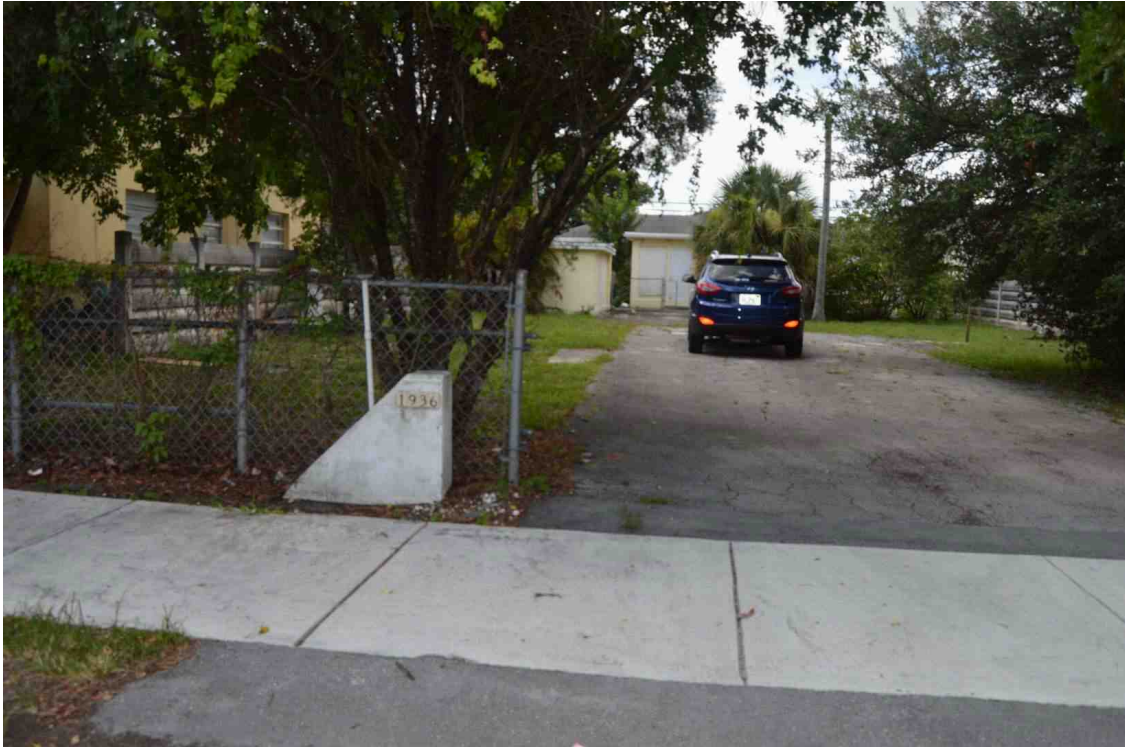


APPRAISAL OF REAL PROPERTY



LOCATED AT

1936 Garfield St
Hollywood, FL 33020
Lot 17 of Block 38 of North Hollywood PB 4-1

FOR

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

OPINION OF VALUE

\$160,000

AS OF

July 28, 2017

BY

Robert D. Miller
The Urban Group, Inc.
1424 South Andrews Avenue, Suite 200
Ft. Lauderdale, FL 33316
954-522-6226
rmiller@theurbangroup.com

