FROM:

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

603 N Federal Hwy

Hollywood, FL 33020

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

TO:

City of Hollywood

fhopkins@hollywoodfl.org

E-Mail:

Telephone Number: Fax Number:

Alternate Number:

**INVOICE** 

INVOICE NUMBER
13741
DATES

Invoice Date: 5/26/2014

Due Date:

REFERENCE

Internal Order #: 13741

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

Main File # on form: 13741

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

**DESCRIPTION** 

Lender: N/A Client: City of Hollywood

Purchaser/Borrower: N/A

Property Address: 901 NW 70th Ter

City: Hollywood

County: Broward State: FL Zip: 33024

Legal Description: BOULEVARD HEIGHTS SEC 5 50-44 B LOT 11 BLK 18

FEES AMOUNT

Appraisal Fee 250.00

SUBTOTAL 250.00

PAYMENTS AMOUNT

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

SUBTOTAL

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

TOTAL DUE \$ 250.00

# **APPRAISAL OF REAL PROPERTY**



## **LOCATED AT**

901 NW 70th Ter Hollywood, FL 33024 BOULEVARD HEIGHTS SEC 5 50-44 B LOT 11 BLK 18

#### **FOR**

N/A fhopkins@hollywoodfl.org

## **OPINION OF VALUE**

146,000

#### AS OF

5/21/2014

#### BY

Peter Ludescher L.B. Slater & Company Inc.

