

APPRAISAL REPORT

PREPARED FOR

**MR. FREDERICK J. HOPKINS
DIRECTOR OF REAL ESTATE
CITY OF HOLLYWOOD
2600 HOLLYWOOD BOULEVARD
HOLLYWOOD, FLORIDA 33022**

APPRAISAL OF

**HOMELESS SHELTER
1203 N. FEDERAL HIGHWAY
HOLLYWOOD, FLORIDA 33020**

DATE OF VALUATION:

JUNE 4, 2014

DATE OF REPORT:

JUNE 20, 2014

Prepared by

**L. B. SLATER & COMPANY, INC.
603 N. FEDERAL HIGHWAY, SUITE 1
HOLLYWOOD, FLORIDA 33020**

Murdo Mackenzie
Certified General Appraiser RZ2779

603 N. Federal Highway Suite 1
Hollywood, Florida 33020
954-923-1425 ext 204

June 20, 2014

Mr. Frederick J. Hopkins
Director of Real Estate
City of Hollywood
2600 Hollywood Boulevard
Hollywood, Florida 33022

Re: Privately Owned Homeless Shelter, 1203 N. Federal Highway, Hollywood, Florida 33020

Dear Mr. Hopkins:

This is an Appraisal Report which is intended to comply with the reporting requirement set forth under Standards Rule 2-2 of the Uniform Standards of Professional Appraisal Practice. We have inspected the subject property for the purpose of estimating the current "As Is" Market Value, as of June 4, 2014, the date of inspection of the subject property. The only intended user of this appraisal report will be to assist our client City of Hollywood in a purchase decision. Although the subject property is currently a homeless shelter, the appraisers were asked not to value the property at its current use as homeless shelter. As alternative uses, we have considered potential uses for the property, a mixed use building with offices on the second floor and retail or a restaurant on the first floor, an apartment building or an adult or youth hostel. We are making hypothetical assumptions that the subject property could be converted to such alternative uses. Market Value is defined in this report. The appraiser is not responsible for unauthorized use of this report.

The appraiser hereby certifies that he has no present or contemplated future interest in the subject property and, that neither his employment nor compensation for the Appraisal Report is contingent upon the amount of valuation reported. All of the factors affecting the Market Value have been investigated, and all of the information used was true and correct to the best of the appraiser's knowledge. The analysis, has been prepared in accordance with the Uniform Standards of Professional Practice as promulgated by the Appraisal Foundation effective January 1, 2014, including the Supplemental Standards for federally insured institutions.

In my analysis and investigations, I have considered all pertinent factors relevant to the assignment. The analysis and conclusions represent my best professional judgement and application of pertinent methods and techniques.

The research and analysis compiled should provide appropriate information for the decision making process. Certain assumptions and limiting conditions have been made and are an integral part of the conclusions reached. Our PDF file number "13740" consists of 93 pages.

The following value is based upon my independent analysis and conclusions and the application of my professional judgment.

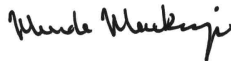
The subject property consists of a two story building containing 16,481 adjusted square feet on a 19,614 square foot site zoned C-2, Low to Medium Intensity Commercial District by the City of Hollywood. The building has a front desk, dining area, kitchen, and two bathrooms on the first floor. On the second floor, there are twenty individual bedrooms with bathrooms, laundry, and the owner's quarters containing an office, commercial kitchen, bedroom and bathroom. The building also contains two covered areas on each side of the first floor build out. Access to the second floor is via an elevator and two stairwells. The improvements were constructed in 1988 and were considered to be in average condition. The property was originally a motel prior to failing and then converted to a homeless shelter.

Census Tract: 903.02-3.

As of June 4, 2014, the date of valuation, the subject has a Market Value of:

As a Mixed Use Property-Apartments and Restaurant/Retail: \$1,200,000

As Mixed Use Property-Offices and Restaurant/Retail: \$1,150,000



Murdo Mackenzie
Certified General Appraiser No. RZ2779



Darryl Peck
Certified General Appraiser No. RZ 3071

CERTIFICATION AND LIMITING CONDITIONS

I hereby certify that the statements contained in this appraisal are correct to the best of the appraiser's knowledge and belief, and that:

1. I have no present or prospective future interest in the real estate that is the subject of this appraisal report.
2. I have no personal interest or bias with respect to the subject matter of this appraisal report or the parties involved.
3. The statements of fact contained in this appraisal report, upon which the analysis, opinions and conclusions expressed herein are based, are true and correct.
4. This appraisal report sets forth all the assumptions and limiting conditions (imposed by the terms of our assignment or by the undersigned) affecting the analysis, opinions and conclusions contained in this report.
5. The reported analyses, opinions and conclusions were developed, and this report has been prepared in conformity with the requirements of the Code of Professional Ethics, as well as the requirements of the State of Florida for State Certified Appraisers.
6. This appraisal conforms to the Uniform Standards of Professional Appraisal Practice ("USPAP") adopted by the Appraisal Standards Board of the Appraisal Foundation.
7. Compensation for this assignment is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event.
8. This appraisal assignment was not based on a request minimum valuation, a specific valuation, or the approval of a loan.
9. No one other than the undersigned prepared the analysis, conclusions and opinions that are set forth in this appraisal report, except as herein acknowledged.
10. The use of this report is subject to the requirements of the State of Florida relating to the review by its Real Estate Appraisal Board.

CERTIFICATE OF APPRAISER: Continued

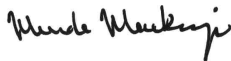
11. Murdo Mackenzie and Darryl Peck have completed the requirements of the continuing education program required by the States of Florida.

The appraiser(s) performing this real estate appraisal have completed numerous appraisal reports of special purpose properties in Broward County and are competent in performing such assignments.

Portions of this assignment, which included assisting in the field inspection and writing the subject property description were performed by Thomas R. Brochu, a professional Registered Trainee Appraiser RI-23902 FL, as permitted under USPAP

12. The undersigned has conducted the property inspection, as indicated below on various dates, with the final inspection on June 4, 2014.

The appraisers have not performed any services for the subject property or the subject property owner in the past three years.



Murdo Mackenzie.
Certified General Appraiser No. RZ2779



Darryl Peck
Certified General Appraiser No. RZ 3071

ASSUMPTIONS AND LIMITING CONDITIONS

GENERAL ASSUMPTIONS:

1. The legal description used in this report is assumed correct.
2. The appraisers have made no survey of the property and no responsibility is assumed concerning such matters. We have reviewed the legal description on record, and compared it to current Plat Maps.
3. No responsibility is assumed for matters of legal nature affecting title to the property nor is an opinion of title rendered. The title is assumed good and merchantable.
4. Information furnished by others is assumed true, correct, and reliable. A reasonable effort has been made to verify such information; however, the appraisers assume no responsibility for its accuracy.
5. All mortgages, liens, encumbrances, leases, and servitudes (including easements) have been disregarded unless so specified within the report. The property is appraised as though under responsible ownership and competent management.
6. It is assumed that there are no hidden, latent, or unapparent conditions of the property, subsoil or structures, which would render it more or less valuable. No responsibility is assumed for such conditions or for engineering, which may be required to discover them.
7. It is assumed that there is full compliance with all applicable federal, state, and local environmental regulations and laws unless noncompliance is stated, defined and considered in the appraisal report. Unless otherwise noted herein, it is assumed that there are no encroachments, zoning restrictions, or violations existing in the Subject property.
8. It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless a specific nonconformity has been stated, defined and considered in the appraisal report.
9. It is assumed that all required licenses, consents or other legislative or administrative authority from any local state or national governmental or private entity or organization have been or can be obtained or renewed for any use on which the value estimate contained in this report is based.
10. It is assumed that the utilization of the land and improvements is within the boundaries or property lines of the property described and that there is no encroachment or trespass unless noted within the report.

GENERAL LIMITING CONDITIONS

1. The appraisers will not be required to give testimony or appear in court because of having made this appraisal, with reference to the property in question, unless arrangements have been previously made therefore. The liability of LB Slater & Company, Inc., and its employees is limited to the fee collected for preparation of the report.
2. Neither all nor any part of the contents of this report, or a copy thereof, shall be conveyed to the public through advertising, public relations, news, sales or any other media without written consent and approval of the appraisers. Nor shall the appraisers, firm or professional organizations of which the appraiser is a member be identified without Written consent of the appraisers.
3. This appraisal report has been prepared for the exclusive benefit of the named clients and is subject to the assumptions, and limitations agreed upon by the clients and the appraisers. If this report becomes the property of any party, other than the addressee or the person who has paid the fee connected herewith, permission must be obtained from the original addressee for reproduction or additional copies. Additional fees will be charged for any further consultation, reappraisal, or review of the property.
4. No responsibility is assumed for matters pertaining to determination of flood hazard zone requirements or issuance of insurance thereof.
5. Information regarding the location or existence of public utilities has been obtained through a verbal inquiry to the appropriate utility, or has been ascertained from visual evidence. No warranty has been made regarding the exact location or capabilities of public utility systems.
6. Opinions of value contained herein are estimates and there are no guarantees, either written or implied, that the property would sell for the expressed estimates of value.
7. The property history has been provided by conversations with various individuals involved in the chain of title, and if available, various documents such as contracts, deeds, leases and closing statements. We have not performed a title search, nor do we warrant that the history, as presented herein, is completely accurate. Anyone contemplating an interest in the subject property should rely solely upon a title search and opinion prepared by a qualified attorney at law.
8. Information regarding the location or existence of public utilities has been obtained through a verbal inquiry to the appropriate utility, or has been ascertained from visual evidence. No warranty has been made regarding the exact location or capabilities of public utility systems.

GENERAL LIMITING CONDITIONS: Continued

9. Opinions of value contained herein are estimates and there are no guarantees, either written or implied, that the property would sell for the expressed estimates of value.

10. Unless otherwise stated in this report, the existence of hazardous material, which may or may not be present on the property, was not observed by the appraisers. The appraisers have no knowledge of the existence of such materials on or in the property. The appraisers, however, are not qualified to detect such substances. No environmental impact studies were either requested or made in conjunction with this appraisal. The value estimate is predicated on the assumption that there is no such material on or in the property that would cause a loss in value. The client is urged to retain an expert in this field, if desired. Furthermore, the appraisers hereby reserve the right to alter, amend, revise or rescind any of the value opinions based upon any subsequent environmental impact studies, research or investigations.

11. Unless specifically stated to the contrary in this report, no independent evaluation of concurrence matters were made for the subject or any sales comparables. In the event concurrence is found to affect subject property or any of the sales comparables, we reserve the right to reconsider the value conclusion.

12. The Americans with Disabilities Act (ADA) became effective January 26, 1992. The appraiser has 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 requirement so 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 appraiser has no direct evidence relating to this issue, he did not consider possible noncompliance with the requirements of the ADA in estimating the value of the property.

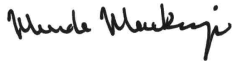
13. Disclosure of the contents of this appraisal report is governed by the Bylaws and Regulations of the Appraisal Institute.

14. ACCEPTANCE OF AND/OR USE OF THIS APPRAISAL REPORT BY THE CLIENT OR ANY THIRD PARTY CONSTITUTES ACCEPTANCE OF THE FOREGOING GENERAL ASSUMPTIONS AND LIMITING CONDITIONS. APPRAISAL LIABILITY EXTENDS ONLY TO THE STATED CLIENT, NOT SUBSEQUENT PARTIES OR USERS, AND IS LIMITED TO THE AMOUNT OF THE FEE RECEIVED BY THE APPRAISERS FOR THE PREPARATION OF THIS REPORT.

ASSUMPTIONS AND LIMITING CONDITIONS

SPECIFIC LIMITING CONDITIONS:

1. This appraisal estimates the “As Is” or “CURRENT” Market Value for the existing property, based on existing usage. This market value is based upon research and analysis of currently active market participants regarding market trends, as of the effective appraisal date. In addition, economic trends, such as population growth, employment growth and future competition have been researched and analyzed. The concluded market value reflects the current expectations and perceptions of market participants along with available factual data. We cannot be held responsible for unforeseeable events that alter market conditions subsequent to the effective date of the appraisal.
2. Descriptions, subject unit sizes, and our calculations selective to the subject project are based on our inspections of the property and specifications, construction costs, information provided by the buyer/developer, through discussions.
3. **By valuing the subject property as alternative uses, the appraisers are making hypothetical assumptions that the subject property could be converted to such uses and that the City of Hollywood will allow such uses to be developed on the subject site. We have chosen alternative uses that are permitted under the current zoning classification.**



Murdo Mackenzie
Certified General Appraiser No. RZ 2779



Darryl Peck
Certified General Appraiser No. RZ 3071

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ADDENDA

Qualifications of Appraisers	
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SUMMARY OF SALIENT FACTS

LOCATION	1203 N. Federal Highway, Hollywood, Florida 33020
CLIENT	City of Hollywood
OWNER(S)	Cosac Homeless Assistance Center Inc.
TYPE OF USE	Two Story Homeless Shelter
ZONING	C-2, Low to Medium Intensity Commercial District
LOT SIZE	19,614 square feet or 0.45 acres
BUILDING SIZE, ADJUSTED	16,481 SF
UNITS	20 rooms
UNIT MIX	20 x 0/1
LAND TO BUILDING RATIO	1.19:1
YEAR BUILT	1988
FOLIO NUMBER	5142-10-05-0030
ASSESSED VALUE (2013)	\$950,910
REAL ESTATE TAXES (2013)	\$322.00
FLOOD ZONE	Zone X, 125113-0317G 7/21/1995
CENSUS TRACT	903.02-3
HIGHEST AND BEST USE	Various, mixed use, apartments, office suites, adult or youth hostel
DATE OF INSPECTION	June 4, 2014
DATE OF REPORT	June 20, 2014
OPINIONS OF VALUE	
	Mixed Use- Apartments Mixed Use -Offices
COST APPROACH	Not applicable Not Applicable
SALES COMPARISON APPROACH	\$1,200,000 \$1,154,000
INCOME APPROACH	\$813,000 \$938,000
FINAL MARKET VALUE	\$1,200,000 \$1,150,000

Privately Owned Homeless Shelter
1203 N. Federal Highway, Hollywood, Florida 33020