2-4 UNIT RESIDENTIAL APPRAISAL REPORT

File No.: 77071E

SUBJECT	Property Address: 1936 Garfield St		City: Hollywood		State: FL		Zip Code: 33020			
	County: Broward		Legal Description: Lot 17 of Block 38 of North Hollywood PB 4-1							
	Assessor's Parcel #: 51-42-03-10-5020		Tax Year: 2017		R.E. Taxes: \$ n/a		Special Assessments: \$ 0			
	Current Owner of Record: Dept. of Community & Economic Develop		Borrower (if applicable):							
ASSIGNMENT	Occupant: <input type="checkbox"/> Owner <input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Vacant		Project Type: <input type="checkbox"/> PUD <input type="checkbox"/> Other (describe)		HOA: \$ 0		<input type="checkbox"/> per yr. <input type="checkbox"/> per mo.			
	Market Area Name: Hollywood Park		Map Reference: 51-42-03-10		Census Tract: 0903.02					
	The purpose of this appraisal is to develop an opinion of: <input checked="" type="checkbox"/> Market Value (as defined), or <input type="checkbox"/> other type of value (describe)									
	This report reflects the following value (if not Current, see comments): <input checked="" type="checkbox"/> Current (the Inspection Date is the Effective Date) <input type="checkbox"/> Retrospective <input type="checkbox"/> Prospective									
MARKET AREA DESCRIPTION	Approaches developed for this appraisal: <input checked="" type="checkbox"/> Sales Comparison Approach <input type="checkbox"/> Cost Approach <input checked="" type="checkbox"/> Income Approach (See Reconciliation Comments and Scope of Work)									
	Property Rights Appraised: <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Leased Fee <input type="checkbox"/> Other (describe)									
	Intended Use: The intended use of this report is for the client to utilize in the possible disposition of this asset.									
	Intended User(s) (by name or type): The City of Hollywood, their legal and financial consultants and other representatives.									
SITE DESCRIPTION	Client: City of Hollywood		Address: 2600 Hollywood Boulevard, Suite 203, Hollywood, FI 33022							
	Appraiser: Robert D. Miller		Address: 1424 South Andrews Avenue, Suite 200, Ft. Lauderdale, FI 33316							
	Location: <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban <input type="checkbox"/> Rural		Built up: <input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%		Growth rate: <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow		Property values: <input checked="" type="checkbox"/> Increasing <input type="checkbox"/> Stable <input type="checkbox"/> Declining			
	Demand/supply: <input checked="" type="checkbox"/> Shortage <input type="checkbox"/> In Balance <input type="checkbox"/> Over Supply		Marketing time: <input checked="" type="checkbox"/> Under 3 Mos. <input type="checkbox"/> 3-6 Mos. <input type="checkbox"/> Over 6 Mos.		Predominant Occupancy: <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Vacant (0-5%) <input checked="" type="checkbox"/> Vacant (>5%)		2 - 4 Unit Housing: PRICE AGE (\$000) (yrs) 140 Low 25 300 High 80 200 Pred 60			
Present Land Use: One-Unit 70 % 2-4 Unit 20 % Multi-Unit 5 % Comm'l 5 %										
Change in Land Use: <input checked="" type="checkbox"/> Not Likely <input type="checkbox"/> Likely * <input type="checkbox"/> In Process * * To:										
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. The market conditions have improved from the low end of the range reached in the 2008-2009 time frame. Values are still below the peak values in the 2006-2007 time frame. Values over the past 24 months have shown a good increase in value and this trend should continue.										
DIMENSIONS	Dimensions: 60 x 135		Site Area: 8,100 Sq.Ft.		Zoning Classification: RM-12			Description: Multi family residential district		
	Zoning Compliance: <input checked="" type="checkbox"/> Legal <input type="checkbox"/> Legal nonconforming (grandfathered) <input type="checkbox"/> Illegal <input type="checkbox"/> No zoning		Are CC&Rs applicable? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown Have the documents been reviewed? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Ground Rent (if applicable) \$ /							
	Comments:									
	Highest & Best Use as improved: <input checked="" type="checkbox"/> Present use, or <input type="checkbox"/> Other use (explain)									
UTILITIES	Actual Use as of Effective Date: Two family residential		Use as appraised in this report: Two Family residential							
	Summary of Highest & Best Use: The property is in need of some renovation, however the value of the site as improved exceeds the value of the land value and thus the highest and best use is as improved.									
OFF-SITE IMPROVEMENTS	Public Other Provider/Description		Type Public Private		Frontage 60 feet			Topography Basically level		
	Electricity <input checked="" type="checkbox"/> FPL		Street Garfield Street <input checked="" type="checkbox"/>		Size Typical for area			Shape Rectangular		
	Gas <input checked="" type="checkbox"/> Bottled		Width 25		Drainage Appears Adequate			View Single family residential		
	Water <input checked="" type="checkbox"/> City		Surface Asphalt							
FEDERAL MAP	Sanitary Sewer <input checked="" type="checkbox"/> City		Curb/Gutter None <input checked="" type="checkbox"/>		Drainage Appears Adequate			View Single family residential		
	Storm Sewer <input checked="" type="checkbox"/> City		Sidewalk Concrete <input checked="" type="checkbox"/>							
	Telephone <input checked="" type="checkbox"/> AT&T		Street Lights Electric <input checked="" type="checkbox"/>							
	Multimedia <input checked="" type="checkbox"/> local cable		Alley Paved <input checked="" type="checkbox"/>							
Other site elements: <input checked="" type="checkbox"/> Inside Lot <input type="checkbox"/> Corner Lot <input type="checkbox"/> Cul de Sac <input type="checkbox"/> Underground Utilities <input type="checkbox"/> Other (describe)										
FEMA Spec'l Flood Hazard Area: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No FEMA Flood Zone: X500 FEMA Map #: 12011C0569H FEMA Map Date: 8/18/2014										
Site Comments: Site is of sufficient size and could be developed with alternative residential developments. We previously appraised this property in September of 2015 and the interior description and pictures are from that point in time. This assignment involved the exterior only inspection with assumption that interior was in similar condition to our previous interior condition. Based on our exterior inspection, the description of the property appears to be applicable.										
GENERAL DESCRIPTION	# of Units 2 <input type="checkbox"/> Accessory Unit		# Stories 1 # Bldgs. 1		Type <input type="checkbox"/> Det. <input checked="" type="checkbox"/> Att. <input type="checkbox"/>			Design (Style) Two Units		
	<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Und.Cons.		Actual Age (Yrs.) 80		Effective Age (Yrs.) 35					
	Interior Description		Appliances # Attic <input checked="" type="checkbox"/> None		Amenities			Car Storage <input checked="" type="checkbox"/> None		
	Floors Tile		Refrigerator 2 Stairs <input type="checkbox"/>		Fireplace(s) # 0 Woodstove(s) # 0			Garage # of cars (6 Tot.)		
EXTERIOR DESCRIPTION	Walls Painted		Range/Oven 2 Drop Stair <input type="checkbox"/>		Front			Attach.		
	Trim/Finish Wood		Disposal 0 Scuttle <input type="checkbox"/>		Deck None			Detach.		
	Bath Floor Tile		Dishwasher 0 Doorway <input type="checkbox"/>		Porch None			Blt.-In		
	Bath Wainscot Tile		Fan/Hood 0 Floor <input type="checkbox"/>		Fence concrete/chain li			Carport		
FOUNDATION	Doors Wood Interior		Microwave 0 Heated <input type="checkbox"/>		Pool None			Driveway 6		
	Doors Metal Exterior		Washer/Dryer 0 Finished <input type="checkbox"/>					Surface Concrete		
	Unit # 1 contains: 3 Rooms; 1 Bedrooms; 1 Bath(s); 552 Sq.Ft. GLA Above Grade		Unit # 2 contains: 3 Rooms; 1 Bedrooms; 1 Bath(s); 552 Sq.Ft. GLA Above Grade			Unit # 3 contains: Rooms; Bedrooms; Bath(s); Sq.Ft. GLA Above Grade			Unit # 4 contains: Rooms; Bedrooms; Bath(s); Sq.Ft. GLA Above Grade	
	The Total Gross Building Area for the Subject Property is: 1,104 Sq.Ft.									

2-4 UNIT RESIDENTIAL APPRAISAL REPORT

File No.: 77071E

IMPROVEMENTS (cont.)

Additional features:Property contains a storage building/utility room measuring 264 Sq. Ft.

Describe the condition of the property (including physical, functional and external obsolescence):Property was considered to be in fair to average condition and is need of some updating, cleaning and renovation.

COMPARABLE RENTAL ANALYSIS

The following properties are representative current, similar, and proximate rental properties comparable to the subject property. This analysis is intended to support the opinion of the market rent for the subject property.

