three bedroo , room for mu h designer ca atural gas coc ed lanai whic out. The spa ge areas as w n molding, be | Lushly lands bm, four bath litiple boats an binets, 15' isl k top. The ad h includes a h cious master ell as numero autiful double | caped Bird K home. With o had a lovely qu and, granite o joining, large leated pool ar suite opens t us upgrades entry doors, | ey waterfront wer 3,100 squ iet seating an counters, Sub family room w nd spa, outdo o the private I including Peb alarm system | are feet this ea. The Zero <i>i</i> th window or kitchen anai and all ble-Tec pool a and more. |
| | beautiful Sarasota Bay with no bridg | | | HAEL SAU | JNDERS & CO | MPANY | | | |
| | 📅 📅 FOR SALE • Active: 1 | 2/4/2013 MLS ID: T2 | 604025 | | | | | | |
| | 1350 Main ST, UNIT 1108 | Condominium | 2/2 | 1,336 | 12/4/2013 | \$725,000 | \$699,000 | 4/3/2014 | -0.04% |
| | This 17 story luxury building is locat such as Concierge Service, Fitness Business Center and Conference Ro Bath, Living Room (14'5"x19'3"), Din | Center, Club House, F oom. The unit is 1336 s | Resort Sty s.f. which), Terrace | le Heated includes a (14'x6') ar | Pool and Spa Master Suite Ind Laundry Ro | a, Theater and e (13'x15') & N pom. | Billiard Roor | n, Rentable G | Guest Suite, |
| and the second s | 19 TS FOR SALE • Active: 6 | 22/2012 MLS ID: A3 | 962144 | | | | | | |
| IN IN | 1436 John Ringling PKWY | Single Family | 5/9 | 7,930 | 6/22/2012 | \$7,200,000 | \$5,995,000 | 4/3/2014 | -0.17% |
| | The WOW Factor! Inside and Outsid OF THE BEST PANORAMIC VIEWS an outstanding peid-a-terre. Beyond and wet saunas, special flooring and theater, music, and home temperatu private residence, for your sophistica sitting room adjacent to the master of design to impress any artist. The two sanctuary of enviable proportions. He ASSOCIATION FOR \$200 PER YEA | S IN SARASOTA. This what you would expect an extensive workout res either on location ated collection. The ou suite. TWO POOLS! P o garages will accomm OME OWNER'S IN LIE AR FOR ACCESS TO | home was t in a hor room. Th or remote tstanding ricture per hodate 6 v DO SHOR THE DEE | as built in 2 ne of this of ere is a st ly. Wine of study has fect infinity whicles ar ES HAVE DED BEA | 2009 and has distinction, th ate of the art connoisseurs. a balcony lib y pool with sp nd the boat do THE OPTIOI | almost 8,000 e features inc "Control 4" sy look no furth rary, child's h as and the lo ock has two lift N OF BELON D ON WESTV | square feet of lude a "wellne vstem to cont er for one of t ide-away bed wer level pool ts and 2 Jet S GING TO THE | of grand living ess fitness ce rol lighting, se he best wine lroom and a s with an impre Ski lifts. This i | space with nter with dry ecurity, home cellars in any econd office essive mosaic is your own |
| the Mark | • Active: 4 | /23/2012 MLS ID: A3 | 959328 | | | | | | |
| GP | 510 Keith Pointe DR | Single Family | 3/5 | 4,382 | 4/23/2012 | \$3,925,000 | \$2,995,000 | 4/3/2014 | -0.24% |
| | Located on Lido Key is a Waterfront above ground level to ensure privacy only 3 homes behind the Gates of K windows that face the bay and Otter off the master bath is great. Extra st cabinets. The sunken living, dining a above the 2 car garage with it's own boat lift is adjustable, there is docka | from all areas with vie eith Pointe. Very priva Key. There is a firepla orage with climate cor nd family room have m central A/C system. N | ws. No br te and a g ace and re ntrol for all narble floc lewer bath | idges to B great home ading area the sease rs. There a nroom, ope | eay, ICW or the or every king a that make it ons items is a are recess lig on closet and | e Gulf of Mex d of entertaini a pleasant m a plus. The kit hts behind the kitchen area h | ico. The Poin ng. Split plan laster bedrooi chen has gra e crown moldi nave been upo | t of the POIN . Master bedr m suite. The v nite counters ng. Private gu lated totally. | TE. There are oom has walk in closet and premier lest suite is The Covered |

boat lift is adjustable, there is dockage for 65'+ yacht, on deep water. Fish from your dock day or night. Enjoy the manatees and dolphins swimming by.... set sail to the South LIDO Park and around to the BEACH St. Armands Circle is just minutes away with all it's wonderful restaurants and shopping. Downtown Sarasota Art District and Marina is a five minute drive over the exciting John Ringling Bridge.