954-923-1425 pludescher@gmail.com

# Uniform Residential Appraisal Report

File # 13741

| The purpose of this summary appraisal repo  |  |  |   | ourato, and adoquatory   | 11 / 1  |  |  | 0. 1 000,000   | h h   |
|---|--|--|---|--|---|--|--|--|---|
| Property Address 901 NW 70th Ter  |  |  |   | City Hollywood   |   | Stat   | e FL   | Zip Code 330   | )24   |
| Borrower N/A  |  | Owner of I   | Public Record   | See addendum   |   |  | inty Brow  |  |   |
| Legal Description BOULEVARD HEIGH   | HTS SEC 5  | 50-44 B LOT 1  | 1 BLK 18  |  |   |  |  |  |   |
| Assessor's Parcel # 5141 11 23 3030   |  |  |   | Tax Year 2013  |   | R.E  | . Taxes \$ 2   | 220.00   |   |
| Neighborhood Name BOULEVARD HEL   | GHTS   |  |   |  | 1-41-11   | Cen  | sus Tract C  |  |   |
| Occupant Owner Tenant Vac   |  | Special As   | sessments \$  | N/A  | PU  |  |  | per year   | per month                                   |
| Property Rights Appraised  Fee Simple   | Leasehol   |  |   | 14// (   |   |  |  | _ per year   | , por                                       |
| Assignment Type Purchase Transaction  |  | nce Transaction  |   | escribe) Assist with   | n a nurchase  | decision   |  |  |   |
| Lender/Client N/A   |  | Addres   |   | s@hollywoodfl.org  |   | decision.  |  |  |   |
| Is the subject property currently offered for sale of   | nr has it heen o   |  |   |  |   | 212  |  | Yes 🔀 No   |   |
| Report data source(s) used, offering price(s), and  |  |  | twoive months   | s prior to the effective de  | ate of this apprais   | ai:  |  | 103  |   |
| Treport data source(s) used, offering price(s), and   | u uaic(s).   | N/A  |   |  |   |  |  |  |   |
| I did M did not analyze the contract for  | agle for the out   | signt purchage trans   | action Evaloin  | the regulte of the analys  | is of the contract  | for colo or why  | the englysis   | was not  |   |
| I did Mid not analyze the contract for  |  |  | action. Expiain   | uie resuits of the analys  | is of the contract  | ioi sale oi wily   | uie alialysis  | was not  |   |
| performed. No contract was provided   | for the app  | raiser.  |   |  |   |  |  |  |   |
| Contract Price \$ Date of Cor   | atroot   | lo the pr  | anarty gallar th  | o owner of public record   | 12 \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \  | No Doto  | Courac(a)  |  |   |
| <b>5</b>  |  | <u> </u>   | <u> </u>  | e owner of public record   |   | No Data  | Source(S)  | □ Voc  | No.   |
| Is there any financial assistance (loan charges, s  |  |  | ent assistance,   | etc.) to be paid by any  | party on benair of  | r the borrower?  |  | Yes  | S No  |
| If Yes, report the total dollar amount and describe   | e the items to b   | e paid.  |   |  |   |  |  |  |   |
|   |  |  |   |  |   |  |  |  |   |
| N . 5 III II II III   |  |  |   |  |   |  |  |  |   |
| Note: Race and the racial composition of the  | neighborhood   | l are not appraisal  |   |  |   |  |  |  |   |
| Neighborhood Characteristics  |  |  | _   | lousing Trends   |   | One-Unit H   | lousing  | Present La   | nd Use %                                    |
| Location Urban Suburban   | Rural  | Property Values  | Increasing  | <b>X</b> Stable  | Declining   | PRICE  | AGE  | One-Unit   | 80 %  |
| Built-Up <b>▼</b> Over 75% ☐ 25-75% ☐   | Under 25%  | Demand/Supply  | Shortage  | In Balance   | Over Supply   | \$ (000)   | (yrs)  | 2-4 Unit   | %   |
| Growth Rapid Stable   |  |  | Under 3 mt  | hs 3-6 mths  | Over 6 mths   | 65 Lov   |  | Multi-Family   | 10 %  |
|   |  |  | <del></del>   | Pines Blvd to the S  |   | 260 High   |  | Commercial   | 10 %  |
| N. University Dr to the West.   |  | aa rairipike tt  | ,o <u>_</u> uoi, i  | DIVO IO IIIO C   | - Jani ana  | 150 Pred   |  | Other  | <u>10 %</u>                                 |
| -   | aighte is as   | mnrised of ana   | or two star   | y single family hor  | mes construe  |  |  |  |   |
| is an established community with relationship   |  |  |   |  |   |  |  |  |   |
|   |  |  |   |  |   |  |  |  |   |
| been demolished and/or renovated v  |  |  |   |  |   |  |  |  | et area.                                    |
| Market Conditions (including support for the above  |  |  |   | roperty values are   |   |  |  |  |   |
| available at historically low rates. Mo   |  |  |   |  |   | s or pay cas   | h. The me  | edian sale pr  | ice of a                                    |
| 3/2 reasonably similar size home is 5   | \$128,750. T   | ypical marketin  | ng times are  | e less than 3 montl  | hs.   |  |  |  |   |
| Dimensions Survey was not provided  |  |  | 7,368sf (tax  |  | Rectangula  | ar   | View Re  | esidential   |   |
| Specific Zoning Classification RS-6   |  | Zoning [   | Description S   | Single Family Resident   | dential   |  |  |  |   |
| Zoning Compliance 🔀 Legal 🗌 Legal Non   | conforming (Gr   | andfathered Use)   | No Zonin  | g 🔲 Illegal (describe  | <del>!</del> )  |  |  |  |   |
| Is the highest and best use of subject property as  | s improved (or   | as proposed per plai   | ns and specific   | ations) the present use?   | · X   | Yes No   | If No, des   | cribe  |   |
|   |  |  |   |  |   |  |  |  |   |
|   |  |  |   |  |   |  |  |  |   |
| Utilities Public Other (describe)   |  | Publ   | ic Other (de  | scribe)  | Off-site Impro  | ovements - Type  | )  | Public   | Private                                     |
| , ,   | V  |  |   | scribe)  |   | ovements - Type<br>halt (2-wav)  | ;  |  | Private                                     |
| Electricity 🔀 🗌   |  | /ater 🔀  |   | scribe)  | Street Aspl   | ovements - Type<br>halt (2-way)  | 1  | Public   | Private                                     |
| Electricity X   | S  | Vater X anitary Sewer X  |   | ,  | Street Aspl<br>Alley No   |  |  | X  |   |
| Electricity   | S No FEM   | Vater X anitary Sewer X MA Flood Zone AF   |   | FEMA Map # 1201  | Street Aspl   |  | FEMA Map   | X  |   |
| Electricity   | No FEI   | /ater  Anitary Sewer  MA Flood Zone  Alarea?   ✓   | H<br>Yes N  | FEMA Map # 1201  | Street Aspl<br>Alley No<br>11C0312F   | halt (2-way)   | FEMA Map   | Date 8/18/19   |   |
| Electricity   | No FEI   | /ater  Anitary Sewer  MA Flood Zone  Alarea?   ✓   | H<br>Yes N  | FEMA Map # 1201  | Street Aspl<br>Alley No<br>11C0312F   |  | FEMA Map   | X  |   |
| Electricity   | No FEI   | /ater  Anitary Sewer  MA Flood Zone  Alarea?   ✓   | H<br>Yes N  | FEMA Map # 1201  | Street Aspl<br>Alley No<br>11C0312F   | halt (2-way)   | FEMA Map   | Date 8/18/19   |   |
| Electricity   | No FEI   | /ater  Anitary Sewer  MA Flood Zone  Alarea?   ✓   | H<br>Yes N  | FEMA Map # 1201  | Street Aspl<br>Alley No<br>11C0312F   | halt (2-way)   | FEMA Map   | Date 8/18/19   |   |
| Electricity  Gas  N/A  FEMA Special Flood Hazard Area  Are the utilities and off-site improvements typical  Are there any adverse site conditions or external   | S No FEI for the market  | Vater Anitary Sewer MA Flood Zone Aharea? Anitary Sewer Anitarea?  | H<br>Yes N  | FEMA Map # 1201<br>o If No, describe<br>al conditions, land uses,  | Street Aspt<br>Alley No<br>11C0312F<br>etc.)?   | halt (2-way)   | FEMA Map   | Date 8/18/19 If Yes, describe  | 992   |
| Electricity  Gas  N/A  FEMA Special Flood Hazard Area  Are the utilities and off-site improvements typical  Are there any adverse site conditions or external  General Description  | S No FEI for the market factors (easem   | Vater Anitary Sewer MA Flood Zone Anarea? Anitary Sewer Anarea? Foundation   | H<br>Yes N<br>Ns, environment   | FEMA Map # 1201 o If No, describe al conditions, land uses,  | Street Aspl<br>Alley No<br>11C0312F<br>etc.)?   | halt (2-way)  Yes  Is/condition  | FEMA Map  No   | Date 8/18/19  If Yes, describe  material:  |   |
| Electricity  Gas  N/A  FEMA Special Flood Hazard Area  Are the utilities and off-site improvements typical  Are there any adverse site conditions or external  General Description  Units  One  One with Accessory Unit   | No FEI for the market factors (easem   | Vater Anitary Sewer Sewe | Yes N<br>Ns, environment  | FEMA Map # 1201 o If No, describe al conditions, land uses,  Exterior Description Foundation Walls   | Street Aspl<br>Alley No<br>11C0312F<br>etc.)?   | Yes    S/condition   I   | FEMA Map No nterior  | Date 8/18/19  If Yes, describe  material: Tile/Avg   | 992<br>s/condition                          |
| Electricity  Gas  N/A  FEMA Special Flood Hazard Area  Are the utilities and off-site improvements typical  Are there any adverse site conditions or external  General Description  Units  One  One with Accessory Unit  # of Stories  1  | S No FEI for the market factors (easem  Concrete Full Baser  | Vater Anitary Sewer Anitary Sewer Anitary Sewer Anitary Sewer Anitarea? Anitarea? Foundation Slab Crawlenent Partial   | Yes N<br>Ns, environments   | FEMA Map # 1201 o If No, describe al conditions, land uses,  Exterior Description Foundation Walls Exterior Walls  | Street Aspl Alley No 11C0312F etc.)?  material On grade CBS/Frame   | Yes S/condition   II   F   | FEMA Map  No  No  nterior loors /alls  | Date 8/18/19  If Yes, describe  material: Tile/Avg Wood/DW   | 992<br>s/condition                          |
| Electricity  Gas  N/A  FEMA Special Flood Hazard Area  Are the utilities and off-site improvements typical Are there any adverse site conditions or external  General Description  Units  One  One with Accessory Unit  # of Stories  1  Type  Det.  Att.  S-Det./End Unit  | No FEN for the market factors (easem   | Aater Anitary Sewer Alfarea? Anitary Sewer Alfarea? Anitary Sewer Alfarea? Anitary Sewer Anitary Sewer Anitary Sewer Sew | Yes N<br>Yes N<br>Space   | FEMA Map # 1201 o If No, describe al conditions, land uses,  Exterior Description Foundation Walls Exterior Walls Roof Surface   | Street Aspl Alley No 11C0312F etc.)?  material On grade CBS/Frame Shingle/Avg   | Yes S/condition II F/Avg W   | FEMA Map  No  No  nterior loors /alls rim/Finish   | Date 8/18/19  If Yes, describe  material: Tile/Avg Wood/DW: Paint/Avg  | 992<br>s/condition                          |
| Electricity  Gas  N/A  FEMA Special Flood Hazard Area  Are the utilities and off-site improvements typical  Are there any adverse site conditions or external  General Description  Units  One  One One with Accessory Unit  # of Stories  1  Type  Det.  Att.  S-Det./End Unit  Existing  Proposed  Under Const.   | No FEI for the market factors (easem  Concrete Full Baser Basement Are. Basement Fini  | Vater Anitary Sewer Alfa Flood Zone Alfa rea? Anitary Sewer Alfa rea? Foundation  Foundation Slab Crawl ment Partial a sh  | Yes N<br>Yes N<br>Space Basement sq.ft.   | FEMA Map # 1201 o If No, describe al conditions, land uses,  Exterior Description Foundation Walls Exterior Walls Roof Surface Gutters & Downspouts  | Street Aspl Alley No 11C0312F etc.)?  material On grade CBS/Frame Shingle/Avg Yes   | Yes    Yes   S/condition   II   F   F   F   F   F   F   F   F  | FEMA Map  No  No  nterior loors /alls rim/Finish ath Floor   | Date 8/18/19  If Yes, describe  material: Tile/Avg Wood/DW: Paint/Avg Tile/Good  | 992<br>s/condition                          |
| Electricity  Gas  N/A  FEMA Special Flood Hazard Area  Are the utilities and off-site improvements typical Are there any adverse site conditions or external  General Description  Units  One  One One with Accessory Unit  # of Stories  1  Type  Det.  Att.  S-Det./End Unit  Existing  Proposed  Under Const.  Design (Style)  1 story   | No FEI for the market factors (easem  Concrete Full Baser Basement Are. Basement Fini Outside E  | Aater Anitary Sewer Al Anitary Sewer Anitar | Yes N<br>Yes N<br>Space   | FEMA Map # 1201 o If No, describe al conditions, land uses,  Exterior Description Foundation Walls Exterior Walls Roof Surface Gutters & Downspouts Window Type  | Street Aspl Alley No 11C0312F etc.)?  material On grade CBS/Frame Shingle/Avg Yes SngH/Avg  | Yes    Yes   S/condition   II   F   F   F   F   F   F   F   F  | FEMA Map  No  No  Interior  loors  Valls  rim/Finish  ath Floor  ath Wainscor  | Date 8/18/19  If Yes, describe  materials  Tile/Avg  Wood/DW  Paint/Avg  Tile/Good  t Tile/Avg   | 992<br>s/condition                          |
| Electricity  Gas  N/A  FEMA Special Flood Hazard Area  Are the utilities and off-site improvements typical Are there any adverse site conditions or external  General Description  Units  One  One One with Accessory Unit  of Stories  1  Type  Det.  Att.  S-Det./End Unit  Existing  Proposed  Under Const.  Design (Style)  1 story  Year Built  1960   | No FEI for the market factors (easem  Concrete Full Baser Basement Are Basement Fini Outside E Evidence of   | Aater Anitary Sewer Anitary Se | Yes N<br>Ns, environments<br>Space  | FEMA Map # 1201 o If No, describe al conditions, land uses,  Exterior Description Foundation Walls Exterior Walls Roof Surface Gutters & Downspouts Window Type Storm Sash/Insulated   | Street Aspl Alley No 11C0312F etc.)?  material On grade CBS/Frame Shingle/Avg Yes SngH/Avg Typical  | Yes    Yes   S/condition   II   F    E/Avg   W   B   B   B   C   | FEMA Map  No  nterior loors /alls rim/Finish ath Floor ath Wainscoi  | Date 8/18/19  If Yes, describe  materials  Tile/Avg Wood/DW. Paint/Avg Tile/Good t Tile/Avg None   | 992<br>s/condition                          |