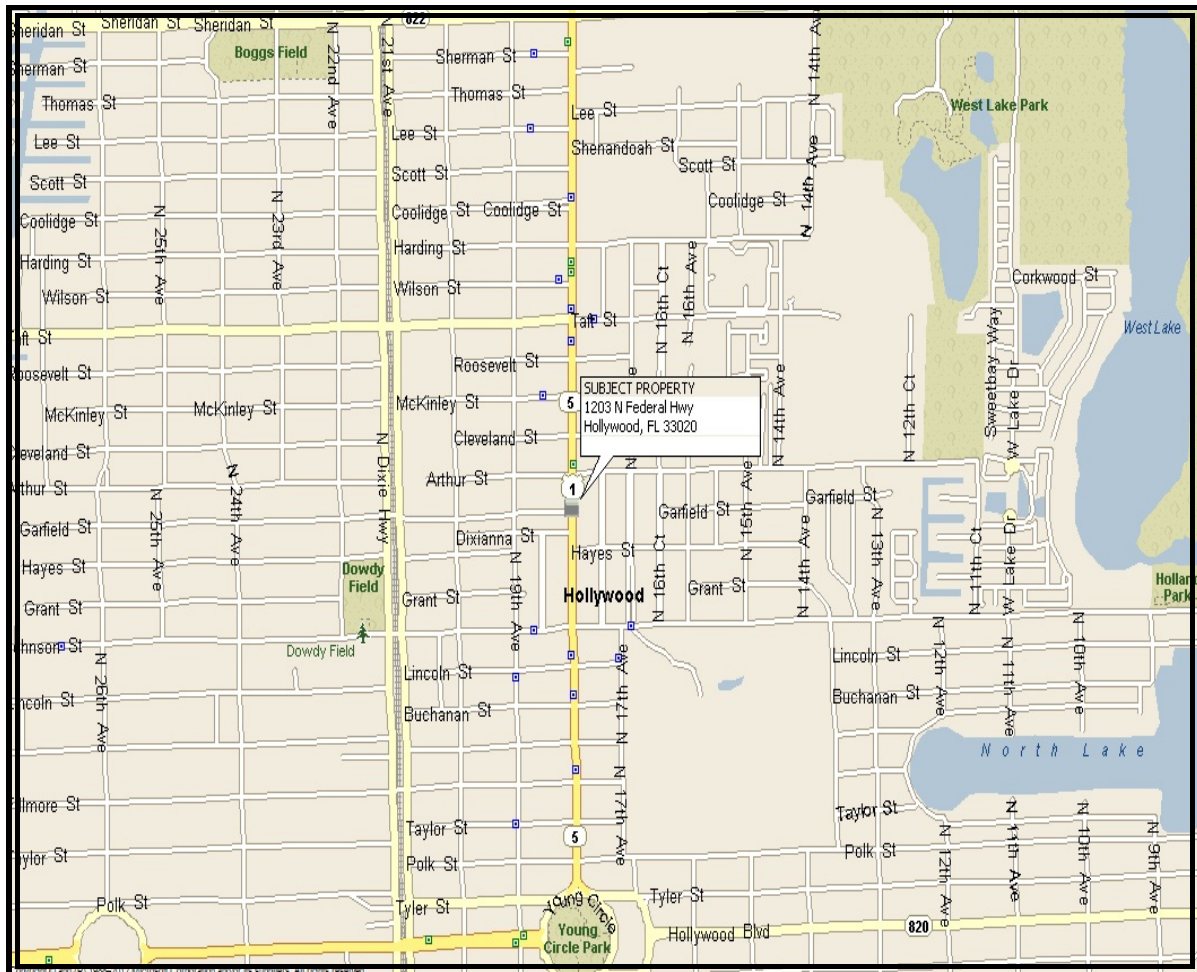
REGIONAL MAP



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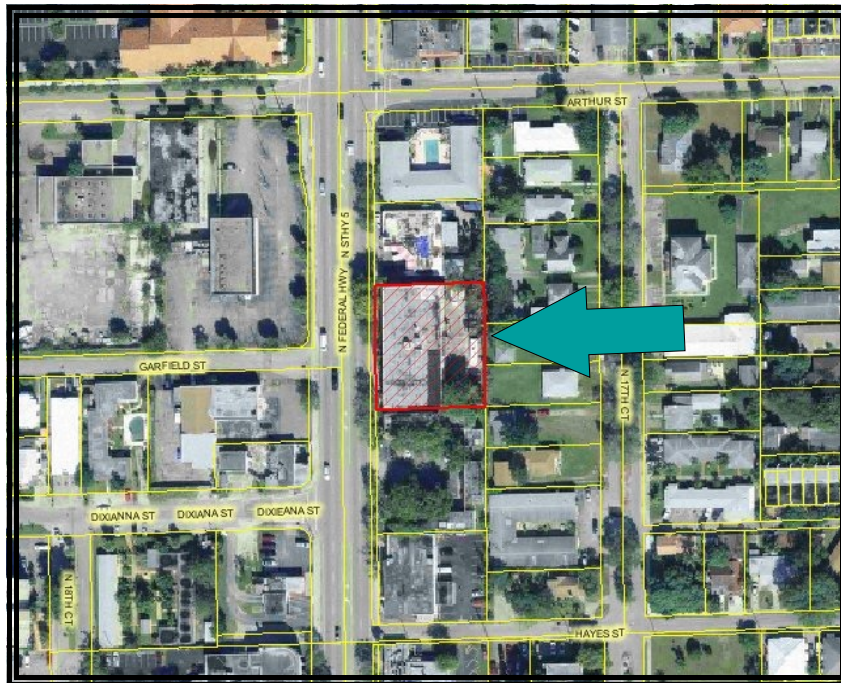
Privately Owned Homeless Shelter
1203 N. Federal Highway, Hollywood, Florida 33020

LOCAL STREET MAP

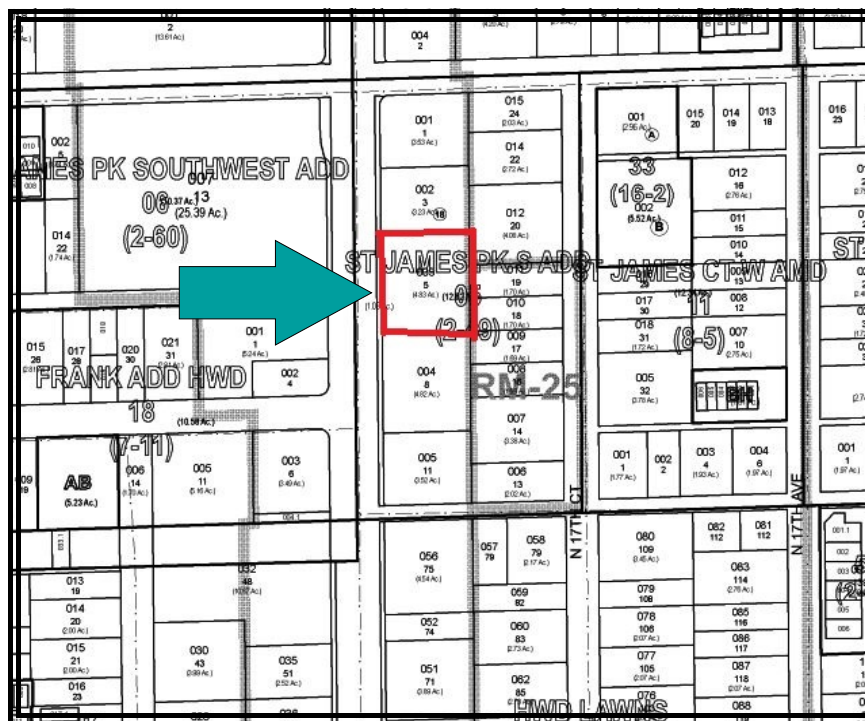


Privately Owned Homeless Shelter
1203 N. Federal Highway, Hollywood, Florida 33020

AERIAL MAP



PLAT MAP



PHOTOS OF SUBJECT PROPERTY



Front and West Side of Subject From Across Federal Highway



Rear and East Side of Subject Property

PHOTOS OF SUBJECT PROPERTY



View of One of Two Covered Areas Under Building



View of Second Covered Area Under Building

PHOTOS OF SUBJECT PROPERTY



View Looking West Under Building



View of Parking Lot On East Side of Building

PHOTOS OF SUBJECT PROPERTY



View of Front Desk on First Floor



View of Cafeteria on First Floor

PHOTOS OF SUBJECT PROPERTY



View of Men's Bathroom on First Floor



View of Women's Bathroom on First Floor

PHOTOS OF SUBJECT PROPERTY



View of Kitchen on First Floor



View of Kitchen

PHOTOS OF SUBJECT PROPERTY



View of Kitchen



View of Kitchen

PHOTOS OF SUBJECT PROPERTY



View of Second Floor Hallway



View of Typical Bedroom Unit, 2nd Floor

PHOTOS OF SUBJECT PROPERTY



View of Typical Bathroom in Bedroom Unit, 2nd
Floor



Community Laundry on Second Floor

PHOTOS OF SUBJECT PROPERTY



View of Owner's Office on 2nd Floor



Another View of Owner's Office on 2nd Floor

PHOTOS OF SUBJECT PROPERTY



Owner's Kitchen on Second Floor



Owner's Bedroom on Second Floor

PHOTOS OF SUBJECT PROPERTY



View of Elevator



View of Hallway on First Floor

PHOTOS OF STREET SCENE



Federal Highway Looking North, Subject on Right



Federal Highway Looking South, Subject on Left

DEFINITION OF APPRAISAL

An APPRAISAL is an unbiased estimate of the nature, quality, value, or utility of an interest in, or aspect of, identified real estate and related personalty.

PURPOSE OF THE APPRAISAL

The purpose of the appraisal is to estimate the Market Value of the Fee Simple Interest in the subject property as of June 4, 2014, the date of inspection.

"MARKET VALUE" is defined as follows:

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 consummation of a sale as of a specified date and passing of title from seller to buyer under conditions whereby,

- 1) Buyer and seller are typically motivated;
- 2) Both parties are well informed or well advised and each acting in what he considers his own best interest;
- 3) A reasonable time is allowed for exposure in the open market;
- 4) Payment is made in terms of cash in US dollars or in terms of financial arrangements comparable thereto;
- 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.

"As Is - MARKET VALUE" is defined as the value of the property as it physically, legally and economically existed on the date the property was last inspected.

MARKET VALUE: Continued

Market Value Comments: The factors of utility, scarcity, desire and effective purchasing power are apparent in the definition. The implication that buyer and seller are working under equal pressure is seldom completely true, although typical motivation for each does imply a reasonable balance for a market value transaction.

Market prices do not necessarily follow all of these concepts and are often affected by salesmanship and the urgency and need of the buyer and/or seller. The central difference between market price and market value lies in the premise of knowledge and willingness both of which are contemplated in market value, but not in market price. Stated differently, at any given moment of time, market value, denotes what a property is actually worth under certain specified conditions, while market price denotes the actual sale price.

Possibility of Value Change: The market value of the property appraisal in the report is estimated as of the aforementioned date. Constantly changing economic, social, political and physical conditions have varying effects upon real property values. Even after the passage of relatively short period of time, property value may change substantially and require review of the appraisal and re-certification.

Ownership Estate or Interest Defined:

Fee Simple Estate or Interest is the 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. ¹

Leased Fee Estate is the ownership interest held by the Landlord with the right of use and occupancy conveyed by Lease to others; the rights of Lessor (the Leased Fee Owner) and leased fee are specified by the contract terms contained within the Lease(s).²

INTEREST BEING APPRAISED

The property right being appraised in this report is the unencumbered fee simple estate, described as follows:

1 The Dictionary of Real Estate Appraisal, Fifth Addition, by Appraisal Institute, 2010, page 140.

2 The Dictionary of Real Estate Appraisal, Fifth Edition, by Appraisal Institute, 2010, page 204.

INTEREST BEING APPRAISED: Continued

Fee Simple Estate or Interest is the 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. but subject to the limitations of eminent domain, escheat, police power, and taxation. An inheritable estate. No opinion of title is rendered. Good title is assumed.

DATE OF APPRAISAL

The opinions and conclusions of this appraisal are stated as of the date of inspection which was June 4, 2014.

INTENDED USE AND USERS OF APPRAISAL REPORT

The only intended user of the report is the City of Hollywood with the intended use is for a purchase decision.

REASONABLE EXPOSURE TIME

Reasonable exposure time is the estimated length of time the property 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, assuming adequate, sufficient and reasonable effort.

- (1) The property would be actively exposed and aggressively marketed to potential purchasers through marketing channels commonly used by sellers of similar type properties:
- (2) The property would be offered at a price reflecting the most probable markup over market value used by sellers of similar type properties;
- (3) A sale will be consummated under the terms and conditions of the definition of market value as set forth above.
- (4) We estimate an exposure time of 12 months based on the average listing period of actively marketed mixed use buildings in the area, discussions with brokers and property owners active in the area and sales verification. The subject property is currently being listed for sale at \$3,300,000. At this asking price the property may not sell.

SCOPE OF WORK

The scope of the appraisal requires compliance with the Uniform Standards of Professional Appraisal Practice promulgated by the Appraisal Standards Board of the Appraisal Foundation. The standards contain binding requirements and specific guidelines that deal with the procedures to be followed in developing an appraisal, analysis, or opinion. These uniform standards set the requirements to communicate the appraisers' analysis, opinions, and conclusions in a manner that will be meaningful and not misleading in the marketplace. The scope of the assignment further requires compliance with the client's general requirements, as contained in the engagement letter.

A narrative appraisal report on the subject property has been prepared. The subject property data such as size, location, quality, and zoning are considered and presented in this report. Market data, including land sales, building costs, rental rates, operating expenses, comparable improved sales, and supply and demand are among the items researched, analyzed, and presented. The data is used to consider the highest and best use of the subject property and to conclude an opinion of the market value.

The documentation necessary to arrive at the value is considered in this appraisal report. The market data has been collected, confirmed, and analyzed. Comparable sales were chosen for their similar highest and best uses as outlined within the report. All sales were analyzed and compared to the subject property based on their similarities and dissimilarities. Three approaches were considered and judged in reaching a final estimate of value.

Our client is the City of Hollywood. In performing this assignment and preparing this report, the Appraiser(s):

- Inspected and photographed the subject on June 4, 2014, in order to gather information about the physical characteristics of the property that are relevant to the valuation problem.
- Information pertaining to the size of the site was based on supplied documents which included a legal description, as well as field measurements made by the Appraisers.
- We relied on the legal description for information regarding easements, restrictions, and other restrictions. We did not research the presence of such items independently.
- We inspected and photographed surrounding areas, examined land use, economic and demographic indicators in order to determine an appropriate market area in which the subject competes.
- We researched demographic data and land regulations data with local and federal agencies such as City of Hollywood, Broward County as well as various Internet sites.
- We developed a Highest & Best Use analysis of the site and determined that the maximally productive use is for its current use as an apartment building, office building or hostel.

SCOPE OF WORK: Continued

- The Cost Approach to Value was not utilized in this report as the largest portion of the subject property was constructed in 1989 as a motel. The property failed as a motel and subsequently converted to a homeless shelter. The building most likely would not be constructed the same today and therefore we will not utilize the Cost Approach in this report.
- The Sales Comparison Approach to value was utilized in our analyses of the Subject Property. The appraisers were asked not to appraise the subject property as it currently is configured, a homeless shelter. Alternative uses that we considered would be as a mixed use property with a restaurant or retail space on the first floor and office units on the second. The second idea was to convert the property into a restaurant or retail on the first floor and the second floor units would be apartments. The third idea was the conversion into an adult or youth hostel.
- The Income Approach to value was also utilized as we found rental rates for The three types of properties listed above. After deducting losses from vacancy and the costs of operation, we arrived at a net operating income. The net income was capitalized to obtain another indication of value.
- The three value indicators were considered for this appraisal. The Cost Approach is generally considered to be the least reliable of the three approaches. The Cost Approach is most valid when appraising a special use, new or proposed property. The newer a property is the more reliable the Cost Approach becomes. The Cost Approach tends to set the upper limit of value for a property in normal market times. The Sales Comparison Approach and Income Approach are utilized for the final Market Value.

COMPETENCY PROVISION

The appraisers have completed numerous appraisals on commercial, and mixed use properties in Broward, Miami-Dade and Palm Beach Counties.

LEGAL DESCRIPTIONS

The legal description of the subject property is:

Lot 5, less W 7'. Lot 6 less W 7' Lot 7 less W 7', ST JAMES PARK SOUTH ADDITION, Plat Book 2, Page 49, according to the Public Records of Broward County, Florida.

