

APPRAISAL REPORT

MIAMI BEACH LOT P13
NWC OF WASHINGTON AVENUE AND 10TH STREET
MIAMI BEACH, FLORIDA 33139
CBRE FILE NO. 21-341SE-8177-1

CLIENT: CITY OF MIAMI BEACH, FLORIDA



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Miami, FL 33131

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Date of Report: September 29, 2021

Ms. Alina T. Hudak
City Manager
CITY OF MIAMI BEACH, FLORIDA
1833 Bay Road, 2nd Floor
Miami Beach, Florida 33139

RE: Appraisal of: Miami Beach Lot P13
NWC of Washington Avenue and 10th Street
Miami Beach, Miami-Dade County, Florida
CBRE, Inc. File No. 21-341SE-8177-1

Dear Ms. Hudak:

At your request and authorization, CBRE, Inc. has prepared an appraisal of the market value of the referenced property. Our analysis is presented in the following Appraisal Report.

The subject is a 0.34-acre (14,694 sq. ft.) site improved with a municipal metered, surface parking lot located at the northwest corner of Washington Avenue and 10th Street in the South Beach submarket in Miami Beach, Florida.

As of the effective date of this appraisal, the subject is zoned GU, Government Use but has all of the location elements & market potential to be redeveloped to a higher & better use, subject to a citywide voter referendum, a comprehensive land use modification and rezoning. In order to achieve the highest & best use, the City of Miami Beach is considering the rezoning of the site to CD-2, Commercial, Medium Intensity. Therefore, at the client's specific request, we have estimated the subject's market value As If rezoned to CD-2, Commercial, Medium Intensity.

Based on the analysis contained in the following report, the market value of the subject property As If rezoned to CD-2, Commercial, Medium Intensity, which is a hypothetical condition as of the effective date of this report, is concluded as follows:

MARKET VALUE CONCLUSION			
Appraisal Premise	Interest Appraised	Date of Value	Value Conclusion
Land Value As If Rezoned to CD-2	Fee Simple Estate	September 19, 2021	\$8,800,000
Compiled by CBRE			

The report, in its entirety, including all assumptions and limiting conditions, is an integral part of, and inseparable from, this letter.

The following appraisal sets forth the most pertinent data gathered, the techniques employed, and the reasoning leading to the opinion of value. The analyses, opinions and conclusions were developed based on, and this report has been prepared in conformance with, the guidelines and recommendations set forth in the Uniform Standards of Professional Appraisal Practice (USPAP), and the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.

The intended use and user of our report are specifically identified in our report as agreed upon in our contract for services and/or reliance language found in the report. As a condition to being granted the status of an intended user, any intended user who has not entered into a written agreement with CBRE in connection with its use of our report agrees to be bound by the terms and conditions of the agreement between CBRE and the client who ordered the report. No other use or user of the report is permitted by any other party for any other purpose. Dissemination of this report by any party to any non-intended users does not extend reliance to any such party, and CBRE will not be responsible for any unauthorized use of or reliance upon the report, its conclusions or contents (or any portion thereof).

It has been a pleasure to assist you in this assignment. If you have any questions concerning the analysis, or if CBRE can be of further service, please contact us.

Respectfully submitted,

CBRE - VALUATION & ADVISORY SERVICES



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Certification

We certify to the best of our knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are our personal, impartial and unbiased professional analyses, opinions, and conclusions.
3. We have no present or prospective interest in or bias with respect to the property that is the subject of this report and have no personal interest in or bias with respect to the parties involved with this assignment.
4. Our engagement in this assignment was not contingent upon developing or reporting predetermined results.
5. Our 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.
6. Our analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice, as well as the requirements of the State of Florida.
7. 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.
8. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
9. As of the date of this report, Stuart J. Lieberman, MAI and Kristin B. Repp, MAI have completed the continuing education program for Designated Members of the Appraisal Institute.
10. Stuart J. Lieberman, MAI has and Kristin B. Repp, MAI has not made a personal inspection of the property that is the subject of this report.
11. No one provided significant real property appraisal assistance to the persons signing this report.
12. Valuation & Advisory Services operates as an independent economic entity within CBRE, Inc. Although employees of other CBRE, Inc. divisions may be contacted as a part of our routine market research investigations, absolute client confidentiality and privacy were maintained at all times with regard to this assignment without conflict of interest.
13. Stuart J. Lieberman, MAI and Kristin B. Repp, MAI have not provided any 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 agreement to perform this assignment.

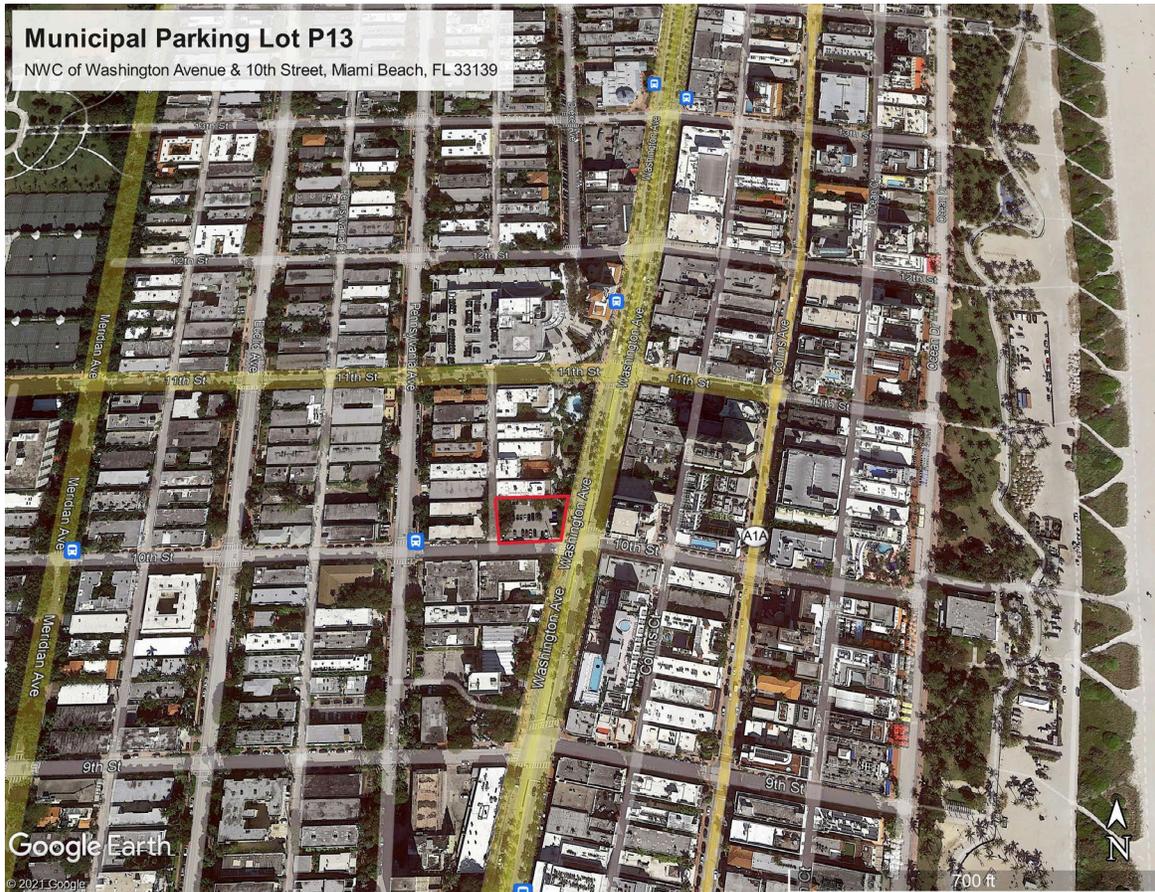


Stuart J. Lieberman, MAI
Cert Gen RZ1074



Kristin B. Repp, MAI
Cert Gen RZ2454

Subject Photographs



Aerial View



Photo 1 – Washington Avenue Frontage



Photo 2 – 10th Street Frontage



Photo 3 – Interior View



Photo 4 – Interior View

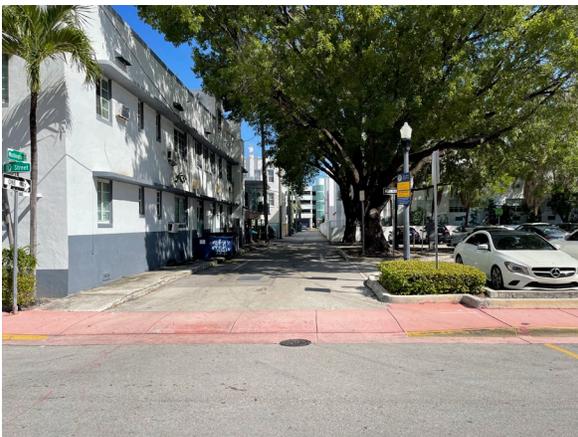


Photo 5 – Public Alley Ingress/Egress



Photo 6 – 10th Street Looking East



Photo 7 – Washington Ave. Looking South



Photo 8 – 10th Street Looking West

Executive Summary

Property Name	Miami Beach Lot P13
Location	NWC of Washington Avenue and 10th Street Miami Beach, Miami-Dade County, FL 33139
Client	City of Miami Beach, Florida
Highest and Best Use	
As If Vacant	Mixed-use retail, office, hotel & entertainment uses
As Improved	Interim use parking lot with potential for mixed-use redevelopment, subject to rezoning
Property Rights Appraised	Fee Simple Estate
Date of Inspection	September 19, 2021
Estimated Exposure Time	3 - 9 Months
Estimated Marketing Time	3 - 9 Months
Primary Land Area	0.34 AC 14,694 SF
Zoning - Existing	GU, Government Use District
Zoning - Proposed	CD-2, Commercial, Medium Intensity District
Historic District	Flamingo Park Historic District
Buyer Profile	Developer

VALUATION	Total	Per SF
Market Value As If Rezoned CD-2 On September 19, 2021		
Cost Approach	Not Applicable	---
Sales Comparison Approach	\$8,800,000	\$598.88
Income Capitalization Approach	Not Applicable	---

CONCLUDED MARKET VALUE			
Appraisal Premise	Interest Appraised	Date of Value	Value
Land Value As If Rezoned to CD-2	Fee Simple Estate	September 19, 2021	\$8,800,000

Compiled by CBRE

STRENGTHS, WEAKNESSES, OPPORTUNITIES AND THREATS (SWOT)

Strengths/ Opportunities

- The subject property is a corner intersection location along a heavily travelled north-south thoroughfare on a built-out, barrier island & resort community.
- The subject has very good pedestrian walkability and is two-blocks west of the Atlantic Ocean.
- The South Florida and Miami Beach real estate market is very active as high net worth individuals, celebrities, domestic & foreign investors, local, regional & national developers and "star" architects seek out mixed-use development opportunities for boutique hotels, retail, restaurant & entertainment projects.
- Historically low interest rates and unprecedented government stimulus in the wake of the Covid-19 pandemic.
- The State of Florida and the Miami-Dade County market are now considered open & active business communities in the wake of the pandemic.

Weaknesses/ Threats

- The Covid-19 pandemic has impacted international travel and buyer opportunities.

EXTRAORDINARY ASSUMPTIONS

An extraordinary assumption is defined as “an assignment-specific assumption as of the effective date regarding uncertain information used in an analysis which, if found to be false, could alter the appraiser’s opinions or conclusions.”¹

- Our value conclusions assume stable geotechnical subsurface conditions and no environmental hazards or concerns. If there are any unstable subsurface conditions and-or environmental deficiencies or concerns, our value conclusions could be impacted and we reserve the right to amend or revise this report accordingly.
- The use of these extraordinary assumptions may have affected the assignment results.

HYPOTHETICAL CONDITIONS

A hypothetical condition is defined as “a condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results but is used for the purposes of analysis.”²

- As of the effective date of this appraisal, the subject is zoned GU, Government Use but has all of the location elements & market potential to be redeveloped to a higher & better use, subject to a citywide voter referendum, a comprehensive land use modification and rezoning. In order to achieve the highest & best use, the City of Miami Beach is considering the rezoning of the site to CD-2, Commercial, Medium Intensity. Therefore, at the client’s specific request, we have estimated the subject’s market value As If rezoned to CD-2, Commercial, Medium Intensity, which is contrary to what is known by the appraiser to exist on the effective date of this appraisal.
- The use of these hypothetical conditions may have affected the assignment results.

OWNERSHIP AND PROPERTY HISTORY

Title to the subject property is vested to the City of Miami Beach, a municipal government. CBRE is unaware of any arm’s length ownership transfers of the property within three-to-five years of the date of appraisal. Further, the property is not reportedly being offered for sale as of the current date. However, the site is being considered for rezoning and sell-off, subject to a citywide voter referendum, a comprehensive land use modification and rezoning.

¹ The Appraisal Foundation, *USPAP, 2020-2021*

² The Appraisal Foundation, *USPAP, 2020-2021*

EXPOSURE/MARKETING TIME

Current appraisal guidelines require an estimate of a reasonable time period in which the subject could be brought to market and sold. This reasonable time frame can either be examined historically or prospectively. In a historical analysis, this is referred to as exposure time. Exposure time always precedes the date of value, with the underlying premise being the time a property would have been on the market prior to the date of value, such that it would sell at its appraised value as of the date of value. On a prospective basis, the term marketing time is most often used. The exposure/marketing time is a function of price, time, and use. It is not an isolated estimate of time alone. In consideration of these factors, we have analyzed the following:

- exposure periods for comparable sales used in this appraisal;
- exposure/marketing time information from the PwC Real Estate Investor Survey; and
- the opinions of market participants.

The following table presents the information derived from these sources.

EXPOSURE/MARKETING TIME DATA			
Investment Type	Exposure/Mktg. (Months)		
	Range		Average
Comparable Sales Data	0.0 - 36.0		18.0
<i>PwC National Investor Survey</i>			
National Development Land Market	1.0 - 12.0		7.8
Local Market Professionals	6.0 - 12.0		9.0
CBRE Exposure Time Estimate	3 - 9 Months		
CBRE Marketing Period Estimate	3 - 9 Months		
Various Sources Compiled by CBRE			

Table of Contents

Certification	i
Subject Photographs.....	ii
Executive Summary	v
Table of Contents.....	viii
Scope of Work.....	1
Area Analysis	6
Neighborhood Analysis	16
Site Analysis.....	26
Zoning.....	29
Tax and Assessment Data	36
Highest and Best Use	37
Land Value.....	38
Assumptions and Limiting Conditions	44
ADDENDA	
A Land Sale Data Sheets	
B Legal Description	
C Client Contract Information	
D Qualifications	

Scope of Work

This Appraisal Report is intended to comply with the reporting requirements set forth under Standards Rule 2 of USPAP. The scope of the assignment relates to the extent and manner in which research is conducted, data is gathered, and analysis is applied.

INTENDED USE OF REPORT

This appraisal is to be used by the client for buy/sell/exchange decision making purposes and no other use is permitted.

CLIENT

The client is City of Miami Beach, Florida.

INTENDED USER OF REPORT

This appraisal is to be used by City of Miami Beach, Florida. No other user(s) may rely on our report unless as specifically indicated in this report.

Intended users are those who an appraiser intends will use the appraisal or review report. In other words, appraisers acknowledge at the outset of the assignment that they are developing their expert opinions for the use of the intended users they identify. Although the client provides information about the parties who may be intended users, ultimately it is the appraiser who decides who they are. This is an important point to be clear about: The client does not tell the appraiser who the intended users will be. Rather, the client tells the appraiser who the client needs the report to be speaking to, and given that information, the appraiser identifies the intended user or users. It is important to identify intended users because an appraiser's primary responsibility regarding the use of the report's opinions and conclusions is to those users. Intended users are those parties to whom an appraiser is responsible for communicating the findings in a clear and understandable manner. They are the audience.³

PURPOSE OF THE APPRAISAL

The purpose of this appraisal is to estimate the market value of the subject property As If rezoned to CD-2, Commercial, Medium Intensity.

DEFINITION OF VALUE

The current economic definition of market value agreed upon by agencies that regulate federal financial institutions in the U.S. (and used herein) is as follows:

The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and

³ Appraisal Institute, *The Appraisal of Real Estate*, 15th ed. (Chicago: Appraisal Institute, 2020), 40.

knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. buyer and seller are typically motivated;
2. both parties are well informed or well advised, and acting in what they consider their own best interests;
3. a reasonable time is allowed for exposure in the open market;
4. payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.⁴

INTEREST APPRAISED

The value estimated represents Fee Simple Estate as defined below:

Fee Simple Estate - Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power and escheat.⁵

Leased Fee Interest - The ownership interest held by the lessor, which includes the right to receive the contract rent specified in the lease plus the reversionary right when the lease expires.⁶

Leasehold Interest - The tenant's possessory interest created by a lease.⁷

Extent to Which the Property is Identified

The property is identified through the following sources:

- postal address
- assessor's records
- legal description

Extent to Which the Property is Inspected

The extent of the inspection included the following: on-site, perimeter site and surrounding environs.

Type and Extent of the Data Researched

CBRE reviewed the following:

- applicable tax data
- zoning requirements

⁴ Interagency Appraisal and Evaluation Guidelines; December 10, 2010, Federal Register, Volume 75 Number 237, Page 77472.

⁵ Appraisal Institute, The Dictionary of Real Estate Appraisal, 6th ed. (Chicago: Appraisal Institute, 2015), 90.

⁶ Dictionary of Real Estate Appraisal, 128.

⁷ Dictionary of Real Estate Appraisal, 128.

- flood zone status
- demographics
- comparable sale & listing data

Type and Extent of Analysis Applied

CBRE, Inc. analyzed the data gathered through the use of appropriate and accepted appraisal methodology to arrive at a probable value indication via each applicable approach to value. For vacant land, the sales comparison approach has been employed for this assignment.

Data Resources Utilized in the Analysis

DATA SOURCES	
<i>Item:</i>	<i>Source(s):</i>
Site Data	
Size	Legal description, recorded plat & Miami-Dade County Property Appraiser
Improved Data	
Building Area	TBD
No. Bldgs.	TBD
Parking Spaces	Municipal surface parking lot
Year Built/Developed	Not applicable
Economic Data	
Deferred Maintenance:	Not applicable
Building Costs:	Not applicable
Income Data:	Not applicable
Expense Data:	Not applicable
Compiled by CBRE	

APPRAISAL METHODOLOGY

In appraisal practice, an approach to value is included or omitted based on its applicability to the property type being valued and the quality and quantity of information available. Depending on a specific appraisal assignment, any of the following four methods may be used to determine the market value of the fee simple interest of land:

- Sales Comparison Approach;
- Income Capitalization Procedures;
- Allocation; and
- Extraction.

The following summaries of each method are paraphrased from the text.

The first is the sales comparison approach. This is a process of analyzing sales of similar, recently sold parcels in order to derive an indication of the most probable sales price (or value) of the property being appraised. The reliability of this approach is dependent upon (a) the availability of comparable sales data, (b) the verification of the sales data regarding size, price, terms of sale, etc., (c) the degree of comparability or extent of adjustment necessary for differences between the subject and the comparables, and (d) the absence of nontypical conditions affecting the sales price. This is the primary and most reliable method used to value land (if adequate data exists).

The income capitalization procedures include three methods: land residual technique, ground rent capitalization, and Subdivision Development Analysis. A discussion of each of these three techniques is presented in the following paragraphs.

The land residual method may be used to estimate land value when sales data on similar parcels of vacant land are lacking. This technique is based on the principle of balance and the related concept of contribution, which are concerned with equilibrium among the agents of production--i.e. labor, capital, coordination, and land. The land residual technique can be used to estimate land value when: 1) building value is known or can be accurately estimated, 2) stabilized, annual net operating income to the property is known or estimable, and 3) both building and land capitalization rates can be extracted from the market. Building value can be estimated for new or proposed buildings that represent the highest and best use of the property and have not yet incurred physical deterioration or functional obsolescence.

The subdivision development method is used to value land when subdivision and development represent the highest and best use of the appraised parcel. In this method, an appraiser determines the number and size of lots that can be created from the appraised land physically, legally, and economically. The value of the underlying land is then estimated through a discounted cash flow analysis with revenues based on the achievable sale price of the finished product and expenses based on all costs required to complete and sell the finished product.

The ground rent capitalization procedure is predicated upon the assumption that ground rents can be capitalized at an appropriate rate to indicate the market value of a site. Ground rent is paid for the right to use and occupy the land according to the terms of the ground lease; it corresponds to the value of the landowner's interest in the land. Market-derived capitalization rates are used to convert ground rent into market value. This procedure is useful when an analysis of comparable sales of leased land indicates a range of rents and reasonable support for capitalization rates can be obtained.

