FROM:

L.B. Slater & Company Inc
L.B. Slater & Company Inc

603 N Federal Hwy

Hollywood, FL 33020

Telephone Number: (954) 923-1425 Fax Number:

TO:

City of Hollywood

fhopkins@hollywoodfl.org

E-Mail:

Telephone Number: Fax Number:

Alternate Number:

**INVOICE** 

INVOICE NUMBER

13747

DATES

Invoice Date: 5/26/2014

Due Date:

REFERENCE

Internal Order #: 13747

Lender Case #: Client File #: FHA/VA Case #:

Main File # on form: 13747

Other File # on form:
Federal Tax ID:
Employer ID:

**DESCRIPTION** 

Lender: N/A Client: City of Hollywood

Purchaser/Borrower: N/A

Property Address: 2131 Cleveland St

City: Hollywood

County: Broward State: FL

Legal Description: HOLLYWOOD PARK 4-19 B LOT 11 BLK 4

FEES AMOUNT

Appraisal Fee 350.00

SUBTOTAL 350.00

33020

Zip:

PAYMENTS AMOUNT

Check #:Date:Description:Check #:Date:Description:Check #:Date:Description:

SUBTOTAL

0

Thank you for your business. Payment is due upon receipt.

TOTAL DUE \$ 350.00

# **APPRAISAL OF REAL PROPERTY**



## **LOCATED AT**

2131 Cleveland St Hollywood, FL 33020 HOLLYWOOD PARK 4-19 B LOT 11 BLK 4

### **FOR**

N/A fhopkins@hollywoodfl.org

### **OPINION OF VALUE**

175,000

### AS OF

5/21/2014

#### BY

Peter Ludescher L.B. Slater & Company Inc.

