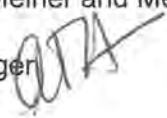


COMMISSION MEMORANDUM

TO: Honorable Mayor Steven Meiner and Members of the City Commission

FROM: Alina T. Hudak, City Manager 

DATE: January 31, 2024

SUBJECT: **DISCUSS AND TAKE ACTION ON THE CITY TO PURCHASE THE PROPERTY LOCATED AT 7605 COLLINS AVENUE**

BACKGROUND

On October 18, 2023, the Mayor and City Commission discussed item R5 G, the second reading of a proposed Ordinance to amend the Land Development Regulations (LDR) related to zoning uses of a Harding Townsite Single-Family home. The subject property located at 7605 Collins Avenue (the Property) is a privately-owned, single-family residence. The Property is nestled in Altos del Mar Park to the north, bounded by a RM-1 zoning district to the west, the North Shore Library to the south, and Collins Avenue to the east. The Ordinance was not adopted and remains open and continued, pending a sponsor. At said meeting, the Mayor and City Commission directed the Administration to:

- Meet with the property owner and explore the opportunity to purchase the property at its true fair market value.
- Obtain two additional appraisals for the property.
- The purchase price considered shall not exceed \$10 million.
- Report back to the City Commission before action is taken.

ANALYSIS

On October 18, 2023, the Administration presented an appraisal of the Property valued at \$4.2M. Following the Commission meeting, the Administration conducted a site visit with the Property owners to obtain two (2) additional appraisals. The results of the three (3) valuation studies commissioned by the City are detailed below and attached hereto as Exhibits A-C:

- CBRE – \$4.2M
- Colliers International -- \$2.1M
- ACP Appraisals, LLC – \$3.75M

The City appraisals are set to estimate the As Is market value of the Property. Data on the Property is collected from various sources including but not limited to, the Property owner, the county property appraiser's office, surveys, and building plans. The land size is based on surveys, public records and/or recorded plats. A search is then performed for comparable properties through various sites and sources. All information is analyzed in processing the appraisal report as support for the estimated value of the Property.

Once the appraisals were received and reviewed by all parties, the Property owner also had a valuation study conducted (Exhibit D) by Hemisphere Real Estate, Inc., which provided a market value of \$7.25M. According to this appraisal, the scope included the following:

- Inspecting the property under appraisal and the surrounding neighborhood.
- Gathering and analyzing background information and various documents concerning the property and its possible use(s).
- Interviewing the property owner regarding the property.
- Gathering and confirming comparable sales of similar properties in the subject property market area. Specific information sources used were CoStar, Loopnet, MLS, the Miami-Dade County Property Appraisers records and a review of the relevant deeds involved in the comparable sales, and information obtained from the Hemisphere Real Estate database of sales.
- Formulating reasonable opinions and judgments based on supply and demand factors, as well as physical and functional considerations relative to the highest and best use of the property and its respective market value.
- Analyzing this data in order to formulate sound valuation judgments within the framework and application of the appropriate approaches to value.

The appraisals are intended to be utilized for internal decision making relative to a potential sale of the Property to the City of Miami Beach and for no other intended uses. The sale searches were based on luxury single family homes in Miami Beach. In most appraisals, six (6) sales were selected to be analyzed between May 2021 and December 2023.

The Property Owner is very motivated to sell to the City of Miami Beach versus an independent buyer. They have set their asking price to the City at the appraised value of \$7.25M. The Property is located on a parcel, which is highly desirable to the City, as Altos Del Mar Park wraps around the north and east of the Property. The Administration believes it is a favorable investment for the City of Miami Beach and allows the expansion of Altos Del Mar Park up to Collins Avenue. This is not necessarily ideal for another resident or commercial business. The Administration feels that based on the location and area of this site, it would be a missed opportunity for the City to not secure ownership of this property and recommends negotiating a purchase price of \$6M.

CONCLUSION

Based upon the foregoing, the Administration recommends the Mayor and City Commission of the City of Miami Beach discuss and take action on the potential purchase of the Property located at 7605 Collins Avenue for \$6M, finding that it is in the City's best interest to obtain this land adjacent to Altos Del Mar Park. The Administration is reviewing potential funding sources as this acquisition is an unbudgeted expenditure not currently part of the City's FY 2024 – 2028 Capital Improvement Plan nor the FY 2024 Operating Budget.