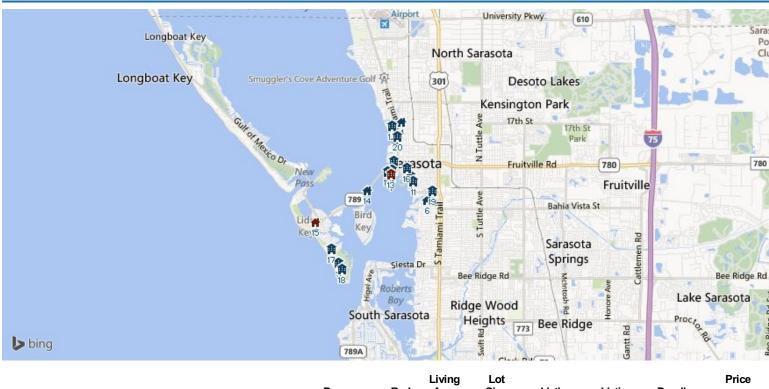
Listing Courtesy of MICHAEL SAUNDERS & COMPANY

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| Pending Listings: 20 | Ргор Туре | Bed /Ba | Living Area (sq ft) | Lot Size (sq ft) | Listing Date | Listing Price | Pending Date | Price per sq. ft. | |
|------------------------|--------------|------------|---------------------------|------------------------|-----------------|------------------|-----------------|-------------------------|--|
| Ta sale pending: 4/7/2 | 2014 MLSID: | : A3990332 | | | | | | | |



464 Golden Gate PT, UNIT 804 Condominium 3/4 3,290 1/6/2014 \$2,695,000 4/7/2014 \$819 La Bellasara, a cache address on Golden Gate Point, overlooks Sarasota Bay and the City Skyline. Higher ceilings on the 8th floor corner makes this three full bedrooms plus study a PREMIER residence within the community. A chef's kitchen features a center island and prep sink. premium Dacor, Bosch, and Sub Zero appliances, a wet bar with a wine refrigerator and a gas grill on the Bay front terrace makes for great entertaining all year around. The gracious master suite wing has its own Bay front terrace with his and her baths and fitted closets. The guest

suites are private with en-suite baths, walk-in closets and their own terrace. Being sold designer furnished makes this ready for immediate enjoyment. Building amenities include your own private 2 car garage with storage, concierge services, theater room, a gathering room with billiard table and kitchen, a fully equipped fitness center, heated pool and spa. A courtesy dock is available to all 28 residences.

Listing Courtesy of COLDWELL BANKER RES R E

2.104



1 Is SALE PENDING Pending: 4/7/2014 MLS ID: A3977445

1111 Ritz Carlton DR, APT 1207

Condominium

If you like staying here....you will love living here! Amazing gorgeous views in this 2 bedroom split floor plan with open kitchen for gracious entertaining. A grand master suite includes an additional private terrace and closets galore. Seller replaced central air conditioning unit in 2013, and hot water heater replaced in 2012. This Ritz-Carlton Residence is beautifully appointed and is offered turnkey furnished. Owner will enjoy all the world-class services offered by The Ladies & Gentlemen of The Ritz-Carlton, including 24-hour room service, concierge services, and valet along with lovely amenities. The perfect downtown location in close proximity to the many Sarasota cultural venues, restaurants, marina and shopping. Luxury Knows No Limits!

Listing Courtesy of MICHAEL SAUNDERS & COMPANY

| and the second se | ↑ SALE PENDING PENDING | 7/2014 MLSID:A3 | 3989323 | | | | | | |
|---|--|--------------------|------------|-------|----------------|-------------------|----------------|------------------|-------|
| | 340 S Palm AVE, UNIT 32 | Condominium | 2/2 | 1,836 | - | 12/11/2013 | \$900,000 | 4/7/2014 | \$490 |
| AND DESCRIPTION OF TAXABLE PARTY. | This has tifd have invertige hadrooms to | a hath annala with | a dam ia d | | بنالمتناهم مطل | امعاميها (باطنامه | in the Cth fle | an) of one of th | |

2/2

This beautiful bay view two bedroom, two bath condo with a den, is situated on the third living level (which is the 6th floor) of one of the most sought-after addresses in downtown Sarasota. With views of the Sarasota Bay, Golden Gate Point and City Park from every window you'll enjoy the casual atmosphere of the open floor plan with West facing veranda. Within walking distance of downtown, restaurants, shopping, theaters and Island Park, Sarabande is filled with amenities sure to enhance any lifestyle. In addition to the heated lap pool, and Jacuzzi you will also enjoy the club room, library, game room, steam, massage and exercise rooms, showers and gym. And let's not forget the wine cellar. Gas grills are also available for your entertaining essentials. This is a pet friendly condo.