954-923-1425 pludescher@gmail.com

# **Small Residential Income Property Appraisal Report**

	Small Residential Income I	Topolity Appliation Hol	File # 13747	
The purpose of this summary appraisal repo	ort is to provide the lender/client with an ac	ccurate, and adequately supported, op	pinion of the market value	of the subject property.
Property Address 2131 Cleveland St		City Hollywood	State FL	Zip Code 33020
Borrower N/A	Owner of Public Record	CONONIE,SEAN A	County Brows	ard
	K 4-19 B LOT 11 BLK 4			
Assessor's Parcel # 5142 09 05 0260		Tax Year 2013 (assessed@\$		1,700.01
Neighborhood Name HOLLYWOOD PA		Map Reference 51-42-10	Census Tract C	
Occupant Owner Tenant Vac	<del></del>	N/A PI	UD HOA\$	per year per month
Property Rights Appraised Fee Simple	Leasehold Other (describe)	oporibo) A '- t 'tt	de etetere	
Assignment Type Purchase Transaction Lender/Client N/A	Refinance Transaction Other (d	<u> </u>	decision.	
	Address fhopkir or has it been offered for sale in the twelve month	ns@hollywoodfl.org s prior to the effective date of this apprai	isal?	Yes 🔀 No
Report data source(s) used, offering price(s), and		5 prior to the effective date of this apprai	Jui:	103
(c) ===== (c) ===== (c); ====	14// (			
I did did not analyze the contract for	sale for the subject purchase transaction. Explain	the results of the analysis of the contract	ct for sale or why the analysis	was not
performed. No contract was provided		•		
Contract Price \$ Date of Con		ne owner of public record? Yes		
,	ale concessions, gift or downpayment assistance	, etc.) to be paid by any party on behalf (	of the borrower?	Yes No
If Yes, report the total dollar amount and describe	e the items to be paid.			
Note: Dans and the resid commonition of the				
Note: Race and the racial composition of the Neighborhood Characteristics		Housing Trends	2-4 Unit Housing	Drocent Land Llee 9/
Location Urban Suburban	Rural Property Values Increasing	Stable Declining	PRICE AGE	Present Land Use % One-Unit 80 %
Built-Up Over 75% 25-75%	Under 25% Demand/Supply Shortage	In Balance Over Supply	\$ (000) (yrs)	One-Unit 80 % 2-4 Unit %
Growth Rapid Stable	Slow Marketing Time Vunder 3 m		75 Low 20	Multi-Family 10 %
	to the North, N. Dixie Hwy to the Eas		332 High 78	Commercial 10 %
South and N. 195 to the West.	to the Horat, N. Bixle Hwy to the Edo	t, Honywood Biva to the	170 Pred. 55	Other %
	ark is comprised of one or two story	single family homes and multi f		
	is an established community with rel			
the past few years older homes have	e been demolished and/or renovated	with more modern style houses	s. REO and short sales	s are still a
relatively significant factor in this ma				
Market Conditions (including support for the above	,	property values are stabelizing.		
-	st buyers in the subject's price range			•
	e foot over the past twelve months as	of the effective date of this rep	oort. Typical marketing	times are less than
3 months.	A 2 - 2 - 2	Obarra	VC	
Dimensions 50x134 (per plat map)	Area 6,700 sf	Shape Rectangul  Multiple Family District	ar view Re	esidential
Specific Zoning Classification RM-9	ZOHIHQ DESCRIPTION I			
Zoning Compliance 🔀 Legal 🗌 Legal Non	conforming (Grandfathered Use) No Zonii	ng 🔲 Illegal (describe)	Yes No If No. des	scribe
Zoning Compliance 🔀 Legal 🗌 Legal Non		ng 🔲 Illegal (describe)	Yes No If No, des	scribe
Zoning Compliance 🔀 Legal 🗌 Legal Non	conforming (Grandfathered Use) No Zonii	ng Illegal (describe) cations) the present use?	Yes No If No, des	scribe  Public Private
Zoning Compliance  Legal  Legal Non Is the highest and best use of subject property as  Utilities  Public Other (describe)  Electricity	conforming (Grandfathered Use) No Zoning improved (or as proposed per plans and specific Public Other (de Water	ng Illegal (describe) cations) the present use?  Describe)  Off-site Implement		Public Private
Zoning Compliance  Legal  Legal Non  Legal N	conforming (Grandfathered Use) No Zoning improved (or as proposed per plans and specific Public Other (de Water Sanitary Sewer Sanitary Sewer Sanitary Sewer Sanitary Sewer No Zoning No Zoning Sanitary Sewer	ng Illegal (describe) cations) the present use?  escribe)  Off-site Impr Street Asp Alley Yes	rovements - Type ohalt (2-way)	Public Private
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Zoning Compliance Legal Legal Non Is the highest and best use of subject property as:  Utilities Public Other (describe)  Electricity NA  Gas N/A  FEMA Special Flood Hazard Area Yes  Are the utilities and/or off-site improvements typi  Are there any adverse site conditions or external	conforming (Grandfathered Use) No Zoning improved (or as proposed per plans and specific Public Other (do Water Sanitary Sewer	Illegal (describe) cations) the present use?  Street Asp Alley Yes FEMA Map # 12011C0316F No If No, describe tal conditions, land uses, etc.)?  Exterior Description materia	rovements - Type chalt (2-way) s FEMA Map Yes No	Public Private
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Zoning Compliance Legal Legal Non Is the highest and best use of subject property as  Utilities Public Other (describe)  Electricity NA  FEMA Special Flood Hazard Area Yes  Are the utilities and/or off-site improvements typi  Are there any adverse site conditions or external  General Description  Units NA  Two Three Four  Accessory Unit (describe below)  # of Stories 1 # of bldgs.  Type NA  Det. Att. S-Det/End Unit	Conforming (Grandfathered Use) No Zoning improved (or as proposed per plans and specific improved i	reg   Illegal (describe) cations) the present use?  Pescribe)  Off-site Improvement Aspect Aspect Aspect Aspect Aspect Alley Yes FEMA Map # 12011C0316F No If No, describe tal conditions, land uses, etc.)?  Exterior Description material Foundation Walls On grade Exterior Walls CBS/Fram Roof Surface Shingle/Fl. Gutters & Downspouts Typical	rovements - Type chalt (2-way) s FEMA Map  Yes No  als/condition Interior Floors ne/Avg Walls at/Avg Trim/Finish Bath Floor	Public Private
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Zoning Compliance  Legal  Legal Non  Is the highest and best use of subject property as    Utilities  Public  Other (describe)  Electricity  N/A  FEMA Special Flood Hazard Area  Yes   Are the utilities and/or off-site improvements typi   Are there any adverse site conditions or external    General Description  Units  Two  Three  Four  Accessory Unit (describe below)  # of Stories  1  # of bldgs.  Type  Det.  Att.  S-Det./End Unit  Sexisting  Proposed  Under Const.  Design (Style)  One unit w/access.  Year Built  1947  Effective Age (Yrs)  67  Attic  None  Stairs  Stairs  Floor  Scuttle  Finished  Heated  # of Appliances  Refrigerator  2  Range/	Public Other (de   Water   Sanitary Sewer   Sanitary Se	rescribe)  Off-site Impresent use?  Street Aspalley Yes FEMA Map # 12011C0316F  No If No, describe tal conditions, land uses, etc.)?  Exterior Description materiate Foundation Walls On grade Exterior Walls CBS/Fram Roof Surface Shingle/Fl. Gutters & Downspouts Typical Window Type SngH/Avg Storm Sash/Insulated Typical Screens Typical Amenities  Fireplace(s) # Woodst Patio/Deck Fence Pool Porch Other  Microwave 1 Washer/D	rovements - Type chalt (2-way) s FEMA Map  Yes No  als/condition Interior Floors ne/Avg Walls at/Avg Trim/Finish Bath Floor Bath Wainsco  None None Carport Garage Carport Att. ryer 1 Other (describ)	Public Private
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Zoning Compliance  Legal  Legal Non Is the highest and best use of subject property as Is the highest and best use of subject property as Is the highest and best use of subject property as Is the highest and best use of subject property as Is the highest and best use of subject property as Is the highest and Is the	Public Other (de   Water   Sanitary Sewer   Sanitary Se	reg   Illegal (describe) cations) the present use?  Pescribe)  Off-site Improvement Asparate	rovements - Type chalt (2-way) s FEMA Map  Yes No  Als/condition Interior Floors ne/Avg Walls at/Avg Trim/Finish Bath Floor Bath Wainsco  None Sorieway Ove(s) # Driveway Ove(s) # Driveway Feet of Gross Living Area	Public Private
Zoning Compliance  Legal  Legal  Legal Non  Is the highest and best use of subject property as    Utilities  Public  Other (describe)  Electricity  N/A  FEMA Special Flood Hazard Area  Yes   Are the utilities and/or off-site improvements typi   Are there any adverse site conditions or external    General Description  Units  Two  Three  Four  Four  Accessory Unit (describe below)   # of Stories  1  # of bldgs.   Type  Det.  Att.  S-Det./End Unit  Existing  Proposed  Under Const.   Design (Style)  One unit w/access.   Year Built  1947   Effective Age (Yrs)  67   Attic  None  Stairs  Senom  Heated  Heated  # of Appliances  Refrigerator  2  Range/  Unit  # 1 contains:  5  Room  Unit  # 2 contains:  3  Room  Unit  # 3 contains:  Room	Public Other (de   Water   Sanitary Sewer   Sanitary Se	reg   Illegal (describe) cations) the present use?  Street   Aspander   Aspander   Aspander   FEMA Map # 12011C0316F  No If No, describe cal conditions, land uses, etc.)?    Exterior Description   material   Foundation Walls   On grade   Exterior Walls   CBS/Fram   Roof Surface   Shingle/Fl.   Gutters & Downspouts   Typical   Window Type   SngH/Avg   Storm Sash/Insulated   Typical   Screens   Typical   Screens   Typical   Menittes   Woodst   Patio/Deck   Fence   Pool   Porch   Other   Microwave   1   Washer/D   Bath(s)   300   Square   Bath(s)   Square   Bat	rovements - Type chalt (2-way) s FEMA Map  Yes No  Als/condition Interior Floors ne/Avg Walls at/Avg Trim/Finish Bath Floor Bath Wainsco  None None Oriveway Ove(s) # Driveway Ove(s) # Driveway Ove(s) # Att. Typer 1 Other (describ) Feet of Gross Living Area Feet of Gross Living Area Feet of Gross Living Area	Public Private
Zoning Compliance  Legal  Legal  Legal Non  Is the highest and best use of subject property as    Utilities  Public  Other (describe)  Electricity  N/A  FEMA Special Flood Hazard Area  Yes   Are the utilities and/or off-site improvements typi   Are there any adverse site conditions or external    General Description  Units  Two  Three  Four  Four  Accessory Unit (describe below)   # of Stories   1  # of bldgs.  Type  Det.  Att.  S-Det./End Unit  Sexisting  Proposed  Under Const.   Design (Style)  One unit w/access.   Year Built  1947   Effective Age (Yrs)  67   Attic  None  Stairs  Stairs  Satirs  Satirs  Satirs  Satirs  Satirs  Sexisting  Heated  Heated  Heated  Heated  Heated  Heated  Heated  Heated  Heated  Hondings:  Soom  Unit # 1 contains:  Soom  Cunit # 3 contains:  Room  Cunit # 4 contains:  Room  Cunit # 4 contains:  Room  Contains:  Soom  Cunit # 4 contains:  Room  Contains:  Soom  Cunit # 4 contains:  Soom  Contains:  Soom  Cunit # 4 contains:  Soom  Contains:  Soom  Cunit # 4 contains:  Soom  Cunit # 4 contains:  Soom  Contains:  So	Public Other (de   Water   Sanitary Sewer   Sanitary Se	reg   Illegal (describe) cations) the present use?  Street   Aspander   Aspander   Aspander   FEMA Map # 12011C0316F  No If No, describe cal conditions, land uses, etc.)?    Exterior Description   material   Foundation Walls   On grade   Exterior Walls   CBS/Fram   Roof Surface   Shingle/Fl.   Gutters & Downspouts   Typical   Window Type   SngH/Avg   Storm Sash/Insulated   Typical   Screens   Typical   Screens   Typical   Menittes   Woodst   Patio/Deck   Fence   Pool   Porch   Other   Microwave   1   Washer/D   Bath(s)   300   Square   Bath(s)   Square   Bat	rovements - Type chalt (2-way) s FEMA Map  Yes No  Als/condition Interior Floors ne/Avg Walls at/Avg Trim/Finish Bath Floor Bath Wainsco  None Sorieway Ove(s) # Driveway Ove(s) # Driveway Feet of Gross Living Area	Public Private
Zoning Compliance  Legal  Legal  Legal Non  Is the highest and best use of subject property as    Utilities  Public  Other (describe)  Electricity  N/A  FEMA Special Flood Hazard Area  Yes   Are the utilities and/or off-site improvements typi   Are there any adverse site conditions or external    General Description  Units  Two  Three  Four  Four  Accessory Unit (describe below)   # of Stories   1  # of bldgs.  Type  Det.  Att.  S-Det./End Unit  Sexisting  Proposed  Under Const.   Design (Style)  One unit w/access.   Year Built  1947   Effective Age (Yrs)  67   Attic  None  Stairs  Stairs  Satirs  Satirs  Satirs  Satirs  Satirs  Sexisting  Heated  Heated  Heated  Heated  Heated  Heated  Heated  Heated  Heated  Hondings:  Soom  Unit # 1 contains:  Soom  Cunit # 3 contains:  Room  Cunit # 4 contains:  Room  Cunit # 4 contains:  Room  Contains:  Soom  Cunit # 4 contains:  Room  Contains:  Soom  Cunit # 4 contains:  Soom  Contains:  Soom  Cunit # 4 contains:  Soom  Contains:  Soom  Cunit # 4 contains:  Soom  Cunit # 4 contains:  Soom  Contains:  So	Public Other (de   Water   Sanitary Sewer   Sanitary Se	reg   Illegal (describe) cations) the present use?  Street   Aspander   Aspander   Aspander   FEMA Map # 12011C0316F  No If No, describe cal conditions, land uses, etc.)?    Exterior Description   material   Foundation Walls   On grade   Exterior Walls   CBS/Fram   Roof Surface   Shingle/Fl.   Gutters & Downspouts   Typical   Window Type   SngH/Avg   Storm Sash/Insulated   Typical   Screens   Typical   Screens   Typical   Menittes   Woodst   Patio/Deck   Fence   Pool   Porch   Other   Microwave   1   Washer/D   Bath(s)   300   Square   Bath(s)   Square   Bat	rovements - Type chalt (2-way) s FEMA Map  Yes No  Als/condition Interior Floors ne/Avg Walls at/Avg Trim/Finish Bath Floor Bath Wainsco  None Sorieway Ove(s) # Driveway Ove(s) # Driveway Feet of Gross Living Area	Public Private
Zoning Compliance  Legal  Legal Non Is the highest and best use of subject property as Is the highest and best use of subject property as Is the highest and best use of subject property as Is the highest and best use of subject property as Is the highest and best use of subject property as Is the highest and legal  Is the highes	Public Other (de   Water   Sanitary Sewer   Sanitary Se	ring   Illegal (describe) cations) the present use?  Street Asp Alley Yes FEMA Map # 12011C0316F No If No, describe tal conditions, land uses, etc.)?  Exterior Description material Foundation Walls On grade Exterior Walls CBS/Fram Roof Surface Shingle/Fl. Gutters & Downspouts Typical Window Type SngH/Avg Storm Sash/Insulated Typical Screens Typical Window Type SngH/Avg Storm Sash/Insulated Typical Screens Typical Fireplace(s) #   Woodst   Patio/Deck  Fence   Pool	rovements - Type chalt (2-way) s FEMA Map  Yes No  Als/condition Interior Floors ne/Avg Walls at/Avg Trim/Finish Bath Floor Bath Wainsco  None Sorieway Ove(s) # Driveway Ove(s) # Driveway Feet of Gross Living Area	Public Private
Zoning Compliance  Legal  Legal Non  Is the highest and best use of subject property as      Utilities	Public Other (de Water Sanitary Sewer Sewe	rescribe)  Off-site Improvement use?  Off-site Improvement use?  Off-site Improvement use?  Alley Yes  FEMA Map # 12011C0316F  No If No, describe  Ital conditions, land uses, etc.)?  Exterior Description material  Foundation Walls On grade  Exterior Walls CBS/Fram  Roof Surface Shingle/Fl.  Gutters & Downspouts Typical  Window Type SngH/Avg  Storm Sash/Insulated Typical  Screens Typical  Amenities  Fireplace(s) # Woodst  Pool Porch  Other  Microwave 1 Washer/D  Bath(s) 1,252 Square In  Bath(s) 300 Square In  Bath(s) Square In  Bath(s) Square In  Bath(s) Square In  Bath(s) Square In  Both(s) Squa	rovements - Type  chalt (2-way)  s  FEMA Map  Yes No  Als/condition Interior Floors  ne/Avg Walls at/Avg Trim/Finish Bath Floor Bath Wainsco  None None Carport Garage Carport Att.  ryer 1 Other (describ) Feet of Gross Living Area	Public Private
Zoning Compliance  Legal  Legal Non  Is the highest and best use of subject property as      Legal	Public Other (de Water Sanitary Sewer S	reg   Illegal (describe) cations) the present use?  Pescribe)  Off-site Improvement	rovements - Type  chalt (2-way)  s  FEMA Map  Yes No  Als/condition Interior Floors Ploors Poriveway Porivew	Public Private

