



LIQUIDITY REPORT - EXIT-RISK SCREEN

369 Valley Forge Road

West Palm Beach, FL 33405 - Single Family - ARV \$5,000,000 - Regional 2-Year Sales

ARV \$5.0M = 99TH PERCENTILE - TOP 1% OF THE REGION (White-Elephant Risk)

1 Report Parameters & Liquidity Metrics

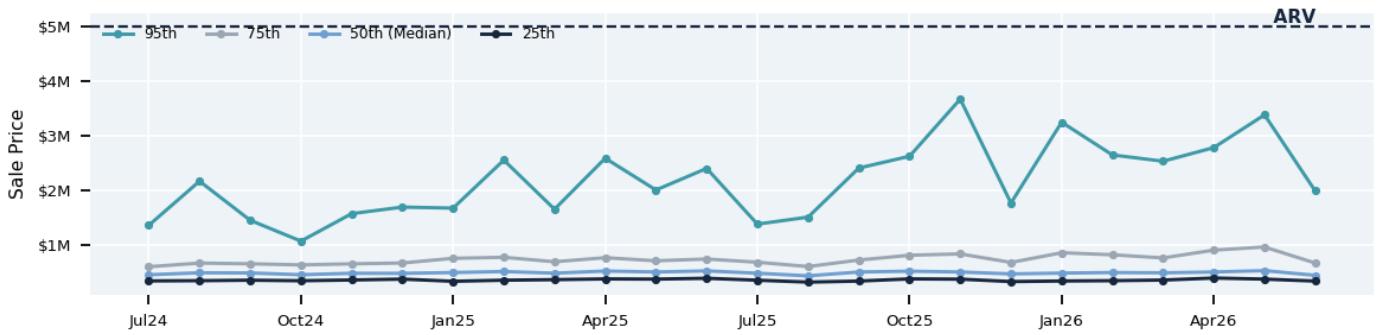
Parameter	Value
City / State	West Palm Beach, FL
Zip Code(s)	33405
ARV (input)	\$5,000,000
Property Type	Single Family
Data window	Trailing 24 months

Liquidity Metric	Value	Source
ARV Percentile	99%	Computed (in-house)
Number of Sales	4,940	Computed (in-house)
Active MLS Listings	pending	requires MLS feed
% Successful Listings	pending	requires MLS feed
Median Days on Market	pending	requires MLS feed
Median Price Change	pending	requires MLS feed

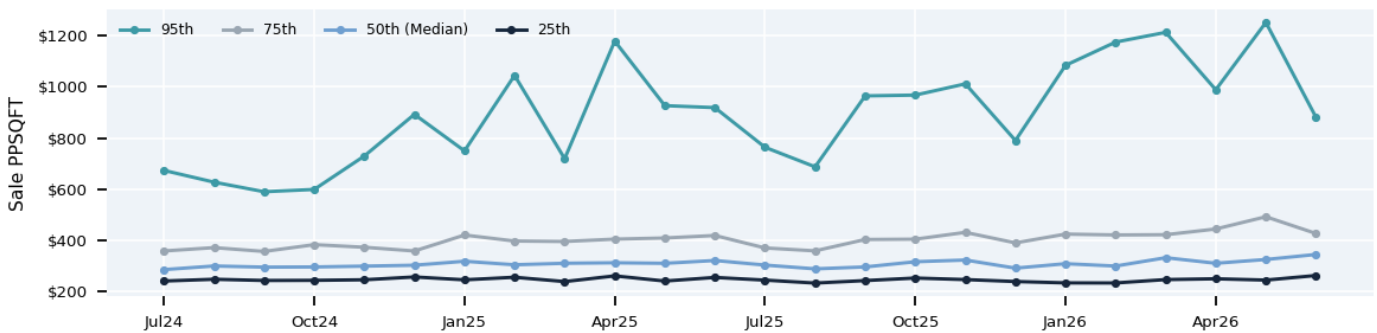
2 Sale Price Quantiles (trailing 24 months)

Percentile	Sale Price	Price / SqFt
50%	\$485,000	\$306
55%	\$518,000	\$320
60%	\$550,000	\$335
65%	\$595,000	\$352
70%	\$640,740	\$373
75%	\$710,000	\$401
80%	\$830,000	\$438
85%	\$1,000,000	\$518
90%	\$1,350,000	\$657
95%	\$2,175,000	\$941
99%	\$5,100,000	\$1,890

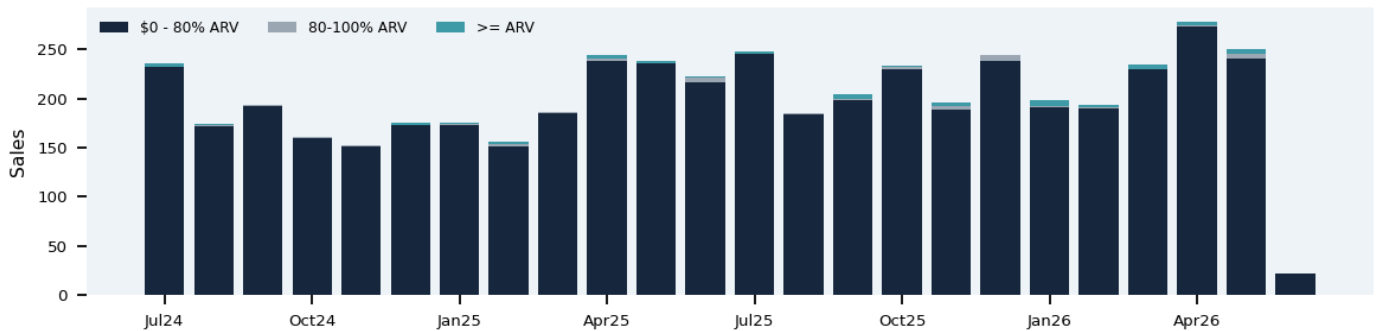
3 Monthly Sale Price Quantiles (with ARV line)



4 Monthly Price-Per-SqFt Quantiles



5 Monthly Transactions (bracketed by ARV)



How to read this

An ARV in the top few percentiles signals a thin, illiquid market - few comparable buyers and high exit risk (a 'white elephant'). The \$5.0M ARV here is the 99th percentile: only ~1% of regional sales in two years reached that price. The near-absence of teal above (sales at/above ARV) confirms it. Compare a \$1.5M fix-and-flip exit at roughly the 91st percentile, where a real market exists.

IMPORTANT NOTICE. This Liquidity Report is a preliminary, decision-support / exit-risk screen prepared by World's Fair Capital for informational purposes only. It is NOT an appraisal, investment advice, or a commitment to lend. Sales figures are computed from a regional 2-year transaction dataset; listing-based metrics (active listings, days on market, price change) require an MLS feed and are pending. Any lending or investment decision must be independently verified and reviewed by qualified professionals.