SALES HISTORY OF THE PROPERTY:

A search of the Broward County Public Records indicates that the subject property was purchased in February 2002 for \$1,350,000. There have been no other transactions of the subject property in the past five years. The subject property is currently listed for sale on the Multiple Listing Service for \$3,300,000, MLS#F1166324. The property has been listed since December 16, 2011 with an initial listing price of \$4,500,000. Since then there have been three price reductions \$4,200,000, \$4,100,000 and lastly at \$3,300,000. This asking price is for its current use as a private non profit homeless shelter and reflects not only the value of the real estate but also the business.

PROPERTY OWNERSHIP

According to the Public Records of Broward County the present owner of Record is:

Cosac Homeless Assistance Center Inc.
4611 S. University Drive PMB 157
Davie, Florida 33328

LOCATION

The subject property is located in southeast Broward County, in east Hollywood on Federal Highway between Johnson Street to the south and Taft Street to the north. Federal Highway in this location is primarily commercial except for South Broward High School. There is a mixture of motels, retail stores, offices, restaurants, automotive sales lots, and service stations. In recent years there has been new development taking place along this stretch of Federal Highway.

NEIGHBORHOOD DESCRIPTION

According to The Dictionary of Real Estate Appraisal, 5th Edition, Appraisal Institute 2010, a neighborhood is defined as: "A group of complimentary land uses; a congruous grouping of inhabitants, building, or business enterprise".

A neighborhood is best defined as a homogeneous grouping of individuals, building, or business enterprises within, or as part of a larger community. Such groupings may be devoted to residential use, trade and service activities, or cultural and civic activities. Sometimes neighborhood boundaries may be clearly defined, as for instance, where there is a sharp change in type of land use or in the character of inhabitants of buildings. Sometimes a natural barrier such as a hill or a man made barrier such as a wide traffic artery will provide a boundary. The boundaries of a given property's neighborhood encompass not only the improvements adjacent to it but also the background which determines the use and value of the immediate section.

We have inspected the areas surrounding the subject property, examined the land uses, locational attributes and identified external factors that may impact market value to determine appropriate delineation of a market area.

The subject property is located in east central Hollywood. It is situated on the east side of Federal Highway, a major north-south commercial corridor in east Hollywood. The land uses to the north and south of the subject are commercial while the land use to the east is residential, multi family.

The market area in which the subject property is located is delineated by the following boundaries:

North:	Sheridan Street
South:	Pembroke Road
East:	Federal Highway
West:	Interstate 95

According to Sperling's Best Places, as of July 2013, the City of Hollywood had an estimated population of 140,768 persons an increase of 2% from the year 2000 US Census. The median age was 41.1 years old. The number of households was 58,438 with an average household size of 2.38 persons. Males accounted for 49.01%, females 50.99% of the population. Thirty eight percent of the population was married and 62% were single. Fifteen percent of the population was 65 years or older.

The average household income was \$40,587 and the per capita income was \$23,219. Thirty percent of the working people work in sales and office employment and 18% were in the professions. Seventeen percent have service employment, 13% were in management and businesses, 11% construction, extraction and maintenance and 12% in production, transportation and materials handling. Less than 1% farmed for a living.

NEIGHBORHOOD DESCRIPTION: Continued

Seventy nine percent of the population have a high school diploma, 7% a two year degree, 13% a four year college degree and 8% a graduate school degree.

The median home price was \$139,700 and the median home age was 40.8 years old. Home prices have increased approximately 3% since last year. Fifty percent of the homes were owned and 33% were rented.

The average commute time to work is 30 minutes. Seventy seven percent drive in their cars alone, 11% carpool, 4% use mass transit, and 4% work at home.

The overall cost of living in Hollywood was 1% below the national average. The cost of food is 8% above the national average, while utilities were 4% below the national average.

Distance and directions from the neighborhood to major employment centers and transportation facilities is summarized as follows:

Miami Central Business District:	15 Miles south
Miami International Airport:	17 Miles Southwest
Port of Miami:	15 Miles South
City of Fort Lauderdale	10 Miles North
Fort Lauderdale Hollywood Airport	10 Miles North

All utilities are available to the neighborhood including sanitary water, sewer, gas as well as municipal fire and police services.

All types of public and private transportation are available to the people in this market area.

Financing at this time is difficult for any type of property.

The future outlook for the neighborhood is average.

NEIGHBORHOOD DESCRIPTION: Continued

APARTMENT MARKET

According to the Marcus and Millichap 1st Quarter 2014 Apartment Research Market Report, the Broward County market has a vacancy rate of 5.2% up 0.7% since last year at this time. As of the 4th Quarter of 2013, the East Hollywood/Hallandale Beach market had a vacancy rate of 3.4% up 0.3% with effective rents \$1,190 up 2% from the same time period last year.

The report indicated that overall vacancy rates for Broward County had increased due to the slight excess of new construction of apartment units over the ones absorbed. Approximately 4,000 new rental apartments are to be delivered in 2014 up 2.8% compared to only 1,850 units last year.

The delivery of more upscale apartments will result in higher rents being received to an average rent of \$1,277 per month a 3.4% increase.

Capitalization rates for Class A apartment properties in Broward County started at less than 5%, while good Class B properties can have a rate of less than 6%. Lower tier properties, Class C and below can have cap rates around 8%.

BROWARD COUNTY COMMERCIAL MARKET

The following data comes from a compilation of several reports from Marcus and Millichap, (Newmark, Grubb, Knight, Frank) and CBRE. The following table indicates the year to date results as of the 4th Quarter of 2013 for Broward County

Markets	Office	Industrial	Retail	Multifamily
Vacancy Rate	15.6%	8.0%	7.8%	4.4%
New Supply	0 SF	709,015 SF	490,000 SF	3,800 Units
Absorption	112,523 SF	1,043,341 SF	-100,000 SF	1,000 Units
Rent Growth	-0.5%	5.6%	3.1%	3.4%

Office vacancy rates have been declining slowly but are still high enough that there is little or no new construction taking place. There is some office space in the pipeline but generally on hold until conditions improve. Rental rates are rising very slightly in some markets.

NEIGHBORHOOD DESCRIPTION: Continued

Developers added about 750,000 square feet of new retail space in 2013. Over 490,000 square feet of new retail space is now under construction. Approximately 1,500,000 square feet of new retail space is in the planning pipeline in Broward County. Net absorption of about 1.3 million square feet of retail space outpaced new construction as a result vacancy rates have declined. Rents are expected to rise slightly over 3%.

Industrial vacancy rates are generally flat from quarter to quarter but demand is increasing and new construction is taking place mostly in Pompano Beach and Southwest Broward. Rental rates are beginning to rise again.

ZONING

The subject property is zoned C-2, Low to Medium Intensity Commercial District by the City of Hollywood. This district is intended to provide standards for the sale of goods and services to the entire city while remaining compatible with the surrounding residential neighborhood..

The permitted uses include: Apartments on the second floor and above, assembly of pre-manufactured parts for sale on the premises, new automobile sales, commercial uses except for self storage facilities, consignment shops, hotels and motels, offices, pain management clinics, personal services, places of worship, meeting halls, and fraternal lodges, retail both indoors and outdoors, substance abuse and rehabilitation centers, adult educational facilities.

Uses by Special Exception: Day care facilities, school public or private

For a complete copy of the zoning code consult the City of Hollywood Zoning Ordinance on www.amlegal.com.

Developmental Regulations

Maximum Density:	Apartments: 18 dwelling units per acre
	Hotel/motel: 36 dwelling units per acre
Minimum Unit Size:	Apartments: 500 square feet, 750 SF average
	Hotel/motel: 300-335 SF for 85% of units
Maximum Height:	60 feet or five stories
Setbacks:	
Commercial:	None if adjacent to commercial property
Residential:	
Front	15 feet plus 10 feet per floor
Side Interior:	15 feet plus 10 feet per floor
Side Street:	15 feet plus 10 feet per floor
Rear:	15 feet plus 10 feet per floor

The subject property has commercial uses on the north and south sides and residential uses on the east side.

Off Street Parking Requirements: The parking requirements would vary depending upon the use the subject property is converted to.

The subject property appears to be a legal conforming use of the C-2 district.

ZONING MAP



SITE ANALYSIS

We were not provided with a survey for this property appraisal and site measurements were taken from plat maps.

Site area:	±19,614 SF or 0.45 acres	
Shape:	Rectangular	
Dimensions:	±150' x 131'	
Frontage:	150 feet along the east side of Federal Highway	
Site Access:	The site has access from Federal Highway only	
Topography:	Level to road grade	
Drainage:	Site drainage appears to be adequate.	
Flood Zone:	Zone "X", FEMA Map #125113-0317G July 21, 1995	
Site Improvements:	Asphalt paved parking lot	
Easements or Encroachments:	Typical utility easements. No encroachments were observed.	
Utilities and Public Service:	Electric:	Florida Power and Light
	Water and Sewer:	City of Hollywood
	Telephone:	Various providers
Exposure:	Considered good for either commercial or residential use	
Road Improvements:	Federal Highway is an asphalt paved bidirectional roadway containing five lanes, two lanes heading north, two lanes heading south and a center turning lane. There are concrete sidewalks, concrete curbs, storm drains and street lights on both sides of the street.	
Soil/Subsoil:	No soil boring tests or engineering reports were submitted to the appraisers. Based on the existing improvements, the subject property appears to have sufficient load bearing capabilities to support development, but the appraisers are not qualified in this field.	

SITE ANALYSIS Continued

Soil Condition:	It is beyond the scope of this appraisal to comment on the existence of below ground soil contamination. <i>We know of no soil contamination on the subject property. Any existing site contamination could have a serious negative affect on the market value and marketability of the subject property.</i>
Functional Adequacy:	The subject site is functional for commercial or residential use.
Parking:	The subject property has no marked parking spaces. Parking space in ample under the two covered areas or the parking lot at the rear of the building.
Landscaping:	The subject property site has grass, shrubs and trees..
Land to Building Ratio:	1.19:1
Site Coverage:	Approximately 52%

REAL ESTATE ASSESSMENT AND TAXES

Address	1203 N. Federal Highway
Folio Number	5142-10-05-0030
Land Assessment	\$353,050
Building Assessment	\$597,860
Market Value	\$950,910
Total Assessment	\$950,910
Real Estate Taxes (2013)	\$322.00
Land Assessment/SF	\$18.00
Building Assessment/SF	\$36.27
Total Assessment/SF	\$57.69
Real Estate Tax/SF	\$0.019

There is a four percent discount for early (November) payment of taxes which would reduce the estimated 2013 real estate taxes accordingly.

The subject property building appears to improperly assessed based the appraised value of the property. However because the property is providing a charitable purpose, it appears to be mostly tax exempt.

Based on the current assessment of \$950,000, and an assessment tax rate of 2.14%, the real estate taxes for the subject would be approximately \$20,330 per year.

DESCRIPTION OF THE IMPROVEMENTS

Building Improvements:

The subject property has been inspected interior and exterior. We were only able to see a few of the bedroom units on the second floor as they were occupied or locked.

The following is a summary of the major components.

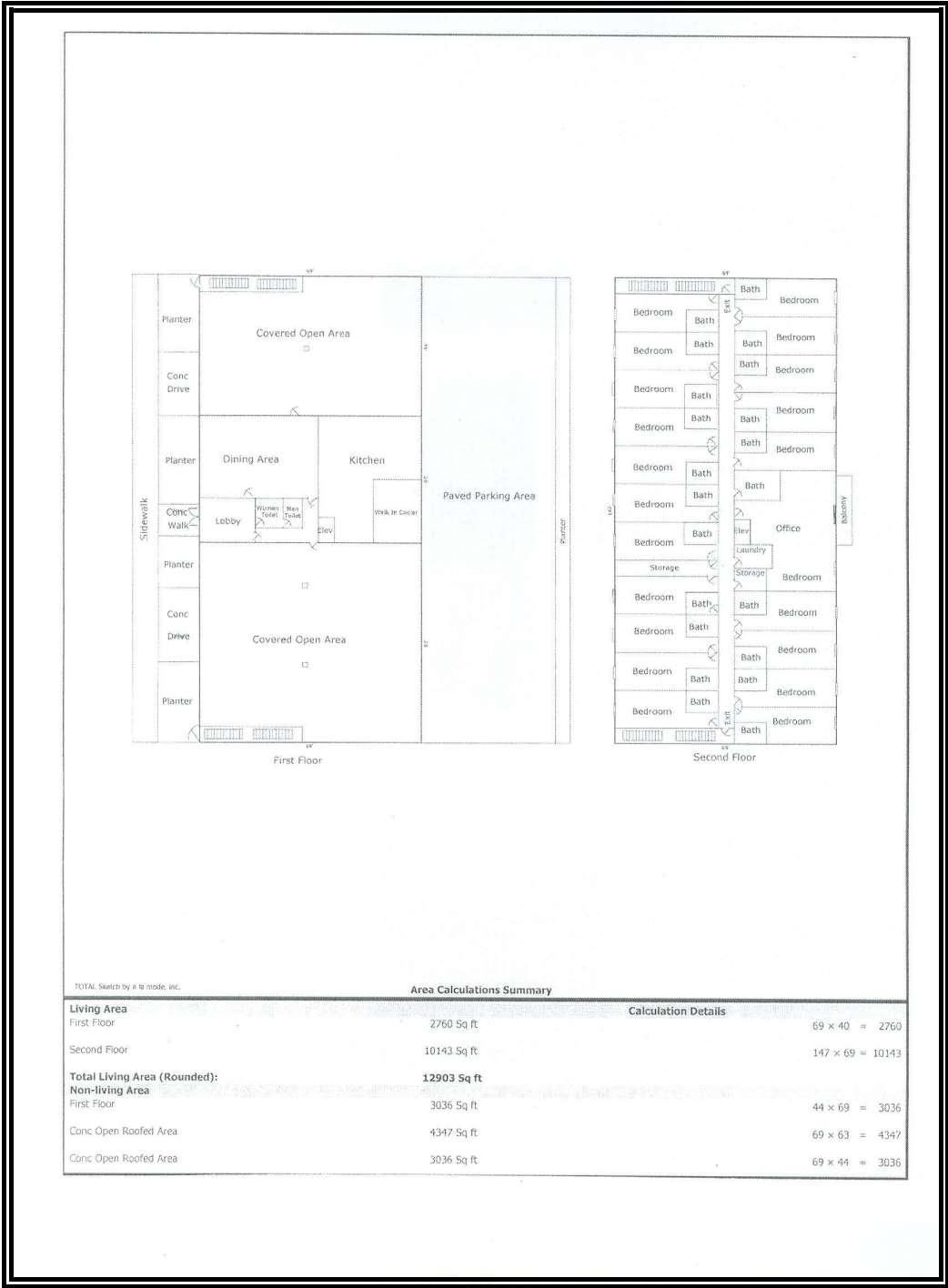
Improvement Type:	Two story, 20 room homeless shelter with common area kitchen and dining area, originally constructed as a motel.
Structure:	CBS block, reinforced concrete footings, concrete columns with steel rebar support the second floor beams and floor slab
Year Built:	1988
Size:	16,481 adjusted square feet, BCPA
Unit Mix:	20 x 0/1
Unit Size:	Approximately 300 square feet
Exterior Walls:	Concrete block
Exterior Wall Coverings:	Painted stucco
Roof:	Prestressed concrete beams, plywood deck, modified bitumen roof cover
Exterior Doors:	Plate glass, metal in metal frames
Windows:	Horizontal sliders
Ceilings:	Painted drywall
Interior Walls:	Painted drywall, most areas covered with ceramic tile
Interior Doors:	Hollow core wood
Floors:	Ceramic tile
Lighting:	Fluorescent or incandescent

DESCRIPTION OF THE IMPROVEMENTS: Continued

Bathroom(s):	Ceramic tile flooring, ceramic tile wainscots, lavatory, shower/tub, toilet, urinal, mirror, towel rack, and toilet paper roll holder
Electrical:	Circuit breakers, ample electrical power and outlets
Air Conditioning:	First floor central air conditioning Second floor: Reverse cycle wall unit in each room
Elevator:	Passenger elevator to reach second floor
Commercial Kitchen:	The property has a commercial kitchen with a flat top cook surface, hood with fire suppression system, oven, refrigerators, freezers, stainless steel work surfaces, stainless steel sinks and shelving.
Dining Area:	Dining area with ceramic tile floors and walls, ceiling fans
Security:	Smoke detectors and fire alarm system, storm shutters,
Parking:	Unmarked parking under the two covered areas, and the rear parking lot
Laundry:	Laundry room with coin operated washers and dryers
Landscaping:	Trees, grass, and shrubs

CONDITION OF IMPROVEMENTS: The property is generally in average condition. Any alternative use most likely would require considerable amounts of renovation costs.

