

**APPRAISAL REPORT**

PRIVATE PARKING LOT  
CITY OF FORT LAUDERDALE  
NE 7TH AVENUE  
FORT LAUDERDALE, FLORIDA 33301

**PREPARED FOR**

CITY OF FORT LAUDERDALE  
100 N ANDREWS AVE  
FORT LAUDERDALE, FL 33301

**DATE OF VALUATION**

August 20, 2018

August 26 2018

Luisa Agathon  
Assistant to the City Manager  
City of Fort Lauderdale  
100 N. Andrews Avenue  
Fort Lauderdale, Florida 33301

Dear Ms. Agathon:

In accordance with your request, I have personally inspected and appraised a parking lot zoned for mixed use identified by the address of NE 7th Avenue, Fort Lauderdale, Florida 33301 for the purpose of reporting to you the market value of the property in "As Is" condition as of August 20, 2018, the date of inspection and the effective date of valuation.

The appraiser was not provided a survey or site plan of the property and the following data is developed from a personal inspection of the property and public record information.

The property consists of one interior vacant lot on the west side of NE 7th Avenue, south of NE 6<sup>th</sup> Street, also known as E Sistrunk Blvd, east of N Federal Hwy and north of NE 5<sup>th</sup> Street. The property has 50 feet of frontage on the west side of NE 7<sup>th</sup> Avenue and a depth of 135 feet, indicating a total land area of 6,750 square feet or about 0.155 acres. This site abuts and has access to a paved alley that is about 24 feet wide. The site is flat and at or above road grade. The property is currently used as a private parking lot containing 13 total parking spaces, 11 spaces are permitted, and 2 are metered.

The appraiser has not been provided with a contamination assessment report for the property and presumes no adverse environmental soil or sub-soil conditions are present on or near the subject property that would adversely affect the marketability or value of the property. His opinion of value could change if this premise should prove to be incorrect.

Based on his analysis, it is the appraiser's opinion that the subject property market value as of August 20, 2018 is \$345,000.

**(THREE HUNDRED FORTY FIVE THOUSAND DOLLARS)**

The attached Appraisal Report has been prepared to conform to the requirements of the Uniform Standards of Professional Appraisal Practice (USPAP). The report may contain condensed or summary discussions of the data, reasoning, and analysis that were used in the appraisal process to develop the appraisers' opinion of value. Supporting documentation concerning the data, reasoning and analysis is retained in the appraiser's file and this report can be expanded to include more complete data and analysis.

This letter must remain attached to the report, which contains 32 pages including related exhibits, in order for the value opinion set forth to be considered valid.

Your attention is directed to the Assumptions and Limiting Conditions, which follow later in this report.

Respectfully submitted,  
Allied Appraisal Services, Inc.

A handwritten signature in black ink, reading "Garrett Langford". The signature is written in a cursive, flowing style.

Garrett Langford  
State-Certified General Real Estate Appraiser #RZ4005

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**CERTIFICATION**

I certify that, to the best of my knowledge and belief:

The statements of fact contained in this report are true and correct.

The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.

I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.

I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.

My engagement for this assignment and the compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.

My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice (USPAP)

I have made a personal inspection of the property that is the subject of this report.

Signature:

A handwritten signature in cursive script, reading "Garrett Langford".

Garrett Langford  
State-Certified General Real Estate Appraiser #RZ4005

## **CLIENT**

City of Fort Lauderdale  
100 N. Andrews Avenue  
Fort Lauderdale, FL 33301

## **PURPOSE AND DATE OF APPRAISAL**

The purpose of the appraisal is to estimate the market value of the fee simple estate in the subject property "As Is" based on market conditions prevailing on August 20, 2018, the effective date of value.

## **PROPERTY RIGHTS APPRAISED**

The property rights appraised are those of a fee simple estate. "Fee Simple" is defined as absolute ownership unencumbered by any other interest or estate.

## **INTENDED USERS OF THE REPORT**

The intended users of the report are the Client and other authorized individuals, advisors, or entities approved by the client.

## **INTENDED USE OF THE REPORT**

The intended use of this appraisal is to assist the City of Fort Lauderdale to determine the value to the subject property for decision making purposes.

## **APPRAISERS' COMPETENCY RULE COMPLIANCE**

The appraiser responsible for this appraisal report is sufficiently experienced and knowledgeable to accept and complete this appraisal assignment and has previously prepared and delivered appraisal reports for similar properties.

The appraiser has complied with the USPAP competency provision. Garrett Langford is a Florida State-Certified General Real Estate Appraiser #RZ4005. For additional information about the appraiser's experience please refer to the Appraiser's Qualifications towards the end of this report.

## **APPRAISER'S HISTORY WITH PROPERTY**

Garrett Langford has not appraised or provided any other services at the subject property within the past three years.

## **PROPERTY INCLUDED IN THE APPRAISAL**

This appraisal considers only the value of the land parcel considered as vacant land.

## **PROPERTY NOT INCLUDED IN THE APPRAISAL**

This appraisal does not consider or value any furniture, machinery, equipment, trade fixtures or personal property located at or found to be on the property.

