# APPRAISAL OF REAL PROPERTY

## LOCATED AT
1101 Diplomat Pkwy
Hollywood, FL 33019
Hollywood Golf Estates, Sec Two 56-8 B, Lot 10, Block 4

## FOR
City of Hollywood
2600 Hollywood Boulevard
Hollywood, FL 33020

## AS OF
07/22/2026

## BY
Walter B. Duke, III, MAI, CCIM and Carlos D. Gobel, MBA, SRA
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4345 SW 72nd Ave, Suite B, Miami, FL 33155

# LAND APPRAISAL REPORT

File No.: 26-07007

## SUBJECT

Property Address: 1101 Diplomat Pkwy | City: Hollywood | State: FL | Zip Code: 33019

County: Broward | Legal Description: Hollywood Golf Estates, Sec Two 56-8 B, Lot 10, Block 4

Assessor's Parcel #: 5142 23 10 0100 | Tax Year: 2025 | R.E. Taxes: $ 22,093.43 | Special Assessments: $ n/a

Market Area Name: Hollywood Golf Estates | Map Reference: 51-23-42 | Census Tract: 0920.00

Current Owner of Record: Allan Babaian | Borrower (if applicable): n/a

Project Type (if applicable): [ ] PUD [ ] De Minimis PUD [X] Other (describe) Vacant Residential Land | HOA: $ n/a [ ] per year [ ] per month

Are there any existing improvements to the property? [X] No [ ] Yes | If Yes, indicate current occupancy: [ ] Owner [ ] Tenant [ ] Vacant [ ] Not habitable

If Yes, give a brief description: Subject is a vacant residential parcel with no current improvement on site.

## ASSIGNMENT

The purpose of this appraisal is to develop an opinion of: [X] Market Value (as defined), or [ ] other type of value (describe)

This report reflects the following value (if not Current, see comments): [X] Current (the Inspection Date is the Effective Date) [ ] Retrospective [ ] Prospective

Property Rights Appraised: [X] Fee Simple [ ] Leasehold [ ] Leased Fee [ ] Other (describe)

Intended Use: Intended Use of the Appraisal is to determine an opinion of market value for the subject property noted with a current effective date for the client's use and consideration in the potential acquisition of the subject property. No other intended use(s) noted.

Intended User(s) (by name or type): City of Hollywood; no other intended user(s) noted.

Client: City of Hollywood | Address: 2600 Hollywood Boulevard, Hollywood, FL 33020

Appraiser: Carlos D. Gobel, MBA, SRA | Address: 2860 W State Road 84, Suite 109, Fort Lauderdale, FL 33312

## MARKET AREA DESCRIPTION

| Characteristics | | | | Predominant Occupancy | One-Unit Housing | | | Present Land Use | | Change in Land Use |
|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | PRICE $(000) | | AGE (yrs) | | | |
| Location: | [ ] Urban | [X] Suburban | [ ] Rural | [X] Owner | 360 | Low | 1 | One-Unit | 75 % | [X] Not Likely |
| Built up: | [X] Over 75% | [ ] 25-75% | [ ] Under 25% | [ ] Tenant | 8,400 | High | 99 | 2-4 Unit | 5 % | [ ] Likely * [ ] In Process * |
| Growth rate: | [ ] Rapid | [X] Stable | [ ] Slow | [X] Vacant (0-5%) | 700 | Pred | 76 | Multi-Unit | 10 % | * To: |
| Property values: | [ ] Increasing | [X] Stable | [ ] Declining | [ ] Vacant (>5%) | | | | Comm'l | 10 % | |
| Demand/supply: | [ ] Shortage | [X] In Balance | [ ] Over Supply | | | | | | % | |
| Marketing time: | [ ] Under 3 Mos. | [X] 3-6 Mos. | [ ] Over 6 Mos. | | | | | | % | |

### Factors Affecting Marketability

| Item | Good | Average | Fair | Poor | N/A | Item | Good | Average | Fair | Poor | N/A |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Employment Stability | [ ] | [X] | [ ] | [ ] | [ ] | Adequacy of Utilities | [ ] | [X] | [ ] | [ ] | [ ] |
| Convenience to Employment | [ ] | [X] | [ ] | [ ] | [ ] | Property Compatibility | [ ] | [X] | [ ] | [ ] | [ ] |
| Convenience to Shopping | [ ] | [X] | [ ] | [ ] | [ ] | Protection from Detrimental Conditions | [ ] | [X] | [ ] | [ ] | [ ] |
| Convenience to Schools | [ ] | [X] | [ ] | [ ] | [ ] | Police and Fire Protection | [ ] | [X] | [ ] | [ ] | [ ] |
| Adequacy of Public Transportation | [ ] | [X] | [ ] | [ ] | [ ] | General Appearance of Properties | [ ] | [X] | [ ] | [ ] | [ ] |
| Recreational Facilities | [ ] | [X] | [ ] | [ ] | [ ] | Appeal to Market | [ ] | [X] | [ ] | [ ] | [ ] |

Market Area Comments: Boundaries: north of Hallandale Beach Boulevard, south of Hollywood Boulevard, east of US Highway 1 (US-1), and west of the Intracoastal waterway. Description: Subject property located in a well established residential neighborhood in Hollywood, FL comprised primarily of small to medium sized, ranch style single family homes, most typically built between the 1950s and 1970s, and commercial properties (largely retail) located along the main thoroughfares. The area has adequate access to major arteries of transportation and is within good proximity to all area amenities, schools, parks, and shopping facilities. Employment stability and market appeal are considered to range from average to good. Market Conditions: Interest rates are relatively stable and hover around 6.5%. Financing is readily available from variety of sources. After peaking sometime between 2006-07, values declined through 2010. After brief stabilization period, values rose through 2016, stabilized, and began to rise again in 2020. Since start of Q4 2023 values appear to stabilize. Marketing time for competitively priced properties is estimated at three to six months.

## SITE DESCRIPTION

Dimensions: 90' x 130' | Site Area: 11,700 Sq.Ft.

Zoning Classification: RS-6 | Description: Single Family Residential

Do present improvements comply with existing zoning requirements? [ ] Yes [ ] No [X] No Improvements

Uses allowed under current zoning: Single Family Residential

Are CC&Rs applicable? [ ] Yes [X] No [ ] Unknown | Have the documents been reviewed? [ ] Yes [X] No | Ground Rent (if applicable) $ n/a/

Comments:

Highest & Best Use as improved: [ ] Present use, or [X] Other use (explain) No improvement currently on site. Highest & Best Use would be that of a large, high-end, custom single family residence compatible with neighborhood and permissible with zoning.

Actual Use as of Effective Date: Vacant Residential Lot | Use as appraised in this report: Vacant Residential Lot

Summary of Highest & Best Use: Highest and Best Use of property as improved would be that of a large, custom, high-end single family residence; as allowed by its current zoning classification and compatible with neighboring properties.

| Utilities | Public | Other | Provider/Description | Off-site Improvements | Type | Public | Private | | |
|---|---|---|---|---|---|---|---|---|---|
| Electricity | [X] | [ ] | FPL | Street | Public; Interior; 24' Wide | [X] | [ ] | Frontage | 90' along Diplomat Parkway |
| Gas | [ ] | [ ] | None | Width | Two lanes; One in either direction | | | Topography | Level; at Street Grade |
| Water | [X] | [ ] | Municipal | Surface | Paved Asphalt | | | Size | 11,700 sf; typical of area |
| Sanitary Sewer | [X] | [ ] | Municipal | Curb/Gutter | None | [ ] | [ ] | Shape | Rectangular |
| Storm Sewer | [X] | [ ] | Municipal | Sidewalk | Concrete | [X] | [ ] | Drainage | Assumed Adequate |
| Telephone | [X] | [ ] | Various Providers | Street Lights | Light Poles | [X] | [ ] | View | Canal Waterway |
| Multimedia | [X] | [ ] | Various Providers | Alley | None | [ ] | [ ] | | |

Other site elements: [X] Inside Lot [ ] Corner Lot [ ] Cul de Sac [ ] Underground Utilities [ ] Other (describe)

FEMA Spec'l Flood Hazard Area [X] Yes [ ] No | FEMA Flood Zone AE | FEMA Map # 12011C0569J | FEMA Map Date 07/31/2024

Site Comments: No adverse easements or encroachments were observed, and none are herein assumed to exist. The square footage of the subject's site as well approximate dimensions were obtained from the Broward County Property Appraiser's records. Site survey was not made available. The subject is located along the east side of Diplomat Parkway and abuts a canal waterway that provides access to the intracoastal. Subject site has 90' of waterfrontage (approximately). Subject's waterway has two fixed bridges, each of which are fixed and low-lying; limiting the size of vessel which can travel along the waterway. The closest fixed bridge is located just east at Three Islands Boulevard while the other fixed bridge is located to the south at Atlantic Shores Boulevard. Comparable sales nos. 1, 2, and 3 have a similar canal waterway location with the same fixed bridges.

# LAND 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): IMAPP; www.bcpa.net; local MLS

| 1st Prior Subject Sale/Transfer | |
|---|---|
| Date: | 06/14/2021 |
| Price: | $2,880,000 |
| Source(s): | IMAPP;Broward County PA |
| **2nd Prior Subject Sale/Transfer** | |
| Date: | 02/06/2014 |
| Price: | $100 |
| Source(s): | IMAPP;Broward County PA |

Analysis of sale/transfer history and/or any current agreement of sale/listing: Subject has not had a sale or transfer recorded within the past three years. The comparables presented below have had no sale or transfer recorded in the twelve month period immediately preceding the transaction date reported on the sales grid. Subject is currently listed for sale on the local MLS at $2.75M. This most recent listing was active in February 2026 with an original list price of $3,100,000. The subject has been listed for sale continuously - through various listings - since December 2021. Subject was purchased in June 2021 with an existing single family residence which was subsequently razed and the parcel cleared. The prior home was built in 1972 and contained 6,596 SF of living area.

## SALES COMPARISON APPROACH

| FEATURE | SUBJECT PROPERTY | COMPARABLE NO. 1 | | COMPARABLE NO. 2 | | COMPARABLE NO. 3 | |
|---|---|---|---|---|---|---|---|
| Address | 1101 Diplomat Pkwy Hollywood, FL 33019 | 1201 Diplomat Pkwy Hollywood, FL 33019 | | 1601 Diplomat Pkwy Hollywood, FL 33019 | | 1625 Diplomat Pkwy Hollywood, FL 33019 | |
| Proximity to Subject | | 0.07 miles S | | 0.32 miles S | | 0.36 miles S | |
| Sale Price | $ n/a | | $ 3,500,000 | | $ 4,300,000 | | $ 5,750,000 |
| Price/ Sq.Ft. | $ | $ 260.65 | | $ 286.67 | | $ 383.33 | |
| Data Source(s) | Public Records | ML# A11948910; DOM: 34 | | ML# A11811714; DOM: 306 | | ML# A11881762; DOM: unk | |
| Verification Source(s) | MLS;Plat;Aerials | IMAPP;www.bcpa.net;brkr rmrks | | IMAPP;www.bcpa.net;brkr rmrks | | IMAPP;www.bcpa.net;brkr rmrks | |
| VALUE ADJUSTMENT | DESCRIPTION | DESCRIPTION | +(-) $ Adjust | DESCRIPTION | +(-) $ Adjust | DESCRIPTION | +(-) $ Adjust |
| Sales or Financing Concessions | n/a | Arm's Length Cash;$30k (concess) | -30,000 | Arm's Length Conv;0 | | Arm's Length Cash;0 | |
| Date of Sale/Time | n/a | 04/13/2026 | | 05/29/2026 | | 10/03/2025 | |
| Rights Appraised | Fee Simple | Fee Simple | | Fee Simple | | Fee Simple | |
| Location | WtrFr;FxdBrd;Resdntl | WtrFr;FxdBrd;Resdn | | Good;WtrFr;Resident | | WtrFr;FxdBrd;Resdn | |
| Site Area (in Sq.Ft.) | 11,700 | 13,428 | 0 | 15,000 | -214,500 | 15,000 | -214,500 |
| Improvement | None; Vacant Land | SFR;Blt1969;4,258sf | -1,700,000 | SFR;Blt1964;5,431sf | -2,140,000 | SFR;New;4,532sf | -3,000,000 |
| Zoning | RS-6 | RS-6 | | RS-10 | | RS-10 | |
| WaterFrontage/View | 90';CanalWaterway | 100'; Canal Waterway | 0 | 100'; Canal Waterway | 0 | 100'; Canal Waterway | 0 |
| Prior Sales/Trnsfr Date | 06/14/2021 | 04/11/2025 | | 06/22/2022 | | 01/31/2018 | |
| Prior Sales/Trnsfr Amnt | $2,880,000 | $2,400,000 | | $4,650,100 | | $1,963,600 | |
| Net Adjustment (Total, in $) | | ☐ + ☒ − | $ -1,730,000 | ☐ + ☒ − | $ -2,354,500 | ☐ + ☒ − | $ -3,214,500 |
| Adjusted Sale Price (in $) | | | $ 1,770,000 | | $ 1,945,500 | | $ 2,535,500 |

Summary of Sales Comparison Approach Comparables utilized were most recent and similar type properties available as of effective date of appraisal. Purposeful and diligent effort was made to include comparables considered to have a similar overall market appeal to that of subject especially where size, location, and zoning were concerned as rather significant price discrepancies were observed in these particular categories within subject's immediate market area. The four closed comparables are recent sales with three of the four having sold in the past three months and the fourth having sold nine months ago. Comparable no.5 is a pending sale. The first three comparables are improved sales in very close proximity to the subject and located along the subject's same street and with the same type of canal waterway waterfrontage. The improvements have been extracted to arrive at site value estimates. Comparables nos. 4 and 5 are vacant residential waterfront lots, also in close proximity, and also in Hollywood. See additional comments herein made under sales grid for comparables nos. 4 and 5. Final opinion of current market value for the subject is herein reconciled at $2,000,000, or $171/SF.