BUILDING SKETCH



HIGHEST AND BEST USE

The site is valued for its Highest and Best Use, which may be defined as follows:

"That reasonable and probable use that will support the highest present value as defined as of the effective date of appraisal."

In analyzing the Highest and Best Use, the appraiser addresses the following four questions:

- A. Legally Permissible Use. What uses are legally permitted on the subject site with respect to zoning ordinances and deed restrictions?
- B. Physically Possible. What uses of those legally allowed are physically possible on the subject site?
- C. Feasible Use. Of those uses determined to be physically possible and legally permissible, which ones will produce a positive return?
- D. Highest Net Return. Of those that are feasible, legally permissible, and physically possible, which will produce the highest net return?

Legally Permissible Use: The subject property homeless shelter is a legal use of the C-2, Low to Medium Commercial District according to the zoning code of the City of Hollywood. The uses permitted include: apartments on the second floor and above, assembly of pre-manufactured parts for sale on the premises, new automobile sales, commercial uses except for self storage facilities, consignment shops, hotels and motels, offices, pain management clinics, personal services, places of worship, meeting halls, and fraternal lodges, retail both indoors and outdoors, substance abuse and rehabilitation centers, adult educational facilities.

Physically Possible: The C-2 district allows up to 18 dwelling units per net acre for apartments and 36 units per acre as a hotel or motel. The subject site of 19,614 square feet or 0.45 acres allows up to eight units to be constructed if the site were to be vacant. At the present time the subject building contains 20 rooms plus and common kitchen and cafeteria. The site size limits the potential uses. The site has 150 feet of frontage along Federal Highway and approximately 131 feet of depth.

Feasible Use: If the site were to be vacant today, the most feasible use would be for the construction of either retail or office uses. However some new developments along this stretch of Federal Highway has had difficulty in absorbing space with new tenants. A relatively new strip center at 900 N. Federal Highway is approximately 25% vacant. The new Publix anchored shopping center at the corner of Federal Highway and Sheridan Street is in the process of leasing up with new retail tenants. As improved the subject property is amenable to be converted to another use with renovations. Those uses might include a mixed use which would include a restaurant or retail use on the first floor and apartments on the second floor, the same use on the first floor and individual office suites on the second floor or possibly an adult or youth hostel. The adult or youth hostel may not need as much renovation as the prior two uses apartments or office suites.

HIGHEST AND BEST USE Continued

Highest Net Return: While the above three potential uses for the subject property other than a homeless shelter bring positive returns, there may be other uses that may provide a greater return on the investment that the appraisers have not considered. Regardless of the potential use, it is likely that the subject property will require renovation with the amount dependent upon the alternative use chosen.

The current use as a homeless shelter provides the owner with a good and steady stream of income provided from the government for each tenant and would be considered to be the highest and best use of the property. Any other free market use of the subject property may be more risky as a former use as a motel resulted in failure. There is no guarantee that re-purposing the subject property will be a success.

VALUATION ANALYSIS

In concluding an opinion of the market value of the subject property, the cost, income capitalization, and sales comparison approaches to value were considered. Each approach is briefly discussed with an explanation of that particular approach appropriate to this valuation assignment.

As a part of this appraisal a number of independent investigations and analysis have been made. An interior and exterior inspection of the subject property was conducted. Public records were reviewed to determine date of construction and various building details.

Market studies were conducted to determine the range of existing rents, if applicable, for properties similar to the subject. A review of apartment building operations in similar neighborhoods was conducted to determine the validity of alternate uses.

Apartment building sales and rentals in the immediate neighborhood and in similar neighborhoods were analyzed to determine a foundation on which to base measures of value relating to the subject improvements. Improved sales relied upon were confirmed through public records and with knowledgeable parties to the transactions where possible with primary and secondary data utilized. Confirmation with principals is often not possible due to their inaccessibility during the time frame over which the appraisal is being prepared.

In the course of the sales investigation, proprietary information is often withheld from the appraisers. Such information, which is not a matter of public record, is also not available to the general market and for that reason, the market is imperfect.

All data provided is verified to the best of our ability. However, no legal or technical expertise are assumed and if leases or agreements and other factual data under review appear on the surface to be reasonable, the information is accepted as accurate.

The extent of this verification is to confirm that the documents exist and to review them. It is assumed that they are legal and valid and the ability to audit, make legal interpretations, or to detect fraud is not assumed.

The existence of any environmental hazard such as the presence of hazardous wastes, toxic substances, radon gas, asbestos containing materials, urea-formaldehyde insulation, etc. which may or may not be present in or on the subject property or any site within the vicinity of the property was not observed and no knowledge of any such environmental hazard is not assumed. The appraiser, however, is not qualified to detect such substances. The value estimate is predicated on the assumption that there is no such material on or in the property that would cause a loss in value.

VALUATION ANALYSIS: Continued

Also, no independent investigation of concurrence matters regarding the subject or any comparable sale was made. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover them.

The user of the report should therefore consult an attorney, contractor, accountant, engineer or other experts as necessary to verify technical data which could impact on the value of the property.

There are three primary approaches to value which should be considered. They are: (1) the Cost Approach, (2) the Sales Comparison Approach, and (3) the Income Capitalization Approach.

The Cost Approach utilizes the value of the subject land as estimated from the market together with a replacement cost estimate of the structures and site improvements. From this a deduction must be made for accrued depreciation: physical, functional, and economic, if any, to provide an additional estimate of the total property value.

Building costs, if applicable, will be estimated based on the Marshall Valuation Service, which is a nationally published cost manual. It is continuously updated and monthly multipliers are used to adjust for current costs and location.

The Sales Comparison Approach involves an investigation and inspection of recent sales in the area as nearly similar as possible to the subject. The sale properties (comparable sales) are then compared with the subject, and adjustments made for dissimilar characteristics.

The Income Capitalization Approach, designed for application to income producing properties, utilizes a technique of capitalizing the net income into an estimate of value. The factors included in the technique are derived from a study of other similar type income properties. The Income Approach will not be used for this appraisal, it tends to have the least relevance in the three approaches to value for the subject property.

In all cases, except an appraisal of vacant land, it is necessary that all approaches should be considered and that those applicable approaches be utilized to form an estimate of value.

When more than one approach is used, although the indication of value may not be identical, they should establish a reasonable range and act as a cross check upon one another.

After arriving at the value estimates and establishing a range of value (by more than one approach), these estimates must be correlated into a single conclusion of value. In formulating this conclusion, it must be determined which approach is best supported and conforms realistically with the multitude of factors relating to the subject property.

SALES COMPARISON APPROACH TO VALUE

According to **The Appraisal of Real Estate**, 13th Edition, published by the Appraisal Institute, the Sales Comparison Approach compares the subject property to recent sales on similar properties. The underlying assumption is that the price of the subject property will be directly related to the price of competitive properties. The Sales Comparison Approach is based on the principal of substitution; noting that the value of a property is related to the price of substitute properties that offer similar utility.

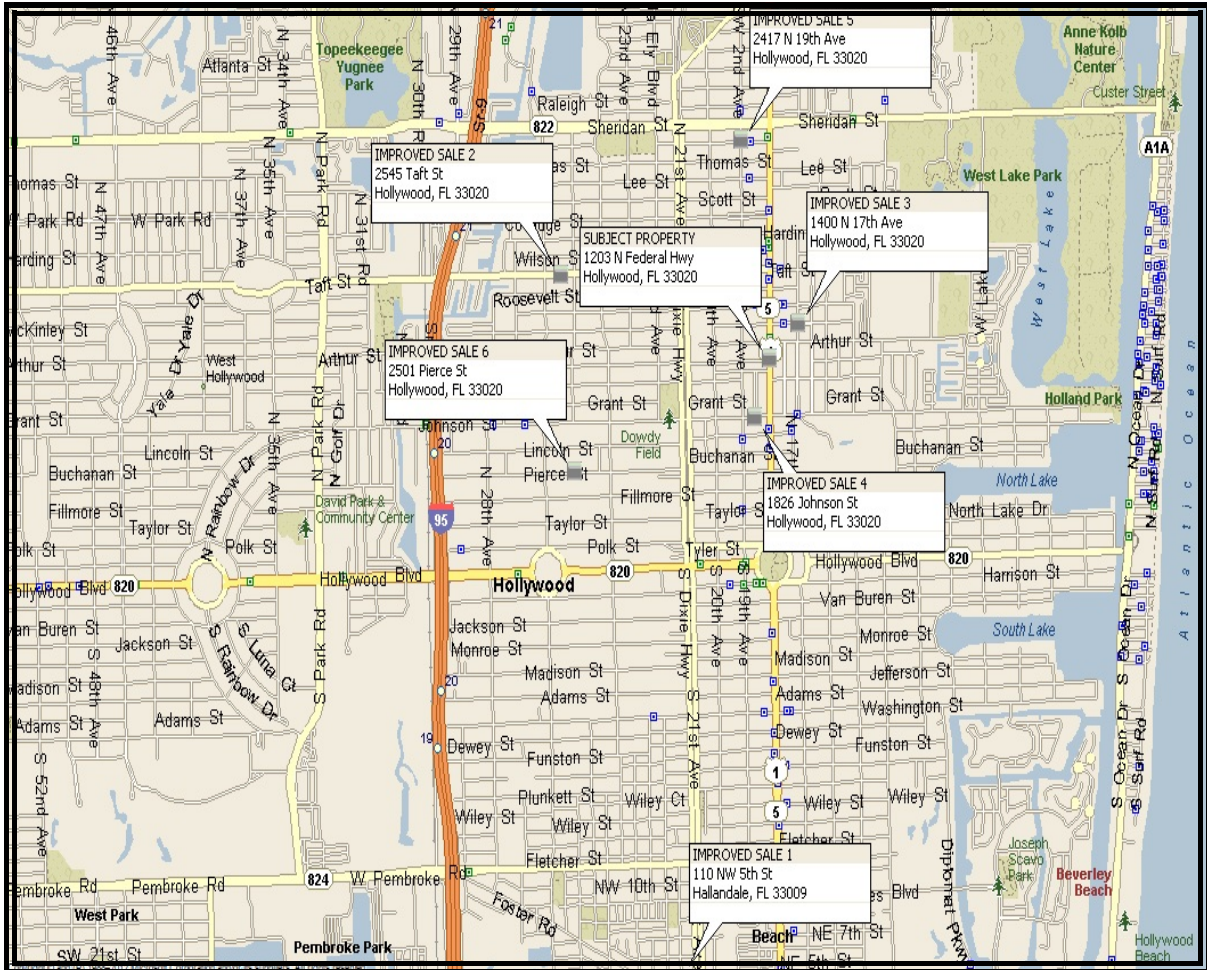
The Sales Comparison Approach compared sales of both apartment and office buildings similar to the subject. Adjustments were made to the sold properties for their differences from the subject, in order to estimate the value of the subject property. The following is a summary of those improved sales which the appraisers consider most comparable.

The Comparable Improved Sales Map is located on the next page, followed by the Comparable Improved Sales Data Sheets.

We searched for both apartment buildings and office building sales. We also included on sale of a youth hostel.

SALES COMPARISON APPROACH TO VALUE: Continued

COMPARABLE IMPROVED APARTMENTS SALES MAP



COMPARABLE IMPROVED SALE NO.1



FOLIO NUMBER:	51-42-22-07-0090
LOCATION:	110 NW 5 Street, Hallandale Beach, Florida
DATE:	March 2014
ORB/PAGE:	50698/218
GRANTOR:	UHP LLC
GRANTEE:	110 NW 5 Avenue, LLC
ZONING:	B-L, Liberal Business District
YEAR BUILT:	1961
BUILDING SIZE:	9,536 SF
LOT SIZE:	14,264 SF
LAND TO BUILDING RATIO:	1.49:1
UNITS:	15 residential units and 5 retail units
UNIT MIX:	11 x 1/1 and 4 x 2 x 1 and five retail shops with one bathroom
SALE PRICE:	\$950,000
TERMS:	Cash or equivalent
PRICE/SF:	\$99.62
PRICE/UNIT:	\$47,500
COMMENTS:	This is a two story mixed use property, being renovated, CBS, shingle roof, awing windows, wall a/c, ceramic tile floors, fair condition, 20 electric meters
VERIFIED:	Alexandre Burkhardt, listing agent, 305-904-1608
GROSS INCOME:	\$167,400
GIM:	5.67
EXPENSE RATIO:	30%
CAP RATE:	9.86%
RENTAL RATES:	1/1 \$750, 2/1 \$900 Shops \$600
AVERAGE UNIT SIZE:	476 SF
DAYS ON MARKET:	221

COMPARABLE IMPROVED SALE NO.2



FOLIO NUMBER:	51-42-09-06-0770
LOCATION:	2545 Taft Street, Hollywood, Florida
DATE:	October 2013
ORB/PAGE:	50301/1408
GRANTOR:	ARSA Investments Corp II LLC
GRANTEE:	Tamuz-2545 Taft LLC
ZONING:	RM-9
YEAR BUILT:	1969
BUILDING SIZE:	10,575 SF
LOT SIZE:	13,413 SF
LAND TO BUILDING RATIO:	1.27:1
UNITS:	20
UNIT MIX:	20 x 1/1
SALE PRICE:	\$1,250,000
TERMS:	\$900,000 conventional mortgage with Banco Popular North America
PRICE/SF:	\$118.20
PRICE/UNIT:	\$62,500
COMMENTS:	This is a two building two story apartment complex, flat roof, updated kitchen and bathrooms, central a/c carpeted floors, average to good condition
VERIFIED:	Heather Shapiro, listing agent 954-529-6642
GIM:	N/A
CAP RATE:	12.8%
RENTAL RATES:	1/1 \$700
AVERAGE UNIT SIZE:	528 SF
DAYS ON MARKET:	N/A