## SCOPE OF ASSIGNMENT

The scope of this real estate appraisal includes the following:

- A physical inspection of the property.
- A search of the public records relative to the subject. This search encompasses, among other things, tax and assessment information, easement, and other private, as well as public, deed restrictions, zoning, history of the property, etc.
- An analysis and discussion of neighborhood and regional area characteristics
- Analysis of physically possible uses, legally permissible uses, and all feasible uses in order to estimate the highest and best use of the subject.
- Research of public records for comparable sales and listings with verification of data by means considered reliable, or when possible, with the buyer, seller, or their representatives.
- A physical inspection of each of the comparable properties, as well as deed inspection and verification. Comparison of the comparable properties to the subject with consideration of such differences as legal encumbrances, financing terms, conditions of sale, market conditions, location, physical characteristics, availability of utilities, zoning, and highest and best use.
- The preparation of a narrative appraisal report in compliance with the USPAP and the Standards of the recognized professional organizations of which the appraiser may be a member. We have also followed the guidelines promulgated by the appropriate regulatory agency or agencies that are mentioned elsewhere in this report.

In keeping with the scope of the appraisal and the appraisal process, the appraiser has engaged in original research to provide a complete analysis for the client. Data for analysis has been gathered from various sources, such as the sales of similar properties found in the County through Public Records, Realquest Data, Loopnet Real Estate, and the Multiple Listing Service, local realtors and property owners. County and local planning and zoning departments and websites may have been contacted to provide zoning and land use information.

**SUMMARY OF KEY DATA**

<b>Client &amp; Intended User:</b>	City of Fort Lauderdale
<b>Property Name:</b>	City of Fort Lauderdale Private Parking Lot
<b>Address:</b>	NE 7th Avenue Fort Lauderdale, FL 33301
<b>Location:</b>	Victoria Park
<b>County Tax Parcel No:</b>	5042-02-01-0730
<b>Property Type:</b>	Parking Lot
<b>Current Use:</b>	Parking Lot
<b>Occupancy:</b>	N/A
<b>Owner of Record:</b>	City of Fort Lauderdale
<b>Site Area:</b>	
Gross Area	6,750 Sq. Ft.
Usable Area	6,750 Sq. Ft.
<b>Improvements Description:</b>	Paved Asphalt with Parking Stops
<b>Building Area:</b>	N/A
<b>Year Built:</b>	N/A
<b>Land to Bldg Ratio:</b>	N/A
<b>Parking:</b>	13 Marked Spaces – 11 permitted and 2 metered
<b>Hazardous Waste Conditions:</b>	None observed See Assumptions and Limiting Conditions Numbers 17 & 18
<b>Flood Zone &amp; Map Reference:</b>	Zone "X", Panel Number 12011C0369H Map dated August 18, 2014
<b>Zoning:</b>	RAC-EMU – Regional Activity Center East Mixed Use District City of Fort Lauderdale



NW 7<sup>th</sup> Ave, Fort Lauderdale, FL

ALLIED APPRAISAL SERVICES, INC.

<b>Highest &amp; Best Use - Vacant:</b>	Develop as a Townhouse Units
<b>Highest &amp; Best Use as Improved:</b>	Continue as current use, as private parking lot.
<b>Property Rights Appraised:</b>	Fee Simple
<b>Marketing Time:</b>	6-12 months
<b>County Tax Values (2018)</b>	
Total Market Value	\$514,050
Total Assessed Value	\$186,780
<b>Real Estate Taxes (2018)</b>	\$0
<b>Sales History</b>	No transfers recorded within the past three years
<b>Date of Inspection:</b>	August 20, 2018
<b>Date of Value:</b>	August 20, 2018
<b>Market Value Opinion As Is:</b>	<b>\$345,000</b>
Cost Approach	N/A
Market Comparison Approach	<b>\$345,000</b>
Income Approach	N/A
<b>Appraiser:</b>	Garrett Langford Florida State-Certified General Real Estate Appraiser #RZ4005

## DEFINITION OF MARKET VALUE

The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently, knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition are the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- (A) Buyer and seller are typically motivated;
- (B) Buyer and seller are well informed or well advised, and each is acting in what he considers his and/or her own best interest;
- (C) A reasonable time is allowed for exposure in the open market;
- (D) Payment is made in cash in U. S. dollars or in terms of financial arrangements comparable thereto; and
- (E) The price represents normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

SOURCE: The Dictionary of Real Estate Appraisal, Fifth Edition, Appraisal Institute, 2010, Page 123.

## HIGHEST AND BEST USE

That use which provides the highest value and best use.

Highest and best use is the “reasonably probable and legal use of vacant land or an improved property which is physically possible, appropriately supported, financially feasible, and that results in the highest value”.

A site is always valued in terms of its highest and best use. The determination of the highest and best use of a property is a sequential process. Potential uses for a property are tested as being physically possible, legally permissible, financially feasible, and maximally productive.

The appraiser must determine the highest and best use of the site as though it were vacant as well as currently improved. Determining the highest and best use as vacant assumes that the land is already vacant or can be made vacant by demolition of existing improvements.

The highest and best use as vacant is generally used to determine the land value for the subject property.

The four tests of highest and best use are described as follows:

**Physically Possible.** An analysis of the physical characteristics of the site such as size, shape, location, topography and soil types is made to determine the suitability of the site for development.

**Legally Permissible.** The zoning regulations, future land use plan, building codes, deed restrictions, and any other governmental or environmental restriction that may apply are considered.

**Financially Feasible.** Uses must be found to be feasible, which is dependent on the demand for certain types of property, the existing supply, and the demographics of the surrounding area of influence.

**Maximally Productive.** The use which meets the previous criteria, and is expected to generate the greatest rate of return to the land over a given period of time, is maximally

### **Highest and Best Use As Vacant**

The subject property consists of a 50' X 135' parking lot having a total land area of about 6,750 square feet that is zoned RAC-EMU – Regional Activity Center, East Mixed Use District. It is located on NE 7th Avenue, which primarily consists of townhouses.