## 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: Subject is not located in a Planned Unit Development.

## RECONCILIATION

**Indicated Value by: Sales Comparison Approach $** 2,000,000

Final Reconciliation Final value estimate was based on Sales Comparison Approach which best reflects actions of buyers and sellers in subject's market area in recent past. Income and Cost approaches to value do not apply. Final opinion of market value is herein reconciled at $2,000,000; or $171/SF.

This appraisal is made ☒ "as is", or ☐ subject to the following conditions:

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

**Based upon an inspection of the subject property, 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: $ 2,000,000 , as of: , 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.**

## ATTACH.

A true and complete copy of this report contains 26 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, which contains the following attached exhibits: ☒ Scope of Work

☒ Limiting cond./Certifications ☐ Narrative Addendum ☒ Location Map(s) ☒ Flood Addendum ☒ Additional Sales

☒ Photo Addenda ☐ Parcel Map ☐ Hypothetical Conditions ☐ Extraordinary Assumptions ☒ Appraiser Certification

## SIGNATURES

Client Contact: Lisa Duke Client Name: City of Hollywood

E-Mail: lisa@walterduke.com Address: 2600 Hollywood Boulevard, Hollywood, FL 33020

| **APPRAISER** | | **SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)** | |
|---|---|---|---|
| Appraiser Name: | Carlos D. Gobel, MBA, SRA | Supervisory or Co-Appraiser Name: | Walter B. Duke, III, MAI, CCIM |
| Company: | Walter Duke + Partners | Company: | Walter Duke + Partners |
| Phone: | 954-587-2701 Fax: | Phone: | 954-587-2701 Fax: |
| E-Mail: | cgobel@thegregroup.com | E-Mail: | walter@walterduke.com |
| Date of Report (Signature): | 08/03/2026 | Date of Report (Signature): | 08/03/2026 |
| License or Certification #: | Cert Gen RZ3904 State: FL | License or Certification #: | Cert Gen RZ375 State: FL |
| Designation: | SRA | Designation: | MAI, CCIM |
| Expiration Date of License or Certification: | 11/30/2026 | Expiration Date of License or Certification: | 11/30/2026 |
| Inspection of Subject: | ☐ Did Inspect ☒ Did Not Inspect (Desktop) | Inspection of Subject: | ☐ Did Inspect ☒ Did Not Inspect |
| Date of Inspection: | | Date of Inspection: | |

# ADDITIONAL COMPARABLE SALES

File No.: 26-07007

SALES COMPARISON APPROACH

| FEATURE | SUBJECT PROPERTY | COMPARABLE NO. 4 | | COMPARABLE NO. 5 | | COMPARABLE NO. 6 | |
|---|---|---|---|---|---|---|---|
| Address | 1101 Diplomat Pkwy Hollywood, FL 33019 | 1049 S Southlake Dr Hollywood, FL 33019 | | 1018 S Northlake Dr Hollywood, FL 33019 | | | |
| Proximity to Subject | | 0.39 miles NE | | 0.86 miles N | | | |
| Sale Price | $ n/a | | $ 2,875,000 | | $ 3,400,000 | | $ |
| Price/ Sq.Ft. | $ | $ 163.81 | | $ 172.27 | | $ | |
| Data Source(s) | Public Records | ML# A11939518; DOM: 98 | | ML# A11994218; DOM: 124 | | | |
| Verification Source(s) | MLS;Plat;Aerials | IMAPP;www.bcpa.net;brkr rmrks | | IMAPP;www.bcpa.net;brkr rmrks | | | |
| VALUE ADJUSTMENT | DESCRIPTION | DESCRIPTION | +(-) $ Adjust | DESCRIPTION | +(-) $ Adjust | DESCRIPTION | +(-) $ Adjust |
| Sales or Financing Concessions | n/a | Arm's Length Cash;0 | | Arm's Length | | | |
| Date of Sale/Time | n/a | 06/05/2026 | | Contract; 07/22/2026 | -170,000 | | |
| Rights Appraised | Fee Simple | Fee Simple | | Fee Simple | | | |
| Location | WtrFr;FxdBrd;Resdntl | WtrFr;NoBrd;Resdntl | -431,250** | WtrFr;NoBrd;Resdntl | -484,500** | | |
| Site Area (in Sq.Ft.) | 11,700 | 17,551 | -380,315 | 19,736 | -522,340 | | |
| Improvement | None; Vacant Land | None; Land; Plans | -100,000 | None; Land; Plans | -100,000 | | |
| Zoning | RS-6 | RS-9 | | RS-9 | | | |
| WaterFrontage/View | 90';CanalWaterway | 75'; Wide Channel | see above** | 85'; Wide Channel | see above** | | |
| Prior Sales/Trnsfr Date | 06/14/2021 | 06/10/2019 | | 02/18/2020 | | | |
| Prior Sales/Trnsfr Amnt | $2,880,000 | $2.5M (two parcels) | | $1,150,000 | | | |
| Net Adjustment (Total, in $) | | ☐ + ☒ – | $ -911,565 | ☐ + ☒ – | $ -1,276,840 | ☐ + ☐ – | $ |
| Adjusted Sale Price (in $) | | | $ 1,963,435 | | $ 2,123,160 | | $ |

Summary of Sales Comparison Approach Comparable No.1: although originally built in 1969, this large, ranch style home was purchased in April 2025 in dated condition and was subsequently completely renovated and resold in April 2026 as presented on the sales grid. Renovations included roof, flooring, kitchen, bathrooms, windows, interior/exterior paint, etc. Main living area of the home is 3,538 SF and the residence also contains an in-law quarters (720 SF), two-car garage (724 SF), pool, and covered terrace (490 SF). The home appears to have an effective age of 15 years and a remaining economic life of 40 years; depreciation estimated at 27.3%. Calculating a replacement cost new for the main living area at $500/SF, for the in-law quarters at $400/SF, pool at $65,000, garage at $125/SF, and covered terrace and remaining site improvements (driveway, patio, fence, dock, landscaping, etc.) at $125,000, total depreciated replacement cost was estimated to be $1,699,363; rounded to $1,700,000. Corresponding adjustment was applied on the sales grid to arrive at a site value for the comparable.

Comparable No.2: originally built in 1964 but completely gutted and redone in 2015. Residence is a large, custom, two-story, contemporary style home with 5,431 SF of living area, a two-car garage (506 SF), pool, and dock. All areas, finishes, and building components were renovated or redone. The home appears to have an effective age of 15 years and a remaining economic life of 40 years; depreciation estimated at 27.3%. Calculating a replacement cost new for the main living area at $500/SF, pool at $65,000, garage at $125/SF, and open terrace and remaining site improvements (driveway, patio, fence, dock, landscaping, etc.) at $100,000, total depreciated replacement cost was estimated to be $2,140,106; rounded to $2,140,000. Corresponding adjustment was applied on the sales grid to arrive at a site value for the comparable.

Comparable No.3: large, custom, newly constructed (2025) contemporary home containing 4,532 SF of living area, two-car garage (516 SF), pool, and covered terrace (892 SF). Calculating the replacement cost new for the living area at $600/SF, pool at $65,000, garage at $125/SF, and covered terrace and remaining site improvements (driveway, patio, fence, dock, landscaping, etc.) at $150,000, total replacement cost was estimated to be $2,998,700; rounded to $3,000,000. The home was purchased as new construction therefore no depreciation calculation was was warranted. Corresponding adjustment was applied on the sales grid to arrive at a site value for the comparable.

Comparables Nos.4 and 5: closed sale (Warranty Deed; #120910723) and pending (contracted) sale, respectively. Each comparable is a vacant waterfront residential parcel located on superior (wider channel) waterways to that of the subject and also with fixed bridges to the intracoastal. The views and location are deemed superior and warranted combined offsetting adjustments on the sales grid. Each also sold (is selling) with approved plans for large, custom, high-end, modern residences.

Marketing time is the time it takes an interest in real property to sell on the market subsequent to the date of an appraisal. Reasonable marketing time is an estimate of the amount of time it might take to sell an interest in real property at its estimated market value during the period immediately after the effective date of the appraisal; the anticipated time required to expose the property to a pool of prospective purchasers and to allow appropriate time for negotiation, the exercise of due diligence, and the consummation of a sale at a price supportable by concurrent market conditions. With this in mind, and based on the trends in the area, the subject's marketing time is estimated to be between three to six months for competitively priced properties.

Exposure time is defined as the estimated length of time the property being appraised would have been offered on the market prior to a hypothetical sale at market value on the effective date of the appraisal; a retrospective estimate based upon an analysis of past events assuming a competitive and open market. The concept of reasonable exposure encompasses not only sufficient and reasonable time but also adequate, sufficient and reasonable effort. Exposure time is different for various types of real estate, different price points and under various market conditions.The opinions of value expressed in this report are based on known factors as of the forecasts, are best estimates, and are subject to considerable risk and uncertainty. Events may occur that could cause the performance of the property to materially differ from our estimates, such as precipitous changes in: the economy, interest rates, discount rates, financial strength and behavior of investors, lenders and consumers. The appraiser and appraiser's firm opinions are based upon findings that are deemed reasonable based on known market conditions. The appraiser and appraiser's firm cannot be responsible for future occurrences that cannot be reasonably foreseen at this time. With this in mind, an estimated exposure time for the subject property should not exceed six months if competitively priced.

# Assumptions and Limiting Conditions

File # 26-07007

This appraisal report is subject to the following scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment.

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

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

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

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

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

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

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.

2. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.

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. The appraiser has noted in this appraisal report any adverse conditions (such as the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing this appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent deficiencies or adverse conditions of the property (such as, but not limited to, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property.

5. If the appraiser has based his or her appraisal report and valuation conclusion for an appraisal subject to certain conditions, it is assumed that the conditions will be met in a satisfactory manner.

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

1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.

2. I performed a complete visual inspection of the subject property. I reported the site characteristics in factual, specific terms.

3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.

4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment.

5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.

6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.

7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.

8. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.

9. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.

10. I have knowledge and experience in appraising this type of property in this market area.

11. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.

12. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.

13. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.

14. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.

15. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.

16. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.

17. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application).

18. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.

19. I identified the lender/client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.

20. The lender/client may disclose or distribute this appraisal report to: the borrower; another lender at the request of the borrower; the mortgagee or its successors and assigns; mortgage insurers; government sponsored enterprises; other secondary market participants; data collection or reporting services; professional appraisal organizations; any department agency, or instrumentality of the United States; and any state, the District of Columbia, or other jurisdictions; without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent. Such consent must be obtained before this appraisal report may be disclosed or distributed to any other party (including, but not limited to, the public through advertising, public relations, news, sales, or other media).

21. I am aware that any disclosure or distribution of this appraisal report by me or the lender/client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.

22. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature", as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

23. 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.

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

1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.

2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.

3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.

4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.

5. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature", as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

**APPRAISER**

Signature
Name Carlos D. Gobel, MBA, SRA
Company Name Walter Duke + Partners
Company Address 2860 W State Road 84, Suite 109
Fort Lauderdale, FL 33312
Telephone Number 954-587-2701
Email Address cgobel@thegregroup.com
Date of Signature and Report 08/03/2026
Effective Date of Appraisal
State Certification # Cert Gen RZ3904
or State License #
or Other (describe) State #
State FL
Expiration Date of Certification or License 11/30/2026

ADDRESS OF PROPERTY APPRAISED
1101 Diplomat Pkwy
Hollywood, FL 33019

APPRAISED VALUE OF SUBJECT PROPERTY $ 2,000,000

LENDER/CLIENT
Name
Company Name City of Hollywood
Company Address 2600 Hollywood Boulevard
Hollywood, FL 33020
Email Address

**SUPERVISORY APPRAISER (ONLY IF REQUIRED)**

Signature
Name Walter B. Duke, III, MAI, CCIM
Company Name Walter Duke + Partners
Company Address 2860 W State Road 84, Suite 109
Fort Lauderdale, FL 33312
Telephone Number 954-587-2701
Email Address walter@walterduke.com
Date of Signature 08/03/2026
State Certification # Cert Gen RZ375
or State License #
State FL
Expiration Date of Certification or License 11/30/2026

SUBJECT PROPERTY

- [x] Did not inspect subject property
- [ ] Did inspect exterior of subject property from street
  Date of Inspection
- [ ] Did inspect interior and exterior of subject property
  Date of Inspection

COMPARABLE SALES

- [x] Did not inspect exterior of comparable sales from street
- [ ] Did inspect exterior of comparable sales from street
  Date of Inspection

| | | | | | |
|---|---|---|---|---|---|
| Owner | Allan Babaian | | | File No. | 26-07007 |
| Property Address | 1101 Diplomat Pkwy | | | | |
| City | Hollywood | County | Broward | State FL | Zip Code 33019 |
| 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 invol
- 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-yea 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:

Unless otherwise indicated, I (we) 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.

The Intended User of this appraisal report is the Client. The Intended Use is to evaluate the property that is the subject of this appraisal for use and consideration in the potential acquisition of the property, subject to the stated Scope of Work, purpose of the appraisal, reporting requirements of this appraisal report form, assumptions & limiting condition, and Definition of Market Value. No additional Intended Use(s) or User(s) are identified by the appraiser.

The appraiser has not identified any purchaser, borrower or seller as an intended user of this appraisal, and no such party should use or rely on this appraisal for any purpose. Such parties are advised to obtain an appraisal from an appraiser of their own choosing if they require an appraisal for their own use. Any reference to or use of this appraisal report by a purchaser, borrower or seller for their own purposes, including without limitation for the purposes of a property purchase decision or an appraisal contingency in a purchase agreement, is at such party's own risk and is not intended or authorized by the appraiser. Use of or reliance on this appraisal or appraisal report, regardless of whether such use or reliance is known or authorized by the appraiser, constitutes acknowledgment and acceptance of these general assumptions and limiting conditions, any extraordinary assumptions or hypothetical conditions, and any other terms and conditions stated in this report.

Appraisal Institute Certification Standards

The reported analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives. As of the date of this report, the appraiser has completed the continuing education program for Designated Members of the Appraisal Institute.

**APPRAISER:**

Signature: [signature]

Name: Carlos D. Gobel, MBA, SRA

SRA

State Certification #: Cert Gen RZ3904

or State License #:

State: FL Expiration Date of Certification or License: 11/30/2026

Date of Signature and Report: 08/03/2026

Effective Date of Appraisal: 07/22/2026

Inspection of Subject: ☒ None ☐ Interior and Exterior ☐ Exterior-Only

Date of Inspection (if applicable):

**SUPERVISORY or CO-APPRAISER (if applicable):**

Signature: [signature]

Name: Walter B. Duke, III, MAI, CCIM

MAI, CCIM

State Certification #: Cert Gen RZ375

or State License #:

State: FL Expiration Date of Certification or License: 11/30/2026

Date of Signature: 08/03/2026

Inspection of Subject: ☒ None ☐ Interior and Exterior ☐ Exterior-Only

Date of Inspection (if applicable):

# Broward County Property Appraiser - Subject Record



MARTY KIAR
BROWARD
COUNTY
PROPERTY APPRAISER

| | |
|---|---|
| Property Address | 1101 DIPLOMAT PARKWAY, HOLLYWOOD FL 33019 |
| Property Owner | BABAIAN, ALLAN |
| Mailing Address | 1101 DIPLOMAT PKWY HOLLYWOOD FL 33019 |

| | |
|---|---|
| ID # | 5142 23 10 0100 |
| Millage | 0513 |
| Use | 00-01 |

| | |
|---|---|
| Abbr Legal Description | HOLLYWOOD GOLF ESTATES SEC TWO 56-8 B LOT 10 BLK 4 |

**The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).**

* 2026 values are considered "working values" and are subject to change.

| Year | Land | Building / Improvement | Just / Market Value | Assessed / SOH Value | Tax |
|---|---|---|---|---|---|
| 2026* | $1,345,500 | | $1,345,500 | $1,020,210 | |
| 2025 | $1,345,500 | | $1,345,500 | $927,470 | $22,093.43 |
| 2024 | $865,800 | | $865,800 | $843,160 | $17,805.10 |

2026* Exemptions and Taxable Values by Taxing Authority

| | County | School Board | Municipal | Independent |
|---|---|---|---|---|
| Just Value | $1,345,500 | $1,345,500 | $1,345,500 | $1,345,500 |
| Portability | 0 | 0 | 0 | 0 |
| Assessed/SOH | $1,020,210 | $1,345,500 | $1,020,210 | $1,020,210 |
| Homestead | 0 | 0 | 0 | 0 |
| Add. Homestead | 0 | 0 | 0 | 0 |
| Wid/Vet/Dis | 0 | 0 | 0 | 0 |
| Senior | 0 | 0 | 0 | 0 |
| Exempt Type | 0 | 0 | 0 | 0 |
| Taxable | $1,020,210 | $1,345,500 | $1,020,210 | $1,020,210 |

Sales History

| Date | Type | Price | Book/Page or CIN |
|---|---|---|---|
| 6/14/2021 | WD-Q | $2,880,000 | 117389044 |
| 2/6/2014 | QCD-T | $100 | 112307193 |
| 6/6/2013 | WD-Q | $1,150,000 | 111591681 |
| 1/26/2009 | WD-Q | $1,025,000 | 45987 / 262 |
| 10/1/1971 | WD | $148,000 | |

Land Calculations

| Price | Factor | Type |
|---|---|---|
| $115.00 | 11,700 | SF |
| | | |
| | | |
| | | |
| Adj. Bldg. S.F. | | |

Special Assessments

| Fire | Garb | Light | Drain | Impr | Safe | Storm | Misc2 | Misc |
|---|---|---|---|---|---|---|---|---|
| 05 | | | | | | | | |
| L | | | | | | | | |
| 1 | | | | | | | | |

# IMAPP - Miami REALTORS®

Broward County Tax Report - 1101 DIPLOMAT PKWY, HOLLYWOOD, FL 33019-2211

## PROPERTY INFORMATION

**PID #** 5142-23-10-0100

**Property Type:** Residential

**Property Address:**
1101 DIPLOMAT PKWY
HOLLYWOOD, FL 33019-2211

**Current Owner:**
ALLAN BABAIAN

**Tax Mailing Address:**
1101 DIPLOMAT PKWY
HOLLYWOOD, FL 33019-2211

**Property Use:**
00 / VACANT RESIDENTIAL

**Land Use:**
Vacant Residential (00)
**Zoning:** RS-6

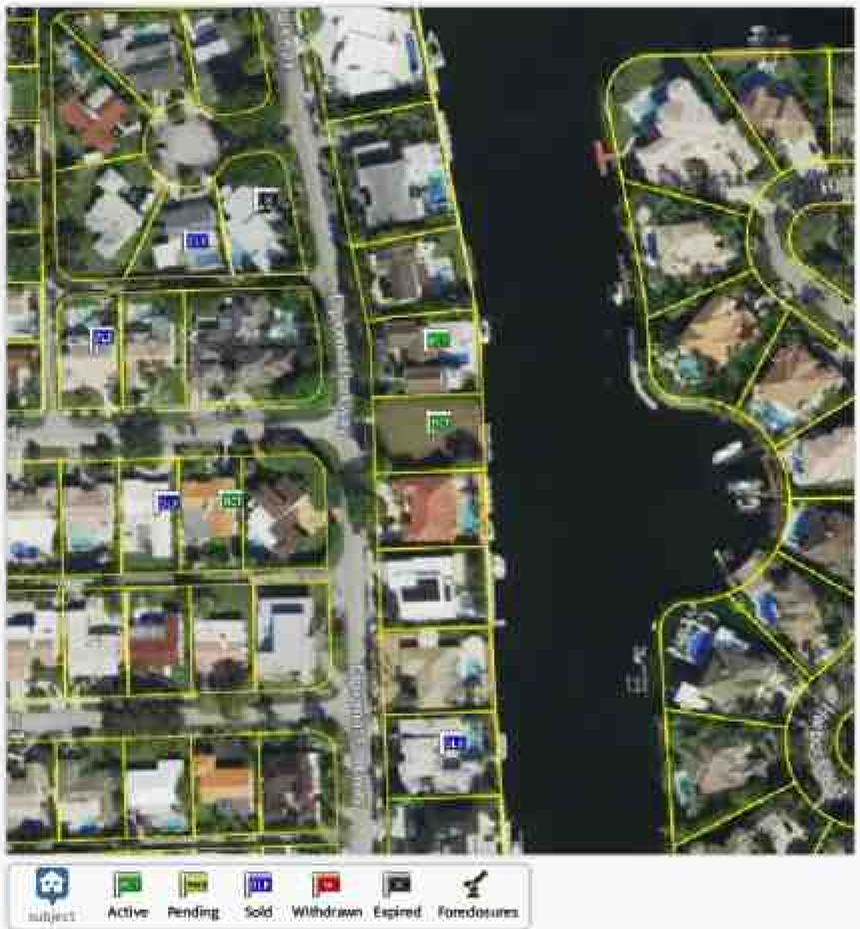
| | |
|---|---|
| **Lot Size:** | 0.2686 acres / 11,700 sf |
| **Waterfront:** | Yes - WATER/FIXED BRIDGE OCEAN ACCESS |
| **Development Name:** | HOLLYWOOD GOLF ESTATES |
| **Subdivision:** | HOLLYWOOD GOLF ESTATES SEC TWO |
| **Census Tract/Block:** | 092000 / 3009 |

**Twn:** 51E **Rng:** 42S **Sec:** 23

**Block:** **Lot:**

**Coordinates:** 26.0027(lat) -80.1303(lon)

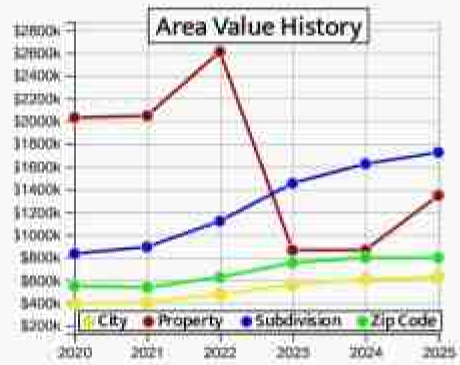
**Legal Description:**
HOLLYWOOD GOLF ESTATES SEC TWO 56-8 B LOT 10 BLK 4



## VALUE INFORMATION

| | 2021 | 2022 | 2023 | 2024 | 2025 |
|---|---|---|---|---|---|
| **Building Value:** | $1,541,310 | $2,105,270 | $0 | $0 | $0 |
| **Land Value:** | $505,440 | $505,440 | $865,800 | $865,800 | $1,345,500 |
| **Just Market Value:** | **$2,046,750** | **$2,610,710** | **$865,800** | **$865,800** | **$1,345,500** |
| **Percent Change:** | - n/a - | 27.55% | -66.84% | 0% | 55.41% |
| **Total Assessed Value:** | $1,151,650 | $2,610,710 | $843,160 | $843,160 | $927,470 |
| **Homestead Exemption:** | YES | NO | NO | NO | NO |
| **Total Exemptions:** | $50,000 | $0 | $0 | $0 | $0 |
| **Taxable Value:** | $1,101,650 | $2,610,710 | $843,160 | $843,160 | $927,470 |
| **Ad Valorem Taxes:** | $23,187.37 | $54,238.02 | $16,885.27 | $17,805.10 | |
| **Non-Ad Valorem Taxes:** | $299.00 | $304.00 | $0.00 | $0.00 | |
| **Total Tax Amount:** | $23,486.37 | $54,542.02 | $16,885.27 | $17,805.10 | $22,093.43 |