COMPARABLE IMPROVED SALE NO. 3



FOLIO NUMBER:	51-42-10-02-0280
LOCATION:	1400 N 17 Avenue, Hollywood, Florida
DATE:	September 2013
ORB/PAGE:	50183/954
GRANTOR:	FR and CA Investments LLC
GRANTEE:	YMTU LLP, Urbach, Yisahar & Maayan
ZONING:	RM-18
YEAR BUILT:	1967
BUILDING SIZE:	13,662 SF
LOT SIZE:	17,097 SF
LAND TO BUILDING RATIO:	1.25:1
UNITS:	22
UNIT MIX:	4 x 2/2, 16 x 1/1 and 2 x 0/1
SALE PRICE:	\$1,350,000
TERMS:	\$575,000 conventional mortgage with Broward Bank of Commerce
PRICE/SF:	\$98.81
PRICE/UNIT:	\$61,363
COMMENTS:	This is a two story CBS building, flat roof, wall a/c, ceramic tile floors, patio, laundry room, 26 parking spaces
VERIFIED:	Gulya kupova, listing agent 305-915-8250
GROSS INCOME:	\$204,000
GIM:	6.61
CAP RATE:	9.0%
RENTS:	2/2 \$950, 1/1 \$700
AVERAGE UNIT SIZE:	621 SF
DAYS ON MARKET:	84

COMPARABLE IMPROVED SALE NO. 4



FOLIO NUMBER:	51-42-15-02-0150
LOCATION:	1826 Johnson Street, Hollywood, Florida
DATE:	September 2013
ORB/PAGE:	50149/744
GRANTOR:	Russ Properties, LLC
GRANTEE:	1826 Johnson Street LLC
ZONING:	RMCRA-18
YEAR BUILT:	1952
BUILDING SIZE:	7,458 SF
LOT SIZE:	11,645 SF
LAND TO BUILDING RATIO:	1.56:1
UNITS:	15
UNIT MIX:	14 x 1/1 and 1 x 2/1
SALE PRICE:	\$800,000
TERMS:	Cash or equivalent
PRICE/SF:	\$107.26
PRICE/UNIT:	\$53,333
COMMENTS:	This a two building apartment complex, one and two story buildings, flat and barrel tile roofs, central a/c, ceramic tile floors, 100% occupancy
VERIFIED:	George Pojogo, listing agent 561-756-0196
GROSS INCOME:	\$100,200
GIM:	7.98
CAP RATE:	N/A
RENTS:	N/A
AVERAGE UNIT SIZE:	497 SF
DAYS ON MARKET:	298

COMPARABLE IMPROVED SALE NO. 5



FOLIO NUMBER:	51-42-03-10-5560
LOCATION:	2417 N. 19 Avenue, Hollywood, Florida
DATE:	May 2013
ORB/PAGE:	49792/1459
GRANTOR:	32MD Investment Corp.
GRANTEE:	Johnson Street Management LLC
ZONING:	RM-18
YEAR BUILT:	1978
BUILDING SIZE:	5,798 SF
LOT SIZE:	14,236 SF
LAND TO BUILDING RATIO:	2.45:1
UNITS:	12
UNIT MIX:	1 x 2/1, 4 x 1/1 and 7 x 0/1
SALE PRICE:	\$710,000
TERMS:	Cash or equivalent
PRICE/SF:	\$122.45
PRICE/UNIT:	\$59,166
COMMENTS:	This is a two building property, a duplex and a 10 unit two story building, barrel tile and flat roofs, wall a/c, ceramic tile floors, new windows, electrical system and alarm system, pool and patio, fenced. 14 parking spaces
VERIFIED:	Gulya Zhakupova, listing agent, 305-915-8250
GROSS INCOME:	\$96,026
GIM:	7.39
CAP RATE:	9.39%
AVERAGE UNIT SIZE:	483 SF
AVERAGE RENTAL RATE:	1/1 \$700
DAYS ON MARKET:	116

COMPARABLE IMPROVED SALE NO. 6



FOLIO NUMBER:	51-42-16-01-5230
LOCATION:	2501 Pierce Street, Hollywood, Florida
DATE:	October 2012
ORB/PAGE:	49204-116
GRANTOR:	Ursela Meyer
GRANTEE:	Miami Frontier Corp.
ZONING:	RM-18
YEAR BUILT:	1965
BUILDING SIZE:	9,444 SF
LOT SIZE:	20,523 SF
LAND TO BUILDING RATIO:	2.17:1
UNITS	16
UNIT MIX:	16 x 1/1
SALES PRICE:	\$837,500
TERMS:	Cash or equivalent
PRICE/SF:	\$88.68
PRICE/UNIT:	\$52,343
COMMENTS:	This is a two building one story apartment complex, shingle roof, central a/c, ceramic tile floors, 16 parking spaces,
VERIFIED:	Betina Lanbrechts, listing agent 954-661-4442
GROSS INCOME:	\$129,920
GIM:	6.44
CAP RATE:	10.02%
AVERAGE RENTAL RATES:	1/1 \$700
AVERAGE UNIT SIZE:	590 SF
DAYS ON MARKET:	26

COMPARABLE IMPROVED SALES GRID

	SUBJECT	SALE 1	SALE 2	SALE 3	SALE 4	SALE 5	SALE 6
LOCATION	1203 N Federal Highway Hollywood	110 NW 5 Street Hallandale Beach	2545 Taft Street Hollywood	1400 N 17 Avenue Hollywood	1826 Johnson Street Hollywood	2417 N 19 Avenue Hollywood	2501 Pierce Street Hollywood
TYPE OF PROPERTY	Two Story CBS 20 Rooms Kitchen/Dining Area Apartment Bldg	Two Story CBS Mixed Use 15 Apt and 5 Shops	Two Bldg, two story, CBS Apartment Bldg	One Bldg two story, CBS Apartment Bldg	Two Bldg, one and two story, CBS Apartment Bldgs	Two Bldg one an d two story CBS Apartment Bldgs	Two one story CBS Apartment Bldgs
SALE DATE	N/A	3/2014	10/2013	9/2013	9/2013	5/2013	10/2012
SALES PRICE	N/A	\$950,000	\$1,250,000	\$1,350,000	\$800,000	\$710,000	\$837,500
FINANCING	N/A	Cash	\$900,000 Conv Mtg	\$575,000 Conv Mtg	Cash	Cash	Cash
BUILDING SIZE ADJUSTED SF	16,481 SF	9,536 SF	10,575 SF	13,662 SF	7,458 SF	5,798 SF	9,444 SF
LOT SIZE	19,614 SF	14,264 SF	13,413 SF	17,097 SF	11,645 SF	14,236 SF	20,523 SF
YEAR BLT	1988	1961	1969	1967	1952	1978	1965
L TO B RATIO	1.19:1	1.49:1	1.27:1	1.25:1	1.56:1	2.45:1	2.17:1
UNITS	20	20	20	22	15	12	16
UNIT MIX	20 x 0/1	11 x 1/1, 4 x 2/1 5 shops	20 x 1/1	4 x 2/2, 16 x 1/1, 2 x 0/1	14 x 1/1 and 1 x 2/2	1 x 2/1, 4 x 1/1, 7 x 0/1	16 x 1/1
AVG UNIT SIZE Based on adj area	300 SF	476 SF	528 SF	621 SF	497 SF	483 SF	590 SF
ZONING	C-2	B-L	RM-9	RM-18	RMCR-18	RM-18	RM-18
CONDITION	Average	Fair	Good	Average to Good	Average	Average	Average
QUALITY	Average	Average	Average	Average	Average	Average	Average
AIR COND.	Central and Wall	Wall a/c	Central	Wall a/c	Central	Wall a/c	Central
AMENITIES	Laundry Room	None	None	Laundry Room	None	Pool, patio	None
PRICE/UNIT	N/A	\$47,500	\$62,500	\$61,363	\$53,333	\$59,166	\$52,343
PRICE/SF	N/A	\$99.62	\$118.20	\$98.81	\$107.26	\$122.45	\$88.68

COMPARABLE IMPROVED SALES ADJUSTMENT GRID

	SUBJECT	SALE 1	SALE 2	SALE 3	SALE 4	SALE 5	SALE 6
ADDRESS	1203 N Federal Highway Hollywood	110 NW 5 Street Hallandale Beach	2545 Taft Street Hollywood	1400 N 17 Avenue Hollywood	1826 Johnson Street Hollywood	2417 N 19 Avenue Hollywood	2501 Pierce Street Hollywood
PRICE/UNIT	N/A	\$47,500	\$62,500	\$61,363	\$53,333	\$59,166	\$52,343
SALE DATE	N/A	3/2014	10/2013	9/2013	9/2013	5/2013	10/2012
MARKET CONDITIONS	N/A	0%	0%	0%	0%	0%	10%
ADJUSTED SALE PRICE	N/A	\$47,500	\$62,500	\$61,363	\$53,333	\$59,166	\$57,577
LOCATION	Heavy Traffic	10%	5%	0%	5%	5%	5%
IMPROVEMENT SIZE ADJUSTED SF	16,481 SF	0%	0%	0%	0%	-5%	0%
L TO B RATIO	1.19:1	0%	0%	0%	0%	-5%	-5%
YEAR BUILT	1988	10%	10%	10%	10%	5%	5%
UNIT MIX	20 x 0/1	-5%	-5%	-5%	-5%	-5%	-5%
ZONING	C-2	0%	5%	5%	5%	5%	5%
CONDITION	Average	10%	-10%	-5%	0%	0%	0%
QUALITY OF CONSTRUCTION	Average	0%	0%	0%	0%	0%	0%
AMENITIES	Laundry Room	0%	0%	0%	0%	-5%	0%
AVG UNIT SIZE	300 SF	-5%	-5%	-5%	-5%	-5%	-5%
ADJUSTED PRICE/UNIT	N/A	20% \$57,000	0% \$62,500	0% \$61,363	10% \$58,666	-10% \$53,249	0% \$57,577
ADJUSTED PRICE/SQUARE FOOT	N/A	\$119.54	\$118.20	\$98.81	\$117.98	\$110.20	\$88.68
GIM	N/A	5.67	N/A	6.61	7.98	7.39	6.44

SALES COMPARISON APPROACH TO VALUE: Continued

EXPLANATION OF ADJUSTMENTS

MARKET CONDITIONS : Since early 2007, real estate market values have declined in most South Florida markets for residential properties and some commercial uses as well. Property values have declined as much as 40% for residential condominiums in areas of oversupply. There has been some decline in apartment complexes as well but not as much as for single family residences and condominiums. The decline primarily stems from difficulties in financing due to the credit crunch. Based on Loopnet charts that track sales of apartment buildings in Broward County, Sale 6 was adjusted upward 10% because sales prices of apartment buildings have increased dramatically since the end of 2012.

LOCATION: The subject property is located on North Federal Highway in Hollywood. Federal Highway is a heavily traveled roadway and the subject property has good visibility from the road. Sales 1, 2, 3, 4 and 6 were located on light to moderate traffic volume roadways. Sale 5 fronts 19th Avenue, but the property side is located on Sheridan Street a heavy traffic roadway. We adjusted all the sales upward.

BUILDING SIZE: As a general rule of thumb smaller buildings sell at a higher price per square foot than similarly located larger buildings. The subject building is 16,481 square feet in size. Sale 5 was adjusted downward being much smaller in size as compared to the subject.

LAND TO BUILDING RATIO: The subject land to building ratio is 1.19:1. Sales 5 and 6 were adjusted downward having higher land to building ratios than the subject. The extra land area allows for additional site improvements or parking.

YEAR BUILT: The subject property improvements were constructed in 1988. All the comparable sale were older construction and were adjusted upward.

UNIT MIX: The subject property has 20 motel type rooms but for this assignment we are calling them efficiencies. The rooms lack any cooking facilities and would need to have cabinets and appliances installed. All the comparable sales had superior unit mixes and were therefore adjusted downward.

ZONING: The subject property is zoned C-2, a commercial zoning designation. Sale 1 had a commercial zoning designation but all the other sales were multi family residential zoned. We adjusted Sales 2 through 6 upward. The commercial zoned land has more potential and is thus more valuable.

CONDITION OF IMPROVEMENTS: The subject property was in average condition. Sale 1 was inferior in condition and therefore was adjusted upward. Sales 2 and 3 were superior in condition and those sales were adjusted downward.

QUALITY OF CONSTRUCTION: The subject property is Average Quality Class C construction per the Marshall and Swift Commercial Cost Handbook. All the sales were similar in construction quality and no adjustments were made.

SALES COMPARISON APPROACH TO VALUE: Continued

AMENITIES: The subject property has a laundry room for tenants. The subject also has two covered parking areas. Sale 5 had a swimming pool and patio, and therefore was adjusted downward.

AVERAGE UNIT SIZE: The subject property has an average unit size of 300 square feet, typical of a motel room rather than an apartment. All the sales were larger and we made a downward adjustment to all the comparable sales.

CONCLUSION: The subject property can be analyzed in three different ways: 1) price per square foot, 2) price per unit, and 3) by the Gross Income Multiplier Method.

Price Per Square Foot Analysis: The price per square foot analysis is generally the least reliable technique as the square footage as reported by the Broward County Property Tax Assessor is sometimes inaccurate or the adjusted square footage is the same as the living area. The range of the unadjusted prices per square foot was \$98.81 to \$122.45. After adjustments the range was \$88.68 to \$119.54. Sale 3 was the largest of the comparable sales and was given the most weight at \$99.00/SF rounded.

$$16,481 \text{ SF} \times \$99.00/\text{SF} = \$1,631,619$$

Price Per Unit Analysis: The price per unit method of analysis is more reliable than the price per square foot technique. The subject has 20 efficiency apartment units. The comparable sales unit number ranged from 12 to 22. The unadjusted prices per unit ranged from \$47,500 to \$62,500 per unit. After adjustments were made the range was \$53,249 to \$62,500 with the mean being \$58,392.

$$\$58,000/\text{Unit} \times 20 \text{ Units} = \$1,160,000$$

Gross Income Multiplier Analysis: The Gross Income Multiplier technique is another method of analysis of apartment properties. The gross income multiplier is gathered from the market or from the comparable sales utilized in this report. The GIM is calculated by dividing the Sales Price by the properties gross income which was \$174,360. The comparable sales above have the following GIM's: Sale #1: 5.67, Sale #3: 6.61, Sale #4: 7.98, Sale #5: 7.39, and Sale #6: 6.44. We feel a GIM of 7.00 is reasonable for the subject property.

$$7.00 \times \$174,360 = \$1,220,520$$

Price per Square Foot:	\$1,631,619
Price per Unit:	\$1,160,000
Gross Income Multiplier:	\$1,220,520

We placed most weight on the price per unit and the gross income multiplier techniques.