RAC-TMU Transitional Mixed-Use District is intended to provide three transition areas between the high intensity RAC-CC, district and the lower intensity residential neighborhoods which abut the RAC. The area is intended to support the city center by allowing a wide range of employment, shopping service, cultural and higher density residential neighborhoods. This area includes the expansion area where the downtown's urban core was expanded so as to provide a transition area surrounding the central urban core in order to protect the adjacent areas. There are three TMU areas identified along the perimeter of the higher intensity RAC districts.

Directly adjacent to the south and west of the subject property is a development currently under construction, which is referred to as 400 and 500 N Federal Highway - North and South. According to the Fort Lauderdale website, the development will include 3 stories, 18,025 square feet of retail, 9,000 square feet of restaurant, 27,138 square feet of office, and a 5 story parking garage.

In the opinion of the appraiser, the highest and best use is to develop townhouse units which would conform to the development along NE 7<sup>th</sup> Avenue and would be maximally productive. Due to the limited amount of square footage, the maximum allowable space is estimated to be 2-4 townhouse units.

### **Highest and Best Use As Improved**

The property is currently used as a private parking lot, 11 spaces are permitted, and 2 are metered. It is the opinion of the appraiser that the highest and best use as improved is to continue at its current use.

### **LEGAL DESCRIPTION OF THE PROPERTY**

Based on the legal description of the property taken from the Broward County Property Appraiser tax records:

Holmberg & Mc Kees Sub 1-112 D Lot 12 Blk 4

AA File 1808-046

## **LOCATION DATA – BROWARD COUNTY**

Broward County is located on the coast of the Atlantic Ocean in the heart of the “Gold Coast” area of Florida which generally refers to the area from Palm Beach to Miami. It is the second most populous county in Florida with an estimated population of 1,839,000 as of 2013. It is geographically located just north of Miami-Dade County, the most populous Florida County.

Fort Lauderdale is the county seat and is the largest city in the county. There are 31 other cities and towns in the county and they range from ultra high value residential communities to more modest mixed residential and commercial and industrial areas. In all, there are about 810,000 housing units including single family homes and rental, co-op or condominium apartments and they range in value from less than \$50,000 to multi millions with a median value of \$181,500.

While the county has a significant number of retirees, there are more than 56,000 non government businesses employing more than 620,000 workers. The county has an international airport, a major seaport and its cruise ship port ranks in the top two or three nationally with millions of passengers annually. The county is served by two major railroads as well as a commuter rail system. Highway infrastructure is constantly being upgraded with good local and long distance roads and highways.

Tourism is still the major economic force in the county. With its semi tropical location on the shores of the Atlantic Ocean, the area is developed with many large hotel and resort properties and high rise residential condominiums. Hundreds of miles of inland waterways and canals have made the area known as the Venice of America. The marinas and boatyards that serve boaters and yacht owners have evolved to a significant economic force and a source of thousands of jobs.

**LOCATION DATA – CITY OF FORT LAUDERDALE**

Fort Lauderdale is the major city and the county seat of Broward County. It is located on the Atlantic Ocean approximately 23 miles north of Miami, 42 miles south of Palm Beach and contains 33+/- square miles.

Being located in southeastern Florida the city has a mild subtropical climate with an average temperature of approximately 67 degrees in January and 82 degrees in August. The area has an annual rainfall of approximately 60 inches.

The city has over 7 miles of public beaches and 85+/- miles of navigable waterways all of which make the area a fine location for water sports, boating and other marine activities. Many golf courses are located in the greater Fort Lauderdale area and the city has 972.5 acres of public parks providing recreational facilities such as tennis courts, swimming pool, running tracks, etc.

Downtown Fort Lauderdale has been undergoing massive redevelopment in which older functional and economic obsolescent properties are being demolished and replaced by new modern development. The commercial redevelopment consists of newer office buildings, as well as a number of mixed commercial and multifamily residential projects. In addition, some of the older commercial properties are being replaced by condominium and townhouse projects. The residential areas are also being redeveloped with new modern single family and multifamily residential developments.

The economic base of the city was originally oriented toward tourism and as a retirement area. However, the economic base has been expanding over the previous twenty years with other major economic factors such as finance, construction, manufacturing, trade and services, and transportation.

The city has excellent access to federal, state and interstate highways. It is well served by an international airport among the busiest in the nation. It has daily passenger service by the Amtrak railroad system, a Tri-Rail Commuter Service, a public bus system run by the county, and also has cruise ship service from one of the busiest deepwater ports in the south. Air, rail and sea freight transportation facilities for businesses are very good.

Fort Lauderdale is considered to be a very desirable area in which to live and work with a mixture of older rehabilitated properties as well as contemporary architecture. According the 2010 Census, Fort Lauderdale has more than 165,000 residents. It is also a popular tourist destination with 12 million visitors in 2012.

There are over 93,000 housing units in the city with the home ownership rate being 53%. About 34% of residents have a college education and the median per capita income is \$36,405 and the median household income is \$48,898.

The city has a well balanced economy with about 33,000 licensed businesses. The economic forces in the county include tourism, commercial and industrial enterprises ranging from small one person businesses to large scale employers such as AutoNation, DHL Express, Spirit Airlines, Tenet Healthcare, American Express and the Continental Group.

**DESCRIPTION OF THE PROPERTY****Site Analysis**

The property consists of one interior vacant lot on the west side of NE 7th Avenue, south of NE 6<sup>th</sup> Street, also known as E Sistrunk Blvd, east of N Federal Hwy and north of NE 5<sup>th</sup> Street. The property has 50 feet of frontage on the west side of NE 7<sup>th</sup> Avenue and a depth of 135 feet, indicating a total land area of 6,750 square feet or about 0.155 acres. This site abuts and has access to a 24 foot wide paved alley. The site is flat and at or above road grade.

