

Exhibit 4

PARCEL #'s 1, 2 and 3

APPRAISAL REPORT

SIX VACANT COMMERCIAL LOTS

660 NORTHWEST 22 ROAD
708 NORTHWEST 22 ROAD
712 NORTHWEST 22 ROAD
716 NORTHWEST 22 ROAD
744 NORTHWEST 22 ROAD
~~761 NORTHWEST 22 ROAD~~

FORT LAUDERDALE, FL 33311

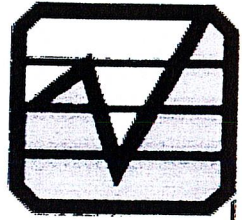
by

Vance Real Estate Service
7481 Northwest Fourth Street
Plantation, Florida 33317-2204

for

Fort Lauderdale Community Redevelopment Agency
Attention: Mr. Robert Cass Wojcik, AICP
CRA Housing and Economic Development Manager
914 Sistrunk Boulevard Suite 200
Fort Lauderdale, FL 33311

August 8, 2024



August 8, 2024

Fort Lauderdale Community Redevelopment Agency
Attn: Mr. Robert Wojcik, CRA Housing & Economic Development Manager
914 Sistrunk Boulevard Suite 200
Fort Lauderdale, FL 33311

RE: Six (6) vacant lots on NW 22 Road, Fort Lauderdale, Florida 33311

Dear Mr. Wojcik:

In fulfillment of our agreement, we transmit our appraisal report, in which we develop opinions of market value for the fee simple estate in the referenced real properties as of August 1, 2024. The report sets forth the value conclusions, along with data and reasoning supporting the opinions.

This report was prepared for and our professional fee billed to Fort Lauderdale Community Redevelopment Agency. Our analyses have been prepared in conformance with the Uniform Standards of Professional Appraisal Practice. This report is for exclusive use of the client for possible sale of the appraised properties.

Jesse B. Vance, Jr. and Claudia Vance visited the properties. If you have questions or further needs, please contact the undersigned.

As a result of our analyses, we have developed the opinions of market value, subject to definitions, certifications, and limiting conditions listed on the following page and set forth in the attached report.

(THIS LETTER MUST REMAIN ATTACHED TO THE REPORT WITH SEVENTY-ONE (71) NUMBERED PAGES FOR THE VALUE OPINION SET FORTH TO BE CONSIDERED VALID.)

Respectfully submitted,

Jesse B. Vance, Jr., MAI, SRA, ASA, MBA
State-Certified General Real Estate Appraiser #RZ-85

Claudia Vance, MAI
State-Certified General Real Estate Appraiser #RZ-173

MBA in Real Estate Development & Management

7481 Northwest 4th Street, Plantation, FL 33317-2204 954/583-2116 vanceval@att.net

VALUES FOR APPRAISED SUBJECT PROPERTIES

<u>Number</u>	<u>Location</u>	<u>Zoning</u>	<u>Sq.Ft. Land</u>	<u>Value/Sq.Ft.</u>	<u>Final Values</u>
1	660 NW 22 Road Fort Lauderdale, FL	"CB"	5,003	\$20.00	\$100,060
2	708 NW 22 Road Fort Lauderdale, FL	"CB"	5,004	\$20.00	\$100,080
3	712 NW 22 Road Fort Lauderdale, FL	"CB"	5,004	\$20.00	\$100,080
4	716 NW 22 Road Fort Lauderdale, FL	"CB"	5,004	\$20.00	\$100,080
5	744 NW 22 Road Fort Lauderdale, FL	"CB"	5,004	\$20.00	\$100,080
6	761 NW 22 Road Fort Lauderdale, FL	"CB"	5,003	\$20.00	\$100,060
TOTAL					<u>TOTAL VALUE</u> \$600,440

PARCEL # 4

APPRAISAL REPORT

TWO VACANT PARCELS

800 NORTHWEST 22 ROAD
FORT LAUDERDALE, FL 33311

808 NORTHWEST 24 AVENUE
FORT LAUDERDALE, FL 33311

by

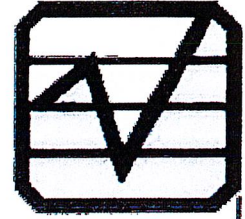
Vance Real Estate Service
7481 Northwest Fourth Street
Plantation, Florida 33317-2204

for

Fort Lauderdale Community Redevelopment Agency
Attention: Mr. Robert Cass Wojcik, AICP
CRA Housing and Economic Development Manager
914 Sistrunk Boulevard Suite 200
Fort Lauderdale, FL 33311

May 15, 2024

Vance Real Estate Service



May 15, 2024

Fort Lauderdale Community Redevelopment Agency
Attn: Mr. Robert Wojcik, CRA Housing & Economic Development Manager
914 Sistrunk Boulevard Suite 200
Fort Lauderdale, FL 33311

RE: Vacant parcel: 800 NW 22 Road and Vacant parcel: 808 NW 24 Avenue
Fort Lauderdale, Florida 33311

Dear Mr. Wojcik:

In fulfillment of our agreement, we transmit our appraisal report, in which we develop opinions of market value for the fee simple estate in the referenced real properties as of May 1, 2024. The report sets forth the value conclusions, along with data and reasoning supporting the opinions.

This report was prepared for and our professional fee billed to Fort Lauderdale Community Redevelopment Agency. Our analyses have been prepared in conformance with the Uniform Standards of Professional Appraisal Practice. This report is for exclusive use of the client for possible sale of the appraised properties.

Jesse B. Vance, Jr. and Claudia Vance visited the properties. If you have questions or further needs, please contact the undersigned.

As a result of our analyses, we have developed the opinions of market value, subject to definitions, certifications, and limiting conditions set forth in the attached report.

800 NORTHWEST 22 ROAD, FORT LAUDERDALE, FL 33311: \$159,000
ONE HUNDRED FIFTY-NINE THOUSAND DOLLARS

808 NORTHWEST 24 AVENUE, FORT LAUDERDALE, FL 33311: \$168,000
ONE HUNDRED SIXTY-EIGHT THOUSAND DOLLARS

(THIS LETTER MUST REMAIN ATTACHED TO THE REPORT WITH SIXTY-SEVEN (67) NUMBERED PAGES FOR THE VALUE OPINION SET FORTH TO BE CONSIDERED VALID.)

Respectfully submitted,

Jesse B. Vance, Jr., MAI, SRA, ASA, MBA
State-Certified General Real Estate Appraiser #RZ-85

Claudia Vance, MAI
State-Certified General Real Estate Appraiser #RZ-173

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