**Taxing District(s):** 0513 - HOLLYWOOD ,




## SALES INFORMATION

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| **Deed Type:** | DEED | | | **Price:** | $2,880,000 | **Qualifiers:** | Q |
| **Sale Date:** | 06/30/2021 | **Recorded Date:** | 06/30/2021 | **Document #** | 117389044 | | |
| **Grantor:** | BEN-ZION,ESTER | | | **Grantee:** | BABAIAN,ALLAN | | |
| **Mortgage Amount:** | $200,000 | **Instrument Date:** | 06/02/2026 | **Document #** | 120925981 | | |
| **Terms:** | 6.37%/12 M/BAL | **Attributes:** | New Construction Loan, Original, Construction, Stand Alone Mortgage | | | | |
| **Lender:** | CITY FIRST MORTGAGE CORP | | | **Borrower:** | BABAIAN ALLAN | | |
| Mortgage Amount: | $350,000 | Instrument Date: | 01/03/2023 | Document # | 119634454 | | |
| Terms: | 6.37%/12 M | Attributes: | Other Subordinate Loan, Original, Balloon, Stand Alone Mortgage | | | | |
| Lender: | [illegible] | | | Borrower: | [illegible] | | |
| Mortgage Amount: | $1,984,000 | Instrument Date: | 06/14/2021 | Document # | 117389045 | | |
| Terms: | 2.90% | Attributes: | Traditional Loan, Original, New Conventional, Warranty Deed | | | | |
| Lender: | [illegible] | | | Borrower: | [illegible] | | |
| **Deed Type:** | Quit Claim Deed | | | **Price:** | $0 | **Qualifiers:** | U[1] |
| **Sale Date:** | 02/06/2014 | **Recorded Date:** | 05/23/2014 | **Document #** | Bk 50802/Pg 1057 | | |
| **Grantor:** | DRABKIN JOSEPH | | | **Grantee:** | BEN ZION ESTER | | |
| **Deed Type:** | Warranty Deed | | | **Price:** | $100 | **Qualifiers:** | Q[2] |
| **Sale Date:** | 06/06/2013 | **Recorded Date:** | 06/10/2013 | **Document #** | Bk 49873/Pg 1231 | | |
| **Grantor:** | KULLMAN JARED | | | **Grantee:** | DRABKIN JOSEPH | | |
| **Deed Type:** | Warranty Deed | | | **Price:** | $1,025,000 | **Qualifiers:** | Q[2] |
| **Sale Date:** | 01/26/2009 | **Recorded Date:** | 02/16/2009 | **Document #** | Bk 45987/Pg 262 | | |
| **Grantor:** | BROWN PETER | | | **Grantee:** | KULLMAN JARED | | |
| **Deed Type:** | Warranty Deed | | | **Price:** | $148,000 | **Qualifiers:** | |
| **Sale Date:** | 10/01/1971 | **Recorded Date:** | | **Document #** | n/a | | |
| **Grantor:** | Not Available | | | **Grantee:** | Not Available | | |
| **Deed Type:** | Warranty Deed | | | **Price:** | $15,000 | **Qualifiers:** | |
| **Sale Date:** | 12/01/1968 | **Recorded Date:** | | **Document #** | n/a | | |
| **Grantor:** | Not Available | | | **Grantee:** | Not Available | | |
| **Deed Type:** | Warranty Deed | | | **Price:** | $0 | **Qualifiers:** | |
| **Sale Date:** | 07/01/1963 | **Recorded Date:** | | **Document #** | n/a | | |
| **Grantor:** | Not Available | | | **Grantee:** | Not Available | | |

**Qualifier Flags:** Q=Qualified, U=Unqualified, O=Other (see note), M=Multiple, P=Partial, V=Vacant, I=Improved
[1] UNQUALIFIED - NOT ARMS LENGTH TRANSACTION , [2] QUALIFIED

## BUILDING INFORMATION

No buildings on this property.

**Covered Parking:** Yes ; GARAGE - 776 sf **Pool:** Yes **Pool Size:** 452 sf

## ASSIGNED SCHOOLS

| School Name | Grades | Enrollment | School Rating | Distance |
|---|---|---|---|---|
| **Hollywood Central Elementary School** | PK-5G | 309 | C (2023/2024) | 0.8 mile |
| Small Class Sizes | | | | |
| **Olsen Middle School** | 6G-8G | 602 | C (2023/2024) | 2.4 miles |
| Small Class Sizes | | | | |
| **South Broward High School** | 9G-12 | 2,358 | C (2023/2024) | 2 miles |
| Below Average Teachers; Small Class Sizes; Magnet School | | | | |

**Source:** National Center for Education Statistics, 2024-2025 ; Florida Dept of Education, 2023-2024

## FLOOD ZONE DETAILS

| Zone | BFE | Description | CID | Panel # | Published |
|---|---|---|---|---|---|
| AE | 7 ft | Areas of 100-year flood; base flood elevations and flood hazard factors determined. | 125113 | 12011C0569J | 07/31/2024 |

At least part of this property is in a Special Flood Hazard Area (SFHA). According to our records, one or more structures on this property are in a SFHA.

How to request a map change from FEMA

**Source:** FEMA National Flood Hazard Layer (NFHL), updated 12/12/2025

# Subject's MLS Listing - #A11952960



Listing

**Single Family**
1101 Diplomat Pkwy
HOLLYWOOD, FL 33019-2211

| | | | |
|---|---|---|---|
| **ML#:** | A11952960 | **List Price:** | $2,750,000 |
| **Rng Price:** | | | |
| **LLP:** | | **Status:** | Active |
| **Short Sale:** | No | **REO:** | No |
| **Listing Brkr:** | CBRE68 /Coldwell Banker Realty | | |
| **County:** | Broward County | | |
| **Area:** | 3040 | **Auction:** | |
| **Geo Area:** | Hollywood East (3010-3050) | | |
| **Legal:** | ¤HOLLYWOOD GOLF ESTATES SEC TWO 56-8 B LOT 10 BLK 4 | | |
| **Furnished:** | | | |
| **Bedrooms:** | 6 | **Baths:** | 7 |
| **Convert Bed:** | | | |
| **SqFt (Liv):** | | **Tot SqFt:** | |
| **SqFt (Adj):** | | **Lot SqFt:** | |
| **Bld Ar/Src:** | 0 | | |
| **Year Built:** | 2026/New Construction | | |
| **Virtual Tour:** | Click Here | | |

## Location Information

| | | | | | |
|---|---|---|---|---|---|
| **Folio#:** | ¤514223100100 | **Parcel #:** | 0100 | **Model Name:** | |
| **Municipal Code:** | | **Town/Range:** | 51 | **Section:** | 23 |
| **Subdivision #:** | 10 | **Map Coord:** | | **Zoning:** | ¤RS-6 |
| **Subdivision:** | ¤HOLLYWOOD GOLF ESTATES SE | **Development:** | | | |
| **Elementary:** | Hollywood Centl | **Middle:** | Olsen | | |
| **High:** | South Broward | | | | |
| **Neighborhood:** | | | | | |

## General Information

| | | | | | |
|---|---|---|---|---|---|
| **Type Property:** | Single | **Front Exposure:** | East | **HOPA:** | No HOPA |
| **For Lease:** | No | **For Lease MLS#:** | | **SS Addend:** | |
| **Boat Services:** | | | | | |
| **Style:** | R35-WF/Pool/Ocean Access | | | | |
| **Garage:** | 2 | | | **Carport:** | |
| **Lot SF:** | ¤11,700 | **Appr Lot Size:** | | | |
| **Parking Desc:** | Driveway, Pavers | | | | |
| **Parking Restr:** | | | | | |
| **Lot Desc:** | 1/4 To Less Than 1/2 Acre Lot | | | | |
| **Waterfront:** | Yes/Bay Front, Canal Front, Ocean Access | | | | |
| **Water Access:** | Other | | | | |
| **Water Frontage:** | 90 | **View:** | Canal, Other View, Water View | | |
| **Pool Dim:** | 0 | **Spa:** | | | |
| **Pool:** | Yes/Other | | | | |
| **Design/Desc:** | Detached/Two Story, Modern/Contemporary | | | | |
| **Construction:** | CBS Construction | | | | |
| **Roof Desc:** | Other Roof | | | | |
| **Age of Roof:** | | **Roof Installed:** | | | |
| **Floor:** | Other Floors | | | | |

## Remarks

**Remarks:** Prime Waterfront Development Opportunity on Diplomat Parkway. Well positioned 11,700 SF waterfront lot featuring 90 ft of deep-water frontage, ocean access, and stunning views to Harbor Islands. Offered with plans for a striking modern waterfront residence meticulously designed by Hugo Mijares / OneDBMiami, envisioned as a sophisticated new construction home maximizing views, indoor-outdoor living, and contemporary coastal luxury. Ideally positioned near the newly developed Shell Bay Auberge Resort Collection Residences & Private Club, offering a Greg Norman championship golf course, private yacht club, wellness spa, and world-class amenities (membership optional). This prime location appeals to boating enthusiasts and buyers seeking privacy, prestige, and convenience in a rapidly evolving luxury enclave. A rare opportunity to build a bespoke waterfront estate and create the ultimate South Florida lifestyle.

**Driving Directions:** Hallandale Beach Blvd. to Diplomat Pkway- Go North on Diplomat Pkway all the way to the property on east water side.

**Broker Remarks:**

## Rooms

| | |
|---|---|
| **Bedroom Desc:** | Other |
| **Primary Bath:** | |
| **Addition Rooms:** | Other |
| **Dining Desc:** | |
| **ADA Compliant:** | |

## Additional Information

# Subject's MLS Listing - #A11952960



**Pets:** | **Pet Fee:** | **Pet Fee Desc:**
**Pet Rstr:**
**Pet Wt:** | **Num of Pets:**

**Cable:**
**Guest House:**
**# Ceiling Fans:**
**Interior Feat:** Other Interior Features
**Equip/Appl:** Other Equipment/Appliances
**Window Treat:**
**Exterior Feat:** Other
**Subd Info:** Other Subdiv/Park Info
**Restrictions:** Ok To Lease
**Maint Incl:**
**Heating:** Other
**Cooling:** Other
**Sprinkler:**
**Water:** Other | **Sewer:** Other Sewer
**Equestrian:**
**Storm Protect:**
**Green Energy:**

## Financial Information

**Assumable:** | **$/SOH Value:** | **Assessed $:**
**Total Mortg:** | **Terms:** All Cash, Conventional
**Type of Assoc:** None | **Membership:** No
**Application Fee:** | **Maint Fee:** | **Land Lse Fee:**
**Maint Fee Incl:**
**Assoc Fee:** | **Assoc Fee Pd:** | **Flood Zone:** ¤AE
**Tax Amount:** $22,093 | **Tax Year:** 2025 | **Owner Agent:** No
**Tax Info:** Tax Reflects No Exemptions
**Special Info:** Other Special Info
**Possession Info:** Funding
**Spec Assess:** | **Mult Offers :**
**Hardship Pkg:** | **PACE:**

## Agent/Office Information

**Office:** CBRE68 /Coldwell Banker Realty | **Agent Ph:** 786-877-6201
**Agent:** 3092781 /Jonathan Mann | **Agt Ph 2:** 786-877-6201
**Ofc Addr:** 1682 Jefferson Avenue, Miami Beach, FL 33139 | **Office Fax:** 305-532-8384
**Agent Email:** jon@jillszeder.com | **Agent License:** 3092781
**Office Ph:** 305-672-6300
**CoOffice:** OSIR05 /One Sotheby's International Realty | **CoOfc Ph:** 954-522-2831
**CoAgent:** 3099748 /Irit Naymark PA | **CoAgt Ph:** 305-710-6982
**CoAgt Fax:** | **CoAgent Lic:** 3099748
**CoAgt Email:** irit.naymark@gmail.com
**Owner Name:** | **Own Phone:**
**AVM:** No | **Consmr Cmnt:** No
**Addrs on Inet:** Yes | **Contingencies:** | **OK to Advertise:** No
**Photo Instr:** Realtor to Upload Images 1-99
**List Type:** Exclusive Right to Sell/Rent | **Occupancy:** Call Listing Agent
**Show Instr:** Call Listing Agent
**List Date:** | **Stat Change Dt:** 02/06/2026 | **Prev LP:** $2,950,000
**Expire Date:** | **Orig LP:** $3,100,000
**Pending Dt:** | **DOM:** 164 | **Internet:** Yes
**Closing Dt:** | **Expct Clse Dt:** | **Withdrn Dt:**
**Intrnt URL:**
**Intrnt Rmrks:** Prime Waterfront Development Opportunity on Diplomat Parkway.
**Board:** A-Miami Association of REALTORS

Prepared By: Leticia Gobel | Date Printed: 07/20/2026 10:55 AM

*** Flood Insurance is Required ***

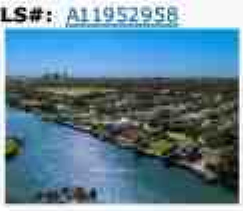
Property History

RE1/ A11952960 - Active | 1101 Diplomat Pkwy, Hollywood, FL 33019-2211 | L - $2,750,000

