

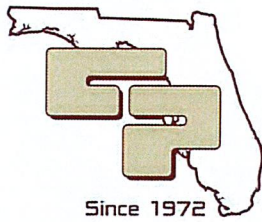
AN APPRAISAL OF
**THE IMPROVED 3.02 ACRE MIXED USE SITE
LOCATED AT
400 NW 7TH AVENUE IN THE
CITY OF FORT LAUDERDALE,
BROWARD COUNTY, FLORIDA**

OUR FILE NUMBER 26-87713

PREPARED FOR
CITY OF FORT LAUDERDALE

AS OF
MAY 1, 2026

BY
STEPHEN D. SHAW, MAI, AI-GRS
CALLAWAY & PRICE, INC.



Callaway & Price, Inc.

Real Estate Appraisers and Consultants
Licensed Real Estate Brokers
www.callawayandprice.com

SOUTH FLORIDA

825 US Highway 1
Suite 110
Jupiter, FL 33477
Phone (561) 686-0333

Stephen D. Shaw, MAI, AI-GRS
Cert Gen RZ1192
s.shaw@callawayandprice.com

Robert A. Callaway, MRICS
Cert Gen RZ2461
r.callaway@callawayandprice.com

TREASURE COAST

603 North Indian River Drive
Suite 104
Fort Pierce, FL 34950
Phone (772) 464-8607

Stephen G. Neill, Jr., MAI
Cert Gen RZ2480
s.neill@callawayandprice.com

SPACE COAST

1120 Palmetto Avenue
Suite 1
Melbourne, FL 32901
Phone (321) 726-0970

Curtis L. Phillips, MAI
Cert Gen RZ2085
c.phillips@callawayandprice.com

CENTRAL FLORIDA

111 North Orange Avenue
Suite 800
Orlando, FL 32801
Phone (321) 726-0970

Curtis L. Phillips, MAI
Cert Gen RZ2085
c.phillips@callawayandprice.com

Please respond to the South Florida office

E-Mail: s.shaw@callawayandprice.com

May 8, 2026

City of Fort Lauderdale
Bob Wojcik, AICP
914 Sistrunk Boulevard
Suite 200
Fort Lauderdale, FL 33311

Dear Mr. Wojcik:

We have made an investigation and analysis of the improved mixed-use site located at 400 NW 7th Avenue/Avenue of the Arts in the City of Fort Lauderdale, Broward County, Florida 33311. The Subject consists of a 3.02-acre site zoned NWRAC-MUE developed with a 20,680 square foot commercial building currently leased and utilized by the United States Post Office. The improvements were built and have been leased to the US Post Office since their construction in 1998. The existing lease expires in December 2027 (in approximately 19 months) and will not be renewed. These improvements do not represent the highest and best use of the site and our analysis reflects this.

The purpose of this investigation and analysis was to provide our opinion of the Market Value of the Leased Fee Interest of the Subject Property as of May 1, 2026.

This report has been prepared for our client and intended user, the City of Fort Lauderdale. The intended use is for internal decision-making purposes. The scope of work performed is specific to the needs of the intended user and the intended use. No other use is intended, and the scope of work may not be appropriate for other uses. The scope of work performed included a complete analysis of the Subject Property. A detailed scope of work description can be found in the body of this report.

City of Fort Lauderdale
May 8, 2026
Page Two

Based upon the scope of the assignment, our investigation and analysis of the information contained within this report, as well as our general knowledge of real estate valuation procedures and market conditions, it is our opinion that the Market Value of the Leased Fee Interest of the Subject Property as of May 1, 2026 was:

\$13,500,000

A description of the property appraised, together with an explanation of the valuation procedures utilized, is contained in the body of the attached report. For your convenience, an Executive Summary follows this letter. Your attention is directed to the Limiting Conditions and underlying assumptions upon which the value conclusions are contingent.

Respectfully submitted,

CALLAWAY & PRICE, INC.

Stephen D. Shaw,
MAI, AI-GRS

Digitally signed by Stephen D. Shaw, MAI,
AI-GRS
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o=Callaway & Price, Inc., ou,
email=s.shaw@callawayandprice.com,
c=US
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Stephen D. Shaw, MAI, AI-GRS
Cert Gen RZ1192

Cathleen A.
Romaguera

Digitally signed by Cathleen A. Romaguera
DN: cn=Cathleen A. Romaguera,
o=Callaway & Price, Inc., ou,
email=c.romaguera@callawayandprice.co
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Cathleen A. Romaguera, Associate Appraiser
Cert Gen RZ1638

SDS/CAR/js/26-87713
Attachments



Executive Summary

PROPERTY TYPE	: Improved, 3.02 Acre Mixed-Use Site
LOCATION	: The Subject Property is located on the east side of NW 7 th Avenue between NW 4 th and 5 th Streets, in the City of Fort Lauderdale, Broward County, Florida. The property address is 400 NW 7 th Avenue/Avenue of the Arts, Fort Lauderdale, FL 33311.
DATE OF VALUATION	: May 1, 2026
DATE OF REPORT	: May 8, 2026
PROPERTY DESCRIPTION:	
LAND	: The site contains 131,679 square feet or 3.02 acres and most closely resembles a rectangle in shape.
IMPROVEMENTS	: Currently improvements consist of a single-story office building constructed in 1998 containing 20,680 gross square feet. At one time, it was an appropriate use for this 3.02 acre site. However, as of the date of appraisal, the existing improvements are an underutilization of the site and no longer represent the Highest and Best Use. As will be discussed herein, the land is now too valuable, with numerous redevelopment projects occurring in the immediate area, including luxury, high-rise buildings and mixed-use projects being constructed much higher.
ZONING	: NWRAC-MUe, Northwest Regional Activity City – Mixed Use East District by the City of Fort Lauderdale, Florida
LAND USE PLAN	: NWRAC, Northwest Regional Activity City, by the City of Fort Lauderdale
HIGHEST & BEST USE	: Future mixed use development
MARKET VALUE OF THE LEASED FEE INTEREST OF THE SUBJECT PROPERTY AS IS AS OF MAY 1, 2026 WAS	: \$13,500,000



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ADDENDA

Qualifications

Stephen D. Shaw, MAI, AI-GRS
Cathleen A. Romaguera, Associate Appraiser



CERTIFICATION

We certify that, to the best of our knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are our personal, impartial, and unbiased professional analyses, opinions, and conclusions.
3. We have no present or prospective interest in the property that is the subject of this report, and we have no personal interest with respect to the parties involved.
4. We have not performed services, as an appraiser or in any other capacity, regarding the property that is the subject of this appraisal report within the three-year period immediately preceding the agreement to perform this assignment.
5. We have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
6. Our engagement in this assignment was not contingent upon developing or reporting predetermined results.
7. Our 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.
8. The analyses, opinions, and conclusion were developed, and this report was prepared, in conformity with the Uniform Standards of Professional Appraisal Practice (USPAP) and The Interagency Appraisal and Evaluation Guidelines, December 10, 2010.
9. Cathleen A. Romaguera has made a personal inspection of the property that is the subject of this report. Stephen D. Shaw, MAI, AI-GRS is signing this report having not inspected the property that is the subject of this report.
10. No one provided significant real property appraisal assistance to the persons signing this certification.
11. The use of this report is subject to the requirements of the State of Florida relating to review by the Florida Real Estate Appraisal Board.



Certification

12. This appraisal assignment was not based on a requested minimum valuation, a specific valuation, or the approval of a loan.
13. The reported analyses, opinions and conclusions were developed, and this report was prepared, in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.
14. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
15. As of the date of this report, Stephen D. Shaw, MAI, AI-GRS has completed the continuing education program for Designated Members of the Appraisal Institute.

Stephen D. Shaw,
MAI, AI-GRS

Digitally signed by Stephen D. Shaw, MAI,
AI-GRS
DN: cn=Stephen D. Shaw, MAI, AI-GRS,
o=Callaway & Price, Inc., ou,
email=s.shaw@callawayandprice.com, c=US
Date: 2026.05.08 14:18:21 -04'00'

Stephen D. Shaw, MAI, AI-GRS
Cert Gen RZ1192

Cathleen A.
Romaguera

Digitally signed by Cathleen A.
Romaguera
DN: cn=Cathleen A. Romaguera,
o=Callaway & Price, Inc., ou,
email=c.romaguera@callawayandpric
e.com, c=US
Date: 2026.05.08 14:18:38 -04'00'

Cathleen A. Romaguera, Associate Appraiser
Cert Gen RZ1638



GENERAL ASSUMPTIONS

1. Unless otherwise stated, the value appearing in this appraisal represents the opinion of the Market Value or the Value Defined AS OF THE DATE SPECIFIED. Market Value of real estate is affected by national and local economic conditions and consequently will vary with future changes in such conditions.
2. The value opinion in this appraisal report is gross, without consideration given to any encumbrance, restriction or question of title, unless specifically defined.
3. It is assumed that the title to the premises is good; that the legal description is correct; that the improvements are entirely and correctly located on the property described and that there are no encroachments on this property, but no investigation or survey has been made.
4. No responsibility is assumed for matters legal in nature, nor is any opinion of title rendered. No right to expert testimony is included unless other arrangements have been completed. In the performance of our investigation and analysis leading to the conclusions reached herein, the statements of others were relied on. No liability is assumed for the correctness of these statements; and, in any event, the appraiser's total liability for this report is limited to the actual fee charged.
5. No rights to expert witness testimony, pre-trial or other conferences, depositions, or related services are included with this appraisal. If as a result of this appraisal process Callaway and Price, Inc., or any of its principals, its appraisal consultants or experts are requested or required to provide any litigation services, such shall be subject to the provisions of the engagement letter or, if not specified therein, subject to the reasonable availability of Callaway and Price, Inc. and/or said principals or appraisers at the time and shall further be subject to the party or parties requesting or requiring such services paying the then applicable professional fees and expenses of Callaway and Price, Inc. either in accordance with the engagement letter or arrangements at the time, as the case may be.
6. Any material error in any of the data relied upon herein could have an impact on the conclusions reported. We reserve the right to amend conclusions reported if made aware of such error. Accordingly, the client-addressee should carefully review all assumptions, data, relevant calculations, and conclusion within 30 days of delivery of this report and should immediately notify us of any questions or errors.



General Assumptions and Limiting Conditions

7. The market value reported herein assumes that all taxes and assessments have been paid and assumes a fee simple interest unless otherwise reported. The body of the report will define the interest appraised if it differs.
8. Neither all nor any part of the contents of this report (especially any conclusions, the identity of the appraiser or the firm with which he is connected, or any reference to the Appraisal Institute or any of its designations) shall be disseminated to the public through advertising media, public relations media, news media, sales media or any other public means of communication without our prior written consent and approval.
9. It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures which would render it more or less valuable. The appraiser assumes no responsibility for such conditions or the engineering which might be required to discover these factors.
10. Our opinion of value was based on the assumption of competent marketing and management regarding the property. If there is no competent marketing and management, then the market value opinion herein may not apply.



