

APPRAISAL OF REAL PROPERTY



LOCATED AT

2323 Cleveland St
Hollywood, FL 33020
Lot 6 of Block 28 of Hollywood Park Plat PB 4-19

FOR

City of Hollywood
2600 Hollywood Boulevard, Suite 203
Hollywood, FL 33022

OPINION OF VALUE

\$375,000

AS OF

3/7/2024

BY

Robert D. Miller, ASA
The Urban Group, Inc.
150 SE 12th Street, Suite 100
Ft. Lauderdale, FL 33316
954-522-6226
rmiller@theurbangroup.com

RESIDENTIAL APPRAISAL REPORT

File No.: 24019

Property Address: 2323 Cleveland St	City: Hollywood	State: FL	Zip Code: 33020
County: Broward	Legal Description: Lot 6 of Block 28 of Hollywood Park Plat PB 4-19	Assessor's Parcel #: 51-42-09-05-4240	
Tax Year: 2023	R.E. Taxes: \$ 0	Special Assessments: \$ 0	Borrower (if applicable):
Current Owner of Record: Hollywood Dept. of Com. & Econ. Develop	Occupant: <input checked="" type="radio"/> Owner <input type="radio"/> Tenant <input checked="" type="radio"/> Vacant <input type="radio"/> Manufactured Housing	Project Type: <input type="radio"/> PUD <input type="radio"/> Condominium <input type="radio"/> Cooperative <input checked="" type="radio"/> Other (describe) Subdivision HOA: \$ 0 <input type="radio"/> per year <input type="radio"/> per month	
Market Area Name: Hollywood Park	Map Reference: 22744	Census Tract: 0904.04	

The purpose of this appraisal is to develop an opinion of: <input checked="" type="radio"/> Market Value (as defined), or <input type="radio"/> other type of value (describe)
This report reflects the following value (if not Current, see comments): <input checked="" type="radio"/> Current (the Inspection Date is the Effective Date) <input type="radio"/> Retrospective <input type="radio"/> Prospective
Approaches developed for this appraisal: <input checked="" type="radio"/> Sales Comparison Approach <input type="radio"/> Cost Approach <input type="radio"/> Income Approach (See Reconciliation Comments and Scope of Work)
Property Rights Appraised: <input checked="" type="radio"/> Fee Simple <input type="radio"/> Leasehold <input type="radio"/> Leased Fee <input type="radio"/> Other (describe)
Intended Use: The intended use of this report is for the client to utilize in the potential sale of the property.
Intended User(s) (by name or type): The City of Hollywood, their legal and financial consultants and other representatives.
Client: City of Hollywood Address: 2600 Hollywood Boulevard, Suite 203, Hollywood, FL 33022
Appraiser: Robert D. Miller, ASA Address: 150 SE 12th Street, Suite 100, Ft. Lauderdale, FL 33316

Location: <input checked="" type="radio"/> Urban <input type="radio"/> Suburban <input type="radio"/> Rural	Predominant Occupancy: <input checked="" type="radio"/> Owner <input type="radio"/> Tenant <input type="radio"/> Vacant (0-5%) <input checked="" type="radio"/> Vacant (>5%)	One-Unit Housing PRICE (\$000): 200 AGE (yrs): 25	Present Land Use One-Unit: 70% 2-4 Unit: 20% Multi-Unit: 5% Comm'l: 5%	Change in Land Use <input checked="" type="radio"/> Not Likely <input type="radio"/> Likely * <input type="radio"/> In Process *
Built up: <input checked="" type="radio"/> Over 75% <input type="radio"/> 25-75% <input type="radio"/> Under 25%		Low: 25 High: 80 Pred: 60		
Growth rate: <input type="radio"/> Rapid <input checked="" type="radio"/> Stable <input type="radio"/> Slow <input type="radio"/> Declining				
Property values: <input checked="" type="radio"/> Increasing <input type="radio"/> Stable <input type="radio"/> Declining				
Demand/supply: <input checked="" type="radio"/> Shortage <input type="radio"/> In Balance <input type="radio"/> Over Supply				
Marketing time: <input checked="" type="radio"/> Under 3 Mos. <input type="radio"/> 3-6 Mos. <input type="radio"/> Over 6 Mos.				

Market Area Boundaries, Description, and Market Conditions (including support for the above characteristics and trends): **The subject property is located in an area bounded by Hollywood Boulevard to the south, Federal Highway to the east, I-95 to the west and Sheridan Street to the north. The area is a combination of single family residences, two to four unit apartments and small multi family units. Most commercial and industrial development in the area is located along the major roadways, Hollywood Boulevard, Federal Highway and Dixie Highway. Values over the past 24 months have shown some increases in value, however rising interest rates could impact future increases in value.**

Dimensions: 50 x 135	Site Area: 6,734 sf
Zoning Classification: DH-1	Description: Dixie Hwy. Low Intensity Multi Family District
Zoning Compliance: <input checked="" type="radio"/> Legal <input type="radio"/> Legal nonconforming (grandfathered) <input type="radio"/> Illegal <input type="radio"/> No zoning	
Are CC&Rs applicable? <input type="radio"/> Yes <input type="radio"/> No <input checked="" type="radio"/> Unknown	Have the documents been reviewed? <input type="radio"/> Yes <input checked="" type="radio"/> No
Highest & Best Use as improved: <input checked="" type="radio"/> Present use, or <input type="radio"/> Other use (explain)	Ground Rent (if applicable) \$ /
Actual Use as of Effective Date: Single Family Residential	Use as appraised in this report: Single Family Residential
Summary of Highest & Best Use: The property is in superior condition, completely remodeled, however, it has sat vacant for the last 18 months or longer after the renovations; the value of the site as improved exceeds the value of the land value and thus the highest and best use is as improved.	

Utilities	Public	Other	Provider/Description	Off-site Improvements	Type	Public	Private	Topography	Basically level
Electricity	<input checked="" type="radio"/>	<input type="radio"/>	FPL	Street	Asphalt	<input checked="" type="radio"/>	<input type="radio"/>	Size	Typical for area
Gas	<input checked="" type="radio"/>	<input type="radio"/>	Bottled	Curb/Gutter	None	<input type="radio"/>	<input type="radio"/>	Shape	Basically Rectangular
Water	<input checked="" type="radio"/>	<input type="radio"/>	City	Sidewalk	Concrete	<input checked="" type="radio"/>	<input type="radio"/>	Drainage	Appears Adequate
Sanitary Sewer	<input type="radio"/>	<input checked="" type="radio"/>	Septic	Street Lights	Electric	<input checked="" type="radio"/>	<input type="radio"/>	View	Single Family Residential
Storm Sewer	<input checked="" type="radio"/>	<input type="radio"/>	City	Alley	Paved	<input checked="" type="radio"/>	<input type="radio"/>		
Other site elements:	<input checked="" type="radio"/> Inside Lot <input type="radio"/> Corner Lot <input type="radio"/> Cul de Sac <input type="radio"/> Underground Utilities <input type="radio"/> Other (describe)								
FEMA Spec'l Flood Hazard Area	<input type="radio"/> Yes <input checked="" type="radio"/> No	FEMA Flood Zone	X	FEMA Map #	12011C0569H	FEMA Map Date	08/18/2014		
Site Comments: Site is of sufficient size and could be developed with alternative residential developments.									

General Description	Exterior Description	Foundation	Basement <input checked="" type="radio"/> None	Heating
# of Units: 1 <input type="radio"/> Acc. Unit	Foundation: Concrete	Slab	Area Sq. Ft.	Type: FWA
# of Stories: 1	Exterior Walls: CBS	Crawl Space: Yes	% Finished	Fuel: Electrical New
Type: <input checked="" type="radio"/> Det. <input type="radio"/> Att. <input type="radio"/>	Roof Surface: Shingle	Basement: None	Ceiling	Cooling
Design (Style): Ranch	Gutters & Dwnspts.: Aluminum	Sump Pump: <input type="radio"/>	Walls	Central: HVAC New
<input checked="" type="radio"/> Existing <input type="radio"/> Proposed <input type="radio"/> Und.Cons.	Window Type: Impact Windows	Dampness: <input type="radio"/> None	Floor	Other:
Actual Age (Yrs.): 79	Storm/Screen: Screens	Settlement: Typical	Outside Entry	
Effective Age (Yrs.): 10	Doors: Impact	Infestation: None Noted		
Interior Description	Appliances	Attic <input type="radio"/> None	Amenities	Car Storage <input type="radio"/> None
Floors: Tile/Laminated Wood	Refrigerator: <input checked="" type="radio"/>	Stairs: <input type="radio"/>	Fireplace(s) # 0	Woodstove(s) # 0
Walls: Painted	Range/Oven: <input checked="" type="radio"/>	Drop Stair: <input checked="" type="radio"/>	Patio: Concrete New	Garage # of cars: (2 Tot.)
Trim/Finish: Wood	Disposal: <input type="radio"/>	Scuttle: <input checked="" type="radio"/>	Deck: None	Attach: 1
Bath Floor: Tile	Dishwasher: <input checked="" type="radio"/>	Doorway: <input type="radio"/>	Porch: None	Detach: ---
Bath Wainscot: Tile	Fan/Hood: <input checked="" type="radio"/>	Floor: <input type="radio"/>	Fence: Wood New	Bit-In: ---
Doors: Wood Interior	Microwave: <input checked="" type="radio"/>	Heated: <input type="radio"/>	Pool: None	Carport: ---
Doors: Metal Exterior	Washer/Dryer: <input checked="" type="radio"/>	Finished: <input type="radio"/>		Driveway: 1
Finished area above grade contains: 5 Rooms		2 Bedrooms	1 Bath(s)	Surface: Pavers
Additional features: The property was totally renovated and the renovations were competed based on the Scope of Work Bid Document supplied by the City of Hollywood, Department of Community Development and attached to this report. These were completed in 2022.				
Describe the condition of the property (including physical, functional and external obsolescence): Property was considered to be in superior renovated condition (Vacant-18 months). All illegal structures and code violations are returned to original specifications per code, including a new electrical system ,new smoke and carbon detectors and a new tankless water heater. New attic insulation, tent fumigation, bathroom has been remodeled with new fixtures (faucet, tub, toilet vanity and accessories), new kitchen appliances, new cabinets, new counter tops,new back splash, new fixtures, impact windows, exterior doors and garage door, new concrete patio, exterior has been repaired and painted, damaged soffit and fascia boards have been replaced, new HVAC system, new single paver driveway and front sidewalk connecting to driveway, new landscaping, irrigation system, and new wood fence, Review the Scope of Work with specifications attached in this report, for complete and detailed listing of repairs completed on the property.				