The site is well located within the Downtown Fort Lauderdale Development Projects where 35 new developments are currently under construction, approved, in review, or completed. Since 2012, the City has built and/or approved 14,362 residential units, 2,630,848 square feet of Commercial Property, 4,093,130 square feet of Office Area, and 1,241 Hotels.

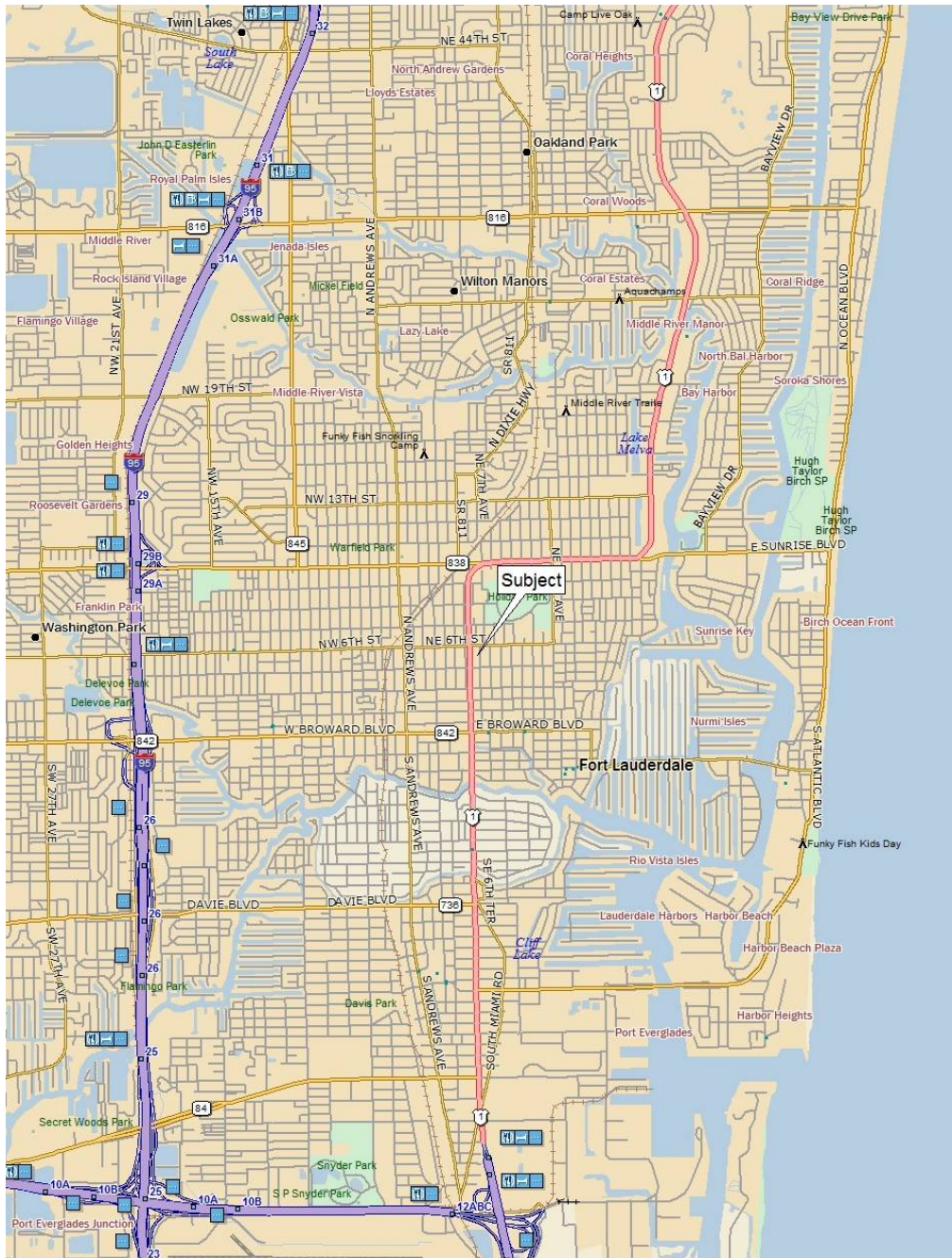
The property is currently used as a private parking lot, 11 spaces are permitted, and 2 are metered. The site is flat and at or above road grade.

Directly adjacent to the south and west of the subject property is a development currently under construction, which is referred to as 400 and 500 N Federal Highway - North and South. According to the Fort Lauderdale website, the development will include 3 stories, 18,025 square feet of retail, 9,000 square feet of restaurant, 27,138 square feet of office, and a 5 story parking garage. It is located on NE 7th Avenue, which primarily consists of townhouses.