Are there any	y physical deficie	ncie	s or a	dverse						Income Pro	<u>.                                    </u>	<u> </u>	<u> </u>		•	File#		Yes, descri	be.
															<b>_</b>				
Does the pro	perty generally o	onfo	rm to	the ne	ighborho	ood	(function	nal utili	ity, style, c	ondition, use, constr	uction	n, etc.)?			Yes No	If No, do	scribe		
									•										
is the proper	rty subject to ren	t con	trol?		Ye	S	X N	0 li	f Yes, desc	ribe									
	ng properties re the market rer							r, and	l proximat	e comparable rent	al pr	operties	to the sul	bje	ct property. This	analysi	s is	intended to	support the
FE.	ATURE		S	SUBJEC	T	I		COMP	ARABLE R	ENTAL # 1		COM	PARABLE R	REN	ITAL # 2		COMP	ARABLE RE	ENTAL # 3
	131 Clevelan	-					1824 5			00 2044	_	2 Taft		20	2044	2610	-		0.2044
Proximity to	ollywood, FL Subject	330	)20				58 mil		<u>FL 3302</u> E	20-3041		miles I	<u>, FL 3302</u> NE	20	1-3041	.61 m		<u>FL 3302</u> W	0-3041
Current Mont	thly Rent	\$			1,95	0				\$ 2,050				\$					\$ 2,050
Rent/Gross E		\$	V		.26 sq.f	ft.			11-	\$ 1.23 sq.ft.		V <b>V</b>	N <sub>+</sub>	\$	1.15 sq.ft.	□ Va			\$ 1.18 sq.ft
Rent Control Data Source		$\bigcirc$	yes ner	X	10		Yes MLS	×ι	VO		ML:	Yes 🔀	N0			MLS	X	No	
Date of Leas	\ /			vided			Not pro	ovide	d			provid	ed			Not pr	ovide	:d	
Location			burb				Suburb					urban				Subur			
Actual Age		67					75				63					42			
Condition Gross Buildir	ηα Δτος	Ave	erag	e/Go	od 1,55		Good/F	Reno	vated	1,662		od/Ren	ovated		1,874	Avera	ge		1 720
GIOSS DUIIUII	ny Arta	_			Size				Size				Size	Τ				Size	1,736
Unit Breakdo	own		Coun	ıt	Sq. Ft.	٠	Rm Cour	nt 	Sq. Ft.	,		Count	Sq. Ft.		,	Rm Cou		Sq. Ft.	Monthly Rent
			Br	Ва			Tot Br	Ba	1,662				1,874	_	2,150			1,736	,
Unit # 1 Unit # 2		3		1.5	1,25		5 3	2	1,212 450			3 1 2 1	1,045 829	_				868 868	
Unit # 3		3	1	1	30	0	3 1	1	450	\$ 800	4	2 1	828	9 ¢		4 2	1	808	\$ 1,000 \$
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Utilities Inclu	ıded	ΔΙΙ	4:1:4															141.0	
etc.) Th units appe	e appraiser se ar to comman	rep no d su earch	rese leas ipport hed t	entation of the Miles of the Mi	vided estimated LS for a than 2	d n	narket r small in droom	rents f ncome units.	properti Sale 1 a	dividual subject un es that sold withir ppeared to be the	its re	past tw st simila	elow (inclu elve mont r due to b	ths	as of the effect	ive date	compa	arables, rer	3 bedroom
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etc.) Th units appear identical in  Rent Sched  Unit # 1 2 3 4 Comment on  Utilities inclu Comments or rates app leases we Estimated  I My research Data Source( My research Data Source( Report the re	le appraiser se lar to comman in size; howevee lule: The appraiser Begin Data month month month month month lease data  I lease data	repino did superior ser in asses Le rents asses Le did rent for arch did blow did blow did blow	reserved to the served to the	entative process for a temporal to the MI rents etely reconcionate econcionate economica	ve vided estimated S for a than 2 enovat le the ap and Date month month clectric ther mont teadily ubject hably s ransfer h	mall s because of section of the sec	narket remail in droom as per able ind shall i	I Actua  I Actua  I Actua  I (Included over the subjection of the	ror the incepropertic Sale 1 a Rent type monthly menthly menthly menthly menthly income at Monthly inc	dividual subject un es that sold withir ppeared to be the ically include wat arket rents to provide Actual Rents r Unit Furnished \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	Oil  Oil  No peen  Oil  Veen  year  year	sported by past two st similar disewer strong print of the past two strong prior to the past two past two strong prior to the past two pas	elow (inclued very month of the market of th	rer  TCO Ot TCO OCCUPATION  CCCTIC  TCO OCCUPATION  TCO OCCUPA	as of the effecting a main house of the comparable of the comparab	of the ive date and a he subject that the control of the control o	compared of the distribution of Ma	erty.  rket Rent  hed  for \$5,45 d its non-	Total Rents  \$ 1,350 600 \$ 1,950 \$ 1,950 Vacancy 0 but no
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# **Small Residential Income Property Appraisal Report**