The allocation method is typically used when sales are so rare that the value cannot be estimated by direct comparison. This method is based on the principle of balance and the related concept of contribution, which affirm that there is a normal or typical ratio of land value to property value for specific categories of real estate in specific locations. This ratio is generally more reliable when the subject property includes relatively new improvements. The allocation method does not produce conclusive value indications, but it can be used to establish land value when the number of vacant land sales is inadequate.

The extraction method is a variant of the allocation method in which land value is extracted from the sale price of an improved property by deducting the contribution of the improvements, which is estimated from their depreciated costs. The remaining value represents the value of the land. Value indications derived in this way are generally unpersuasive because the assessment ratios may be unreliable and the extraction method does not reflect market considerations.

For the purposes of this analysis, we have utilized the sales comparison approach as this methodology is typically used for mixed-use zoned sites that are feasible for development. The

other methodologies are used primarily when comparable land sales data is non-existent. The exclusion of said approach(s) is not considered to compromise the credibility of the results rendered herein.

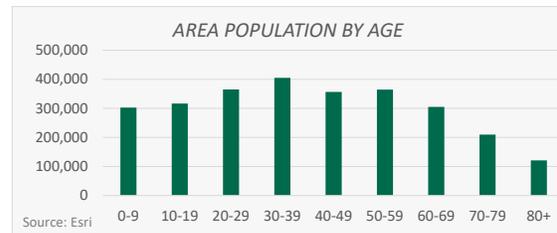
Area Analysis



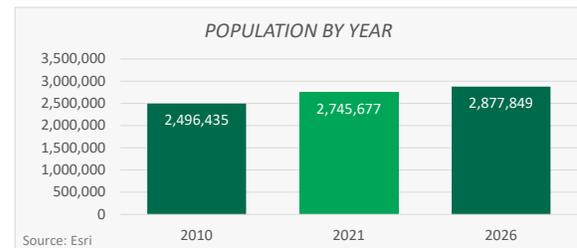
The subject is located in Miami-Dade County. Key information about the area is provided in the following tables.

POPULATION

The area has a population of 2,745,677 and a median age of 40, with the largest population group in the 30-39 age range and the smallest population in 80+ age range.



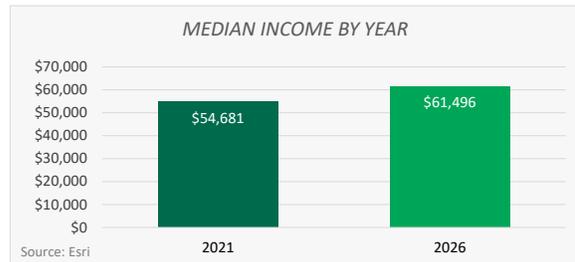
Population has increased by 249,242 since 2010, reflecting an annual increase of 0.9%. Population is projected to increase by an additional 132,172 by 2026, reflecting 0.9% annual population growth.



Source: ESRI, downloaded on Sep, 27 2021

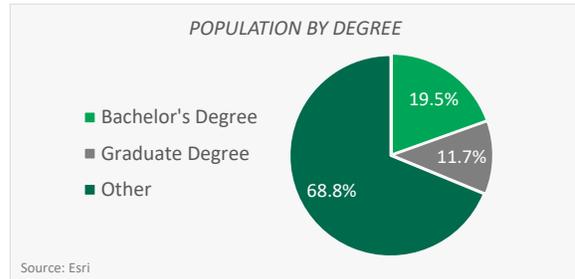
INCOME

The area features an average household income of \$81,309 and a median household income of \$54,681. Over the next five years, median household income is expected to increase by 12.5%, or \$1,363 per annum.

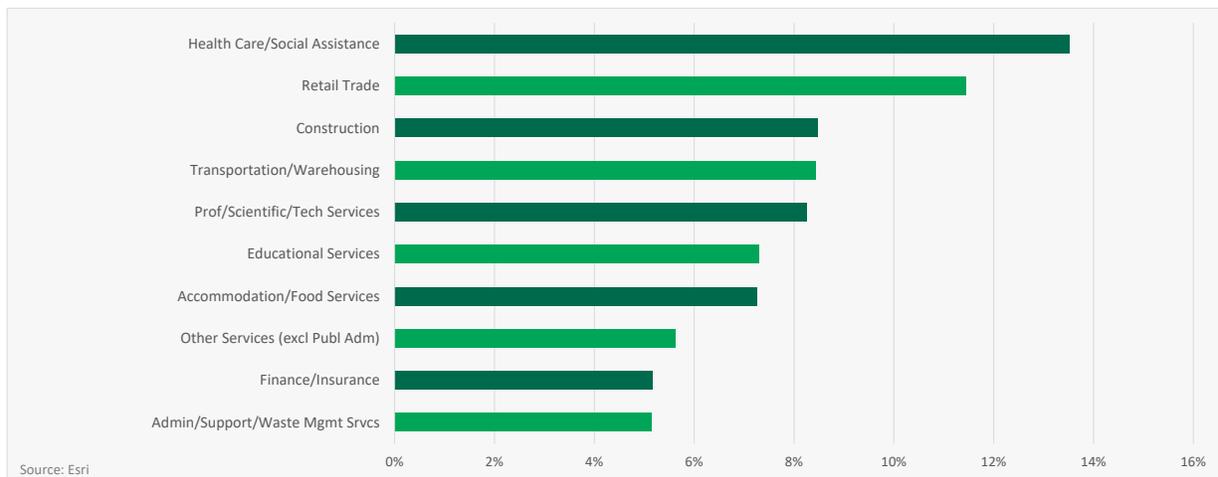


EDUCATION

A total of 31.2% of individuals over the age of 24 have a college degree, with 19.5% holding a bachelor's degree and 11.7% holding a graduate degree.



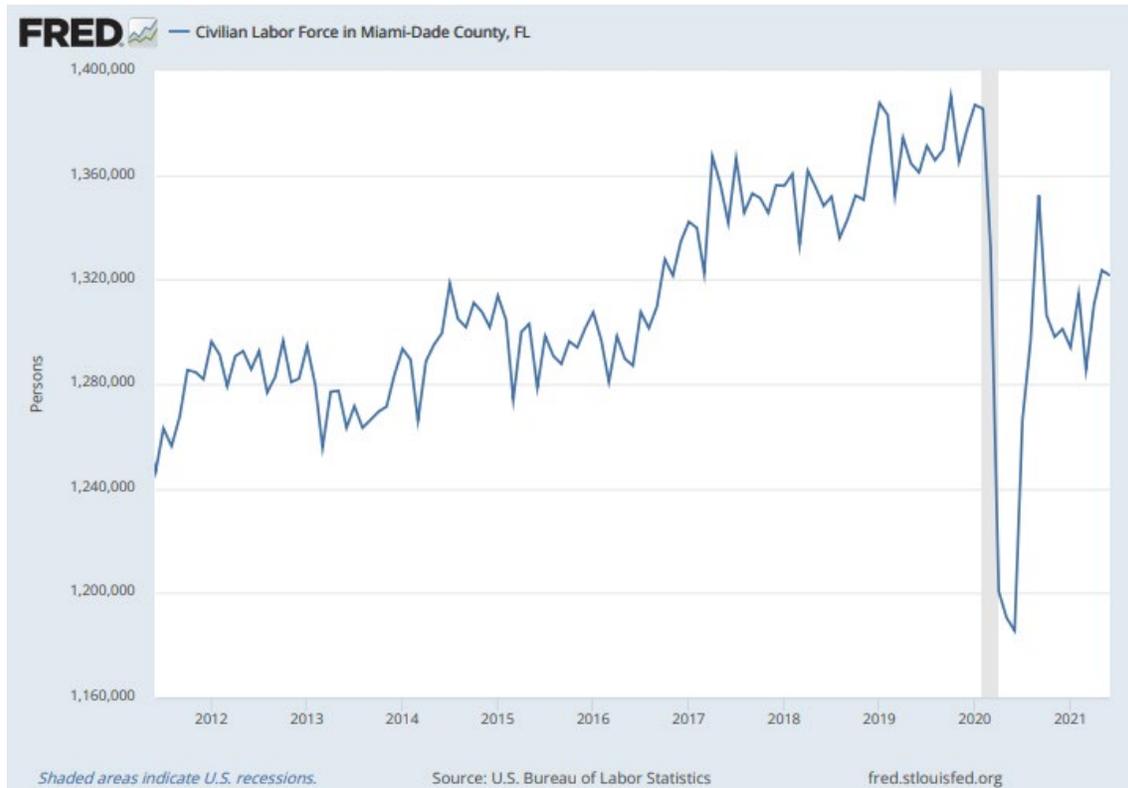
EMPLOYMENT



The area includes a total of 1,273,252 employees and has N/A unemployment rate. The top three industries within the area are Health Care/Social Assistance, Retail Trade and Construction, which represent a combined total of 33% of the population.

Source: ESRI, downloaded on Sep, 27 2021; BLS.gov dated Jan, 0 1900

MIAMI-DADE COUNTY LABOR MARKET

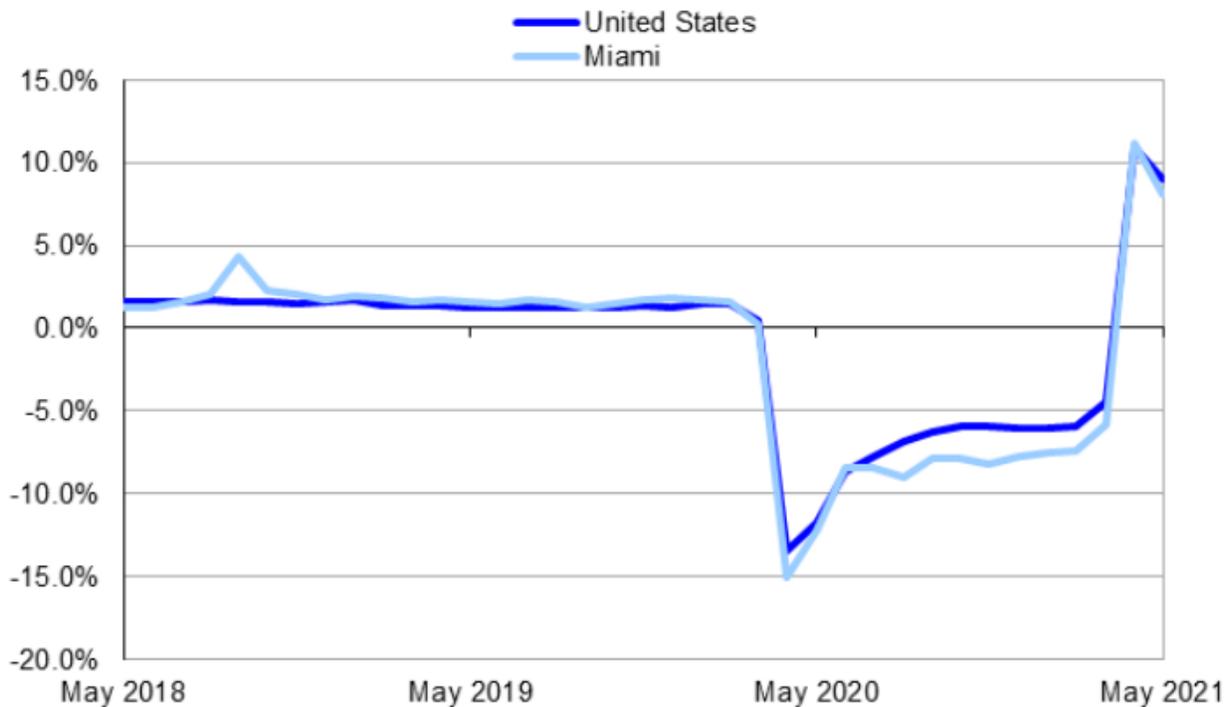


MIAMI-FORT LAUDERDALE-WEST PALM BEACH MSA EMPLOYMENT

Miami Area Employment — May 2021

Total nonfarm employment for the Miami-Fort Lauderdale-West Palm Beach, FL Metropolitan Statistical Area increased by 193,400 over the year in May, the U.S. Bureau of Labor Statistics reported today. Regional Commissioner Janet S. Rankin noted that the local rate of job gain, 8.1 percent, compared to the 9.0-percent national increase. (See chart 1 and table 1.) (The Technical Note at the end of this release contains metropolitan area definitions. All data in this release are not seasonally adjusted; accordingly, over-the-year analysis is used throughout.)

Chart 1. Over-the-year percent change for total nonfarm employment in the Miami metropolitan area, May 2018–May 2021



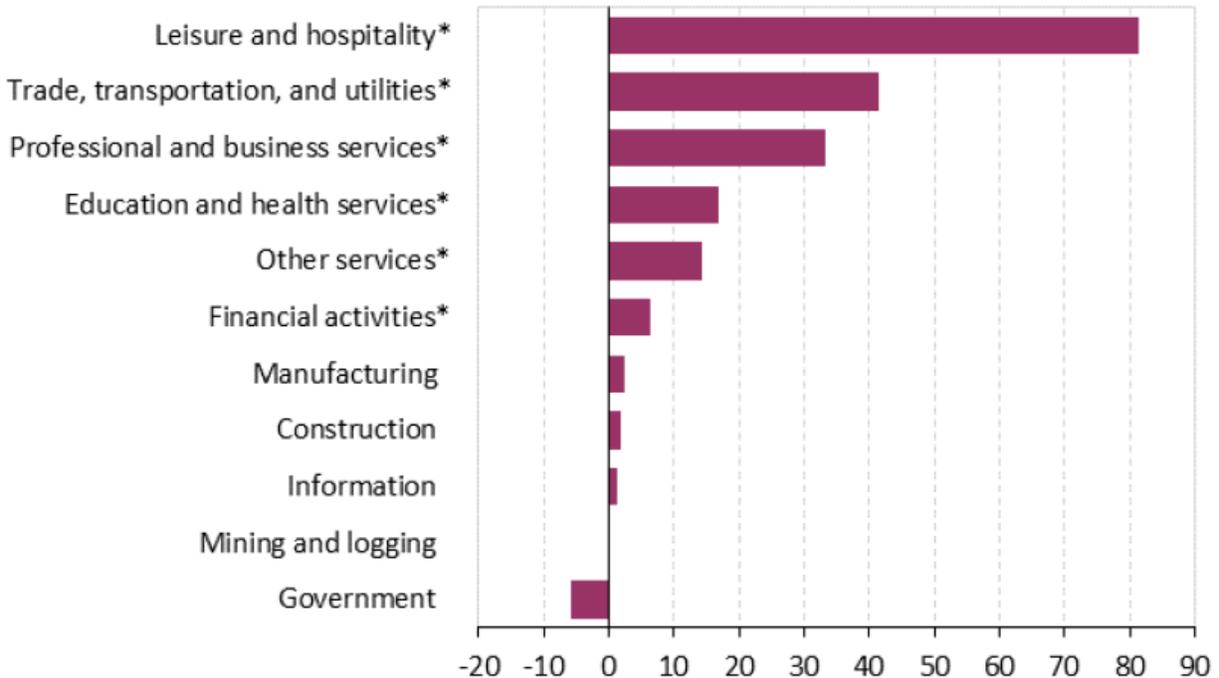
Source: U.S. Bureau of Labor Statistics.

The Miami metropolitan area is made up of three metropolitan divisions—separately identifiable employment centers within the larger metropolitan area. All three divisions had employment increases over the year. The Miami-Miami Beach-Kendall division, with 44 percent of the area’s total nonfarm employment, gained 82,100 jobs over the year. The Fort Lauderdale-Pompano Beach-Deerfield Beach division, which accounted for 32 percent of the area’s employment, gained 62,100 jobs since May 2020, and the West Palm Beach-Boca Raton- Delray Beach division, with 24 percent of the area’s employment, added 49,200 jobs.

Industry employment

In the greater Miami area, leisure and hospitality had the largest job gain (+81,300), a 40.9-percent increase over the year. (See [chart 2](#).) Within this supersector, the accommodation and food services sector added 71,600 jobs. Nationally, employment in the leisure and hospitality supersector was up 41.7 percent over the year.

Chart 2. Over-the-year net change for industry supersector employment in the Miami metropolitan area, May 2021 (in thousands)



Note: An asterisk indicates statistical significance at the 90-percent confidence level.

Source: U.S. Bureau of Labor Statistics.

Trade, transportation, and utilities gained 41,400 jobs over the year in the local area. Within this supersector, the retail trade sector accounted for the majority of the jobs gained (+31,800), while the transportation and utilities sector added 7,400 jobs. The 7.7-percent increase in Miami's trade, transportation, and utilities supersector compared to the 8.8-percent gain on a national level.

Professional and business services added 33,200 jobs locally. Within this supersector, employment in the administrative and support and waste management and remediation services sector was up 15,000.

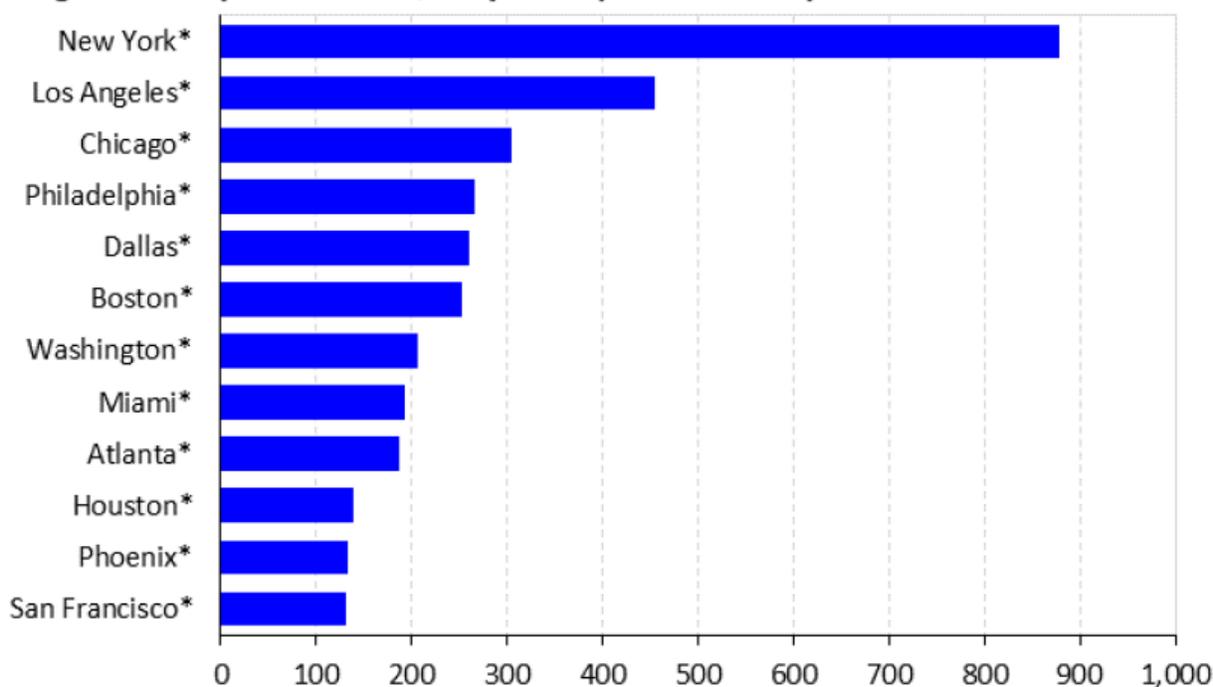
Three other supersectors had significant over-the-year job gains: education and health services (+16,800), other services (+14,400), and financial activities (+6,400).

Twelve largest metropolitan areas

Miami was 1 of the nation’s 12 largest metropolitan statistical areas in May 2021. All 12 areas gained jobs over the year. New York-Newark-Jersey City had the largest increase (+878,700). San Francisco-Oakland- Hayward (+131,900) and Phoenix-Mesa-Scottsdale (+132,900) had the smallest gains among the largest areas. (See [table 2](#) and [chart 3](#).)

New York had a 10.7-percent rate of job gain, followed by Boston-Cambridge-Nashua (10.6 percent) and Philadelphia-Camden-Wilmington (10.4 percent). The rates of job gains in the remaining nine areas ranged from 8.6 percent in Los Angeles-Long Beach-Anaheim to 4.8 percent in Houston-The Woodlands-Sugar Land.

Chart 3. Over-the-year net change in total nonfarm employment for the 12 largest metropolitan areas, May 2021 (in thousands)



Note: An asterisk indicates statistical significance at the 90-percent confidence level.
 Source: U.S. Bureau of Labor Statistics.

Coronavirus (COVID-19) Pandemic Impact on May 2021 Establishment Survey Data

BLS has continued to review all estimation and methodological procedures for the establishment survey, which included the review of data, estimation processes, the application of the birth-death model, and seasonal adjustment. Business births and deaths cannot be adequately captured by the establishment survey as they occur. Therefore, the Current Employment Statistics (CES) program uses a model to account for the relatively stable net employment change generated by business births and deaths. Due to the impact of COVID-19, the relationship between business births and deaths is no longer stable. Typically, reports with zero employment are not included in estimation. For the April final and May preliminary estimates, CES included a portion of these

reports in the estimates and made modifications to the birth-death model. In addition, for both months, the establishment survey included a portion of the reports that returned to reporting positive employment from reporting zero employment. For more information, see www.bls.gov/web/empsit/cesbd.htm.