**MLS#:** A11952960 | 1101 Diplomat Pkwy | Single Family

| Price | Chg Type | Chg Info | Eff Date | Agent ID | Office ID | DOM |
|---|---|---|---|---|---|---|
| $2,750,000 | DECR | $2,950,000 -> $2,750,000 | 06/05/2026 | 3092781 | CBRE68 | 119 |
| $2,950,000 | DECR | $3,100,000 -> $2,950,000 | 05/04/2026 | 3092781 | CBRE68 | 87 |
| $3,100,000 | NEW | ACTV -> $3,100,000 | 02/06/2026 | 3092781 | CBRE68 | 0 |

**MLS#:** A11952958 — 1101 Diplomat Pkwy — Residential Land/Boat Docks

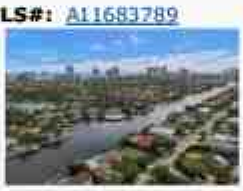


| Price | Chg Type | Chg Info | Eff Date | Agent ID | Office ID | DOM |
|---|---|---|---|---|---|---|
| $2,750,000 | DECR | $2,950,000 -> $2,750,000 | 06/10/2026 | 3092781 | CBRE68 | 124 |
| $2,950,000 | DECR | $3,100,000 -> $2,950,000 | 05/04/2026 | 3092781 | CBRE68 | 87 |
| $3,100,000 | NEW | ACTV -> $3,100,000 | 02/06/2026 | 3092781 | CBRE68 | 0 |

**MLS#:** A11688711 — 1101 Diplomat Pkwy — Single Family

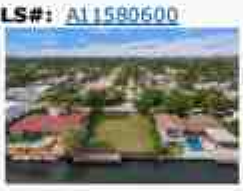
| Price | Chg Type | Chg Info | Eff Date | Agent ID | Office ID | DOM |
|---|---|---|---|---|---|---|
| $8,850,000 | X | A -> X | 08/31/2025 | 3259798 | OSIR05 | 299 |
| $8,850,000 | NEW | ACTV -> $8,850,000 | 11/06/2024 | 3259798 | OSIR05 | 0 |

**MLS#:** A11683789 — 1101 Diplomat Pkwy — Residential Land/Boat Docks



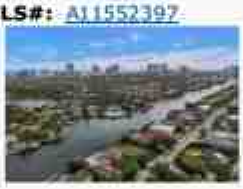
| Price | Chg Type | Chg Info | Eff Date | Agent ID | Office ID | DOM |
|---|---|---|---|---|---|---|
| $2,850,000 | C | A -> C | 01/22/2026 | 3099748 | OSIR05 | 402 |
| $2,850,000 | BOM | T -> A | 01/22/2026 | 3099748 | OSIR05 | 402 |
| $2,850,000 | T | A -> T | 01/11/2026 | 3099748 | OSIR05 | 402 |
| $2,850,000 | BOM | T -> A | 01/11/2026 | 3099748 | OSIR05 | 402 |
| $2,850,000 | T | A -> T | 12/18/2025 | 3099748 | OSIR05 | 402 |
| $2,850,000 | BOM | T -> A | 12/18/2025 | 3099748 | OSIR05 | 402 |
| $2,850,000 | T | A -> T | 12/11/2025 | 3099748 | OSIR05 | 402 |
| $2,850,000 | DECR | $3,000,000 -> $2,850,000 | 01/24/2025 | 3099748 | OSIR05 | 81 |
| $3,000,000 | NEW | ACTV -> $3,000,000 | 11/04/2024 | 3099748 | OSIR05 | 0 |

**MLS#:** A11580600 — 1101 Diplomat Pkwy — Residential Land/Boat Docks



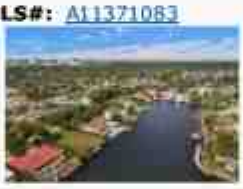
| Price | Chg Type | Chg Info | Eff Date | Agent ID | Office ID | DOM |
|---|---|---|---|---|---|---|
| $3,499,000 | X | A -> X | 11/02/2024 | 3231797 | COMP05 | 185 |
| $3,499,000 | DECR | $3,650,000 -> $3,499,000 | 07/02/2024 | 3231797 | COMP05 | 61 |
| $3,650,000 | NEW | ACTV -> $3,650,000 | 05/02/2024 | 3231797 | COMP05 | 0 |

**MLS#:** A11552397 — 1101 Diplomat Pkwy — Single Family



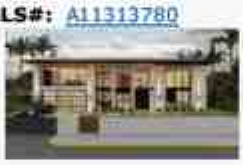
| Price | Chg Type | Chg Info | Eff Date | Agent ID | Office ID | DOM |
|---|---|---|---|---|---|---|
| $9,250,000 | X | A -> X | 10/31/2024 | 3259798 | OSIR05 | 206 |
| $9,250,000 | NEW | ACTV -> $9,250,000 | 04/09/2024 | 3259798 | OSIR05 | 0 |

**MLS#:** A11371083 — 1101 Diplomat Pkwy — Residential Land/Boat Docks



| Price | Chg Type | Chg Info | Eff Date | Agent ID | Office ID | DOM |
|---|---|---|---|---|---|---|
| $4,350,000 | X | T -> X | 04/30/2024 | 3259798 | FINR17 | 361 |
| $4,350,000 | T | A -> T | 04/09/2024 | 3259798 | FINR17 | 361 |
| $4,350,000 | BOM | T -> A | 10/02/2023 | 3259798 | FINR17 | 171 |
| $4,350,000 | T | A -> T | 10/02/2023 | 3259798 | FINR17 | 171 |
| $4,350,000 | NEW | ACTV -> $4,350,000 | 04/14/2023 | 3259798 | FINR17 | 0 |

**MLS#:** A11313780 — 1101 Diplomat Pkwy — Single Family



| Price | Chg Type | Chg Info | Eff Date | Agent ID | Office ID | DOM |
|---|---|---|---|---|---|---|
| $8,750,000 | C | W -> C | 04/09/2024 | 3099748 | FINR17 | 125 |
| $8,750,000 | W | A -> W | 02/02/2024 | 3099748 | FINR17 | 125 |
| $8,750,000 | BOM | T -> A | 01/31/2024 | 3099748 | FINR17 | 123 |
| $8,750,000 | T | A -> T | 12/29/2023 | 3099748 | FINR17 | 123 |
| $8,750,000 | INCR | $8,200,000 -> $8,750,000 | 12/29/2023 | 3099748 | FINR17 | 123 |
| $8,200,000 | BOM | T -> A | 12/29/2023 | 3099748 | FINR17 | 123 |
| $8,200,000 | T | A -> T | 10/02/2023 | 3099748 | FINR17 | 123 |
| $8,200,000 | BOM | T -> A | 10/01/2023 | 3099748 | FINR17 | 122 |
| $8,200,000 | T | A -> T | 07/07/2023 | 3099748 | FINR17 | 122 |

# Subject's MLS History - Page 4



| | | | | | | |
|---|---|---|---|---|---|---|
| $8,200,000 | BOM | T -> A | 07/07/2023 | 3099748 | FINR17 | 122 |
| $8,200,000 | T | A -> T | 04/12/2023 | 3099748 | FINR17 | 122 |
| $8,200,000 | NEW | ACTV -> $8,200,000 | 12/11/2022 | 3099748 | FINR17 | 0 |

**MLS#:** A11310126 — 1101 Diplomat Pkwy — Residential Land/Boat Docks

| Price | Chg Type | Chg Info | Eff Date | Agent ID | Office ID | DOM |
|---|---|---|---|---|---|---|
| $3,589,000 | C | A -> C | 04/14/2023 | 3259798 | FINR17 | 132 |
| $3,589,000 | NEW | ACTV -> $3,589,000 | 12/03/2022 | 3259798 | FINR17 | 0 |

**MLS#:** A11137448 — 1101 Diplomat Pkwy — Residential Land/Boat Docks

| Price | Chg Type | Chg Info | Eff Date | Agent ID | Office ID | DOM |
|---|---|---|---|---|---|---|
| $3,590,000 | X | A -> X | 12/02/2022 | 3099748 | OSIR22 | 347 |
| $3,590,000 | DECR | $3,999,000 -> $3,590,000 | 05/10/2022 | 3099748 | OSIR22 | 140 |
| $3,999,000 | NEW | ACTV -> $3,999,000 | 12/21/2021 | 3099748 | OSIR22 | 0 |

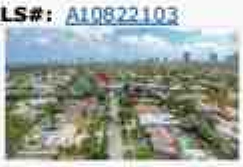
**MLS#:** A11136617 — 1101 Diplomat Pkwy — Single Family

| Price | Chg Type | Chg Info | Eff Date | Agent ID | Office ID | DOM |
|---|---|---|---|---|---|---|
| $5,990,000 | X | A -> X | 12/10/2022 | 3259798 | FINR17 | 347 |
| $5,990,000 | BOM | T -> A | 12/09/2022 | 3259798 | FINR17 | 345 |
| $5,990,000 | T | A -> T | 12/07/2022 | 3259798 | FINR17 | 345 |
| $5,990,000 | BOM | T -> A | 12/07/2022 | 3259798 | FINR17 | 345 |
| $5,990,000 | T | A -> T | 12/01/2022 | 3259798 | FINR17 | 345 |
| $5,990,000 | BOM | T -> A | 12/01/2022 | 3259798 | FINR17 | 345 |
| $5,990,000 | T | A -> T | 12/01/2022 | 3259798 | FINR17 | 345 |
| $5,990,000 | INCR | $3,999,000 -> $5,990,000 | 02/04/2022 | 3259798 | FINR17 | 45 |
| $3,999,000 | NEW | ACTV -> $3,999,000 | 12/21/2021 | 3259798 | FINR17 | 0 |

**MLS#:** A11027087 — 1101 Diplomat Pkwy — Single Family

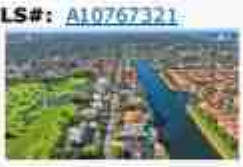
| Price | Chg Type | Chg Info | Eff Date | Agent ID | Office ID | DOM |
|---|---|---|---|---|---|---|
| $2,880,000 | CS | ($2,880,000) | 06/16/2021 | 3014319 | BHSM01 | 56 |
| $2,995,000 | AC | A -> AC | 05/11/2021 | 3014319 | BHSM01 | 20 |
| $2,995,000 | BOM | AC -> A | 05/05/2021 | 3014319 | BHSM01 | 14 |
| $2,995,000 | AC | PS -> AC | 05/03/2021 | 3014319 | BHSM01 | 12 |
| $2,995,000 | PS | A -> PS | 04/26/2021 | 3014319 | BHSM01 | 12 |
| $2,995,000 | NEW | ACTV -> $2,995,000 | 04/14/2021 | 3014319 | BHSM01 | 0 |

**MLS#:** A10822103 — 1101 Diplomat Pkwy — Single Family



| Price | Chg Type | Chg Info | Eff Date | Agent ID | Office ID | DOM |
|---|---|---|---|---|---|---|
| $2,850,000 | X | A -> X | 01/31/2021 | 3118923 | DBRG01 | 344 |
| $2,850,000 | INCR | $2,700,000 -> $2,850,000 | 02/24/2020 | 3118923 | DBRG01 | 1 |
| $2,700,000 | NEW | ACTV -> $2,700,000 | 02/23/2020 | 3118923 | DBRG01 | 0 |

**MLS#:** A10767321 — 921 Diplomat Pkwy — Residential Land/Boat Docks



| Price | Chg Type | Chg Info | Eff Date | Agent ID | Office ID | DOM |
|---|---|---|---|---|---|---|
| $989,000 | X | A -> X | 11/30/2019 | 3014319 | BHSM01 | 31 |
| $989,000 | NEW | ACTV -> $989,000 | 10/31/2019 | 3014319 | BHSM01 | 4 |

**MLS#:** A10030241 — 1101 Diplomat Pw — Single Family

| Price | Chg Type | Chg Info | Eff Date | Agent ID | Office ID | DOM |
|---|---|---|---|---|---|---|
| $2,490,000 | C | A -> C | 09/30/2016 | 3118923 | NMLS04 | 233 |
| $2,490,000 | NEW | ACTV -> $2,490,000 | 02/10/2016 | 3118923 | NMLS04 | 0 |

# Subject Land Photo Page

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Owner | Allan Babaian | | | | | | |
| Property Address | 1101 Diplomat Pkwy | | | | | | |
| City | Hollywood | County | Broward | State | FL | Zip Code | 33019 |
| Client | City of Hollywood | | | | | | |

## Subject Front

1101 Diplomat Pkwy

| | |
|---|---|
| Sales Price | n/a |
| Date of Sale | n/a |
| Site Area | 11,700 |
| Location | WtrFr;FxdBrd;Resdntl |
| Improvement | None; Vacant Land |
| Zoning | RS-6 |
| WaterFrontage/View | 90';CanalWaterway |
| Prior Sales/Trnsfr Date | 06/14/2021 |
| Prior Sales/Trnsfr Amnt | $2,880,000 |