General Assumptions and Limiting Conditions

LIMITING CONDITIONS

1. No hypothetical conditions are part of this appraisal.
2. No extraordinary assumptions are part of this appraisal.
3. Unless otherwise stated in this report, the existence of hazardous substances, including without limitation *stachybotrys chartarum* (mold), asbestos, polychlorinated biphenyls, petroleum leakage, or agricultural chemicals, which may or may not be present on the property, or other environmental conditions. The appraisers have no knowledge of the existence of such materials on or in the property unless otherwise stated. The appraisers, however, are not qualified to test for such substances or conditions. If the presence of such substances, such as asbestos, urea formaldehyde foam insulation, or other hazardous substances or environmental conditions, may affect the value of the property, the value estimated is predicated on the assumption that there is no such proximity thereto that would cause a loss in value. We are unaware of very wet conditions that may have existed for days or weeks which are required to grow mold. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover them.
4. The Americans with Disabilities Act ("ADA") became effective January 26, 1992. The appraisers have not made a specific compliance survey and analysis of this property to determine whether or not it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property, together with a detailed analysis of the requirements of the ADA, could reveal that the property is not in compliance with one or more of the requirements of the Act. If so, this fact could have a negative effect upon the value of the property. Since the appraisers have no direct evidence relating to this issue, possible noncompliance with the requirements of ADA in estimating the value of the property has not been considered.
5. We were not provided with a survey of the Subject Property. Therefore, we have relied upon the Broward County Property Appraiser for the site and building sizes.



Subject Photos



AERIAL



VIEW NORTHEAST



VIEW SOUTHEAST



VIEW EAST



VIEW SOUTHWEST



VIEW SOUTHWEST



VIEW NORTHWEST



VIEW WEST



VIEW SOUTH AT NW 7TH AVENUE. SUBJECT ON LEFT.



VIEW WEST AT NW 5TH STREET. SUBJECT ON LEFT.



VIEW NORTH AT NW 6TH AVENUE. SUBJECT ON LEFT.



DEFINITION OF THE APPRAISAL PROBLEM

Purpose, Date of Value, and Interest Appraised

The purpose of this investigation and analysis was to provide our opinion of the Market Value of the Leased Fee Interest of the Subject site as of May 1, 2026. This valuation scenario is an analysis of the Subject Property in its current condition based on the Highest and Best Use which was determined to be redevelopment of the site.

Intended Use and User of Appraisal

This report has been prepared for our client and intended user, the City of Fort Lauderdale. The intended use is for internal decision-making purposes. The scope of work performed is specific to the needs of the intended user and the intended use. No other use is intended, and the scope of work may not be appropriate for other uses.

Market Value

"As defined in the Agencies' appraisal regulations, 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 and 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. Both parties are well informed or well advised, and acting in what they consider their own best interests;
- c. A reasonable time is allowed for exposure in the open market;
- d. Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
- e. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale."

Source: The Interagency Appraisal and Evaluation Guidelines, Federal Register, Volume 75, No. 237, December 10, 2010, Pgs. 61-62.



Legal Description

PARCELS "A" AND "C", NORTHWEST FORT LAUDERDALE COMMERCIAL PLAT",
ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 148, PAGE
25, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. LESS AND
EXCEPT THE SOUTH 45 FEET OF THE EAST 60 FEET OF SAID PARCEL "A".

SUBJECT TO:

AN EASEMENT FOR THE "JOHN H. HILL MEMORIAL LANDMARK", OVER THE
FOLLOWING DESCRIBED PARCEL:

BEGINNING AT THE SOUTHEAST CORNER OF SAID PARCEL "A"; THENCE
NORTH 89°50'05" WEST, ALONG THE SOUTH LINE OF SAID PARCEL "A", A
DISTANCE OF 80.08 FEET; THENCE NORTH 44°54'25" WEST, ALONG THE
SOUTHWESTERLY BOUNDARY OF SAID PARCEL "A", A DISTANCE OF 16.18
FEET THE POINT OF BEGINNING; THENCE NORTH 45°05'35" EAST, A
DISTANCE OF 5.00 FEET; THENCE NORTH 44°54'25" WEST, A DISTANCE OF
10.00 FEET; THENCE SOUTH 45°05'35" WEST, A DISTANCE OF 5.00 FEET
TO THE SOUTHWESTERLY BOUNDARY OF SAID PARCEL "A"; THENCE NORTH
44°54'25" WEST, ALONG SAID BOUNDARY, A DISTANCE OF 10.00 FEET,
THE POINT OF BEGINNING.

Source: Lease with which we were provided for the New River Station-Fort Lauderdale branch between the Fort Lauderdale Community Redevelopment Agency and the United States Postal Service dated June 20, 1996, as recorded in Broward County Official Records Book 27696 Page 545.

Fee Simple Estate

The Dictionary of Real Estate Appraisal, Seventh Edition 2022, by the Appraisal Institute, defines Fee Simple Estate on page 73 as follows:

"Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat."

Leased Fee Interest

The Dictionary of Real Estate Appraisal, Seventh Edition 2022, by the Appraisal Institute, defines Leased Fee Interest on page 105 as follows:

"The ownership interest held by the lessor, which includes the right to receive the contract rent specified in the lease plus the reversionary right when the lease expires."



Leasehold Interest

The Dictionary of Real Estate Appraisal, Seventh Edition 2022, by the Appraisal Institute, defines Leasehold Interest on page 105 as follows:

"The right held by the lessee to use and occupy real estate for a stated term and under the conditions specified in the lease."

Exposure Time

The Dictionary of Real Estate Appraisal, Seventh Edition 2022, by the Appraisal Institute, defines Exposure Time on pages 67 - 68 as follows:

1. "The time a property remains on the market."
2. "An opinion, based on supporting market data, of the length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal."

There is a requirement under Standard Two to report exposure time according to the latest USPAP publication. "Exposure Time" is different for various types of property under different market conditions.

We have reviewed the exposure time on reasonably similar sales within our database. Based on these indications, and with consideration of the overall economic and real estate market conditions, it is our opinion that the Subject would have had an exposure time of up to 12 months.

Marketing Time

The Dictionary of Real Estate Appraisal, Seventh Edition 2022, by the Appraisal Institute, defines Marketing Time on page 116 as follows:

"An opinion of the amount of time to sell a property interest at the concluded market value or at a benchmark price during the period immediately after the effective date of an appraisal. Marketing time differs from exposure time, which precedes the effective date of an appraisal."

"Advisory Opinion 7 of the Appraisal Standards Board of The Appraisal Foundation and Statement on Appraisal Standards No. 6, "Reasonable Exposure Time in Real Property and Personal Property Market Value Opinions" address the determination of reasonable exposure and marketing time."



Definition of the Appraisal Problem

As in most markets, properties that are priced competitively and marketed professionally will sell before others which are not. Based on this, it is our opinion that the Subject Property should have a marketing period of up to 12 months provided adequate financing is available, the property is listed for sale at market value and is marketed by a competent brokerage firm.



SCOPE OF WORK

According to the 15th Edition of The Appraisal of Real Estate, page 75, "In the valuation process, the identification of the assignment elements leads directly into the determination of the scope of work of an assignment, i.e., the type and extent of research needed to solve an appraisal problem. Professional valuation standards place the responsibility for determining the appropriate scope of work in an appraisal assignment squarely on the shoulders of the appraiser. The scope of work for an assignment is acceptable if it leads to credible assignment results, is consistent with the expectations of parties who are regularly intended users for similar assignments and is consistent with what the actions of an appraiser's peers would be in the same or a similar assignment.

The first step in the appraisal process involved defining the appraisal problem which included the purpose and date of value, determining the interest being appraised, intended use and user of the appraisal, and identifying the real estate (legal description). This step also determined whether the appraisal were subject to any extraordinary assumptions or hypothetical conditions. Our valuation does not include any extraordinary assumptions nor hypothetical conditions,

The next step involved the inspection of the Subject Property in May 2026 by Cathleen A. Romaguera. The inspection allowed us to understand the physical components of the Subject Property. In addition to the inspection of the Subject Property, we also began the data-collection process and, subsequently, an analysis of the factors that affect the market value of the Subject Property, including a market area analysis, neighborhood analysis, and property data analysis. We gathered and reviewed information from the Broward County Property Appraiser's Office, the City of Fort Lauderdale Planning and Zoning Department, and the Subject representative to understand and describe the Subject Property.

The third step in the process was to determine the Highest and Best Use of the Subject Property. Through the Highest and Best Use analysis, we determined the issues that have an effect on the final opinion of value. To determine the Highest and Best Use, we relied on information obtained from the data-collection process.

Currently the Subject improvements consist of a single-story office building constructed in 1998 containing 20,680 square feet utilized as a United States Post Office branch. The improvements were built and have been leased to the US Post Office since their construction. The existing lease expires in December 2027 (in approximately 19 months) and will not be renewed. At one time, it was an appropriate use for this 3.02-acre site. However, as of the date of appraisal, the existing improvements are an underutilization of the site and no longer represent the Highest and Best Use. As will be discussed herein, the land is now too valuable, with numerous redevelopment projects occurring in the immediate area, including luxury, high-rise buildings and mixed-use projects being constructed much higher and denser. The entire area is being targeted for redevelopment opportunities.



The Sales Comparison Approach was used to value the property "as is" based upon its highest and best use as a site available for redevelopment. The assumption that a potential and knowledgeable investor would pay no more for the property than the cost of acquiring an existing property with basically the same utility. The Sales Comparison Approach was used to estimate the market value of the Subject by the comparison of similar properties that have recently sold. The comparables used were all relatively recent sales purchased for redevelopment which were considered to offer a reasonable indication of value for the Subject. This is typically the only approach used for vacant land.

As discussed, the Subject is encumbered by a 30-year lease agreement which expires on December 11, 2027. The lease has approximately 19 months remaining on its term and the USPS has indicated that they will not be renewing the agreement. As will be discussed later in this report, this lease is below market terms which has created a leasehold value for the remaining term of the lease. This will be considered in our analysis.

The authenticity and reliability of representations made by others in the data gathering process are not warranted. We have taken due care in attempting to verify the data utilized in this analysis. However, the analysis of the data and conclusions derived there from are based on overall patterns in the marketplace rather than on specific representations.



NEIGHBORHOOD DATA

The relationship of the Subject Property with surrounding properties forms the basis of neighborhood analysis. The Appraisal of Real Estate, 15th Edition on page 141 states: "The boundaries of market areas, neighborhoods, and districts identify the areas that influence a subject property's value. These boundaries may coincide with observable changes in land use or demographic characteristics. Physical features such as structure types, street patterns, terrain, vegetation, and lot sizes help to identify land use districts. Transportation arteries (highways, major streets, and railroads), bodies of water (rivers, lakes, and streams), and changing elevation (hills, mountains, cliffs, and valleys) can also be significant boundaries."