In the establishment survey, workers who are paid by their employer for all or any part of the pay period including the 12th of the month are counted as employed, even if they were not actually at their jobs. Workers who are temporarily or permanently absent from their jobs and are not being paid are not counted as employed, even if they are continuing to receive benefits. The length of the reference period does vary across the respondents in the establishment survey; one-third of businesses have a weekly pay period, slightly over 40 percent a bi-weekly, about 20 percent semi-monthly, and a small amount monthly.

MIAMI-DADE COUNTY TOP PRIVATE EMPLOYERS

COMPANY	NO. OF EMPLOYEES	INDUSTRY
Baptist Health South Florida	11,353	Health Care
University of Miami	12,818	Education
American Airlines	11,031	Aviation
Florida Power & Light Company	3,011	Utility
Carnival Cruise Lines	3,500	Hospitality and Tourism
Mount Sinai Medical Center	3,321	Health Care
Miami Childrens Hospital	3,500	Health Care
Royal Caribbean International/Celebrity Cruises	2,989	Hospitality and Tourism
Bank of America Merrill Lynch	2,000	Banking and Finance
Wells Fargo	2,050	Banking and Finance
LATAM Airlines/Lan Cargo	900	Aviation
AAR Corp.- Aircraft Services	1,160	Aviation
N.C.L. Corporation	1,049	Hospitality and Tourism
Federal Express	1,161	Trade and Logistics
Eulen America	1,205	Professional Services
Ryder Integrated Logistics	1,106	Trade and Logistics
Miami Herald Publishing Co.	635	Publishing
CitiBank	1,000	Banking and Finance
Fountainbleau Miami Beach	1,987	Hospitality & Tourism

Source: The Beacon Council

MIAMI-DADE COUNTY TOP PUBLIC EMPLOYERS

COMPANY	NO. OF EMPLOYEES	INDUSTRY
Miami-Dade County Public Schools	33,477	Education
Miami-Dade County	25,502	Local Government
Federal Government	19,200	National Government
Florida State Government	17,100	State Government
Jackson Health System	9,797	Health Care
Florida International University	3,534	Education
Miami Dade College	2,390	Education
City of Miami	3,997	Local Government
Homestead AFB	3,250	Military
Miami VA Healthcare System	2,500	Health Care
City of Miami Beach	1,971	Local Government
U.S. Southern Command	1,600	Military
City of Hialeah	1,578	Local Government
City of North Miami Beach	420	Local Government
City of Coral Gables	730	Local Government

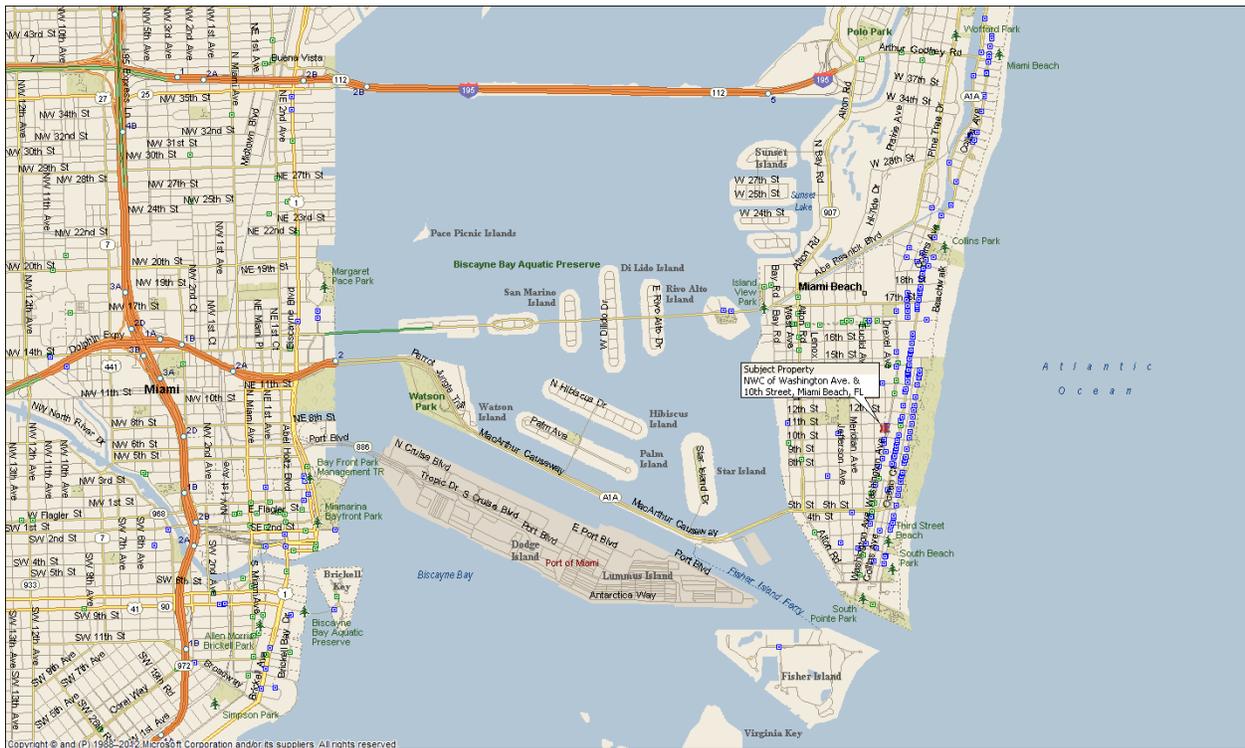
OPENING DAY

Growth in nonresidential construction jobs will also be robust because groundbreakings on major projects have become routine in MIA. Phase one of the MiamiCentral train station, which will eventually connect a new intercity train line with local transit options, debuted in May 2019. The \$2 billion Miami Worldcenter is transforming 27 acres of parking lots into a vast collection of residential, retail, office and hotel buildings. Over the next few years, the "tallest building in Florida" distinction will pass among multiple skyscrapers in downtown Miami. And county commissioners recently gave final approval to a \$4 billion mega-mall that will be America's largest shopping complex if it is completed as planned.

CONCLUSION

The economy in Miami-Dade County will continue to experience an increase in population, an increase in household income, and an increase in household values. In addition, MIA's international character and its high-skilled, bilingual workforce will help it exceed the U.S. in income growth over the long term.

Neighborhood Analysis



LOCATION

The subject property is located along the northwest corner intersection of Washington Avenue and 10th Street in the historic Flamingo Park submarket in the City of Miami Beach, Miami-Dade County, Florida 33139. The City of Miami Beach is a barrier island approximately one mile wide, ten miles long and extends in a north-south direction along the eastern seaboard parallel to mainland Miami-Dade County between Biscayne Bay and the Atlantic Ocean. The subject is located approximately 4-miles southeast of the Miami Central Business District (CBD).

BOUNDARIES

The subject property is located in the “South Beach” area of Miami Beach, which is bounded by Arthur Godfrey Road to the north, Biscayne Bay to the west, the Atlantic Ocean to the east and Government Cut to the south. The neighborhood boundaries may be generally described as follows:

- North:** Arthur Godfrey Road
- South:** Atlantic Ocean/Government Cut
- East:** Atlantic Ocean/beach
- West:** Biscayne Bay

LAND USE

Land uses within the subject neighborhood consist of a wide variety of commercial, residential & hotel developments. Lower density multi-family rental & condominium apartment uses are largely concentrated along Pennsylvania Avenue, Euclid Avenue and Meridian Avenue to the west. The neighborhood & community retail and office uses are typically clustered along the Alton Road, Washington Avenue, Collins Avenue and Dade Boulevard/Venetian Causeway corridors, as well as the pedestrian-only areas of Lincoln Road Mall. Hotels, condominiums, restaurants and retail are primarily concentrated along the Collins Avenue and Ocean Drive with additional retail uses, nightclubs, restaurants and smaller boutique hotels on Washington Avenue.

Washington Avenue borders the west side of the South Beach Entertainment District and after a long master planning process, development incentives and the establishment of a Business Improvement District (BID), the Washington Avenue corridor is starting to redevelop.

Under a BID, the property owners agree to a self-tax in order to provide funding for marketing, promotion and other initiatives to improve the area. The BID followed approval of the Washington Avenue Overlay in 2016 which increased allowable height to 75 feet for properties with more than 200 feet of frontage on Washington Avenue, reduced minimum hotel room sizes for new hotels and conversions, allowed for co-living or micro residential units, and eliminated parking requirements for hotels.

Since then, the Kimpton Anglers Hotel opened a new addition, a new Moxy Hotel has opened and the Good Time Hotel is soon to open. Approved and-or under construction projects include a new hotel at 1685 Washington Avenue and the Urbin Retreat.

On the following page is a concept presentation of development new projects along Washington Avenue.



Washington Avenue Project & Transaction Highlights:

- In September 2021 sale transaction of the 42-room Hotel Astor located at 956 Washington Avenue to the Victory Investments Group for \$12,750,000. The buyer is identified as Anil Monga, the CEO of Victory International USA, which manufactures and distributes name brand fragrances and cosmetics. The building features a swimming pool and 4,000 square feet +/- of restaurant space. It was built in 1936 on a 14,900-square-foot lot.
- Washington Park located at 1050 Washington Avenue is a 181-room hotel that sold in February 2021 for \$43,750,000. The buyer is Jean Simonian of WPH Properties and this was a lender REO from Ladder Capital.
- 601 Washington Avenue was recently completed and operating as The Goodtime Hotel with 266-rooms and a 30,000-SF restaurant called Strawberry Moon operated by Groot Hospitality. The eatery opens up to a rooftop pool and club area that hosts live music. The hotel also has around 46,000 rentable square feet of ground-floor retail space and 242 parking spaces, as presented in the following aerial photograph.



- Urbin, a co-living, co-work concept was approved by the City's Historic Preservation Board for a proposed six-story co-living and hotel project at 1234 Washington Avenue. The new building will contain 49 co-living units, 56 hotel rooms, retail and restaurant space. An adjacent 1960s office building will be renovated and restored as co-workspace. It will also contain a wellness center for residents and hotel guests on the first floor, rounding out the brand's live, work, wellness theme.



Residential uses in the Flamingo Park neighborhood are primarily single family and low-rise multifamily in design and date back to the 1920's and 1930's with higher density resort hotels and residential condominium towers found along the Atlantic Ocean/beach and Biscayne Bay

shorelines. The waterfront is where the large-scale, high-rise multifamily residential projects are located, including rental apartments, condominiums, and hotels.

The 1 & 2-story single family residential dwellings range in value from \$800,000 to \$2,000,000 +/- and are clustered around the 36.5-acre Flamingo Park. This community park has 17 tennis courts, a baseball stadium, handball and racquetball courts, a softball field, basketball court, football field, soccer field, running track, playground, walking trails and a bark park that are all surrounded by lush tropical landscaping. Flamingo Park also features a state-of-the-art aquatic center with two (2) pool areas, lockers, lounge chairs, shower facilities and water playground.

The submarket area also includes the South Pointe Elementary School, several blocks of low-to-mid-rise residential apartment, condominium, and hotel properties than Ocean Drive and the Atlantic Ocean front with beach front resort hotels to the east.

The subject location is several blocks south of the Lincoln Road Mall. The Lincoln Road pedestrian mall runs east-west from Collins Avenue to Alton Road between 16th and 17th Streets with storefronts on Lincoln Road and to a lesser extent along the side streets.



Since the capital improvement project in 1996, Lincoln Road has experienced substantial changes in tenant mix, including more restaurants and sidewalk cafes, and a shift to traditional retail shopping. At the west end of the mall, Regal Cinema opened an 18-screen stadium style movie theater in 1999. This development was strongly supported by the local municipality and has proved vital in attracting national retailers, such as Banana Republic, Pottery Barn, Williams-

Sonoma, Bebe, Swatch, Victoria's Secret's, Ann Taylor Loft, Sunglass Hut, Anthropologie, Books & Books, Chicos, Foot Locker, I. Strada, Morgan Miller, Payless ShoeSource, Quicksilver, White House/Black Market and Express to the pedestrian promenade. The addition of the Regal Cinemas solidified the Lincoln Road redevelopment and began to make it very attractive to the national retailers and high-end restaurateurs. While Lincoln Road is in and of itself a destination location, the cinemas also serve to attract year-round Miami-Dade residents to Lincoln Road. The Regal Cinemas is one of the most heavily patronized cinemas in South Florida.

Anchoring the east end of Lincoln Road Mall was the former New World Symphony which was housed within the subject property, also known as the Lincoln Theatre building. Established in 1987 under the artistic direction of Michael Tilson Thomas, the New World Symphony provides an instructional program to prepare graduates of distinguished music programs for leadership positions in orchestras and ensembles around the world. The New World Symphony recently relocated to 500 17th Street, just north of the subject's Lincoln Theatre location into a Frank Gehry designed concert hall and a 7,000 square foot projection wall on which concerts, video art and films are shown free-of-charge to audiences in Soundscape, a 2.5-acre public park, designed by Dutch architectural firm West 8.

Other primary influences in close proximity to the subject also include the Miami Beach Convention Center which provides about one million square feet of exhibition space and meeting hall facilities and is rated as one of the top convention centers in the United States; the Jackie Gleason Theater of the Performing Arts at the intersection of Washington Avenue and 17th Street; Alton Road, a commercially oriented, north-south primary arterial street; and the aforementioned Lincoln Road Pedestrian Mall which provides retail shops, restaurants, cafés and a movie theater complex located at Lincoln Road and Alton Road, just southwest of the subject property.

To the east is Ocean Drive, which runs parallel to the Atlantic Ocean and South Beach and is one of the area's premier attractions. The pristine beaches and warm waters of the Atlantic Ocean are to the east side of Ocean Drive, while a host of al fresco dining establishments and some of Florida's most luxurious, high-end hotels such as the Ritz-Carlton, The Delano, The Setai, The Shore Club and The Tides.

ACCESS

Overall, access to and throughout the subject neighborhood is considered good. The major east-west thoroughfares providing direct access to the subject area from the Miami mainland include the Venetian Causeway that becomes 17th Street, located immediately north of the subject; 5th Street/MacArthur Causeway (US Highway No. 41/State Road A1A), located to the south of the subject property; and Arthur Godfrey/Julia Tuttle Causeway (I-195) located north of the subject property. The Miami Tunnel opened in 2014 to alleviate congestion from PortMiami along the MacArthur Causeway. These arteries connect South Beach to mainland Miami to the west, as

well as intersect with the primary north-south arteries of Alton Road, Collins Avenue, Washington Avenue and Ocean Drive.

Interstate 95 is the major north-south expressway providing direct access to Miami-Dade County, as well as points north along the eastern seaboard. Biscayne Boulevard (U.S. Highway No. 1) is a well-traveled artery providing north-south access from S.E. 3rd street in downtown Miami to the Broward County line to the north. Direct access to the subject property is provided via Washington Avenue which acts as the subject’s eastern boundary line and is a two-way, two-lane, north-south city street with divided median and parallel (metered) street parking. The immediate subject area has good access via the local artery/highway network, and to the area business and commercial community.

In addition to the existing access points, there is a proposal to connect Miami Beach with downtown Miami via a monorail line. The elevated monorail would include three (3) stations and run along the south side of the MacArthur Causeway. One station would be built on the Miami side of the line and close to where the causeway begins, while the other two stations would be on Miami Beach near the end of the causeway, and the other at the intersection of Washington Avenue and 5th Street.

DEMOGRAPHICS

Selected neighborhood demographics in 1-, 3- and 5-mile radius from the subject are shown in the following table:

SELECTED NEIGHBORHOOD DEMOGRAPHICS						
NWC of Washington Avenue and 10th Street Miami Beach, FL 33139	1 Mile Radius	3 Mile Radius	5 Mile Radius	33139 - Miami Beach	Miami Beach city	Miami-Dade County
Population						
2026 Total Population	33,675	55,784	255,615	40,166	92,666	2,877,849
2021 Total Population	32,701	54,195	229,199	38,928	90,326	2,745,677
2010 Total Population	32,221	52,860	182,857	38,179	87,785	2,496,435
2000 Total Population	31,406	51,740	154,995	37,950	88,303	30,982
Annual Growth 2021 - 2026	0.59%	0.58%	2.21%	0.63%	0.51%	0.94%
Annual Growth 2010 - 2021	0.13%	0.23%	2.07%	0.18%	0.26%	0.87%
Annual Growth 2000 - 2010	0.26%	0.21%	1.67%	0.06%	-0.06%	N/A
Households						
2026 Total Households	20,408	31,170	128,708	23,914	48,792	992,819
2021 Total Households	19,946	30,475	114,999	23,311	47,818	948,312
2010 Total Households	19,982	30,270	91,385	23,221	47,170	867,352
2000 Total Households	19,516	29,676	73,277	23,125	46,365	776,774
Annual Growth 2021 - 2026	0.46%	0.45%	2.28%	0.51%	0.40%	0.92%
Annual Growth 2010 - 2021	-0.02%	0.06%	2.11%	0.04%	0.12%	0.81%
Annual Growth 2000 - 2010	0.24%	0.20%	2.23%	0.04%	0.17%	1.11%
Income						
2021 Median Household Income	\$56,659	\$63,740	\$62,392	\$60,423	\$59,225	\$54,681
2021 Average Household Income	\$91,784	\$110,747	\$98,645	\$104,426	\$102,295	\$81,309
2021 Per Capita Income	\$56,035	\$62,341	\$49,911	\$62,604	\$54,197	\$28,156
2021 Pop 25+ College Graduates	14,213	24,363	90,592	17,424	36,473	612,307
Age 25+ Percent College Graduates - 2021	50.5%	54.4%	50.9%	52.5%	50.1%	31.2%

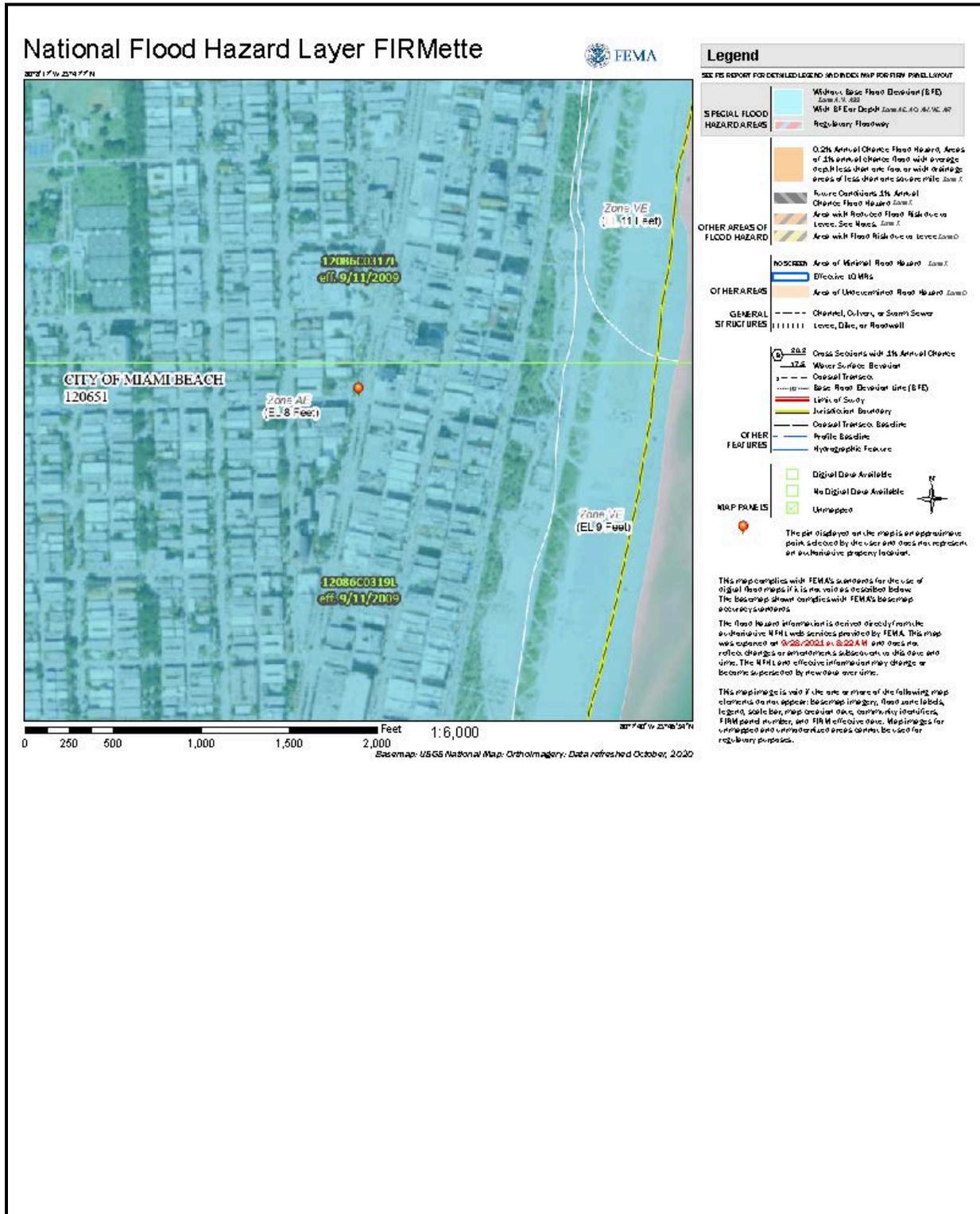
Source: ESRI

CONCLUSION

The subject neighborhood location is mature and built-out with growth in population and households through higher density, redevelopment opportunities along the major thoroughfares and waterfront. The local demographic profile is middle-to-upper-middle-income and the overall outlook is for favorable performance over the foreseeable future. Many neighborhood improvements are renovated, historically rehabilitated and-or in good-to-excellent condition.