Copyright© 2007 by a la mode, Inc. This form may be reproduced unmodified without written permission, however, a la mode, Inc. must be acknowledged and credited.



RESIDENTIAL APPRAISAL REPORT

File No.: 24019

My research did did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.

Data Source(s): **MLS, BCPA, Deed, Newspaper Articles**

TRANSFER HISTORY

1st Prior Subject Sale/Transfer	Analysis of sale/transfer history and/or any current agreement of sale/listing:	The subject property was acquired as part of a larger transaction that involved a total of five properties. The deed for that acquisition is attached to this report. The acquisition was from the operator of a homeless facility on Federal Highway in April of 2015 for the total sale price for all of the properties was \$1,671,000 via Cin: 112913502 with no allocation for the subject property included in the deed.
Date: 4/3/2015		
Price: \$1,671,000		
Source(s): BCPA, MLS		
2nd Prior Subject Sale/Transfer		The 2nd prior sale was the acquisition of the property in December of 2009 by the previous owner via OR Book 46813 Page 2 in the amount of \$61,000. Neither of these transactions relate to our estimate of the current market value for the subject property.
Date: 12/21/2009		
Price: \$61,000		
Source(s):		

SALES COMPARISON APPROACH TO VALUE (if developed) The Sales Comparison Approach was not developed for this appraisal.

SALES COMPARISON APPROACH

FEATURE	SUBJECT	COMPARABLE SALE # 1		COMPARABLE SALE # 2		COMPARABLE SALE # 3	
Address	2323 Cleveland St Hollywood, FL 33020	2223 Scott St Hollywood, FL 33020		2607 Johnson St Hollywood, FL 33020		2226 Coolidge St Hollywood, FL 33020	
Proximity to Subject		0.46 miles N		0.48 miles SW		0.39 miles N	
Sale Price	\$	\$ 405,000		\$ 390,000		\$ 387,000	
Sale Price/GLA	\$ /sq.ft.	\$ 474.24 /sq.ft.		\$ 497.45 /sq.ft.		\$ 438.28 /sq.ft.	
Data Source(s)	Appraisal, Insp	BCPA, Inspection		BCPA, Inspection		BCPA, Inspection	
Verification Source(s)	Pub Rec MLS	Pub Rec MLS, Deed		Pub Rec MLS, Deed		Pub Rec MLS, Deed	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjust.	DESCRIPTION	+(-) \$ Adjust.	DESCRIPTION	+(-) \$ Adjust.
Sales or Financing Concessions	n/a	Conventional		FHA		Conventional	
Date of Sale/Time		None		None		Yes/\$8,000	
Rights Appraised	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Location	Interior Alley	Interior Alley		Interior		Interior	
Site	6,734 Sq. Ft.	6,721 Sq. Ft.		7,529 Sq. Ft.		6,721 Sq. Ft.	
View	Single Family Resid	SF Res.		SF Res.		SF Res.	
Design (Style)	Ranch	Ranch		Ranch		Ranch	
Quality of Construction	Good	Good		Good		Good	
Age	79	64		69		67	
Condition	Renovated	Superior	-25,000	Renovated		Renovated	
Above Grade	Total Bdrms Baths	Total Bdrms Baths		Total Bdrms Baths		Total Bdrms Baths	
Room Count	5 2 1	5 2 1		6 3 1		5 2 1	
Gross Living Area	728 sq.ft.	854 sq.ft.	-13,000	784 sq.ft.	-6,000	883 sq.ft.	-15,000
Basement & Finished Rooms Below Grade	None	None		None		None	
Functional Utility	Good	Good		Good		Good	
Heating/Cooling	HVAC-New	HVAC		HVAC		HVAC	
Energy Efficient Items	Typical	Typical		Typical		Typical	
Garage/Carport	1-Car Garage	Carport	+2,500	1-Car Garage		1-Car Garage	
Porch/Patio/Deck	Patio-Open Conc	Patio-Open Pavers	-1,000	Patio-Open Conc		Patio-Open Pavers	-1,000
Net Adjustment (Total)		<input type="radio"/> + <input checked="" type="radio"/> -	\$ -36,500	<input type="radio"/> + <input checked="" type="radio"/> -	\$ -6,000	<input type="radio"/> + <input checked="" type="radio"/> -	\$ -16,000
Adjusted Sale Price of Comparables			\$ 368,500		\$ 384,000		\$ 371,000

Summary of Sales Comparison Approach In this appraisal assignment, we have reviewed the subject neighborhood for sales of 2 bedroom, 1 bathroom homes within the past 24 months. Our review indicated a total of 12 comparable sales and we have narrowed that down to the 8 sales included in this assignment. The sales had an unadjusted sale price range of \$360,000 to \$405,000. We reviewed each sale individually and made adjustments in consideration of the overall condition, size, amenities, etc. The sales after adjustments indicated a range in values from a low of \$366,000 to \$384,000. Based on the review of the sales and in consideration of the renovations completed on the subject property, and the increase in interest rates a value within this range was deemed applicable. The property has been renovated and completely back to meet code, those repairs are listed in the Scope of Work specifications supplied by the City of Hollywood, Department of Community Development attached in the report. Therefore, is it our opinion that a market value of \$375,000 is considered most applicable for this subject property.

Indicated Value by Sales Comparison Approach \$ 375,000



ADDITIONAL COMPARABLE SALES

File No.: 24019

FEATURE	SUBJECT	COMPARABLE SALE # 7			COMPARABLE SALE # 8			COMPARABLE SALE # 9		
Address	2323 Cleveland St Hollywood, FL 33020	2330 Scott St Hollywood, FL 33020			2714 Grant St Hollywood, FL 33020					
Proximity to Subject		0.42 miles N			0.57 miles SW					
Sale Price	\$	\$ 365,000			\$ 360,000			\$		
Sale Price/GLA	\$ /sq.ft.	\$ 466.16 /sq.ft.			\$ 453.40 /sq.ft.			\$ /sq.ft.		
Data Source(s)	Appraisal, Insp	BCPA, Inspection			BCPA, Inspection					
Verification Source(s)	Pub Rec MLS.	Pub Rec MLS. Deed			Pub Rec MLS. Deed					
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION		+(-) \$ Adjust.	DESCRIPTION		+(-) \$ Adjust.	DESCRIPTION		+(-) \$ Adjust.
Sales or Financing Concessions	n/a	Conventional			FHA					
Date of Sale/Time		None			Yes/\$4,000					
Rights Appraised	Fee Simple	Fee Simple			Fee Simple					
Location	Interior Alley	Interior-Alley			Interior					
Site	6,734 Sq. Ft.	6,724 Sq. Ft.			6,600Sq. Ft.					
View	Single Family Resid	SF Res.			SF Res.					
Design (Style)	Ranch	Ranch			Ranch					
Quality of Construction	Good	Good			Good					
Age	79	75			69					
Condition	Renovated	Renovated			Average		+25,000			
Above Grade	Total Bdrms Baths	Total Bdrms Baths			Total Bdrms Baths			Total Bdrms Baths		
Room Count	5 2 1	5 2 1			5 2 1					
Gross Living Area	728 sq.ft.	783 sq.ft.		-5,000	794 sq.ft.		-7,000			sq.ft.
Basement & Finished Rooms Below Grade	None	None			None					
Functional Utility	Good	Good			Good					
Heating/Cooling	HVAC-New	HVAC			HVAC					
Energy Efficient Items	Typical	Typical			Typical					
Garage/Carport	1-Car Garage	None		+5,000	None					
Porch/Patio/Deck	Patio-Open Conc	None		+2,500	None		+2,500			
Net Adjustment (Total)				\$ 2,500			\$ 20,500			\$
Adjusted Sale Price of Comparables				\$ 367,500			\$ 380,500			\$

SALES COMPARISON APPROACH

Summary of Sales Comparison Approach

[See main report for discussion of sales data](#)

Comparable Sales Map

Borrower								
Property Address	2323 Cleveland St		County	Broward	State	FL	Zip Code	33020
City	Hollywood							
Lender/Client	City of Hollywood							



Subject Photo Page

Borrower							
Property Address	2323 Cleveland St						
City	Hollywood	County	Broward	State	FL	Zip Code	33020
Lender/Client	City of Hollywood						



Subject Front

2323 Cleveland St
Sales Price
Gross Living Area 728
Total Rooms 5
Total Bedrooms 2
Total Bathrooms 1
Location Interior Alley
View Single Family Residential
Site 6,734 Sq. Ft.
Quality Good
Age 79



Subject Rear



Subject Street view easterly

Subject Photo Page

Borrower							
Property Address	2323 Cleveland St						
City	Hollywood	County	Broward	State	FL	Zip Code	33020
Lender/Client	City of Hollywood						



Subject East Side

2323 Cleveland St

728

5

2

1

Interior Alley

Single Family Residential

6,734 Sq. Ft.