File# 13747

There are 8 compara	ble proi	perties	currently	offered	for sa	le in the	subject neighborho	od rar	aina in	price fro	m \$ 139.750		to \$	209,9	99	
							past twelve month							0\$ 187		
				licigiib				ιο ταιις						PARABLE :		· ·
FEATURE		SUBJEC	·I				SALE # 1				SALE # 2				SALE # 3	3
Address 2131 Clevelan	d St				Scott				Taft S			1	) Haye			
Hollywood, FL	33020	)		Holly	wood,	FL 330	20-3041	Holly	wood,	FL 330	20-3041	Holly	wood,	FL 330	<u> 20-304</u>	.1
Proximity to Subject				0.58	miles I	NE		0.36	miles I	NE		0.61	miles	SW		
Sale Price	\$						\$ 195,000				\$ 187,500				\$	165,018
Sale Price/Gross Bldg. Area	\$		sq.ft.	\$	117.	33 sq.ft.		\$	100.	05 sq.ft.		\$	95.	06 sq.ft.		
Gross Monthly Rent	\$		1,950			2,050		\$		2,150		\$		2,050		
Gross Rent Multiplier	_		1,000	<u> </u>		95.12		_		87.21		<u>                                     </u>		80.50		
Price per Unit	\$			\$				\$				\$				
				\$		97,500		\$		93,750		\$		82,509		
Price per Room	\$			_		24,375				20,833		_		20,627		
Price per Bedroom	\$			\$		48,750		\$		37,500		\$		41,255		
Rent Control	Ye:	s 🗙 1	No		s 🗶			Y₁	es 🗙	No			es 🗙	No		
Data Source(s)				MLS/	<b>BCPA</b>	/Tax Ro	oll	MLS	/BCPA	/Tax Ro	oll	MLS	/BCPA	/Tax Ro	<u> </u>	
Verification Source(s)				Visua	al from	street/	Aerial Maps	Visua	al from	street/	Aerial Maps	Visua	al from	street/A	Aerial N	/laps
VALUE ADJUSTMENTS	DES	SCRIPTI	ON		ESCRIP <sup>-</sup>		+(-) Adjustment		)ESCRIP		+(-) Adjustment		DESCRIP			Adjustment
Sale or Financing				Cash				Cash				_	ention			
Concessions				I	per MI	9			per MI	2			per M			
Date of Sale/Time													•			
·	0 1				/2013				5/2013				<u>0/2013</u>			
Location	Subur			Subu				Subu				Subu				
Leasehold/Fee Simple	Fee S	•		Fee S	Simple				Simple				Simple			
Site	6,700	sf		7,799	sf (ta:	xroll)		8,028	3 sf (ta	xroll)		7,500	osf (ta	xroll)		
View	Resid	ential		Resid	lential			Resid	dential			Resid	dential			
Design (Style)			access			access.		Duple				Duple				
Quality of Construction		Frame			Frame				Frame	/ava			/Frame	a/ava		
3		iaiile			. raiiie	"avy			ı ıaıııe	"avy			ıı ıaılıt	ravy		
	67			75	1	-1 .		63	17.	-1 .		42			<u> </u>	.40 000
Condition	Avera	ge/Go			/renov		-10,000		l/renov		-10,000		age			+10,000
Gross Building Area			1,552			1,662	-1,650.00			1,874	-4,830.00			1,736		2,760.00
Unit Breakdown	Total	Bdrms	Baths	Total	Bdrms	Baths		Total	Bdrms	Baths		Total	Bdrms	Baths		
Unit # 1	5	3D	1.5	5	3	2	-5,000	5	3	1	+2,500	4	2	1		+2,500
Unit # 2	3	1	1	3	1	1	,	4	2	1	,	4	2	1		
Unit # 3			•			·		•					_	· ·		
Unit # 4																
Basement Description																
Basement Finished Rooms	n/a			n/a				n/a				n/a				
Functional Utility	Adequ	uate		Adeq	uate			Adeq	uate			Adec	uate			
Heating/Cooling	Electri	ic/Cent	tral	Electr	ic/Cen	tral		Elect	ric/Cen	tral		Elect	ric/Cen	ıtral		
Energy Efficient Items	None			None				None	<u> </u>			None				
Parking On/Off Site	Drive	M2M		Drive				Drive				Drive				
Porch/Patio/Deck	Open								n Patio							
		гаш			Patio								n Patio			
Days on Market	N/A			55 da	ıys			23 da	ays			29 da	ays			
Most recent List Price																
Net Adjustment (Total)					+	<b>X</b> -	\$ -16,650			<b>X</b> -	\$ -12,330		<b>X</b> +		\$	9,740
Adjusted Sale Price				Net Ad	j.	8.5 %		Net Ad	lj.	6.6 %		Net Ac	dj.	5.9 %		
of Comparables				Gross	Adj.	8.5 %	\$ 178,350	Gross	Adj.	9.2 %	\$ 175,170	Gross	Adj.	9.2 %	\$	174,758
Adjusted Price Per Unit (Adj. S	P Comp / #	# of Comp	Units)	\$		89,175		\$		87,585		\$		87,379		
		# of Comp		\$		22,294		\$		19,463		\$		21,845		
Adjusted Price Per Bedrm (Adj. S				\$		44,588		\$		35,034		\$		43,690		
•			X		-	Jnits = \$		-	nor CRA				2	GBA = \$		175 004
		7,500		2								1,552			Φ.	175,004
		1,875	Χ	8		Rooms =	,	value			43,750 X	4		Bdrms. =	•	175,000
Summary of Sales Comparison A			-								n search of appi					
MLS and tax roll was pe	rforme	d. The	e appra	iser se	earche	ed for re	cent sales of pr	operti	ies cor	sidered	l most similar in	phys	ical ch	aracteri	stics ar	nd
location when compared	l to the	e subje	ct. The	sales	used	in this r	eport are consid	dered	viable	alterna	tives to the sub	ject p	roperty	and ler	nd supr	port to
the subjects estimate of																
reflect the differences be																
above. Sale 1 appeared																
sale.				111	a.uC					p.010	.,	-1 V	. 5.9111	più		20011
Indicated Value by Sales Compa	rison An	nrnach (	17	5,000												
Total gross monthly rent \$		950			nultiplier	(CDM)	0.5	= \$	405	750		Indicat	ad value	by the Inc	omo Ann	roach
	- , -					· ,	85		,							TUACII
Comments on income approach		-					per the owner th									
provided for review. Sub	ject re	nt is c	onside	ed "o	verage	e" and a	bove market pe	r the	specia	l except	tion zoning and	its no	n-profi	t use. E	<u>stimate</u>	ed
market rent for a reason					s prop	<u>erty is</u> b	oetween \$1,600	<u>- \$2,</u>	<u> 200.</u> G	RM falls	s within the com	<u>ıpara</u> l	bles us	sed		
			pproach	1	75,000		Income Appro				Cost Appro					
All three approaches to	value v	were c	onside				ent. All weight h	as be			the Sales Com	pariso	n App	roach to	value.	
The Cost Approach was																
																o the
somewhat support of the					orne A	pproac	n was not used	as in	subje	ct recei	ives rents signif	icanti	y abov	e marke	: uue t	o trie
special exception zoning	and i	ts non	-protit u	ise.												
<u> </u>							1 10 0				p p no :					
	as is'',						nd specifications or									
							of a hypothetical co									
following required inspection I												: See	attach	ned assi	umptior	ns and
limiting conditions. The s	sole pu	urpose	of this	assig	<u>nme</u> nt	is to es	stimate the subje	ects c	<u>urre</u> nt	market	value.					
Based on a complete visua	al inspe	ection	of the i	nterior	and ex	cterior ar	eas of the subject	t pro	perty, d	efined so	cope of work, sta					imiting
conditions, and appraiser's	certific	cation,	my (our										of this	s report	is	
\$ 175,000 , as of			2014				date of inspection									