| Electricity   | No FEI for the market factors (easem  Concrete Full Baser Basement Are Basement Fini Outside Ei Evidence of Dampness   | Aater Anitary Sewer Anitary Se | Space   Basement sq.ft. %   | FEMA Map # 1201 o If No, describe al conditions, land uses,  Exterior Description Foundation Walls Exterior Walls Roof Surface Gutters & Downspouts Window Type Storm Sash/Insulated Screens   | Street Aspl Alley No 11C0312F etc.)?  material On grade CBS/Frame Shingle/Avg Yes SngH/Avg Typical Typical  | yes    Yes   Secondition   In  | FEMA Map  No  No  Interior  Ioors  Valls  rrim/Finish  ath Floor  ath Wainscol  ar Storage  Driveway   | Date 8/18/19  If Yes, describe  material: Tile/Avg Wood/DW: Paint/Avg Tile/Good t Tile/Avg None # of Cars  | 992<br>s/condition                          |
| Electricity   | No FEI for the market factors (easem  Concrete Full Baser Basement Are. Basement Fini Outside Ei Evidence of Dampness.   | Aater Anitary Sewer Anitary Se | Space I Basement sq.ft. % Imp Pump Radiant  | FEMA Map # 1201 o If No, describe al conditions, land uses,  Exterior Description Foundation Walls Exterior Walls Roof Surface Gutters & Downspouts Window Type Storm Sash/Insulated Screens Amenities   | Street Aspl Alley No 11C0312F  etc.)?  material On grade CBS/Frame Shingle/Avg Yes SngH/Avg Typical Typical Woodstor  | yes    Yes   Secondition   In  | FEMA Map  No  nterior loors /alls rim/Finish ath Floor ath Wainscoi  | Date 8/18/19  If Yes, describe  material: Tile/Avg Wood/DW, Paint/Avg Tile/Good t Tile/Avg None # of Cars face As  | 992<br>s/condition                          |
| Electricity   | No FEI for the market factors (easem  Concrete Full Baser Basement Are Basement Fini Outside Ei Evidence of Dampness   | Aater Anitary Sewer Anitary Se | Space I Basement sq.ft. % Imp Pump Radiant  | FEMA Map # 1201 o If No, describe al conditions, land uses,  Exterior Description Foundation Walls Exterior Walls Roof Surface Gutters & Downspouts Window Type Storm Sash/Insulated Screens   | Street Aspl Alley No 11C0312F etc.)?  material On grade CBS/Frame Shingle/Avg Yes SngH/Avg Typical Typical  | yes    Yes   Secondition   In  | FEMA Map  No  No  Interior  Ioors  Valls  rrim/Finish  ath Floor  ath Wainscol  ar Storage  Driveway   | Date 8/18/19  If Yes, describe  material: Tile/Avg Wood/DW, Paint/Avg Tile/Good t Tile/Avg None # of Cars  | 992 s/condition /Avg                        |
| Electricity   | No FEI for the market factors (easem  Concrete Full Baser Basement Are: Basement Fini Outside E Evidence of Dampnes: Heating Other   | Aater Anitary Sewer Anitary Se | Space Basement Sq.ft. % Imp Pump Radiant ectric   | FEMA Map # 1201 o If No, describe al conditions, land uses,  Exterior Description Foundation Walls Exterior Walls Roof Surface Gutters & Downspouts Window Type Storm Sash/Insulated Screens Amenities   | Street Aspl Alley No 11C0312F  etc.)?  material On grade CBS/Frame Shingle/Avg Yes SngH/Avg Typical Typical Woodstor  | yes    Yes   Secondition   In  | FEMA Map  No  No  Interior  Oors  I/alls  rim/Finish  ath Floor  ath Wainscot  ar Storage  Driveway  riveway Surf  | Date 8/18/19  If Yes, describe  material: Tile/Avg Wood/DW, Paint/Avg Tile/Good t Tile/Avg None # of Cars face As  | 992 s/condition /Avg                        |
| Electricity   | No FEI for the market factors (easem  Concrete Full Baser Basement Are: Basement Fini Outside E Evidence of Dampnes: Heating Other   | Aater Anitary Sewer Anitary Se | Space I Basement sq.ft. % Imp Pump Radiant ectric   | FEMA Map # 1201 o If No, describe al conditions, land uses,  Exterior Description Foundation Walls Exterior Walls Roof Surface Gutters & Downspouts Window Type Storm Sash/Insulated Screens Amenities Fireplace(s) #  | Street Aspl Alley No 11C0312F  etc.)?  material On grade CBS/Frame Shingle/Avg Yes SngH/Avg Typical Typical Woodstor Fence  | yes    Yes   Secondition   In  | FEMA Map  No  No  Interior  Ioors  I'alls  Irim/Finish  I ath Floor  I ath Wainscor  I ar Storage  Driveway  I riveway  I oriveway  I oriv | Date 8/18/19  If Yes, describe  material: Tile/Avg Wood/DW: Paint/Avg Tile/Good t Tile/Avg None # of Cars face As # of Cars  | 992 s/condition /Avg                        |
| Electricity   | No FEI for the market factors (easem  Concrete Full Baser Basement Are Basement Fini Outside E Evidence of Dampness Heating Other Cooling Individual   | Aater Anitary Sewer Anitary Se | Space I Basement sq.ft. % Imp Pump Radiant ectric oning   | FEMA Map # 1201 o If No, describe al conditions, land uses,  Exterior Description Foundation Walls Exterior Walls Roof Surface Gutters & Downspouts Window Type Storm Sash/Insulated Screens Amenities Fireplace(s) # Patio/Deck Pool  | Street Aspl Alley No 11C0312F  etc.)?  material On grade CBS/Frame Shingle/Avg Yes SngH/Avg Typical Typical Woodstor Fence Porch Other  | As/condition II  El/Avg W  B B  C  Ve(s) #   | FEMA Map  No  No  Interior  Ioors  Valls  rim/Finish  ath Floor  ath Wainscor  ar Storage  Driveway  riveway Surf  Garage  Carport  Att.   | Date 8/18/19  If Yes, describe  material: Tile/Avg Wood/DW, Paint/Avg Tile/Good t Tile/Avg None # of Cars face As # of Cars # of Cars  | s/condition  /Avg  2 phalt                  |
| Electricity   | No FEI for the market factors (easem  Concrete Full Baser Basement Are. Basement Fini Outside E Evidence of Dampnes: Heating Other Cooling Individual Dishwas  | Aater Anitary Sewer Anitary Se | Space I Basement sq.ft. % Imp Pump Radiant ectric coning er I Microv  | FEMA Map # 1201 o If No, describe al conditions, land uses,  Exterior Description Foundation Walls Exterior Walls Roof Surface Gutters & Downspouts Window Type Storm Sash/Insulated Screens Amenities Fireplace(s) # Patio/Deck Pool vave Washer/Dry  | Street Aspl Alley No 11C0312F  etc.)?  material On grade CBS/Frame Shingle/Avg Yes SngH/Avg Typical Typical Woodstor Fence Porch Other (er X Other (er  | Abalt (2-way)  Yes  Sycondition II  FREAD B  B  C  Ve(s) #  D  describe) CC  | FEMA Map  No  Interior  Ioors  Valls  rim/Finish  ath Floor  ath Wainscor  ar Storage  Driveway  riveway Surf  Garage  Carport  Att.  booktop  | Date 8/18/19  If Yes, describe  material: Tile/Avg Wood/DW. Paint/Avg Tile/Good t Tile/Avg None # of Cars face As # of Cars # of Cars Det.   | s/condition  /Avg  2 phalt                  |
| Electricity   | No FEI for the market factors (easem  Concrete Full Baser Basement Are Basement Fini Outside E Evidence of Dampness Heating Other Cooling Individual Dishwas 5 Rooms   | Aater Anitary Sewer Anitary Se | Space I Basement sq.ft. % Imp Pump Radiant ectric coning or I Microv Bedrooms   | FEMA Map # 1201 o If No, describe al conditions, land uses,  Exterior Description Foundation Walls Exterior Walls Roof Surface Gutters & Downspouts Window Type Storm Sash/Insulated Screens Amenities Fireplace(s) # Patio/Deck Pool vave Washer/Dry 1.5 Bath(s)  | Street Aspl Alley No 11C0312F  etc.)?  material On grade CBS/Frame Shingle/Avg Yes SngH/Avg Typical Typical Woodstor Fence Porch Other (er X Other (er  | Abalt (2-way)  Yes  Sycondition II  FREAD B  B  C  Ve(s) #  D  describe) CC  | FEMA Map  No  Interior  Ioors  Valls  rim/Finish  ath Floor  ath Wainscor  ar Storage  Driveway  riveway Surf  Garage  Carport  Att.  booktop  | Date 8/18/19  If Yes, describe  material: Tile/Avg Wood/DW, Paint/Avg Tile/Good t Tile/Avg None # of Cars face As # of Cars # of Cars  | s/condition  /Avg  2 phalt                  |
| Electricity   | No FEI for the market factors (easem  Concrete Full Baser Basement Are Basement Fini Outside E Evidence of Dampness Heating Other Cooling Individual Dishwas 5 Rooms   | Aater Anitary Sewer Anitary Se | Space I Basement sq.ft. % Imp Pump Radiant ectric coning or I Microv Sedrooms   | FEMA Map # 1201 o If No, describe al conditions, land uses,  Exterior Description Foundation Walls Exterior Walls Roof Surface Gutters & Downspouts Window Type Storm Sash/Insulated Screens Amenities Fireplace(s) # Patio/Deck Pool vave Washer/Dry 1.5 Bath(s)  | Street Aspl Alley No 11C0312F  etc.)?  material On grade CBS/Frame Shingle/Avg Yes SngH/Avg Typical Typical Woodstor Fence Porch Other (er X Other (er  | Abalt (2-way)  Yes  Sycondition II  FREAD B  B  C  Ve(s) #  D  describe) CC  | FEMA Map  No  Interior  Ioors  Valls  rim/Finish  ath Floor  ath Wainscor  ar Storage  Driveway  riveway Surf  Garage  Carport  Att.  booktop  | Date 8/18/19  If Yes, describe  material: Tile/Avg Wood/DW. Paint/Avg Tile/Good t Tile/Avg None # of Cars face As # of Cars # of Cars Det.   | s/condition  /Avg  2 phalt                  |
| Electricity   | No FEI for the market factors (easem  Concrete Full Baser Basement Are. Basement Fini Outside E Evidence of Dampness Heating Undividual Individual Dishwas Rooms   | Aater Anitary Sewer Anitary Se | Space I Basement sq.ft. % Imp Pump Radiant ectric coning er I Microv Bedrooms n and bathre  | FEMA Map # 1201 o If No, describe al conditions, land uses,  Exterior Description Foundation Walls Exterior Walls Roof Surface Gutters & Downspouts Window Type Storm Sash/Insulated Screens Amenities Fireplace(s) # Patio/Deck Pool vave Washer/Dry 1.5 Bath(s) Dooms.   | Street Aspl Alley No I1C0312F  etc.)?  material On grade CBS/Frame Shingle/Avg Yes SngH/Avg Typical Typical Woodstor Fence Porch Other er Other (c  | yes    Secondition   II  | FEMA Map  No  No  Interior  Ioors  I/alls  Irim/Finish  I ath Floor  I ath Wainscoi  I ar Storage  I Driveway  I Garage  I Carport  I Att.  I Ooktop  Of Gross Live  | Date 8/18/19  If Yes, describe  material: Tile/Avg Wood/DW, Paint/Avg Tile/Good t Tile/Avg None # of Cars face As # of Cars # of Cars Det.   | s/condition  /Avg  2 phalt  Built-in        |
| General Description  Units One One with Accessory Unit  # of Stories 1  Type Det. Att. S-Det./End Unit  Existing Proposed Under Const.  Design (Style) 1 story  Year Built 1960  Effective Age (Yrs) 54  Attic None  Drop Stair Stairs  Floor Scuttle  Finished Heated  Appliances Refrigerator Range/Oven  Finished area above grade contains:  Additional features (special energy efficient items)   | No FEI for the market factors (easem  Concrete Full Baser Basement Are. Basement Fini Outside Evidence of Dampnes: Heating Other Cooling Individual Dishwas 5 Rooms of etc.).  | Aater Anitary Sewer Anitary Se | Space I Basement sq.ft. % Imp Pump Radiant ectric coning or I Microw Redrooms and bathre  | FEMA Map # 1201 o If No, describe al conditions, land uses,  Exterior Description Foundation Walls Exterior Walls Roof Surface Gutters & Downspouts Window Type Storm Sash/Insulated Screens Amenities Fireplace(s) # Patio/Deck Pool Vave Washer/Dry 1.5 Bath(s) Dooms.   | Street Aspl Alley No I1C0312F  etc.)?  material On grade CBS/Frame Shingle/Avg Yes SngH/Avg Typical Typical Woodstor Fence Porch Other er Other (c  | yes    Scondition   II   | FEMA Map  No  No  Interior  Ioors  I/alls  Irim/Finish  I ath Floor  I ath Wainscoil  I ar Storage  I Driveway  I Garage  I Carport  I Att.  I Doktop  I Gross Live  I Common 1.5  | Date 8/18/19  Date 8/18/19  If Yes, describe  material: Tile/Avg Wood/DW, Paint/Avg Tile/Good t Tile/Avg None # of Cars face As # of Cars # of Cars  # of Cars  # of Cars  # of Cars  # of Cars  # of Cars  # of Cars  # of Cars  # of Cars  # of Cars  # of Cars  # of Cars  # of Cars  # of Cars  # of Cars    | s/condition  /Avg  2 phalt  Built-in  Grade |
| Gas N/A  FEMA Special Flood Hazard Area Yes  Are the utilities and off-site improvements typical  Are there any adverse site conditions or external  General Description  Units One One with Accessory Unit  # of Stories 1  Type Det. Att. S-Det./End Unit  Existing Proposed Under Const.  Design (Style) 1 story  Year Built 1960  Effective Age (Yrs) 54  Attic None  Drop Stair Stairs  Floor Scuttle  Finished Heated  Appliances Refrigerator Range/Oven  Finished area above grade contains:  Additional features (special energy efficient items)  Describe the condition of the property (including family home of average quality const  | No FEI for the market factors (easem  Concrete Full Baser Basement Are: Basement Fini Outside Evidence of Dampnes: Heating Other Cooling Individual Dishwa: 5 Rooms Individual I | Aater Anitary Sewer Anitary Sewerts Anitary  | Space Basement Sq.ft. % Imp Pump Radiant ectric coning or Microw Bedrooms n and bathre rations, remode  | FEMA Map # 1201 o If No, describe al conditions, land uses,    Exterior Description  | Street Aspl Alley No 11C0312F  etc.)?  material On grade CBS/Frame Shingle/Avg Yes SngH/Avg Typical Typical Woodstor Fence Porch Other er Other (etc.)?   | Alt (2-way)  Yes  Is/condition II  FA/Avg W  A T  B  Ve(s) # D  describe) CC  2 Square Feet  Ct is a 3 bed opliances and   | FEMA Map  No  No  Interior  Ioors  I/alls  Irim/Finish  I ath Floor  I ath Wainscoil  I ar Storage  I Driveway  I Garage  I Carport  I Att.  I Doktop  I Gross Live  I Common 1.5  | Date 8/18/19  Date 8/18/19  If Yes, describe  material: Tile/Avg Wood/DW, Paint/Avg Tile/Good t Tile/Avg None # of Cars face As # of Cars # of Cars  # of Cars  # of Cars  # of Cars  # of Cars  # of Cars  # of Cars  # of Cars  # of Cars  # of Cars  # of Cars  # of Cars  # of Cars  # of Cars  # of Cars    | s/condition  /Avg  2 phalt  Built-in  Grade |
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# Uniform Residential Appraisal Report