## Subject Parcel Aerial

## Subject Street

# Subject Photograph Addendum; MLS Photos

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Owner | Allan Babaian | | | | | | |
| Property Address | 1101 Diplomat Pkwy | | | | | | |
| City | Hollywood | County | Broward | State | FL | Zip Code | 33019 |
| Client | City of Hollywood | | | | | | |

# Comparable Land Photo Page

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Owner | Allan Babaian | | | | | | |
| Property Address | 1101 Diplomat Pkwy | | | | | | |
| City | Hollywood | County | Broward | State | FL | Zip Code | 33019 |
| Client | City of Hollywood | | | | | | |

## Comparable 1

1201 Diplomat Pkwy

| | |
|---|---|
| Prox. to Subj. | 0.07 miles S |
| Sales Price | 3,500,000 |
| Date of Sale | 04/13/2026 |
| Site Area | 13,428 |
| Location | WtrFr;FxdBrd;Resdntl |
| Improvement | SFR;Blt1969;4,258sf |
| Zoning | RS-6 |
| WaterFrontage/View | 100'; Canal Waterway |
| Prior Sales/Trnsfr Date | 04/11/2025 |
| Prior Sales/Trnsfr Amnt | $2,400,000 |


## Comparable 2

1601 Diplomat Pkwy

| | |
|---|---|
| Prox. to Subj. | 0.32 miles S |
| Sales Price | 4,300,000 |
| Date of Sale | 05/29/2026 |
| Site Area | 15,000 |
| Location | Good;WtrFr;Residentl |
| Improvement | SFR;Blt1964;5,431sf |
| Zoning | RS-10 |
| WaterFrontage/View | 100'; Canal Waterway |
| Prior Sales/Trnsfr Date | 06/22/2022 |
| Prior Sales/Trnsfr Amnt | $4,650,100 |

## Comparable 3

1625 Diplomat Pkwy

| | |
|---|---|
| Prox. to Subj. | 0.36 miles S |
| Sales Price | 5,750,000 |
| Date of Sale | 10/03/2025 |
| Site Area | 15,000 |
| Location | WtrFr;FxdBrd;Resdntl |
| Improvement | SFR;New;4,532sf |
| Zoning | RS-10 |
| WaterFrontage/View | 100'; Canal Waterway |
| Prior Sales/Trnsfr Date | 01/31/2018 |
| Prior Sales/Trnsfr Amnt | $1,963,600 |

# Comparable Land Photo Page

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Owner | Allan Babaian | | | | | | |
| Property Address | 1101 Diplomat Pkwy | | | | | | |
| City | Hollywood | County | Broward | State | FL | Zip Code | 33019 |
| Client | City of Hollywood | | | | | | |

## Comparable 4

1049 S Southlake Dr

| | |
|---|---|
| Prox. to Subj. | 0.39 miles NE |
| Sales Price | 2,875,000 |
| Date of Sale | 06/05/2026 |
| Site Area | 17,551 |
| Location | WtrFr;NoBrd;Resdntl |
| Improvement | None; Land; Plans |
| Zoning | RS-9 |
| WaterFrontage/View | 75'; Wide Channel |
| Prior Sales/Trnsfr Date | 06/10/2019 |
| Prior Sales/Trnsfr Amnt | $2.5M (two parcels) |

## Comparable 5

1018 S Northlake Dr

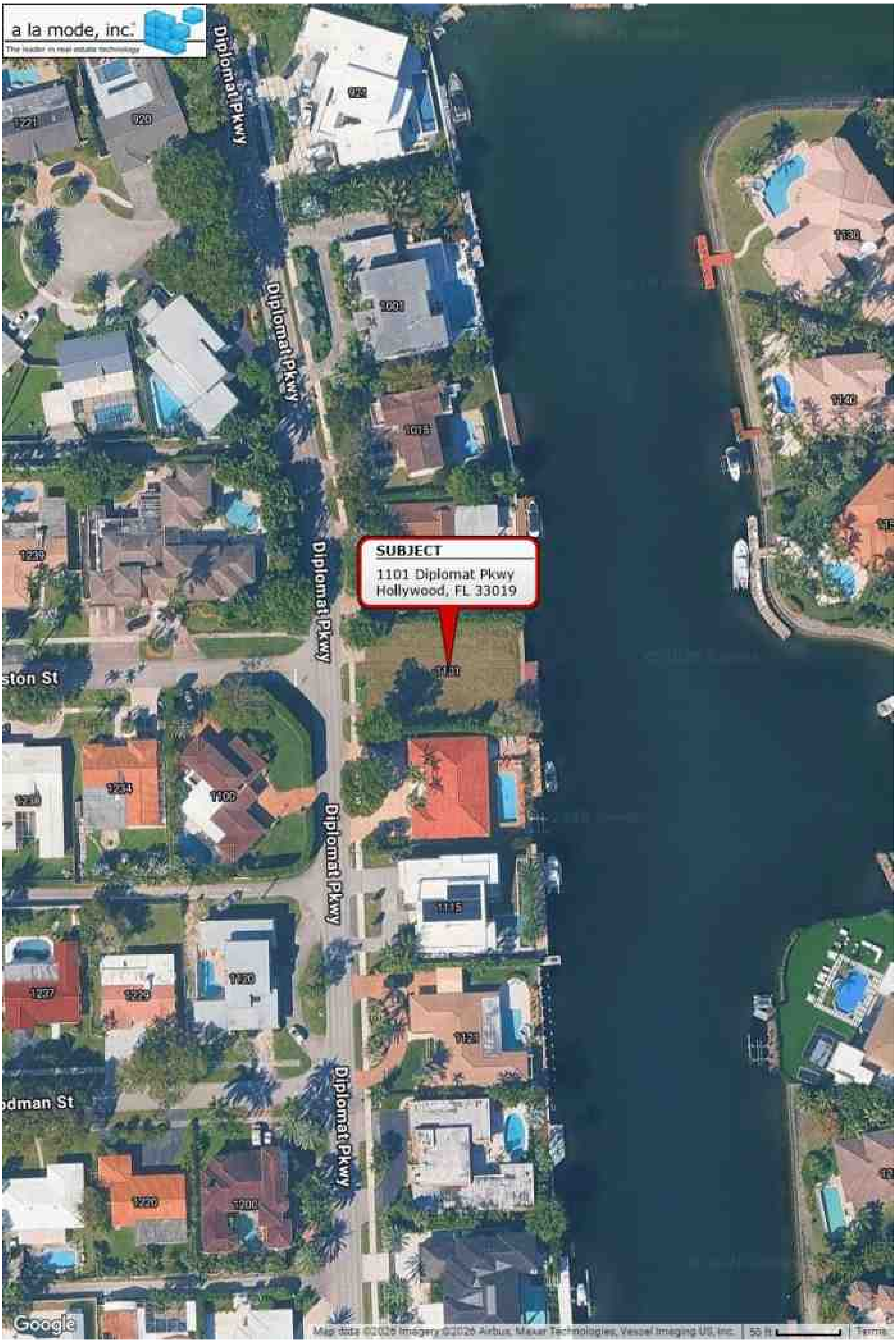
| | |
|---|---|
| Prox. to Subj. | 0.86 miles N |
| Sales Price | 3,400,000 |
| Date of Sale | Contract; 07/22/2026 |
| Site Area | 19,736 |
| Location | WtrFr;NoBrd;Resdntl |
| Improvement | None; Land; Plans |
| Zoning | RS-9 |
| WaterFrontage/View | 85'; Wide Channel |
| Prior Sales/Trnsfr Date | 02/18/2020 |
| Prior Sales/Trnsfr Amnt | $1,150,000 |

## Comparable 6

| | |
|---|---|
| Prox. to Subj. | |
| Sales Price | |
| Date of Sale | |
| Site Area | |
| Location | |
| Improvement | |
| Zoning | |
| WaterFrontage/View | |
| Prior Sales/Trnsfr Date | |
| Prior Sales/Trnsfr Amnt | |

# Aerial Map

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Owner | Allan Babaian | | | | | | |
| Property Address | 1101 Diplomat Pkwy | | | | | | |
| City | Hollywood | County | Broward | State | FL | Zip Code | 33019 |
| Client | City of Hollywood | | | | | | |



# Comparables Location Map

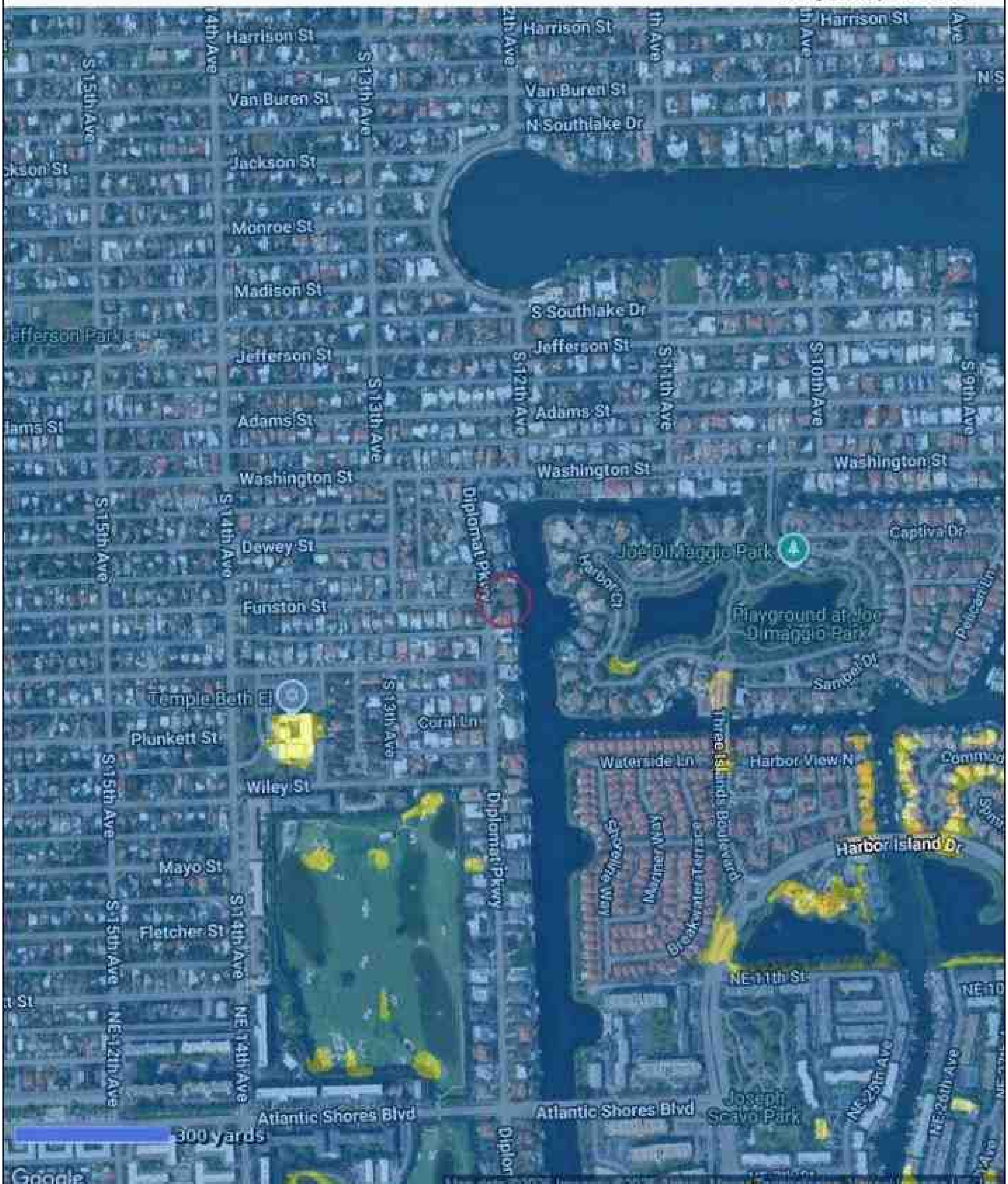
| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Owner | Allan Babaian | | | | | | |
| Property Address | 1101 Diplomat Pkwy | | | | | | |
| City | Hollywood | County | Broward | State | FL | Zip Code | 33019 |
| Client | City of Hollywood | | | | | | |

# Flood Map

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Owner | Allan Babaian | | | | | | |
| Property Address | 1101 Diplomat Pkwy | | | | | | |
| City | Hollywood | County | Broward | State | FL | Zip Code | 33019 |
| Client | City of Hollywood | | | | | | |

**InterFlood** by a la mode

Prepared for: Accredited Appraisers Inc.
**1101 Diplomat Pkwy**
**Hollywood, FL 33019**