Good

79



Subject West Side



Rear Yard with 6' Wood Fence

Subject Photo Page

Borrower							
Property Address	2323 Cleveland St						
City	Hollywood	County	Broward	State	FL	Zip Code	33020
Lender/Client	City of Hollywood						



Pavers driveway and front walk

2323 Cleveland St

Sales Price

Gross Living Area 728

Total Rooms 5

Total Bedrooms 2

Total Bathrooms 1

Location Interior Alley

View Single Family Residential

Site 6,734 Sq. Ft.

Quality Good

Age 79



Front Landscaping



Patio entry to garage & kitchen

Subject Photo Page

Borrower							
Property Address	2323 Cleveland St						
City	Hollywood	County	Broward	State	FL	Zip Code	33020
Lender/Client	City of Hollywood						



Living Room from Kitchen

2323 Cleveland St
Sales Price
Gross Living Area 728
Total Rooms 5
Total Bedrooms 2
Total Bathrooms 1
Location Interior Alley
View Single Family Residential
Site 6,734 Sq. Ft.
Quality Good
Age 79



Living Room to Kitchen



Living Room to Bedroom area

Subject Photo Page

Borrower							
Property Address	2323 Cleveland St						
City	Hollywood	County	Broward	State	FL	Zip Code	33020
Lender/Client	City of Hollywood						



Kitchen

2323 Cleveland St
Sales Price
Gross Living Area 728
Total Rooms 5
Total Bedrooms 2
Total Bathrooms 1
Location Interior Alley
View Single Family Residential
Site 6,734 Sq. Ft.
Quality Good
Age 79



Kitchen



Bedroom 1

Subject Photo Page

Borrower							
Property Address	2323 Cleveland St						
City	Hollywood	County	Broward	State	FL	Zip Code	33020
Lender/Client	City of Hollywood						



Bedroom 2

2323 Cleveland St
Sales Price
Gross Living Area 728
Total Rooms 5
Total Bedrooms 2
Total Bathrooms 1
Location Interior Alley
View Single Family Residential
Site 6,734 Sq. Ft.
Quality Good
Age 79



Bathroom



Air Handler

Subject Photo Page

Borrower							
Property Address	2323 Cleveland St						
City	Hollywood	County	Broward	State	FL	Zip Code	33020
Lender/Client	City of Hollywood						



Closet 1

2323 Cleveland St
Sales Price
Gross Living Area 728
Total Rooms 5
Total Bedrooms 2
Total Bathrooms 1
Location Interior Alley
View Single Family Residential
Site 6,734 Sq. Ft.
Quality Good
Age 79



Closet 2



Scuttle to Attic

Subject Photo Page

Borrower						
Property Address	2323 Cleveland St					
City	Hollywood	County	Broward	State	FL	Zip Code 33020
Lender/Client	City of Hollywood					



Fence at Alley view westerly

2323 Cleveland St
Sales Price
Gross Living Area 728
Total Rooms 5
Total Bedrooms 2
Total Bathrooms 1
Location Interior Alley
View Single Family Residential
Site 6,734 Sq. Ft.
Quality Good
Age 79



Fence at Alley view easterly



Street view westerly

Subject Photo Page

Borrower							
Property Address	2323 Cleveland St						
City	Hollywood	County	Broward	State	FL	Zip Code	33020
Lender/Client	City of Hollywood						

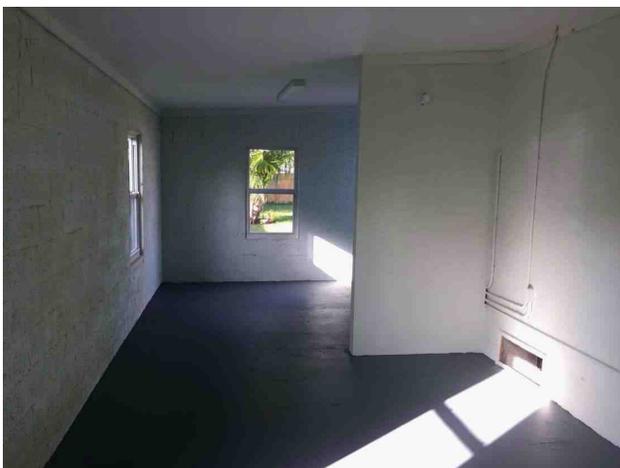


Garage

2323 Cleveland St
Sales Price
Gross Living Area 728
Total Rooms 5
Total Bedrooms 2
Total Bathrooms 1
Location Interior Alley
View Single Family Residential
Site 6,734 Sq. Ft.
Quality Good
Age 79



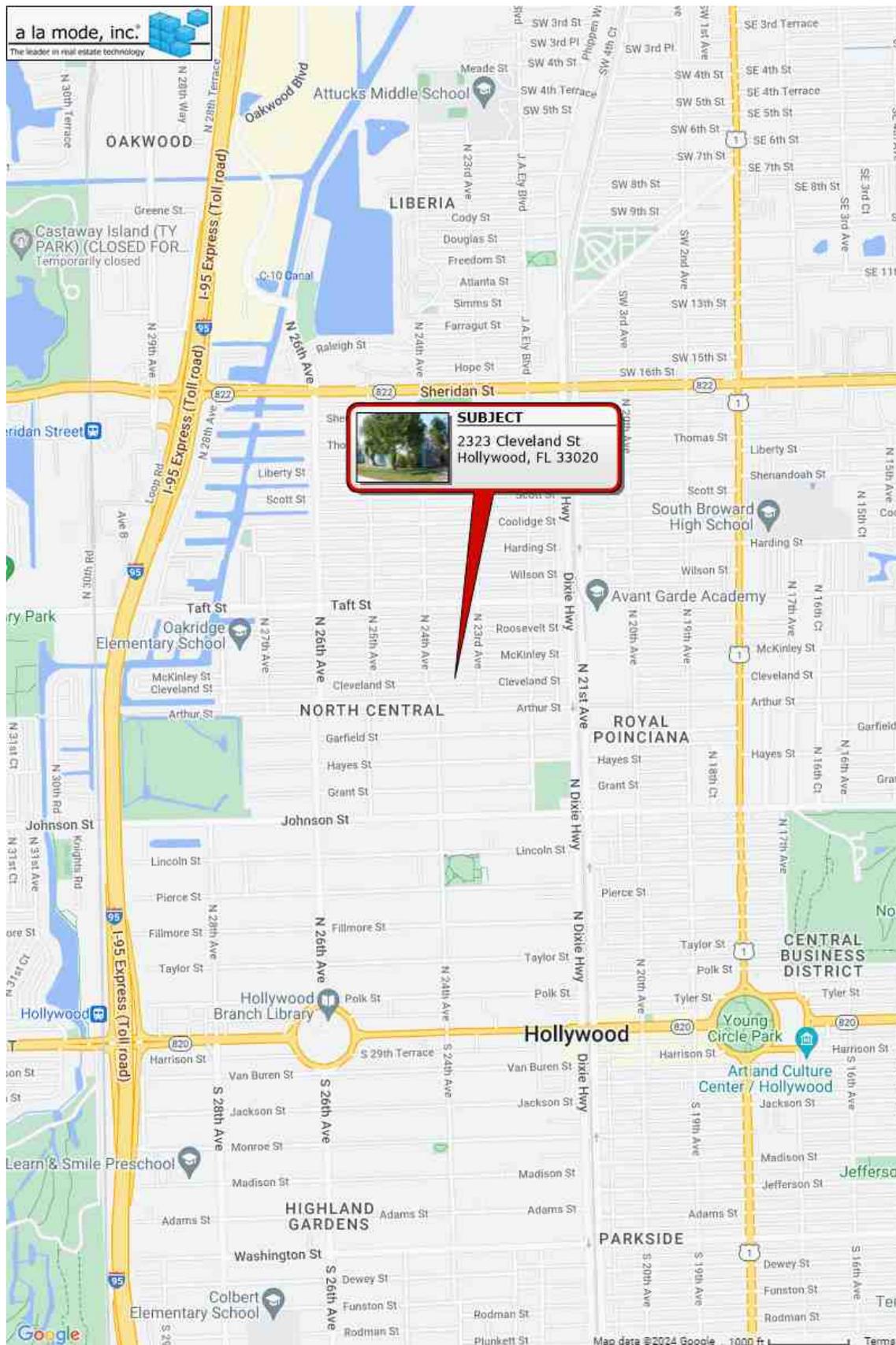
Tankless w/htr & Laundry area



Garage & Laundry Area

Subject Location Map

Borrower					
Property Address	2323 Cleveland St				
City	Hollywood	County	Broward	State	FL
Zip Code	33020				
Lender/Client	City of Hollywood				



Comparable Photo Page

Borrower					
Property Address	2323 Cleveland St				
City	Hollywood	County	Broward	State	FL
				Zip Code	33020
Lender/Client	City of Hollywood				