VALUE VIA THE SALES COMPARISON APPROACH: \$1,200,000

COMPARABLE IMPROVED OFFICE SALES MAP



COMPARABLE IMPROVED SALE NO.1



FOLIO NUMBER:	49-42-13-09-0040
LOCATION:	5130 N. Federal Highway, Fort Lauderdale, Florida
DATE:	April 2014
O0B/PAGE:	50708/291
GRANTOR:	2KAS Partners LLC
GRANTEE:	TFRE Holdings Inc.
ZONING:	B-1
YEAR BUILT:	1975
BUILDING SIZE:	11,609 SF
LOT SIZE:	15,000 SF
LAND TO BUILDING RATIO:	1.29:1
SALE PRICE:	\$1,025,000
PRICE PER SQUARE FOOT:	\$88.29
FINANCING:	Cash or equivalent
COMMENTS:	This is a two story CBS, mixed use building containing retail on the first floor and office on the second. Elevator and two flights of stairs, six retail and six office tenants.
VERIFIED:	Rich Bonvia, listing agent 954-232-8494
NOI:	\$80,000
CAP RATE:	7.80%

COMPARABLE IMPROVED SALE NO. 2



FOLIO NUMBER:	49-42-28-21-0020
LOCATION:	1164 E. Oakland Park Boulevard, Oakland Park, Florida
DATE:	January 2014
ORB/PAGE:	50483/1667
GRANTOR:	1164 Executive Tower LLC
GRANTEE:	Apex Florida Real Estate LLC
ZONING:	B-1
YEAR BUILT:	1975
BUILDING SIZE:	14,052 SF
LOT SIZE:	33,050 SF
LAND TO BUILDING RATIO:	2.35:1
SALE PRICE:	\$1,320,000
PRICE PER SQUARE FOOT:	\$93.93
FINANCING:	\$1,000,000 conventional mortgage with Finemark National Bank and Trust
COMMENTS:	This is a three story building containing 13,500 SF of leasable space, 4,500 SF per floor. First and second floors are vacant. Elevator and two stairwells, 70 parking spaces. First floor suitable for retail, medical, restaurant, lounge or gym.
VERIFIED:	Susan Martino, listing agent 917-751-3173

COMPARABLE IMPROVED SALE NO. 3



FOLIO NUMBER:	51-41-13-23-1470
LOCATION:	5740 Hollywood Boulevard, Hollywood, Florida
DATE:	January 2014
ORB/PAGE:	50513/378
GRANTOR:	The Arias Law Group PA
GRANTEE:	Saira Properties LLC
ZONING:	OM
YEAR BUILT:	1982
BUILDING SIZE:	19,687 SF, 10,114 SF office area
LOT SIZE:	24,764 SF
LAND TO BUILDING RATIO:	1.25:1
SALE PRICE:	\$886,900
PRICE PER SQUARE FOOT:	\$45.05
FINANCING:	Cash or equivalent
COMMENTS:	This is a two story office building with under building parking, elevator, executive offices from 100 to 400 SF, 45 parking spaces. 50% vacancy rate at the time of sale. This was a distress sale.
VERIFIED:	Eric Salpeter, Esq. 954-967-8622
RENTAL RATE:	\$24 SF, modified gross
CAP RATE:	9%

COMPARABLE IMPROVED SALE NO. 4



FOLIO NUMBER:	49-42-28-21-0020
LOCATION:	1600 W. Oakland Park Boulevard, Oakland Park, Florida
DATE:	April 2013
ORB/PAGE:	50025/1258
GRANTOR:	Oakland Park LLC
GRANTEE:	North Broward Real Estate Inc.
ZONING:	B-1
YEAR BUILT:	1978
BUILDING SIZE:	8,132 SF
LOT SIZE:	22,001 SF
LAND TO BUILDING RATIO:	2.70:1
SALE PRICE:	\$850,000
PRICE PER SQUARE FOOT:	\$104.52
FINANCING:	\$680,000 conventional mortgage with JPMorgan Chase Bank
COMMENTS:	This is a two story building with elevator, 24 offices, 40 parking spaces, hurricane impact resistant windows, 100% leased, by both owner and tenants. Tile, wood, and carpet floors, two air conditioning systems, two security systems
VERIFIED:	Stephanie Palumbo, listing agent 954-648-4130
DAYS ON MARKET:	48

COMPARABLE IMPROVED SALE NO. 5



FOLIO NUMBER:	49-42-20-02-0010
LOCATION:	3075 W. Oakland Park Boulevard , Oakland Park, Florida
DATE:	August 2012
ORB/PAGE:	49040/412
GRANTOR:	TBSA 3 LLC
GRANTEE:	3075 W Oakland Inc.
ZONING:	B-1
YEAR BUILT:	1974
BUILDING SIZE:	24,180 SF, leasable area 20,099 SF
LOT SIZE:	69,401 SF
SALE PRICE:	\$900,000
LAND TO BUILDING RATIO:	2.87
PRICE PER SQUARE FOOT:	\$37.22
FINANCING:	Cash or equivalent
COMMENTS:	This is a two story office building with two wings, elevator, 50% vacancy, multiple tenancy, small office suites from 300 to 1,900 SF, 81 parking spaces, distress sale.
VERIFIED:	Ronald Osborne, listing agent 954-233-6033

COMPARABLE IMPROVED SALE NO. 6



FOLIO NUMBER:	51-42-28-02-1690, 1701
LOCATION:	221 W Hallandale Beach Boulevard, Hallandale Beach, Florida
DATE:	September 2012
ORB/PAGE:	49079/1323
GRANTOR:	Ernest Rosenberg
GRANTEE:	221 Holdings LLC
ZONING:	B-G
YEAR BUILT:	1973
BUILDING SIZE:	14,506 SF
LOT SIZE:	21,675 SF
LAND TO BUILDING RATIO:	1.49:1
SALE PRICE:	\$1,370,000
PRICE PER SQUARE FOOT:	\$94.44
FINANCING:	Cash or equivalent
COMMENTS:	This is a two story office building with the first floor accommodating one or two tenants and the second floor ten tenants. The first floor with 6,000 SF has a lobby, reception area, two conference rooms, open office area, 15 private offices, semi private work areas, break room and three rest rooms. The second floor area contains 6,000 SF, three rest rooms, and 10 offices, 62 parking spaces, 100 to 1,500 SF for rent
VERIFIED:	Randy North, listing agent, 954-455-3366
DAYS ON MARKET:	426
NOI:	\$180,000
CAP RATE:	9.5%
RENTAL RATE:	\$15 SF Triple net

COMPARABLE IMPROVED SALES GRID

	SUBJECT	SALE 1	SALE 2	SALE 3	SALE 4	SALE 5	SALE 6
LOCATION	1203 N. Federal Highway Hollywood	5130 N Federal Highway Fort Lauderdale	1164 E Oakland Park Boulevard Oakland Park	5740 Hollywood Boulevard Hollywood	1600 W Oakland Park Boulevard Oakland Park	3075 W Oakland Park Boulevard Oakland Park	221 W Hallandale Beach Boulevard Hallandale Beach
TYPE OF PROPERTY	Two story CBS, 20 rooms, kitchen, dining area	Two story CBS Mixed Use Bldg Retail/Office	Three story CBS Office Bldg	Two story CBS Office Building	Two story CBS Office Building	Two story CBS Office Building	Two story CBS Office Building
SALE DATE	N/A	4/2014	1/2014	1/2014	4/2013	8/2012	9/2012
SALES PRICE	N/A	\$1,025,000	\$1,320,000	\$886,900	\$850,000	\$900,000	\$1,370,000
SALES PRICE/SF	N/A	\$88.29	\$93.93	\$45.05	\$104.52	\$37.22	\$94.44
FINANCING	N/A	Cash	Conv Mtg	Cash	Conv Mtg	Cash	Cash
LOCATION	Heavy Traffic	Heavy Traffic	Heavy Traffic	Heavy Traffic	Heavy Traffic	Heavy Traffic	Heavy Traffic
BUILDING SIZE	16,481 SF	11,609 SF	14,052 SF	19,687 SF	8,132 SF	24,180 SF	14,506 SF
LOT SIZE	19,614 SF	15,000 SF	33,050 SF	24,764 SF	22,001 SF	69,401 SF	21,675 SF
L/B RATIO	1.19:1	1.29:1	2.35:1	1.25:1	2.70:1	2.87:1	1.49:1
YEAR BUILT	1988	1975	1975	1982	1978	1974	1973
ZONING	C-2	B-1	B-1	OM	B-1	B-1	B-G
CONDITION	Average	Average	Average	Average	Average	Average	Average
QUALITY	Average	Average	Average	Average	Average	Average	Average
OCCUPANCY	N/A	100%	33%	50%	100%	50%	100%

IMPROVED SALES ADJUSTMENT GRID

	SUBJECT	SALE 1	SALE 2	SALE 3	SALE 4	SALE 5	SALE 6
LOCATION	1203 N. Federal Highway Hollywood	5130 N Federal Highway Fort Lauderdale	1164 E Oakland Park Boulevard Oakland Park	5740 Hollywood Boulevard Hollywood	1600 W Oakland Park Boulevard Oakland Park	3075 W Oakland Park Boulevard Oakland Park	221 W Hallandale Beach Boulevard Hallandale Beach
PRICE/SF	N/A	\$88.29	\$93.93	\$45.05	\$104.52	\$37.22	\$94.44
DATE OF SALE	N/A	4/2014	1/2014	1/2014	4/2013	8/2012	9/2012
CONDITIONS OF SALE	N/A	0%	0%	20%	0%	20%	0%
MARKET CONDITIONS	N/A	0%	0%	0%	0%	0%	0%
ADJUSTED SALE PRICE	N/A	\$88.29	\$93.93	\$54.06	\$104.52	\$44.66	\$94.44
LOCATION	Heavy Traffic	0%	0%	0%	0%	0%	0%
BUILDING SIZE	16,481 SF	0%	0%	0%	-5%	5%	0%
L / B RATIO	1.19:1	0%	-10%	0%	-10%	-10%	0%
YEAR BUILT	1988	10%	10%	0%	10%	10%	10%
ZONING	C-2	0%	0%	0%	0%	0%	0%
CONDITION	Average	0%	0%	0%	0%	0%	0%
QUALITY	Average	0%	0%	0%	0%	0%	0%
OCCUPANCY	N/A	0%	30%	30%	0%	30%	0%
ADJ PRICE/SF	N/A	10% \$97.11	30% \$122.10	30% \$70.27	-5% \$99.29	35% \$60.29	10% \$103.88

SALES COMPARISON APPROACH TO VALUE: Continued

EXPLANATION OF ADJUSTMENTS

The subject is a mixed use structure with 20 rooms and the owners office on the second floor and a kitchen and dining area on the first floor. In this portion of the analysis we are valuing the subject as if the first floor was an independent restaurant or retail establishment and the second floor was used as office suites and/or office space.

CONDITIONS OF SALE: Sales 3 and 5 were distress sales due to high vacancy rates. Those two sales were adjusted upward.

MARKET CONDITIONS: Since early 2007, real estate market values have declined in most South Florida markets for residential properties and some commercial uses as well. Property values have declined as much as 50% for residential properties in the most distressed areas. The office market was hit hard during the recession. The most impacted were multi tenant office buildings as they catered to the small business or professional person or company. Also office buildings are impacted by poor management or poor maintenance. The office market is coming back at a slower pace than for multi family residential. We did not make any adjustments for market conditions.

LOCATION: The subject property is located on busy North Federal Highway in Hollywood. All the sales were located on major roadways and all had good visibility.

BUILDING SIZE: As a general rule of thumb smaller buildings sell at a higher price per square foot than similarly located larger buildings. The subject building is 16,481 adjusted square feet in size. Sale 4 was adjusted downward for being smaller than the subject. Sale 5 was adjusted upward as that building was much larger than the subject.

LAND TO BUILDING RATIO: The subject property has a land to building ratio of 1.19:1. Sales 2, 4 and 5 had higher land to building ratios than the subject and those sales were adjusted downward.

YEAR BUILT: The subject property improvements were constructed in 1988. All the sales except Sale 3 were adjusted upward as they were much older construction.

ZONING: The subject property is zoned C-2, Low to Medium Intensity Commercial District by the City of Hollywood. This district allows for a wide variety of both commercial and residential uses including multi family at 18 units per acre and motel/hotel at 36 units per acre. Sale 1 had a commercial zoning and no adjustment was made. The remaining sales were multi family residential and those sales were adjusted upward.

CONDITION OF IMPROVEMENTS: The subject property was in average condition at the time of inspection. All the sales were in average condition as well and no adjustments were made.

QUALITY OF CONSTRUCTION: The subject property is Average Quality Class C construction per the Marshall and Swift Commercial Cost Handbook. All the sales were considered to be

SALES COMPARISON APPROACH TO VALUE: Continued

similar and no adjustments were made.

OCCUPANCY: We are making the assumption that the subject property if it were to be converted to office space would experience a lease up period and it would probably take a year to lease up to a point of stabilized occupancy say 90% to 95%. Sales 2, 3 and 5 suffered from low occupancy rates. In some cases when properties are marketed for sale, the former owner would leave vacant space vacant and allow the new owner to sign new leases. And then sometimes vacancy is caused by poor management, poor maintenance and too high rental rates. We made large upward adjustments to those three sales. The new buyer can attract new tenants with lower rental rates as a result of purchasing at a much lower basis.

CONCLUSION:

The comparable sales consisted of six office buildings. After adjustments were made the range of adjusted sales prices per square foot was \$60.29 to \$122.10. The mean of the six adjusted sales was \$92.15. The subject building will need renovation and also will involve a lease up period. With the current office vacancy rate in Hollywood of 12.8% it will not be easy leasing up the subject building considering there are superior properties competing with the subject. For that reason we will give more weight in the analysis to properties that have sold under a distress situation than we would normally do. The appraisers estimate the subject market value at \$70.00 per square foot.

$$\$70.00/\text{SF} \times 16,481 \text{ SF} = \$1,153,670$$

Rounded to **\$1,154,000**

VALUE VIA THE SALES COMPARISON APPROACH: \$1,154,000

SALES COMPARISON APPROACH TO VALUE: Continued

SALE OF YOUTH HOSTEL



FOLIO NUMBER:	02-4203-003-1070
LOCATION:	235 Washington Avenue, Miami Beach, Florida
DATE:	August 2012
ORB/PAGE:	28223/4910
GRANTOR:	Stonemason Partners, LP
GRANTEE:	South Beach Hostel LLC
ZONING:	R-PS3
YEAR BUILT:	1938
BUILDING SIZE:	8,933 SF
LOT SIZE:	6,500 SF
LAND TO BUILDING RATIO:	0.72:1
UNITS	48
UNIT MIX:	48 hotel rooms, 174 beds
SALES PRICE:	\$3,000,000
TERMS:	\$2,500,000 conventional mortgage with Apollo Bank
PRICE/SF:	\$335.83
PRICE/UNIT:	\$62,500
COMMENTS:	This is a two story CBS youth hostel, full service movie theater, full guest kitchen, internet café, bar with 4COP license, take out restaurant, full commercial kitchen in place. Renovated
VERIFIED:	N/A
GROSS INCOME:	N/A
AVERAGE DAILY RATE:	\$88
REVPAR:	\$79
CAP RATE:	9.83%

INCOME APPROACH TO VALUE

The Income Approach to value is based on the theory that the value of a property is the present worth of net income it will produce during the remainder of its economic life. A study is generally made of the rentals paid for comparable properties and adjustments are made for differences between the rental comparables and the subject property.

An income and expense analysis is prepared with a resulting estimate of net income. The usual method applicable is to capitalize the resulting net income into an indicated value.

"In the valuation of income producing real estate, the typical purchaser is frequently an investor, seeking benefits in the form of rental income. Value is typically viewed and measured as the present worth of the anticipated future income forecast to be derived from possession of ownership rights in real estate."

"The appraiser must forecast the most probable future benefits most likely to be receivable or anticipated by the holder of the rights being appraised. These probabilities are rarely rigidly defined in objective mathematical terms that permit the use of statistical forecasting devices. Rather, they are subjective probabilities derived from the experience and judgements of market participants, as evidenced by their stated expectations and their behavior. These probabilities are also conditioned by the appraiser's past experience and knowledge of market responses to similar conditions and trends."

The methodology of the Income Capitalization Approach includes the development of an Income Statement based on the potential income and expenses related to the operation of the subject property

The Appraiser has determined that this approach to Value is a valid indicator of Value for the Subject Property. A survey of the comparable rentals can be found below.

INCOME APPROACH TO VALUE: Continued

Market Apartment Rental Rates:

The subject property is a two story building with 20 rooms, which we will call efficiencies located on the second floor. The subject rooms as they currently exist are most like motel rooms and would need the addition of some form of cooking and refrigeration equipment to be truly an efficiency. The subject efficiencies include a living area and bathroom. At the present time none of the efficiencies include any cooking facilities. Each unit is approximately 300 square feet in size.