FEATURE	SUBJECT	COMPARABLE RENTAL # 1				COMPARABLE RENTAL # 2				COMPARABLE RENTAL # 3			
Address	1936 Garfield St Hollywood, FL 33020	1544 Arthur St Hollywood, FL 33020				1938 McKinley St Hollywood, FL 33020				1708 N 16th Ave Hollywood, FL 33020			
Proximity to Subject		0.50 miles E				0.19 miles N				0.57 miles NE			
Current Monthly Rent	\$0	\$1,700				\$960				\$1,800			
Less: Utilities	-\$	-\$				-\$				-\$			
Furnishings	-\$	-\$				-\$				-\$			
Plus: Rent Concess.	+\$	+\$				+\$				+\$			
Adj. Monthly Rent	\$	\$1,700				\$960				\$1,800			
Adj. Mo. Rent / GLA	\$/sq.ft.	\$1.26 /sq.ft.				\$1.48 /sq.ft.				\$1.50 /sq.ft.			
Data Source(s)	MLS, Inspection	MLS, Inspection, BCPA				MLS, Inspection, BCPA				MLS, Inspection, BCPA			
RENT ADJUSTMENTS	DESCRIPTION	DESCRIPTION		+/- \$ Adjust		DESCRIPTION		+/- \$ Adjust		DESCRIPTION		+/- \$ Adjust	
Rent Control	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Lease Date	Vacant	2017				2017				2017			
Location	Residential	Residential				Residential				Residential			
Design (Style)	Two Units	Fourplex				Fourplex				Fourplex			
Age	80	49				68				77			
Condition	Fair-Average	Average		+200		Superior		-200		Average		-200	
Total GBA	1,104 sq.ft.	1,350 sq.ft.				1,340 sq.ft.				1,200 sq.ft.			
Total # of Units	2	4				4				4			
Total GLA	1,104 sq.ft.	1,350 sq.ft.				650 sq.ft.				1,200 sq.ft.			
Unit Breakdown	Tot. Bed. Baths GLA	Tot. Bed. Baths GLA			Tot. Bed. Baths GLA			Tot. Bed. Baths GLA					
Unit # 1	3 1 1 552	3 1 1 675			3 1 1 650			3 1 1 600					
Unit # 2	3 1 1 552	3 1 1 675				+760		3 1 1 600					
Unit # 3													
Unit # 4													
Net Rental Adjustment (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$200				<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$560				<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$-200			
Indicated Monthly Market Rent		\$1,900				\$1,520				\$1,600			
Analysis of rental data: We considered the above three comparable rentals as well as several other duplex and triplex rentals in the subject neighborhood. The subject property is in need of some updating and renovation and we adjusted downward for the condition. The review of the comparable rentals indicated a range of roughly \$850 to \$900 per month rent for the units. We have estimated the monthly rental rate for each unit at \$750 per month considering the condition.													

SUBJECT RENT SCHEDULE

Rent Schedule: The appraiser must reconcile the applicable indicated monthly market rents to provide an opinion of the market rent for each unit in the subject property.

Leases			Actual Rents			Opinion of Market Rent		
Unit #	Lease Dates		Per Unit		Total Rents	Per Unit		Total Rents
	Begin Date	End Date	Unfurnished	Furnished		Unfurnished	Furnished	
1	Vacant	Vacant	\$0	\$	\$0	\$750	\$	\$750
2	Vacant	Vacant	\$0	\$	\$0	\$750	\$	\$750
3			\$	\$	\$	\$	\$	\$
4			\$	\$	\$	\$	\$	\$
Comments on lease data Subject is vacant and no rental history was provided.			Total Actual Monthly Rent		\$0	Total Gross Monthly Rent		\$1,500
			Other Monthly Income (itemize)		\$	Other Monthly Income (itemize)		\$
			Total Actual Monthly Income		\$0	Total Estimated Monthly Income		\$1,500
Utilities included in estimated rents <input type="checkbox"/> Electric <input checked="" type="checkbox"/> Water <input checked="" type="checkbox"/> Sewer <input type="checkbox"/> Gas <input type="checkbox"/> Oil <input checked="" type="checkbox"/> Trash collection <input type="checkbox"/> Multimedia <input type="checkbox"/> Telephone <input type="checkbox"/> Other								
Comments on actual or estimated rents and other monthly income (including personal property) The subject property was vacant at the time of our inspection and we estimated the market rent of the property based on a monthly rental of \$750 per month for each unit.								

INCOME APPROACH

INCOME APPROACH TO VALUE ☐ The Income Approach was not developed for this appraisal.

Gross Rent Multiplier Analysis:

Address	Date	Sale Price	Gross Rent	GRM	Comments
1822 Lee Street, Hollywood	1-17-17	220,000	2,000	110.00	2 bed/1 bath & 1 bed/1 bath
1954 Roosevelt Street, Hollywood	1-6-17	235,000	1,800	130.56	2 bed/1 bath & efficiency
2436 Lee Street, Hollywood	4-6-17	211,000	1,750	120.57	2 bed/1 bath & 1 bed/1 bath

Opinion of Monthly Market Rent \$1,500 X Gross Rent Multiplier 110 = \$165,000 Indicated Value by Income Approach

Summary of Income Approach (including support for market rent and GRM): The review of the GRM indicated a range in GRM's from 110 to 130.55. In consideration of the estimate of market rent, the condition of the property and the sales and rental data reviewed, it is our opinion that a GRM of 110 is applicable to the subject property and this indicates a market value of \$165,000.

2-4 UNIT RESIDENTIAL APPRAISAL REPORT

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TRANSFER HISTORY

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):
1st Prior Subject Sale/Transfer
Date: 4-3-2015
Price: \$850,800
Source(s): BCPA, MLS
2nd Prior Subject Sale/Transfer
Date: 04/19/2012
Price: \$63,000
Source(s): BCPA, MLS

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 four properties. The deed for that acquisition is attached to this report. The acquisition was from the operator of a homeless facility on Federal Highway and the total sale price for all of the properties was \$850,800 with no allocation for the subject property included in the deed. The 2nd prior sale was the acquisition of the property by the previous owner. Neither of these transactions relate to our estimate of the current market value for the subject property.