Comparable 1

2223 Scott St
 Prox. to Subject 0.46 miles N
 Sales Price 405,000
 Gross Living Area 854
 Total Rooms 5
 Total Bedrooms 2
 Total Bathrooms 1
 Location Interior Alley
 View SF Res.
 Site 6,721 Sq. Ft.
 Quality Good
 Age 64



Comparable 2

2607 Johnson St
 Prox. to Subject 0.48 miles SW
 Sales Price 390,000
 Gross Living Area 784
 Total Rooms 6
 Total Bedrooms 3
 Total Bathrooms 1
 Location Interior
 View SF Res.
 Site 7,529 Sq. Ft.
 Quality Good
 Age 69



Comparable 3

2226 Coolidge St
 Prox. to Subject 0.39 miles N
 Sales Price 387,000
 Gross Living Area 883
 Total Rooms 5
 Total Bedrooms 2
 Total Bathrooms 1
 Location Interior
 View SF Res.
 Site 6,721 Sq. Ft.
 Quality Good
 Age 67

Comparable Photo Page

Borrower					
Property Address	2323 Cleveland St				
City	Hollywood	County	Broward	State	FL Zip Code 33020
Lender/Client	City of Hollywood				



Comparable 4

2214 Wilson St
 Prox. to Subject 0.27 miles NE
 Sales Price 385,000
 Gross Living Area 878
 Total Rooms 5
 Total Bedrooms 2
 Total Bathrooms 1
 Location Interior-Alley
 View SF Res.
 Site 6,716 Sq. Ft.
 Quality Good
 Age 71



Comparable 5

2435 Roosevelt St
 Prox. to Subject 0.20 miles NW
 Sales Price 376,000
 Gross Living Area 832
 Total Rooms 5
 Total Bedrooms 2
 Total Bathrooms 1
 Location Interior
 View SF Res.
 Site 6,771 Sq. Ft.
 Quality Good
 Age 73



Comparable 6

2415 Grant St
 Prox. to Subject 0.26 miles S
 Sales Price 375,000
 Gross Living Area 864
 Total Rooms 5
 Total Bedrooms 2
 Total Bathrooms 1
 Location Interior
 View SF Res.
 Site 7,500 Sq. Ft.
 Quality Good
 Age 75

Comparable Photo Page

Borrower					
Property Address	2323 Cleveland St				
City	Hollywood	County	Broward	State	FL
				Zip Code	33020
Lender/Client	City of Hollywood				



Comparable 7

2330 Scott St
 Prox. to Subject 0.42 miles N
 Sale Price 365,000
 Gross Living Area 783
 Total Rooms 5
 Total Bedrooms 2
 Total Bathrooms 1
 Location Interior-Alley
 View SF Res.
 Site 6,724 Sq. Ft.
 Quality Good
 Age 75



Comparable 8

2714 Grant St
 Prox. to Subject 0.57 miles SW
 Sale Price 360,000
 Gross Living Area 794
 Total Rooms 5
 Total Bedrooms 2
 Total Bathrooms 1
 Location Interior
 View SF Res.
 Site 6,600Sq. Ft.
 Quality Good
 Age 69

Comparable 9

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

Aerial View of Subject Property

Borrower						
Property Address	2323 Cleveland St					
City	Hollywood	County	Broward	State	FL	Zip Code 33020
Lender/Client	City of Hollywood					



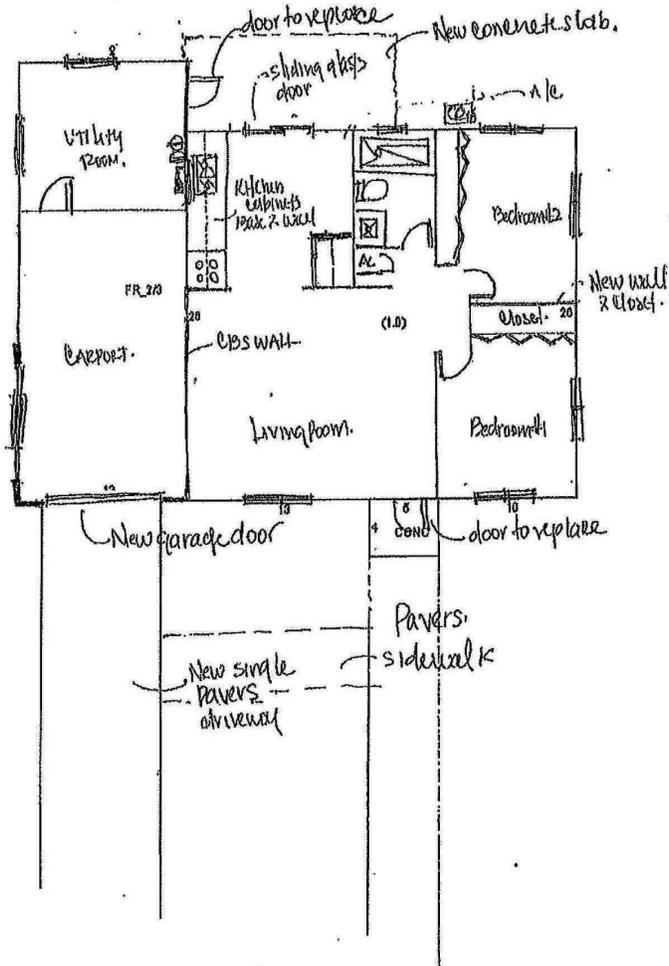
Sketch of Subject Property-Land

Borrower						
Property Address	2323 Cleveland St					
City	Hollywood	County	Broward	State	FL	Zip Code 33020
Lender/Client	City of Hollywood					



Sketch of Subject Property-Building Per Scope of Work- City of Hollywood

Borrower					
Property Address	2323 Cleveland St				
City	Hollywood	County	Broward	State	FL
Zip Code	33020				
Lender/Client	City of Hollywood				



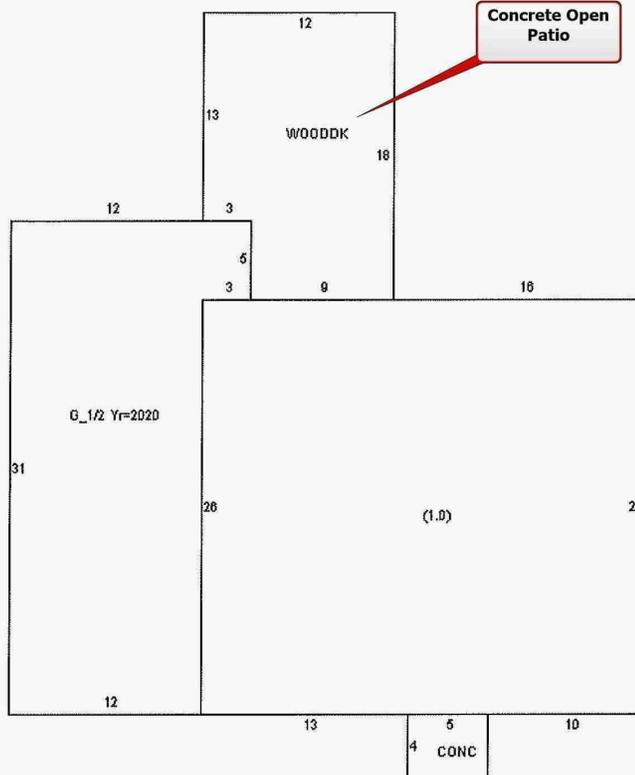
BCPA Building Sketch Revised per Inspection

Borrower							
Property Address	2323 Cleveland St						
City	Hollywood	County	Broward	State	FL	Zip Code	33020
Lender/Client	City of Hollywood						

8/6/2020

Patriot Sketch

Sketch: 514209054240
Building: 1 of 1



Code	Description
(1.0)	One Story
G_1/2	Garage
CONC	Concrete
WOODDK	Wood Deck

Code	Description	Area	Factor	Adj Area	Stories	Stories Under Air	Under Air Area
(1.0)	One Story	728	1.00	728	1	1	728
G_1/2	Garage	387	0.50	194	1	0	0
CONC	Concrete	20	0.00	0	0	0	0
WOODDK	Wood Deck	201	0.00	0	0	0	0
Total				922			728

Flood Map

Borrower						
Property Address	2323 Cleveland St		County	Broward	State	FL
City	Hollywood				Zip Code	33020
Lender/Client	City of Hollywood					



Subject Most Recent Deed

Borrower						
Property Address	2323 Cleveland St					
City	Hollywood	County	Broward	State	FL	Zip Code 33020
Lender/Client	City of Hollywood					

INSTR # 112913502 Page 1 of 3, Recorded 04/08/2015 at 12:45 PM
Broward County Commission, Doc. D \$11697.00 Deputy Clerk 5025

This instrument prepared by and
after recording return to:

Steven W. Zelkowitz, Esq.
GrayRobinson, P.A.
333 S.E. 2nd Avenue, Suite 3200
Miami, FL 33131
Telephone No. (305) 416-6880

Tax Folio Identification Numbers:

514210-05-0030
514114-08-2690
514209-05-4240
514111-23-3030

Subject
2323 Cleveland St

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made and executed this 3rd day of April, 2015, by **COSAC HOMELESS ASSISTANCE CENTER, INC.**, a Florida nonprofit corporation (the "Grantor"), whose mailing address is 4611 S. University Drive, PMB 157, Davie, Florida 33328, to the **CITY OF HOLLYWOOD**, a Florida municipal corporation (the "Grantee"), whose mailing address is 2600 Hollywood Boulevard, Hollywood, Florida 33022-9045.