Listing Courtesy of KELLER WILLIAMS LAKEWOOD RANCH





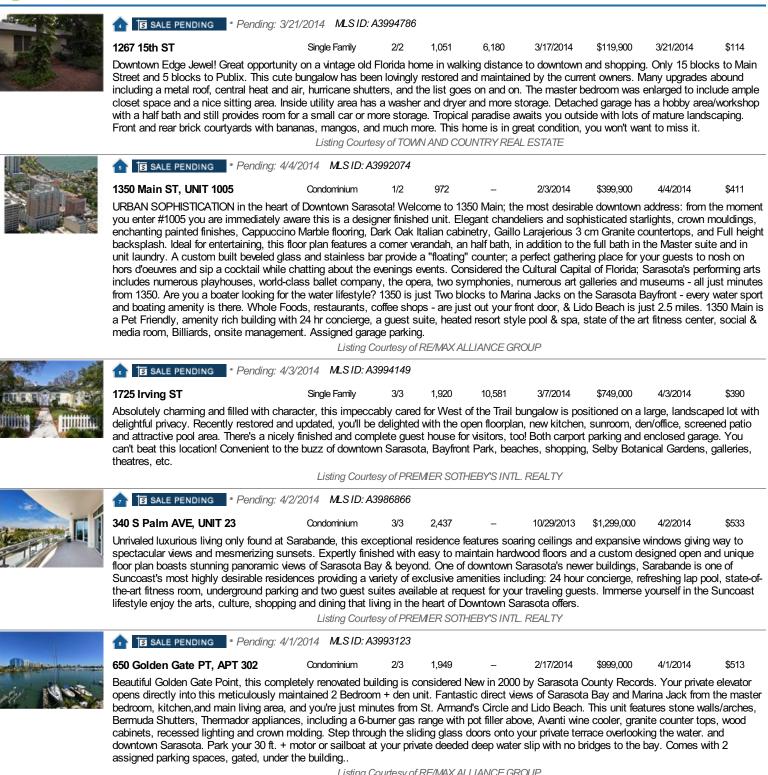
4/30/2013

\$1.250.000

4/7/2014

\$594





Listing Courtesy of RE/MAX ALLIANCE GROUP

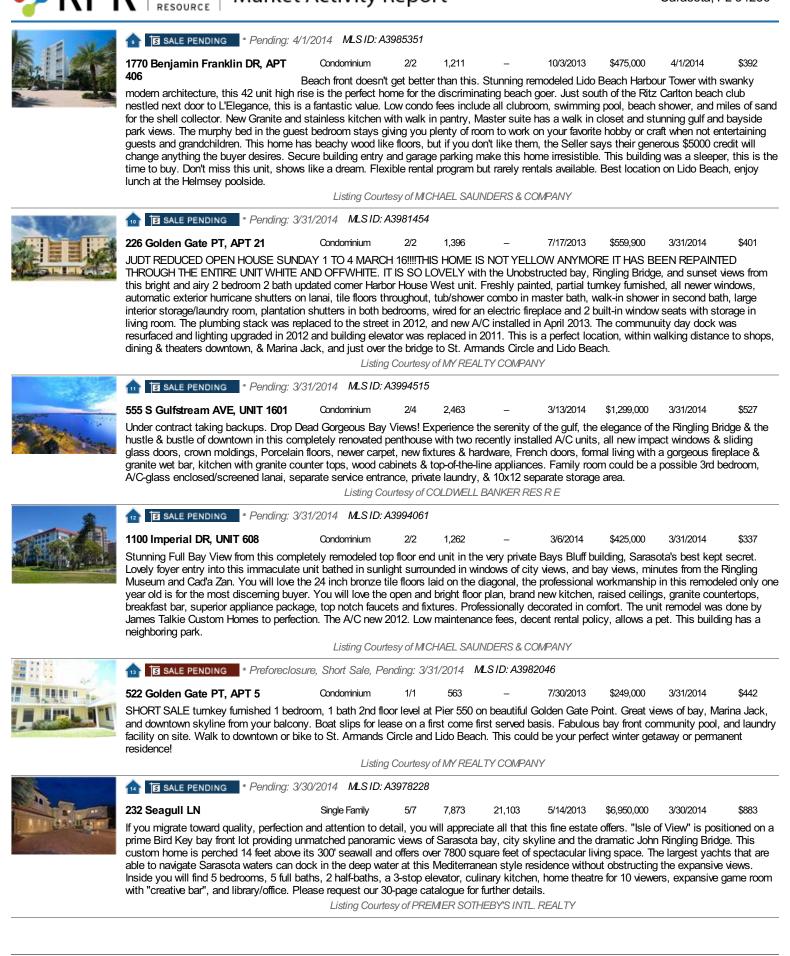
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REALTORS