Neighborhood analysis requires the identification of boundaries. The boundaries may be defined by complimentary land uses, social factors, economic, or physical boundaries. In the case of this appraisal assignment, neighborhood boundaries are identified by physical boundaries and surrounding land uses.

Neighborhood Map





Neighborhood Data

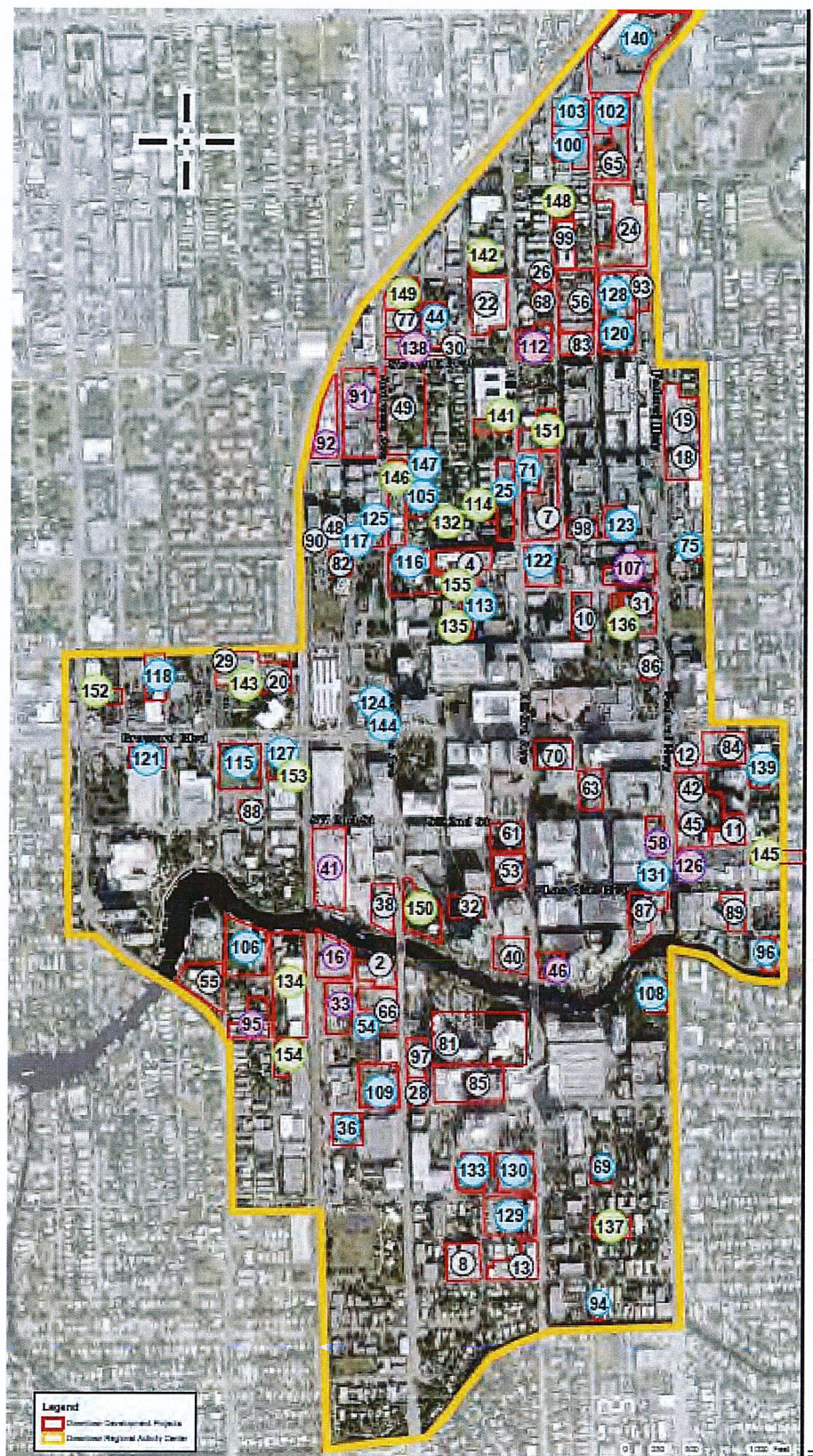
The Subject lies just north of Broward Boulevard, and just west of N. Andrews Avenue between NW 6th and NW 7th Avenues. Access to and through the Subject neighborhood is considered good. The major east/west roadways through the neighborhood are E. Sunrise Boulevard, Broward Boulevard, and to a lesser extent Davie Boulevard; they intersect with US Highway 1, Interstate 95, and points beyond including Florida's Turnpike. Las Olas Boulevard connects the downtown Ft. Lauderdale area with the Las Olas corridor and the Ft. Lauderdale Beach.

The neighborhood encompasses the Fort Lauderdale Central Business District and the financial district in Broward County. This has had a huge influence on the neighborhood development and revitalization over the years. These districts are directly responsible for large portions of the commercial office development and are indirectly responsible for the commercial retail, service business, and support industry (as well as the high-rise condominium and apartment residential housing market) needed to support these districts.

The Subject lies in the city center area of Downtown Fort Lauderdale, approximately 1.5 miles west of Fort Lauderdale Beach and the Atlantic Ocean. The Subject has direct frontage along S. Andrews Avenue, a primary north-south thoroughfare throughout Florida. This downtown area of Fort Lauderdale is currently undergoing a building boom with thousands of new apartments and condos under construction, planned, or newly completed.

In January 2018, a Brightline high-speed rail station opened in the neighborhood just north of Broward Boulevard along NW 2nd Avenue. The station is located just 2 blocks west of the Subject Property, and provides commuter access to Miami, Aventura, and West Palm Beach in less than an hour. The line now offers access to Boca Raton and north to Orlando. This development helped to further stimulate interest and demand for real estate in proximity to the station. Many of the older commercial properties that were purchased in the past few years were either completely demolished and re-developed or underwent significant remodeling.

The neighborhood is an area undergoing gentrification. This area of downtown Fort Lauderdale is currently experiencing a substantial building boom with thousands of new apartments and mixed-use condominiums under construction, planned, or newly completed. The map on the following page outlines all the new and planned projects situated in this area of Fort Lauderdale.





Neighborhood Data

Below is data provided by the City of Fort Lauderdale, as of July 2025 (most recently published information) outlining project information of developments under construction, approved, and currently in reviews by the city.

IN REVIEW

Residential Units - 2,729
Restaurant/Retail Sq. Ft. - 48,409
Office Sq. Ft. - 0

UNDER CONSTRUCTION

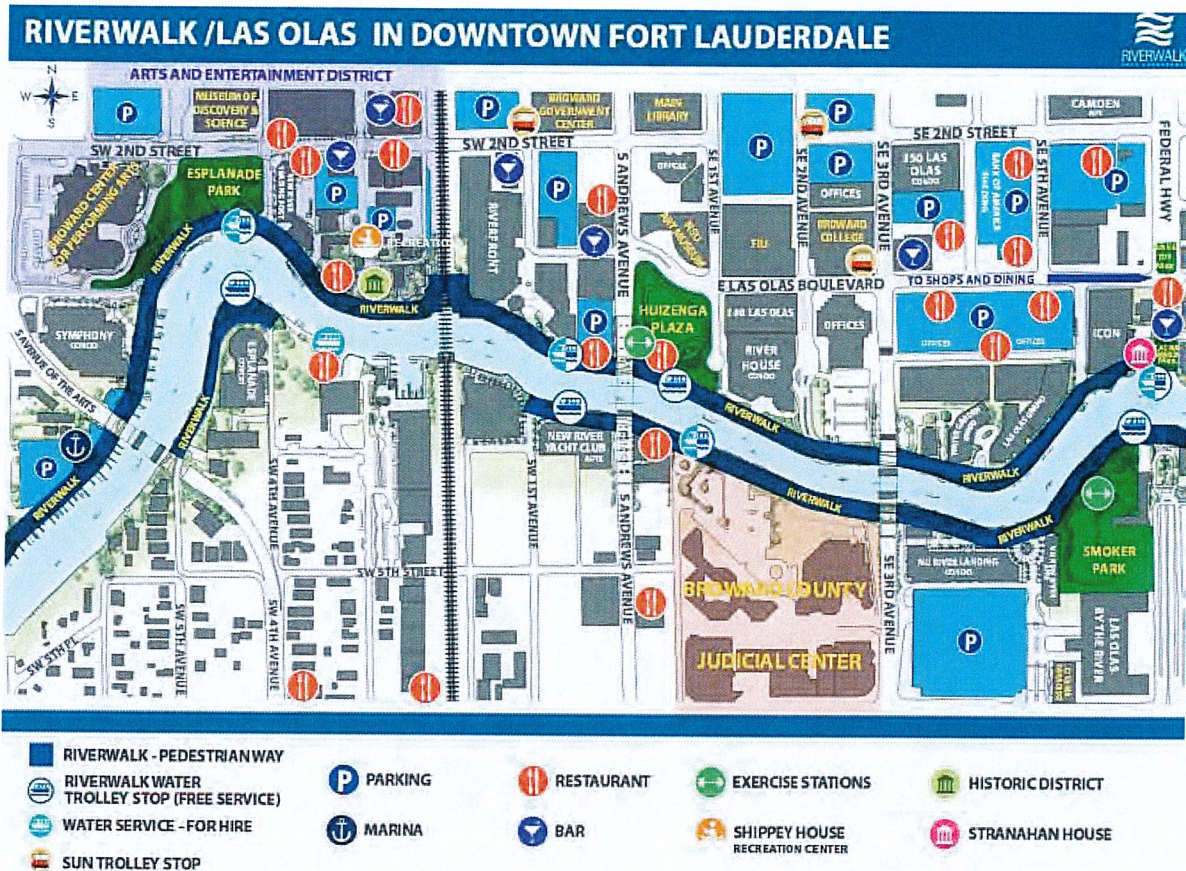
Residential Units - 4,471
Restaurant/Retail Sq. Ft. - 159,915
Office Sq. Ft. - 149,045

APPROVED

Residential Units - 13,810
Restaurant/Retail Sq. Ft. - 492,297
Office Sq. Ft. - 177,782
Hotel Rooms - 1,059
Art Studio/Gallery - 11,262
Grocery - 24,245
Marina (Boat slips) - 90
Public Parking Spaces - 302

As can be seen, there is a considerable amount of new development under construction or planned within the downtown areas. It is not known whether all of these projects will ultimately be built, however the potential for overbuilding of new space all in the same general time period is a real possibility.