WITNESSETH:

That Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee the real property (the "Property") located in Broward County, Florida, and more particularly described as:

See Exhibit "A" attached hereto and made a part hereof

SUBJECT TO:

1. Conditions, restrictions, reservations, limitations and easements of record, if any, provided that this instrument shall not reimpose same.
2. Real estate taxes for the year 2015 and all subsequent years.
3. Existing applicable governmental building and zoning ordinances and other governmental regulations.

TOGETHER with all the tenements, hereditaments and appurtenances belonging or in any way appertaining to the Property.

TO HAVE AND TO HOLD the same in fee simple forever.

Deed-Page 2

Borrower					
Property Address	2323 Cleveland St				
City	Hollywood	County	Broward	State	FL Zip Code 33020
Lender/Client	City of Hollywood				

INSTR # 112913502 Page 2 of 3

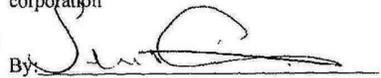
AND GRANTOR hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property; and that Grantor does hereby fully warrant the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under Grantor.

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed as of the day and year first written above.

WITNESSES:

COSAC HOMELESS ASSISTANCE CENTER, INC., a Florida nonprofit corporation


Print Name: John T. David

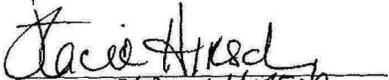
By: 
Name: Sean A. Cononie
Title: President


Print Name: Steven W. Zellowitz

STATE OF FLORIDA)
) SS:
COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me this 3rd day of April, 2015, by Sean A. Cononie, as President of COSAC HOMELESS ASSISTANCE CENTER, INC., a Florida nonprofit corporation, on behalf of the corporation, who (check one) is personally known to me or has produced a Florida driver's license as identification.

My commission expires:


Print Name: STACIE HIRSCH

(Notary Seal)



Deed-Page 3

Borrower						
Property Address	2323 Cleveland St					
City	Hollywood	County	Broward	State	FL	Zip Code 33020
Lender/Client	City of Hollywood					

INSTR # 112913502 Page 3 of 3, End of Document

EXHIBIT "A"

LEGAL DESCRIPTION

Lots 5, 6 and 7, less the Westerly 7 feet thereof, of ST. JAMES PARK SOUTH ADDITION, according to the Plat thereof, as recorded in Plat Book 2, Page 49, of the Public Records of Broward County, Florida.

Address: 1203 N. Federal Highway.

Lot 10, Block 13, BOULEVARD HEIGHTS SECTION SIX, according to the Plat thereof, as recorded in Plat Book 49, Page 19, of the Public Records of Broward County, Florida.

Address: 550 N. 66th Terrace.

Lot 6, Block 28, HOLLYWOOD PARK, according to the Plat thereof, as recorded in Plat Book 4, Page 19, of the Public Records of Broward County, Florida.

Address: 2323 Cleveland Street.

Lot 11, Block 18, of BOULEVARD HEIGHTS SECTION FIVE, according to the Plat thereof, as recorded in Plat Book 50, Page 44, of the Public Records of Broward County, Florida.

Address: 901 NW 70th Terrace.

An undivided 2/1,275th interest as a tenant in common with other owners in the Resort Facility (2 Time Share Interests), according to the Time Share Plan thereof, recorded in Official Records Book 10682, Page 84 through 108, of the Public Records of Broward County, Florida ("Plan"), together with the right to occupy, pursuant to the Plan, Unit 20, during Unit Week(s) 31 and 32.

Unit Week No. 12, Condominium Parcel 306, of HOLLYWOOD BEACH HOTEL AND TOWERS, A CONDOMINIUM, according to the Declaration of Condominium thereof, as recorded in Official Records Book 10156, Pages 403-493, of the Public Records of Broward County, Florida. Parcel Identification Number: 5142-13-BD-0130.

Bid Documents Scope of Work

Borrower					
Property Address	2323 Cleveland St				
City	Hollywood	County	Broward	State	FL Zip Code 33020
Lender/Client	City of Hollywood				



CITY OF HOLLYWOOD, FLORIDA
Department of Community Development

FINAL SCOPE OF WORK BID DOCUMENT

Property Owner Name: CITY OF HOLLYWOOD

Property Address: 2323 CLEVELAND ST HOLLYWOOD, FL 33020

Property Folio #: 5142 09 05 4240

Home Phone #: 954-924-2923 Cell # _____

Project Manager: L. Beltran

City of Hollywood Building Inspector performing inspection: NA

Building Inspector Phone #: NA Cell # NA

City Project Reference #: NA

By signing below, it is agreed between the property owner and the city inspector that the work indicated within this checklist is the full scope of work and have been provided a form entitled "Instructions to Property Owners."

FURTHER NOTE: Attached to this checklist at time of bidding will be the following:

- A List of City of Hollywood Licensed General Contractors with contact information
- B Contractor Package
 - 1 Invitation to Bid Page B1
 - 2 Instructions to Bidders..... Pages C1-C3
 - 3 Bid Form Pages C4-C6
- C Scope of Work Bid Document Pages D1-D4
- D General Notes Pages E1-E2
- E Project Specifications Pages F1-F16
- F Sample Owner/Contractor Agreement Page
- G Partial Payment request application and releases Pages H1-H8
- H Final Payment request application and releases Pages I1-I5
- I Required Close-Out Documents Pages J-1

Property Owner:	<u>CITY OF HOLLYWOOD</u> <small>Print Name</small>	 <small>Signature</small>	<u>12-05-2018</u> <small>Date</small>
Building Inspector:	<u>LILIANA BELTRAN</u> <small>Print Name</small>	 <small>Signature</small>	<u>12-05-2018</u> <small>Date</small>
Project Manager:	<u>LILIANA BELTRAN</u> <small>Print Name</small>	 <small>Signature</small>	<u>12-05-2018</u> <small>Date</small>

Bid Documents Scope of Work

Borrower						
Property Address	2323 Cleveland St					
City	Hollywood	County	Broward	State	FL	Zip Code 33020
Lender/Client	City of Hollywood					

Specification	S-1	S-2	S-3	S-4	S-5	S-6	S-7	S-8	S-9	S-10	S-11	S-12	S-13	S-14
LOCATION	Hurricane Panels Required	Replace Windows	Replace Porch columns in kind	Replace Porch Beam Supports in kind	Replace Door/casing & Hardware	Install Sliding Glass door	Replace Garage Door	Replace Jalousie Windows with single hung	Repair / Replace Soffit	Replace Fascia	Replace Slope Roof system	Replace Flat Roof System	Power wash roof	Paint Exterior of Residence
Y = Repair - Replacement					Y	Y	Y		Y	Y				Y
Front Elev.	Y				1		Y							Y
Left Side Elev.														Y
Rear Side Elev.					1	1			Y	Y				Y
Right Side Elev.														Y
Roof	Impact YES			Impact			Shingles YES			Tile				
Bidding Notes	<p>S-1: Repair header and make functional existing south east Hurricane shutters .</p> <p>S-5 Replace (2) exterior doors w/ Impact units as per specs at utility room and main entrance , providing new knobs and locks as per specs.</p> <p>S-6. Remove illegal kitchen door including filler and any accessories associated with the structure. Contractor shall restore the opening to its original condition to install a 5' Impact-rated, aluminum white frame sliding Glass door system. as per specs.</p> <p>S-7: Restore opening at illegal florida room and install a sectional garage door, impact rated as per specs.</p> <p>S-9: Replace any deteriorated soffit. Prime paint new wood.</p> <p>S-10: Replace any deteriorated fascia. Prime paint new wood.</p> <p>S-14: Prep & pressure clean painted surfaces. Repair any cracks and imperfections in painted surfaces prior to painting. Prime & paint exterior walls, trim, doors, accessories, window hurricane shutters , railings , exterior concrete steps and landing area at front and rear . Colors TBD</p>													
Specification	S-15	S-16	S-17	S-18	S-19	S-20	S-21							
LOCATION	remove illegal strcutru	Installation of Emergency egress windows for bedrooms	Installation of wheelchair ramp	Repairs to the foundation, columns or other portions of the support structure of the dwelling unit resulting from grouting or patching deteriorated masonry or concrete.	Repair exterior floor structure, stairs, handrails, guardrails & porch decks where hazardous or where insecure or missing	Tent Fumigation	Correction of inadequate earth to wood clearances							
Y = Repair - Replacement	Y					Y								
Front Elevation														
Left Side Elevation														
Rear Side Elev.	Y													
Right Side Elev.														
Bidding Notes	<p>S-15: The wood Deck at rear, was built without permit, Contractor shall remove complete structure, and properly dispose .</p> <p>Provide new concrete slab or landing area for existing steps smooth finish/ after demolition finish and paint structures attached to the removed material.</p> <p>S-20: Perform tent fumigation and provide City's project manager with documentation of service upon completion.</p>													
							<div style="border: 1px solid black; padding: 5px; display: inline-block;">COH</div> Owner Initials							

Bid Documents Scope of Work

Borrower						
Property Address	2323 Cleveland St					
City	Hollywood	County	Broward	State	FL	Zip Code 33020
Lender/Client	City of Hollywood					