**MAP DATA**

FEMA Special Flood Hazard Area: **Yes**
Map Number: **12011C0569J**
Zone: **AE**
Map Date: **July 31, 2024**
FIPS: **12011**

**MAP LEGEND**

*Powered by CoreLogic®*

- Areas inundated by 500-year flooding
- Areas inundated by 100-year flooding
- Velocity Hazard
- Protected Areas
- Floodway
- Subject Area

VALUATIONS | CONSULTING | TAX APPEALS

## PROFESSIONAL QUALIFICATIONS

### CARLOS D. GOBEL, MBA, SRA

### EXPERIENCE

Carlos D. Gobel, SRA, is Executive Director at GRE Group – a real estate valuation and consulting firm based in Miami, FL that primarily services the South Florida market (Miami-Dade, Broward, Palm Beach, and Monroe counties). Before founding GRE Group in 2011, Mr. Gobel was the Residential Director at Integra Realty Resources – Miami/Palm Beach and, prior to Integra, was Managing Director of Florida Appraisal Services (Miami, FL). In the more than thirteen years since its founding, GRE Group has completed nearly 5,500 assignments, representing more than $8.5 Billion in South Florida real estate. Mr. Gobel has 22 years of real estate valuation and consulting experience that includes valuing vacant land, single family residences, manufactured homes, condominiums, co-operatives, multi-million-dollar estates, 2-to-4-unit multi-family dwellings, office and apartment buildings, warehouses, retail centers, and hotels. Mr. Gobel has completed, reviewed, supervised, or consulted on nearly 12,000 assignments in his career, representing more than $12.5 billion in South Florida real estate. These assignments include appraisals and research and-or analyses for lending purposes, feasibility studies, tax appeals, appraisals for divorces and estate planning, estate filings, bankruptcies, government entities, investment and land uses, and expert witness testimony. Mr. Gobel was formerly an appointed Special Magistrate for Broward County's Valuation Adjustment Board, is currently an appointed Special Magistrate in Miami-Dade County, and is a past-president of the Appraisal Institute's South Florida Chapter. Mr. Gobel still serves the South Florida Chapter, is the former Government Relations Chairperson for Region X of the Appraisal Institute (Florida), and is an appointed member of the Appraisal Institute's International Relations Committee (IRC).

Mr. Gobel is a designated member of the Appraisal Institute (SRA) and was invited to participate in the Institute's annual Leadership Development and Advisory Council (LDAC) in Washington, DC in '09, '10, and '12, satisfying the AI's three-year commitment to LDAC. He has served as a guest speaker on topics and issues related to real estate and real estate valuation on numerous occasions to audiences ranging from a half dozen to more than 200.

Mr. Gobel received his undergraduate degrees (Finance and Real Estate) from Florida International University (Miami, FL) and his graduate degree (MBA) from the University of Florida (Gainesville, FL). Mr. Gobel has also been awarded an Executive Certificate in Leadership and Management from the University of Notre Dame (South Bend, IN) and is a graduate of the FBI's Citizens Academy.

### EDUCATION

- University of Florida: Master of Business Administration (MBA) – 2011
- Florida International University: Bachelor of Business Administration (BBA) – Finance, Real Estate – 2003

4345 SW 72ND AVENUE, SUITE B • MIAMI, FL 33155
305.595.4485 (TEL) • 888.559.7220 (FAX)
CGOBEL@THEGREGROUP.COM

## PROFESSIONAL ACTIVITIES AND AFFILIATIONS, PAST AND PRESENT

- Appraisal Institute, Designated Member; Senior Residential Appraiser (SRA)
- Leadership Development & Advisory Council; Appraisal Institute (2009, 2010, 2012)
- American Society of Appraisers
- Coral Gables Chamber of Commerce
- Florida International University Alumni Association
- University of Florida Alumni Association

## LICENSES AND CERTIFICATIONS, PAST AND PRESENT

- Florida, State-Certified General RE Appraiser, RZ3904; Expires November 2026
- FHA Approved Appraiser; formerly FLRD5485
- Florida, Licensed Real Estate Sales Associate, SL3226768; Expires September 2027

## PROFESSIONAL DEVELOPMENT

Mr. Gobel has completed numerous continuing and qualifying educational courses in real estate related studies, including over 750 hours of professional coursework, most of which have been sponsored by the Appraisal Institute. His specialized education includes:

- ABI Registered Assistant Appraiser
- Residential Report Writing and Case Studies
- ABII Certified Residential Appraiser
- Advanced Residential Applications & Case Studies Part I
- Basic Appraisal Principles
- Residential Site Valuation and Cost Approach
- Basic Appraisal Procedures
- Advanced Residential Report Writing Part II
- Business Practices and Ethics
- Residential Market Analysis and Highest & Best Use
- Professional Guide to the URAR
- Real Estate Finance, Statistics, and Valuation Modeling
- Appraising Manufactured Housing
- Residential Sales Comparison and Income Approaches
- HUD Appraiser FHA Property Training
- General Appraiser Site Valuation & Cost Approach
- National USPAP Update; Ongoing and Completed Biennially from June 2004 through October 2024
- Florida Supervisor / Trainee Roles and Relationships
- Inspecting the Residential "Green House"
- General Appraiser Income Approach Part I
- General Appraiser Sales Comparison Approach
- Income Capitalization
- General Appraiser Report Writing & Case Studies
- General Appraiser Market Analysis & Highest and Best Use
- FL Appraisal Laws; Ongoing and Completed Biennially from June 2004 through October 2024
- General Appraiser Income Approach Part II
- Advanced Income Capitalization
- That's Logistics – The Valuation of Warehouses
- The Fundamentals of Appraising Luxury Homes
- The 50-Percent FEMA Rule Appraisal
- Commercial Appraisal Productivity
- IRS Valuation
- The Basics of Expert Witness for Commercial Appraisers
- Inspecting the Residential "Green House"
- New Construction Essentials; Luxury Homes
- Commercial Land Valuation

4345 SW 72ND AVENUE, SUITE B • MIAMI, FL 33155
305.595.4485 (TEL) • 888.559.7220 (FAX)
CGOBEL@THEGREGROUP.COM

Walter B. Duke, III, MAI, CCIM
*State Certified General Appraiser 375*

# QUALIFICATIONS OF
# WALTER B. DUKE, III, MAI, CCIM

**EDUCATION**

University of Florida, Gainesville, Florida
Major in Real Estate
B.S. Degree in Business Administration

Appraisal Institute, American Institute of Real Estate Appraisers and Society of Real Estate Appraisers core course, electives, seminars and comprehensive examination.

**APPRAISAL / REAL ESTATE EXPERIENCE**

| | |
|---|---|
| 1992 – Present | President & CEO, Walter Duke + Partners, Inc. |
| 1988 – 1992 | Senior Appraiser, Clobus Valuation Co., Inc. |
| 1985 – 1987 | Staff Appraiser, Clobus Valuation Co., Inc. |
| 1983 – 1984 | Broker-Salesperson, Carmel Bay Realty |

Appraisal assignments include the valuation and/or evaluation of a wide variety of commercial, residential and industrial properties in Florida prepared for banks, savings and loans, savings bank, insurance companies, estates, governmental agencies, REIT's, mortgage bankers, attorneys and individual investors. Property types include, but are not limited to, proposed and existing office buildings, commercial condominiums, warehouse and industrial properties, shopping centers and retail development, market and tax credit apartments, acreage tracts, commercial/industrial land and special purpose properties including marinas, boatyards, religious and/or educational facilities, fixed base operations (FBO).

Qualified Real Estate Valuation Expert Witness:
U.S. Bankruptcy Court, Southern District of Florida
17th Judicial Circuit Court, Broward County

**PROFESSIONAL LICENSES TEMPORARY PRACTIVE PERMITS**

State of California
State of Georgia
State of Louisiana
State of Mississippi
State of North Carolina
State of South Carolina
State of South Dakota
State of Tennessee

**PROFESSIONAL AND BUSINESS AFFILIATIONS**

MAI, Member, Appraisal Institute, No. 8584
CCIM, Certified Commercial Investment Member No. 7130
Registered Real Estate Broker-Salesperson – State of Florida, No. 0398146
Certified General Appraiser – State of Florida, No. RZ375
Former Member, Review and Counseling Division – Region X South

Florida-Caribbean Chapter of Appraisal Institute:
President 2000, 2nd Vice President 1999, Secretary 1998, Treasurer 1997
Regional Representative: Region X Leadership Fort Lauderdale – Class IV, 1998
Appraisal Institute, Leadership Advisory Council, 1997
Member, Realtor's Commercial Alliance
Former Member, Appraisal Journal Editorial Review Board
Member, Commercial Realtors of Greater Fort Lauderdale
Member, Executives' Association of Fort Lauderdale
Member, Marine Industries Association of South Florida (MIASF)
Director, Marine Industries Association of South Florida (2014-2020)
Director, CCIM Fort Lauderdale/Broward District (2018 – Current)
Director, Broward Workshop
Chairman, Affordable Housing Sub-Committee, Broward Workshop
Co-Chair, Affordable Housing Pillar, Prosperity Partnership/GFLA

**CIVIC AND CHARITABLE ACTIVITIES**

Mayor, City of Dania Beach, 2012 - 2014
City Commissioner, City of Dania Beach, 2009 – 2011, 2015-2016
Chairman, Dania Beach Community Redevelopment Agency 2012 - 2014
Member, Broward Metropolitan Planning Organization 2012 - 2016
Leadership Fort Lauderdale – Class IV, 1998

**AWARDS AND RECOGNITION**

Appraisal Institute – Recipient of the Volunteer of Distinction Award
Jubilee Center of South Broward – Recipient of the Compassion Award
Golden Anchor Award Recipient - Highest honor bestowed by the Marine Industries of South Florida, (MIASF)
Dania Beach Lions Club - Recipient of the Nicholas James Costello Award for service to the community
Gold Coast Magazine Fort Lauderdale - named as a 2016 Power Couple along with wife Lisa
Symphony of the Americas, honored along with wife Lisa as a couple of "Style and Substance"
South Florida Business Journal – One of five notable figures who are "Making Waves in the Marine Industry"

**RECENT SPEAKING ENGAGEMENTS**

Keynote - Commercial Real Estate Trends" - Berger Commercial Realty Lunch N Learn Series
Keynote - Florida Commercial Real Estate Market" - South Florida Loan Committee
Keynote - Market Update – South Florida Commercial Real Estate" American Society of Appraisers (ASA)
Keynote - Commercial Real Estate Overview - Broward Council of the Miami Association of Realtors
Panelist - Market Perspectives on Valuation, National Association of Office and Industrial Properties (NAIOP)
Speaker - South Florida Commercial Real Estate Financing and Valuation" South Florida CCIM Chapter
Panelist - MIASF Better Business Series" – Marine Industries of South Florida (MIASF)
Speaker - 2040 Regional Transportation Plan Rollout - Southeast Florida Transportation Council
Keynote - Global Real Estate Trends Applicable to Fort Lauderdale – Fort Lauderdale Historical Society
Speaker – Broward County Economy - Executives Association of Fort Lauderdale 59th Annual Economic Outlook
Speaker – Broward County Economy - Executives Association of Fort Lauderdale 60th Annual Economic Outlook
Keynote – Covid Impacts on CRE: American Society of Appraisers
Speaker – Broward County 2021 Economic Forecast: Broward-Fort Lauderdale CCIM Chapter
Moderator – South Florida Property Appraiser Panel American Institute of Real Estate Appraisers
Moderator - Developer Panel – Realtors Commercial Alliance
Panelist – Covid Impacts on Commercial Real Estate – Miami Association of Realtors
Moderator – South Florida Capital Markets – Broward Fort Lauderdale CCIM Chapter
Panelist – Safety, Opportunity & Sustainability Marine Industry – Downtown Council FTL Chamber of Commerce
Presenter – Marina Industries Association of South Florida Leadership – Anchor Members
Moderator – Gold Coast Commercial Real Estate Outlook – Realtors Commercial Alliance
Moderator – 2022 Commercial Real Estate Outlook Conference – Developer Panel – CCIM Broward/Fort Lauderdale
Speaker - Dollars and Sense of Affordable Housing – Broward Housing Council
Moderator – Housing Council – Housing Affordability Summit
Speaker – Broward Workshop State of the County
Speaker – Broward County Economy - Executives Association of Fort Lauderdale 60th Annual Economic Outlook
Moderator – 2024 Gold Coast Commercial Real Estate Outlook – Realtors Commercial Alliance

Moderator – Capital Markets – Broward Workshop
Moderator - 2024 Commercial Real Estate Outlook Conference – Developer Panel – CCIM Broward/Fort Lauderdale
Panelist – Developer/Real Estate Panel – Leadership Broward 2025
Speaker – Broward County Economy - Executives Association of Fort Lauderdale 60th Annual Economic Outlook