The first floor contains two bathrooms, an office/reception area, community kitchen and dining area. We searched for efficiency units in East Hollywood to compare to the subject property. The rentals were derived from the Multiple Listing Service.

Rental	Address	Property Description	Room Count	Rental Rates	Tenants Pay
1	2336 Johnson Street Hollywood	One story CBS fourplex, 2,619 SF 1952, wall a/c	0/1 400 SF	\$600	Owner pays utilities
2	2114 Cleveland Street Hollywood	One story CBS triplex, 1,855 SF, 1954, wall a/c	0/1 400 SF	\$600	Owner pays utilities
3	2422 Taft Street Hollywood	One story CBS triplex 2,110 SF, 1960, wall a/c	0/1 450 SF	\$650	Owner pays utilities
4	2440 Hayes Street Hollywood	One story CBS 5 plex, 3,355 SF, 1968, wall a/c	0/1 550 SF	\$650	Owner pays utilities
5	2410 Sherman Street Hollywood	One story CBS duplex, 2,335 SF, 1972, wall a/c	0/1 600 SF	\$675	Owner pays utilities
6	2464 Arthur Street Hollywood	One story CBS duplex 2,827 SF, 1953	0/1 300 SF	\$675	Owner pays utilities

Conclusion of Market Efficiency Rental Rates:

Efficiencies: Efficiencies should rent for \$600 to \$675 per month with the landlord paying for all utilities as each unit is not individually metered. Efficiencies are generally found mostly in small income properties whereas one bedroom units are found in apartment buildings in this market. Since the subject units are on the small end of the scale, we will estimate the rental rate to be \$600 per month with the landlord paying for utilities.

INCOME APPROACH TO VALUE: Continued

Rentals for First Floor Space:

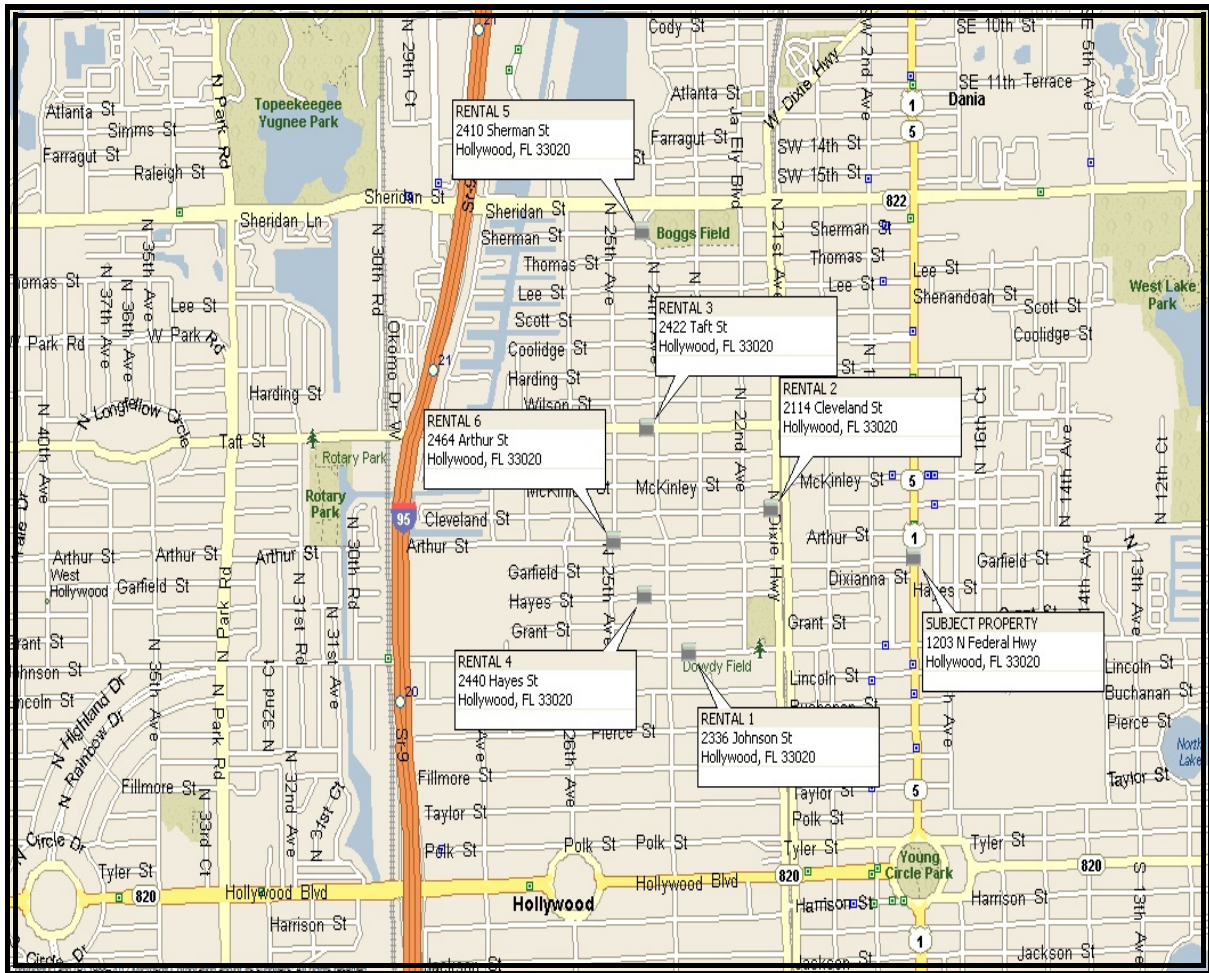
We found both restaurant and retail/office space rentals for the first floor space in the subject property. The first floor space contains 2,760 square feet of space.

Rental	Address	Property Description	Rental Area	Rental Rate	Tenant Pays
1	1400 N Federal Hwy Holly wood	One story CBS restaurant with two offices 1953	1,700 SF	\$10.58 SF 4-6 years	Electric, insurance , maintenance
2	1090 N Federal Hwy Hollywood	Double Drive Thru Restaurant 1959	1,200 SF	\$29.00 SF 3 years	Real estate taxes and utilities
3	2100 N Federal Hwy Hollywood	One story CBS retail or office space, 1970	1,400 SF	\$12.00 SF 3 years	Electric, insurance , maintenance

Most weight was placed on rentals 1 and 3 being more closely in line with what the typical rental would be in this market area for either a restaurant, office or retail space. We estimate the rental rate would be \$11.00 SF with the tenant paying electric, insurance and maintenance.

INCOME APPROACH TO VALUE: Continued

COMPARABLE RENTALS MAP



INCOME APPROACH TO VALUE: Continued

The appraisers have not been provided with income or expense statements from the owner. We restructured the expenses as necessary to reflect the market.

Gross Income

First Floor: Restaurant and dining area

2,760 SF x \$11.00/SF = \$ 30,360

Second Floor: 20 efficiencies

20 x \$600 x 12 months = \$144,000

Total Rent: \$174,360

Explanation of Vacancy and Expenses

Vacancy and Collection Losses: The market vacancy rate is close to 5% but we will use 10% for the subject property.

Expenses:

Real Estate Taxes: Real estate taxes would be approximately \$20,330 per year. The taxes would be \$1.23 per square foot based on the Broward County Property Appraisers adjusted size of 16,481 SF.

Insurance: The property is not located in a flood zone. The windstorm and flood insurance is estimated to be \$16,500 per year or \$1.00 per square foot.

Management: The management fee for this type of property ranges from 3% to 5% with the majority of properties at 4% of effective gross income.

Repairs and Maintenance: The owners reported \$8,250 for repairs and maintenance which would be \$0.50 per square foot which is reasonable for a property of this age.

Licenses: We estimate \$300 per year for licenses to operate the property.

Utilities and trash removal: The owner pays for all utilities and trash removal being that the rooms and restaurant are not separately metered. We estimate \$45 per month for electric for each room times 20 rooms, \$10,800 plus \$1,000 per month for the restaurant or \$12,000 per year with the total being \$22,800 per year. Water and sewer is estimated at \$13,200 per year or \$1,100 per month. We estimate trash removal at \$200 per month or \$2,400 per year. Total utilities and trash removal is estimated at \$38,400 per year.

Professional Services: These include legal and accounting for the subject properties which we estimate to be \$1,200 per year.

Reserves for replacement: We included 3% of the effective gross income for the replacement of the roof, appliances, air conditioners, building painting and the replacement of the asphalt paving the parking lot.

The operating expense ratio was 58% which is reasonable for this type of property and its age.

INCOME APPROACH TO VALUE: Continued

STABILIZED OPERATING STATEMENT

<u>Potential Gross Income (PGI):</u>		\$174,360
<u>Vacancy and Collection Losses:</u>		
Less \$174,360 x 0.10 =		<u>\$ 17,436</u>
<u>Effective Gross Income =</u>		\$156,924
<u>Less Operating Expenses:</u>		
Real Estate Taxes	\$20,330	
Insurance	\$16,500	
Management @4% EGI	\$ 6,276	
Repairs and Maintenance	\$ 8,250	
Licenses	\$ 300	
Utilities and trash removal	\$38,400	
Professional Services	<u>\$ 1,200</u>	
Total Operating Expenses (58%)	\$91,226	
Reserves @3% EGI	\$ 4,707	
TOTAL EXPENSES		<u>\$95,933</u>
NET OPERATING INCOME		\$60,991

CAPITALIZATION OF THE NET OPERATING INCOME

Having developed a stabilized net operating income, it is necessary to select an overall capitalization rate with which to convert that NOI into a value indication. The ideal source of the appropriate capitalization rate is recent market sales of similar properties which were rented at the time of sale. We found capitalization rates for the comparable apartment building sales utilized in this report. They are as follows: Sale 1: 9.86%, Sale 2: 12.80%, Sale 3: 9.00%, Sale 5: 9.39%, and Sale 6: 10.08%. Based on these sales the subject capitalization rate would be between 9% and 10%.

Based on the University of Florida Bergstrom Research Center, Survey of Emerging Market Conditions for the 3rd Quarter of 2013 the published average capitalization rate for rental apartment properties in Broward County was 5.73% up from 5.28% in the 2nd Quarter of 2013 and 5.75% from the 1st Quarter of 2013. These capitalization rates are much lower as they include large trophy apartment projects that are purchased by REIT's, pension funds, and insurance companies. Local rates for small apartment complexes typically changed hands at 7.00%-9.5% capitalization rates in Hollywood. Being that the subject property has a good location on Federal Highway, is zoned commercial and also is a mixed use property allows the capitalization rate to be somewhat lower than if it were just an apartment building. We therefore feel that a overall capitalization rate of 7.50% is applicable for this type of property with the minimum risk involved.

$$\text{Value} = \frac{\text{NOI}}{\text{OAR}} = \frac{\$60,991}{0.0750} = \$813,213$$

VALUE BY THE INCOME APPROACH: \$813,000 Rounded

INCOME APPROACH TO VALUE: Continued

Market Office Rental Rate Survey:

Rental	Address	Property Description	Rental Space/SF	Rental Rate/SF	Tenants Pay
1	2131 Hollywood Blvd #304 Hollywood	Unit in five story office building constructed in 1976	270 SF	\$22.22	Modified Gross
2	2719 Hollywood Blvd Hollywood	Units in two story office building constructed in 1969	110 SF to 140 SF	\$649 to \$899 Month	Full Service
3	2001 Hollywood Blvd Hollywood	Units in a three story office building 1924 SunTrust Bank	310 SF to 1,850 SF	\$27.25 to \$30.00	Full Service
4	1940 Harrison Street Hollywood	Units in a three story office building, 1964	50 SF and up	\$18.00	Modified Gross
5	2003 Tyler Street Hollywood	Units in a two story office building, constructed in 1950	300 SF to 900 SF	\$24.00	Modified Gross
6	221 W. Hallandale Beach Boulevard Hallandale Beach	Units in a two story office building constructed in 1974	156 SF to 1,090 SF	\$14.00 to \$36.67	Modified Gross

Conclusion of Market Rental Rates:

Small office spaces in the Hollywood market area rent for \$18.00 to \$30.00 per square foot either on a full service or modified gross basis. The subject office spaces would most likely be at the lower end of the range due to being inferior in quality, condition and service level to most of the office rentals above.

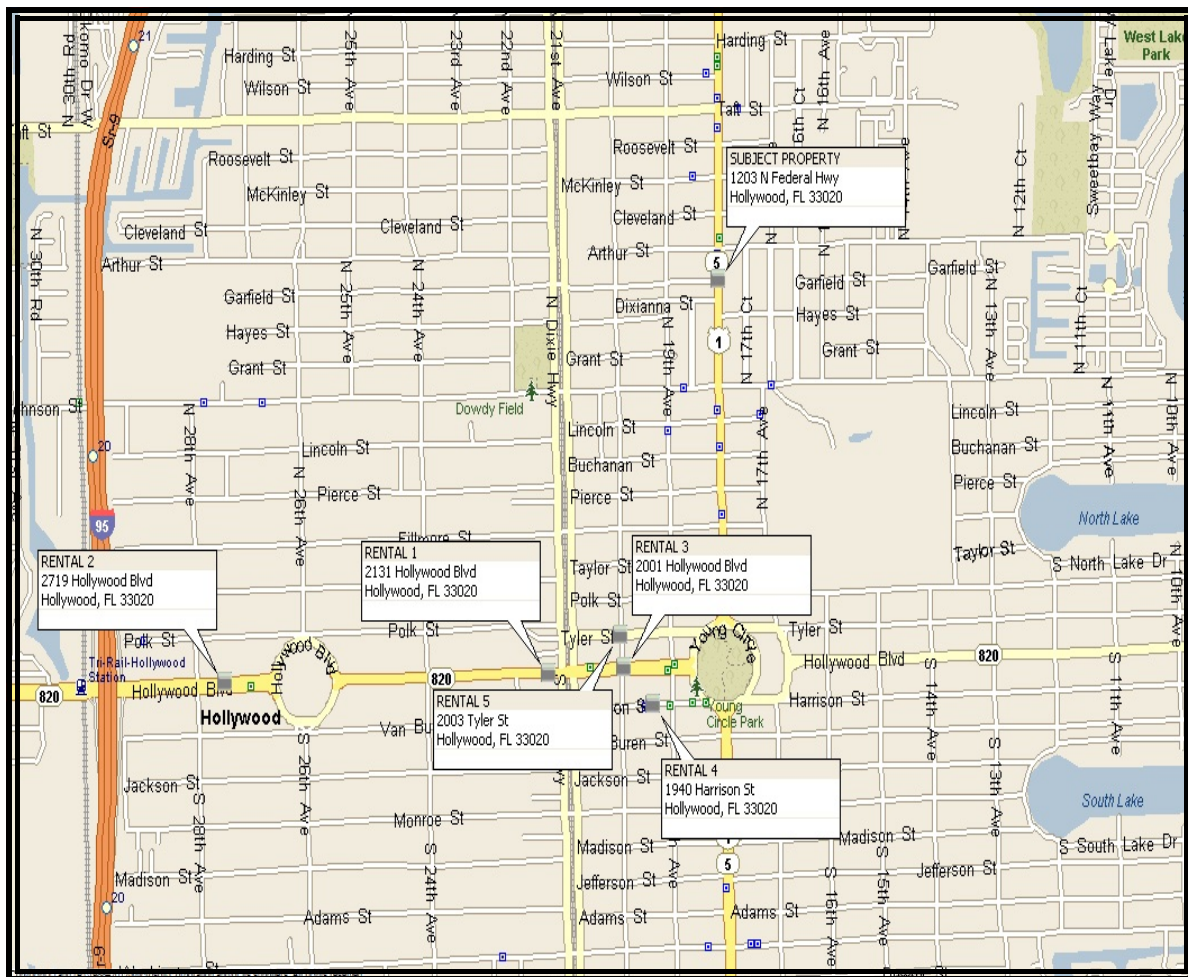
Rentals for First Floor Space:

Rental	Address	Property Description	Rental Area	Rental Rate	Tenant Pays
1	1400 N Federal Hwy Hollywood	One story CBS restaurant with two offices 1953	1,700 SF	\$10.58 SF 4-6 years	Electric, insurance , maintenance
2	1090 N Federal Hwy Hollywood	Double Drive Thru Restaurant 1959	1,200 SF	\$29.00 SF 3 years	Real estate taxes and utilities
3	2100 N Federal Hwy Hollywood	One story CBS retail or office space, 1970	1,400 SF	\$12.00 SF 3 years	Electric, insurance , maintenance

Most weight was placed on rentals 1 and 3 being more closely in line with what the typical rental would be in this market area for either a restaurant, office or retail space. We estimate the rental rate would be \$11.00 SF with the tenant paying electric, insurance and maintenance.