# **Small Residential Income Property Appraisal Report** See addendum. **COST APPROACH TO VALUE (not required by Fannie Mae)** Provide adequate information for the lender/client to replicate the below cost figures and calculations Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value) OPINION OF SITE VALUE ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW =\$ Source of cost data DWELLING Sq.Ft. @ \$ =\$ Effective date of cost data Sq.Ft. @ \$ Quality rating from cost service =\$ Comments on Cost Approach (gross living area calculations, depreciation, etc.) =\$ Garage/Carport Sq.Ft. @ \$ =\$ Total Estimate of Cost-New =\$ Less Physical Functional External Depreciation =\$( Depreciated Cost of Improvements =\$ "As-is" Value of Site Improvements Years INDICATED VALUE BY COST APPROACH Estimated Remaining Economic Life (HUD and VA only) PROJECT INFORMATION FOR PUDs (if applicable) Is the developer/builder in control of the Homeowners' Association (HOA)? Yes No Unit type(s) Detached Attached Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA and the subject property is an attached dwelling unit. Legal Name of Project Total number of phases Total number of units Total number of units sold Data source(s) Total number of units rented Total number of units for sale Was the project created by the conversion of existing building(s) into a PUD? Yes No If Yes, date of conversion. Does the project contain any multi-dwelling units? Yes No Data Source Yes No If No, describe the status of completion. Are the units, common elements, and recreation facilities complete? Are the common elements leased to or by the Homeowners' Association? Yes No If Yes, describe the rental terms and options.

Describe common elements and recreational facilities

This report form is designed to report an appraisal of a two- to four-unit property, including a two- to four-unit property in a planned unit development (PUD). A two- to four-unit property located in either a condominium or cooperative project requires the appraiser to inspect the project and complete the project information section of the Individual Condominium Unit Appraisal Report or the Individual Cooperative Interest Appraisal Report and attach it as an addendum to this report.

This appraisal report is subject to the following scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications. Modifications, additions, or deletions to the intended use, intended user, definition of market value, or assumptions and limiting conditions are not permitted. The appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment. Modifications or deletions to the certifications are also not permitted. However, additional certifications that do not constitute material alterations to this appraisal report, such as those required by law or those related to the appraiser's continuing education or membership in an appraisal organization, are permitted.

SCOPE OF WORK: The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal report form, including the following definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser must, at a minimum: (1) perform a complete visual inspection of the interior and exterior areas of the subject property, (2) inspect the neighborhood, (3) inspect each of the comparable sales from at least the street, (4) research, verify, and analyze data from reliable public and/or private sources, and (5) report his or her analysis, opinions, and conclusions in this appraisal report.

The intended use of this appraisal report is for the lender/client to evaluate the property that is the subject of this appraisal for a mortgage finance transaction.

INTENDED USER: The intended user of this appraisal report is the lender/client.

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 is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both portions are well informed or well advised and each entire in what he are she considered by any host interest; (3) a parties are well informed or well advised, and each acting in what he or she considers his or her own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U. S. dollars or in terms of financial arrangements comparable thereto; and (5) 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.

\*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS: The appraiser's certification in this report is subject to the following assumptions and limiting conditions:

- The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.
- 2. The appraiser has provided a sketch in this appraisal report to show the approximate dimensions of the improvements, including each of the units. The sketch is included only to assist the reader in visualizing the property and understanding the appraiser's determination of its size.
- 3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
- 4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
- 5. The appraiser has noted in this appraisal report any adverse conditions (such as needed repairs, deterioration, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing this appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property.
- 6. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that the completion, repairs, or alterations of the subject property will be performed in a professional manner.

#### APPRAISER'S CERTIFICATION:

The Appraiser certifies and agrees that:

- 1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
- 2. I performed a complete visual inspection of the interior and exterior areas of the subject property, including all units. I reported the condition of the improvements in factual, specific terms. I identified and reported the physical deficiencies that could affect the livability, soundness, or structural integrity of the property.
- 3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
- 4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison and income approaches to value. I have adequate market data to develop reliable sales comparison and income approaches to value for this appraisal assignment. I further certify that I considered the cost approach to value but did not develop it, unless otherwise indicated in this report.
- 5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.
- 6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.
- 7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.
- 8. I have not used comparable sales that were the result of combining a land sale with the contract purchase price of a home that has been built or will be built on the land.
- 9. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.
- 10. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.
- 11. I have knowledge and experience in appraising this type of property in this market area.
- 12. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.
- 13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.
- 14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.
- 15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.
- 16. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.
- 17. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.
- 18. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application).
- 19. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.
- 20. I identified the lender/client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.