Access to the neighborhood is good and utility services are adequate. Supporting commercial uses are good and surrounding land uses are compatible. Overall, it is our opinion that the subject neighborhood will continue to remain a very desirable area, with continued potential for appreciation. In addition, the Miami Beach submarket is a destination resort community and international “hot spot” that continues to flourish over the long term despite adverse macro-economic cycles.

FLOOD PLAIN MAP



Site Analysis

The following chart summarizes the salient characteristics of the subject site.

SITE SUMMARY AND ANALYSIS			
Physical Description			
Gross Site Area	0.34 Acres	14,694 Sq. Ft.	
Net Site Area	0.34 Acres	14,694 Sq. Ft.	
Primary Road Frontage	Washington Avenue	100 Feet	
Secondary Road Frontage	10th Street	144 Feet	
Additional Road Frontage	Alley	100 Feet	
Shape	Rectangular		
Topography	Improved to road grade		
Primary Traffic Counts (24 hrs.)	Washington Avenue	14,100	
Zoning District - Existing	GU, Government Use District		
Zoning District - Proposed	CD-2, Commercial, Medium Intensity District		
Historic District	Flamingo Park Historic District		
Flood Map Panel No. & Date	12086 C 0319 L	11-Sep-09	
Flood Zone	Zone AE (EL 8 Feet)		
Adjacent Land Uses			
Comparative Analysis		Rating	
Visibility		Good street & pedestrian visibility	
Functional Utility		Good for mixed-use	
Traffic Volume		Neighborhood, commercial & seasonal tourist traffic	
Adequacy of Utilities		Assumed adequate	
Landscaping		Urban streetscape	
Drainage		Municipal storm drainage	
Utilities	Provider	Availability	
Water	City of Miami Beach	Yes	
Sewer	City of Miami Beach	Yes	
Natural Gas	Contract service	Yes	
Electricity	FPL	Yes	
Telephone	AT&T land lines	Yes	
Mass Transit	Miami-Dade County (MDT) Metrobus and Miami Beach Trolley		
Other	Yes	No	Unknown
Detrimental Easements			X
Encroachments			X
Deed Restrictions			X
Reciprocal Parking Rights		X	
Various sources compiled by CBRE			

SITE DESCRIPTION

The subject site is improved with a municipal metered, surface parking lot located at the northwest signalized corner intersection of Washington Avenue and 10th Street, and backs up to a public alleyway. We have relied on the legal description, recorded plat and Miami-Dade County Property Appraiser's data referenced throughout this report.

INGRESS/EGRESS

Vehicular ingress/egress is available to the site via the public alleyway, while pedestrian access is provided on all fronts including Washington Avenue, 10th Street and the alleyway.

Street improvements include asphalt paved traffic lanes, signalized crosswalks, metered street parking, concrete curbs, gutters and sidewalks, and street lighting.

TOPOGRAPHY AND INFRASTRUCTURE

The subject site is improved to road grade in a built out submarket with all off-site infrastructure in-place including urban streetscape, pedestrian sidewalk, underground utilities, and concrete curbs, gutters & storm drainage system.

The topography of the site is not seen as an impediment to the development of the property. During our inspection of the site, we observed no drainage problems. However, it is important to note that the City of Miami Beach is a barrier island and reported to be ground zero for sea level rise issues and engineering.

SOILS

A soils analysis for the site has not been provided for the preparation of this appraisal. In the absence of a soils report, it is a specific assumption that the site has adequate soils to support the highest and best use.

EASEMENTS AND ENCROACHMENTS

There are no known easements or encroachments impacting the site that are considered to affect the marketability or highest and best use. It is recommended that the client/reader obtain a current title policy outlining all easements and encroachments on the property, if any, prior to making a business decision.

UTILITIES AND SERVICES

The site includes all municipal services, including police, fire and refuse garbage collection. All utilities are available to the site in adequate quality and quantity to service the highest and best use.

ENVIRONMENTAL ISSUES

Although CBRE was not provided an Environmental Site Assessment (ESA), a tour of the site did not reveal any obvious issues regarding environmental contamination or adverse conditions.

Furthermore, the appraiser is not qualified to detect the existence of potentially hazardous material or underground storage tanks which may be present on or near the site. The existence of hazardous materials or underground storage tanks may affect the value of the property. For this appraisal, CBRE, Inc. has specifically assumed that the property is not affected by any hazardous materials that may be present on or near the property.

CONCLUSION

The site is well located along a north-south thoroughfare with excellent walkability to the Atlantic Ocean, as well as, resort hotels, beach front businesses, municipal parking and residential neighborhoods.

Zoning

The following chart summarizes the subject’s existing zoning requirements.

ZONING SUMMARY	
Current Zoning	GU, Government Use District
Intent & Purpose	Any land or air rights owned by or leased to the city or other governmental agency for no less than an initial term of 20 years shall automatically convert to a GU government use district.
Uses Permitted	The main permitted uses in the GU government use district are government buildings and uses, including but not limited to parking lots and garages; parks and associated parking; schools; performing arts and cultural facilities; monuments and memorials. Any use not listed above shall only be approved after the city commission holds a public hearing. See subsection 142-425(e) for public notice requirements.
Private Uses	Private or joint government/private uses in the GU government use district, including air rights, shall be reviewed by the planning board prior to approval by the city commission. See subsection 142-425(e) for public notice requirements.
Accessory Uses	Accessory uses in the GU government use district are as required in section 142-903.
Development Regulations	<p>(a) The development regulations (setbacks, floor area ratio, signs, parking, etc.) in the GU government use district shall be the average of the requirements contained in the surrounding zoning districts as determined by the planning and zoning director, which shall be approved by the city commission.</p> <p>Upon the sale of GU property, the zoning district classification shall be determined, after public hearing with notice pursuant to Florida Statutes, by the city commission in a manner consistent with the comprehensive plan. Upon the (b) expiration of a lease to the city or other government agency, the district shall revert to the zoning district and its regulations in effect at the initiation of the lease.</p> <p>(c) Setback regulations for parking lots and garages when they are the main permitted use are listed in subsection 142-1132(n).</p> <p>(d) Following a public hearing, the development regulations required by these land development regulations, except for the historic preservation and design review processes, may be waived by a five-sevenths vote of the city commission for developments pertaining to governmental owned or leased buildings, uses and sites which are wholly used by, open and accessible to the general public, or used by not-for-profit, educational, or cultural organizations, or for convention center hotels, or convention center hotel accessory garages, or city utilized parking lots, provided they are continually used for such purposes. Notwithstanding the above, no GU property may be used in a manner inconsistent with the comprehensive plan. In all cases involving the use of GU property by the private sector, or joint government/private use, development shall conform to all development regulations in addition to all applicable sections contained in these land development regulations and shall be reviewed by the planning board prior to approval by the city commission. All such private or joint government/private uses are allowed to apply for any permittee variances and shall not be eligible to waive any regulations as described in this paragraph. However, not-for-profit, educational, or cultural organizations as forth herein, shall be eligible for a city commission waiver of development regulations as described in this paragraph, except for the historic preservation and design review processes. Additionally, private uses on the GU lots fronting Collins Avenue between 79th and 87th Streets approved by the city commission for a period of less than ten years shall be eligible for a city commission waiver of the development regulations as described in this paragraph, for temporary structures only. Such waivers applicable to GU lots fronting Collins Avenue between 79th and 87th Streets may include, but not be limited to, the design review process, provided the city commission, as part of the waiver process, evaluates and considers all applicable design review requirements and criteria in chapter 118 of</p> <p>(e) When a public hearing is required to waive development regulations before the city commission, the public notice shall be advertised in a newspaper of general paid circulation in the city at least 15 days prior to the hearing. Fifteen days prior to the public hearing date, both a description of the request and the time and place of such hearing shall be posted on the property, and notice shall also be given by mail to the owners of land lying within 375 feet of the property. A five-sevenths vote of the city commission is required to approve a waiver or use that is considered under this regulation.</p>

Source: City of Miami Beach Planning & Zoning Department

The following chart summarizes the subject’s proposed rezoning regulation.

ZONING SUMMARY	
Current Zoning	CD-2, Commercial, Medium Intensity District
Purpose	The CD-2 commercial, medium intensity district provides for commercial activities, services, offices and related activities which serve the entire city.
Main Permitted Uses	<p>The main permitted uses in the CD-2 commercial, medium intensity district are commercial uses (including, for example, personal service establishments); apartments; apartment hotels, hotels, hostels, and suite hotels (pursuant to <u>section 142-1105</u> of this chapter); religious institutions with an occupancy of 199 persons or less and alcoholic beverages establishments pursuant to the regulations set forth in <u>chapter 6</u>; Alcoholic beverage establishments located in the following geographic areas within the CD-2 commercial, medium intensity district shall be subject to the additional requirements set forth in <u>section 142-310</u>:</p> <p>a) <i>Alton Road corridor.</i> Properties on the west side of Alton Road and east of Alton Court, between 5th Street and 11th Street, and between 14th Street and Collins Canal; and properties on the east side of West Avenue, between Lincoln Road and 17th Street, except alcoholic beverage establishments fronting Lincoln Road between West Avenue and Alton Road.</p> <p>b) <i>Sunset Harbour neighborhood.</i> The geographic area generally bounded by Purdy Avenue to the west, 20th Street and the waterway to the north, Alton Road to the east, and Dade Boulevard to the south.</p>
Conditional Uses	The conditional uses in the CD-2 commercial, medium intensity district are funeral home; religious institutions; pawnshops; video game arcades; public and private institutions; schools; any use selling gasoline; new construction of structures 50,000 square feet and over (even when divided by a district boundary line), which review shall be the first step in the process before the review by any of the other land development boards; outdoor entertainment establishment; neighborhood impact establishment; open air entertainment establishment; and storage and/or parking of commercial vehicles on a site other than the site at which the associated commerce, trade or business is located. See section 142-1103.
Accessory Uses	The accessory uses in the CD-2 commercial, medium intensity district are as required in article IV, division 2 of this chapter; and accessory outdoor bar counters, provided that the accessory outdoor bar counter is not operated or utilized between midnight and 8:00 a.m.; however, for an accessory outdoor bar counter which is adjacent to a property with an apartment unit, the accessory outdoor bar counter may not be operated or utilized between 8:00 p.m. and 8:00 a.m.
Prohibited Uses	The prohibited uses in the CD-2 commercial, medium intensity district are accessory outdoor bar counters, except as provided in article IV, division 2 of this chapter and in chapter 6.
Source: City of Miami Beach Planning & Zoning Department	

ZONING SUMMARY - Continued	
Maximum Floor Area Ratio	1.50 FAR, plus Code Section 142-307(d) allows 2.0 FAR where more than 25% of the building is used for residential or hotel units.
Minimum Lot Area	None
Minimum Lot Width	None
Minimum Apt. Unit Size	New Construction: 550-SF; Rehabilitated Buildings: 400-SF Non-elderly and elderly low and moderate income housing: 400-SF Workforce Housing: 400-SF
Average Apt. Unit Size	New Construction: 800-SF; Rehabilitated Buildings: 550-SF Non-elderly and elderly low and moderate income housing—400 Workforce housing—400
Minimum Hotel Unit Size	15%: 300-SF to 335-SF and 85%: 335-SF & up; Rehabilitation of Historic Buildings: 200-SF For contributing hotel structures, located within an individual historic site, a local historic district or a national register district, which are being renovated in accordance with the Secretary of the Interior Standards and Guidelines for the Rehabilitation of Historic Structures as amended, retaining the existing room configuration shall be permitted, provided all rooms are a minimum of 200 square feet. Additionally, existing room configurations for the above described hotel structures may be modified to address applicable life-safety and accessibility regulations, provided the 200 square feet minimum unit size is maintained, and provided the maximum occupancy per hotel room does not exceed 4 persons. In addition, the minimum hotel unit size for a property formerly zoned HD is 250 square feet, provided that the property does not exceed 25,000 square feet as of March 23, 2019. Hotel units within rooftop additions to contributing structures in a historic district and individually designated historic buildings—200.
Average Hotel Unit Size	The number of units may not exceed the maximum density set forth in the comprehensive plan.
Maximum Height	50 Feet (except as provided in Section 142-1161) Notwithstanding the above, the design review board or historic preservation board, in accordance with the applicable review criteria, may allow up to an additional five feet of height, not to exceed a maximum height of 55 feet. In order to utilize the additional height, the first floor shall provide at least 12 feet in height, as measured from the base flood elevation plus maximum freeboard, to the top of the second floor slab. 40 Feet for self-storage warehouse, except that the building height shall be limited to 25 feet within 50 feet from the rear property line for lots abutting an alley; and within 60 feet from a residential district for blocks with no alley. 60 Feet for mixed-use and commercial buildings that include structured parking for properties on the west side of Alton Road from 6th Street to Collins Canal.
Maximum Stories	5 Stories (except for permitted height exceptions as provided in Code Section 142-1161)
Minimum Setbacks;	
Front, At Grade Parking Lot	5 Feet
Front, Pedestal & Tower Non-Oceanfront	-0- Feet and residential uses follow the RM-1, 2 & 3 setbacks
Front, Pedestal & Tower Oceanfront	Pedestal: 15 Feet; Tower: 20 Feet + 1 foot for every 50 feet in height, to a maximum of 50 feet, then remains constant.
Side, Interior, At Grade Parking Lot	5 Feet
Side, Interior, Pedestal & Tower Non-Oceanfront	10 feet when abutting a residential district, otherwise none. Notwithstanding the foregoing, rooftop additions to contributing structures in a historic district and individually designated historic buildings may follow existing nonconforming rear pedestal setbacks.
Side, Interior, Pedestal & Tower Oceanfront	Notwithstanding the foregoing, rooftop additions to contributing structures in a historic district and individually designated historic buildings may follow existing nonconforming rear pedestal setbacks.
Side, Facing a Street, At Grade	5 Feet
Side, Facing a Street, Pedestal & Tower Non-Oceanfront	10 feet when abutting a residential district, unless separated by a street or waterway otherwise none
Side, Facing a Street, Pedestal & Tower Oceanfront	10 Feet
Rear, At Grade Parking Lot	5 Feet and if abutting an alley -0- Feet
Rear, Pedestal & Tower Non-Oceanfront	5 Feet; and, 10 Feet when abutting residential district, unless separated by a street or waterway, then -0-.
Rear, Pedestal & Tower Oceanfront	25% of lot depth, 75 feet minimum from the bulkhead line whichever is greater (b) The tower setback shall not be less than the pedestal setback. (c) Parking lots and garages: If located on the same lot as the main structure the above setbacks shall apply. If primary use the setbacks are listed in subsection 142-1132(n). (d) Mixed use buildings: Calculation of setbacks and floor area ratio: (1) Setbacks. When more than 25 percent of the total area of a building is used for residential or hotel units, any floor containing such units shall follow the RM-1, 2, 3 setback regulations. (2) Floor area ratio. When more than 25 percent of the total area of a building is used for residential or hotel units, the floor area ratio range shall be as set forth in the RM-2 district. (3) The maximum floor area ratio (FAR) for self-storage warehouses shall be 1.5. The floor area ratio provision for mixed use buildings in section 142-307(d)(2) above shall not apply to self-storage warehouse development.
Buildings Containing Parking Spaces	Residential or commercial uses, as applicable, at the first level along every facade facing a street, sidewalk or waterway; for properties not having access to an alley, the required residential space shall accommodate entrance and exit drives. Residential or commercial uses above the first level along every facade facing a waterway. For properties less than 60 feet in width, the total amount of commercial space at the first level along a street side shall be determined by the design review or historic preservation board, as applicable. All facades above the first level, facing a street or sidewalk, shall include a substantial portion of residential or commercial uses; the total amount of residential or commercial space shall be determined by the design review or historic preservation board, as applicable, based upon their respective criteria.
Parking Requirements - District No. 6	Refer to Section 130-31 of municipal zoning code.
Source: City of Miami Beach Planning & Zoning Department	

SEC. 142-309. - WASHINGTON AVENUE DEVELOPMENT REGULATIONS AND AREA REQUIREMENTS.

The following regulations shall apply to properties that front Washington Avenue between 6th Street and 16th Street; where there is conflict within this division, the criteria below shall apply:

(1) The maximum building height shall be as follows:

- a. Fifty-five feet, unless otherwise specified below;
- b. Lots that have a frontage equal to or greater than 200 feet: 75 feet;
- c. Main use parking garages: 55 feet, regardless of lot frontage.

(2) For lots that have a frontage that is equal to or less than 100 feet, the setbacks shall be pursuant to [section 142-307](#). For lots that have a frontage that is greater than 100 feet, the setbacks shall be as follows:

a. Front:

- i. Subterranean: Zero feet.
- ii. Ground level: Zero feet.
- iii. Above the ground level up to 35 feet in height:

1. Minimum five feet for parking garages with liners; or
2. Minimum ten feet for parking garages without liners; or
3. Minimum 15 feet for all other uses.

i. Above 35 feet in height:

1. Minimum five feet for parking garages with liners; or
2. Minimum ten feet for parking garages without liners; or
3. Minimum 30 feet for all other uses.

b. Rear:

- i. Subterranean: Zero feet.
- ii. Ground level: Zero feet.
- iii. Above the ground level:

1. Minimum ten percent of lot depth; or

2. Minimum zero feet for parking garage floors above the minimum truck clearance.

c. Side, facing a street:

- i. Subterranean: Zero feet;
- ii. Nonresidential uses: Zero feet;
- iii. Residential and hotel uses: Seven and one-half feet.

- d. Side, interior:
- i. Subterranean: Zero feet;
 - ii. Nonresidential uses: Zero feet;
 - iii. Residential and hotel uses: Seven and one-half feet or eight percent of lot width, whichever is greater, up to ten feet. When abutting a nonresidential or non-hotel use, the minimum interior side setback shall be seven and one-half feet.
- (3) The maximum frontage for nightclubs and dance halls, located at the ground level shall not exceed 25 feet in width unless such a space has a certificate of use for nightclub or dance hall, or unless a valid license was issued after January 1, 2011, and before the date of adoption of the ordinance codified in this section for the use of such space as a nightclub or dance hall.
- (4) For new hotel construction or conversion to hotel use, the minimum hotel room unit size may be 175 square feet, provided that:
- a. A minimum of 20 percent of the gross floor area of the hotel consists of hotel amenity space that is physically connected to and directly accessed from the hotel. Hotel amenity space includes the following types of uses, whether indoor or outdoor, including roof decks: restaurants; bars; cafes; hotel business center; hotel retail; screening rooms; fitness center; spas; gyms; pools; pool decks; and other similar uses customarily associated with a hotel. Bars and restaurants shall count no more than 50 percent of the total hotel amenity space requirements.
 - b. Windows shall be required in all hotel rooms and shall be of dimensions that allow adequate natural lighting, as determined by the historic preservation board.
- (5) Co-living or micro residential units are permitted subject to the following regulations:
- a. For co-living or micro residential units, the minimum unit size may be 275 square feet, provided that a minimum of 20 percent of the gross floor area consists of amenity space on the same unified development site. Amenity space includes the following types of uses: Common area kitchens; club rooms; business center; retail; screening rooms; fitness center; wellness center; spas; gyms; pools; pool decks; roof decks, restaurant, bar or cafe above the ground floor; and other similar uses whether operated by a condominium or cooperative association or another operator. Fitness centers, wellness centers, spas, and gyms located on the ground floor shall be open to the public. Restaurants, bars, or cafes on the ground floor shall not count toward the amenity space requirements set forth herein. These amenities may be combined with the amenities for hotel units on the same unified development site, provided that residents and hotel guests have access to such amenities.
 - b. Within the same unified development site, office uses are provided with a minimum of 10,000 square feet shall be provided.
 - c. Each unit shall be fully furnished and shall have an individual bathroom.