SALES COMPARISON APPROACH

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

FEATURE		SUBJECT		COMPARABLE SALE # 1			COMPARABLE SALE # 2			COMPARABLE SALE # 3			
Address		1936 Garfield St Hollywood, FL 33020		1822 Lee St Hollywood, FL 33020			1212 N 22nd Ave Hollywood, FL 33020			1832 Scott St Hollywood, FL 33020			
Proximity to Subject				0.65 miles N			0.31 miles W			0.58 miles N			
Sale Price		\$		\$ 220,000			\$ 229,000			\$ 220,000			
Sale Price/GBA		\$ /sq.ft.		\$ 134.64 /sq.ft.			\$ 170.39 /sq.ft.			\$ 175.72 /sq.ft.			
Gross Monthly Rent		\$ 1,500		\$ 2,000			\$ 2,400			\$ 2,000			
Gross Rent Multiplier				110.00			95.42			110.00			
Price per Unit		\$		\$ 110,000			\$ 114,500			\$ 110,000			
Price per Room		\$		\$ 31,429			\$ 57,250			\$ 36,667			
Price per Bedroom		\$		\$ 73,333			\$ 76,333			\$ 73,333			
Data Source(s)		Appraisal,Insp		BCPA, Inspection, MLS			BCPA, Inspection, MLS			BCPA, Inspection, MLS			
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
Rent Control		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Sales or Financing Concessions				Cash None			Conv Yes		-1,000	Cash None			
Date of Sale/Time				1/11/2017			5/5/2017			8/1/2016			
Rights Appraised		Fee Simple		Fee Simple			Fee Simple			Fee Simple			
Location		Residential		Residential			Residential			Residential			
Site		8,100 Sq.Ft.		7,064 sf			5,560 sf			7,799 sf			
View		Residential		Residential			Residential			Residential			
Design (Style)		Two Units		Two Units			Two Units			Two Units			
Quality of Construction		Good		Good			Good			Good			
Age		80		60			58			75			
Condition		Fair-Average		Superior		-40,000	Superior		-40,000	Superior		-40,000	
Total GBA		1,104 sq.ft.		1,634 sq.ft.		-20,000	1,344 sq.ft.		-8,000	1,252 sq.ft.		-6,000	
Total # of Units		2		2			2			2			
Total GLA		1,104 sq.ft.		1,634 sq.ft.			1,344 sq.ft.			1,252 sq.ft.			
Unit Breakdown		Total	Bdrms	Baths	Total	Bdrms	Baths	Total	Bdrms	Baths	Total	Bdrms	Baths
Unit # 1		3	1	1	3	1	1	3	2	1	3	2	1
Unit # 2		3	1	1	4	2	1	1	1	1	3	1	1
Unit # 3													
Unit # 4													
Basement & Finished Rooms Below Grade		None None		None None			None None			None None			
Functional Utility		Good		Good			Good			Good			
Heating/Cooling		Wall/Window		Wall/Window			Central		-5,000	Central		-5,000	
Energy Efficient Items		Typical		Typical			Typical			Typical			
Parking		driveway 6-car		Carport		-2,000	On site			Carport		-2,000	
Porch/Patio/Deck		Patio		Similar			Similar			Similar			
Net Adjustment (Total)				<input type="checkbox"/> + <input checked="" type="checkbox"/> -		\$ -72,000	<input type="checkbox"/> + <input checked="" type="checkbox"/> -		\$ -59,000	<input type="checkbox"/> + <input checked="" type="checkbox"/> -		\$ -58,000	
Adjusted Sale Price of Comparables						\$ 148,000			\$ 170,000			\$ 162,000	
Adjusted Price of Comparables per GBA				\$ 90.58			\$ 126.49			\$ 129.39			
Adjusted Price of Comparables per Unit				\$ 74,000			\$ 85,000			\$ 81,000			
Adjusted Price of Comparables per Room				\$ 21,143			\$ 42,500			\$ 27,000			
Adjusted Price of Comparables per Bedroom				\$ 49,333			\$ 56,667			\$ 54,000			
Ind. Val. per GBA		\$ 135	X 1,104	SF GBA = \$ 149,040			Ind. Val. per Unit		\$ 75,000 X 2	Units = \$ 150,000			
Ind. Val. per Room		\$ 27,000	X 6	Rooms = \$ 162,000			Ind. Val. per Bedroom		\$ 75,000 X 2	Bedrooms = \$ 150,000			
Summary of Sales Comparison Approach In this appraisal assignment, we have reviewed the subject neighborhood for sales of 2 unit, residential income properties within the past 12 months. Our review indicated a total of 5 comparable sales included above and on additional table in this report. The five sales had an unadjusted sale price range of \$155,000 to \$229,000 and all were considered in better condition except Sale 5 which was in similar condition. We reviewed each sale individually and made adjustments in consideration of the overall condition, size, amenities, etc. The sales after adjusted indicated a range in values from a low of \$148,000 to \$170,000. In addition to the review on the overall sale price, we also estimated a market value utilizing the sale price per square foot of building area, per unit, per bedroom and per room units of comparison. These four additional units of comparison indicated a range in value from \$149,040 to \$162,000, which supports the value range indicated by the adjusted sale price analysis. Therefore, the overall adjusted range in values is from a low of \$148,000 to a high of \$170,000 with the majority of the values in the tighter range of \$150,000 to \$162,000. Based on the review of the sales and in consideration of the renovations required on the subject property, a value within this range was deemed applicable. Therefore, is it our opinion that a market value of \$160,000 is considered most applicable.													
Indicated Value by Sales Comparison Approach \$ 160,000													

2-4 UNIT RESIDENTIAL APPRAISAL REPORT

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COST APPROACH

COST APPROACH TO VALUE (if developed)

☒ The Cost Approach was not developed for this appraisal.