- 21. The lender/client may disclose or distribute this appraisal report to: the borrower; another lender at the request of the borrower; the mortgagee or its successors and assigns; mortgage insurers; government sponsored enterprises; other secondary market participants; data collection or reporting services; professional appraisal organizations; any department, agency, or instrumentality of the United States; and any state, the District of Columbia, or other jurisdictions; without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent. Such consent must be obtained before this appraisal report may be disclosed or distributed to any other party (including, but not limited to, the public through advertising, public relations, news, sales, or other media).
- 22. I am aware that any disclosure or distribution of this appraisal report by me or the lender/client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.
- 23. The borrower, another lender at the request of the borrower, the mortgagee or its successors and assigns, mortgage insurers, government sponsored enterprises, and other secondary market participants may rely on this appraisal report as part of any mortgage finance transaction that involves any one or more of these parties.
- 24. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.
- 25. Any intentional or negligent misrepresentation(s) contained in this appraisal report may result in civil liability and/or criminal penalties including, but not limited to, fine or imprisonment or both under the provisions of Title 18, United States Code, Section 1001, et seq., or similar state laws.

#### SUPERVISORY APPRAISER'S CERTIFICATION:

The Supervisory Appraiser certifies and agrees that:

- 1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
- 2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
- 3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.
- 4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
- 5. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

APPRAISER	SUPERVISORY APPRAISER (ONLY IF REQUIRED)
Signature	Signature
Name Peter Ludescher	Name
Company Name L.B. Slater & Company Inc.	Company Name
Company Address 603 N. Dixie Hwy, Suite A, Hollywood, FL,	Company Address
33020	
Telephone Number 954-923-1425	Telephone Number
Email Address <u>pludescher@gmail.com</u>	Email Address
Date of Signature and Report 05/30/2014	Date of Signature
Effective Date of Appraisal <u>5/21/2014</u>	State Certification #
State Certification # RD5494	or State License #
or State License #	State
or Other (describe) State #	Expiration Date of Certification or License
State Florida	
Expiration Date of Certification or License 11/30/2014	SUBJECT PROPERTY
ADDDECC OF DDODEDTY ADDD ALCED	Did not inspect subject property
ADDRESS OF PROPERTY APPRAISED	Did inspect exterior of subject property from street
2131 Cleveland St	Date of Inspection
Hollywood, FL 33020	Did inspect interior and exterior of subject property
APPRAISED VALUE OF SUBJECT PROPERTY \$ 175,000	Date of Inspection
LENDER/CLIENT	COMPARABLE SALES
Name	Did not inspect exterior of comparable sales from street
Company Name N/A	Did inspect exterior of comparable sales from street
Company Address fhopkins@hollywoodfl.org	Date of Inspection
Email Address	

Freddie Mac Form 72 March 2005

### **Supplemental Addendum**

		Cuppionionical Addonadin	1110	13/4/	
Borrower	N/A				
Property Address	2131 Cleveland St				
City	Hollywood	County Broward	State FL	Zip Code 33020	
Client	City of Hollywood				

File No. 13747

<u>Highest & Best Use:</u> The subject as improved is a legally permissible use based on its current zoning. Also, the lot size, shape, physical condition and land-to-building ratio allow the present structure and indicate a good utilization of the improvements. Based on current market conditions, the present use as a multi family residence is its financially feasible and maximally productive use.

<u>Data Verification:</u> Every effort has been made to verify information obtained from secondary data sources. However, in the time frame in which an appraisal is prepared, principals are not often available or do not wish to discuss information with an appraiser that is not part of the public records, knowing that some of the information might be disseminated to the general public. Therefore, the data utilized in this appraisal is believed to be true and correct but cannot be warranted. Data obtained from professional associates sources often relates to properties they have personally appraised. This information is often confidential (appraiser/client) in nature and may be referred to in this analysis as a general source of data with the clients permission, but retained in our files so that the confidentiality of the source is maintained and the specific data is not disseminated to the public in a manner not authorized by the client.

<u>Extent of Appraisal Process:</u> The appraisal is based on a physical inspection of the neighborhood and the subject property, information gathered from public and private records and subsequent exterior inspection of the comparable sales. The data obtained are verified through public records, published and on-line information services and sources involved or familiar with each respective transfer.

<u>Subject Property Information:</u> The appraiser makes no guarantees or warranties as to whether the improvements to the subject site have been properly permitted in accordance with the applicable county and/or municipal governing body. The appraiser accepts no responsibility for any disputes, which may arise over any such issue.

<u>Complete visual inspection typically includes:</u> readily observable areas, int/extent perimeters, if accessible

(obstructions), floorplan/layout, relevant amenities, general condition, assessed functional utility, measurement ofhouse, observed remodeling and/or renovations.

<u>Complete visual inspection might also include:</u> inspection of attic, closets, crawl space, insulation, testing of mechanical equipment such as but not limited to AC, appliances, plumbing, electrical, etc., testing of sewer, well or water supply, code compliance (As required by FHA).

<u>Additional thoughts:</u> The reader of this report should also understand that the appraiser is not a home inspector, general contractor, structural engineer, environmentalist, termite inspector, licensed roofer, plumber, electrician, surveyor, mold inspector or earthquake zone specialist. The appraiser recommends any intended user or person(s) who rely on this report to do their own due diligence regarding any of the areas mentioned above.

#### Purpose and Intended Use of Appraisal:

Per the client, the subject is being appraised for current market value. We understand the intended use of this report is to assist with a purchase decision. This appraisal is for the sole use of the disclosed client named in the report for it's stated purpose. Any parties who rely upon information from this report, without the appraiser's written consent, do so at their own risk.

#### Signatures:

Please be advised that the attached file contains "Electronic Signatures" these signatures are accessed only by security mode and are considered original signatures by all National Banks and Lending Institutions as well as Fannie-Mae.

## **Market Conditions**

# **Market Analysis Report**

Property Type: Residential Income (RIN)

Status: Closed Sale

Number of Properties: 12

	Total Units	SF/FF	List Price	LP\$/SqFt	Sale Price	SP\$/SqFt	SP\$/LP\$	Days on Market
High	2	2,444	\$269,900	\$206	\$250,000	\$190	108.86	1,975
Low	2	868	\$94,900	\$39	\$75,000	\$42	75.76	4
Average	2	1,545.5	\$166,157	\$117	\$157,735	\$110	95.19	235.33
Median	2	1,559.5	\$150,000	\$116	\$153,500	\$113	96.31	37.5

Search Criteria					
Status	CS				
Closing Date	12 months back				
Total Units	2				
Map Shape 1 (Polygon)	26.03364856752478				

# **Subject Photo Page**

Borrower	N/A			
Property Address	2131 Cleveland St			
City	Hollywood	County Broward	State FL	Zip Code 33020
Client	City of Hollywood			



# **Subject Front**

2131 Cleveland St

Sales Price

Gross Living Area 1,446 Total Rooms 8 Total Bedrooms 4 Total Bathrooms 2.5 Location Suburban View Residential 6,700 sf Site Quality CBS/Frame/avg