File# 13741

|  |   |  | the subject neighborho   |   |   |  |  | to \$ 22   |  |
|--|---|--|--|---|---|--|--|--|--|
|  |   |  | the past twelve mont   |   |   |  |  |  | 224,500 ·  |
| FEATURE  | SUBJECT   | COMPARAB   | LE SALE # 1  | COME  | PARABI  | LE SALE # 2  |  | COMPARAB   | LE SALE # 3  |
| Address 901 NW 70th Ter  | •   | 6730 Cleveland   | St   | 540 N 69th  | -   |  | 7021   | Tyler St   |  |
| Hollywood, FL 33   | 024   | Hollywood, FL 3  | 3024-5371  | Hollywood,  | FL 33   | 3024-5371  | Holly  | wood, FL 3   | 3024-5371  |
| Proximity to Subject   |   | 0.48 miles NE  |  | 0.22 miles 3  | SE  |  | 0.48   | miles S  |  |
| Sale Price   | \$  |  | \$ 150,000   |   |   | \$ 153,000   |  |  | \$ 140,000   |
| Sale Price/Gross Liv. Area   | \$ sq.ft.   | \$ 133.21 sq.ft.   |  | \$ 166.30   | ) sq.ft.                                      |  | \$ -   | 147.37 sq.ft.  |  |
| Data Source(s)   |   | MLS/BCPA/Tax   | Roll   | MLS/BCPA  | /Tax I  | Roll   |  | BCPA/Tax   |  |
| Verification Source(s)   |   | Visual from stree  |  |   |   | t/Aerial Maps  |  |  | t/Aerial Maps  |
| VALUE ADJUSTMENTS  | DESCRIPTION   | DESCRIPTION  | +(-) \$ Adjustment   | DESCRIPTION   | ON  | +(-) \$ Adjustment   | DE:  | SCRIPTION  | +(-) \$ Adjustment   |
| Sales or Financing   |   | Conventional   |  | Convention  | al  |  | FHA  |  | +2,500   |
| Concessions  |   | None per MLS   |  | None per MI   | LS  |  | None   | per MLS  |  |
| Date of Sale/Time  |   | 05/12/2014   |  | 11/26/2013  |   |  | 04/23  | 3/2014   |  |
| Location   | Suburban  | Suburban   |  | Suburban  |   |  | Subu   | rban   |  |
| Leasehold/Fee Simple   | Fee Simple  | Fee Simple   |  | Fee Simple  | )   |  | Fee S  | Simple   |  |
| Site   | 7,368sf (taxroll)   | 7,042 sf (taxroll)   |  | 6,000 sf (ta  | xroll)  | +1,000   | 7,500  | sf (taxroll)   |  |
| View   | Residential   | Residential  |  | Residential   |   |  | Resid  | dential  |  |
| Design (Style)   | 1 story   | 1 story  |  | 1 story   |   |  | 1 sto  | ry   |  |
| Quality of Construction  | CBS/avg   | CBS/avg  |  | CBS/avg   |   |  | CBS/   | avg  |  |
| Actual Age   | 54  | 55   |  | 56  |   |  | 54   |  |  |
| Condition  | Average/Good  | Average/Good   |  | Average/Go  | boc   |  | Good   | l/renovated  | -5,000   |
| Above Grade  | Total Bdrms. Baths  | Total Bdrms. Baths   |  | Total Bdrms.  | Baths   | -3,000   | Total  | Bdrms. Baths   | +3,000   |
| Room Count   | 5 3 1.5   | 5 3 1.5  |  | 6 4   | 1   | +1,500   | 5  | 2 1  | +1,500   |
| Gross Living Area  | 1,012 sq.ft.  | 1,126 sq.ft.   | -1,700   | 920   | sq.ft.  |  |  | 950 sq.ft.   |  |
| Basement & Finished  |   | n/a  |  | n/a   |   |  | n/a  |  |  |
| Rooms Below Grade  | n/a   | n/a  |  | n/a   |   |  | n/a  |  |  |
| Functional Utility   | Adequate  | Adequate   |  | Adequate  |   |  | Adeq   | uate   |  |
| Heating/Cooling  | Electric/Central  | Electric/Central   |  | Electric/wind   | dow   | +2,500   | Electr   | ric/Central  |  |
| Energy Efficient Items   | None  | None   |  | None  |   | ·  | None   |  |  |
| Garage/Carport   | Driveway  | 1 car carport  | -2,500   | Driveway  |   |  | Drive  | way  |  |
| Porch/Patio/Deck   | Open Patio  | Patio/Porch  |  | Florida Roo   | om  | -3,000   |  |  |  |
| Days on Market   | N/A   | 99 days  | ,  | 19 days   |   | ,  | 35 da  |  |  |
|  |   |  |  | ,   |   |  |  |  |  |
| Most recent List Price   |   | \$155,000  |  | \$150,000   |   |  | \$137  | .500   |  |
| Net Adjustment (Total)   |   | <u></u> + X -  | \$ -5,200  |   | <b>X</b> -                                    | \$ -1,000  |  |  | \$ 2,000   |
| Adjusted Sale Price  |   | Net Adj. 3.5 %   |  |   | 0.7 %   |  | Net Ad   |  |  |
| of Comparables   |   | Gross Adj. 3.5 %   |  |   | 7.2 %   |  |  |  |  |
|  | the sale or transfer histo  |  | erty and comparable sale   |   |   | ,  |  | ,  | 1 :=,000   |
|  |   | , , , ,  | , ,  | , , , , , , , , , , , , , , , , , , ,   |   |  |  |  |  |
|  |   |  |  |   |   |  |  |  |  |
| My research did X did i  | not reveal any prior sale   | s or transfers of the su   | ibject property for the th   | ree vears prior to  | o the ef                                      | fective date of this appr  | aisal.   |  |  |
| Data Source(s) See below   | , ,, ,,   |  |  | ,   |   |  |  |  |  |
|  | not reveal any prior sale   | s or transfers of the co   | omparable sales for the  | vear prior to the   | date of                                       | sale of the comparable   | sale.  |  |  |
| Data Source(s) See below   |   |  | · ·  | •   |   | · ·  |  |  |  |
| Report the results of the research a   | and analysis of the prior   | r sale or transfer histor  | y of the subject property  | and comparable  | e sales                                       | (report additional prior   | sales on   | page 3).   |  |
| ITEM   | Sl  | JBJECT   | COMPARABLE SA  | ALE #1  | C   | COMPARABLE SALE #2   | 2  | COMPA  | RABLE SALE #3  |
| Date of Prior Sale/Transfer  | No arms-len   | gth sales  | No arms-length sa  | ales  | No ar   | ms-length sales  |  | No arms-le   | ength sales  |
| Price of Prior Sale/Transfer   | within 36 mg  | nths   | within 12 months   |   |   | 12 months  |  | within 12 n  |  |
| Data Source(s)   | MLS/Taxroll   |  | MLS/Taxroll  |   | MIC   |  |  |  | nonths   |
|  |   |  |  |   | IVILO/  | Taxroll  |  | MLS/Taxro  |  |
| Effective Date of Data Source(s)   | 5/21/2014   |  | 5/21/2014  |   | 5/21/2  |  |  |  |  |
| Effective Date of Data Source(s)  Analysis of prior sale or transfer hi  | 5/21/2014   |  | 5/21/2014  |   |   |  |  | MLS/Taxro  |  |
| \ /  | 5/21/2014   |  | 5/21/2014  | !   |   |  |  | MLS/Taxro  |  |
| \ /  | 5/21/2014   |  | 5/21/2014  | !   |   |  |  | MLS/Taxro  |  |
| \ /  | 5/21/2014   |  | 5/21/2014  | !   |   |  |  | MLS/Taxro  |  |
| \ /  | 5/21/2014   |  | 5/21/2014  | !   |   |  |  | MLS/Taxro  |  |
| \ /  | 5/21/2014   |  | 5/21/2014  | !   |   |  |  | MLS/Taxro  |  |
| \ /  | 5/21/2014<br>story of the subject pro   | perty and comparable   | 5/21/2014<br>sales See   | e above.  | 5/21/2  | 2014   | s perfo  | MLS/Taxro<br>5/21/2014   | oll  |
| Analysis of prior sale or transfer hi  | 5/21/2014<br>story of the subject pro   | perty and comparable   | 5/21/2014 sales See  | e above.  | 5/21/2<br>ne ML                               | 2014<br>S and tax roll was   |  | MLS/Taxro<br>5/21/2014   | appraiser  |
| Analysis of prior sale or transfer hi  Summary of Sales Comparison Ap searched for recent sales  | 5/21/2014 story of the subject pro  | perty and comparable  ough search of apsidered most sim  | 5/21/2014 sales See ppraisal files, publi  | e above.  c records, the aracteristics  | ne ML   | S and tax roll was   | pared  | MLS/Taxro<br>5/21/2014<br>ormed. The<br>to the subj  | appraiser<br>ect. The sales  |
| Analysis of prior sale or transfer hi  Summary of Sales Comparison Ap searched for recent sales used in this report are con  | 5/21/2014 story of the subject pro  proach A thoro of properties considered viable alt  | perty and comparable  ough search of apsidered most sime ernatives to the search of th | 5/21/2014 Sales See  ppraisal files, publi ilar in physical cha ubject property an   | e above.  c records, the aracteristics and lend supp  | ne ML<br>and lo                               | S and tax roll was ocation when com the subjects estin   | pared<br>nate o  | MLS/Taxro<br>5/21/2014<br>ormed. The<br>to the subj<br>f value. All  | appraiser ect. The sales of the sales  |
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| Uniform Residential   | Appraisal Report File # 13741  |
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| See addendum.   |  |
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|   | (not required by Fannie Mae)   |
| Provide adequate information for the lender/client to replicate the below cost figures and calculation<br>Support for the opinion of site value (summary of comparable land sales or other methods for esting |  |
| Support for the opinion of site value (summary of comparable land sales of onto medicus for esti-   | Trumy site value)  |
|   |  |
| ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW  | OPINION OF SITE VALUE=\$   |
| Source of cost data   | DWELLING   |
| Quality rating from cost service Effective date of cost data  Comments on Cost Approach (gross living area calculations, depreciation, etc.)  | Sq.Ft. @ \$ =\$ =\$  |
| outilitions off oost Approach (gross living area carculations, depreciation, etc.)  | Garage/Carport Sq.Ft. @ \$ ==\$  |
|   | Total Estimate of Cost-New ==\$  |
|   | Less Physical Functional External  Depreciation = \$(  |
|   | Depreciated Cost of Improvements =\$   |
|   | "As-is" Value of Site Improvements ==\$  |
| Estimated Remaining Economic Life (HUD and VA only)  Years  | INDICATED VALUE BY COST APPROACH =\$   |
|   | E (not required by Fannie Mae)   |
| Estimated Monthly Market Rent \$ 1300 X Gross Rent Multiplier   | 114 = \$ 148,200 Indicated Value by Income Approach  |
| Summary of Income Approach (including support for market rent and GRM) Estimal is between \$1,250 -\$1,600 based on the upgrade level and condition of the  | ated market rent for a 3 Bedroom 1.5 baths reasonably similar size home e property. See addendum |
|   | FOR PUDs (if applicable)   |
|   | No Unit type(s) Detached Attached  |
| Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA a<br>Legal Name of Project  | nd the subject property is an attached dwelling unit.  |
| Total number of phases Total number of units  | Total number of units sold   |
| Total number of units rented  Total number of units for sale  Was the project greated by the conversion of existing building(s) into a PUD2  Vec  | Data source(s)   |
| Was the project created by the conversion of existing building(s) into a PUD?  Does the project contain any multi-dwelling units?  Yes  No Data Source  | No If Yes, date of conversion.   |
|   | If No, describe the status of completion.  |
|   |  |
|   |  |
| Are the common elements leased to or by the Homeowners' Association?  | No If Yes, describe the rental terms and options.  |
| Are the common elements leased to or by the Homeowners' Association?  Describe common elements and recreational facilities.   | No If Yes, describe the rental terms and options.  |