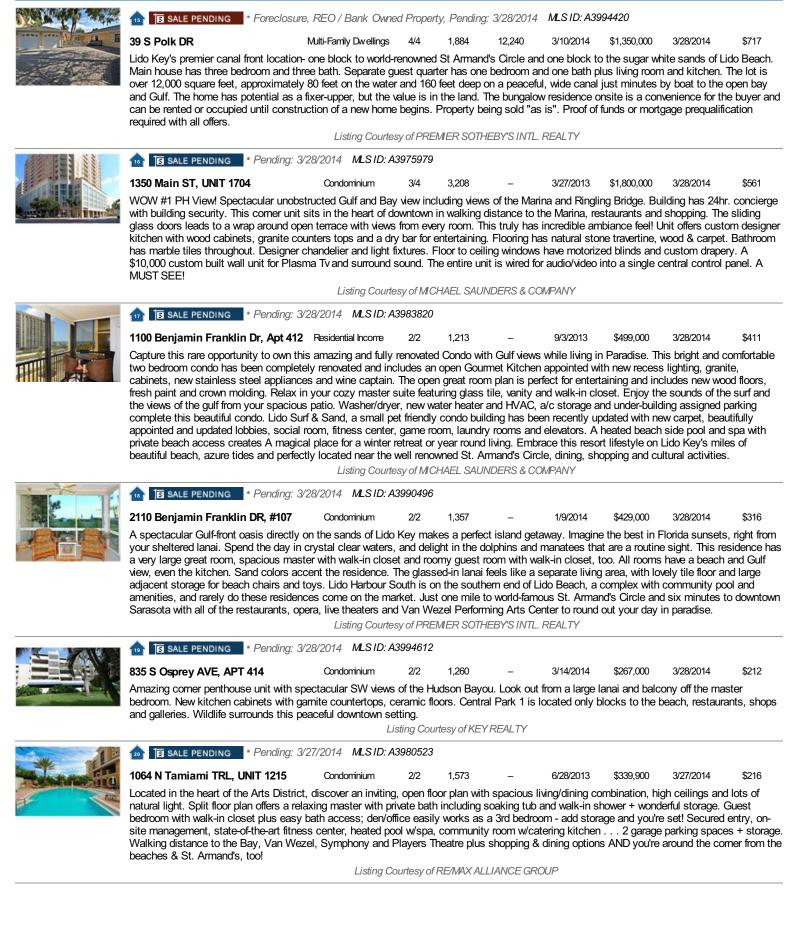
PROPERTY



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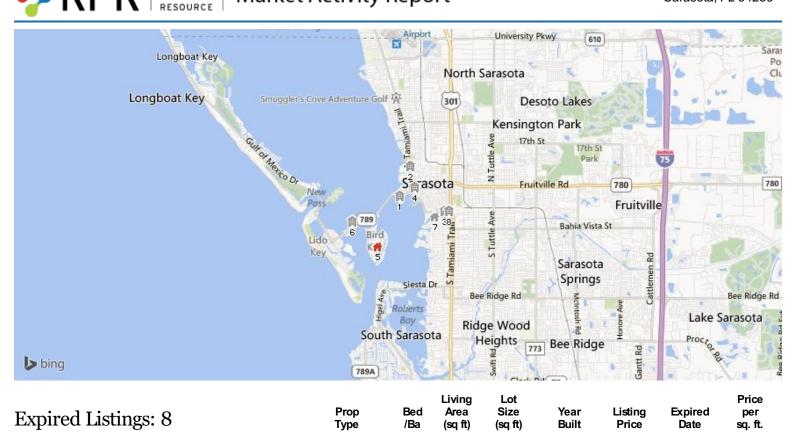


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REALTORS

PROPERTY





Recently Expired * Recently Expired, Public Record MLS ID: A3984609

1,509 350 Golden Gate PT, APT 33 Condominium 2/2 1969 \$525,000 4/5/2014 \$348 THIS IS THE DEAL OF THE SEASON!! PRICE JUST REDUCED AGAIN!! ONE VIEW - TWO VIEWS - THREE VIEWS - FOUR! INCREDIBLE WATER VIEWS FROM EVERY WINDOW! PANORAMA VIEWS IN THE EXPANSIVE LIVING AREA WITH WINDOWS SURROUNDING TWO COMPLETE SIDES. THE VIEW IS PRICELESS!! The updated kitchen is open so you can watch the cars as they cross the John Ringling Bridge. Wake up in the morning and look out your bedroom window to remind yourself that you really are living in paradise. Neutral decor, ready for your personal touchese and cosmetics. Tile floors in living area. Get your morning exercise with walks across the bridge. Spend afternoons by the pool overlooking the bay or fish from the private day dock. Dine by candlelight as you look out over the night lights on St Armands Key. Take evening walks around Marina Jacks and Bayfront Park. You have a front row seat for the boat parade and fireworks! Secured building of only 18 units. NOW THIS IS LIVING!!! PROPERTY SOLD AS IS WITHOUT REPAIR OR WARRANTY. INSPECTIONS ARE FOR BUYER'S INFORMATIONAL PURPOSES ONLY. SELLER AND LISTING AGENT HAVE NO KNOWLEDGE OF PROPERTY HISTORY, NO DISCLOSURES SUPPLIED. BUYER/BUYERS AGENT TO VERIFY CONDO FEES, DUES, COMMUNITY RULES, SQ FT, LOT SIZE, ROOM DIMENSIONS, ETC AT BUYER'S EXPENSE. SELLER'S ADDENDUM TO FOLLOW ACCEPTED OFFER. DEPOSIT DUE UPON ACCEPTANCE.



| RECENTLY EXPIRED * Recently E | MLS ID: M5840697 | | | | | | | | |
|--|------------------|-----|-------|---|------|-----------|----------|-------|--|
| 800 N Tamiami TRL, UNIT 603 | Condominium | 2/2 | 1,323 | - | 2007 | \$499,000 | 4/2/2014 | \$377 | |
| Fabulous complex with wonderful amenities, includes theatre, tea room, wine storage room, exercise room, huge pool area, billiards room & meditation garden. | | | | | | | | | |