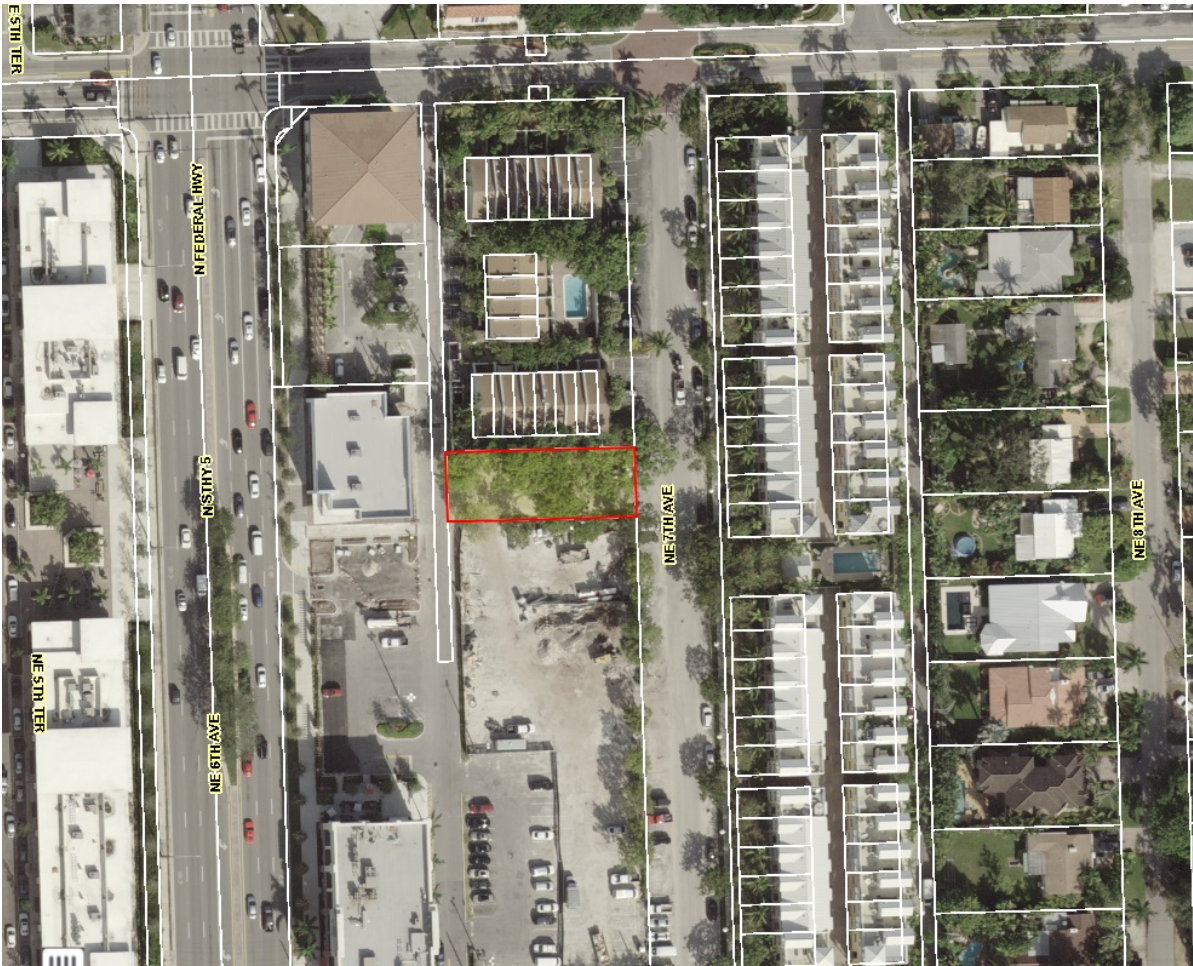
The appraiser has not been provided with a survey or site plan of the subject property that shows its boundaries, dimensions, easements, etc. Any existing easements are believed to be typical and no obvious encroachments are observed.

A contamination assessment report on the subject property has not been provided to the appraiser and he presumes that no adverse environmental soil or sub-soil conditions are present on or near the subject site that would adversely affect the value or marketability of the property. The opinion of value could be impacted if this should prove to be incorrect.

## AREA MAP SHOWING SUBJECT







AERIAL MAP SHOWING SUBJECT





**Site from the Alley**



**Site from 7<sup>th</sup> Street**





**Parking Meters**



**Marked Parking Spaces**





**Street view to the South**



**Street view to the North**

## **THE VALUATION PROCESS**

There are three approaches to value normally used in developing a value for a property. These are the Cost Approach, the Sales Comparison Approach and the Income approach. Each of the approaches to value is briefly described below.

### **The Cost Approach**

The Cost Approach is a measure of value wherein current costs new for all the property improvements are estimated and added to the value of the land as if vacant to determine the current cost of replacement new of the total property. Any loss in value due to depreciation from all causes such as physical, functional or economic is estimated and subtracted from the replacement cost new to develop the Value by the Cost Approach. When significant depreciation exists based on age or economic or functional obsolescence, this method is not usually considered reliable and is generally not used when appraising older properties.

This approach is not considered appropriate in the estimate of market value in this appraisal because the property is vacant land.

### **The Sales Comparison Approach**

The Sales Comparison Approach analyzes recent sales transactions for similar type substitute comparable properties in the local or competitive marketplace and, utilizing common units of comparison, provides a measure of value for the subject property. This approach is most useful when recent sales data is available. Data is adjusted to reflect the difference between the comparable sales and the subject property or to indicate a typical value based on the analysis of the comparable sales.

### **The Income Approach**

The premise of this approach is that value is created by the expectation of future benefits (income) produced by a property. This approach is effective for income-producing properties and when comparable market rental data is available. The Capitalization Method of Value is developed by an analysis whereby the estimated annual net income produced or attainable by the property is capitalized at an appropriate rate into an indication of the property value. In single family residential situations gross rent multipliers are most often used instead.

This approach is not considered appropriate in the estimate of market value in this appraisal because the property is vacant land.

### **Reconciliation of Indicated Values**

The final step in the appraisal process is the reconciliation of the value indications in which the appraiser considers the relative applicability of each of the approaches used, and places more or less weight on each of the approaches to produce the most reliable solution to the appraisal problem.