- d. All one-bedroom co-living units shall have a washer and dryer machine located within the unit, and co-living units with two or more bedrooms shall, at a minimum, install a washer and dryer in the common area of the unit.
- e. Each co-living unit may contain a maximum of six bedrooms.
- f. Co-living units may only be located on the west side of Washington Avenue. In addition, the western lot line of the unified development site must front on a street with an RM-1 or RO zoning designation.
- g. A maximum of 50 percent of the floor area within the unified development site may consist of co-living or micro units.
- h. The owner must obtain a building permit for the co-living or micro residential units by March 1, 2023.
- i. Formula commercial establishments and formula restaurants, as defined in [section 114-1](#), are prohibited on a unified development site with co-living or micro units.
- j. The owner/operator shall submit a covenant running with the land, in a form acceptable to the city attorney, agreeing that any owner/operator of co-living or micro units within the unified development site shall be obligated to clean and maintain (or arrange to have cleaned and maintained) each unit.
- k. The owner/operator shall submit a covenant running with the land, in a form acceptable to the city attorney, agreeing that any owner/operator of co-living or micro units within the unified development site shall be required to perform background screening investigations of all tenants of co-living or micro units.
- l. Any owner/operator of co-living or micro units must provide onsite security guards 24 hours a day, seven days a week.
- m. All exterior windows in any hotel, co-living, or micro units on the unified development site shall contain double-pane glass.
- n. Ground floor uses fronting on Washington Avenue shall be limited to retail, restaurant, bar, or gym/fitness center. Residential uses fronting Washington Avenue shall be prohibited on the ground floor, except for the lobby and any required vertical circulation.
- o. Each co-living unit must include a dining, kitchen, and living area, unless a dining, kitchen, and living area is provided on the same floor.
- p. A rooftop seating area, pool, and garden shall be provided within the unified development site.
- q. A wellness center shall be provided within a unified development site containing co-living or micro units, which wellness center shall have both self-service and personal training offerings such as strength training, yoga, stretching, recovery, mindfulness, cardiovascular equipment, and nutritional planning.

No variances shall be permitted from the provisions of this subsection (5).

- (6) For lots that have a frontage that is greater than 100 feet, the following shall apply:
 - a. Maximum building length. Unless otherwise approved by the historic preservation board at its sole discretion, no plane of a building, above the ground floor façade facing Washington Avenue, shall continue for greater than 100 feet without incorporating an offset of a minimum five feet in depth from the setback line. The total offset widths shall total no less than 20 percent of the entire building frontage.

- b. Physical separation between buildings. Unless otherwise approved by the historic preservation board at its sole discretion, a physical separation must be provided between buildings greater than 200 feet in length and at/or above 35 feet in height from the ground floor. Notwithstanding the foregoing, for building sites with a lot frontage in excess of 500 feet, no physical separation is required if: (i) the length of the building at/or above 35 feet in height from the ground floor does not exceed 50 percent of the length of the frontage of the property; and (ii) the offsets required in subsection (a), above, are a minimum of 20 feet in depth from the setback line and the combined offset widths total no less than 30 percent of the entire building frontage.

(Ord. No. 2015-3974, § 1, eff. 10-24-15; Ord. No. 2019-4231, § 1, 1-16-19; Ord. No. 2019-4312, § 1, 10-16-19; Ord. No. 2020-4346, § 1, 7-29-20)

ANALYSIS AND CONCLUSION

The existing municipal metered, surface parking lot improvements represent a legally-conforming use and the City of Miami Beach is considering potential sell-off for redevelopment of the subject property, subject to a citywide voter referendum, a comprehensive land use modification and rezoning from GU, Government Use to CD-2, Commercial, Medium Intensity district.

Additional information may be obtained from the City of Miami Beach Planning & Zoning Department. For purposes of this appraisal, CBRE has assumed the information obtained is correct.

Tax and Assessment Data

AD VALOREM TAX INFORMATION				
Parcel	Assessor's Parcel No.	2020	2021	Pro Forma
1	02-4203-009-0280	367,500	367,500	\$8,800,000
2	02-4203-009-0290	367,200	367,200	
Subtotal		\$734,700	\$734,700	\$8,800,000
% of Assessed Value		100%	100%	75%
Final Assessed Value		734,700	734,700	\$6,600,000
General Tax Rate (per \$100 A.V.)		1.935960	1.935960	1.935960
Total Taxes		\$14,223	\$14,223	\$127,773
4% Tax Reduction for Early Pay Discount		(\$569)	(\$569)	(\$5,111)
Total Adjusted Taxes		\$13,655	\$13,655	\$122,662

Source: Assessor's Office

The local Assessor's methodology for valuation is sales comparison and income approaches to value. The next re-assessment of the subject was scheduled for January 1, 2022. If the subject sold for the value estimate in this report, a reassessment at that value could occur based on the "just value" statute, less cost of sale.

It should also be noted that the subject property is exempt from real estate property taxes based on city government ownership. However, if the subject property were sold-off to a third party developer or user, the exemption would be rescinded. In addition, under a ground lease scenario, the land component would remain exempt while the any third party leasehold improvements would be taxable, unless a non-profit or municipal government entity developed and operated the leasehold improvements.

According to the "just value" statute for all Counties within the State of Florida, the assessment for taxation purposes, is supposed to reflect 100% of market value, less cost of sale, i. e. marketing & real estate commissions, transaction & mortgage recording fees, etc., which typically equates to 65% to 85% of a recorded sale price and/or a market value estimate.

According to a representative of Miami-Dade County Revenue Collector, there are no delinquent property taxes encumbering the subject.

Highest and Best Use

In appraisal practice, the concept of highest and best use represents the premise upon which value is based. The four criteria the highest and best use must meet are:

- legally permissible;
- physically possible;
- financially feasible; and
- maximally productive.

The highest and best use analysis of the subject is discussed below.

AS VACANT

Legal Permissibility

The legally permissible uses were discussed in the Site Analysis and Zoning Sections.

Physical Possibility

The subject is adequately served by utilities, and has an adequate shape and size, sufficient access, etc., to be a developable site. There are no known physical reasons why the subject site would not support any legally probable development (i. e. it appears adequate for development).

Existing low-to-midrise retail & hotel structures on similar sites provides additional evidence for the physical possibility of development.

Financial Feasibility

The determination of financial feasibility is dependent primarily on the relationship of supply and demand for the legally probable land uses versus the cost to create the uses. With respect to the legal uses for the subject site, the local submarket is in a growth & redevelopment cycle. Development of new retail, hotel and mixed-use properties has occurred in the recent past and continues to this day. Further, within the subject market, there are several under construction and proposed retail & hotel projects along the Washington Avenue corridor.

Maximum Productivity - Conclusion

The final test of highest and best use of the site as if vacant is that the use be maximally productive, yielding the highest return to the land.

Based on the information presented above and upon information contained in the sales comparison approach section and neighborhood analysis, we conclude that the highest and best use of the subject as if vacant would be the development of a mixed-use hotel with ground floor retail. More specifically, the subject would be developed to a height of 7-stories and a density of 28,400-SF or a 2.0 FAR.

Land Value

The following map and table summarize the comparable data used in the valuation of the subject site. A detailed description of each transaction is included in the addenda.



SUMMARY OF COMPARABLE LAND SALES

No.	Property Location	Transaction Type	Date	Proposed Use	Actual Sale Price	Adjusted Sale Price ¹	Size (Acres)	Size (SF)	Price Per SF
1	161 Washington Avenue Miami Beach, FL 33139	Sale	Jan-19	Montessori school	\$4,800,000	\$4,800,000	0.15	6,500	\$738.46
2	251 Washington Avenue Miami Beach, FL 33139	Sale	Jun-19	TBD	\$6,125,000	\$6,125,000	0.30	13,000	\$471.15
3	1910 Alton Road Miami Beach, FL 33139	Sale	Feb-20	Mixed-use office/residential	\$4,500,000	\$4,500,000	0.18	8,000	\$562.50
4	1212 Lincoln Road Miami Beach, FL 33139	Sale	Jun-20	Boutique hotel	\$9,000,000	\$9,000,000	0.42	18,263	\$492.80
5	200 & 212 Collins Avenue Miami Beach, FL 33139	Sale	Dec-20	Hotel	\$6,000,000	\$6,000,000	0.30	13,000	\$461.54
6	1790 Alton Road Miami Beach, FL 33139	Sale	Apr-21	Boutique hotel	\$4,000,000	\$4,000,000	0.23	10,200	\$392.16
7	1234 - 1260 Washington Avenue Miami Beach, FL 33139	Sale	May-21	Retail/office redevelopment	\$20,000,000	\$20,000,000	0.77	33,525	\$596.57
8	944 5th Street 411 & 419 Michigan Avenue Miami Beach, FL 33139	Sale	Jun-21	TBD	\$8,980,000	\$8,980,000	0.48	21,000	\$427.62
Subj.	NWC of Washington Avenue and 10th Street, Miami Beach, Florida	---	---	Mixed-use retail, office, hotel & entertainment uses	---	---	0.34	14,694	---

¹ Adjusted sale price for cash equivalency and/or development costs (where applicable)

Compiled by CBRE

The sales utilized represent the best data available for comparison with the subject and were selected from the greater Miami Beach area within 1-to-2-mile radius of the subject. These sales were chosen based upon location and zoning/density.

DISCUSSION/ANALYSIS OF LAND SALES

Land Sale One

This comparable is a 6,500-square foot site located on the southeast corner of Washington Avenue and 2nd Street in the South of 5th submarket in Miami Beach, Florida. The property is improved with two buildings, one of which is designated historic and cannot be razed. The property was previously purchased in March of 2017 for \$4,150,000 by a local restaurateur who intended on redeveloping it as a restaurant. Based on difficulties associated with securing approvals from the historic preservation board, the owner decided to scrap his plans and sell the property. It was re-listed at \$5,250,000 and sold in January of 2019 for "all cash" to a developer who intends on developing it as a Montessori School. The historic building will be gut renovated while the rear building will be razed. The purchase price was \$4,800,000, or \$738.46 per square foot.

We have adjusted Sale 1 upwards for improving market conditions between the date of sale and our effective date of this appraisal. We have also adjusted Sale 1 downwards for smaller size/value relationship and downwards for topography/site conditions, i. e. contributory value of the existing historic structure when compared to the subject property As If rezoned.

Land Sale Two

This comparable land sale is located along the east side of Washington Avenue, just south of 3rd Street in the South of 5th submarket in Miami Beach, Florida. The property was broker listed as high as \$9,100,000 with a price reduction to \$8,500,000, then \$7,700,000 and ultimately sold for \$6,125,000 in an "all cash" transaction and buyer is in the approval process for a school use. The seller previously acquired the site in March 2015 for \$8,250,000.

We have adjusted Sale 2 upwards for improving market conditions between the date of sale and our effective date of this appraisal. We have also adjusted Sale 1 upwards for inferior zoning/density when compared to the subject property As If rezoned.

Land Sale Three

This comparable land sale is located along the west side of Alton Road in the Sunset Harbour submarket in Miami Beach, Florida. The property was improved with an obsolete office/educational building and broker listed at \$5,750,000 for approximately 13-months +/- before going into contract at \$4,500,000 in an "all cash" transaction. The buyer is a developer who demolished the building and secured site plan approvals for a 5-story, 15,997-SF mixed-use office building with a top floor residential unit including rooftop deck, 2-floors of office space, a ground floor art gallery, secured lobby and 15-mechincal lift parking spaces.

We have adjusted Sale 3 upwards for improving market conditions between the date of sale and our effective date of this appraisal. We have also adjusted Sale 3 downwards for smaller size/value relationship and upwards for inferior submarket location when compared to the subject property As If rezoned.

Land Sale Four

This comparable land sale is located at the southwest corner intersection of Alton Road & Lincoln Road in the South Beach submarket of Miami Beach, Florida. The site is improved with an 18,105-SF 2-story Wells Fargo branch bank built in 1940 that will be redeveloped into a 50-room boutique hotel. The seller previously acquired the property from Wells Fargo in January 2020 for \$8,500,000. The site location is across the street from the Lincoln Road pedestrian mall and is part of a mixed-use master plan anchored by a 55,000-SF Whole Foods with 3-levels of structured parking support.

We have adjusted Sale 4 upwards for improving market conditions between the date of sale and our effective date of this appraisal. We have also adjusted Sale 4 upwards slightly for larger when compared to the subject property As If rezoned.

Land Sale Five

This comparable land sale is a 0.30-acre site that is under improved with a 20-unit, 10,374-square foot apartment building constructed in 1940 and a 5,509-square foot office building built in 1941. The apartment building was 100% occupied at the time of sale and the office building was owner occupied by the seller. The buyer is a hotel developer who intends on gut renovating the existing buildings for redevelopment as a boutique hotel, subject to historic preservation.

We have adjusted Sale 5 upwards for improving market conditions between the date of sale and our effective date of this appraisal. We have also adjusted Sale 5 for topography/site conditions, i. e. contributory value of the existing historic structure when compared to the subject property As If rezoned.

Land Sale Six

This comparable is a 10,200-square foot tract of vacant land located at 1790 Alton Road in the South Beach submarket of Miami Beach, Florida. The property does not have direct frontage on Alton Road due to a right-of-way access road but does have Alton Road visibility. The property was being utilized as a parking lot and sold for \$4,000,000, or \$392.16 per square foot. The buyer intends on developing a 36-key hotel with a restaurant on the ground floor. However, the City of Miami Beach is proposing a new zoning ordinance and overlay district that encourages office and restricts hotel development in the Sunset Harbour section of South Beach. According to the listing broker the property was previously approved for a 5-story commercial/retail building with 30 parking spaces. The seller previously acquired the property in July 2011 for \$1,150,000 and the buyer owns the Kimpton Hotel Palomar South Beach at 1750 Alton Road, where the

restaurant Osteria Morini Miami Beach recently opened. It's across the street from the development site he just purchased.

We have adjusted Sale 6 upwards for improving market conditions between the date of sale and our effective date of this appraisal. We have also adjusted Sale 6 downwards for smaller size/value relationship, upwards for inferior triangular shape & configuration and upwards for inferior submarket location when compared to the subject property.

Land Sale Seven

This comparable land sale comprises an existing 1-story, 10,697-SF retail building (1260) and a 3-story, 19,519-SF office building (1234) located along the west side of Washington Avenue at 13th Street and spanning west to the Drexel Avenue frontage. The buyer operates a co-living & co-working business with plans to demolish the 1-story retail building and replace it with a new, ground-up 6-story office building and will gut renovate & restore the existing 3-story office building. The proposed site plan comprises a total of 44,153-SF of rentable area and 82,160-SF of gross building area that includes a 5,000-SF wellness center on the ground floor and 21,000-SF of new, flexible office space on the upper floors including co-working area as small as 50-SF and more traditional office suites ranging from 1,000 to 5,000 square feet with fully furnished, turn key options. Project amenities include a food market, cafe & raw juice bar, 60-residential units and roof deck with pool, yoga lawn and bar. The residential units will be a mix of 275-SF micro units and co-living units with 2-to-4 bedroom floor plans including private bathrooms in each bedroom and shared living room, kitchen and laundry machines.

The sale transaction was facilitated with a \$14 million purchase money mortgage in favor of the sellers and the buyer raised \$56 million from investors for the redevelopment program.

We have adjusted Sale 7 upwards for larger size/value relationship and downwards for topography/site conditions, i. e. contributory value of the existing historic structure when compared to the subject property As If rezoned.

Land Sale Eight

This comparable land sale is a two-part assemblage of the former Roca Hotel site located along the southeast corner of 5th Street & Michigan Avenue in the South of 5th submarket in Miami Beach, Florida. The 411 Michigan Avenue parcel was previously acquired in March 2016 for \$3,700,000 and foreclosed upon in January 2019 by City First Mortgage Corp and then became a bank REO that was broker listed by Marcus & Millichap for \$2,000,000 and sold for \$1,980,000 in an "all cash" transaction. The 955 5th Street portion was previously acquired by the same developer identified as Gianfranco Rondon of RG Group in June 2014 for \$4,250,000 and was site plan approved for the 5-story Roca Hotel. However construction stalled shortly after the site & foundation work commenced and foreclosure proceedings were initiated in October 2018 in an attempt to resolve the judgement. Both sites were then listed "for sale" at a combined price of \$10,950,000 but did not sell and the developer lost title to the lender and a 3rd party

note holder, which created the more recent two-part assemblage & resale to a New York based development company identified as Bizzi & Partners.

We have adjusted Sale 8 upwards for conditions of sale, i. e. distressed history and partial bank REO assemblage. We also adjusted Sale 8 upwards for larger size, upwards for inferior submarket location and upwards for inferior zoning/density when compared to the subject property As If rezoned.

SUMMARY OF ADJUSTMENTS

Based on our comparative analysis, the following chart summarizes the adjustments warranted to each comparable.

LAND SALES ADJUSTMENT GRID									Subject
Comparable Number	1	2	3	4	5	6	7	8	
Transaction Type	Sale	Sale	Sale	Sale	Sale	Sale	Sale	Sale	---
Transaction Date	Jan-19	Jun-19	Feb-20	Jun-20	Dec-20	Apr-21	May-21	Jun-21	---
Proposed Use	Montessori school	TBD	Mixed-use office/residential	Boutique hotel	Hotel	Boutique hotel	Retail/office redevelopment	TBD	Mixed-use retail, office, hotel & entertainment uses
Actual Sale Price	\$4,800,000	\$6,125,000	\$4,500,000	\$9,000,000	\$6,000,000	\$4,000,000	\$20,000,000	\$8,980,000	---
Adjusted Sale Price ¹	\$4,800,000	\$6,125,000	\$4,500,000	\$9,000,000	\$6,000,000	\$4,000,000	\$20,000,000	\$8,980,000	---
Size (Acres)	0.15	0.30	0.18	0.42	0.30	0.23	0.77	0.48	0.34
Size (SF)	6,500	13,000	8,000	18,263	13,000	10,200	33,525	21,000	14,694
Price Per SF	\$738.46	\$471.15	\$562.50	\$492.80	\$461.54	\$392.16	\$596.57	\$427.62	---
Price (\$ PSF)	\$738.46	\$471.15	\$562.50	\$492.80	\$461.54	\$392.16	\$596.57	\$427.62	---
Property Rights Conveyed	0%	0%	0%	0%	0%	0%	0%	0%	
Financing Terms ¹	0%	0%	0%	0%	0%	0%	0%	0%	
Conditions of Sale	0%	0%	0%	0%	0%	0%	0%	10%	
Market Conditions (Time)	10%	10%	5%	5%	5%	0%	0%	0%	
Subtotal	\$812.31	\$518.27	\$590.63	\$517.44	\$484.62	\$392.16	\$596.57	\$470.38	
Size	-10%	0%	-10%	5%	0%	-5%	10%	5%	
Shape	0%	0%	0%	0%	0%	30%	0%	0%	
Corner	0%	0%	0%	0%	0%	0%	0%	0%	
Frontage	0%	0%	0%	0%	0%	0%	0%	0%	
Topography	-10%	0%	0%	0%	-10%	0%	-10%	0%	
Location	0%	0%	10%	0%	0%	10%	0%	10%	
Zoning/Density	0%	10%	0%	0%	10%	0%	0%	5%	
Utilities	0%	0%	0%	0%	0%	0%	0%	0%	
Highest & Best Use	0%	0%	0%	0%	0%	0%	0%	0%	
Total Other Adjustments	-20%	10%	0%	5%	0%	35%	0%	20%	
Value Indication for Subject	\$649.84	\$570.09	\$590.63	\$543.31	\$484.62	\$529.42	\$596.57	\$564.46	
Absolute Adjustment	30%	20%	25%	10%	25%	45%	20%	30%	

¹ Adjusted sale price for cash equivalency and/or development costs (where applicable)
Compiled by CBRE

CONCLUSION

Based on the preceding analysis, Comparables 1, 2, 4 & 7 were the most representative of the subject site and warranted greatest consideration because of size, location and zoning/density. In conclusion, a price per square foot of site area within the overall unadjusted range and mid-to-upper end of the narrowed adjusted range was most appropriate for valuing subject because of location and proposed rezoning/density. The following table presents the valuation conclusion, subject to a citywide voter referendum, a comprehensive land use modification and rezoning from GU, Government Use to CD-2, Commercial, Medium Intensity district:

CONCLUDED LAND VALUE AS IF REZONED TO CD-2				
\$ PSF		Subject SF		Total
\$550.00	x	14,694	=	\$8,081,700
\$650.00	x	14,694	=	\$9,551,100
Indicated Value As If Rezoned:				\$8,800,000
		(Rounded \$ PSF)		\$598.88
Compiled by CBRE				

