

1239 NE 3rd Avenue

Fort Lauderdale, FL



PROPERTY DESCRIPTION: The subject property consists of a 3,376 SF rectangular shaped vacant residential lot. It is situated between two residential homes. The inadequate square footage makes the lot unbuildable. It is located along the west side of NE 3rd Avenue, slightly south of NE 13th Street. The property is currently zoned RD-15, City of Fort Lauderdale.

PROPERTY OVERVIEW



Addresses:	1239 NE 3 rd Ave Fort Lauderdale, FL
Folio:	4942 34 03 2741
Land Area:	±3,376 SF
Zoning:	RD-15, City of Fort Lauderdale
Assessed Value:	\$1,690
Corner Lot:	No
Topography:	Basically Level

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SALES COMPARABLES

	Address	Date of Sale	Type	Square Feet	Price	Price PSF	Comments
1	819 NW 1 Ave Fort Lauderdale, FL	12/2013	Land	8,370	\$50,000	\$5.97	Vacant buildable Lot
2	1219 NE 2nd Ave Fort Lauderdale, FL	4/2013	Land	6,751	\$45,000	\$6.66	Vacant buildable lot
3	1032 NW 4th Ave Fort Lauderdale, FL	11/2013	Land	6,755	\$14,700	\$2.17	Purchased by the adjoining owner
4	834 NW 15th Ave Fort Lauderdale, FL	11/2012	Land	2,500	\$7,000	\$2.80	Purchased with Sale #5 to combine into a buildable lot. Had small single family home on lot.
5	836 NW 15th Ave Fort Lauderdale, FL	11/2012	Land	2,500	\$7,000	\$2.80	Purchased with Sale #4 to combine into a buildable lot. Had small single family home on lot.





We valued the Property primarily by evaluating the comparable sales. All of the sales are located in the same neighborhood as the subject. These sales are all buildable lots. Stronger emphasis has been given to the sales that were that were more recent. Due to the fact that the subject is a non buildable lot, we would discount the land value by 80%. This places the land value for the subject site at \$5,000-\$4,000.

CONTACT

Brooke Berkowitz
 +1 954 331 1776
 Brooke.berkowitz@cbre.com

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NW 7th Place Fort Lauderdale, FL



PROPERTY DESCRIPTION: The subject property consists of a 2,475 SF rectangular shaped vacant residential lot. The lot is located along the south side NW 7th Place between NW 14th Avenue and NW 13th Terrace. It is located between another vacant lot and a single family residence. The property is currently zoned RM-15, City of Fort Lauderdale.

PROPERTY OVERVIEW



Addresses:	NW 7 th Place Fort Lauderdale, FL
Folio:	5042 04 08 0120
Land Area:	±2,475 SF
Zoning:	RM-15, City of Fort Lauderdale
Assessed Value:	\$4,950
Corner Lot:	No
Topography:	Basically Level

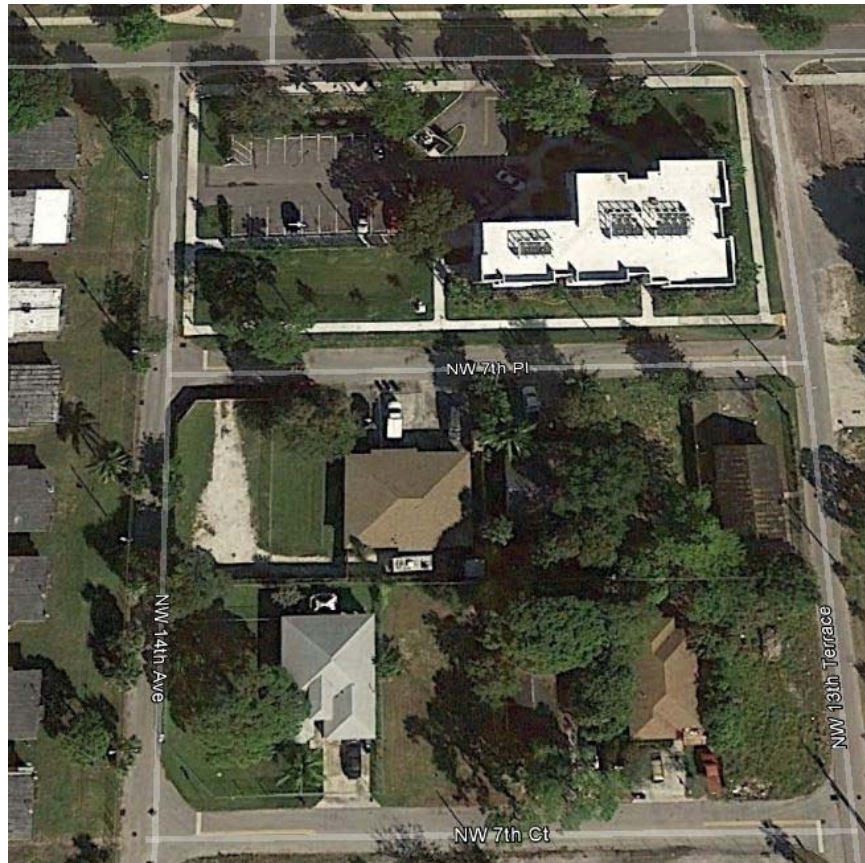
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SALES COMPARABLES