Courtesy of RE/MAX ALLIANCE GROUP

Courtesy of INVESTCO REALTY, LLC





 835 S Osprey AVE, APT 203
 Condominum
 2/2
 1,320
 –
 1985
 \$229,900
 4/1/2014
 \$174

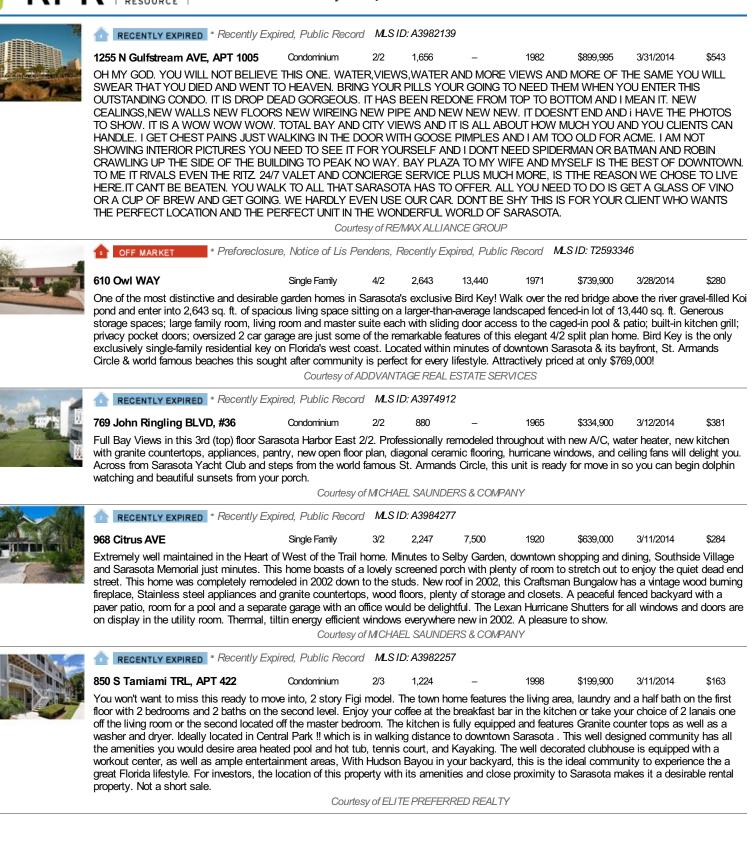
 BIG PRICE REDUCTION!!! This is a terrific price for Downtown living...The painting and waterproofing project for the whole community is now underway and paid for from reserves. Very few condos come for sale in Central Park. This particular unit in the second (back)building is in very good condition and is vacant allowing quick access. Elevator, covered parking, community boat dock, mature tress, pool, extra storage unit and being near to Downtown make this community sought after. This is the largest 2/2 model called the Pavilion. Roman bath tub, dual vanity sinks, large walk in closet, in unit washer/dryer, pot lighting, California kitchen with living room overlooking pool and lagoon area. Newer HVAC and

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HWT and new stainless kitchen appliances Feb/14 Courtesy of CENTRAL PARK REALTY CORP.



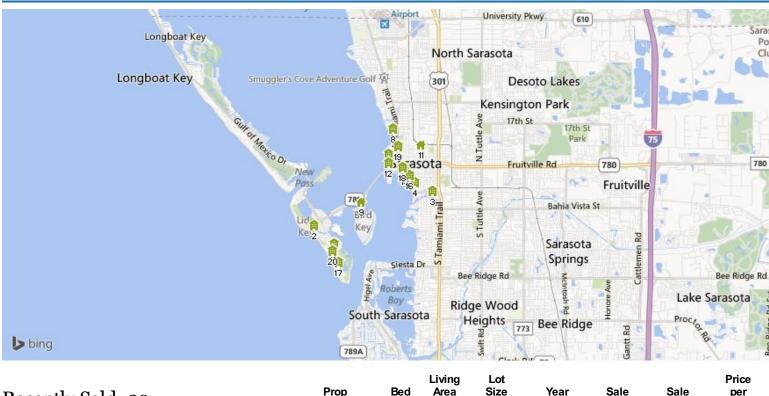




RPR







| Recently Sold: 20 | Ргор Туре | Bed /Ba | Living Area (sq ft) | Lot Size (sq ft) | Year Built | Sale Date | Sale Price | Price per sq. ft. |
|-------------------|--------------|------------|---------------------------|------------------------|---------------|--------------|---------------|-------------------------|
| | | | | | | | | |



TE RECENTLY SOLD • Sold Date: 4/7/2014, Public Record MLS ID: A3980198

1301 N Tamiami TRL, APT 509 Condominium 3/3 2,192 – 2000 4/7/2014 \$815,000 \$372

5th Floor expanded Bernini floor plan is 3 Bedroom. You'll enjoy a view of Sarasota Bay and downtown looking out to the south. Sarasota Bay Club (SBC) defines the art of Luxury Retirement Living. Created to offer the very best that retirement living can offer, this impressive residential enclave delivers on the highest of expectations. Its stunning waterfront surroundings and magnificent Mediterranean architecture are the framework for a rich lifestyle. Residents are indulged with a selection of amenities and services that define luxury retirement living. Starting with the best in personal attention from the professional staff to an incredible array of first-class facilities, you will find SBC to be the best choice for luxury retirement living. Monthly fees include all the standard luxury condominium amenities, plus ALL utilities, maintenance INSIDE your unit, 24 hour EMT or RN on site, valet parking & concierge services. Award winning dining service is available at your option, as are personal transportation services, and weekly or bi-weekly housekeeping