This report form is designed to report an appraisal of a one-unit property or a one-unit property with an accessory unit; including a unit in a planned unit development (PUD). This report form is not designed to report an appraisal of a manufactured home or a unit in a condominium or cooperative project.

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

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

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

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

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he or she considers his or her own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U. S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions\* granted by anyone associated with the sale.

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

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

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

APPRAISER'S CERTIFICATION: The Appraiser certifies and agrees that:

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

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

SUPERVISORY APPRAISER'S CERTIFICATION: The Supervisory Appraiser certifies and agrees that:

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

| APPRAISER   | SUPERVISORY APPRAISER (ONLY IF REQUIRED)                   |
|---|--|
| Signature   | Signature  |
| Name Peter Ludescher  | Name   |
| Company Name L.B. Slater & Company Inc.                       | Company Name   |
| Company Address 603 N. Dixie Hwy, Suite A, Hollywood, FL,     | Company Address  |
| 33020   |  |
| Telephone Number 954-923-1425                                 | Telephone Number   |
| Email Address <u>pludescher@gmail.com</u>                     | Email Address  |
| Date of Signature and Report 05/29/2014                       | Date of Signature  |
| Effective Date of Appraisal <u>5/21/2014</u>                  | State Certification #                                      |
| State Certification # RD5494                                  | or State License #   |
| or State License #  | State  |
| or Other (describe) State #                                   | Expiration Date of Certification or License                |
| State Florida   |  |
| Expiration Date of Certification or License <u>11/30/2014</u> | SUBJECT PROPERTY   |
| ADDDESS OF DESCRIPTIVADDD MOED                                | ☐ Did not inspect subject property                         |
| ADDRESS OF PROPERTY APPRAISED                                 | Did inspect exterior of subject property from street       |
| 901 NW 70th Ter   | Date of Inspection   |
| Hollywood, FL 33024   | Did inspect interior and exterior of subject property      |
| APPRAISED VALUE OF SUBJECT PROPERTY \$ 146,000                | Date of Inspection   |
| LENDER/CLIENT   |  |
| Name  | COMPARABLE SALES   |
| Company Name N/A  | COM THE BLE OF LES   |
| Company Address fhopkins@hollywoodfl.org                      | ☐ Did not inspect exterior of comparable sales from street |
|   | ☐ Did inspect exterior of comparable sales from street     |
| Email Address   | Date of Inspection   |
|   |  |