Provide adequate information for replication of the following cost figures and calculations.

Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value):

ESTIMATED

☐ REPRODUCTION OR

☐ REPLACEMENT COST NEW

OPINION OF SITE VALUE

= \$

Source of cost data:

DWELLING

Sq.Ft. @ \$

= \$

Quality rating from cost service:

Effective date of cost data:

Sq.Ft. @ \$

= \$

Comments on Cost Approach (gross living area calculations, depreciation, etc.):

Sq.Ft. @ \$

= \$

Sq.Ft. @ \$

= \$

Sq.Ft. @ \$

= \$

= \$

Garage/Carport

Sq.Ft. @ \$

= \$

Total Estimate of Cost-New

= \$

Less

Physical

Functional

External

= \$(

)

Depreciated Cost of Improvements

= \$

"As-is" Value of Site Improvements

= \$

= \$

= \$

Estimated Remaining Economic Life (if required):

Years

INDICATED VALUE BY COST APPROACH

= \$

PUD

PROJECT INFORMATION FOR PUDs (if applicable)

☐ The Subject is part of a Planned Unit Development.

Legal Name of Project:

Describe common elements and recreational facilities:

RECONCILIATION

Indicated Value by: Sales Comparison Approach \$ 160,000

Income Approach \$ 165,000

Cost Approach (if developed) \$

Final Reconciliation

Based on the review of the Sales Comparison and Income Approaches to Value, we estimated the market value at \$160,000. The majority of buyers consider the Sale Comparison Approach in their investment decisions for this type of property and the Income Approach supported our conclusion via the Sales Comparison Approach.

This appraisal is made

☒ "as is",

☐ subject to completion per plans and specifications on the basis of a Hypothetical Condition that the improvements have been completed,

☐ subject to the following repairs or alterations on the basis of a Hypothetical Condition that the repairs or alterations have been completed,

☐ subject to the following required inspection based on the Extraordinary Assumption that the condition or deficiency does not require alteration or repair:

☐ This report is also subject to other Hypothetical Conditions and/or Extraordinary Assumptions as specified in the attached addenda.

Based on the degree of inspection of the subject property, as indicated below, defined Scope of Work, Statement of Assumptions and Limiting Conditions, and Appraiser's Certifications, my (our) Opinion of the Market Value (or other specified value type), as defined herein, of the real property that is the subject of this report is: \$ 160,000, as of: July 28, 2017, which is the effective date of this appraisal. If indicated above, this Opinion of Value is subject to Hypothetical Conditions and/or Extraordinary Assumptions included in this report. See attached addenda.

ATTACHMENTS

A true and complete copy of this report contains 24 pages, including exhibits which are considered an integral part of the report. This appraisal report may not be properly understood without reference to the information contained in the complete report.

Attached Exhibits:

☒ Sketch Addendum

☒ Map Addenda

☐ Additional Rentals

☐ Scope of Work

☒ Limiting Cond./Certification

☐ Cost Addendum

☐ Hypothetical Conditions

☐ Narrative Addendum

☒ Flood Addendum

☐ Extraordinary Assumptions

☒ Photograph Addenda

☒ Additional Sales

☐ Qualifications and License

SIGNATURES

Client Contact: Clay Milan

Client Name: City of Hollywood

E-Mail: cmilan@hollywoodfl.org

Address: 2600 Hollywood Boulevard, Suite 203, Hollywood, FL 33022

APPRaiser

Signature

Appraiser Name: Robert D. Miller

Company: The Urban Group, Inc.

Phone: 954-522-6226

Fax: 954-522-6422

E-Mail: rmiller@theurbangroup.com

Date of Report (Signature): 08/28/2017

License or Certification #: RZ1270

State: FL

Designation: ASA

Expiration Date of License or Certification: 11/30/2018

Inspection of Subject: ☐ Interior & Exterior

☒ Exterior Only

☐ None

Date of Inspection: July 28, 2017

SUPERVISORY APPRAISER (if required) or CO-APPRaiser (if applicable)

Signature

Supervisory or Co-Appraiser Name:

Company:

Phone:

Fax:

E-Mail:

Date of Report (Signature):

License or Certification #:

State:

Designation:

Expiration Date of License or Certification:

Inspection of Subject: ☐ Interior & Exterior

☐ Exterior Only

☐ None

Date of Inspection:

GP2-4 UNIT

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ADDITIONAL COMPARABLE SALES

File No.: 77071E

<div>SALES COMPARISON APPROACH</div>	FEATURE		SUBJECT		COMPARABLE SALE # 4			COMPARABLE SALE # 5			COMPARABLE SALE # 6		
	Address		1936 Garfield St Hollywood, FL 33020		2436 Lee St Hollywood, FL 33020			123 N 24th Ave Hollywood, FL 33020					
	Proximity to Subject				0.91 miles NW			0.80 miles SW					
	Sale Price		\$		\$ 211,000			\$ 155,000			\$		
	Sale Price/GBA		\$ /sq.ft.		\$ 139.92 /sq.ft.			\$ 133.51 /sq.ft.			\$ /sq.ft.		
	Gross Monthly Rent		\$ 1,500		\$ 1,750			\$ 1,500			\$		
	Gross Rent Multiplier				120.57			103.33					
	Price per Unit		\$		\$ 105,500			\$ 77,500			\$		
	Price per Room		\$		\$ 35,167			\$ 25,833			\$		
	Price per Bedroom		\$		\$ 52,750			\$ 77,500			\$		
	Data Source(s)		Appraisal,Insp		BCPA, Inspection, MLS			BCPA, Inspection, MLS					
	Verification Source(s)		Pub Rec MLS.		Pub Rec MLS. Deed			Pub Rec MLS. Deed					
	VALUE ADJUSTMENTS		DESCRIPTION		DESCRIPTION		+/- \$ Adjust	DESCRIPTION		+/- \$ Adjust	DESCRIPTION		+/- \$ Adjust
	Rent Control		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			<input type="checkbox"/> Yes <input type="checkbox"/> No		
	Sales or Financing Concessions				Cash None			Cash None					
	Date of Sale/Time				4/6/2017			12/9/2016					
	Rights Appraised		Fee Simple		Fee Simple			Fee Simple					
	Location		Residential		Residential			Residential					
	Site		8,100 Sq.Ft.		6,730 sf			6,699 sf					
	View		Residential		Residential			Residential					
	Design (Style)		Two Units		Two Units			Two Units					
	Quality of Construction		Good		Good			Good					
	Age		80		50			66					
	Condition		Fair-Average		Superior		-20,000	Similar					
	Total GBA		1,104 sq.ft.		1,508 sq.ft.		</						