Specification	S-22	S-23	S-24	S-25	S-26	S-27	S-28	S-30	S-31
LOCATION	Correct unpermitted addition	Repair existing screen enclosures otherwise remove per building inspector	Repair/replacement of damaged driveways, paved driveways and sidewalks	Repair masonry exterior (brick, stucco) or re-siding	Replace broken glazing and replace missing or damaged screens	Repair / replacement of damaged fences	Remove and trim landscaping / Provide planters and landscaping	Repair/replace gutters / leaders as required and provide splash blocks.	Provide 6" High House #s
Y=	Y		Y	Y		Y	Y		Y
Repair/Replacement required.	Y					Y	Y		Y
Front Elevation			Y			Y	Y		Y
Left Side Elev.							Y		
Rear Side Elev.			Y			Y	Y		
Right Side Elev.							Y		
<p>S-22: florida room: This area was altered without permit, Contractor shall restore the space to its original configuration as garage.</p> <p>Remove base board & Laminate floor finishes and Leave concrete finish, paint concrete slab at this area . Remove existing ceiling Fan at this area and replace with Grade LED flush mount light ref# EnviroLite Low Profile LED 16 in. Brushed Nickel/White Ceiling Flushmount (2-Pack) Model# EV1416LED-BN2</p> <p>Remove track ceiling light fixture and its connections, Demo any existing illegal Electrical wiring and mechanical device Including illegal connections at this area, Demo existing wood steps and properly enclose existing wall opening between garage and living room with CBS and frame as per code .after repairs properly Finish Interior & exterior to match surrounding Areas .</p>									
<p>Bidding Notes</p> <p>Utility room: demo existing closets at north west wall .</p> <p>Remove any existing illegal Electrical wiring and mechanical lines at interior and exterior on this area . Remove existing ceiling Fan and replace with Grade LED flush mount light.</p> <p>Relocate, and re route existing kitchen drainage inside wall and use crawling space to connect with septic system.</p> <p>Bedrooms: Remove illegal closet between bedrooms and rebuild new partition wall between bedrooms , provide new closet to front Bedroom. Include bifold closet , railings shelves and clothes rod as needed after completion Finish and paint to match existing.</p>									
<p>S-24: Remove existing ribbon concrete driveway and provide single width paver driveway . Demolish cracked concrete walkway and Provide new paver walkway including connection between the new driveway to main front entrance . Provide public concrete sidewalk as per code , including apron towards street , as required by local code. Remove pavers at rear.</p>									
<p>S-25: Repair exterior cracks and stucco at garage walls west side . After repairs finish and paint to match existing.</p>									
<p>S-27: Demolish chain link fence and Provide New 6" wood fence at East, North and West, w/ single return gate at , North East and North west corner , provide double gate at alley area North side of property . Include any tree or bushes removal to accommodate new wood fence.</p>									
<p>S-28: Remove/Trim vegetation at front and rear Elevation .Remove dead and/or dying trees include grind stump and roots as needed , remove bushes at rear, east side. Clean up Palm trees scrubs at east side front and back yard. Trim hedges and shrubs at north property line up to 6 feet.</p> <p>Remove coconut trees bushes, remove palm bushes at front. Provide planters with new landscaping among main entrance wall and provide full sun plants type type arboricola red iwora dwarf , schefflera trineta, cocoplum 3 gallons .</p>									
<p>Install swale trees as require by code at front. Remove existing turf grass and Resod complete front yard and Install St. Augustine "Palmetto" sod including swale area.</p> <p>Sod shall installed over 2" of top soil free of debris & rock, well-rooted and watered-in.</p> <p>S-31: Provide & install 6 inches house address numbers at front porch area. As per specs</p>									
								COH	

Bid Documents Scope of Work

Borrower						
Property Address	2323 Cleveland St					
City	Hollywood	County	Broward	State	FL	Zip Code 33020
Lender/Client	City of Hollywood					

INTERIOR																	
Specification	S-32	S-33	S-34	S-35	S-36	S-37	S-38	S-39	S-40	S-41	S-42	S-43	S-44	S-45	S-46	S-47	
ROOM	Ceiling / Wall Repair due to Roof / Water Leaks	Ceiling / Wall removal Replace due to Mold	Structural demolition and wall Framing replacement	Fire Rated Door / Frames & Hardware replace between Garage and Living Space	Peeling Paint shall be Tested for Lead. Results shall be forwarded to owners /contractors for appropriate actions	Provide Attic Insulation	Repair / Replace subflooring when the surfaces have deteriorated or are unsafe.		Install grab bars in bathroom at toilet and shower.	Widen doorway and provide new door, frame and hardware for a complete system	provide roof structure strapping and structural reinforcing to meet present code.	Misc. Bathroom	Repair/replace interior doors, frames and hardware.	Repaint interior wall and ceiling surfaces	Replace kitchen appliances	Replace kitchen cabinets	Repair/Replace tile & baseboard
Y = Repair - Replacement	Y					Y					Y	Y	Y	Y	Y	Y	
Entry Foyer																	
Entry Closet																	
Living Room	Y												Y			Y	
Dining Room																Y	
Family Room																	
Closet	Y												Y			Y	
Kitchen	Y												Y	Y	Y	Y	
Pantry/closet																	
Master Bedroom	Y												Y			Y	
Bathroom master													Y			Y	
Closet master	Y												Y			Y	
Bedroom Hallway	Y											Y	Y			Y	
Hallway closet	Y											Y	Y			Y	
Hallway Bathroom	Y										Y		Y			Y	
Bedroom 2	Y												Y			Y	
Closet	Y												Y			Y	
Bedroom 3																	
Closet																	
Bedroom 4																	
Closet																	
Bathroom 2 utility room																	
Laundry room	Y												Y			Y	
Garage	Y												Y				
Carport																	
Attic						Y											
Bidding Notes	S-32: Repair water-stained, and crack ceiling at Living room utility room, bedrooms, garage and hallway . Repair any cracks and imperfections at walls and ceiling all areas inside house , after repairs provide knockdown texture finish at walls and ceiling inside house excepting garage and utility room . Paint complete ceiling at entire house .																
	S-37: Remove any water-damaged insulation from attic and install new R-30 blow-in insulation throughout. As per specs																
	S-42: Redo completely existing bathroom at hallway . Remove and replace plumbing fixtures, vanity, toilet , bathtub and ceramic tile at walls, and floor . New ceramic to be installed just in wet areas around new bathtub .provide non slip floor tile on bathroom see specs/provide and install Semi-Frameless Sliding Bathtub Door, see specs																
	S-43: Install a door at Bedroom 2, and fix/re-install the existing Bifold closet door as per spec																
	S-44:Prep & clean painted surfaces. Repair any cracks and imperfections in painted surfaces prior to painting. Prime & paint complete interior walls, and ceilings, trim, doors, exterior concrete slabs , steps and accessories, per project specs.																
S-45 : Replace Kitchen appliances as per specs.																	
S-46: Kitchen : Remove the entire existing Base and wall cabinets. Demo window, close up hole with CBS wall. Finish inside & out to match surrounding Areas. Replace existing kitchen cabinets ,and provide new wall cabinets at previous window wall opening, provide a side panel extended cabinet above fridge on east wall at kitchen , cabinets type pepper shaker w/ granite countertop ref: Kashmir White w/Brushed Stainless Steel T bar Kitchen Cabinet Door Handles Drawer Pull Knob type. kitchen Backsplash: ref MSI Amalfi Cafe Interlocking 12 In. x 12 In. x 6 mm Glass and Porcelain Mesh-Mounted Mosaic Wall Tile Model # SGLSIL-AC6MM																	
S-47: Demolish existing tile and baseboard at kitchen and install new porcelain tile including any transition to wood tile . Provide and install new wood baseboard around entire house as per specs .																	
COH																	

Bid Documents Scope of Work

Borrower					
Property Address	2323 Cleveland St				
City	Hollywood	County	Broward	State	FL Zip Code 33020
Lender/Client	City of Hollywood				