# **Additional Listings**

File# 13741

| FEATURE                          | S          | UBJECT    |            |            |          | LISTING  | G #     | 1                  |          |         | LISTING :   | # 2      |                |          |         | _ISTING # | £ 3     |               |
|----------------------------------|------------|-----------|------------|------------|----------|----------|---------|--------------------|----------|---------|-------------|----------|----------------|----------|---------|-----------|---------|---------------|
| Address 901 NW 70th 7            |            |           |            | 6325 F     |          |          |         | •                  | 1311 N   | W 68    | th Terra    |          |                |          |         |           |         |               |
| Hollywood, FL                    |            |           |            | Hollyw     |          |          | 24      |                    |          |         | L 3302      |          |                |          |         |           |         |               |
| Proximity to Subject             |            |           |            | 0.88 m     |          |          |         |                    | 0.35 m   |         |             | •        |                |          |         |           |         |               |
| List Price                       | \$         |           |            | 0.0011     |          |          | \$      |                    |          |         | _           | \$       | 139,900        |          |         |           | \$      |               |
| ***                              | \$         |           | sq.ft.     | \$         | 145      | 68 sq.f  | _       | 1-10,000           | \$       | 130     | .48 sq.ft.  |          | 100,000        | \$       |         | sq.ft.    | _       |               |
| Last Price Revision Date         | *          |           |            | 12/09/     |          | 00 - 4   | -       |                    | 03/27/   |         | . 10 - 4    |          |                | T        |         | • 4       |         |               |
| Data Source(s)                   |            |           |            | MLS/B      |          | ax Ro    | -II     |                    |          |         | Tax Rol     | ı        |                |          |         |           |         |               |
| Verification Source(s)           |            |           |            |            |          |          |         | rial Maps          |          |         | street/A    |          | /lans          |          |         |           |         |               |
| VALUE ADJUSTMENTS                | DES        | CRIPTIO   | )N         |            | SCRIPTI  |          | 1       | + (-) \$ Adjust.   |          | SCRIPT  |             |          | \$ Adjust.     | D        | ESCRIPT | ION       | +(      | -) \$ Adjust. |
| Sales or Financing               | 520        | 01111 110 |            | Cash/0     |          |          | +       | i ( ) \$ riajast.  | Cash/0   |         |             | . ( )    | ψ / tajaoti    |          |         | 1011      | ļ · · · | γ φ γιαjαστι  |
| Concessions                      |            |           |            | None p     |          |          |         |                    | REO      | JUIIV/I | ПΑ          |          |                |          |         |           |         |               |
| Days on Market                   |            |           |            | 12 day     |          |          |         |                    | 60 day   | /c/AC   |             |          |                |          |         |           |         |               |
|                                  | Cuburb     |           |            |            |          | DING     | +       |                    |          |         | IIVE        |          |                |          |         |           |         |               |
|                                  | Suburb     |           |            | Suburk     |          |          |         |                    | Suburl   |         |             |          |                |          |         |           |         |               |
|                                  | Fee Sin    | _         |            | Fee Si     |          | - 115    | +       |                    | Fee Si   |         |             |          |                |          |         |           |         |               |
|                                  | 7,368sf    |           |            | 6,671s     |          | OII)     |         |                    | 6,001    |         | roll)       |          |                |          |         |           |         |               |
|                                  | Reside     | านลเ      |            | Reside     |          |          | +       |                    | Reside   |         |             |          |                |          |         |           |         |               |
|                                  | 1 story    |           |            | 1 story    |          |          | +       |                    | 1 story  |         |             |          |                |          |         |           |         |               |
|                                  | CBS/av     | <u>g</u>  |            | CBS/a      | vg       |          |         |                    | CBS/a    | vg      |             |          |                |          |         |           |         |               |
| -                                | 54         | <u> </u>  |            | 60         |          |          | +       |                    | 54       |         |             |          |                |          |         |           |         |               |
|                                  | Average    |           |            | Averac     |          |          |         |                    | Avera    |         | 1           |          |                |          | Τ       | T =       |         |               |
| Above Grade                      |            | Bdrms.    | Baths      | Total      | Bdrms.   | Baths    | _       |                    | Total    | Bdrms.  | Baths       |          |                | Total    | Bdrms.  | Baths     |         |               |
| Room Count                       | 5          | 3         | 1.5        | 5          | 3        | 2        |         |                    | 5        | 3       | 1           |          |                |          |         |           |         |               |
| Gross Living Area                |            | 1,01      | 12 sq.ft.  |            | 1,02     | 29 sq.f  | ft.     |                    |          | 1,0     | 03 sq.ft.   |          |                |          |         | sq.ft.    |         |               |
| Basement & Finished              |            |           |            |            |          |          |         |                    |          |         |             |          |                |          |         |           |         |               |
|                                  | n/a        |           |            | n/a        |          |          |         |                    | n/a      |         |             |          |                |          |         |           |         |               |
|                                  | Adequa     |           |            | Adequ      | ate      |          | $\perp$ |                    | Adequ    | ate     |             |          |                |          |         |           |         |               |
|                                  | Electric/  | Centra    | al         | Electric   | /Centr   | al       |         |                    | Electric | c/Cent  | ral         |          |                |          |         |           |         |               |
|                                  | None       |           |            | None       |          |          |         |                    | None     |         |             |          |                |          |         |           |         |               |
| Garage/Carport                   | Drivewa    | зу        |            | Drivew     | ay       |          |         |                    | Drivew   | /ay     |             |          |                |          |         |           |         |               |
| Porch/Patio/Deck                 | Open P     | atio      |            | Open I     | Patio    |          |         |                    | Open     | Patio   |             |          |                |          |         |           |         |               |
| Original List Price              |            |           |            | \$154,9    | 00       |          |         |                    | see ab   | ove     |             |          |                |          |         |           |         |               |
|                                  |            |           |            |            |          |          |         |                    |          |         |             |          |                |          |         |           |         |               |
|                                  |            |           |            |            |          |          |         |                    |          |         |             |          |                |          |         |           |         |               |
| Net Adjustment (Total)           |            |           |            |            | ] + [    | <u> </u> | \$      |                    |          | ] + [   | -           | \$       |                |          | ] + [   | <u> </u>  | \$      |               |
| Adjusted List Price              |            |           |            | Net        |          | %        |         |                    | Net      |         | %           |          |                | Ne       | t       | %         |         |               |
| of Comparables                   |            |           |            | Gross      |          | %        | \$      | 149,900            | Gross    |         | %           | \$       | 139,900        | Gross    | 3       | %         | \$      |               |
| Report the results of the resear | arch and a | nalysis c | of the pri | or sale or | transfer | history  | of th   | he subject propert | y and co | mparabl | e sales (re | port add | ditional prior | sales on | page 3) |           |         |               |
| ITEM                             |            |           | S          | UBJECT     |          |          |         | LISTING #          | 1        |         |             | LISTIN   | G#2            |          |         | LISTIN    | IG #    | 3             |
| Date of Prior Sale/Transfer      |            | No ar     | ms-ler     | ngth sa    | les      | 0        | )8/2    | 29/2013            |          |         | 12/11/20    | 013      |                |          |         |           |         |               |
| Price of Prior Sale/Transfer     |            |           | 1 36 m     |            |          |          |         | .000 WD            |          |         | \$96,300    |          | Title          |          |         |           |         |               |
| Data Source(s)                   |            |           | Taxrol     |            |          | Ň        | ИLS     | S/Taxroll          |          |         | MLS/Ta      |          |                |          |         |           |         |               |
| Effective Date of Data Source    | (s)        | 5/21/2    |            |            |          |          |         | 1/2014             |          |         | 5/21/20     |          |                |          |         |           |         |               |
|                                  | ` _        | •         |            | active     | and ne   |          |         | ales was made      | e in the |         |             |          | t's immed      | liate n  | narket: | area T    | ne      |               |
| appraiser has included           |            |           |            |            |          |          |         |                    |          |         |             |          |                |          |         |           |         | ort to        |
| the estimate of value.           |            |           |            |            |          |          |         |                    |          |         |             |          |                |          |         |           |         |               |
| made to create a hypo            |            |           |            |            |          |          |         |                    |          |         |             |          |                |          |         |           |         |               |
| listings do help define          |            |           |            |            |          |          |         |                    |          |         |             |          |                |          |         |           |         | , ,           |
| necessary. Listing and           |            |           |            |            |          |          |         |                    |          |         |             | a icria  | Support        | O tillio | aujust  | memo,     |         |               |
| neocoodi y. Eloting une          | periani    | g ouic    | above      | , 0011010  | JOICU    | riabic   | uit     | ciriatives to ti   | ic oabj  | cot pr  | operty.     |          |                |          |         |           |         |               |
|                                  |            |           |            |            |          |          |         |                    |          |         |             |          |                |          |         |           |         |               |
|                                  |            |           |            |            |          |          |         |                    |          |         |             |          |                |          |         |           |         |               |
|                                  |            |           |            |            |          |          |         |                    |          |         |             |          |                |          |         |           |         |               |
|                                  |            |           |            |            |          |          |         |                    |          |         |             |          |                |          |         |           |         |               |
|                                  |            |           |            |            |          |          |         |                    |          |         |             |          |                |          |         |           |         |               |
|                                  |            |           | -          |            |          |          |         |                    |          |         |             |          |                |          | -       |           |         |               |
|                                  |            |           |            |            |          |          |         |                    |          |         |             |          |                |          |         |           |         |               |
|                                  |            |           |            |            |          |          |         |                    |          |         |             |          |                |          |         |           |         |               |
|                                  |            |           |            |            |          |          |         |                    |          |         |             |          |                |          |         |           |         |               |
|                                  |            |           |            |            |          |          |         |                    |          |         |             |          |                |          |         |           |         |               |
|                                  |            |           |            |            |          |          |         |                    |          |         |             |          |                |          |         |           |         |               |
|                                  |            |           |            |            |          |          |         |                    |          |         |             |          |                |          |         |           |         |               |
|                                  |            |           |            |            |          |          |         |                    |          |         |             |          |                |          |         |           |         |               |
|                                  |            |           |            |            |          |          |         |                    |          |         |             |          |                |          |         |           |         |               |
|                                  |            |           |            |            |          |          |         |                    |          |         |             |          |                |          |         |           |         |               |
|                                  |            |           |            |            |          |          |         |                    |          |         |             |          |                |          |         |           |         |               |
|                                  |            |           |            |            |          |          |         |                    |          |         |             |          |                |          |         |           |         |               |
|                                  |            |           |            |            |          |          |         |                    |          |         |             |          |                |          |         |           |         |               |
|                                  |            |           |            |            |          |          |         |                    |          |         |             |          |                |          |         |           |         |               |
|                                  |            |           |            |            |          |          |         |                    |          |         |             |          |                |          |         |           |         |               |
|                                  |            |           |            |            |          |          |         |                    |          |         |             |          |                |          |         |           |         |               |
|                                  |            |           |            |            |          |          |         |                    |          |         |             |          |                |          |         |           |         |               |
|                                  |            |           |            |            |          |          |         |                    |          |         |             |          |                |          |         |           |         |               |
|                                  |            |           |            |            |          |          |         |                    |          |         |             |          |                |          |         |           |         |               |
|                                  |            |           |            |            |          |          |         |                    |          |         |             |          |                |          |         |           |         |               |
|                                  |            |           |            |            |          |          |         |                    |          |         |             |          |                |          |         |           |         |               |
|                                  |            |           |            |            |          |          |         |                    |          |         |             |          |                |          |         |           |         |               |
|                                  |            |           |            |            |          |          |         |                    |          |         |             |          |                |          |         |           |         |               |

#### **Supplemental Addendum**

|                  |                   | Cuppioinicitai /idaciidaiii | 11101    | 10. 10/ <del>T</del> 1 |  |
|------------------|-------------------|-----------------------------|----------|------------------------|--|
| Borrower         | N/A               |                             |          |                        |  |
| Property Address | 901 NW 70th Ter   |                             |          |                        |  |
| City             | Hollywood         | County Broward              | State FL | Zip Code 33024         |  |
| Client           | City of Hollywood |                             |          |                        |  |

File No. 13741

#### Owner of Public Records: COSAC HOMELESS ASSISTANCE CENTER INC

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

<u>Income Approach:</u> As per the owner the subject is currently rented for \$3,600 but no leases were provided for review. Subject rent is considered "overage" and above market per the special exception zoning and its non for profit use.