Courtesy of COLDWELL BANKER RES R E



1 Is RECENTLY SOLD Sold Date: 3/25/2014, Public Record MLS ID: A3986395

101 Benjamin Franklin DR, APT 82 Condominium 2/2 1,320 – 1968 3/25/2014

THE IDEAL LOCATION!! St Armands Towers South on Lido Key offers the best of so many worlds!! Enjoy the sun, sand and surf directly across the street on Lido Beach. St Armands Circle is just a two block stroll that provides shopping, fine and casual dining, and regularly scheduled events. South Lido Park, located at the southern end of Lido Key, delivers more outdoor activity with volleyball courts, playground equipment, swimming, nature trails, a kayak and canoe launch, picnic tables and grills. Not only is St Armands Towers South in an ideal location on Lido Key but unit #82 is the ideal unit within the building itself. Upon entering the unit, the breathtaking, direct Gulf views from the 8th floor bring a sense of relaxation and tranquility. The spacious 40' balcony faces south for the warm sun and views towards Siesta Key. Sunsets can be seen year round from the bedroom! As an added bonus - St Armands Towers South is a pet friendly building! Bring one cat or a dog up to 25 pounds! This unit has been well maintained, has electric hurricane shutters and sold furnished. Whether going out or staying in - this unit offers the best!