Subject Photo Page

Borrower						
Property Address	1936 Garfield St					
City	Hollywood	County	Broward	State	FL	Zip Code 33020
Lender/Client	City of Hollywood					

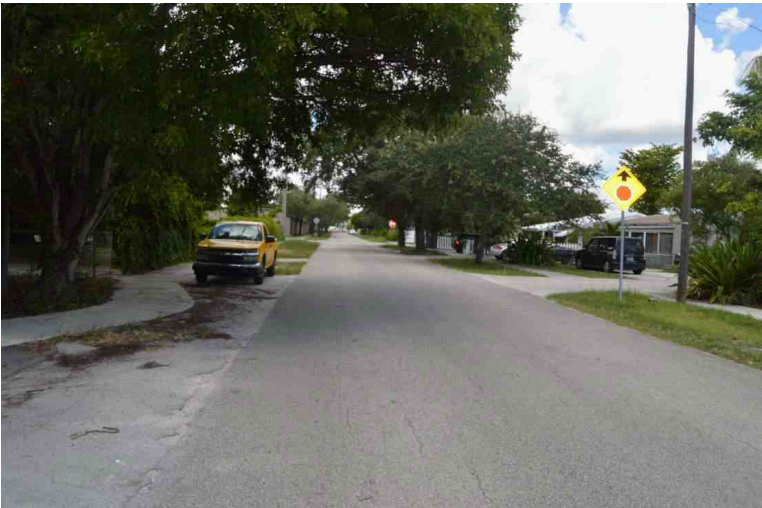


Subject Front

1936 Garfield St	
Sales Price	
Gross Living Area	1,104
Total Rooms	6
Total Bedrooms	2
Total Bathrooms	2
Location	Residential
View	Residential
Site	8,100 Sq.Ft.
Quality	Good
Age	80



Subject Rear



Subject Street

Subject Photo Page

Borrower						
Property Address	1936 Garfield St					
City	Hollywood	County	Broward	State	FL	Zip Code 33020
Lender/Client	City of Hollywood					



1936 Garfield St
Sales Price
Gross Building Area 1,104
Age 80



Comparable Photo Page

Borrower					
Property Address 1936 Garfield St					
City	Hollywood	County	Broward	State	FL
				Zip Code	33020
Lender/Client City of Hollywood					



Comparable 1

1822 Lee St	
Prox. to Subject	0.65 miles N
Sales Price	220,000
Gross Living Area	1,634
Total Rooms	7
Total Bedrooms	3
Total Bathrooms	2
Location	Residential
View	Residential
Site	7,064 sf
Quality	Good
Age	60



Comparable 2

1212 N 22nd Ave	
Prox. to Subject	0.31 miles W
Sales Price	229,000
Gross Living Area	1,344
Total Rooms	4
Total Bedrooms	3
Total Bathrooms	2
Location	Residential
View	Residential
Site	5,560 sf
Quality	Good
Age	58



Comparable 3

1832 Scott St	
Prox. to Subject	0.58 miles N
Sales Price	220,000
Gross Living Area	1,252
Total Rooms	6
Total Bedrooms	3
Total Bathrooms	2
Location	Residential
View	Residential
Site	7,799 sf
Quality	Good
Age	75

Comparable Photo Page

Borrower						
Property Address	1936 Garfield St					
City	Hollywood	County	Broward	State	FL	Zip Code 33020
Lender/Client	City of Hollywood					



Comparable 4

2436 Lee St	
Prox. to Subject	0.91 miles NW
Sales Price	211,000
Gross Living Area	1,508
Total Rooms	6
Total Bedrooms	4
Total Bathrooms	2
Location	Residential
View	Residential
Site	6,730 sf
Quality	Good
Age	50



Comparable 5

123 N 24th Ave	
Prox. to Subject	0.80 miles SW
Sales Price	155,000
Gross Living Area	1,161
Total Rooms	6
Total Bedrooms	2
Total Bathrooms	2
Location	Residential
View	Residential
Site	6,699 sf
Quality	Good
Age	66