## VALUATION OF THE PROPERTY

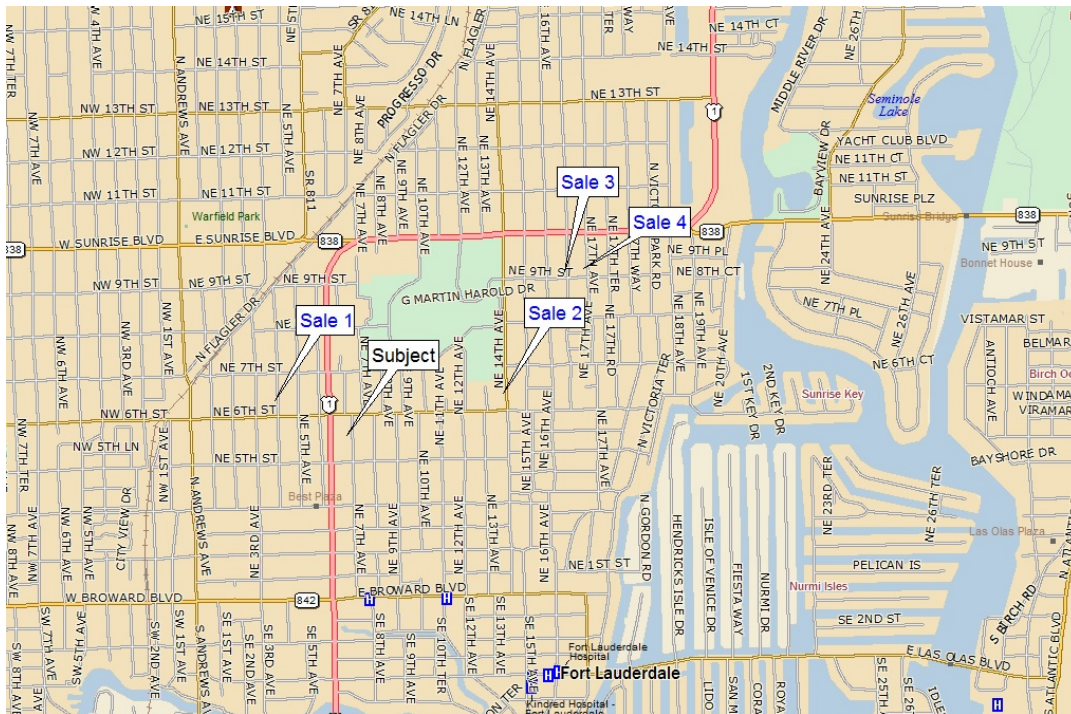
### SALES COMPARISON APPROACH

After a search of various reference sources, the appraiser identified four recent sales of comparable vacant parcels within a close proximity to the subject with similar utility. Although some of the comparable sales may have different zoning, they are considered to have the same highest and best use.

The comparable sales are located on the following map and are briefly described on the following Comparable Sale Data Sheets.

Following the presentation of the comparable sales data will be a discussion of the adjustments considered and a spreadsheet grid analysis of the comparables showing the adjusted per square foot value of each comparable along with the values that are applied to the subject property to arrive at the comparative value.

### Comparable Sales Map





Comparable Sale 1

637 NE 4<sup>th</sup> Ave  
Fort Lauderdale

Sale price: \$317,000  
Date of Sale March 22, 2017



This is the sale of an interior lot located less than a half mile away from the subject, located on NE 4<sup>th</sup> Ave between NE 7<sup>th</sup> Street and NE 6<sup>th</sup> Street.

At the time of sale, the property was a single family home that contained 1,264 square foot home that was built in 1933, which was later demolished.

The property is located in the RAC-UV zone and is the site is the same size as the subject. This property is considered to be most similar to the subject.

The site is seems ready for redevelopment as a multifamily property which fits into the vision of the City of Fort Lauderdale.

The indicated selling price per square foot of land area is \$47.85.

The site was purchased by 637 Art Lofts LLC.

Comparable Sale 2

617-619 NE 14<sup>th</sup> Ave  
Fort Lauderdale

Sale price: \$330,000  
Date of Sale: April 6, 2017



This is the sale of an interior lot located on the west side of NE 14<sup>th</sup> Ave and north of NE 6<sup>th</sup> Street. Although the property is zoned RMM-25 multi-family, the property is similar to the subject as it is an interior property with 6,750 square feet with a similar highest and best use.

Since its sale, a two unit townhouse property with modern features is under construction. The units are for currently sale.

The indicated selling price per square foot of land area is \$48.89 per square foot.

The site was purchased by 617 Victoria Park Villas LLC.

Comparable Sale 3

905-909 NE 16<sup>th</sup> Ave  
Fort Lauderdale

Sale price: \$650,000  
Date of Sale: November 13, 2018



This sale was of two adjacent interior vacant lots located near the northwest corner of NE 9<sup>th</sup> Street and NE 16<sup>th</sup> Terrace. Like the subject, the properties highest and best use is to develop as a multifamily property.

The total land area is 13,500 square feet.

Since its purchase the owner has started construction on the property and is currently accepting offers.

The indicated selling price per square foot of land area is \$48.15 per square foot.

The site was purchased by Sold Investment Group 7 LLC.



Comparable Sale 4

905-909 NE 17th Ave  
Fort Lauderdale

Sale price: \$820,000  
Date of Sale: March 8, 2018



This is the sale of two interior lots located less than a about mile away from the subject, located on the east side of NE 17thn Avenue, and the North of NE 8<sup>th</sup> Street.

The property is located in the RMM-25 zone and the site is 13,500 square feet. The property is considered to have similar utility to the subject and is the most recent sale.

The site is seems ready for redevelopment as a multifamily property which fits into the vision of the City of Fort Lauderdale.