SANITARY SYSTEM																			
Specification	P-1	P-2	P-3	P-4	P-5	P-6	P-7	P-8	P-9	P-10	P-11	P-12	P-13	P-14	P-15	P-16	P-17	P-18	P-19
	Is City Sewer Available	Connect to City Sewer and legally abandon Septic system	IF NO City Sewer, City to have Septic System Cleaned out & Evaluation provided by septic company for bidding	Contractors shall obtain Septic Report	Building Inspector: are there indicators of underground sanitary line failure?	Miscellaneous / snake out drainage line	Replace Water Heater	Replace angle stop valves & Supply Lines - all locations	Install clothes washer shut off valves and drain line	Replace house main valves and exterior hose bib valves	Replace shower Valve and shower head/ bathtub	Replace Toilets	Replace toilet tank fill parts and flappers and replace toilet tank bolts to base	Replace kitchen faucet system/ sink	Replace bathroom Faucets	Repair/replace in-ground swimming pool pumps	Repair/replace lawn irrigation pumps	Replace Gas shut off valves at appliances	Replace supply lines to appliances
Y In shaded Boxes are for Information ONLY				Y		Y	Y	Y	Y		Y	Y		Y	Y		Y		
<p>Bidding Notes</p> <p>P-4: Pump out septic tank. Visually inspect septic system and provide City's project manager with written documentation of findings, along with the cost of any required repairs, including permit fees. Any additional work will be completed via change order.</p> <p>P-6: Snake out all plumbing supply lines, including under the kitchen sink, washing machine drain line. Remove the Garbage disposal and provide regular drainage including plumbing connections for dishwasher as per code .</p> <p>P-7: Replace The existing water heater with an electric Tankless ENERGY STAR* qualified unit, change all valves to ball valves and install unit and accessories, including new electrical connection. Include cost of upgrading and relocate as per code if necessary.</p> <p>P-8: Replace angle stop valves at Bathroom, and kitchen water supply lines and drainage.</p> <p>P-9: Install quick shut-off hot and cold water supply valves and drain for washing machine. Connect washing machine drains to the MAIN waste line. as per code , Demolish illegal kitchen drainage into utility room and connect as per code Inside wall under crawling space , Install new Outdoor Exhaust Dryer Vent Kit. per code.</p> <p>P-9: Replace washer machine valves and put them in a valve box attached to the wall. /dispose existing washer machine and dryer.</p> <p>P-11: Replace bath tub, including valves and shower head at hall bathroom .</p> <p>P-12: Contractor shall remove and replace existing Toilet</p> <p>P-14: Replace kitchen faucet system including new valves water and drainage lines as per specs/ Provide new kitchen sink Glacier Bay All-in-One Dual Mount Stainless Steel 33 in. 2-Hole Double Bowl Kitchen Sink Model# VT3322G2</p> <p>P-15: Replace bathroom faucets as per specs</p> <p>P-17: Contractor shall provide and install code-compliant, irrigation system supplied by a water well, covering 100% of front & rear yard, and swale area. If site conditions prevent installation of a well, the irrigation system shall be connected to city water via a separate, appropriately-sized water meter. Irrigation system to include all piping, pop-up sprinkler heads, pump, backflow preventer, electronic timer, rain sensor and all other components necessary for a complete, multi-zone system.</p>																			
HVAC																			
BID/SPEC line item	H-1	H-2	H-3	H-4	H-5	H-6	H-7	H-8	H-9	GAS									
	Remove heating system	Replace HVAC System	Inspect duct work	Replace a/c vent grill	Correct any deficiencies with condensate line or provide condensate pump	Replace thermostat	Service A/C or Heating System Provide and/or replace exhaust hood above range	Provide and/or replace mechanical exhaust to bathroom if windows are fixed or non-existent	Cleanout Gas Flues and service burners at ranges and heating systems										
		Y	Y	Y		Y			Y										
<p>Additional Bidding Notes by Building Inspector</p> <p>H-2: Replace HVAC system with a minimum 16 Seer unit. Include in the BID cost of any Electrical and Mechanical Work necessary to conduct the work. Including modify the closet to accommodate new Air Handler if necessary and any relocation to install new equipment as per codes inside and outside . Remove existing illegal condenser at North west area .</p> <p>H-3: Inspect and clean the existing Ducts system , provide project manager with written report of findings.</p> <p>H-4: Replace a/c vent grilles</p> <p>H-6: Install new programmable thermostat to match HVAC system as per specs</p> <p>H-9: Provide mechanical exhaust fan with light to bathroom as per specs.</p>																			
																	 Owner Initials		

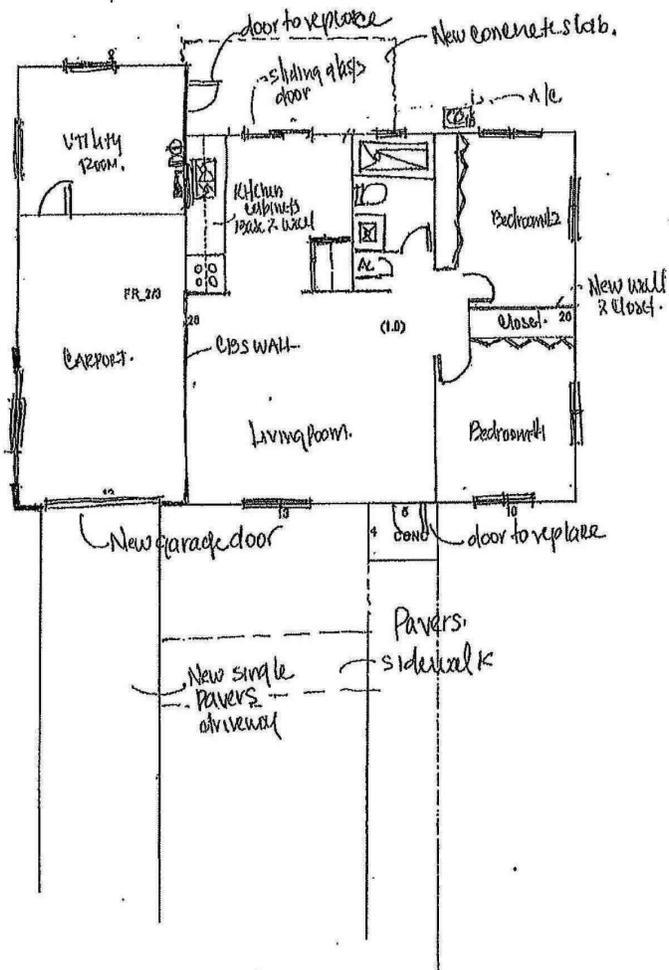
Bid Documents Scope of Work

Borrower						
Property Address	2323 Cleveland St					
City	Hollywood	County	Broward	State	FL	Zip Code 33020
Lender/Client	City of Hollywood					

ELECTRICAL											
BID/SPEC line item	E-1	E-2	E-3	E-4	E-5	E-6	E-7	E-8	E-9	E-10	E-11
Misc. electrical work	Y										
Correct Service Mast											
Replace Meter Pan											
Replace House Interior Panel				Y							
Remove any illegal connections to main panel					Y						
Identify Breakers in Main Panel and provide Blank-offs for any open breaker slots											
Building Inspector: Note HVAC installed post construction. Electrical System Sufficient for HVAC System											
Upgrade electrical service, meter pan, main & house panel due to post construction electrical demands								Y			
Remove any illegal wiring from interior electric panel.											
Provide blank offs for any open breaker spaces											
Provide and install 10-year Lithium Battery operated smoke detector system.											Y
Front Elevation	Y										
Left Side Elevation											
Rear Side Elevation	Y										
Right Side Elevation	Y										
Roof											
List other rooms or spaces below											
<p>E-1: Properly terminates, and remove any unpermitted 110 volts receptacle outlet, and wire connection at kitchen, Living room, Bedrooms, Bathroom, and utility room, and rear elevation. Provide/install new Tamper-resistant 110 volts receptacle outlet at kitchen counter and bathroom with GFI as per code, Remove all Romex exposed connections on the entire house and properly connect electrical switches and outlets as per code. Replace existing GFCI outlet at rear as per code. make sure all junction and all electric box ul rated.</p> <p>Kitchen: Provide/install a new 220 Volts Receptacle for the Range, two 110 Volts receptacle, one for Refrigerator, and one for Dish Washer. Including new wire connection to the Electric Panel. Replace ceiling Fan with flush mount LED light Fixtures as per specs Lithonia Lighting Futra 2-Light Brushed Nickel Fluorescent Ceiling Light Semi-Flush mount Model# 10813 BN, Reverse the light switch and relocate at living room wall left side as per code. Relocate existing outlet above stove to west wall, provide new outlet to connect over the range microwave hood as per code/ install over the range microwave</p> <p>Replace security light at north east corner and above garage door with Motion Activated Outdoor Integrated LED Twin Head Flood Light Provide front door and back door side lighting fixtures with switch as per specs.</p> <p>Bathroom: Provide new lighting fixture as per specs</p> <p>Hallway and bedrooms: refer 13 in. 60-Watt Equivalent Brushed Nickel Integrated LED Flushmount with White Glass Shade Model # HUI8011LL/BN or similar</p> <p>E-4: Replace House Main Panel at kitchen. as per specs. Modify Electrical panel at utility room to comply with code.</p> <p>E-5: Remove any illegal wiring from interior and exterior electric panel.</p> <p>E-8: Upgrade electrical service as per code</p> <p>E-11: Provide and install 10-Year Lithium Battery operated smoke detector system.</p> <p>A combo smoke/carbon monoxide detector shall be installed, when required by code</p>											
Additional Bidding Notes by Building Inspector											
ELECTRICAL											
BID/SPEC line item	E-12	E-13	M								
Provide/ replace ceiling fans	Y										
Provide & install security system											
MISCELLANEOUS			Y								
Front Elevation											
Left Side Elevation											
Rear Side Elevation											
Right Side Elevation											
Roof											
List other rooms or spaces below											
<p>E 12: Provide ceiling fan w/ LED light at living room.</p> <p>M. Provide and install new mail box at main entry / contractor will finish the job and provide final cleaning to the property.</p> <p>Provide and install doorbell at front door.</p> <p>Remove any existing furniture</p>											
Additional Bidding Notes by Building Inspector											
											 Owner Initials

Building Sketch for repairs from Hollywood

Borrower					
Property Address	2323 Cleveland St				
City	Hollywood	County	Broward	State	FL
Lender/Client	City of Hollywood				
				Zip Code	33020



Assumptions, Limiting Conditions & Scope of Work

File No.: 24019

Property Address: 2323 Cleveland St	City: Hollywood	State: FL	Zip Code: 33020
Client: City of Hollywood	Address: 2600 Hollywood Boulevard, Suite 203, Hollywood, FL 33022		
Appraiser: Robert D. Miller, ASA	Address: 150 SE 12th Street, Suite 100, Ft. Lauderdale, FL 33316		