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2	1219 NE 2nd Ave Fort Lauderdale, FL	4/2013	Land	6,751	\$45,000	\$6.66	Vacant buildable lot
3	1032 NW 4th Ave Fort Lauderdale, FL	11/2013	Land	6,755	\$14,700	\$2.17	Purchased by the adjoining owner
4	834 NW 15th Ave Fort Lauderdale, FL	11/2012	Land	2,500	\$7,000	\$2.80	Purchased with Sale #5 to combine into a buildable lot. Had small single family home on lot.
5	836 NW 15th Ave Fort Lauderdale, FL	11/2012	Land	2,500	\$7,000	\$2.80	Purchased with Sale #4 to combine into a buildable lot. Had small single family home on lot.





FINANCIAL SUMMARY

HIGH PRICE	\$2,500
TARGET PRICE	\$2,000
LOW PRICE	\$1,500

We valued the Property primarily by evaluating the comparable sales. All of the sales are located in the same neighborhood as the subject. Stronger emphasis has been given to the sales that were that were more recent. Due to the fact that the subject is a non buildable lot, we would discount the land value by 80%. This places the land value for the subject site at \$2,500-\$1,500.

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NW 4th Ave Fort Lauderdale, FL



PROPERTY DESCRIPTION: The subject property consists of a 3,378 SF rectangular shaped vacant residential lot. The site is located between two residential homes. The inadequate square footage makes the lot unbuildable. It is located along the east side of NW 4th Avenue, slightly south of NW 11th Street. The property is currently zoned RMM-25, City of Fort Lauderdale.

PROPERTY OVERVIEW



Addresses:	NW 4th Ave. Fort Lauderdale, FL
Folio:	4942 34 04 9770
Land Area:	±3,378 SF
Zoning:	RMM-25, City of Fort Lauderdale
Assessed Value:	\$10,130
Corner Lot:	No
Topography:	Basically Level

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FINANCIAL SUMMARY

HIGH PRICE	\$5,000
TARGET PRICE	\$4,500
LOW PRICE	\$4,000

We valued the Property primarily by evaluating the comparable sales. All of the sales are located in the same neighborhood as the subject. Stronger emphasis has been given to the sales that were that were more recent. Due to the fact that the subject is a non buildable lot, we would discount the land value by 80%. This places the land value for the subject site at \$5,000-\$4,000.

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NW 1st Ave Fort Lauderdale, FL



PROPERTY DESCRIPTION: The subject property consists of a 3,375 SF rectangular shaped vacant residential lot. The site is located between two residential homes. The inadequate square footage makes the lot unbuildable. It is located along the west side of NW 1st Avenue, slightly north of NW 11th Street. The property is currently zoned RD-15, City of Fort Lauderdale.

PROPERTY OVERVIEW



Addresses:	NW 1 st Ave. Fort Lauderdale, FL
Folio:	4942 34 03 8920
Land Area:	±3,375 SF
Zoning:	RD-15, City of Fort Lauderdale
Assessed Value:	\$10,130
Corner Lot:	No

Topography: Basically Level EXHIBIT 5

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FINANCIAL SUMMARY

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TARGET PRICE	\$4,500
LOW PRICE	\$4,000

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