The indicated selling price per square foot of land area is \$60.74.

The site was purchased by Solid Investment Group 7 LLC.

### **Discussion of Adjustment Considerations**

No adjustments are made for the following.

All sales are believed to be for fee simple titles.

All sales are believed to be market oriented with no extraordinary conditions.

All sales are considered to be either on a cash basis or have market oriented financing

#### **Time Adjustment**

Generally speaking, residential and commercial property values in all of South Florida have been increasing since around 2014. This increase is considered a result of increasing demand as well as a loosening of credit and mortgage money for commercial projects and acquisitions

A review of the comparable sales used in this appraisal shows that there is no indication that prices of more recent sales were higher than prices of earlier sales. The appraiser believes that overall there must be some recognition of increasing prices but how much or at what rate is not readily apparent. For the comparative analysis in this appraisal, the appraiser presumes an increase in real estate prices in the subject neighborhood at 6% percent per year. This percentage was determined by subtracting the price per square footage of sale 4 from sale 3. There is no indication that the sales increases will continue.

#### **Size Adjustment**

Due to the size of the subject property, the potential improvement possibilities are limited. Sale 3 and sale 4 are twice the size of the subject property and therefore more desirable due to having a greater functional utility. A 10% size adjustment was given to Sale 3 and Sale 4 to account for the superior size difference.

An analysis and spreadsheet showing the prices, dates of sales and values per unit of comparison and adjusted comparative values for the comparable sales is presented on the following page.

**COMPARABLE SALE PROPERTIES ADJUSTMENT ANALYSIS**

COMPARABLE SALE #	SUBJECT	1	2	3	4
ADDRESS	NE 7 AVE	637 NE 4 AVE	617-619 NE 14 AVE	905-909 NE 16 TER	905-909 NE 17 AVE
SALE PRICE		317,000	330,000	650,000	820,000
DEMOLITION		6,000			0
ADJ SALE PRICE - LAND		323,000	330,000	650,000	820,000
SALE DATE		5/17	4/17	11/15	3/18
TIME ADJUSTMENT		5.000%	5.50%	13.50%	0.00%
TIME ADJUSTED PRICE		339,150	348,150	737,750	820,000
LAND AREA SQ. FT	6,750	6,750	6,750	13,500	13,500
TIME ADJ PRICE / SQ FT		\$50.24	\$51.58	\$54.65	\$60.74
FRONT FEET	50	50.00	50.00	100.00	100.00
ZONING	RAC-TMV	RAC-UV	RMM-25	RMM-25	RMM-25
OTHER ADJUSTMENTS					
SIZE		0.00%	0.00%	-5.00%	-5.00%
TOTAL ADJUSTMENTS		0.00%	0.00%	-10.00%	-10.00%
<b>ADJ PRICE / SQ FT</b>		<b>50.24</b>	<b>51.58</b>	<b>49.18</b>	<b>54.67</b>

**CORRELATION OF MARKET VALUE BY THE SALES COMPARISON APPROACH**

All sales are within a close proximity of the subject property and have similar highest and best uses.

After adjustments were made for Demolition, Time and Size, the adjusted comparative values ranged from a low of \$49.18 to a high of \$54.67. The average square foot value for all comparable sales is \$51.42.

Based on his analysis, and giving slightly greater weight to the sales 1 and 2 because of their land area, the appraiser believes, that the square foot value for the subject vacant land parcel is \$51.00 per square foot of land area.

The subject property has 6,750 square feet of land area and at \$51.00 per square foot is valued by the Market Comparison Approach at \$344,250 which the appraiser rounded to \$345,000.

**Market Value “As is” by the Sales Comparison Approach:       \$345,000.**

**CONCLUSION OF MARKET VALUE**

The Cost Approach to value was not utilized in this appraisal.

The Income Approach to value was not utilized in this appraisal.

The Sales Comparison approach to value was the only method used in this appraisal and the indicated value by this approach is \$345,000.

Based on his analysis, it is the opinion of the appraiser that the Market Value As Is of the subject property as of August 20, 2018 is \$345,000.

**THREE HUNDRED FORTY FIVE THOUSAND DOLLARS**

## **ASSUMPTIONS AND LIMITING CONDITIONS**

1. Unless otherwise stated, the value appearing in this appraisal represents our opinion of the market value or the value defined as of the date of valuation. Values of real estate are affected by national and local economic conditions and consequently will vary with future changes in such conditions.
2. Possession of this report or any copy thereof does not carry with it the right of publication nor may it be used for other than its intended use. The physical report(s) remains the property of the appraiser for the use of the client. The fee is for the analytical services only. The report may not be used for any purpose by any person or corporation other than the client or the party to whom it is addressed or copied without the written consent of an officer of the appraisal firm of Allied Appraisal Services Inc. and then only in its entirety.
3. Neither all nor any part of the contents of this report shall be conveyed to the public through advertising, public relations efforts, news, sales or other media without written consent and approval of an officer of Allied Appraisal Services Inc.
4. The appraiser may not divulge the material contents of the report, analytical findings or conclusions, or give a copy of the report to anyone other than the client or his designee, as specified in writing except as may be required by the Appraisal Institute or the American Society of Appraisers, as they may request in confidence for ethics enforcement or by a court of law or body with the power of subpoena.
5. Liability of Allied Appraisal Services, Inc. and its employees is limited to the fee collected for the appraisal. There is no accountability or liability to any third party.
6. It is assumed that there are no hidden or unapparent conditions of the property, subsoil or structures, which make it more or less valuable. The appraiser assumes no responsibility for such conditions or the engineering which might be required to discover these facts.
7. This appraisal is to be used only in its entirety. All conclusions and opinions concerning the analysis which are set forth in the report were prepared by the appraisers whose signatures appear on the appraisal report. No change of any item in the report shall be made by anyone other than the appraiser and the appraiser and firm shall have no responsibility if any such unauthorized change is made.
8. No responsibility is assumed for matters legal in character or nature, or matters of survey, or of any architectural, structural, mechanical or engineering nature. No opinion is rendered as to the title, which is presumed to be good and merchantable. The property is appraised as if free and clear, unless otherwise stated in particular parts of the report.
9. No responsibility is assumed for accuracy of information furnished by or from others, the clients, his designee or public records. We are not liable for such information or the work of subcontractors. The comparable data relied upon in this report has been represented as being confirmed with one or more parties familiar with the transaction or from affidavit. All are considered appropriate for inclusion to the best of our knowledge and belief.