Assumptions and Limiting Conditions

1. CBRE, Inc. through its appraiser (collectively, "CBRE") has inspected through reasonable observation the subject property. However, it is not possible or reasonably practicable to personally inspect conditions beneath the soil and the entire interior and exterior of the improvements on the subject property. Therefore, no representation is made as to such matters.
2. The report, including its conclusions and any portion of such report (the "Report"), is as of the date set forth in the letter of transmittal and based upon the information, market, economic, and property conditions and projected levels of operation existing as of such date. The dollar amount of any conclusion as to value in the Report is based upon the purchasing power of the U.S. Dollar on such date. The Report is subject to change as a result of fluctuations in any of the foregoing. CBRE has no obligation to revise the Report to reflect any such fluctuations or other events or conditions which occur subsequent to such date.
3. Unless otherwise expressly noted in the Report, CBRE has assumed that:
 - (i) Title to the subject property is clear and marketable and that there are no recorded or unrecorded matters or exceptions to title that would adversely affect marketability or value. CBRE has not examined title records (including without limitation liens, encumbrances, easements, deed restrictions, and other conditions that may affect the title or use of the subject property) and makes no representations regarding title or its limitations on the use of the subject property. Insurance against financial loss that may arise out of defects in title should be sought from a qualified title insurance company.
 - (ii) Existing improvements on the subject property conform to applicable local, state, and federal building codes and ordinances, are structurally sound and seismically safe, and have been built and repaired in a workmanlike manner according to standard practices; all building systems (mechanical/electrical, HVAC, elevator, plumbing, etc.) are in good working order with no major deferred maintenance or repair required; and the roof and exterior are in good condition and free from intrusion by the elements. CBRE has not retained independent structural, mechanical, electrical, or civil engineers in connection with this appraisal and, therefore, makes no representations relative to the condition of improvements. CBRE appraisers are not engineers and are not qualified to judge matters of an engineering nature, and furthermore structural problems or building system problems may not be visible. It is expressly assumed that any purchaser would, as a precondition to closing a sale, obtain a satisfactory engineering report relative to the structural integrity of the property and the integrity of building systems.
 - (iii) Any proposed improvements, on or off-site, as well as any alterations or repairs considered will be completed in a workmanlike manner according to standard practices.
 - (iv) Hazardous materials are not present on the subject property. CBRE is not qualified to detect such substances. The presence of substances such as asbestos, urea formaldehyde foam insulation, contaminated groundwater, mold, or other potentially hazardous materials may affect the value of the property.
 - (v) No mineral deposit or subsurface rights of value exist with respect to the subject property, whether gas, liquid, or solid, and no air or development rights of value may be transferred. CBRE has not considered any rights associated with extraction or exploration of any resources, unless otherwise expressly noted in the Report.
 - (vi) There are no contemplated public initiatives, governmental development controls, rent controls, or changes in the present zoning ordinances or regulations governing use, density, or shape that would significantly affect the value of the subject property.
 - (vii) All required licenses, certificates of occupancy, consents, or other legislative or administrative authority from any local, state, nor national government or private entity or organization have been or can be readily obtained or renewed for any use on which the Report is based.
 - (viii) The subject property is managed and operated in a prudent and competent manner, neither inefficiently or super-efficiently.
 - (ix) The subject property and its use, management, and operation are in full compliance with all applicable federal, state, and local regulations, laws, and restrictions, including without limitation environmental laws, seismic hazards, flight patterns, decibel levels/noise envelopes, fire hazards, hillside ordinances, density, allowable uses, building codes, permits, and licenses.
 - (x) The subject property is in full compliance with the Americans with Disabilities Act (ADA). CBRE is not qualified to assess the subject property's compliance with the ADA, notwithstanding any discussion of possible readily achievable barrier removal construction items in the Report.

- (xi) All information regarding the areas and dimensions of the subject property furnished to CBRE are correct, and no encroachments exist. CBRE has neither undertaken any survey of the boundaries of the subject property nor reviewed or confirmed the accuracy of any legal description of the subject property.

Unless otherwise expressly noted in the Report, no issues regarding the foregoing were brought to CBRE's attention, and CBRE has no knowledge of any such facts affecting the subject property. If any information inconsistent with any of the foregoing assumptions is discovered, such information could have a substantial negative impact on the Report. Accordingly, if any such information is subsequently made known to CBRE, CBRE reserves the right to amend the Report, which may include the conclusions of the Report. CBRE assumes no responsibility for any conditions regarding the foregoing, or for any expertise or knowledge required to discover them. Any user of the Report is urged to retain an expert in the applicable field(s) for information regarding such conditions.

4. CBRE has assumed that all documents, data and information furnished by or behalf of the client, property owner, or owner's representative are accurate and correct, unless otherwise expressly noted in the Report. Such data and information include, without limitation, numerical street addresses, lot and block numbers, Assessor's Parcel Numbers, land dimensions, square footage area of the land, dimensions of the improvements, gross building areas, net rentable areas, usable areas, unit count, room count, rent schedules, income data, historical operating expenses, budgets, and related data. Any error in any of the above could have a substantial impact on the Report. Accordingly, if any such errors are subsequently made known to CBRE, CBRE reserves the right to amend the Report, which may include the conclusions of the Report. The client and intended user should carefully review all assumptions, data, relevant calculations, and conclusions of the Report and should immediately notify CBRE of any questions or errors within 30 days after the date of delivery of the Report.
5. CBRE assumes no responsibility (including any obligation to procure the same) for any documents, data or information not provided to CBRE, including without limitation any termite inspection, survey or occupancy permit.
6. All furnishings, equipment and business operations have been disregarded with only real property being considered in the Report, except as otherwise expressly stated and typically considered part of real property.
7. Any cash flows included in the analysis are forecasts of estimated future operating characteristics based upon the information and assumptions contained within the Report. Any projections of income, expenses and economic conditions utilized in the Report, including such cash flows, should be considered as only estimates of the expectations of future income and expenses as of the date of the Report and not predictions of the future. Actual results are affected by a number of factors outside the control of CBRE, including without limitation fluctuating economic, market, and property conditions. Actual results may ultimately differ from these projections, and CBRE does not warrant any such projections.
8. The Report contains professional opinions and is expressly not intended to serve as any warranty, assurance or guarantee of any particular value of the subject property. Other appraisers may reach different conclusions as to the value of the subject property. Furthermore, market value is highly related to exposure time, promotion effort, terms, motivation, and conclusions surrounding the offering of the subject property. The Report is for the sole purpose of providing the intended user with CBRE's independent professional opinion of the value of the subject property as of the date of the Report. Accordingly, CBRE shall not be liable for any losses that arise from any investment or lending decisions based upon the Report that the client, intended user, or any buyer, seller, investor, or lending institution may undertake related to the subject property, and CBRE has not been compensated to assume any of these risks. Nothing contained in the Report shall be construed as any direct or indirect recommendation of CBRE to buy, sell, hold, or finance the subject property.
9. No opinion is expressed on matters which may require legal expertise or specialized investigation or knowledge beyond that customarily employed by real estate appraisers. Any user of the Report is advised to retain experts in areas that fall outside the scope of the real estate appraisal profession for such matters.
10. CBRE assumes no responsibility for any costs or consequences arising due to the need, or the lack of need, for flood hazard insurance. An agent for the Federal Flood Insurance Program should be contacted to determine the actual need for Flood Hazard Insurance.
11. Acceptance or use of the Report constitutes full acceptance of these Assumptions and Limiting Conditions and any special assumptions set forth in the Report. It is the responsibility of the user of the Report to read in full, comprehend and thus become aware of all such assumptions and limiting conditions. CBRE assumes no responsibility for any situation arising out of the user's failure to become familiar with and understand the same.
12. The Report applies to the property as a whole only, and any pro ration or division of the title into fractional interests will invalidate such conclusions, unless the Report expressly assumes such pro ration or division of interests.

13. The allocations of the total value estimate in the Report between land and improvements apply only to the existing use of the subject property. The allocations of values for each of the land and improvements are not intended to be used with any other property or appraisal and are not valid for any such use.
14. The maps, plats, sketches, graphs, photographs, and exhibits included in this Report are for illustration purposes only and shall be utilized only to assist in visualizing matters discussed in the Report. No such items shall be removed, reproduced, or used apart from the Report.
15. The Report shall not be duplicated or provided to any unintended users in whole or in part without the written consent of CBRE, which consent CBRE may withhold in its sole discretion. Exempt from this restriction is duplication for the internal use of the intended user and its attorneys, accountants, or advisors for the sole benefit of the intended user. Also exempt from this restriction is transmission of the Report pursuant to any requirement of any court, governmental authority, or regulatory agency having jurisdiction over the intended user, provided that the Report and its contents shall not be published, in whole or in part, in any public document without the written consent of CBRE, which consent CBRE may withhold in its sole discretion. Finally, the Report shall not be made available to the public or otherwise used in any offering of the property or any security, as defined by applicable law. Any unintended user who may possess the Report is advised that it shall not rely upon the Report or its conclusions and that it should rely on its own appraisers, advisors and other consultants for any decision in connection with the subject property. CBRE shall have no liability or responsibility to any such unintended user.

ADDENDA

Addendum A

LAND SALE DATA SHEETS

Property Name 161 Washington Avenue
 Address 161 Washington Avenue
 Miami Beach, FL 33139
 United States

Government Tax Agency Miami-Dade
 Govt./Tax ID 02-4203-003-1250

Site/Government Regulations

	Acres	Square feet
Land Area Net	0.149	6,500
Land Area Gross	0.149	6,500

Site Development Status	Finished
Shape	Rectangular
Topography	Level, At Street Grade
Utilities	All available

Maximum FAR N/A
 Min Land to Bldg Ratio N/A
 Maximum Density N/A

Frontage Distance/Street	N/A Washington Avenue
Frontage Distance/Street	N/A 2nd Street

General Plan N/A
 Specific Plan N/A
 Zoning CPS-1, Commercial Performance Standard, Limited Mixed-Use
 Entitlement Status N/A

**Sale Summary**

Recorded Buyer	224 2nd Street, LLC	Marketing Time	N/A
True Buyer	John Marshall	Buyer Type	Private Investor
Recorded Seller	Ontario SB LP	Seller Type	Private Investor
True Seller	Frank Toskan	Primary Verification	Prior Listing Broker Peter Mekras, CREC
Interest Transferred	Fee Simple/Freehold	Type	Sale
Current Use	Obsolete office	Date	1/18/2019
Proposed Use	Montessori school	Sale Price	\$4,800,000
Listing Broker	Off-market transaction	Financing	All Cash
Selling Broker	N/A	Cash Equivalent	\$4,800,000
Doc #	31305/4169	Capital Adjustment	\$0
		Adjusted Price	\$4,800,000

Transaction Summary plus Five-Year CBRE View History

Transaction Date	Transaction Type	Buyer	Seller	Price	Price/ac and /sf
01/2019	Sale	224 2nd Street, LLC	Ontario SB LP	\$4,800,000	\$32,171,582 / \$738.46

Units of Comparison

\$738.46 / sf
\$32,171,581.77 / ac

N/A / Unit
N/A / Allowable Bldg. Units
N/A / Building Area

Financial

No information recorded

Map & Comments



This comparable is a 6,500-square foot site located on the southeast corner of Washington Avenue and 2nd Street in the South of 5th submarket in Miami Beach, Florida. The property is improved with two buildings, one of which is designated historic and cannot be razed. The property was previously purchased in March of 2017 for \$4,150,000 by a local restaurateur who intended on redeveloping it as a restaurant. Based on difficulties associated with securing approvals from the historic preservation board, the owner decided to scrap his plans and sell the property. It was re-listed at \$5,250,000 and sold in January of 2019 for "all cash" to a developer who intends on developing it as a Montessori School. The historic building will be gut renovated while the rear building will be razed. The purchase price was \$4,800,000, or \$738.46 per square foot.

Property Name 251 Washington Avenue
 Address 251 Washington Avenue
 Miami Beach, FL 33139
 United States

Government Tax Agency Miami-Dade
 Govt./Tax ID Multiple

Site/Government Regulations

	Acres	Square feet
Land Area Net	0.298	13,000
Land Area Gross	N/A	N/A

Site Development Status	Finished
Shape	Rectangular
Topography	Level, At Street Grade
Utilities	All available to site

Maximum FAR 1.75
 Min Land to Bldg Ratio 0.57:1
 Maximum Density 150.80 per ac

Frontage Distance/Street	100 ft Washington Avenue
Frontage Distance/Street	100 ft Collins Court

General Plan Mixed-use residential condominium & hotel uses
 Specific Plan TBD
 Zoning RPS-3, Residential Performance Standard, Medium-High Density
 Entitlement Status N/A



Sale Summary

Recorded Buyer	251 Washington, LLC	Marketing Time	24 Month(s)
True Buyer	John Marshall	Buyer Type	Private Investor
Recorded Seller	South5 LLC	Seller Type	Private Investor
True Seller	Dena Grunt	Primary Verification	Joseph Zichelle, Listing Agent
Interest Transferred	Fee Simple/Freehold	Type	Sale
Current Use	Vacant land	Date	6/12/2019
Proposed Use	TBD	Sale Price	\$6,125,000
Listing Broker	Compass #310-623-7017	Financing	All Cash
Selling Broker	N/A	Cash Equivalent	\$6,125,000
Doc #	31483/2015	Capital Adjustment	\$0
		Adjusted Price	\$6,125,000

Transaction Summary plus Five-Year CBRE View History

Transaction Date	Transaction Type	Buyer	Seller	Price	Price/ac and /sf
06/2019	Sale	251 Washington, LLC	South5 LLC	\$6,125,000	\$20,526,139 / \$471.15

Units of Comparison

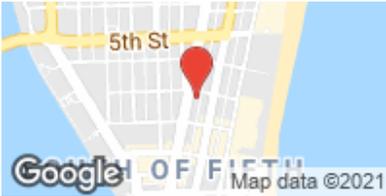
\$471.15 / sf
\$20,526,139.41 / ac

N/A / Unit
\$136,111 / Allowable Bldg. Units
\$269.23 / Building Area

Financial

No information recorded

Map & Comments



This comparable land sale is located along the east side of Washington Avenue, just south of 3rd Street in the South of 5th submarket in Miami Beach, Florida. The property was broker listed as high as \$9,100,000 with a price reduction to \$8,500,000, then \$7,700,000 and ultimately sold for \$6,125,000 in an "all cash" transaction and buyer is in the approval process for a school use. The seller previously acquired the site in March 2015 for \$8,250,000.

Property Name 1910 Alton Road
 Address 1910 Alton Road
 Miami Beach, FL 33139
 United States

Government Tax Agency Miami-Dade
 Govt./Tax ID 02-3233-022-0020

Site/Government Regulations

	Acres	Square feet
Land Area Net	0.184	8,000
Land Area Gross	N/A	N/A

Site Development Status	Finished
Shape	Rectangular
Topography	Level, At Street Grade
Utilities	Available to site

Maximum FAR 2.00
 Min Land to Bldg Ratio 0.50:1
 Maximum Density N/A

Frontage Distance/Street N/A Alton Road

General Plan Mixed-use commercial
 Specific Plan Mixed-use office/residential
 Zoning CD-2, Commercial, Medium Intensity
 Entitlement Status N/A



Sale Summary

Recorded Buyer Alton Office Holdings, LLC
 True Buyer Wayne Boich
 Recorded Seller Talmudic College of Florida, Inc.
 True Seller Rabbi Yitzchak Zweig
 Interest Transferred Fee Simple/Freehold
 Current Use Obsolete office & educational use
 Proposed Use Mixed-use office/residential
 Listing Broker JLL #305-704-1333
 Selling Broker N/A
 Doc # 31835/4257

Marketing Time 13 Month(s)
 Buyer Type Developer
 Seller Type End User
 Primary Verification Zach Winkler, Listing Broker

Type	Sale
Date	2/19/2020
Sale Price	\$4,500,000
Financing	All Cash
Cash Equivalent	\$4,500,000
Capital Adjustment	\$0
Adjusted Price	\$4,500,000

Transaction Summary plus Five-Year CBRE View History

Transaction Date	Transaction Type	Buyer	Seller	Price	Price/ac and /sf
02/2020	Sale	Alton Office Holdings, LLC	Talmudic College of Florida, Inc.	\$4,500,000	\$24,496,462 / \$562.50

Units of Comparison

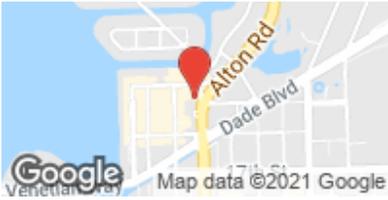
\$562.50 / sf
 \$24,496,461.62 / ac

N/A / Unit
 N/A / Allowable Bldg. Units
 \$281.30 / Building Area

Financial

No information recorded

Map & Comments



This comparable land sale is located along the west side of Alton Road in the Sunset Harbour submarket in Miami Beach, Florida. The property was improved with an obsolete office/educational building and broker listed at \$5,750,000 for approximately 13-months +/- before going into contract at \$4,500,000 in an "all cash" transaction. The buyer is a developer who demolished the building and secured site plan approvals for a 5-story, 15,997-SF mixed-use office building with a top floor residential unit including rooftop deck, 2-floors of office space, a ground floor art gallery, secured lobby and 15-mechincal lift parking spaces.

Property Name citizenM Hotel
 Address 1212 Lincoln Road
 Miami Beach, FL 33139
 United States

Government Tax Agency N/A
 Govt./Tax ID Multiple

Site/Government Regulations

	Acres	Square feet
Land Area Net	0.419	18,263
Land Area Gross	N/A	N/A

Site Development Status	Finished
Shape	Rectangular
Topography	Level, At Street Grade
Utilities	All available to site

Maximum FAR 1.50
 Min Land to Bldg Ratio 0.67:1
 Maximum Density 119.25 per ac

Frontage Distance/Street	N/A Alton Road
Frontage Distance/Street	N/A Lincoln Road

General Plan Mixed-use commercial
 Specific Plan Hotel
 Zoning CD-2, Commercial Medium Intensity
 Entitlement Status N/A



Sale Summary

Recorded Buyer	OSIB Miami Beach Properties LLC	Marketing Time	N/A
True Buyer	Craig Kinnon, citizenM Hotels	Buyer Type	End User
Recorded Seller	1212 Lincoln LLC	Seller Type	Developer
True Seller	Russell Galbut, Crescent Heights	Primary Verification	Seller & Public Records

Interest Transferred	Fee Simple/Freehold	Type	Sale
Current Use	Obsolete bank	Date	6/25/2020
Proposed Use	Boutique hotel	Sale Price	\$9,000,000
Listing Broker	Off-market transaction	Financing	All Cash
Selling Broker	N/A	Cash Equivalent	\$9,000,000
Doc #	31988/2369	Capital Adjustment	\$0
		Adjusted Price	\$9,000,000

Transaction Summary plus Five-Year CBRE View History

<u>Transaction Date</u>	<u>Transaction Type</u>	<u>Buyer</u>	<u>Seller</u>	<u>Price</u>	<u>Price/ac and /sf</u>
06/2020	Sale	OSIB Miami Beach Properties LLC	1212 Lincoln LLC	\$9,000,000	\$21,464,345 / \$492.80

Sale**Land - Hotel / Motel****No. 4****Units of Comparison**

\$492.80 / sf
\$21,464,345.34 / ac

\$180,000 / Unit
\$180,000 / Allowable Bldg. Units
\$328.53 / Building Area

Financial**No information recorded****Map & Comments**

This comparable land sale is located at the southwest corner intersection of Alton Road & Lincoln Road in the South Beach submarket of Miami Beach, Florida. The site is improved with an 18,105-SF 2-story Wells Fargo branch bank built in 1940 that will be redeveloped into a 50-room boutique hotel. The seller previously acquired the property from Wells Fargo in January 2020 for \$8,500,000. The site location is across the street from the Lincoln Road pedestrian mall and is part of a mixed-use master plan anchored by a 55,000-SF Whole Foods with 3-levels of structured parking support.