Comparable 6

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

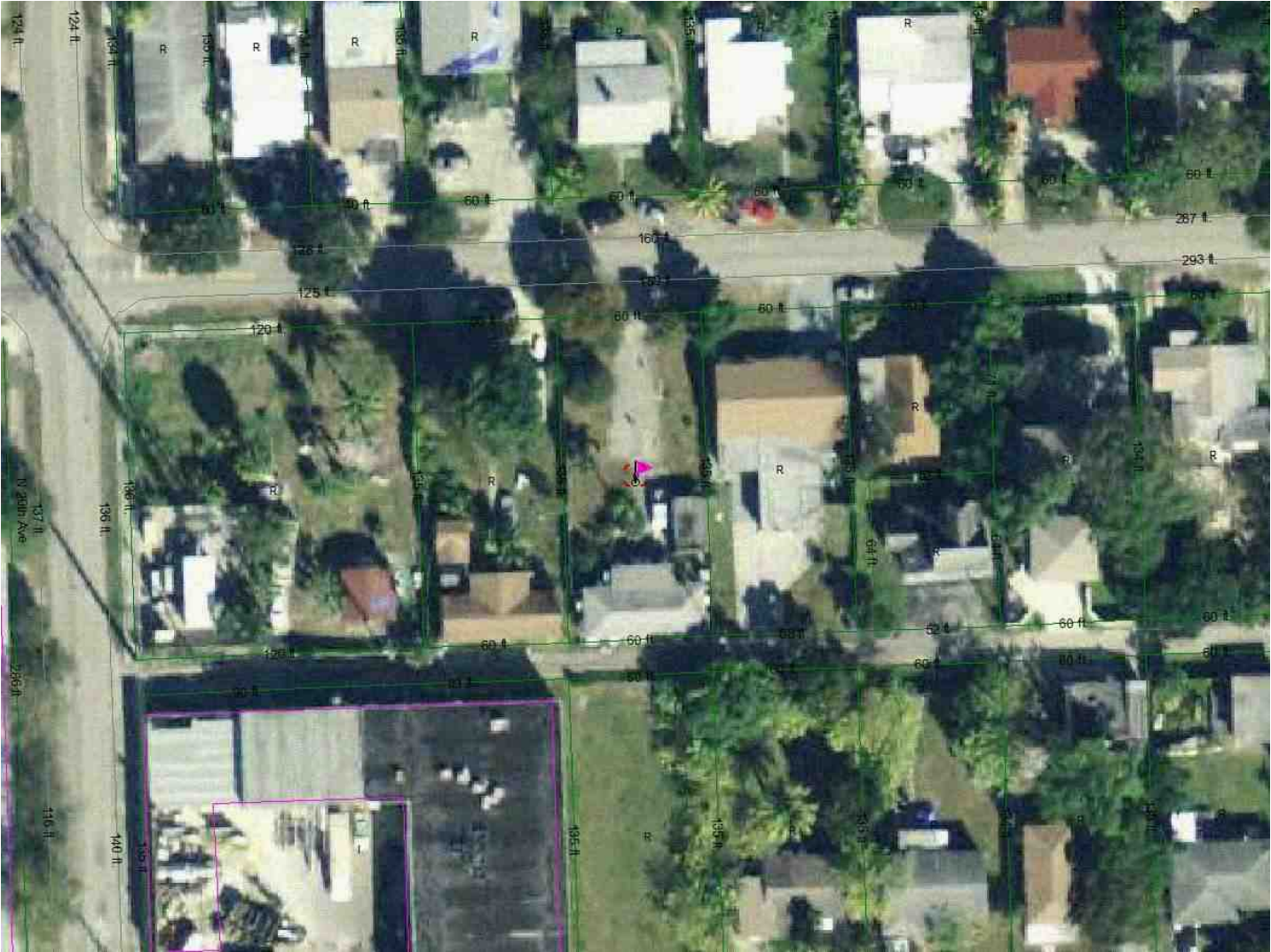
Location Map

Borrower				
Property Address 1936 Garfield St				
City	Hollywood	County	Broward	State FL Zip Code 33020
Lender/Client City of Hollywood				



Aerial Photograph

Borrower				
Property Address 1936 Garfield St				
City	Hollywood	County	Broward	State FL Zip Code 33020
Lender/Client City of Hollywood				



Land Sketch

Borrower				
Property Address 1936 Garfield St				
City	Hollywood	County	Broward	State FL Zip Code 33020
Lender/Client City of Hollywood				



Building Sketch

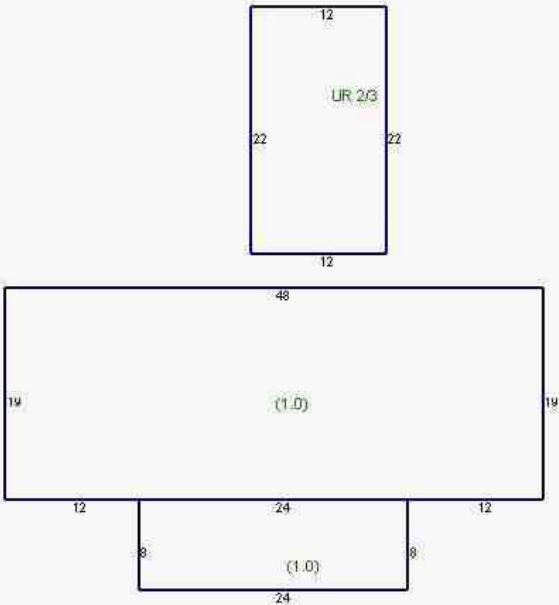
Borrower						
Property Address	1936 Garfield St					
City	Hollywood	County	Broward	State	FL	Zip Code 33020
Lender/Client	City of Hollywood					

8/2/2017

BCPA Sketch

BCPA Sketch : 514203105020
Building 1 of 1

Code	Description	Long Description
(1.0)	One Story	One Story
UR 2/3	Utility Room	Utility Room



Details :

Page : 1
File : 1203-10-5020.xml
Subject information :

Area Summary :

Code	Description	Area	Perimeter	Adj. Area	Adj. Perim	Factor	Stories	Level
(1.0)	One Story	912.00	134.00	912.00	134.00	1.00	1.00	1.00
(1.0)	One Story	192.00	56.00	192.00	64.00	1.00	1.00	1.00
UR 2/3	Utility Room	264.00	46.00	176.88	46.00	0.67	1.00	1.00

Most Recent Deed

Borrower				
Property Address	1936 Garfield St			
City	Hollywood	County	Broward	State FL Zip Code 33020
Lender/Client	City of Hollywood			

INSTR # 112913501 Page 1 of 3, Recorded 04/08/2015 at 12:45 PM
Broward County Commission, Doc. D \$5955.60 Deputy Clerk 5025

LA

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:

514209-05-0260
514209-06-0130
514110-09-0620
514203-10-5020

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made and executed this 3rd day of April, 2015,
by SEAN CONONIE a/k/a Sean Conone a/k/a Sean A. Cononie, a single man (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.