10. The contract for appraisal, consultation or analytical service is fulfilled and the total fee payable upon completion of the report. The appraiser or those assisting the preparation of the report will not be asked or required to give testimony in court or hearing because of having made the appraisal in full or in part; nor engaged in post-appraisal consultation with client or third parties, except under separate and special arrangement and at an additional fee.
11. The sketches and maps in this report are included to assist the reader and are not necessarily to scale. Various photos, if any, are included for the same purpose and are not intended to represent the property in other than actual status, as of the date of the photos.
12. Unless otherwise stated in this report, the existence of hazardous material, which may or may not be present on the property, was not observed by the appraiser. The appraiser has no knowledge of the existence of such materials on or in the property. The appraiser, however, is not qualified to detect such substances. The presence of substances such as asbestos, urea-formaldehyde foam insulation or other potentially hazardous materials may affect the value of the property. The value estimate is predicated on the assumption that there is no such material on or in the property that would cause a loss in value. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in this field, if desired.
13. The distribution of the total valuation of this report between land and improvements applies only under the existing program of utilization. The separate valuations for land and building must not be used in conjunction with any other appraisal, no matter how similar and are invalid if so used.
14. No environmental or impact studies, special market studies or analysis, highest and best use analysis study or feasibility study has been requested or made unless otherwise specified in an agreement for services or in the report. The appraiser reserves the unlimited right to alter, amend, revise or rescind any of the statements, findings, opinions, values, estimates or conclusions upon any subsequent such study or analysis or previous study or analysis, subsequently becoming known to him.
15. The value estimated in this appraisal report is gross without consideration given to any encumbrance, restriction or question of title, unless specifically defined. The estimate of value in the appraisal report is not based in whole or in part upon the race, color or national origin of the present owners or occupants of the properties in the vicinity of the property appraised.
16. This appraisal report has been prepared for the exclusive benefit of the Client. Any party who uses or relies upon any information in this report, without the preparer's written consent, does so at his own risk. If this report is placed in the hands of anyone but the client, client shall make such party aware of all the assumptions and limiting conditions of this assignment.

17. We have not been provided with a contamination assessment report on the subject property. We are not aware of site contamination. If more details and/or greater accuracy are required the reader should consult an appropriate expert. We presumed that no adverse environmental soil or sub-soil conditions are present on or near the subject site that would adversely affect the value or marketability of the property. ***Our opinion of value could be impacted, if this should prove to be incorrect.***

18. Insurance Value Estimate Disclaimer. If specifically requested in the client's requested scope of work, an estimate of insurable value (may be/is) provided herein. In response to such a request the appraisal firm and those appraiser(s) responsible for this assignment will follow traditional appraisal standards such as construction cost reference manuals to develop a reasonable calculation. The insurance values developed in this manner are similar to but not the same as values developed in the Cost Approach to value.

If a replacement cost estimate is included in this appraisal it should not be relied upon to determine proper insurance coverage which can only be properly estimated by consultants considered experts in cost estimating and insurance underwriting. It is provided only as an aid to the client/reader/user as part of their overall decision making process and no representations or warranties are made by the appraiser or appraisal firm regarding the accuracy of this estimate. In order to properly insure a property, it is strongly recommended that other sources be utilized to develop an estimate of insurable value.

19. ACCEPTANCE OF, AND/OR USE OF THIS APPRAISAL REPORT CONSTITUTES ACCEPTANCE OF THE PRECEDING CONDITIONS.

**Qualifications of the Appraiser**

Garrett Langford

Employment	President and Managing Appraiser Allied Appraisal Services, Inc. 929 SE First Street Pompano Beach, FL 33060
Experience	Full Time Appraiser in Florida since 2014, including significant experience in the appraisal of residential and commercial land, buildings and structures for insurance, tax, and financing.
Education	University of Central Florida Bachelor of Science in Business Administration Finance
Licensing	State-Certified General Real Estate Appraiser, Florida License No. 4005
Technical Education	Real Estate Appraisal Courses Gold Coast School of Real Estate Basic Appraisal Principals Basic Appraisal Procedures Residential Report Writing State of Florida Law and Appraisers Uniform Standards of Professional Appraisal Practice  McKissock Advanced Residential Applications and Case Studies General Appraiser Market Analysis Highest & Best Use General Appraiser Sales Comparison Approach General Appraiser Site Valuation and Cost Approach General Report Writing & Case Studies General Appraiser Income Approach Statistics, Modeling and Finance  Marshall & Swift Boeckh, LLC Fundamentals of Construction (Residential)  Continuing Education for Licensing Periodic courses and seminars to complete requirements for Appraisal Board Licensing  Real Estate Courses Gold Coast School of Real Estate Real Estate 63-Hour Sales Associate Pre-License Course