Also of note is the City of Fort Lauderdale's "Riverwalk", a/k/a "Riverwalk Fort Lauderdale". Riverwalk is a scenic walkway along the New River that spans over a mile running from the Sailboat Bend neighborhood at the westerly end, east to Federal Highway. The area is often described as the "Venice of America" and includes parks, retail shops, restaurants and nightclubs. The Riverwalk Arts and Entertainment District, which spans approximately 22 blocks, includes attractions such as Esplanade Park (located adjacent to the west of the Subject), the NSU Art Museum Fort Lauderdale, the Broward Center for the Performing Arts and the historic Stranahan House Museum. The easternmost section along Las Olas Boulevard is interlaced with canals and high-end waterfront housing neighborhoods such as the Hendricks Isle and the Isle of Venice neighborhoods. On the following page is a map of the Riverwalk district:



Another larger development that is in the pipeline is a 4- and 5-Star office property, part of the FAT Village development. FAT Village is a 5.6 acre integrated, mixed-use creative office, retail and residential urban development in Fort Lauderdale's Flagler Village neighborhood located along N. Andrews Avenue at NW 1st Avenue, just two blocks north of the Subject Property. The development, by Hines, will include two office components, one totaling 210,000 SF at FAT Village West and the other, which is currently underway, with over 174,000 SF at FAT Village East. No pre-leasing has been announced yet.

Across the street from the Subject at the northwest corner of NW 7th Avenue/Avenue of the Arts and NW 5th Street is The Adderley, a 417-unit public/private collaboration apartment complex developed by Miami based Altis Cardinal Living. The project was completed in 2025 with a \$12 million incentive loan from the City of Fort Lauderdale CRA and designed to include 100 units which provide housing for the local workforce. This mixed-use development features two 6-story buildings which include studio, 1 and 2-bedroom apartments along with 15,027 square feet of retail space. The project includes 11,000 square feet of amenities to include a resort style pool, fitness center, 2-lane bowling alley, work areas, 8-story parking garage, and modern lobby. Several of the units are set aside for workforce



Neighborhood Data

The neighborhood is adequately served by public and private school systems as well as health care facilities. There are several elementary, middle, and high schools located within, or near the neighborhood.

Conclusion

The Subject borders the city's high-intensity downtown core area which is the location for a wide range of employment, shopping, service, cultural, higher density residential and other more intense land uses. Federal Highway has a high traffic volume and is a popular attraction for locals and visitors, being ideally situated close to Fort Lauderdale beach, Fort Lauderdale-Hollywood International Airport, and Port Everglades. The neighborhood is poised for continued growth as Ft. Lauderdale's long ongoing expansion continues. Obvious signs of strong development interest in the area are evident by the recent and current construction of new projects, the proposals for several others, infrastructure improvements and a strategic master plan for the New River area enhancements.

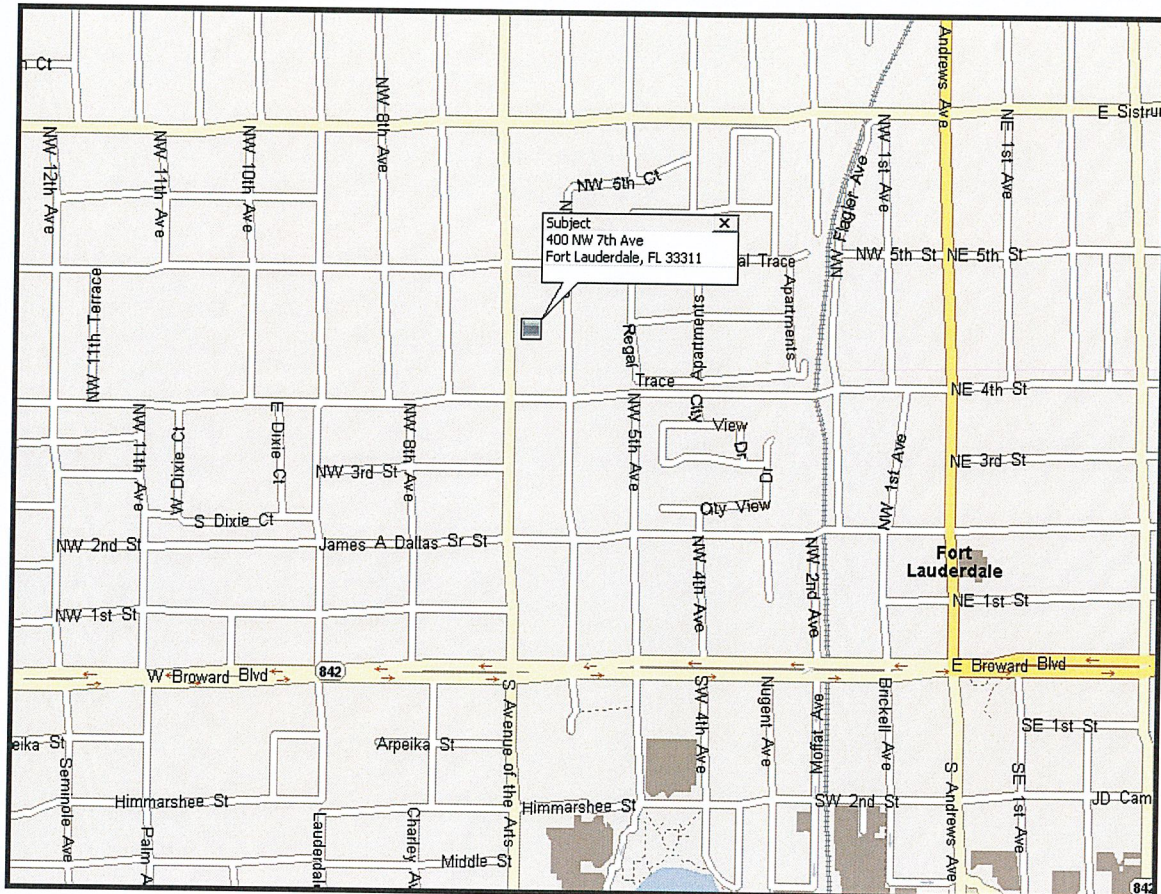


PROPERTY DATA

Location

The Subject Property is located between NW 6th and 7th Avenues and NW 4th and 5th Streets, in the City of Fort Lauderdale, Broward County, Florida. The property address is 400 NW 7th Avenue/Avenue of the Arts, Fort Lauderdale, FL 33311. This location is 2 blocks north of Broward Boulevard and the central downtown core.

Location Map





Zoning

The Subject Property is zoned NWRAC-MUe Northwest Regional Activity Center-Mixed Use East District, by the City of Fort Lauderdale. A specific land use designation designed to encourage the expansion of housing and employment opportunities, often within the Northwest Progresso/Flagler Heights Community Redevelopment Area (CRA). MUe is a further zoning classification within the NWRAC designed to encourage high-density, walkable, and mixed-use development. The purpose and intent are to encourage rehabilitation of existing buildings, support small-to-medium scale businesses, and provide a mixture of uses.

Land-Use Plan

The Subject Property is designated Northwest Regional Activity Center by the City of Fort Lauderdale Future Land Use Plan, which is consistent with the current zoning.

Site Size, Shape and Access

The Subject contains 131,679 square feet or, 3.02 acres, most closely resembles a rectangle in shape with approximately 600 feet of frontage on both NW 6th and 7th Avenues and approximately 250 feet on NW 4th and 5th Streets. Access to the site is via NW 6th Avenue and NW 7th Avenue/Avenue of the Arts. Access and exposure are considered good.



Aerial



Easements and Deed Restrictions

Based upon our on-site inspection and review of the property records, no atypical easements or adverse deed restrictions were noted.

Utilities

Public utilities available to the Subject Property include water and sewer service by City of Fort Lauderdale, electricity by FPL and telephone and internet services by numerous carriers.

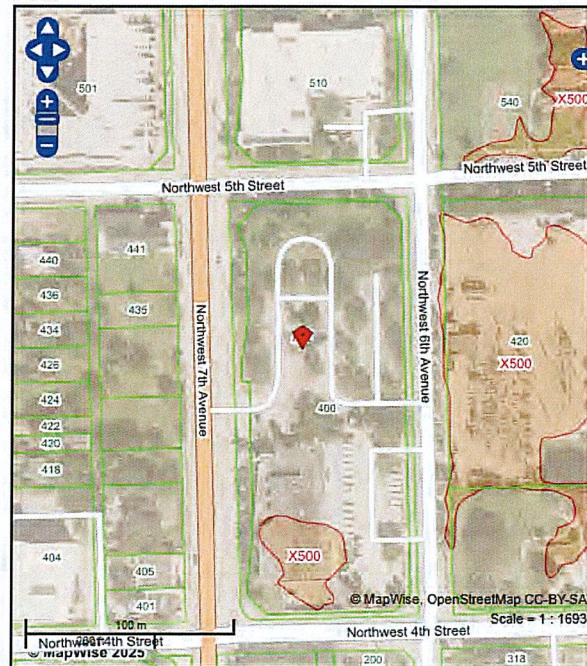
Topography

The Subject site is level and at the approximate grade of the surrounding lands and adjacent street improvements. It is all upland and useable with a sandy soil type that is suitable for a wide variety of uses.

Flood Report

Flood Report

Address (from parcels)	400 NW 7TH AVE
FEMA Data Source	DFIRM - Digital Flood Information Rate Map
Inside Special Flood Hazard Area?	OUTSIDE SPECIAL FLOOD HAZARD AREA INSIDE SPECIAL FLOOD HAZARD AREA
Risk Level	MODERATE RISK AREAS HIGH RISK AREAS
Flood Zone(s)	X500 AE
Description(s)	X500 = 500-YEAR FLOODPLAIN AE = 100-YEAR FLOODPLAIN
Base Flood Elevation	N/A 6
NFIP Community Name	CITY OF FORT LAUDERDALE
County	BROWARD
State	Florida
NFIP Community Number	125105
NFIP Map Number or Community Panel Number	12011C0369J
Inside CBRA?	FALSE
CBRA Type	N/A
Map Panel Effective Date	07/31/2024
LOMA/LOMR (yes/no)	UNKNOWN - check map
LOMA/LOMR Date	UNKNOWN - check map





Census Tract

The Subject lies in Census Tract 416.01.

Assessed Value and Taxes

Assessed Value and Taxes 400 NW 7th Avenue, Fort Lauderdale Callaway & Price, Inc. 26-87713					
Folio Number/Address	2025 Land Value	2025 Building Value	2025 Market Value	2025 Assessed Value	2025 Taxes
5042 03 23 0010	\$1,448,470	\$2,201,660	\$3,650,130	\$3,650,130	\$ -
As a government property the Subject is not taxed					

Property History

The Subject Property has been under the ownership of the City of Fort Lauderdale for more than 30 years. As discussed, the Subject is encumbered by a 30-year lease agreement which expires on December 11, 2027. The lease has approximately 19 months remaining on its term and the USPS has indicated that they will not be renewing the agreement. The lease rate has been fixed at \$160,000 annually. The details of the remaining term of the lease are shown below. To our knowledge, the Subject Property was not listed for sale or under contract as of the appraisal date.

Annual Rental Rate	Monthly Rental Rate	Remaining Months	Total Remaining Rent	Rent/ SF Land
\$160,000	\$13,333	19	\$253,333	\$1.22
87713				



DESCRIPTION OF IMPROVEMENTS

The Subject Property consists of a single-story, single-tenant office building constructed in 1998 and utilized as a United States Post Office branch.