Age 67









# **Subject Photo Page**

Borrower	N/A			
Property Address	2131 Cleveland St			
City	Hollywood	County Broward	State FL	Zip Code 33020
Client	City of Hollywood			



# **Additional Unit**

2131 Cleveland St Sales Price Gross Building Area 1,552 Age 67

## **Subject Interior Photos**

Borrower	N/A			
Property Address	2131 Cleveland St			
City	Hollywood	County Broward	State FL	Zip Code 33020
Client	City of Hollywood			



# **Subject Livingroom**

2131 Cleveland St

Sales Price

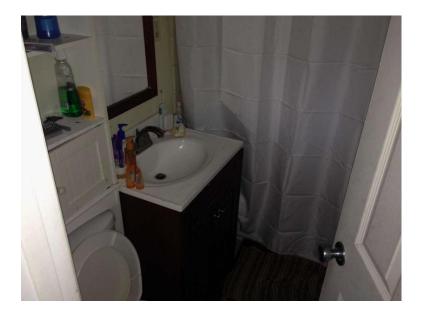
Gross Living Area 1,446 Total Rooms 8 Total Bedrooms 4 Total Bathrooms 2.5 Location Suburban View Residential 6,700 sf Site CBS/Frame/avg Quality

67

Age



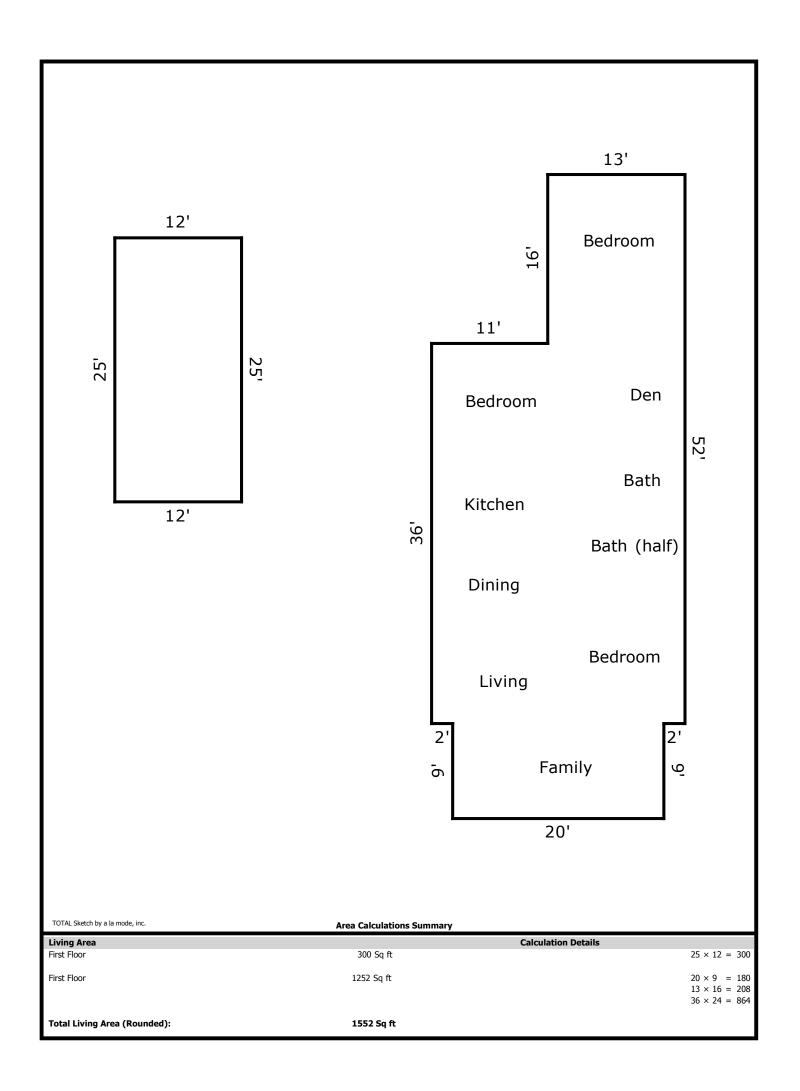
# **Subject Kitchen**



# **Subject Bath**

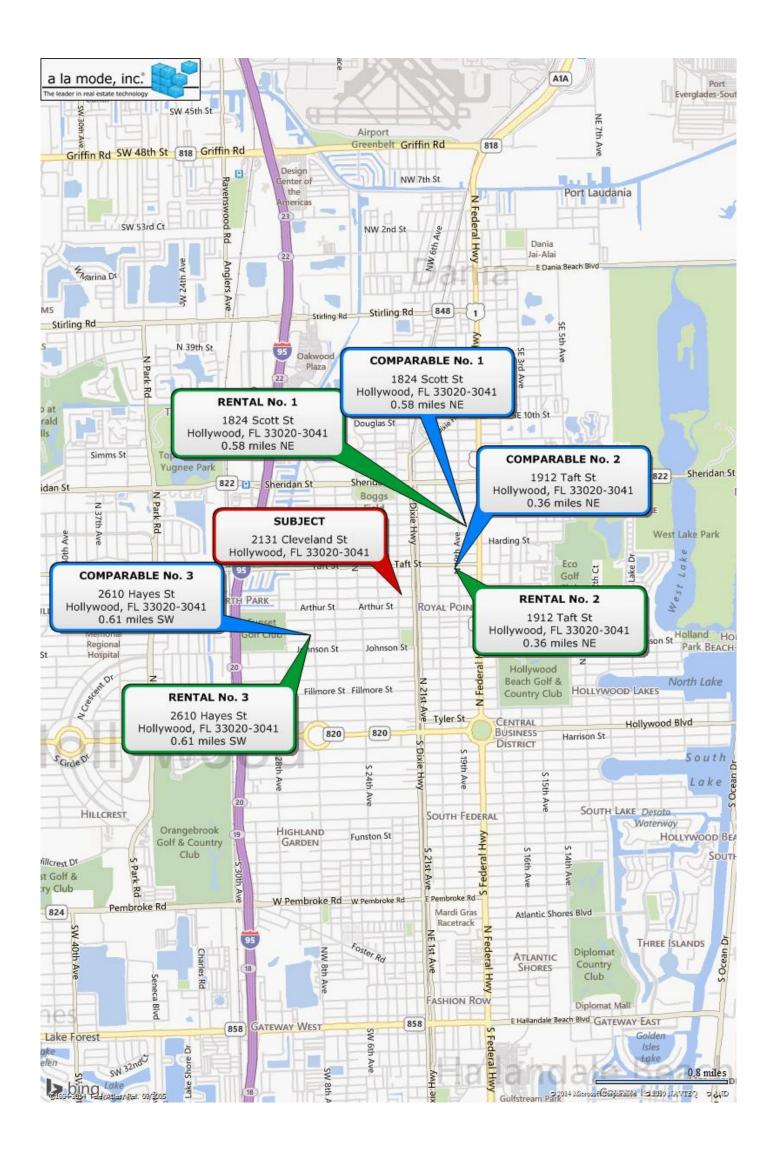
# **Building Sketch**

Borrower	N/A			
Property Address	2131 Cleveland St			
City	Hollywood	County Broward	State FL	Zip Code 33020
Client	City of Hollywood			