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

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

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

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

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

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

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

## Purpose and Intended Use of Appraisal:

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

#### Signatures:

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

## **Market Conditions**

# **Market Analysis Report**

Property Type: Single Family (RE1)

Status: Closed Sale

Number of Properties: 74

|         | #Beds | #FBaths | SF/FF    | List Price | LP\$/SqFt | Sale Price | SP\$/SqFt | SP\$/LP\$ | Days on<br>Market |
|---------|-------|---------|----------|------------|-----------|------------|-----------|-----------|-------------------|
| High    | 3     | 2       | 1,275    | \$229,000  | \$206     | \$224,500  | \$190     | 135.29    | 775               |
| Low     | 3     | 1       | 850      | \$65,000   | \$57      | \$65,000   | \$57      | 0         | 0                 |
| Average | 3     | 1.53    | 1,077.17 | \$130,673  | \$121     | \$128,698  | \$119     | 96.58     | 99.55             |
| Median  | 3     | 2       | 1,116.5  | \$134,900  | \$124     | \$128,750  | \$121     | 99.12     | 43                |

|                            | Search Criteria     |  |  |  |  |
|----------------------------|---------------------|--|--|--|--|
| Status                     | CS                  |  |  |  |  |
| Closing Date               | 12 months back      |  |  |  |  |
| #Beds                      | 3                   |  |  |  |  |
| #FBaths                    | between 1 - 2       |  |  |  |  |
| SqFt Liv Area              | between 800 - 1,300 |  |  |  |  |
| Map Shape 1<br>(Rectangle) | 26.009661173331942  |  |  |  |  |

# **Subject Photo Page**

| Borrower         | N/A               |                |          |                |
|------------------|-------------------|----------------|----------|----------------|
| Property Address | 901 NW 70th Ter   |                |          |                |
| City             | Hollywood         | County Broward | State FL | Zip Code 33024 |
| Client           | City of Hollywood |                |          |                |



# **Subject Front**

901 NW 70th Ter

Sales Price

Gross Living Area 1,012 Total Rooms 5 Total Bedrooms Total Bathrooms 1.5 Location Suburban View Residential 7,368sf (taxroll) Site Quality CBS/avg

Age



# **Subject Rear**



# **Subject Street**

## **Subject Interior Photos**

| Borrower         | N/A               |                |          |                |
|------------------|-------------------|----------------|----------|----------------|
| Property Address | 901 NW 70th Ter   |                |          |                |
| City             | Hollywood         | County Broward | State FL | Zip Code 33024 |
| Client           | City of Hollywood |                |          |                |



# **Subject Livingroom**

901 NW 70th Ter

Sales Price

Gross Living Area 1,012 Total Rooms 5 Total Bedrooms 3 Total Bathrooms 1.5 Location Suburban View Residential 7,368sf (taxroll) Site Quality CBS/avg

Age



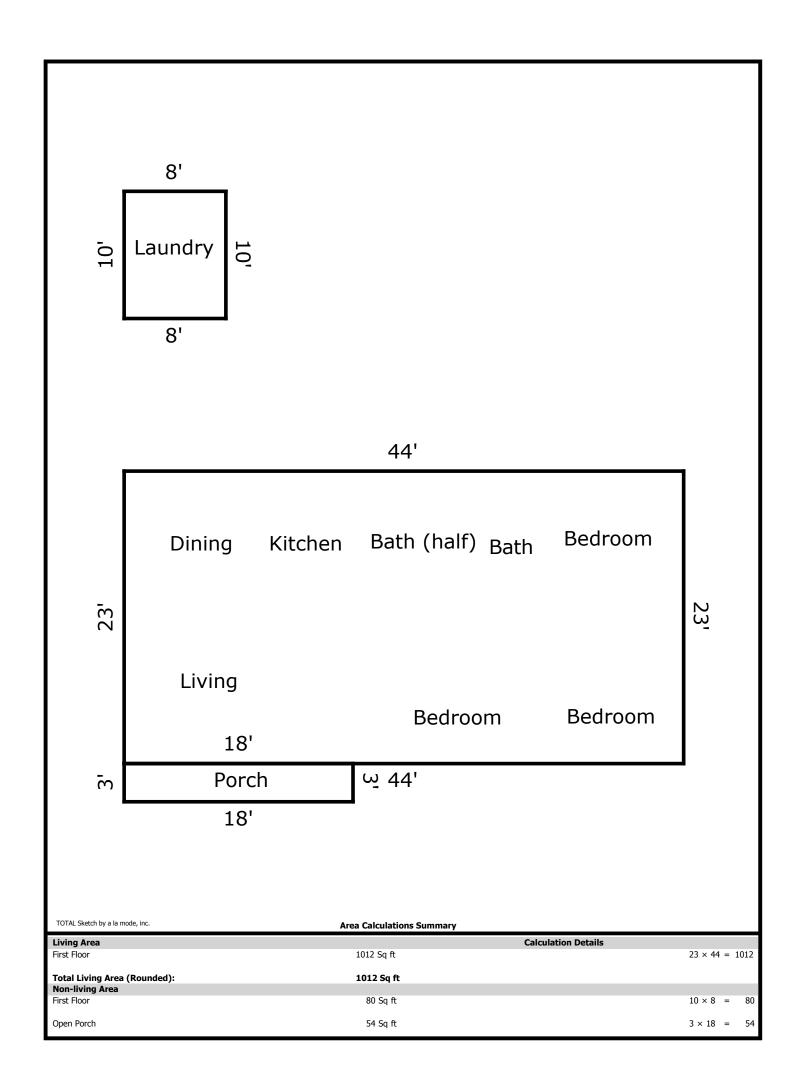
# **Subject Kitchen**



# **Subject Bath**

# **Building Sketch**

| Borrower         | N/A               |                |          |                |
|------------------|-------------------|----------------|----------|----------------|
| Property Address | 901 NW 70th Ter   |                |          |                |
| City             | Hollywood         | County Broward | State FL | Zip Code 33024 |
| Client           | City of Hollywood |                |          |                |



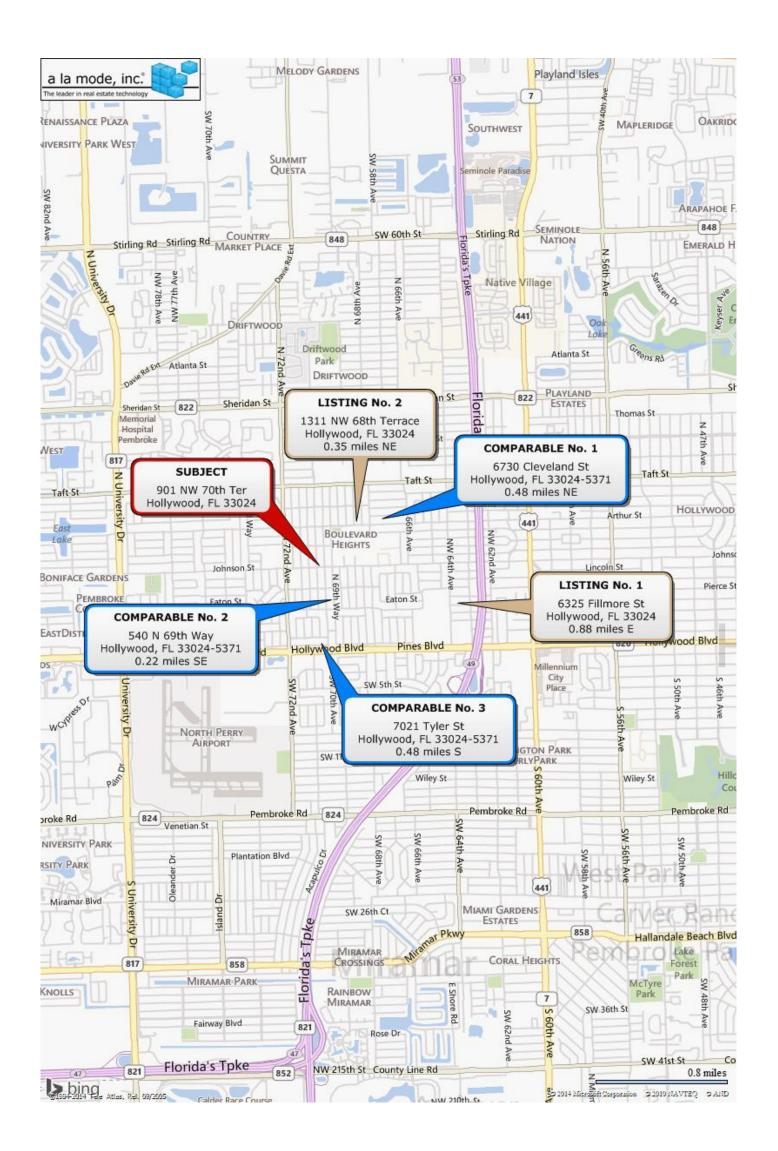
# **Aerial Map**

| Borrower         | N/A               |                |          |                |
|------------------|-------------------|----------------|----------|----------------|
| Property Address | 901 NW 70th Ter   |                |          |                |
| City             | Hollywood         | County Broward | State FL | Zip Code 33024 |
| Client           | City of Hollywood |                |          |                |