Sale

Land - Hotel / Motel

No. 5

Property Name Hotel Site
 Address 200 & 212 Collins Avenue
 Miami Beach, FL 33139
 United States

Government Tax Agency Miami-Dade
 Govt./Tax ID Multiple

Site/Government Regulations

	Acres	Square feet
Land Area Net	0.298	13,000
Land Area Gross	0.298	13,000

Site Development Status	Finished
Shape	Rectangular
Topography	Level, At Street Grade
Utilities	All available

Maximum FAR 1.75
 Min Land to Bldg Ratio 0.57:1
 Maximum Density N/A

Frontage Distance/Street	N/A Collins Avenue
Frontage Distance/Street	N/A 2nd Street

General Plan N/A
 Specific Plan N/A
 Zoning R-PS3, Residential Performance Standard, Medium-High Density
 Entitlement Status N/A



Sale Summary

Recorded Buyer	200 Collins, LLC	Marketing Time	18 Month(s)
True Buyer	Chris Dimitriadis	Buyer Type	Developer
Recorded Seller	Mobile Arts, Inc.	Seller Type	Private Investor
True Seller	Paul & Laiz Lardi	Primary Verification	Listing Broker
Interest Transferred	Fee Simple/Freehold	Type	Sale
Current Use	Apartment and office	Date	12/4/2020
Proposed Use	Hotel	Sale Price	\$6,000,000
Listing Broker	Alex Zylberglait, Marcus & Millichap	Financing	Cash to Seller
Selling Broker	N/A	Cash Equivalent	\$6,000,000
Doc #	32248/2233	Capital Adjustment	\$0
		Adjusted Price	\$6,000,000

Transaction Summary plus Five-Year CBRE View History

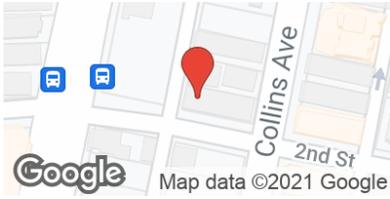
Transaction Date	Transaction Type	Buyer	Seller	Price	Price/ac and /sf
12/2020	Sale	200 Collins, LLC	Mobile Arts, Inc.	\$6,000,000	\$20,107,239 / \$461.54

Units of Comparison

\$461.54 / sf
\$20,107,238.61 / ac

N/A / Unit
N/A / Allowable Bldg. Units
\$263.74 / Building Area

Map & Comments



This comparable land sale is a 0.30-acre site that is under improved with a 20-unit, 10,374-square foot apartment building constructed in 1940 and a 5,509-square foot office building built in 1941. The apartment building was 100% occupied at the time of sale and the office building was owner occupied by the seller. The buyer is a hotel developer who intends on gut renovating the existing buildings for redevelopment as a boutique hotel, subject to historic preservation.

Property Name 1790 Alton Road
 Address 1790 Alton Road
 Miami Beach, FL 33139
 United States

Government Tax Agency Miami-Dade
 Govt./Tax ID 02-3233-012-0700

Site/Government Regulations

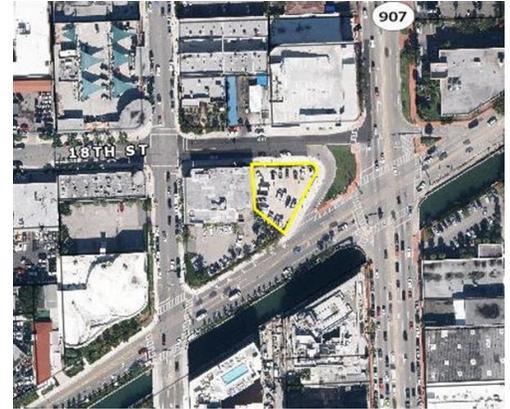
	Acres	Square feet
Land Area Net	0.234	10,200
Land Area Gross	0.234	10,200

Site Development Status	Finished
Shape	Triangular
Topography	Level, At Street Grade
Utilities	All available

Maximum FAR N/A
 Min Land to Bldg Ratio N/A
 Maximum Density N/A

Frontage Distance/Street	N/A 18th Street
Frontage Distance/Street	N/A Dade Boulevard

General Plan N/A
 Specific Plan N/A
 Zoning CD-2, Commercial Medium Intensity
 Entitlement Status N/A



Sale Summary

Recorded Buyer	SoBe 18, LLC	Marketing Time	22 Month(s)
True Buyer	Ronny Finvarb	Buyer Type	Developer
Recorded Seller	1970 Alton Holdings, LLC	Seller Type	Private Investor
True Seller	Nat Cohen	Primary Verification	Scott Sandelin, Listing Broker
Interest Transferred	Fee Simple/Freehold	Type	Sale
Current Use	Parking	Date	4/6/2021
Proposed Use	Boutique hotel	Sale Price	\$4,000,000
Listing Broker	Marcus & Millichap #786-522-7009	Financing	All Cash
Selling Broker	N/A	Cash Equivalent	\$4,000,000
Doc #	32447/4846	Capital Adjustment	\$0
		Adjusted Price	\$4,000,000

Transaction Summary plus Five-Year CBRE View History

<u>Transaction Date</u>	<u>Transaction Type</u>	<u>Buyer</u>	<u>Seller</u>	<u>Price</u>	<u>Price/ac and /sf</u>
04/2021	Sale	SoBe 18, LLC	1970 Alton Holdings, LLC	\$4,000,000	\$17,079,419 / \$392.16

Units of Comparison

\$392.16 / sf
 \$17,079,419.30 / ac

\$111,111 / Unit
 N/A / Allowable Bldg. Units
 N/A / Building Area

Financial

No information recorded

Map & Comments



This comparable is a 10,200-square foot tract of vacant land located at 1790 Alton Road in the South Beach submarket of Miami Beach, Florida. The property does not have direct frontage on Alton Road due to a right-of-way access road but does have Alton Road visibility. The property was being utilized as a parking lot and sold for \$4,000,000, or \$392.16 per square foot. The buyer intends on developing a 36-key hotel with a restaurant on the ground floor. However, the City of Miami Beach is proposing a new zoning ordinance and overlay district that encourages office and restricts hotel development in the Sunset Harbour section of South Beach. According to the listing broker the property was previously approved for a 5-story commercial/retail building with 30 parking spaces. The seller previously acquired the property in July 2011 for \$1,150,000 and the buyer owns the Kimpton Hotel Palomar South Beach at 1750 Alton Road, where the restaurant Osteria Morini Miami Beach recently opened. It's across the street from the development site he just purchased.

Property Name 1234 - 1260 Washington Avenue
 Address 1234 - 1260 Washington Avenue
 Miami Beach, FL 33139
 United States

Government Tax Agency Miami-Dade
 Govt./Tax ID Multiple

Site/Government Regulations

	Acres	Square feet
Land Area Net	0.770	33,525
Land Area Gross	N/A	N/A

Site Development Status	Finished
Shape	Rectangular
Topography	Level, At Street Grade
Utilities	All available to site

Maximum FAR 2.00
 Min Land to Bldg Ratio 0.50:1
 Maximum Density 139.03 per ac

Frontage Distance/Street	N/A Washington Avenue
Frontage Distance/Street	N/A Drexel Avenue
Frontage Distance/Street	N/A 13th Street

General Plan High density, mixed-use retail, office, residential & hotel
 Specific Plan Mixed-use retail & office
 Zoning CD-2, Commercial Medium Intensity
 Entitlement Status N/A



Sale Summary

Recorded Buyer	Urbin Miami Beach Owner, LLC	Marketing Time	N/A
True Buyer	Rishi Kapoor	Buyer Type	Private Syndicator
Recorded Seller	1234 Partners, Ltd.	Seller Type	Private Investor
True Seller	Jonathan Fryd & David Resnick	Primary Verification	Buyer #786-701-6724
Interest Transferred	Fee Simple/Freehold	Type	Sale
Current Use	Obsolete retail/office	Date	5/4/2021
Proposed Use	Retail/office redevelopment	Sale Price	\$20,000,000
Listing Broker	Off-market transaction	Financing	Other(See Comments)
Selling Broker	N/A	Cash Equivalent	\$20,000,000
Doc #	32501/292	Capital Adjustment	\$0
		Adjusted Price	\$20,000,000

Transaction Summary plus Five-Year CBRE View History

Transaction Date	Transaction Type	Buyer	Seller	Price	Price/ac and /sf
05/2021	Sale	Urbin Miami Beach Owner, LLC	1234 Partners, Ltd.	\$20,000,000	\$25,987,526 / \$596.57

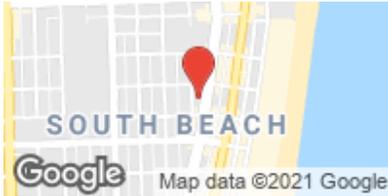
Units of Comparison

\$596.57 / sf	\$186,916 / Unit
\$25,987,525.99 / ac	\$186,916 / Allowable Bldg. Units
	\$298.61 / Building Area

Financial

No information recorded

Map & Comments



This comparable land sale comprises an existing 1-story, 10,697-SF retail building (1260) and a 3-story, 19,519-SF office building (1234) located along the west side of Washington Avenue at 13th Street and spanning west to the Drexel Avenue frontage. The buyer operates a co-living & co-working business with plans to demolish the 1-story retail building and replace it with a new, ground-up 6-story office building and will gut renovate & restore the existing 3-story office building. The proposed site plan comprises a total of 44,153-SF of rentable area and 82,160-SF of gross building area that includes a 5,000-SF wellness center on the ground floor and 21,000-SF of new, flexible office space on the upper floors including co-working area as small as 50-SF and more traditional office suites ranging from 1,000 to 5,000 square feet with fully furnished, turn key options. Project amenities include a food market, cafe & raw juice bar, 60-residential units and roof deck with pool, yoga lawn and bar. The residential units will be a mix of 275-SF micro units and co-living units with 2-to-4 bedroom floor plans including private bathrooms in each bedroom and shared living room, kitchen and laundry machines.

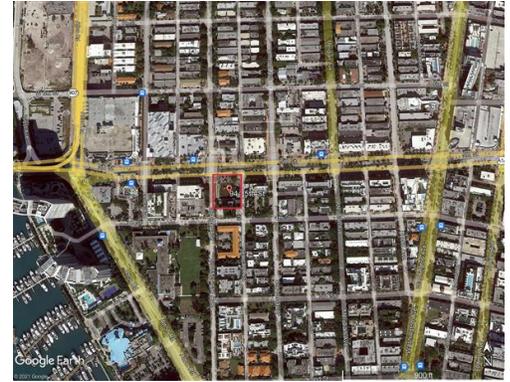
The sale transaction was facilitated with a \$14 million purchase money mortgage in favor of the sellers and the buyer raised \$56 million from investors for the redevelopment program.

Sale

Land - Hotel / Motel

No. 8

Property Name 944 5th Street
Address 944 5th Street
 411 & 419 Michigan Avenue
 Miami Beach, FL 33139
 United States
Government Tax Agency Miami-Dade
Govt./Tax ID Multiple



Site/Government Regulations

	Acres	Square feet
Land Area Net	0.482	21,000
Land Area Gross	N/A	N/A

Site Development Status	Finished
Shape	Rectangular
Topography	Level, At Street Grade
Utilities	Available to site

Maximum FAR 2.00
Min Land to Bldg Ratio 0.50:1
Maximum Density N/A

Frontage Distance/Street	140 ft	5th Street
Frontage Distance/Street	150 ft	Michigan Avenue

General Plan Mixed-use hotel & retail
Specific Plan Mixed-use hotel & retail
Zoning C-PS2, Commercial Performance Standard, General Mixed-Use
Entitlement Status N/A

Sale Summary

Recorded Buyer	411 Michigan Sofi Owner LLC	Marketing Time	36 Month(s)
True Buyer	Alessandro Pallaoro	Buyer Type	Developer
Recorded Seller	419 Michigan Owners, LLC & City First Mortgage Corp.	Seller Type	Private Investor
True Seller	Alan Leavitt & Stephen Fiske	Primary Verification	Listing Broker
Interest Transferred	Fee Simple/Freehold	Type	Sale
Current Use	Obsolete office & stalled hotel development	Date	6/11/2021
Proposed Use	TBD	Sale Price	\$8,980,000
Listing Broker	Marcus & Millichap	Financing	All Cash
Selling Broker	N/A	Cash Equivalent	\$8,980,000
Doc #	32578/2150 & 2439	Capital Adjustment	\$0
		Adjusted Price	\$8,980,000

Transaction Summary plus Five-Year CBRE View History

Transaction Date	Transaction Type	Buyer	Seller	Price	Price/ac and /sf
06/2021	Sale	411 Michigan Sofi Owner LLC	419 Michigan Owners, LLC & City First Mortgage Corp.	\$8,980,000	\$18,626,841 / \$427.62

Units of Comparison

\$427.62 / sf
\$18,626,840.90 / ac

N/A / Unit
N/A / Allowable Bldg. Units
\$213.81 / Building Area

Financial

No information recorded

Map & Comments



This comparable land sale is a two-part assemblage of the former Roca Hotel site located along the southeast corner of 5th Street & Michigan Avenue in the South of 5th submarket in Miami Beach, Florida. The 411 Michigan Avenue parcel was previously acquired in March 2016 for \$3,700,000 and foreclosed upon in January 2019 by City First Mortgage Corp and then became a bank REO that was broker listed by Marcus & Millichap for \$2,000,000 and sold for \$1,980,000 in an "all cash" transaction. The 955 5th Street portion was previously acquired by the same developer identified as Gianfranco Rondon of RG Group in June 2014 for \$4,250,000 and was site plan approved for the 5-story Roca Hotel. However construction stalled shortly after the site & foundation work commenced and foreclosure proceedings were initiated in October 2018 in an attempt to resolve the judgement. Both sites were then listed "for sale" at a combined price of \$10,950,000 but did not sell and the developer lost title to the lender and a 3rd party note holder, which created the more recent two-part assemblage & resale to a New York based development company identified as Bizzi & Partners.

Addendum B

LEGAL DESCRIPTION

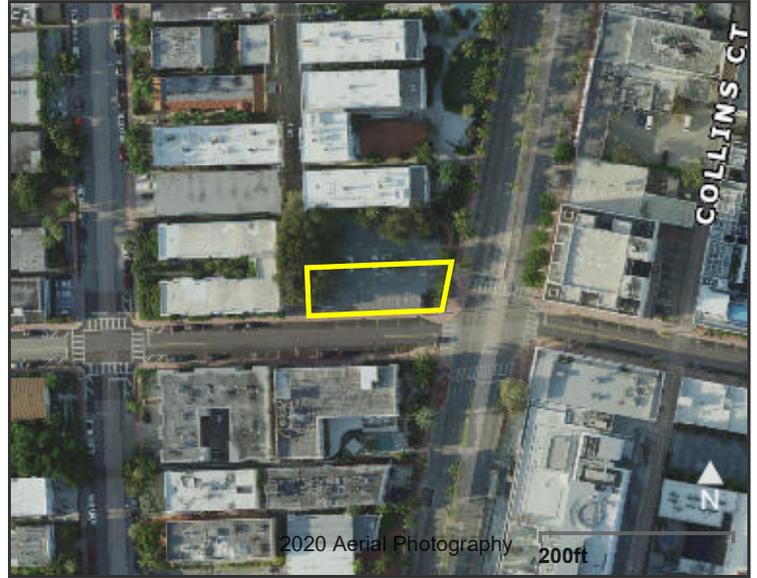


OFFICE OF THE PROPERTY APPRAISER

Detailed Report

Generated On : 8/30/2021

Property Information	
Folio:	02-4203-009-0290
Property Address:	
Owner	CITY OF MIAMI BEACH CITY HALL
Mailing Address	1700 CONVENTION CENTER DR MIAMI BEACH, FL 33139-1819
PA Primary Zone	8000 COMMUNITY FACILITIES
Primary Land Use	8080 VACANT GOVERNMENTAL : VACANT LAND - GOVERNMENTAL
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	7,344 Sq.Ft
Year Built	0



Assessment Information			
Year	2021	2020	2019
Land Value	\$367,200	\$367,200	\$367,200
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$367,200	\$367,200	\$367,200
Assessed Value	\$367,200	\$367,200	\$367,200

Benefits Information				
Benefit	Type	2021	2020	2019
Municipal	Exemption	\$367,200	\$367,200	\$367,200

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Taxable Value Information			
	2021	2020	2019
County			
Exemption Value	\$367,200	\$367,200	\$367,200
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$367,200	\$367,200	\$367,200
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$367,200	\$367,200	\$367,200
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$367,200	\$367,200	\$367,200
Taxable Value	\$0	\$0	\$0

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Version:



OFFICE OF THE PROPERTY APPRAISER

Generated On : 8/30/2021

Property Information

Folio: 02-4203-009-0290

Property Address:

Roll Year **2021** Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	GU	8000	Square Ft.	7,344.00	\$367,200

Building Information						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value

Extra Features			
Description	Year Built	Units	Calc Value

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Version:



OFFICE OF THE PROPERTY APPRAISER

Generated On : 8/30/2021

Property Information

Folio: 02-4203-009-0290

Property Address:

Roll Year 2020 Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	GU	8000	Square Ft.	7,344.00	\$367,200

Building Information						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value

Extra Features			
Description	Year Built	Units	Calc Value

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Version:



OFFICE OF THE PROPERTY APPRAISER

Generated On : 8/30/2021

Property Information

Folio: 02-4203-009-0290

Property Address:

Roll Year 2019 Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	GU	8000	Square Ft.	7,344.00	\$367,200

Building Information						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value

Extra Features			
Description	Year Built	Units	Calc Value

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Version:



OFFICE OF THE PROPERTY APPRAISER

Generated On : 8/30/2021

Property Information

Folio: 02-4203-009-0290

Property Address:

Full Legal Description
OCEAN BEACH ADDN NO 3 PB 2-81
LOT 8 BLK 36
LOT SIZE 51.000 X 144

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description

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Version:

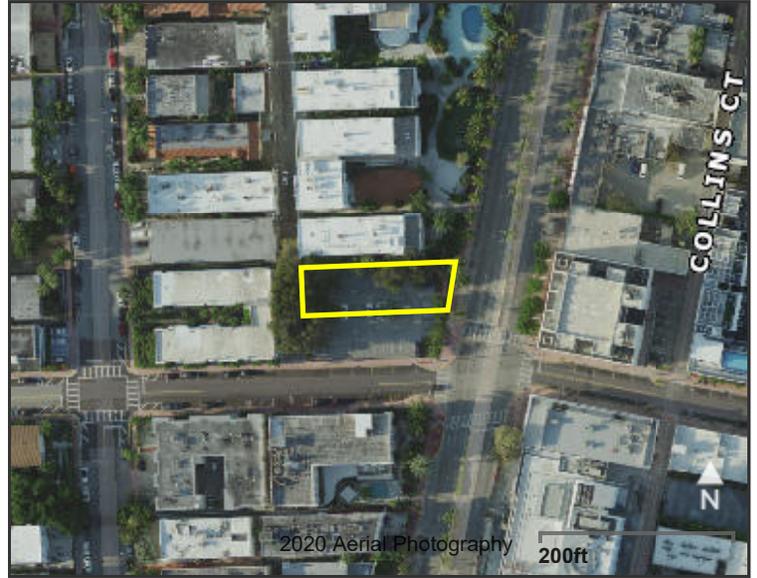


OFFICE OF THE PROPERTY APPRAISER

Detailed Report

Generated On : 8/30/2021

Property Information	
Folio:	02-4203-009-0280
Property Address:	
Owner	CITY OF MIAMI BEACH CITY HALL
Mailing Address	1700 CONVENTION CENTER DR MIAMI BEACH, FL 33139-1819
PA Primary Zone	8000 COMMUNITY FACILITIES
Primary Land Use	8080 VACANT GOVERNMENTAL : VACANT LAND - GOVERNMENTAL
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	7,350 Sq.Ft
Year Built	0



Assessment Information			
Year	2021	2020	2019
Land Value	\$367,500	\$367,500	\$367,500
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$367,500	\$367,500	\$367,500
Assessed Value	\$367,500	\$367,500	\$367,500

Benefits Information				
Benefit	Type	2021	2020	2019
Municipal	Exemption	\$367,500	\$367,500	\$367,500

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Taxable Value Information			
	2021	2020	2019
County			
Exemption Value	\$367,500	\$367,500	\$367,500
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$367,500	\$367,500	\$367,500
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$367,500	\$367,500	\$367,500
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$367,500	\$367,500	\$367,500
Taxable Value	\$0	\$0	\$0

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Version:



OFFICE OF THE PROPERTY APPRAISER

Generated On : 8/30/2021

Property Information

Folio: 02-4203-009-0280

Property Address:

Roll Year **2021** Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	GU	8000	Square Ft.	7,350.00	\$367,500

Building Information						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value

Extra Features			
Description	Year Built	Units	Calc Value

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Version:



OFFICE OF THE PROPERTY APPRAISER

Generated On : 8/30/2021

Property Information

Folio: 02-4203-009-0280

Property Address:

Roll Year **2020** Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	GU	8000	Square Ft.	7,350.00	\$367,500

Building Information						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value

Extra Features			
Description	Year Built	Units	Calc Value

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Version:



OFFICE OF THE PROPERTY APPRAISER

Generated On : 8/30/2021

Property Information

Folio: 02-4203-009-0280

Property Address:

Roll Year **2019** Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	GU	8000	Square Ft.	7,350.00	\$367,500

Building Information						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value

Extra Features			
Description	Year Built	Units	Calc Value

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Version:



OFFICE OF THE PROPERTY APPRAISER

Generated On : 8/30/2021

Property Information

Folio: 02-4203-009-0280

Property Address:

Full Legal Description
OCEAN BEACH ADDN NO 3 PB 2-81
LOT 7 BLK 36
LOT SIZE 49.000 X 150

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description

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Version:

Addendum C

CLIENT CONTRACT INFORMATION

Proposal and Contract for Services

CBRE, Inc.
777 Brickell Ave, Ste 1100
Miami, FL 33131
www.cbre.us/valuation
Stuart Lieberman, MAI
VAS - Vice President

September 8, 2021

Alina T. Hudak, City Manager
City of Miami Beach
c/o Asset Management Division
1833 Bay Road, 2nd Floor
Miami Beach, Florida, 33139, United States
Phone: 305-673-7000
Email: OzzieDominguez@miamibeachfl.gov

RE: Assignment Agreement: Parking Lot
Washington Avenue & 10th Street,
NWC of Washington Avenue & 10th Street
Miami Beach, FL 33139

Dear Mr. Dominguez:

We are pleased to submit this proposal and our Terms and Conditions for this assignment.