#### **Location Map**

Borrower	N/A			
Property Address	2131 Cleveland St			
City	Hollywood	County Broward	State FL	Zip Code 33020
Client	City of Hollywood			



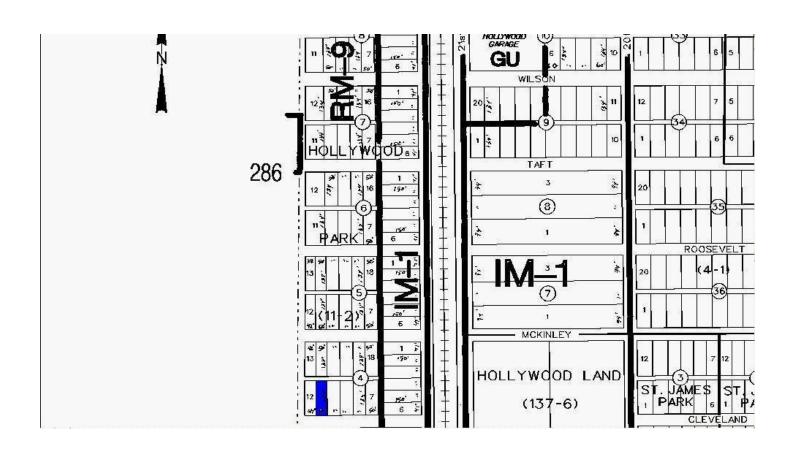
# **Aerial Map**

Borrower	N/A			
Property Address	2131 Cleveland St			
City	Hollywood	County Broward	State FL	Zip Code 33020
Client	City of Hollywood			



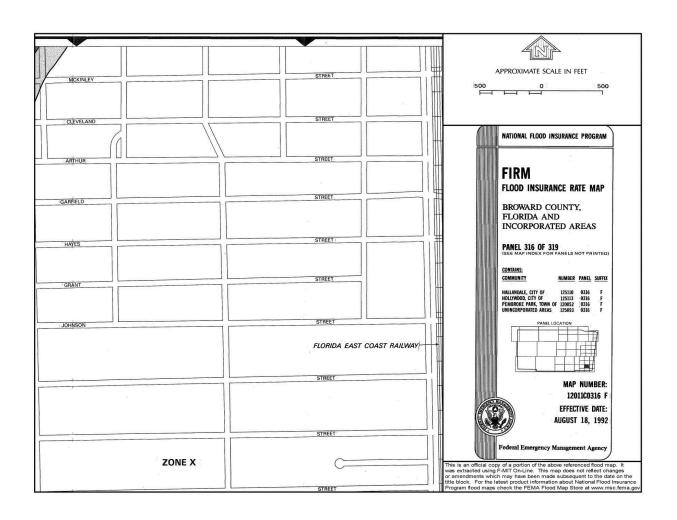
# **Plat Map**

Borrower	N/A				
Property Address	2131 Cleveland St				
City	Hollywood	County Broward	State FL	Zip Code	33020
Client	City of Hollywood				



## Flood Map

Borrower	N/A		
Property Address	2131 Cleveland St		
City	Hollywood	County Broward State FL Zip Code	33020
Client	City of Hollywood		



## **Comparable Photo Page**

Borrower	N/A							
Property Address	2131 Cleveland St	·						
City	Hollywood	County	Broward	State	FL	Zip Code	33020	
Client	City of Hollywood							



## Comparable 1

1824 Scott St

Prox. to Subject 0.58 miles NE
Sale Price 195,000
Gross Living Area 1,736
Total Rooms 8
Total Bedrooms 4
Total Bathrooms 3

LocationSuburbanViewResidentialSite7,799 sf (taxroll)QualityCBS/Frame/avg

Age 75



### Comparable 2

1912 Taft St

 Prox. to Subject
 0.36 miles NE

 Sale Price
 187,500

 Gross Living Area
 1,413

 Total Rooms
 9

 Total Bedrooms
 5

 Total Bathrooms
 2

LocationSuburbanViewResidentialSite8,028 sf (taxroll)QualityCBS/Frame/avg

Age 63



# Comparable 3

2610 Hayes St

Prox. to Subject 0.61 miles SW Sale Price 165,018
Gross Living Area 1,464
Total Rooms 8
Total Bedrooms 4
Total Bathrooms 2

Location Suburban
View Residential
Site 7,500 sf (taxroll)
Quality CBS/Frame/avg

Age 42

Borrower	N/A	File No. 13747
Property Address	2131 Cleveland St	
City Client	Hollywood City of Hollywood	County Broward State FL Zip Code 33020
APPKAIS	SAL AND REPORT IDENTIFICAT	IUN
This Appraisal	Report is one of the following types:	
Self Cor	ntained (A written report prepared under Standard	s Rule 2-2(a) , pursuant to the Scope of Work, as disclosed elsewhere in this report.)
X Summa	ry (A written report prepared under Standard	s Rule 2-2(b) , pursuant to the Scope of Work, as disclosed elsewhere in this report.)
Restrict	ed Use (A written report prepared under Standard	s Rule 2-2(c) , pursuant to the Scope of Work, as disclosed elsewhere in this report,
	restricted to the stated intended use by the	ne specified client or intended user.)
Commen	its on Standards Rule 2-3	
I certify that, to tl	ne best of my knowledge and belief:	
	of fact contained in this report are true and correct.	
	nalyses, opinions, and conclusions are limited only by the rep ns, and conclusions.	ported assumptions and limiting conditions and are my personal, impartial, and unbiased professional
		property that is the subject of this report and no personal interest with respect to the parties involved.
		r in any other capacity, regarding the property that is the subject of this report within the three-year
l '	ely preceding acceptance of this assignment. with respect to the property that is the subject of this report of	or the parties involved with this assignment.
	it in this assignment was not contingent upon developing or	·
		e development or reporting of a predetermined value or direction in value that favors the cause of the
		the occurrence of a subsequent event directly related to the intended use of this appraisal. s been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that
	philons, and conclusions were developed, and this report has the time this report was prepared.	s been prepared, in combinity with the official standards of Professional Appraisal Practice that
	se indicated, I have made a personal inspection of the prope	rty that is the subject of this report.
		sal assistance to the person(s) signing this certification (if there are exceptions, the name of each
individuai providi	ng significant real property appraisal assistance is stated else	where in this report).
Reasona	ble Exposure Time	
		operty at the market value stated in this report is: 90-180 days.
Commen	its on Appraisal and Report Id	entification
	PAP-related issues requiring disclosure and	
I have perform	ned NO services, as an appraiser or in any othe	r capacity, regarding the property that is the subject of this report within the
three-year pe	riod immediately preceding acceptance of this a	ssignment.
APPRAISER:		SUPERVISORY APPRAISER (only if required):
AFF NAISEN.		SUPERVISORT APPRAISER (UIII) II TEQUIIEU).
Signature:		Signature:
Name: Peter I	Ludescher	Name:
Designation:		Designation:
	05/30/2014 #: DD5404	Date Signed:
or State License #	#: <u>RD5494</u> #:	State Certification #: or State License #:
State: Florida		State:
	Certification or License: 11/30/2014	Expiration Date of Certification or License:
Effective Date of A	Annraisal: F/24/2044	Supervisory Appraiser inspection of Subject Property:  Did Not  Exterior-only from street  Interior and Exterior
בווסטנויט שמנט טו ד	Appraisal: <u>5/21/2014</u>	