**RECENT PUBLISHED ARTICLES AND INDUSTRY CONTENT**

Author - Top 5 Misconceptions About Commercial Real Estate Appraisals
Author – Dredging of the Dania Cut Off Canal Spurs Economic Growth
Author – What Type of Commercial Lease is Best for You?
Author – How Walkable Communities Increase Property Values
Author – Selling Your Marina? 5 Key Factors to Consider
Author – Millennials Finally Leaving the Nest – Fort Lauderdale Rental Market Booming
Author – The Importance of LIHTC Market Feasibility Studies
Author – When is the right time to sell a marina?" – Boating Industry Magazine – August 13, 2015
Author – Business is Booming at Walter Duke + Partners
Author – Top 10 Takeaways from this year's ICSC Conference
Co-Author – Big Profits/Low Risk: 7 Bank Lease Deal Trends
Author – Top 5 Misperceptions About Commercial Real Estate Appraisals
Author – All you need to know about Florida Charter Schools
Author – Top 4 Reasons Why Baby Boomers Still Own the Share of US Small Businesses
Author – Three Reasons to be Happy in Your Upside Down Condo!
Author – Three Troubling Trends in the South Florida Condo Market" Author – Free Beer Included in Your Office Space?
Guest Columnist/South Florida Business Journal – Ask these questions before running for office, 2015
Author – Low Income Housing Tax Credit: A Government Program That Works
Contributor - Time to Sell Your Marina? – Trade Only Today Magazine – December, 2015 Issue
Author – Boom Interrupted: Six Signs Commercial Real Estate Could Be Peaking
Author – Thinking Outside the Box to Create Value in Church Property
Author – From the Desk of Duke: SHIP and SAIL Big Winners!
Columnist /MIASF Fort Lauderdale must be vigilant to maintain its title as Yachting Capital of the World
Author - Is the Condo Market Keeping You Up at Night?
Author - Top 3 Reasons For An Improved Housing Market Sea Level Rise: Does the Business Community Care?
Author – The American Dream Interrupted: 3 Ways Government Can Help
Author – Nine Noteworthy Trends You Should Know
Author – Its Gut Check Time in the Miami Condo Market
Author – Six Headwinds That Could Derail Florida Commercial Real Estate and the Trump Economy
Author – Opportunity is Knocking! Are you Ready?
Author – Florida has Hurricane Amnesia
Author – Is FTL Still the "Yachting Capital of the World'?
Author – COVID-19; Florida CRE Winners and Losers
Author – Office: You Can't Live with It, You Can't Live Without It
Author – CRE Valuation Professionals Shouldn't Overreact to COVID-19
Author – Florida Charter School Market Poised for Growth
Author – Top Takeaways from the CCIM Outlook Conference
Author – Economic Impact Studies: Shining a Light on the Positive Economic Benefits of Real Estate Development

**RECERTIFICATION AND CONTINUING EDUCATION**

The Appraisal Institute conducts a voluntary program of continuing education for its designated members. MAIs and SRAs who meet the minimum standards of this program are awarded periodic education certification. I am currently certified under this program.

# Appraiser License

Ron DeSantis, Governor

Melanie S. Griffin, Secretary

dbpr Florida

**STATE OF FLORIDA**

**DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION**

**FLORIDA REAL ESTATE APPRAISAL BD**

THE CERTIFIED GENERAL APPRAISER HEREIN IS CERTIFIED UNDER THE PROVISIONS OF CHAPTER 475, FLORIDA STATUTES

**GOBEL, CARLOS D**

4345 SW 72 AVE
SUITE B
MIAMI FL 33155

**LICENSE NUMBER: RZ3904**

**EXPIRATION DATE: NOVEMBER 30, 2026**

Always verify licenses online at MyFloridaLicense.com

ISSUED: 11/09/2024

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Ron DeSantis, Governor

Melanie S. Griffin, Secretary

# STATE OF FLORIDA
# DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

## FLORIDA REAL ESTATE APPRAISAL BD

THE CERTIFIED GENERAL APPRAISER HEREIN IS CERTIFIED UNDER THE PROVISIONS OF CHAPTER 475, FLORIDA STATUTES

## DUKE, WALTER BRYAN III

2860 W STATE RD 84 STE 109
FT LAUDERDALE FL 33312

**LICENSE NUMBER: RZ375**

**EXPIRATION DATE: NOVEMBER 30, 2026**

Always verify licenses online at MyFloridaLicense.com

ISSUED: 11/08/2024

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WALTER DUKE + PARTNERS

COMMERCIAL REAL ESTATE VALUATION

BANKS / LENDERS
Amerinational
American National Bank
Amarillo National Bank
Bank Leumi
Bank of America, N.A.
Bank of Florida
Bank OZK
Bank United, F.S.B.
Banesco USA
BBVA / Compass Bank
Capital Bank
Capital One Bank
Catholic Order of Foresters
Centerstate Bank
CIBC World Markets
CIT Bank
Citibank, F.S.B.
Citizens Bank
City National Bank
CLI Capital
CNL Bank
Coconut Grove Bank
Comerica
Commerce Bank, N.A.
Credit Suisse
ECCU
Fidelity Bank of Florida
Fifth Third Bank
First American Bank
First Citizens Bank
First Horizon Bank
First Housing
First Republic Bank
Florida Shores Bank
First United Bank
Flagler Bank
Fuse Group
GE Capital
Gibraltar Private Bank & Trust
Grand Bank and Trust of Florida
Grandbridge Real Estate Capital
Grove Bank & Trust
Heartland Bank
Housing Trust Group
HSBC Bank USA
Hudson Valley Bank
Iberia Bank
Israel Discount Bank
International Finance Bank
Ironstone Bank
Key Bank, N.A.
Landmark Bank
Legacy Bank of Florida
Locality Bank
Mack RE Strategies
Mercantile Bank
New Wave Loans
NorthMarq
Northern Trust Bank of Florida
Ocean Bank
OptimumBank
Pacific National Bank
Pacific Western Bank
PNC Bank
Popular Community Bank
Professional Bank
RBC Bank
Regions Bank
Sabadell United Bank
Safra National Bank of New York
Seacoast Bank
Seltzer Management Group
Stonegate Bank
Sun State Bank
Surety Bank
Synovus
Textron Financial
TD Bank
TIAA Bank
Total Bank
Truist
U.S. Bank
U.S. Century Bank
United National Bank
Valley National Bank
We Florida Financial
Wells Fargo Bank
Zeigler Capital Markets

DEVELOPERS / INVESTORS
13th Floor Investments
Aetna Realty
Allen Morris Commercial Real Estate
Alliance Companies
Alta Development
Altman Companies
American Land Company
Atlantic Pacific Companies
Bachow Ventures
Bergeron Development
Blue Water Developers
Brandon Companies
Bridge Development
Centerline Homes
Charter Schools USA
Codina Partners
Colliers International S Florida
Cornerstone Group
Crocker Partners
Cymbal Development
Dezer Properties
Drury Development Corporation
Easton & Associates
Eden Multifamily
EJS Capital Partners
El Ad National Properties
Flagler / Codina Development
Florida Crystals
Florida East Coast Industries
Florida East Coast Realty
Fort Partners
Foundry Commercial
Fuse Group
Gatlin Development Company
Genting Group
Graham Companies
Halmos Holdings
Hudson Capital Group
Informa
Ireland Companies
J. Milton Family Partners
Hix Snedeker
Hooper Construction
Jeff Greene Partners
Lincoln Property Company
Mast Acquisitions
McCourt Development
Merrimac Ventures
Metropica
Mill Creek Residential Trust
M.R. McTigue & Co
MRK Partners
Nautical Ventures
Netz Real Estate Fund
New Urban Development
Olen Properties
Pebb Capital
Pillar Multifamily
Plaza Equity Partners
Premier Developers
RAM Real Estate Development
Raza Development
Red Apple Development
Related Group
Richman Capital l
Rilea Group
Ross Realty Investments
Segbro Companies
Servitas
Stiles Corporation
Taplin Companies
Terra
Trinsic Residential Group
Woolbright Development
ZOM Companies

CORPORATE / COMPANIES
Aelion Enterprises
American Maritime Officers
Avison Young
BBX Capital
Bradford Marine
Brightline
Budget Rent-A-Car Corporation
Coastal Waste & Recycling
Colliers
Cushman Wakefield
Derecktor Shipyards
Florida Crystals
Foundry Commercial
Fox Rock
Gulfstream Park Racing Assoc.
Holman Automotive
Huizenga Holdings
IRG Sports & Entertainment
Keith
Lago Mar Beach Resort & Club
Las Olas Companies
Lowes Home Centers
Miami Dolphins
Moss Construction
Palm Peterbilt Truck Centers
Pantropic Power

Pinecrest School
Roscioli Yachting Center
Seminole Indian Tribe of Florida
Sheltair
Tampa Electric (TECO)
Uniform Advantage
Westrec Marinas
WS Development
Yacht Management Group

GOVERNMENT / MUNICIPAL

Broward County Housing Authority
BCPA
Broward County, Florida
Broward Health
Broward Regional Health Planning Council
City of Boca Raton
City of Coconut Creek
City of Coral Springs
City of Coral Gables
City of Fernandina Beach
City of Fort Lauderdale
City of Hallandale Beach
City of Hialeah
City of Hollywood
City of Homestead
City of Miami Beach
City of Miramar
City of Sunny Isles Beach
City of Sunrise
City of West Palm Beach
City of Wilton Manors
Fort Lauderdale DDA
Fort Lauderdale Executive Airport
First Housing Development Corp.
First Housing Finance Corp.
Hialeah Housing Authority
Holy Cross Hospital
Housing Authority of Broward County
Housing Authority City of Ft. Laud.
Lee County
Miami Parking Authority
Miami-Dade Housing Authority
McDowell Housing Partners
Monroe County
Palm Beach Housing Authority
Pasco Housing Authority
Port of Palm Beach
Sarasota Manatee Airport Authority
School Board of Broward County
South Florida Community Land Trust
Town of Miami Lakes
Town of Southwest Ranches
United States Department of Justice
United States Postal Service
Vitas Healthcare

INSTITUTIONAL/NON-PROFIT

Aids Healthcare Foundation
American Maritime Officers (AMO)
Archdioceses of Miami
Bonnet House Museum & Gardens
Boys & Girls Club of Broward County
Broward Health
CSC of Broward County
Dan Marino Foundation
First Housing Corporation
Florida Inland Navigation District
Habitat for Humanity
Henderson Behavioral Health
Holy Cross /Trinity Health
Housing Trust Group
Las Olas Chabad Jewish Center
Memorial Healthcare Systems
Nova Southeastern University
Salvation Army
South Broward Hospital District
Urban League
Volunteers of America
Watchtower Bible and Tract Society

LIFE COMPANIES

AEGON USA Realty Advisors
Aetna Life Insurance
Allstate Life Insurance Company
Berkshire Life Insurance Co.
First Colony Life Insurance Co.
Genworth Financial
Great American Life Insurance Co.
Guardian Life Insurance
IDS Life Insurance Co,
ING Life Insurance
Jefferson Pilot Life Insurance Co.
John Hancock Mutual Life
Lafayette Life Insurance Co.
Life of Georgia Insurance Co.
Lincoln National Life Ins. Co.
Met Life Mortgage
Minnesota Life Insurance Co.
Mutual Life Insurance Co.
Nationwide Life Insurance
New York Life
New England Mutual Life
Northwestern Mutual Life
Pacific Life Insurance Co.
Principal Real Estate Investors
Provident Mutual
Prudential Insurance Corporation
Southern Farm Bureau Life Insurance
State Farm Life Insurance
Thrivent Financial for Lutherans
TransAmerica Life

LAW FIRMS

Akerman LLP
Arnstein & Lehr LLP
Berger Singerman LLP
Brinkley Morgan Solomon
Buchanan Ingersoll & Rooney PC
Chorowski Clary Saoji Epstein, P.A.
Cooney Trybus Kwavnick Peets
Dunay, Miskel & Backman
Frank Weinberg & Black, PL
Greenberg Traurig
Gunster
Lochrie & Chakas, PA
Loving Scully Law Group
Mastriana & Christiansen, PA
Mombach, Boyle, Hardin & Simmons, P.A.
Moskowitz, Mandell, Salim & Simowitz
Nexterra Law
Olive Judd
Rafool Law Firm
Rice Pugatch Robinson Storfer & Cohen
Saavedra Goodwin
Shubin Law
Shutts, LLP
Tripp Scott
White & Case, LLP

MORTGAGE / WALL STREET

Ackman Ziff
AGM Financial
Aztec Group
Berkadia
Berkshire Mortgage Finance
Chrysler Credit Corporation
Dockerty Romer & Company
Florida Bond & Mortgage