STATEMENT OF ASSUMPTIONS & LIMITING CONDITIONS

- The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.
- The appraiser may have provided a sketch in the appraisal report to show approximate dimensions of the improvements, and any such sketch is included only to assist the reader of the report in visualizing the property and understanding the appraiser's determination of its size. Unless otherwise indicated, a Land Survey was not performed.
- If so indicated, 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 the appraisal report whether 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.
- 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.
- If the cost approach is included in this appraisal, the appraiser has estimated the value of the land in the cost approach at its highest and best use, and the improvements at their contributory value. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used. Unless otherwise specifically indicated, the cost approach value is not an insurance value, and should not be used as such.
- The appraiser has noted in the appraisal report any adverse conditions (including, but not limited to, needed repairs, depreciation, 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 normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property, or adverse environmental conditions (including, but not limited to, the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. 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, the appraisal report must not be considered as an environmental assessment of the property.
- The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
- The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice, and any applicable federal, state or local laws.
- If this appraisal is indicated as subject to satisfactory completion, repairs, or alterations, the appraiser has based his or her appraisal report and valuation conclusion on the assumption that completion of the improvements will be performed in a workmanlike manner.
- An appraiser's client is the party (or parties) who engage an appraiser in a specific assignment. Any other party acquiring this report from the client does not become a party to the appraiser-client relationship. Any persons receiving this appraisal report because of disclosure requirements applicable to the appraiser's client do not become intended users of this report unless specifically identified by the client at the time of the assignment.
- The appraiser's written consent and approval must be obtained before this appraisal report can be conveyed by anyone to the public, through advertising, public relations, news, sales, or by means of any other media, or by its inclusion in a private or public database.
- An appraisal of real property is not a 'home inspection' and should not be construed as such. As part of the valuation process, the appraiser performs a non-invasive visual inventory that is not intended to reveal defects or detrimental conditions that are not readily apparent. The presence of such conditions or defects could adversely affect the appraiser's opinion of value. Clients with concerns about such potential negative factors are encouraged to engage the appropriate type of expert to investigate.

The Scope of Work is the type and extent of research and analyses performed in an appraisal assignment that is required to produce credible assignment results, given the nature of the appraisal problem, the specific requirements of the intended user(s) and the intended use of the appraisal report. Reliance upon this report, regardless of how acquired, by any party or for any use, other than those specified in this report by the Appraiser, is prohibited. The Opinion of Value that is the conclusion of this report is credible only within the context of the Scope of Work, Effective Date, the Date of Report, the Intended User(s), the Intended Use, the stated Assumptions and Limiting Conditions, any Hypothetical Conditions and/or Extraordinary Assumptions, and the Type of Value, as defined herein. The appraiser, appraisal firm, and related parties assume no obligation, liability, or accountability, and will not be responsible for any unauthorized use of this report or its conclusions.

Additional Comments (Scope of Work, Extraordinary Assumptions, Hypothetical Conditions, etc.):

This appraisal update included an exterior inspection only based on the previous inspection of the interior, recently renovated and per the City of Hollywood the interior has not been altered. This report contains original interior photos from prior appraisal report inspections.

Certifications

File No.: 24019

Property Address: 2323 Cleveland St	City: Hollywood	State: FL	Zip Code: 33020
Client: City of Hollywood	Address: 2600 Hollywood Boulevard, Suite 203, Hollywood, FL 33022		
Appraiser: Robert D. Miller, ASA	Address: 150 SE 12th Street, Suite 100, Ft. Lauderdale, FL 33316		

APPRAISER'S CERTIFICATION

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

- The statements of fact contained in this report are true and correct.
- The credibility of this report, for the stated use by the stated user(s), of the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- Unless otherwise indicated, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- I did not base, either partially or completely, my analysis and/or the opinion of value in the appraisal report on the race, color, religion, sex, 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.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification.

Additional Certifications:

DEFINITION OF MARKET VALUE *:

Market value means the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition 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 acting in what they consider their own best interests;
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.

* This definition is from regulations published by federal regulatory agencies pursuant to Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act (FIRREA) of 1989 between July 5, 1990, and August 24, 1990, by the Federal Reserve System (FRS), National Credit Union Administration (NCUA), Federal Deposit Insurance Corporation (FDIC), the Office of Thrift Supervision (OTS), and the Office of Comptroller of the Currency (OCC). This definition is also referenced in regulations jointly published by the OCC, OTS, FRS, and FDIC on June 7, 1994, and in the Interagency Appraisal and Evaluation Guidelines, dated October 27, 1994.

Client Contact: Ms. Donna Biederman	Client Name: City of Hollywood
E-Mail: dbiederman@hollywoodfl.org	Address: 2600 Hollywood Boulevard, Suite 203, Hollywood, FL 33022

SIGNATURES	APPRAISER	SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)
		Supervisory or Co-Appraiser Name: _____
	Appraiser Name: Robert D. Miller, ASA	Company: _____
	Company: The Urban Group, Inc.	Phone: _____ Fax: _____
	Phone: 954-522-6226 Fax: 954-522-6422	E-Mail: _____
	E-Mail: rmiller@theurbangroup.com	Date Report Signed: _____
	Date Report Signed: 03/12/2024	License or Certification #: _____ State: _____
	License or Certification #: RZ1270 State: FL	Designation: _____
	Designation: ASA	Expiration Date of License or Certification: _____
	Expiration Date of License or Certification: 11/30/2024	Inspection of Subject: <input type="radio"/> Interior & Exterior <input checked="" type="radio"/> Exterior Only <input type="radio"/> None
Inspection of Subject: <input type="radio"/> Interior & Exterior <input checked="" type="radio"/> Exterior Only <input type="radio"/> None	Date of Inspection: _____	
Date of Inspection: 3/7/2024		

Borrower		File No. 24019	
Property Address	2323 Cleveland St		
City	Hollywood	County	Broward
		State	FL
		Zip Code	33020
Lender/Client	City of Hollywood		

APPRAISAL AND REPORT IDENTIFICATION

This Report is one of the following types:

- Appraisal Report (A written report prepared under Standards Rule 2-2(a), pursuant to the Scope of Work, as disclosed elsewhere in this report.)
- Restricted Appraisal Report (A written report prepared under Standards Rule 2-2(b), pursuant to the Scope of Work, as disclosed elsewhere in this report, restricted to the stated intended use by the specified client or intended user.)

Comments on Standards Rule 2-3

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

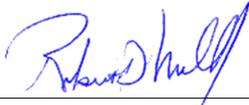
- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- Unless otherwise indicated, I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- Unless otherwise indicated, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report).

Comments on Appraisal and Report Identification

Note any USPAP related issues requiring disclosure and any State mandated requirements:

The appraiser completed an appraisal of the subject property in September of 2015 which entailed an interior and exterior inspection of the subject property. The estimated value for the subject was \$115,000. An exterior inspection of the subject property was made for an appraisal dated July 28, 2017 and the estimated value for the subject was \$142,000. The appraiser completed an appraisal of the subject property dated January 24, 2020 which entailed an interior and exterior inspection of the subject property. Most recently the appraiser completed a report in June of 2022.

APPRAISER:

Signature: 

Name: Robert D. Miller, ASA
ASA

State Certification #: RZ1270

or State License #: _____

State: FL Expiration Date of Certification or License: 11/30/2024

Date of Signature and Report: 03/12/2024

Effective Date of Appraisal: 3/7/2024

Inspection of Subject: None Interior and Exterior Exterior-Only

Date of Inspection (if applicable): 3/7/2024

SUPERVISORY or CO-APPRAISER (if applicable):

Signature: _____

Name: _____

State Certification #: _____

or State License #: _____

State: _____ Expiration Date of Certification or License: _____

Date of Signature: _____

Inspection of Subject: None Interior and Exterior Exterior-Only

Date of Inspection (if applicable): _____

FIRREA / USPAP ADDENDUM

Borrower _____ File No. 24019
 Property Address 2323 Cleveland St
 City Hollywood County Broward State FL Zip Code 33020
 Lender/Client City of Hollywood

Purpose
 This appraisal shall reflect the post-rehabilitation, which is the As-Is value of the structure based on the completed repairs as noted on the attached Scope of Work.

Scope of Work
 Review of all sales data reflective of the subject location and consider and review current market trends in the subject neighborhood. Reviewed MLS and other data sources and relied on information from MLS and BCPA in our review of the sales and market data.

Intended Use / Intended User
 Intended Use: The intended use of the report is for establish market value for the potential sale of the property by the client.
 Intended User(s): The City of Hollywood, their legal and financial consultants and other representatives.

History of Property
 Current listing information: The property is not actively listed for sale.

Prior sale: The property was acquired as part of the sale of a total of five properties under deed 112913502 dated 4-8-2015 with a total sale price of \$1,671,000. No allocation was provided the appraiser as a result of the purchase. The prior owner acquired the site in 2009 as reflected in the listing information.

Exposure Time / Marketing Time
 Based on our review of marketing time and days on the market, a exposure/marketing time of less than 90 days should be applicable if the property is offered for sale with a market based value.

Personal (non-realty) Transfers
 None

Additional Comments
 This appraisal report did not include an additional interior inspection due to the fact the interior was the same as reported in the previous 2022 appraisal report.

Certification Supplement
 1. This appraisal assignment was not based on a requested minimum valuation, a specific valuation, or an approval of a loan.
 2. My compensation is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result or the occurrence of a subsequent event.

Appraiser:  Robert D. Miller, ASA
 Signed Date: 03/12/2024
 Certification or License #: RZ1270
 Certification or License State: FL Expires: 11/30/2024
 Effective Date of Appraisal: 3/7/2024

Supervisory Appraiser: _____
 Signed Date: _____
 Certification or License #: _____
 Certification or License State: _____ Expires: _____
 Inspection of Subject: Did Not Exterior Only Interior and Exterior