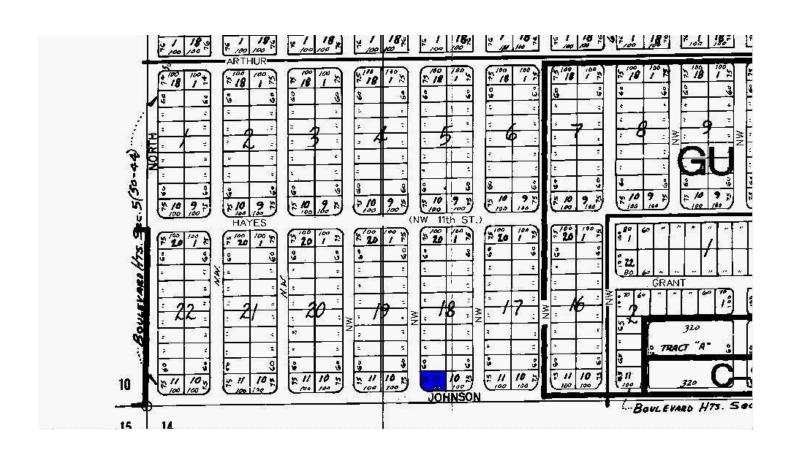
#### **Location Map**

| Borrower         | N/A               |                |          |                |  |
|------------------|-------------------|----------------|----------|----------------|--|
| Property Address | 901 NW 70th Ter   |                |          |                |  |
| City             | Hollywood         | County Broward | State FL | Zip Code 33024 |  |
| Client           | City of Hollywood |                |          |                |  |



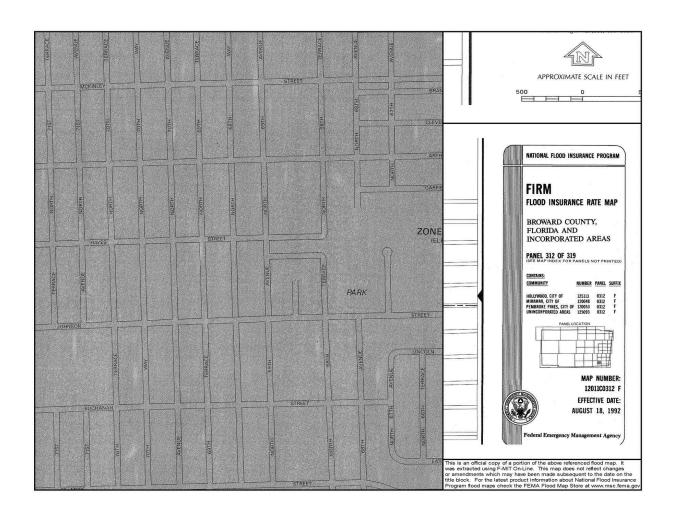
#### **Plat Map**

| Borrower         | N/A               |                |          |                |
|------------------|-------------------|----------------|----------|----------------|
| Property Address | 901 NW 70th Ter   |                |          |                |
| City             | Hollywood         | County Broward | State FL | Zip Code 33024 |
| Client           | City of Hollywood |                |          |                |



# Flood Map

| Borrower         | N/A               |                                  |       |
|------------------|-------------------|----------------------------------|-------|
| Property Address | 901 NW 70th Ter   |                                  |       |
| City             | Hollywood         | County Broward State FL Zip Code | 33024 |
| Client           | City of Hollywood |                                  |       |



## **Comparable Photo Page**

| Borrower         | N/A               |        |           |       |    |          |       |  |
|------------------|-------------------|--------|-----------|-------|----|----------|-------|--|
| Property Address | 901 NW 70th Ter   |        |           |       |    |          |       |  |
| City             | Hollywood         | County | / Broward | State | FL | Zip Code | 33024 |  |
| Client           | City of Hollywood |        |           |       |    |          |       |  |



## **Comparable 1**

6730 Cleveland St

0.48 miles NE Prox. to Subject Sale Price 150,000 Gross Living Area 1,126 Total Rooms 5 Total Bedrooms 3 Total Bathrooms 1.5 Location Suburban View Residential Site 7,042 sf (taxroll) CBS/avg Quality Age 55



#### Comparable 2

540 N 69th Way

Prox. to Subject 0.22 miles SE
Sale Price 153,000
Gross Living Area 920
Total Rooms 6
Total Bedrooms 4
Total Bathrooms 1

LocationSuburbanViewResidentialSite6,000 sf (taxroll)QualityCBS/avgAge56



# Comparable 3

7021 Tyler St

Prox. to Subject 0.48 miles S
Sale Price 140,000
Gross Living Area 950
Total Rooms 5
Total Bedrooms 2
Total Bathrooms 1

Location Suburban
View Residential
Site 7,500 sf (taxroll)
Quality CBS/avg
Age 54

## **Listings Photo Page**

| Borrower         | N/A               |                |          |                |
|------------------|-------------------|----------------|----------|----------------|
| Property Address | 901 NW 70th Ter   |                |          |                |
| City             | Hollywood         | County Broward | State FL | Zip Code 33024 |
| Client           | City of Hollywood |                |          |                |



## Listing 4

6325 Fillmore St

Prox. to Subject 0.88 miles E
Sale Price 149,900
Gross Living Area 1,029
Total Rooms 5
Total Bedrooms 3
Total Bathrooms 2

LocationSuburbanViewResidentialSite6,671 sf (taxroll)QualityCBS/avg

Age 60



#### Listing 5

1311 NW 68th Terrace

Prox. to Subject 0.35 miles NE
Sale Price 139,900
Gross Living Area 1,003
Total Rooms 5
Total Bedrooms 3
Total Bathrooms 1

LocationSuburbanViewResidentialSite6,001 sf (taxroll)QualityCBS/avgAge54

6

Prox. to Subject
Sale Price
Gross Living Area
Total Rooms
Total Bedrooms
Total Bathrooms
Location
View
Site
Quality
Age

| Borrower   | N/A  |   | File No. 13741   |
|--|--|---|--|
| Property Address   | 901 NW 70th Ter  | 0   |  |
| Client   | Hollywood City of Hollywood  | County Broward  | State FL Zip Code 33024  |
|  | SAL AND REPORT IDEN  | ITIFICATION   |  |
| This Appraisal F   | Report is <u>one</u> of the following types:   |   |  |
| Self Con   | tained (A written report prepared  | under Standards Rule 2-2(a) , pursuant to   | the Scope of Work, as disclosed elsewhere in this report.)   |
| X Summa  | ry (A written report prepared  | under Standards Rule 2-2(b) , pursuant to   | the Scope of Work, as disclosed elsewhere in this report.)   |
| Restricte  | ` ' ' '  | under Standards Rule $2-2(c)$ , pursuant to stended use by the specified client or intended u   | o the Scope of Work, as disclosed elsewhere in this report, ser.)  |
| I certify that, to the The statements The reported an analyses, opinion Unless otherwise Unless otherwise Period immediate I have no bias who may compensatic Client, the amoun My analyses, of were in effect at the Unless otherwise Unless otherwise Unless otherwise | is, and conclusions.  se indicated, I have no present or prospective indicated, I have performed no services, by preceding acceptance of this assignment with respect to the property that is the subject in this assignment was not contingent upon for completing this assignment is not cot of the value opinion, the attainment of a stopinions, and conclusions were developed, a the time this report was prepared.  se indicated, I have made a personal inspections. | d correct. ed only by the reported assumptions and limiting cover interest in the property that is the subject of this as an appraiser or in any other capacity, regarding the country of this report or the parties involved with this as son developing or reporting predetermined results. Contingent upon the development or reporting of a precipulated result, or the occurrence of a subsequent evand this report has been prepared, in conformity with extion of the property that is the subject of this report all property appraisal assistance to the person(s) sig | edetermined value or direction in value that favors the cause of the vent directly related to the intended use of this appraisal.  h the Uniform Standards of Professional Appraisal Practice that |
| Commen Note any US I have perform  | ts on Appraisal and F<br>PAP-related issues requiring dis  | sclosure and any state mandated requi<br>or in any other capacity, regarding the pr   |  |
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| APPRAISER:   |  | SUPERVISOI  | RY APPRAISER (only if required):   |
| Signature:   |  | Signature:  |  |
| Name: Peter L  | udescher   | Name:   |  |
| Designation: Date Signed: O  | 5/29/2014  | Designation: Date Signed:   |  |
| State Certification  | #: <u>RD5494</u>   | State Certification   |  |
| or State License #   | <i>t</i> :   | or State License 7  | #:   |
| State: Florida Expiration Date of  | Certification or License: 11/30/2014   | State:<br>Expiration Date of  | Certification or License:  |
|  |  | Supervisory Appra   | aiser inspection of Subject Property:  |
| Effective Date of A  | ppraisal: <u>5/21/2014</u>   | Did Not   | Exterior-only from street Interior and Exterior  |