Land Improvements

The rectangular site contains 131,679 square feet, or 3.02 acres. The site has direct frontage and access from both NW 6th and NW 7th Avenues and NW 4th and 5th Streets. Site improvements consist of asphalt paved parking areas, curbing, signage, landscaping, yard lighting, and drainage. The site appears generally level with existing roadways. Parking at the property appears to be adequate for its ongoing operations. Site improvements are in good condition.

Building Improvements

Type of Building	: Office Building
Date of Construction	: 1998
Height	: One-story
Type of Construction	: Concrete block
Roof	: Flat with built-up
Exterior Walls	: Painted stucco over concrete



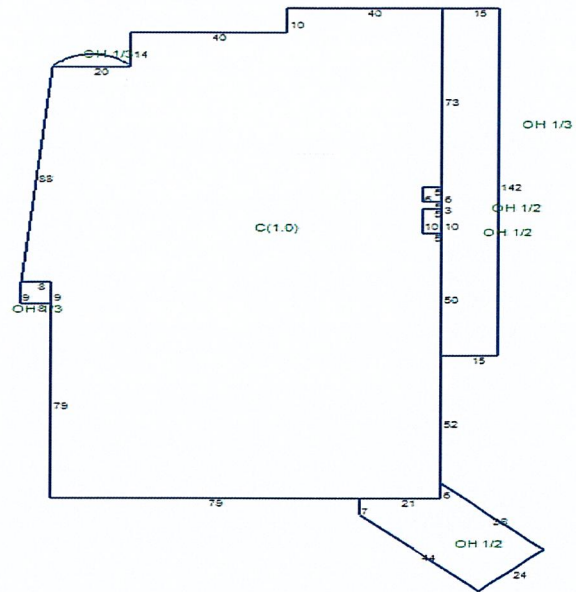
Description of Improvements

Windows	:	Fixed and storefront glass in aluminum frames
Interior Walls	:	Painted drywall
Air Conditioning & Heat	:	Central
Electricity	:	Assumed adequate
Lighting	:	Fluorescent
Plumbing	:	Adequate rest room facilities
Contains	:	20,680 gross square feet.
Condition & Comments	:	The building was observed to be adequately maintained and in average condition for its age. However, as of the date of appraisal, the existing improvements (and this use) are an underutilization of the site. The land is now too valuable and properties in this area are being developed with much more intensive uses.
Total Economic Life	:	50 years
Actual Age	:	30 years
Effective Age	:	20 years
Remaining Economic Life	:	30 years
Indicated Physical Depreciation	:	40%

While the improvements have been well maintained over the years, the Subject neighborhood is experiencing redevelopment with much more intensive uses than the current single story 20,680 square foot use as a United States Post Office branch which indicates an underutilization of the site and thus, the current improvements are not the maximally productive or highest and best use of the site.



Description of Improvements



Building Sketch



HIGHEST AND BEST USE

The Dictionary of Real Estate Appraisal, Seventh Edition 2022, by the Appraisal Institute defines Highest and Best Use on pages 88 - 89 as follows:

1. "The reasonably probable use of property that results in the highest value. The four criteria that the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity."
2. "The use of an asset that maximizes its potential and that is possible, legally permissible, and financially feasible. The highest and best use may be for continuation of an asset's existing use or for some alternative use. This is determined by the use that a market participant would have in mind for the asset when formulating the price that it would be willing to bid. (IVS)"
3. "The highest and most profitable use for which the property is adaptable and needed or likely to be needed in the reasonably near future. (Uniform Appraisal Standards for Federal Land Acquisitions)."
4. "[For fair value determination] The use of a nonfinancial asset by market participants that would maximize the value of the asset or the group of assets and liabilities (for example, a business) within which the asset would be used. (FASB Glossary) The highest and best use of a nonfinancial asset takes into account the use that is physically possible, legally permissible, and financially feasible. (FASB 820-10-35-10B). The highest and best use of a nonfinancial asset establishes the valuation premise used to measure the fair value of the asset, as follows: (a) The highest and best use of a nonfinancial asset might provide maximum value to market participants through its use in combination with other assets as a group (as installed or otherwise configured for use) or in combination with other assets and liabilities (for example, a business). (b) The highest and best use of the asset might provide maximum value to market participants on a standalone basis. (FASB)"

Consideration was given to individual features of the land such as size, shape, location, access to roadways, and the availability of utilities. Consideration was also given to the surrounding land uses and the demand for property in the current real estate market.



As Vacant

Legally Permissible

The site is situated in an area that is zoned and planned NWRAC-MUe, Northwest Regional Activity Center – Mixed Use East. The zoning and land use plan designation allows a variety of uses including commercial, retail and residential uses that promote and conform to the downtown master plan of the City of Fort Lauderdale.

Physically Possible

The next constraint imposed on the possible use of the property is that dictated by the physical aspects of the site: size, location (access), frontage and utility capacity. The Subject consists of a parcel of land which enjoys a location with four corners, one of which is signalized, and 3.02 acres. An examination of competing parcels in the immediate neighborhood provides support that the Subject site is adequate and physically capable of accommodating most uses permitted under its zoning.

Financially Feasible

The consensus among realtors, developers, and investors is that the real estate redevelopment explosion continues in downtown Fort Lauderdale. The Subject's signalized corner location at NW 7th Avenue/Avenue of the Arts and NW 4th Street, close to Broward Boulevard and the central downtown core, is highly desirable. The area is seeing condominium unit sales on the rise, apartment occupancies at all-time highs, and prices and rents on an upswing for most product types. A significant reason for the high values in the market is based on the NWRAC-MUe zoning which allows the developer to vertically build up to 110 feet, or 11 stories, under the zoning. The Adderley, located across the street and north of the Subject, is a prime example of the demand for mixed use projects in the Subject area. With 417 units, only 22 (5%) are currently available since opening less than 6 months ago in October 2025. The entire neighborhood is undergoing significant redevelopment as evidenced by the considerable number of projects in the approval process, under construction, or recently completed.

Maximally Productive and Conclusion – As Vacant

Therefore, based on an analysis of the Subject's neighborhood, prevailing land values, active market participants, as well as current economic conditions, it is our opinion that the Highest and Best Use of the Subject site "as vacant" is for a mixed-use redevelopment project allowed by the zoning. Typical purchaser for the Subject would be a developer/investor.



As Improved

The Subject's existing improvements are clearly no longer the highest and best use of the Subject Property. As discussed, the Subject is encumbered by a 30-year lease agreement which expires on December 11, 2027. The lease has approximately 19 months remaining on its term and the USPS has indicated that they will not be renewing the agreement.

The building is dated but in generally average to good condition. While it is possible that a specific user could continue to use the building as it currently stands, the most probable buyers in this market would not, and the prices paid for similar sites with older buildings are essentially being purchased based on the underlying site value.



LAND VALUE ANALYSIS- FEE SIMPLE

According to the 15th Edition of The Appraisal of Real Estate on page 35, developing an opinion of land value can be considered a separate step in the valuation model or an essential technique for applying certain approaches to value, depending on the defined appraisal problem and on the highest and best use analysis. The relationship between highest and best use and land value may indicate whether an existing use is the highest and best use of the land.

An appraiser can use several techniques to obtain an indication of land value:

- Sales Comparison
- Extraction
- Allocation
- Subdivision Development
- Land Residual
- Ground Rent Capitalization

Usually, the most reliable way to estimate land value is by sales comparison. When few sales are available, however, or when the value indications produced through sales comparison need additional support, procedures like extraction or allocation may be applied. In the case of the Subject Property the only approach used was the sales comparison approach.

Sales Comparison Approach

The Sales Comparison Approach has as its premise a comparison of the Subject Property with others of similar location, size, utility and use that have sold in the market in the recent past. In order to estimate the Subject's value, a search was made for recent sales of land in the Subject's market area with similar development potential for the past 3 years. Our search found relevant sales which occurred from June 2023 through September 2025. Due to the scarcity of recent land sales and sites purchased for redevelopment, we found no comparable sales with similar location and zoning as the Subject during the past 12 months therefore we have included a September 2025 land sale of a parcel situated in the downtown district on N. Federal Highway, and a current listing across the street. We have also considered a 2 ½ acre assemblage that took place in 2022 a block and a half north of the Subject in our conclusion.

We analyzed the Subject Property based on the price per square foot of land area as this is the norm in this market. All the comparables were considered with regard to property rights conveyed, financing, conditions of sale, time or market conditions, location/view, size, zoning, approvals, planned units, and miscellaneous factors. The individual sales used for this analysis are summarized in chart form on the following page, along with detailed write-ups for each sale, a sales location map and a discussion.



Land Value Analysis As If Unencumbered

Vacant Land Sales Chart and Analysis

As discussed in the Scope of Work section earlier in this report, the Subject is encumbered by a lease until December 2027. Therefore, in the following discussion we will first analyze the Subject as if it is not encumbered by the current lease.

Our search revealed several sales of properties that were considered to be most suitable for direct comparison to the Subject.