PROPOSAL SPECIFICATIONS

Purpose:	To estimate the Market Value of the referenced real estate
Premise:	As If Rezoned to CD-2
Rights Appraised:	Fee Simple
Intended Use:	Internal Decision Making purposes
Intended User:	The intended user is City of Miami Beach ("Client"), and such other parties and entities (if any) expressly recognized by CBRE as "Intended Users" (as further defined herein).
Reliance:	Reliance on any reports produced by CBRE under this Agreement is extended solely to parties and entities expressly acknowledged in a signed writing by CBRE as Intended Users of the respective reports, provided that any conditions to such acknowledgement required by CBRE or hereunder have been satisfied. Parties or entities other than Intended Users who obtain a copy of the report or any portion thereof, whether as a result of its direct dissemination or by any other means, may not rely upon any opinions or conclusions contained in the report or such portions thereof, and CBRE will not be responsible for any unpermitted use of the report, its conclusions or contents or have any liability in connection therewith.
Scope of Inspection:	A full interior and exterior inspection of the property will be conducted and arranged with the property contact and performed by CBRE Valuations.

If this expected property inspection is not possible due to unforeseen issues (such as lack of on-site personnel cooperation, physical obstructions, or appraiser/property contact health and safety concerns), the client will be promptly advised. The client may continue this assignment based on other inspection options agreed upon by CBRE and client or provide CBRE with a written notice to cancel. If CBRE determines that a credible appraisal result cannot be achieved due to inspection limitations, it will promptly provide the client with a written cancellation of this assignment.

Valuation Approaches:	Only the Sales Comparison Approach will be completed.
Report Type:	Standard Appraisal Report
Appraisal Standards:	USPAP
Appraisal Fee:	\$3,500.00. If cancelled by either party before a completion, the fee will be based on CBRE's hourly rates for the time expended; plus actual expenses.
Expenses:	Fee includes all associated expenses
Retainer:	A retainer is not required for this assignment.
Payment Terms:	Final payment is due within thirty (30) days of your receipt of the final report. The full appraisal fee is considered earned upon delivery of the draft report. We will invoice you for the assignment in its entirety at the completion of the assignment.
Delivery Instructions:	CBRE encourages our clients to join in our environmental sustainability efforts by accepting an electronic copy of the report. An Adobe PDF file via email will be delivered to OzzieDominguez@miamibeachfl.gov. The client has requested 0 bound final copy (ies).
Delivery Schedule:	
Preliminary Value:	Not Required
Draft Report:	Not Required
Final Report:	15 business days after the Start Date
Start Date:	The appraisal process will start upon receipt of your signed agreement and the property specific data.
Acceptance Date:	These specifications are subject to modification if this proposal is not accepted within 5 business days from the date of this letter.

When executed and delivered by all parties, this letter, together with the Terms and Conditions and the Specific Property Data Request attached hereto and incorporated herein, will serve as the Agreement for appraisal services by and between CBRE and Client. Each person signing below represents that it is authorized to enter into this Agreement and to bind the respective parties, including all intended users, hereto.

We appreciate this opportunity to be of service to you on this assignment. If you have additional questions, please contact us.

Sincerely,

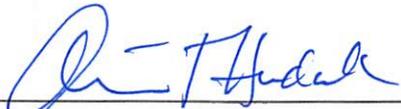
CBRE, Inc.
Valuation & Advisory Services



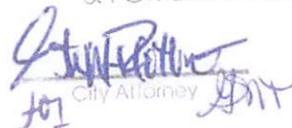
Stuart Lieberman, MAI
VAS - Vice President
As Agent for CBRE, Inc.
T +1 305 3816472
stuart.lieberman@cbre.com

AGREED AND ACCEPTED

FOR OZZIE DOMINGUEZ ("CLIENT"):

 _____ Signature	9/14/21 _____ Date
Alina T. Hudak _____ Name	City Manager _____ Title
305-673-7000 _____ Phone Number	OzzieDominguez@miamibeachfl.gov _____ E-Mail Address

APPROVED AS TO
FORM & LANGUAGE
& FOR EXECUTION



City Attorney

09/09/21

Date

TERMS AND CONDITIONS

1. The Terms and Conditions herein are part of an agreement for appraisal services (the "Agreement") between CBRE, Inc. (the "Appraiser") and the client signing this Agreement, and for whom the appraisal services will be performed (the "Client"), and shall be deemed a part of such Agreement as though set forth in full therein. The Agreement shall be governed by the laws of the state where the appraisal office is located for the Appraiser executing this Agreement.
2. Client shall be responsible for the payment of all fees stipulated in the Agreement. Payment of the appraisal fee and preparation of an appraisal report (the "Appraisal Report, or the "report") are not contingent upon any predetermined value or on an action or event resulting from the analyses, opinions, conclusions, or use of the Appraisal Report. Final payment is due as provided in the Proposal Specifications Section of this Agreement. If a draft report is requested, the fee is considered earned upon delivery of the draft report. It is understood that the Client may cancel this assignment in writing at any time prior to delivery of the completed report. In such event, the Client is obligated only for the prorated share of the fee based upon the work completed and expenses incurred (including travel expenses to and from the job site), with a minimum charge of \$500. Additional copies of the Appraisal Reports are available at a cost of \$250 per original color copy and \$100 per photocopy (black and white), plus shipping fees of \$30 per report.
3. If Appraiser is subpoenaed or ordered to give testimony, produce documents or information, or otherwise required or requested by Client or a third party to participate in meetings, phone calls, conferences, litigation or other legal proceedings (including preparation for such proceedings) because of, connected with or in any way pertaining to this engagement, the Appraisal Report, the Appraiser's expertise, or the Property, Client shall pay Appraiser's additional costs and expenses, additional time incurred by Appraiser based on Appraiser's then-prevailing hourly rates and related fees. Each party shall bear their own attorney fees. Such charges include and pertain to, but are not limited to, time spent in preparing for and providing court room testimony, depositions, travel time, mileage and related travel expenses, waiting time, document review and production, and preparation time (excluding preparation of the Appraisal Report), meeting participation, and Appraiser's other related commitment of time and expertise. Hourly charges and other fees for such participation will be provided upon request. In the event Client requests additional appraisal services beyond the scope and purpose stated in the Agreement, Client agrees to pay additional fees for such services and to reimburse related expenses, whether or not the completed report has been delivered to Client at the time of such request. Additional appraisal services, and the costs associated therewith, shall be subject to the written approval of client prior to appraiser commencing such additional work.
4. Appraiser shall have the right to terminate this Agreement at any time for cause effective immediately upon written notice to Client on the occurrence of fraud or the willful misconduct of Client, its employees or agents, or without cause upon 5 days written notice.
5. In the event Client fails to make payments when due then, from the date due until paid, the amount due and payable shall bear interest at the maximum rate permitted in the state where the office is located for the Appraiser executing the Agreement. In the event either party institutes legal action against the other to enforce its rights under this Agreement, the prevailing party shall be entitled to recover its expenses. Each party waives the right to a trial by jury in any action arising under this Agreement. Each party shall be responsible for their own attorney fees.
6. Appraiser assumes there are no major or significant items or issues affecting the Property that would require the expertise of a professional building contractor, engineer, or environmental consultant for Appraiser to prepare a valid report. Client acknowledges that such additional expertise is not covered in the Appraisal fee and agrees that, if such additional expertise is required, it shall be provided by others at the discretion and direction of the Client, and solely at Client's additional cost and expense.
7. Client acknowledges that Appraiser is being retained hereunder as an independent contractor to perform the services described herein and nothing in this Agreement shall be deemed to create any other relationship between Client and Appraiser. This engagement shall be deemed concluded and the services hereunder completed upon delivery to Client of the Appraisal Report discussed herein.
8. All statements of fact in the report which are used as the basis of the Appraiser's analyses, opinions, and conclusions will be true and correct to Appraiser's actual knowledge and belief. Appraiser does not make any representation or warranty, express or implied, as to the accuracy or completeness of the information or the condition of the Property furnished to Appraiser by Client or others. **TO THE FULLEST EXTENT PERMITTED BY LAW, APPRAISER DISCLAIMS ANY GUARANTEE OR WARRANTY AS TO THE OPINIONS AND CONCLUSIONS PRESENTED ORALLY OR IN ANY APPRAISAL REPORT, INCLUDING WITHOUT LIMITATION ANY WARRANTY OF FITNESS FOR ANY PARTICULAR**

PURPOSE EVEN IF KNOWN TO APPRAISER. Furthermore, the conclusions and any permitted reliance on and use of the Appraisal Report shall be subject to the assumptions, limitations, and qualifying statements contained in the report.

9. Appraiser shall have no responsibility for legal matters, including zoning, or questions of survey or title, soil or subsoil conditions, engineering, or other similar technical matters. The report will not constitute a survey of the Property analyzed.
10. Client shall provide Appraiser with such materials with respect to the assignment as are requested by Appraiser and in the possession or under the control of Client. Client shall provide Appraiser with sufficient access to the Property to be analyzed, and hereby grants permission for entry unless discussed in advance to the contrary.
11. The data gathered in the course of the assignment (except data furnished by Client) and the report prepared pursuant to the Agreement are, and will remain, the property of Appraiser; however, client is hereby granted a license to use the data and final report in connection with the transaction of client's official business, which will include compliance with public records laws including, without limitation, Chapter 119, Florida Statutes, and sharing the information with the public, including a public meeting. With respect to data provided by Client, Appraiser shall not violate the confidential nature of the Appraiser-Client relationship by improperly disclosing any proprietary information furnished to Appraiser. Notwithstanding the foregoing, Appraiser is authorized by Client to disclose all or any portion of the report and related data as may be required by statute, government regulation, legal process, or judicial decree, including to appropriate representatives of the Appraisal Institute if such disclosure is required to enable Appraiser to comply with the Bylaws and Regulations of such Institute as now or hereafter in effect.
12. Unless specifically noted, in preparing the Appraisal Report the Appraiser will not be considering the possible existence of asbestos, PCB transformers, or other toxic, hazardous, or contaminated substances and/or underground storage tanks (collectively, "Hazardous Material") on or affecting the Property, or the cost of encapsulation or removal thereof. Further, Client represents that there is no major or significant deferred maintenance of the Property that would require the expertise of a professional cost estimator or contractor. If such repairs are needed, the estimates are to be prepared by others, at Client's discretion and direction, and are not covered as part of the Appraisal fee.
13. In the event Client intends to use the Appraisal Report in connection with a tax matter, Client acknowledges that Appraiser provides no warranty, representation or prediction as to the outcome of such tax matter. Client understands and acknowledges that any relevant taxing authority (whether the Internal Revenue Service or any other federal, state or local taxing authority) may disagree with or reject the Appraisal Report or otherwise disagree with Client's tax position, and further understands and acknowledges that the taxing authority may seek to collect additional taxes, interest, penalties or fees from Client beyond what may be suggested by the Appraisal Report. Client agrees that Appraiser shall have no responsibility or liability to Client or any other party for any such taxes, interest, penalties or fees and that Client will not seek damages or other compensation from Appraiser relating to any such taxes, interest, penalties or fees imposed on Client, or for any attorneys' fees, costs or other expenses relating to Client's tax matters.
14. Appraiser shall have no liability with respect to any loss, damage, claim or expense incurred by or asserted against Client arising out of, based upon or resulting from Client's failure to provide accurate or complete information or documentation pertaining to an assignment ordered under or in connection with this Agreement, including Client's failure, or the failure of any of Client's agents, to provide a complete copy of the Appraisal Report to any third party.
15. LIMITATION OF LIABILITY. EXCEPT TO THE EXTENT ARISING FROM SECTION 16 BELOW, OR SECTION 17 IF APPLICABLE, IN NO EVENT SHALL EITHER PARTY OR ANY OF ITS AFFILIATE, OFFICERS, DIRECTORS, EMPLOYEES, AGENTS, OR CONTRACTORS BE LIABLE TO THE OTHER, WHETHER BASED IN CONTRACT, WARRANTY, INDEMNITY, NEGLIGENCE, STRICT LIABILITY OR OTHER TORT OR OTHERWISE, FOR ANY SPECIAL, CONSEQUENTIAL, PUNITIVE, INCIDENTAL OR INDIRECT DAMAGES, AND AGGREGATE DAMAGES IN CONNECTION WITH THIS AGREEMENT FOR EITHER PARTY (EXCLUDING THE OBLIGATION TO PAY THE FEES REQUIRED HEREUNDER) SHALL NOT EXCEED THE GREATER OF THE TOTAL FEES PAYABLE TO APPRAISER UNDER THIS AGREEMENT OR TEN THOUSAND DOLLARS (\$10,000). THIS LIABILITY LIMITATION SHALL NOT APPLY IN THE EVENT OF A FINAL FINDING BY A COURT OF COMPETENT JURISDICTION THAT SUCH LIABILITY IS THE RESULT OF A PARTY'S FRAUD OR WILLFUL MISCONDUCT.
16. Client shall not disseminate, distribute, make available or otherwise provide any Appraisal Report prepared hereunder to any third party (including without limitation, incorporating or referencing the Appraisal Report, in whole or in part, in any offering or other material intended for review by other parties) except to (i) any third party expressly acknowledged in a signed writing by Appraiser as an "Intended User" of the Appraisal Report provided that either Appraiser has received an acceptable release from such third party with respect to such Appraisal Report or Client provides acceptable indemnity protections to Appraiser against any claims resulting from the distribution

of the Appraisal Report to such third party, (ii) any third party service provider (including rating agencies and auditors) using the Appraisal Report in the course of providing services for the sole benefit of an Intended User, or (iii) as required by statute, government regulation, legal process, or judicial decree. In the event Appraiser consents, in writing, to Client incorporating or referencing the Appraisal Report in any offering or other materials intended for review by other parties, Client shall not distribute, file, or otherwise make such materials available to any such parties unless and until Client has provided Appraiser with complete copies of such materials and Appraiser has approved all such materials in writing. Client shall not modify any such materials once approved by Appraiser. In the absence of satisfying the conditions of this paragraph with respect to a party who is not designated as an Intended User, in no event shall the receipt of an Appraisal Report by such party extend any right to the party to use and rely on such report, and Appraiser shall have no liability for such unauthorized use and reliance on any Appraisal Report. Notwithstanding the foregoing or any other provision of this agreement, client shall be authorized to disclose the appraisal report to the general public in a public meeting; and, as permitted pursuant to Chapter 119, Florida Statutes.

17. Time period for Legal Action. Unless the time period is shorter under applicable law, except in connection with paragraphs 16 and 17 above, Appraiser and Client agree that any legal action or lawsuit by one party against the other party or its affiliates, officers, directors, employees, contractors, agents, or other representatives, whether based in contract, warranty, indemnity, negligence, strict liability or other tort or otherwise, relating to (a) this Agreement or the Appraisal Report, (b) any services or appraisals under this Agreement or (c) any acts or conduct relating to such services or appraisals, shall be filed within three (3) years from the date of delivery to Client of the Appraisal Report to which the claims or causes of action in the legal action or lawsuit relate. The time period stated in this section shall not be extended by any incapacity of a party or any delay in the discovery or accrual of the underlying claims, causes of action or damages.

SPECIFIC PROPERTY DATA REQUEST

In order to complete this assignment under the terms outlined, CBRE, Inc., Valuation & Advisory Services, will require the following specific information for the property:

1. PLEASE NOTIFY US IMMEDIATELY IF ANY OTHER CBRE SERVICE LINE (INCLUDING CAPSTONE) IS INVOLVED IN THE BROKERAGE, FINANCING, INVESTMENT OR MANAGEMENT OF THIS ASSET.
2. Current title report and title holder name
3. Legal description
4. Survey and/or plat map
5. Site plan for proposed or entitled development, if applicable
6. Current county property tax assessment or tax bill
7. Details on any sale, contract, or listing of the property within the past three years
8. Engineering studies, soil tests or environmental assessments
9. Ground lease, if applicable
10. Planning/Zoning application or approval, if applicable
11. Any previous market/demand studies or appraisals
12. Name and telephone number of property contact for physical inspection and additional information needed during the appraisal process
13. Any other information that might be helpful in valuing this property

If any of the requested data and information is not available, CBRE, Inc., reserves the right to extend the delivery date by the amount of time it takes to receive the requested information or make other arrangements. Please have the requested information delivered to the following:

Stuart Lieberman, MAI
VAS - Vice President
stuart.lieberman@cbre.com
CBRE, Inc.
Valuation & Advisory Services
777 Brickell Ave, Ste 1100
Miami, FL 33131

Addendum D

QUALIFICATIONS

Stuart J. Lieberman, MAI

Vice President, Florida-Caribbean Region

CBRE



T +13053816472
M +13053816462
Stuart.lieberman@cbre.com

777 Brickell Avenue
Suite 1100
Miami, FL 33131

Clients Represented

- BankUnited
- Ocean Bank
- Centennial Bank
- C-III Asset Management
- City of Miami
- Miami-Dade County, Internal Services Dept.

Experience

Stuart J. Lieberman, MAI is a Vice president with over 30 years of real estate appraisal and consulting experience. Mr. Lieberman is in the Valuation & Advisory Services Group's Miami office in the South Florida/Caribbean Region.

Since 1987, Mr. Lieberman has provided real estate valuation and consulting services to the financial lending community, institutional clients, government agencies, corporate entities, legal & accounting professionals, developers and private individuals. Mr. Lieberman has experience providing market studies, feasibility studies, highest & best use analysis, market rent studies, expert testimony & litigation support and portfolio analysis.

Mr. Lieberman's experience encompasses a wide variety of property types including single & multi-family residential, senior housing, mobile home parks, high density urban & ocean front developments, open space & public parks, automobile dealerships, service stations & convenience stores, funeral homes, medical office & surgical centers, mixed-use office, financial institutions & branch banks, retail shopping centers & regional malls, parking garages, restaurants & night clubs, movie theatres, health & fitness clubs, marinas & shipping terminals, FBOs (fixed base operations), industrial flex warehouses, bulk distribution, truck terminals, refrigeration warehouses, R&D, business parks, self-storage facilities; and, special purpose properties, including bowling alleys, broadcasting facilities, car wash, historical properties, public & private schools, day care facilities, houses of worship & religious facilities, tourist attractions, sport arenas and entertainment venues & theatres.

Professional Affiliations / Accreditations

- Appraisal Institute – Designated Member No. 12003
- Certified General Real Estate Appraiser, State of Florida License RZ 1074
- Licensed Real Estate Broker – Associate, State of Florida License BK 0477878

Education

- University of South Florida, Tampa, FL, BA, Political Science – 1985
- Appraisal Institute, American Institute of Real Estate Appraisers, Society of Real Estate Appraisers and Florida Real Estate Commission core courses, electives and seminars.



Ron DeSantis, Governor

Halsey Beshears, Secretary



STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

FLORIDA REAL ESTATE APPRAISAL BD

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LIEBERMAN, STUART JAY

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EXPIRATION DATE: NOVEMBER 30, 2022

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Managing Director / Market Leader – South Florida

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Experience

Kristin B. Repp is the Managing Director of CBRE Valuation and Advisory Services in South Florida. As the market leader with over 25 years of commercial real estate experience, Ms. Repp oversees VAS operations in South Florida with offices in Miami, Fort Lauderdale, Boca Raton, and West Palm Beach.

Ms. Repp leads a team of professionals that provide valuation and advisory services involving all property types. Ms. Repp has extensive valuation experience and has served a broad range of clients including commercial and investment banks, REITs, insurance companies, private corporations, investors, owners, developers, and attorneys. Her expertise incorporates all types of valuation services including appraisals, market and feasibility studies, real estate portfolios, financial reporting, estate planning, property tax consulting, and litigation support.

Ms. Repp was previously a Vice President with CBRE. Prior to joining CBRE, Ms. Repp gained a broad range of commercial real estate experience through various roles in financial analysis, consulting, acquisitions, due diligence, development, construction, and brokerage.

Professional Affiliations / Accreditations

- Appraisal Institute – Designated Member (MAI)
- Certified General Real Estate Appraiser, State of Florida, RZ2454
- CREW Network
- Appraisal Institute – South Florida Chapter
- CBRE Women's Network
- Appraisal Institute Candidate Advisor

Education

- University of Wisconsin-Madison, Madison, Wisconsin
Bachelor of Business Administration – Real Estate and Finance (Double Major)



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