Courtesy of MICHAEL SAUNDERS & COMPANY





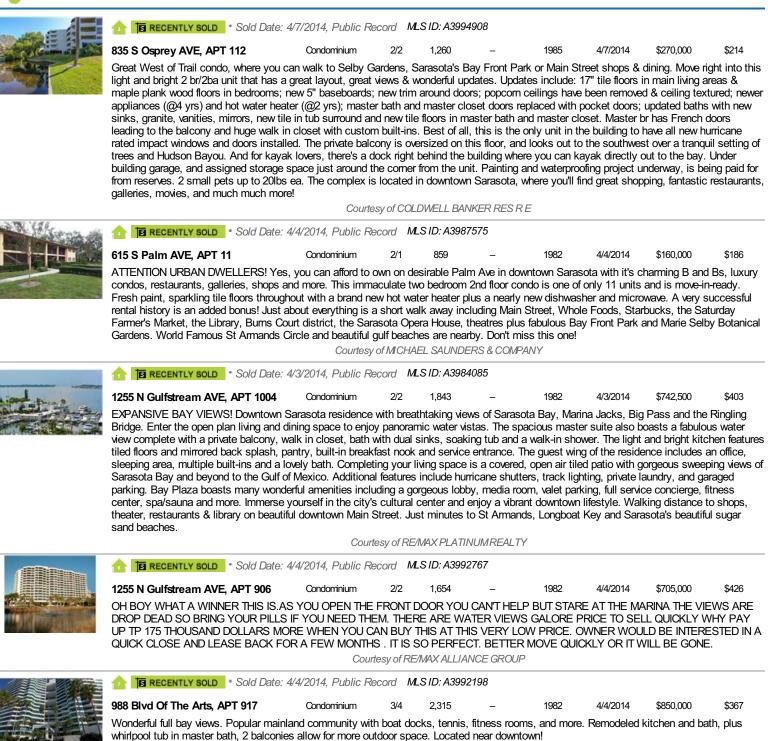
\$510,000

\$386

REALTORS

PROPERTY

RESOURCE



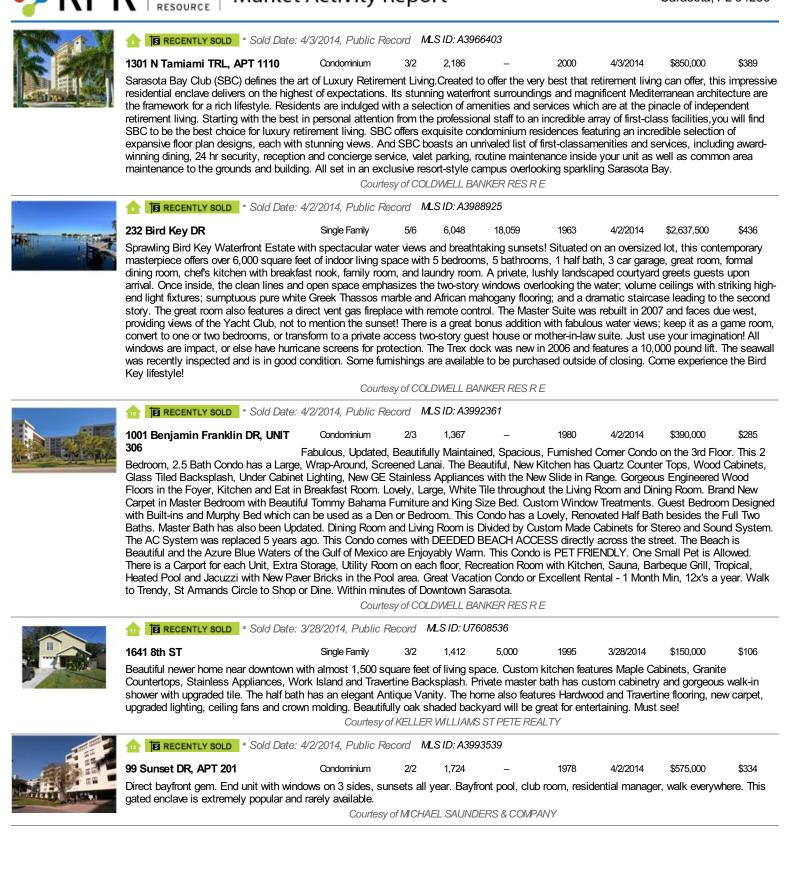
Courtesy of MICHAEL SAUNDERS & COMPANY





REALTORS

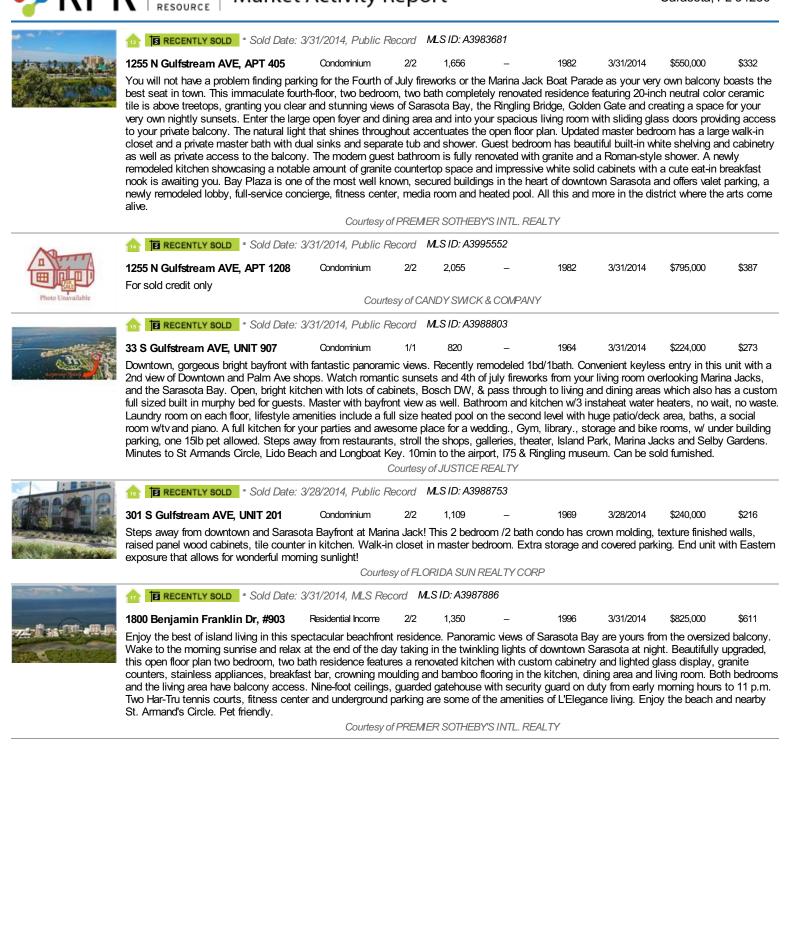
PROPERTY





REALTORS

PROPERTY





4/9/2014

REALTORS

PROPERTY

RESOURCE



and bedroom. The residence offers ample storage including a walk-in closet. The Lido Beach Club is well-maintained and offers great amenities including a Gulf-front heated pool, fitness room and a social room. Located close to St. Armand Circle, famous restaurants and shopping and next to the Ritz Carlton Beach Club. Covered parking is available to residents along with open parking for guests.

Courtesy of PREMIER SOTHEBY'S INTL. REALTY





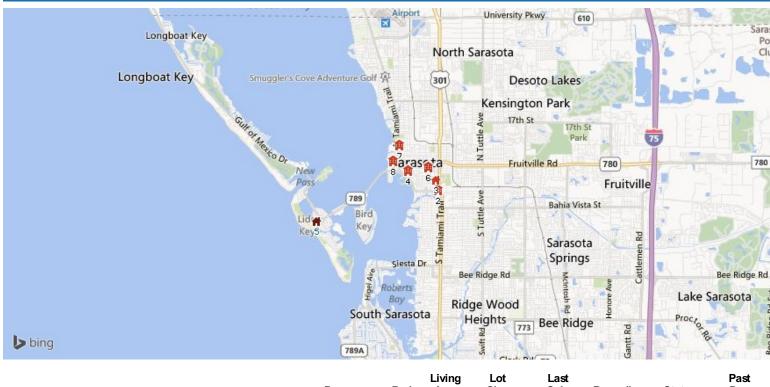
REALTORS

PROPERTY

RESOURCE

Foreclosure

Foreclosure



| Distressed Listings: 8 | Prop Type | Bed /Ba | Living Area (sq ft) | Lot Size (sq ft) | Last Sale Price | Recording Date | Status | Past Due Amt. |
|------------------------|--------------|------------|---------------------------|------------------------|-----------------------|-------------------|--------|---------------------|
| | | | | | | | | |