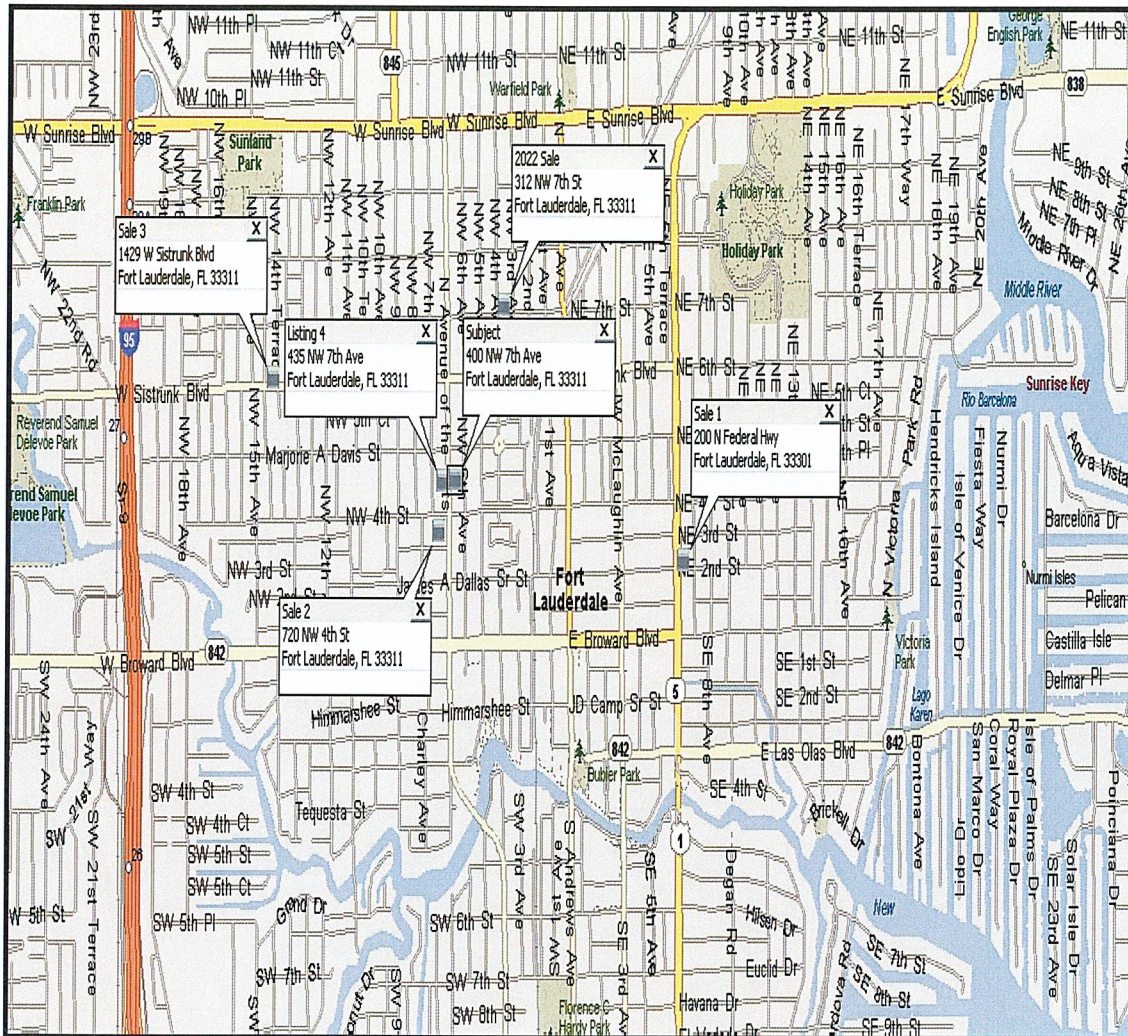
Vacant Land Sales 400 NW 7th Avenue, Fort Lauderdale Callaway & Price, Inc. #26-87713					
Sale Number	Subject	1	2	3	Listing 4
Record ID #		11809	11821	11262	
O.R. BK/PG		120445123	119682849, et al	118912804	
Date of Sale		Sep-25	Feb-22 to Jul-24	Jun-23	Current
Sale Price		\$4,425,000	\$13,242,500	\$1,500,000	\$1,700,000
Land Size (Square Feet)	131,679	35,284	138,439	20,810	19,600
Land Size - (Acres)	3.02	0.81	3.18	0.48	0.45
FAR (Base)	None	3.00	None	None	None
Price Per Square Land Foot		\$125.41	\$95.66	\$72.08	\$86.73
Location	400 NW 7th Avenue	200 N Federal Highway	720 NW 4th Street, et al	1429 Sistrunk Boulevard	435 NW 7th Avenue
City	Ft Lauderdale	Ft Lauderdale	Ft Lauderdale	Ft Lauderdale	Ft Lauderdale
Zoning	NWRAC-MUe	RAC-EMU	NWRAC-MUw	NWRAC-MUw & RC-15	NWRAC-Muw
Futue Land Use Plan	NWRAC	DRAC	NWRAC	NWRAC	NWRAC
Conditions of Sale		0%	-5%	0%	-10%
Time Adjustment		0%	5%	5%	0%
Adjusted Price Per Sq Ft		\$125.41	\$95.66	\$75.68	\$78.06
Physical Adjustments					
Location		0%	0%	20%	20%
Site Size		0%	0%	0%	0%
Zoning		-10%	0%	5%	0%
Site Quality		0%	10%	5%	10%
Total Physical Adjustments		-10%	10%	30%	30%
Adjusted Price Per Square Foot		\$112.87	\$105.22	\$98.39	\$101.48

	Per Land SF
Low	\$98.39
High	\$112.87
Average	\$104.49



Land Value Analysis As If Unencumbered

Land Sales Map





Land Value Analysis As If Unencumbered

Land Sale No. 1



Property Identification

Record ID	11809
Property Type	Mixed use, Redevelopment Land
Address	200 N Federal Highway, Fort Lauderdale, Broward County, Florida 33301
Location	NEQ of N. Federal Hwy and NE 2nd Street
Tax ID	5042-02-02-0460, 0500, 0490, 0480
Legal Descript	Lengthy

Sale Data

Grantor	Ocean Ridge Commercial Corp.
Grantee	200 N Federal LLC
Sale Date	September 15, 2025
Deed Book/Page	120445123
Property Rights	Fee Simple
Conditions of Sale	Market
Financing	Cash
Verification	Confirmed by Nicci Ellefson

Sale Price	\$4,425,000
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Land Value Analysis As If Unencumbered

Land Sale No. 1 (Cont.)

Land Data

Zoning	RAC-EMU
Topography	Ready to build
Utilities	All to site
Shape	Rectangular
Future Land Use	Downtown Regional Activity Center

Land Size Information

Gross Land Size	0.810 Acres or 35,284 SF
------------------------	--------------------------

Indicators

Sale Price/Gross Acre	\$5,462,963
Sale Price/Gross SF	\$125.41

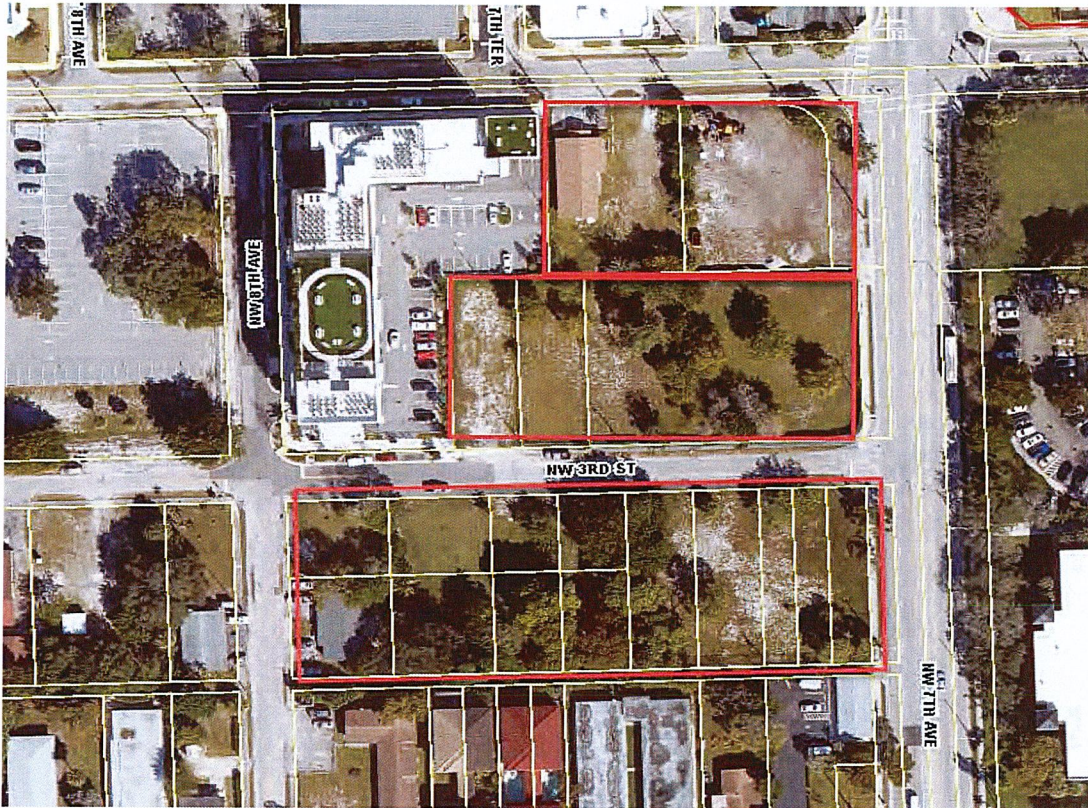
Remarks

The RAC-EMU (Regional Activity Center - East Mixed Use District) in Fort Lauderdale generally operates under a city-wide maximum Floor Area Ratio (FAR) of 3.0, unless higher intensity is permitted through specific development agreements or sub-area plans. This district permits mixed-use developments, including high-density residential and non-residential uses. The land has clean Phase I and II Environmental Reports with a letter of "No Further Action" from EPA. This site is located in Downtown Fort Lauderdale in a high traffic, high business area just a few blocks north of Broward Blvd.



Land Value Analysis As If Unencumbered

Land Sale No. 2



Property Identification

Record ID	11821
Property Type	Mixed Use Land
Address	720 NW 4th Street, et al, Fort Lauderdale, Broward County, Florida 33311
Tax ID	50420120530,0450,-0520,-1060,-1061,-1050,-1040,-1030,-0980,-1031,-1041,1051
MSA	Fort Lauderdale
Market Type	Mixed Use

Sale Data

Grantor	Multiple
Grantee	720 NW 4th Street, LLC, et al
Vendor	PHS Management, LLC
Sale Date	February 2022 through July 2024
Deed Book/Page	119682849, et al
Conditions of Sale	Arm's Length



Land Value Analysis As If Unencumbered

Land Sale No. 2 (Cont.)

Financing Cash to Sellers
Verification Confirmed by Cathy Romaguera

Sale Price \$13,242,500
Cash Equivalent \$13,242,500

Land Data

Zoning NWRAC-MUw

Land Size Information

Gross Land Size 3.178 Acres or 138,439 SF
Front Footage NW 7th Avenue; NW 3rd Street; NW 4th Street;