20

Deed-Page 2

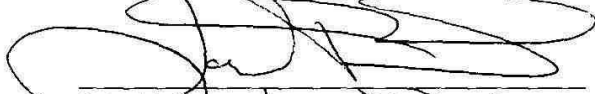
Borrower					
Property Address	1936 Garfield St				
City	Hollywood	County	Broward	State	FL Zip Code 33020
Lender/Client	City of Hollywood				

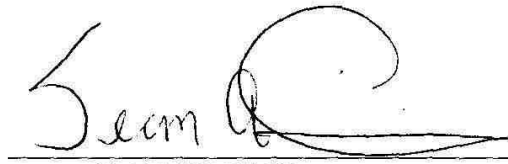
INSTR # 112913501 Page 2 of 3


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


Print Name: John F. David


SEAN CONONIE
a/k/a Sean Conone
a/k/a Sean A. Cononie


Print Name: Steven W. Zellman

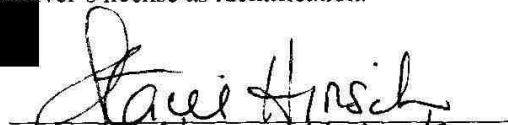
STATE OF FLORIDA)
 SS:
COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me this 3rd day of April, 2015, by SEAN CONONIE, a/k/a Sean Conone a/k/a Sean A. Cononie, a single man, who (check one) ☐ is personally known to me or ☒ has produced a Florida driver's license as identification.

DL # 

My commission expires:

(Notary Seal)


Print Name: Stacie Hirsch



Deed-Page 3

Borrower					
Property Address 1936 Garfield St					
City	Hollywood	County	Broward	State	FL Zip Code 33020
Lender/Client City of Hollywood					

INSTR # 112913501 Page 3 of 3, End of Document

EXHIBIT "A"

LEGAL DESCRIPTION

Lot 11, Block 4, of HOLLYWOOD PARK, according to the Plat thereof, as recorded in Plat Book 4, Page 19, of the Public Records of Broward County, Florida.

Address: 2131 Cleveland Street.

Lot 16, Block 52, of HOLLYWOOD PARK, according to the Plat thereof, as recorded in Plat Book 4, Page 19, of the Public Records of Broward County, Florida.

Address: 2534 McKinley Street.

Lot 7, Block 3, REPLAT OF BOULEVARD HEIGHTS SECTION FOURTEEN, according to the Plat thereof, as recorded in Plat Book 61, Page 23, of the Public Records of Broward County, Florida.

Address: 7508 Grant Court.

Lot 17, Block 38, NORTH HOLLYWOOD, according to the Plat thereof, as recorded in Plat Book 4, Page 1, of the Public Records of Broward County, Florida.

Address: 1936 Garfield Street.

Assumptions, Limiting Conditions & Scope of Work

File No.: 77071E

Property Address:	1936 Garfield St	City:	Hollywood	State:	FL	Zip Code:	33020
Client:	City of Hollywood	Address:	2600 Hollywood Boulevard, Hollywood, FL 33022				
Appraiser:	Robert D. Miller	Address:	1424 South Andrews Avenue, Suite 200, 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.):

Certifications

File No.: 77071E

[illegible]

[illegible]

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 considers his own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in 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. (Source: FDIC Interagency Appraisal and Evaluation Guidelines, October 27, 1994.)

*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 judgement.

STATEMENT OF LIMITING CONDITIONS AND CERTIFICATION

CONTINGENT AND LIMITING CONDITIONS: The appraiser's certification that appears in the appraisal report is subject to the following 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. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is valued on the basis of it being under responsible ownership.
2. Any sketch provided in the appraisal report may show approximate dimensions of the improvements and is included only to assist the reader of the report in visualizing the property. The appraiser has made no survey of the property.
3. 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.
4. Any distribution of valuation between land and improvements in the report applies only under the existing program of utilization. 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.
5. The appraiser has no knowledge of any hidden or unapparent conditions of the property or adverse environmental conditions (including the presence of hazardous waste, 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. This appraisal report must not be considered an environmental assessment of the subject property.
6. 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.
7. 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.
8. 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 completion of the improvements will be performed in a workmanlike manner.
9. The appraiser must provide his or her prior written consent before the lender/client specified in the appraisal report can distribute the appraisal report (including conclusions about the property value, the appraiser's identity and professional designations, and references to any professional appraisal organizations or the firm with which the appraiser is associated) to anyone other than the borrower; the mortgagee or its successors and assigns; the mortgage insurer; consultants; professional appraisal organizations; any state or federally approved financial institution; or any department, agency, or instrumentality of the United States or any state or the District of Columbia; except that the lender/client may distribute the property description section of the report only to data collection or reporting service(s) without having to obtain the appraiser's prior written consent. The appraiser's written consent and approval must also be obtained before the appraisal can be conveyed by anyone to the public through advertising, public relations, news, sales, or other media.
10. The appraiser is not an employee of the company or individual(s) ordering this report and compensation is not contingent upon the reporting of a predetermined value or direction of value or upon an action or event resulting from the analysis, opinions, conclusions, or the use of this report. This assignment is not based on a required minimum, specific valuation, or the approval of a loan.

CERTIFICATION: The appraiser certifies and agrees that:

- 1. The statements of fact contained in this report are true and correct.
- 2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial and unbiased professional analyses, opinions, and conclusions.
- 3. 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.
- 4. 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.
- 5. I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
- 6. My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- 7. 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.
- 8. 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.
- 9. Unless otherwise indicated, I have made a personal inspection of the interior and exterior areas of the property that is the subject of this report, and the exteriors of all properties listed as comparables.
- 10. 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).

The appraiser completed an appraisal of the subject property in 2015 and 2016.

ADDRESS OF PROPERTY ANALYZED:

1936 Garfield St, Hollywood, FL 33020

APPRAISER:

Signature: 

Name: Robert D. Miller

Title: ASA

State Certification #: RZ1270

or State License #:

State: FL Expiration Date of Certification or License: 11/30/2018

Date Signed: 08/28/2017

SUPERVISORY or CO-APPRAISER (if applicable):

Signature:

Name:

Designation:

State Certification #:

or State License #:

State: Expiration Date of Certification or License:

Date Signed:

☐ Did ☐ Did Not Inspect Property

Page 2 of 2

Form ACR2 - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