To Fore sale • Foreclosure, REO / Bank Owned Property, New, Active: 4/2/2014 MLS ID: A3995968

850 S Tamiami TRL, APT 423 Condominium 2/3 1,224 – \$194,500 4/2/2014

Opportunity to live a maintenance free lifestyle with resort style amenities. 2 Bedroom / 2 1/2 Bath Fiji model townhome in Central Park II. Floor plan is the largest available in Central Park II and features bedrooms upstairs, each with their own bath. Great room floor plan with separate dining and two screened porches. Community features tennis and swimming. Conveniently located to downtown Sarasota, the bay front, Selby Gardens, Sarasota Memorial Hospital, dining, shopping and schools. This is a Fannie Mae HomePath property. Purchase this property for as little as 5% down! This property is approved for HomePath Mortgage Financing. This property is approved for HomePath Renovation Mortgage Financing. Close by June 30, 2014 and request up to 3.5% of the final sales price to be used as closing cost assistance! Restrictions Apply. *Listing Courtesy of COLDWELL BANKER RES R E*



OFF MARKET * Preforeclosure, REO / Bank Owned Property, Recently Withdrawn, Public Record MLS ID: A3995277

850 S Tamiami TRL, APT 301 Condominium 2/2 980 – \$159,900 3/24/2014 Preforeclosure – Central Park II centrally located to Sarasota downtown, shopping, dining, and Lido Beach. Updated 2 bedroom 2 bath. Updated carpet in bedrooms, new interior paint throughout, new vanities, lights, and mirrors in baths. Open floor plan with great room open to kitchen and dining room. Great room has fireplace. 2 screened lanais one off the great room and one off the master bedroom.

Courtesy of MICHAEL SAUNDERS & COMPANY



626 Lafayette CT

Terror sale • Foreclosure, REO / Bank Owned Property, Active: 3/24/2014 MLS ID: M5844996

Single Family

1/1

UNBEATABLE PRICE IN LAUREL PARK. Located in the very heart of DOWNTOWN SARASOTA, this unique LAUREL PARK property in a SERENE URBAN SETTING offers the discriminating buyer an opportunity to truly enjoy the BEST of BOTH WORLDS! Nestled amidst gorgeous matures trees at the end of a picturesque country-like lane, this URBAN HIDEAWAY amidst \$1 Million + homes is within walking distance to all of downtown's conveniences, shopping, restaurants & US Route 41 and very close to all of the area's finest BEACHES, BOATING GOLF pleasures. Perfect for FAMILY COMPOUND, this vintage home has all the character & charm you've been looking for... your back yard is tropical, private & very soothing to the soul... make this FABULOUS property your own SANCTUARY in SUNNY SOUTHWESTLORIDA. BEST LOCATION in Sarasota... . The house offers wood floors, valited ceilings, new stainless gas appliances, instant hot water heater, new paint inside and outside as well as new carpet and a one-car garage. Unique opportunity! Sold As Is wright to inspect, no repairs as price reflects condition. Seller has never occupied-No Disclosures available. No representation or warranties expressed. Buyer to; consult w/professionals, inspect & determine condition, review-documents & wrify information, examine-usage, restrictions & violations if any, & obtain-approval, docs, & verify amenities w/HOA-Condo Asn. Buyers should obtain a free prequalification letter from Wells Fargo Home Mtg.

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\$190,000

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3/24/2014

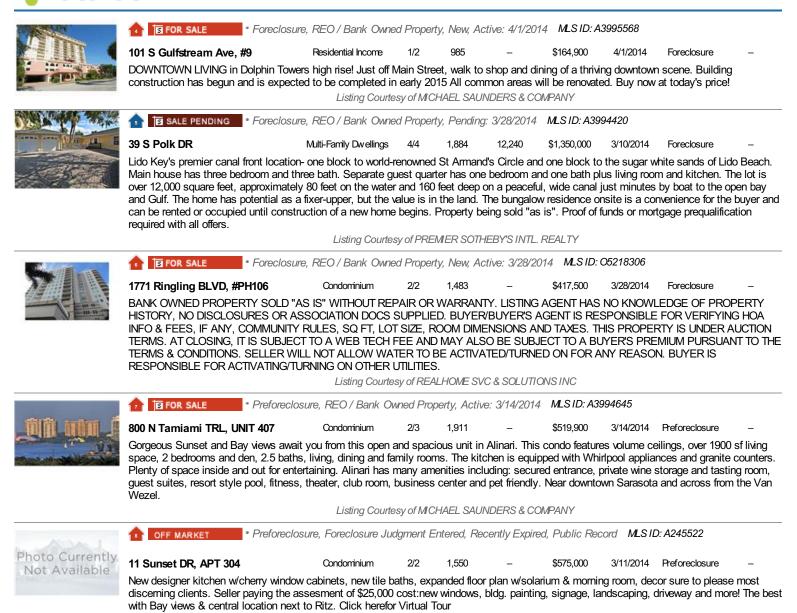
Listing Courtesy of Berkshire Hathaway Homeservice



REALTORS

PROPERTY

RESOURCE



Courtesy of MICHAEL SAUNDERS & COMPANY



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