Indicators

Sale Price/Gross Acre \$4,166,769
Sale Price/Gross SF \$95.66

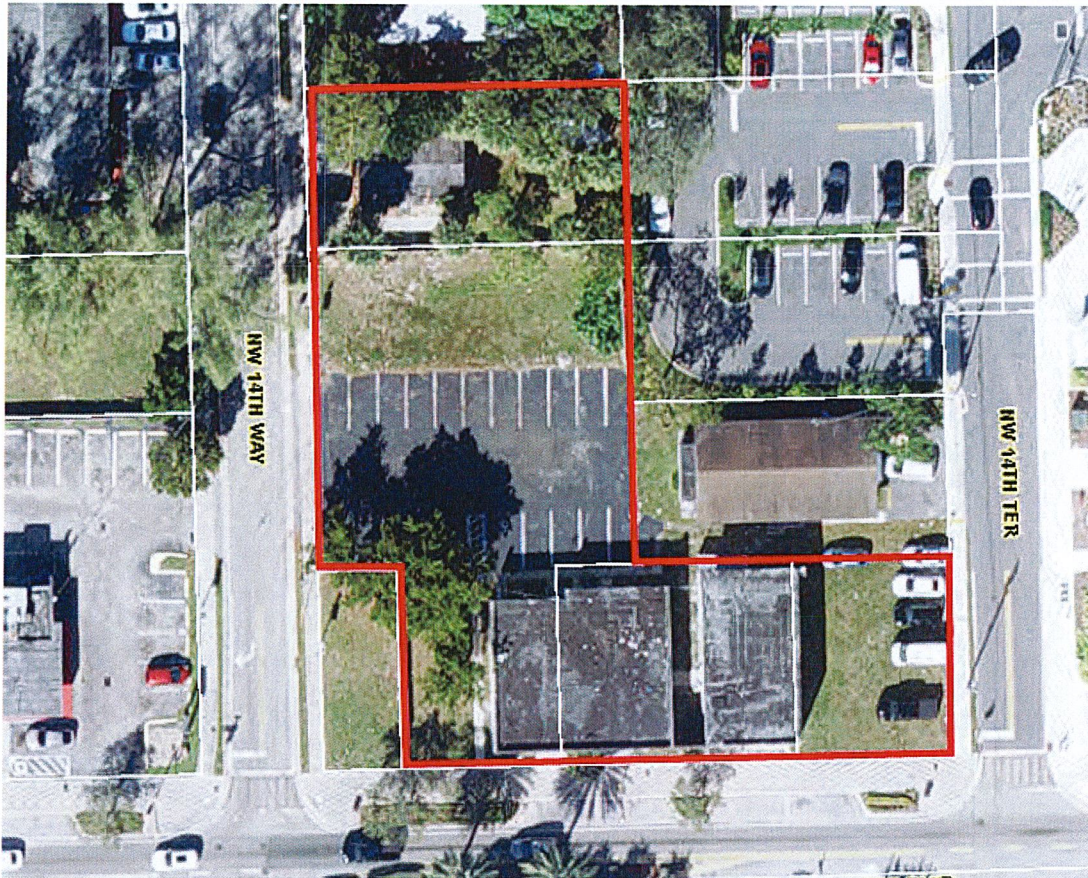
Remarks

This is an assemblage of 9 sales by Prime Housing Solutions. The site is being land banked for future development of a mixed-use retail and residential project. Some parcels had old improvements which were given no value. Three of the parcels are on the north side of NW 3rd Street and the remaining six are on the south side of NW 3rd Street. The seller of 723 NW 3rd Street was once approved in 2019 for a hotel but the project fell through.



Land Value Analysis As If Unencumbered

Land Sale No. 3



Property Identification

Record ID	11262
Property Type	Commercial, Mixed use
Property Name	Sistrunk Arts Xchange
Address	1429 Sistrunk Boulevard, Fort Lauderdale, Broward County, Florida 33311
Location	NWC of NW 6th St. (Sistrunk Blvd.) and NW 14th Ter.
Tax ID	5042-04-11-0530; -0540 & -0570
Legal Description	Lots 1-7 and 9-12, less road R/W, Blk 3 of Lincoln Park Corrected Plat

Sale Data

Grantor	Miguel D. Pilgram
Grantee	Sirrom Commercial Inc.
Sale Date	June 1, 2023
Deed Book/Page	118912804
Recorded Plat	5/2
Property Rights	Fee Simple
Conditions of Sale	Arm's Length (see comments)



Land Value Analysis As If Unencumbered

Land Sale No. 3 (Cont.)

**Financing
Verification**

Cash to seller
Confirmed by Jim Murray

Sale Price

\$1,500,000

Land Data

Zoning

NWRUC-MUw and RC-15

Topography

Partially improved with small bldg.

Utilities

All to site

Shape

Irregular

Future Land Use

NW Regional Activity Center

Land Size Information

Gross Land Size

0.478 Acres, or 20,810 SF

Front Footage

Sistrunk Blvd.; NW 14th Terrace; NW 14th Way

Indicators

Sale Price/Gross Acre

\$3,139,837

Sale Price/Gross SF

\$72.08

Remarks

This is the purchase of an irregularly shaped parcel with frontage along Sistrunk Boulevard improved with a one-story mixed-use structure built in 1957 and in fair to poor condition. The property was sold with pre-conceptual drawings for a proposed "Sistrunk Arts Xchange" project, but no approvals were in place. The site is adjacent to a new YMCA development to the east. Reportedly, the seller had motivation to sell to this particular buyer.



Land Value Analysis As If Unencumbered

Land Listing No. 4

Commercial Sale Full Report		435 NW 7th Avenue, Fort Lauderdale, FL 33311		List Price: \$1,700,000		
	MLS #:	B26021514	Status:	Active	Sub Type:	Mixed Use
	DXORIGMLSID:	RML	Area:	3810	County/Parish:	Broward
	Original LP:	\$1,700,000	Geo:	FTNW - Ft Ldale		
			Area:	NW(3390-3400;3460;3540-3660;3720;3810)		
			Comp	No		
			Safe:			
	Tax Legal Description: NORTH LAUDERDALE 1-48 D LOT .10,11,12,13,14,15,16 LESS E 15 FOR ST,7 LESS E 15 FOR ST BLK 19					
	Parcel Number: 504203012750					
	\$/Unit:	\$0	Tax Annual:	\$3,663.91	Property	VACANT LAND -
	# Of Bldgs:	0	Tax Year:	2025	Descr:	COMMERCIAL
Leasable	0	Tax Assd	144,930	Subdiv #:	1	
Area:		Value:		Ownrshp	Corporation	
Lot Area:	19,800	Assr Mrkt	281,250	Type:		
Lot Acres:	0.45	Value:		Cmmn	0	
Zoning:	NWRAC-MUw	Munic Type:	Incorporated	Area		
Flood Zone:	AE			Maint:		
				Prkng Ttl:	30	
				Owner	No	
				Agent:		
Stories:	6	Bldg Area Main:	0	Accessbilty Feat:	Yes	
Stories Ttl:	6	Bldg Area Src:	Other	Year Built:	1800	
				Year Built Details:	VACANT LAND	
Assoc Fee: \$0						
Directions: GPS						
Lat: 26.126228 Long: -80.150607						
Showing Regs: Call Listing Agent; Sign On Property: Vacant; See Remarks						
Showing Det: Pet(s) on Premises: No; Showing Contact Phone: 954-328-0711						
Occupnt Type: Vacant						
Owner: 7TH AVENUE PROPERTIES LLC						
LO (4177): Dynasty Realty Group Inc 954-776-2660						
LA (433229): Robert J Piccolo 954-328-0711 bbpiccolo@aol.com						
Lstng	Exclusive Right To Sell	Lstng Srvc:	Full Service	LO Agency:	Transaction Broker	
Agmnt:				Seller Rprsntd:	Yes	
Lstng	Conventional; Trade			Owner Agent:	No	
Terms:						
Owner:	7TH AVENUE PROPERTIES LLC					
Private Remarks: ADJACENT PARCELS INCLUDED IN SALE HAVE NO STREET NUMBERS LISTED. FOLIO NUMBERS ARE:504203012720,*(S 50 FT OF) 30,*40,*50.						
Any Broker Advertise: No						
Acreage Descr: 1/4 To Less Than 1/2 Acre Lot; Less Than 1 Acre Lot						
Business Type: Other						
Cnstrctn Mtrls: Other						
Cooling: None						
Distance To Info: Miles to Beach: 4; Miles to Expressway: 2						
Docs Avail: Aerial Photo(s); Deed; Other Available Information; Photos;						
Title/Abstracts						
Electric: 110 Volts						
Heating: None						
Loc of Prop: Central Business District; City Location						
Meter Info: Separate Electric Meters YN: No; Separate Gas Meters YN: No;						
Separate Water Meters YN: No; Number Of Meters Total: 0						
Parking Ftrs: Common						
Prop Cond: Resale						
Road Frntg Type: County Road						
Road Rspnsblty: Public Maintained Road						
Road Srvc Type: Asphalt						
Roof: Other						
Sale Incl: Land						
Security Ftrs: None						
Sewer: Public Sewer						
Special Info: Platted; Sold As-Is						
Special Lstng Cond: Standard						
Traffic Type: Medium						
Utilities: Cable Available; Electricity Available; Natural Gas Available						
Water Src: Public						
Zoning Info: Use Conforms To Zoning						
Original LP: \$1,700,000		DOM: 9		CDOM: 9		
Public Remarks: Located on a main 4 lane downtown feeder state road /35 mph speed. Very close to central/downtown employment area across from USPS. Adjacent vacant land also for sale. 3 BLOCKS TO BRIGHTLINE AND ALL TRAINS Mixed use zoning up to 7 floors. A LARGER ASSEMBLAGE POSSIBLE. CALL FOR DETAILSsingle use permitted more contiguous land possibly available for 346 units/mixed use. Massing report in hand.						
Information is deemed to be reliable, but is not guaranteed. © 2026 MLS and FBS. Prepared by Robert Callaway on Thursday, May 07, 2026 1:28 PM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.						



Property Rights Transferred

All of the comparable sales in this analysis involved ownership transfer on a Fee Simple Estate basis, with the buyers receiving full property rights. We are also unaware of any adverse deed restrictions or any other property rights limitations which would have affected the sales. Therefore, no adjustments were necessary for property rights transferred.

Terms of Financing

The transaction price of one property may differ from that of a similar property due to atypical financing arrangements. In a case where favorable financing is established, a cash equivalency adjustment is often necessary. However, all of the comparable sales analyzed herein involved either market financing terms or cash to the Grantor. Therefore, no terms of financing adjustments were made, nor any cash equivalency performed.

Conditions of Sale

Adjustments for conditions of sale usually reflect the motivations of the buyer and seller at the time of conveyance. Within the confirmation process, detailed attention was made to ensure the conditions of each sale. All of the comparable sales were arm's length transactions for which no adjustments were required.

In this market, assemblages of smaller sites are common where a developer/investor acquires properties so that they can achieve buildable sizes that allow a variety of potential developments. It is typical for assemblages as a whole to net higher prices per square foot due to the later parcels selling for a premium in order for the buyer to control a specific area of land. Sale 2 is the assemblage of several sites and was adjusted downward for this factor.

We recognize that a meeting of the minds has yet to occur with the listing. Typically, during negotiations the final sale price is something less than the asking price. Therefore, we have adjusted the listing downward for this factor.

Time or Changes in Market Conditions

Market conditions generally change over time and may be caused by inflation, deflation, fluctuations in supply and demand, or other factors. The sales occurred from June 2023 through September 2025 and the listing was current. Demand for similar properties has been increasing in recent years, as construction in the RAC City Center and RAC Urban Village areas is exhausting the allotted units and development has begun to move west into the NWRAC districts.



Sale 1 sold within the past year and, in our opinion, reflects current market conditions. A portion of Sale 2 occurred in 2022 with the remaining being in late 2023 through 2024. We have therefore adjusted this sale upward for time. Sale 3 occurred at the beginning of 2023 during a period of strengthening conditions and, in our opinion, warranted an upward adjustment. The listing was current and did not warrant an adjustment for time.

Location

The Subject Property and Sales 2, 3, and Listing 4 are located in the Northwest area of downtown Fort Lauderdale and share the same general neighborhood factors.

Sale 1 is located in the Downtown Regional Activity Center on a corner on N. Federal Highway which is considered superior to the Subject. However, the Subject has very good visibility on four arteries, access from two and potentially four arteries, and also situated on a main artery in the area. In our opinion, these characteristics negate and warrant a zero adjustment for location.

In our opinion, Sale 2 is reasonably similar to the Subject.