INCOME APPROACH TO VALUE: Continued

COMPARABLE RENTALS MAP



INCOME APPROACH TO VALUE: Continued

From the rental survey above, we estimate that the subject second floor were to be converted to office space would receive about \$18.00 per square foot. The second floor has 20 rooms that could be individual offices. However the entire space could be converted to office space and that area is 10,143 square feet.

Gross Potential Income:

First Floor: Restaurant and dining area

2,760 SF x \$11.00/SF = \$ 30,360

Second Floor: Office space

10,143 SF x \$18.00/SF = \$182,574

Total: \$212,934

Vacancy and collection loss:

Based on the Newmark Grubb Knight Frank 1st Quarter 2014, Fort Lauderdale-Broward County Office Market Report, Hollywood had an office vacancy rate of 12.8% which was at the lower end of the range for office markets in Broward County.

\$212,934 x 0.128 = \$27,255

Explanation of Expenses

Real Estate Taxes: Real estate taxes would be approximately \$20,330 per year. The taxes would be \$1.23 per square foot based on the Broward County Property Appraisers adjusted size of 16,481 SF.

Insurance: The property is not located in a flood zone. The windstorm and flood insurance is estimated to be \$ per year or \$1.00 per square foot.

Management: The management fee for this type of property ranges from 3% to 5% with the majority of properties at 4% of effective gross income.

Repairs and Maintenance: The owners reported \$8,250 for repairs and maintenance which would be \$0.50 per square foot which is reasonable for a property of this age.

Licenses: We estimate \$300 per year for licenses to operate the property.

Utilities and trash removal: The owner pays for all utilities and trash removal being that the rooms and restaurant are not separately metered. We estimate \$45 per month for electric for each room times 20 rooms, \$10,800 plus \$1,000 per month for the restaurant or \$12,000 per year with the total being \$22,800 per year. Water and sewer is estimated at \$13,200 per year or \$1,100 per month. We estimate trash removal at \$200 per month or \$2,400 per year. Total utilities and trash removal is estimated at \$38,400 per year.

Professional Services: These include legal and accounting for the subject properties which we estimate to be \$1,200 per year.

INCOME APPROACH TO VALUE: Continued

Reserves for replacement: We included 3% of the effective gross income for the replacement of the roof, appliances, air conditioners, building painting and the replacement of the asphalt paving the parking lot.

Janitorial Service: The cost of janitorial is estimated to be \$3,600 per year or \$300 per month.

Elevator Maintenance: Some office buildings have service contracts for this expense item. We estimate elevator maintenance at \$3,000 per year.

Reserve for Replacement: We estimate the reserve for replacement to be 2% of the effective gross income. This reserve is to pay for the roof, paint the building, new flooring, replace the central air conditioner when these items need replacing.

The expense ratio was 52.51% which is typical for an office space that offers either full service or modified gross rentals.

INCOME APPROACH TO VALUE: Continued

STABILIZED OPERATING STATEMENT

Gross Potential Income

First Floor: Restaurant and dining area	
2,760 SF x \$11.00/SF =	\$ 30,360
Second Floor: Office space	
10,143 SF x \$18.00/SF =	<u>\$182,574</u>
Total:	<u>\$212,934</u>

Vacancy and Collection Losses:

Less \$212,934 x 0.128 =	<u>\$ 27,255</u>
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<u>Effective Gross Income =</u>	\$185,679
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Less Operating Expenses:

Real Estate Taxes	\$20,330
Insurance	\$16,500
Management @4% EGI	\$ 7,427
Utilities	\$38,400
Maintenance and Repairs	\$ 8,250
Janitorial Service	\$ 3,600
Elevator Maintenance	<u>\$ 3,000</u>
Total Operating Expenses: (52.51%)	<u>\$97,507</u>

<u>Reserves: @ 2% of EGI</u>	<u>\$ 3,713</u>
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TOTAL EXPENSES	\$101,220
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NET OPERATING INCOME	\$ 84,459
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CAPITALIZATION OF THE NET OPERATING INCOME

Having developed a stabilized net operating income, it is necessary to select an overall capitalization rate with which to convert that NOI into a value indication. The ideal source of the appropriate capitalization rate is recent market sales of similar properties which were rented at the time of sale. We found capitalization rates for some of the comparable office sales; Sale 1: 7.80%, Sale 3: 9.0%, and Sale 6: 9.58%. From these three capitalization rates, the subject could be in this range.

Based on the data for Broward County, the University of Florida *Survey of Emerging Market Conditions, 3rd Quarter 2013*, the capitalization rates should be approximately 6.65% for Class A and 7.79% for Class B office space. The subject property is Class C office space and should be higher than for Class B space closer to 9%. Financing and refinancing has become very difficult for purchasers and property owners respectively. We therefore feel that a overall capitalization rate of 9.0% is applicable for this type of property.

$$\text{Value} = \frac{\text{NOI}}{\text{OAR}} = \frac{\$84,459}{0.0900} = \$938,433$$

VALUE BY THE INCOME APPROACH: \$938,000 Rounded

RECONCILIATION AND FINAL VALUE ESTIMATE

An estimate of value was estimated using the Market, Income and Cost Approaches to value. The Value indicated by each approach are summarized as follows:

	Mixed Use Apartments and Restaurant/Retail	Mixed Use Offices and Restaurant/Retail
Cost Approach	Not Applicable	Not Applicable
Sales Comparison Approach	\$1,200,000	\$1,154,000
Income Approach	\$813,000	\$938,000

Each of the three value indicators were considered for this appraisal. The Income and the Market Approaches were considered to be the most valid indicator of value for the subject property.

The Cost Approach does not apply to this property as one most likely would not construct it as it currently exists again.

The Sales Comparison Approach to Value is deemed to be a reliable method for arriving at the final value opinion. Six sales of apartment buildings were used as Market data. We also utilized six sales of office buildings as well as the subject could possibly be used as a multi tenant office building along with the restaurant or retail use on the first floor. We also had one sale of a youth hostel on Miami Beach to include as a potential use for the subject property. We gave more weight to the Sales Comparison Approach in the analysis. Because we were asked to value the subject property for alternative uses other than its current use, we had to make considerable hypothetical assumptions about the potential uses of the property.

The Income Approach to Value is considered a less reliable indicator of value as the appraisers had to estimate the rental rates and the expenses as if the subject property were a mixed use property containing apartments and a restaurant/retail and as an office building and a restaurant/retail. Because of the need for all these estimates and assumptions, less emphasis was given to the Income Approach to Value in this analysis.

After considering all of the data and analysis, the Appraiser has concluded that the value of the subject property as of: **June 4, 2014:**

As a Mixed Use Property-Apartments and Restaurant/Retail: \$1,200,000

As Mixed Use Property-Offices and Restaurant/Retail: \$1,150,000

ADDENDA

Murdo Mackenzie
Chief Appraiser, L.B. Slater & Company Inc. (2000-present)

Professional Licenses:

*State-Certified General Appraiser; RZ2779, State of Florida
*Licensed Real Estate Sales Associate (inactive), State of Florida

Brief Educational History:

*Graduate of Florida International University, B.S. Hospitality Management

***Gold Coast School of Real Estate:**

Course AB-1FREAB Licensed Residential Appraisal Course
Course AB-2 FREAB Certified Residential Appraisal Course II
Course AB-2B FREAB Certified Residential Appraisal Course on
Depreciation, Supply and Demand Analysis
Course AB-3 FREAB Certified General Appraisal Course
Appraisal Procedures & Principles, USPAP

Real Estate Courses
FREC Salesperson pre-licensing
FREC Salesperson post-licensing

***South Florida Chapter of the Appraisal Institute:**

Convincing Residential Appraisals & DCF Valuations.

***Institute for Real Estate Studies:**

Florida Law Update for Appraisers, National USPAP update, FNMA
Forms Update.

***Council of Residential Specialists:**

Creating Wealth Residential Real Estate Investments

***Bert Rogers Schools:**

Appraisal Principles, Real Estate, Mortgages, & Law, The Sales Comparison Approach (2006)

Florida Real Estate Appraisal License Law, Communicating the Appraisal, Fannie Mae Forms Update, Manufactured
Housing (2008) Neighborhood Analysis, 7-Hour National USPAP Update and Roles & Rules of Supervisors and Trainees
(2008)

***Appraisal Education from Mckissock:**

Appraisal Law, The Cost Approach, Roles & Rules of the Supervisor, The Dirty Dozen, National USPAP Update (2012)

* This appraiser has met the continuing education requirements for the State of Florida and is also FHA approved.

Over the past 12 years I have completed 2000+ assignments including residential and commercial property types. As the chief appraiser, my responsibilities also include reviewing staff files, or those requested of clients, managing the daily operations and ensuring that client needs are completely satisfied.

Some of these clients include the Cities of Hollywood, Hallandale, Dania Beach and Pembroke Park, in addition to many major banks, lenders, mortgage companies, attorneys and accountants. I have also been sworn in as an expert witness in Dade, Broward and Palm Beach County Courts involving divorce and litigation cases.

Types of properties appraised:

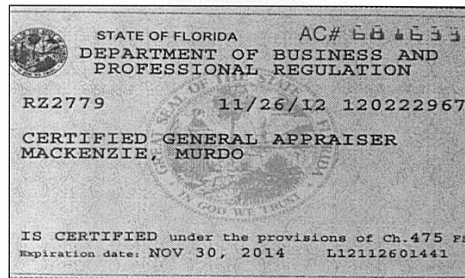
Residential – high/mid/low-rise condominiums, town houses, villas, mobile homes, waterfront estates, mansion quality houses, garden style apartments, co-ops, small income properties and vacant land.

Commercial – office buildings, office condominiums, retail stores, mixed use properties, service stations, restaurants, auto repair shops, warehouses, apartment buildings, motels, hotels, strip centers and vacant land.

Industrial – warehouses, heavy use storage facilities, warehouse condominiums and vacant land.

Agricultural – vacant land

Special Purpose – Meeting halls, clubs, places of worship, funeral homes, government buildings, bus stops and vacant land.



Privately Owned Homeless Shelter

1203 N. Federal Highway, Hollywood, Florida 33020

Clifford D. Peck

5201 SW 31 Avenue #116

Fort Lauderdale, Florida 33312

954-964-1223 Phone

954-322-9741 Fax

Darrylp@aol.com

EDUCATION

University of Miami - *Bachelors Degree in Biology & Chemistry* - June, 1972

Nova University - *Master of Business Administration* - June, 1982

Fort Lauderdale, Florida

APPRAISAL EDUCATION:

SREA - 101 Introduction to Appraising Real Property

SREA - 102 Applied Residential Property Valuation

SREA - 201 Principles of Income Property Valuation

SREA - 202 Applied Income Property Valuation

AI - 1A1 Real Estate Appraisal Principles

AI - 510 Highest and Best Use Analysis

AI - 520 Advanced Income Capitalization

AI - 530 Advanced Sales Comparison & Cost Approaches

AI-Income Valuation of Small Mixed-Use Properties

AI-Alternative Uses and Cost Valuation of Small Mixed-Use Properties

AI-Sales Comparison Valuation of Small Mixed-Use Properties

Fundamentals of Relocation Appraising

Special Purpose Properties in Limited Markets

Luxury Waterfront Markets: Determination of Land Value

Environmental Risk and the Real Estate Appraisal Process

Internet and the Appraiser

Market and Feasibility Analysis for Shopping Centers

Dynamics of Office Building Valuation

Real Estate Valuations and the Appraisal Industry

Understanding Limited Appraisals and Appraisal Reporting

Appraisal Reporting of Complex Residential Properties

Appraisal Theory Update Seminar

Appraising Troubled Properties

How to Verify Market Data

Subdivision Analysis

Litigation Valuation; Mock Trial

Avoiding or Limiting Loss from E & O Lawsuits

Successful Home Building, being your own Contractor

Standards of Professional Practice, Parts 1 & 2

Small Hotel/Motel Valuation

The Impact of Contamination on Real Estate Value

Residential Design and Functional Utility

Apartment Appraisal

Support Sales Comparison Grid Adjustments

Lease Abstracting and Analysis

Case Studies in Residential Highest & Best Use

Partial Interest Valuation- Divided

Partial Interest Valuation -Undivided

How to Appraise a Business

Case Studies in Commercial Highest and Best Use

Understanding and Testing DCF Valuation Models

Convincing Residential Appraisals

FHA Appraisal Inspection From the Ground Up

Privately Owned Homeless Shelter

1203 N. Federal Highway, Hollywood, Florida 33020

CERTIFICATIONS AND LICENSES: State of Florida

General Real Estate Appraiser # RZ 3071

Licensed Real Estate Broker # BL 480698, since 1988

PROPERTY TYPES APPRAISED:

Single Family Residences
 Condominiums
 Warehouses
 Industrial Buildings
 Industrial Land
 Residential Land
 Agricultural Land
 Convenience Stores
 Adult Congregate Living Facilities
 Mixed-Use Properties
 Condominium Conversions
 Social Clubs
 Mobile Home Parks
 Service Stations
 Small Residential Income Properties
 Cooperatives
 Apartment Buildings
 Agricultural Properties
 Office Buildings
 Medical Office Buildings
 Shopping Centers
 Retail Stores
 Churches
 Day Care Centers
 Funeral Homes
 Car Washes
 Service Station Sites

Employment History: I have worked as an independent contractor Real Appraiser for the past 28 years serving Miami-Dade, Broward, and Palm Beach Counties. I have lived in South Florida for 55 years, the last 28 years working in the Real Estate Industry. The following list represents a sample of the firms I have performed appraisal assignments:

Prestige Appraisal Services - Miami, Florida
 The PEPE Organization - Tuckerton, New Jersey
 Mortgage Information Services - Miramar, Florida
 New York Settlement Company - Plainview, New York
 The Ernest Jones Company - Hollywood, Florida
 Spaulding Associates - Homestead, Florida
 L.B. Slater - Hollywood, Florida
 Garrin & Associates - Plantation, Florida
 Advanced Research & Appraisal - Miramar, Florida
 Daniel N. Stein, Inc. - Miami, Florida
 Southern Realty & Appraisal - Hollywood, Florida
 Property Consultants - Miami, Florida
 Lewis Appraisal & Consultants - Hollywood, Florida
 American Appraisal - Miami, Florida