Sale 3 is located on the western edge of the Regional Activity Center which was considered inferior to the Subject. Additionally, it is an interior site which was considered inferior to the Subject's access and visibility from four arteries. Therefore, Sale 3 was adjusted upward for this factor.

Listing 4 is situated on the west side of NW 7th Avenue/Avenue of the Arts, just south of the Subject. The Subject is considered superior to the listing in that it encompasses an entire block with good access and visibility on all four sides versus the listing being a mid-block site with access and exposure only from NW 7th Avenue/Avenue of the Arts. We have adjusted this comparable upward for these factors.

Land Area/Size

The Subject Property contains 3.02 acres and the sales range from 0.45 to 3.18 acres. Our analysis of the market indicated that small infill sites are far less desirable to an investor than a larger site with enough contiguous land to plan a cohesive development. We know that developers attempt to obtain as much building area as they possibly can on their sites. Clearly, downtown developments do not follow the standard logic or pattern where a larger site typically sells for less per square foot than a smaller site, when all else is equal. In the downtown Fort Lauderdale market area, a larger site is considered superior and more valuable than a smaller site with less development potential. Nonetheless, while the sales did vary in size, we could find no evidence to support a size adjustment, and none were made.



Zoning/Approvals

The Subject Property is zoned NWRAC-MUe with a future land use of Northwest Regional Activity Center. Sale 2 and the listing shared the same zoning and future land use districts and were not adjusted for this factor. Sale 1 is within the downtown regional activity center which designates much more intense uses and was adjusted downward for this factor.

Sale 3 has a mix of similar zoning and less intense RC-15 zoning and warranted an upward adjustment for this factor.

Site Quality/Improvements

Site quality can encompass a wide range of factors including soil quality, topography, availability of utilities, shape and configuration and the existence of improvements. A knowledgeable buyer considers the interim use of any existing improvements on the site.

Sale 1 and the Listing were vacant land with no improvements at the time of sale. Sales 2 and 3 had older improvements, however they were given no value and the cost to demolish would be minimal in the overall scheme of development therefore no adjustment was considered for this factor.

Sale 2 is split by a road which could potentially create development issues therefore, we have adjusted this sale upward for this factor. Sale 3 has an irregular shape that is inferior to the Subject's rectangular shape and it was adjusted upward for this factor. Also, Listing 4 consists of non-contiguous parcels and was also adjusted upward for this factor.

Conclusion

As shown in the chart presented earlier, the comparables indicated a range of adjusted sale prices from \$98.39 to \$112.87 per square foot, with an average of \$104.49 per square foot.

It was noted that the final lots purchased to complete the assemblage related to Sale 2 were a 21,750 square foot site improved with an 1,876 square foot building constructed in 1955 in July 2024 for \$100.00 per square foot, and a 36,979 square foot site for \$114.93 per square foot in July 2024. As noted, typically, the last parcels in an assemblage are negotiated at higher prices due to the buyer's necessity to acquire an entire section of land.



Land Value Analysis As If Unencumbered

Although somewhat dated, we are also aware of a 2 ½ acre assemblage a block and a half north of the Subject on the south side of NW 7th Street between NW 3rd and 4th Avenues. The NWRAC-MUe site is anticipated to receive site plan approval in the next few weeks for a mixed-use retail and multifamily family project. Most of the assemblage occurred in 2022 with a small parcel in April 2023. The total price paid was \$9,642,000 or \$89.28 per square foot.

Based on the available market data and our discussion and analysis, it is our opinion that the Subject Property has a Market Value of approximately \$100.00 to \$105.00 per square foot as if NOT encumbered by the current lease as of May 1, 2026, as calculated below.

131,679	Square Feet	X	\$100.00	Per Square Foot	\$13,167,900
131,679	Square Feet	X	\$105.00	Per Square Foot	\$13,826,295
As If Not Encumbered By Lease				Say,	\$13,500,000

As discussed, in the Scope of Work section of this report, we will address the effect of the lease in the following section to determine our opinion of the Market Value of the Leased Fee Interest of the Subject.



MARKET VALUE OF THE LEASED FEE INTEREST

The Subject is encumbered by a 30-year lease agreement which expires on December 11, 2027. The lease has 19 months remaining on its term and the USPS has indicated that they will not be renewing the agreement. This lease agreement indicates that the annual rent for the Subject is \$160,000 and is fixed through the remaining term.

With market-oriented rates of return on ground rent at approximately 5.5% to 6.0% this would indicate that a market rent for the site would be approximately \$750,000. This indicates that the current rent is well below market levels.

However, we must take into consideration that site plan approvals for redevelopment projects can take between 12 and 24 months to obtain, so any developer would likely prefer to have some income generation to offset some of the carrying costs associated with the property during the approval process. For this reason, the Subject's existing lease with a remaining term of 19 months may actually be preferred over a vacant site, despite the fact that the existing lease is well below market.

While a leasehold interest does exist for the US Post Office, it is our opinion that market participants would not make a deduction for this, considering that the rent in place is virtually guaranteed and would help offset carrying costs. Again, the existing lease could be seen as a positive for any potential developer looking to redevelop the site. Therefore, no deduction for the Leasehold Interest will be made in valuation of the Leased Fee Interest of the Subject.

Therefore, based on this analysis, it is our opinion that the Market Value of the Leased Fee Interest of the Subject Property as of May 1, 2026, was:

\$13,500,000

ADDENDA

QUALIFICATIONS



Qualifications - Stephen D. Shaw, MAI, AI-GRS

Professional Designations\Licenses\Certifications

Member, Appraisal Institute, MAI Designation #10461

Member, Appraisal Institute, AI-GRS

State-certified general real estate appraiser RZ1192

Florida State Licensed Real Estate Salesman 0495422

Professional Experience

Principal, Callaway & Price, Inc., since January 1999

Senior Appraisal Consultant, Callaway & Price, Inc., since July 1997 - December 1998

Appraisal Consultant, Callaway & Price, Inc., since April 1994

Associate Appraiser, Pinel & Carpenter, Inc., Orlando, April 1992 - March 1994

Appraiser/Researcher, Callaway & Price, Inc., September 1987 - March 1992

Special Magistrate Palm Beach County 1996-2012

Special Magistrate, Martin County, 2009

Qualified as an Expert Witness

Palm Beach County, Florida

Martin County, Florida

Broward County, Florida

Sarasota County, Florida

Miami-Dade County, Florida

Education

Bachelor of Science Degree, Business Administration, Major in Real Estate
and Finance, University of Florida

Appraisal Institute:

Course 101 - An Introduction to Appraising Real Property, 1992

Course 201 - Principles of Income Producing Properties, 1991

Course 2-1 - Case Studies in Real Estate Valuation, 1992

Course 540 - Report Writing and Valuation Analysis, 1993

Course 2-3 - Standards of Professional Practice Parts A & B, 1991

Review Theory - General

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Acreage

ACLFs

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Hospitals

Hotels

Marinas

Medical Office Buildings

Medical Office Condominiums

Medical Campus Sites

Medical Office Sites

Surgery Centers

Self-Storage Facilities

Office Buildings

Office/Warehouses

Retail Buildings

Restaurants

Special Purpose Properties

Shopping Centers

Vacant Commercial Land

Vacant Industrial Land

Vacant Multifamily Pods

Vacant Residential Land

Vacant Single-Family Subdivisions

Warehouses



Qualifications - Stephen D. Shaw, MAI, AI-GRS

Organizations and Affiliations

Appraisal Institute:

Experience Review Committee

Ethics & Counseling Committee

South Florida Chapter Board of Directors

Business Development Board Palm Beach County, Member



Ron DeSantis, Governor

Melanie S. Griffin, Secretary



STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

FLORIDA REAL ESTATE APPRAISAL BD

THE CERTIFIED GENERAL APPRAISER HEREIN IS CERTIFIED UNDER THE
PROVISIONS OF CHAPTER 475, FLORIDA STATUTES

SHAW, STEPHEN DAY

1639 FORUM PLACE
SUITE 5
WEST PALM BEACH FL 33401

LICENSE NUMBER: RZ1192

EXPIRATION DATE: NOVEMBER 30, 2026

Always verify licenses online at MyFloridaLicense.com

ISSUED: 10/31/2024

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Qualifications – Cathleen A. Romaguera

Professional Designations\Licenses\Certifications

State-certified general real estate appraiser RZ1638
Real Estate Sales Associate SL412912 – State of Florida

Professional Experience

Associate Appraiser, Callaway & Price, Inc., 2018 – present
Staff Appraiser and Researcher, Lawson Appraisal Service, LLC, Inc., 2010 to 2018
Associate Appraiser and researcher, Callaway & Price, Inc., 1987 to 2002

Geographic Experience

Throughout Florida, North Carolina, and Tennessee.

Education

Bachelor of Science Degree, University of Florida
Numerous Appraisal Institute Courses and Real Estate Seminars

American Institute of Real Estate Appraisers Courses:

Course 2-3 Standards of Professional Practice
Course 2-1 Case Studies in Real Estate Valuation
Course 2-2 Valuation Analysis and Report Writing
Course 1B-A Capitalization Theory and Technique, Part A
Course 1B-B Capitalization Theory and Technique, Part B
Course 8-2, Residential Valuation

Appraisal Institute Courses:

Comprehensive Examination – Challenged and Passed 1992.
Standards of Professional Practice A & B
Standards of Professional Practice C
USPAP "Core" Law for Appraisers
Appraisal Guidelines
Standards and Ethics for Professionals



Qualifications – Cathleen A. Romaguera

Other Education:

- Mortgage Fraud-Protect Yourself
- Florida Supervisor/Trainee Roles and Relationships
- The Dirty Dozen
- Florida Appraisal Laws and Regulations
- National USPAP Update
- Challenging Assignments for Residential Appraisers
- Appraisal of 2-4 Family and Multifamily Properties
- Foreclosure Basics for Appraisers
- Appraisal of Industrial and Flex Buildings
- Valuation of Residential Solar
- Divorce and Estate Appraisals
- Introduction to Expert Witness
- Market Disturbances – Appraisals in Atypical Markets and Cycles

Appraising\Consulting Expertise

Acreage	Mobile Home Parks
Adult Congregate Living Facilities (ALFs)	Motels
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Churches	Office Buildings
Commercial Buildings	Planned Unit Developments
Condemnations	Ranches
Country Clubs	Restaurants
Daycare Facilities	Retail Properties
Duplexes	Service Stations
Easements	Shopping Centers
Foreclosures	Single Family Residences
Golf Courses	Special Purpose Properties
Hotels	Subdivisions
Industrial Buildings	Vacant Lots
Life Care Facilities	Warehouses
Medical Buildings	



Ron DeSantis, Governor

Melanie S. Griffin, Secretary



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ROMAGUERA, CATHLEEN ANN

2414 BAY VILLAGE COURT
PALM BEACH GARDENS FL 33410

LICENSE NUMBER: RZ1638

EXPIRATION DATE: NOVEMBER 30, 2026

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