Attachments:

Exhibit A – CBRE Appraisal Report

Exhibit B – Colliers International Appraisal Report

Exhibit C – ACP Appraisals, LLC, Appraisal Report

Exhibit D - Hemisphere Real Estate, Inc., Appraisal

CBRE VALUATION & ADVISORY SERVICES

APPRAISAL REPORT

7605 COLLINS AVENUE
MIAMI BEACH, FLORIDA 33141
CBRE FILE NO. CB23US095589-1

CLIENT: CITY OF MIAMI BEACH, FLORIDA

CBRE

VALUATION & ADVISORY SERVICES



777 Brickell Ave. Ste. 1100
Miami, FL 33131

T (305) 381-6472
www.cbre.com

Date of Report: October 10, 2023

Ms. Elizabeth Miro
Interim Director of Facilities & Fleet Management Department
CITY OF MIAMI BEACH, FLORIDA
1700 Convention Center Drive
Miami Beach, Florida 33139

RE: Appraisal of: 7605 Collins Avenue
Miami Beach, Miami-Dade County, Florida 33141
CBRE, Inc. File No. CB23US095589-1

Dear Ms. Miro:

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 single-family residential dwelling located at 7605 Collins Avenue in the North Beach submarket in the City of Miami Beach, Florida. The property consists of a two-story residential building with covered porch & patio areas, a finished 1-car garage with rooftop deck, a pool/Jacuzzi & sundeck, and perimeter wall with rolling gate. The improvements were constructed in 1948 & 1959, renovated in 2004 & 2016, and are situated on a 0.16-acre, single-family residential zoned site that is wrapped by the Altos Del Mar municipal park and benefits from the Atlantic Ocean beachfront walkability & view amenity.

Based on the analysis contained in the following report, the market value of the subject is concluded as follows:

MARKET VALUE CONCLUSION			
Appraisal Premise	Interest Appraised	Date of Value	Value Conclusion
As Is	Fee Simple Estate	October 5, 2023	\$4,200,000
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



Stuart Lieberman, MAI

Vice President

Cert Gen RZ1074

www.cbre.com/stuart.lieberman

Phone: (305) 381-6472

Email: stuart.lieberman@cbre.com

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 Lieberman, MAI has completed the continuing education program for Designated Members of the Appraisal Institute.
10. Stuart Lieberman, MAI has 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 Lieberman, MAI has 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 Lieberman, MAI
Cert Gen RZ1074

Subject Photographs



Aerial View



Photo 1 – View from Collins Avenue



Photo 2 – View from Altos Del Mar Park



Photo 3 – Rear Elevation



Photo 4 – South Side Elevation



Photo 5 – Garage & Rooftop Deck



Photo 6 – Vacated & Owned Atlantic Way

Executive Summary

Property Name	7605 Collins Avenue		
Location	7605 Collins Ave Miami Beach, Miami-Dade County, FL 33141		
Parcel Number(s)	02-3202-004-0450		
Client	City of Miami Beach, Florida		
Highest and Best Use			
As If Vacant	Single family residential		
As Improved	Existing single family residential		
Property Rights Appraised	Fee Simple Estate		
Date of Inspection	October 5, 2023		
Estimated Exposure Time	1 - 6 Months		
Estimated Marketing Time	1 - 6 Months		
Primary Land Area	0.16 AC	7,000 SF	
Zoning	RS-4, Single Family Residential District		
Historic District	Harding Townsite Historic District		
Improvements			
Property Type	Single Family Residential		
Number of Buildings	1		
Number of Stories	2		
Gross Building Area	3,391 SF		
Net Rentable Area	3,046 SF		
Year Built / Renovated	1948 & 1959 / 2004 & 2016		
Condition	Good		
Buyer Profile	Developer		
VALUATION			
Land Value	Total	Per Unit	
	\$3,600,000	\$3,600,000	
Market Value As Is On	October 5, 2023		
Cost Approach	\$4,385,000	\$4,385,000	
Sales Comparison Approach	\$4,000,000	\$4,000,000	
Insurable Value	\$700,000	\$700,000	
CONCLUDED MARKET VALUE			
Appraisal Premise	Interest Appraised	Date of Value	Value
As Is	Fee Simple Estate	October 5, 2023	\$4,200,000
Compiled by CBRE			

STRENGTHS, WEAKNESSES, OPPORTUNITIES AND THREATS (SWOT)

Strengths/ Opportunities

- The subject property is part of a high density, barrier island & resort community.
- The subject location abuts a public park and is walkable to the Atlantic Ocean beach front.
- Investor and developer interest is robust for vacant lots and redevelopment opportunities in the submarket.
- The subject location is in the North Beach submarket and in proximity to South Beach, the downtown Miami CBD and Brickell Financial District.
- The south Florida and Miami Beach residential market remains very active for investors, developers, and owner/occupiers.
- Long term submarket transformation as aging properties continue to be renovated and-or redeveloped into more contemporary and functional land uses.

Weaknesses/ Threats

- The subject property location is impacted by climate change and sea rise that may require development and engineering at higher elevations.
- Commercial real estate market conditions have deteriorated at the macro level. The significant recent increase in the cost of capital and reduced volume of transaction activity is impacting price discovery and creating an increase in uncertainty. Increasing interest rates and subdued economic growth will continue to weigh on commercial real estate fundamentals and investment transaction volumes. This creates a higher degree of uncertainty in general, though the impacts may vary by market and asset class/type.

MARKET VOLATILITY

We draw your attention to a combination of inflationary pressures (leading to higher interest rates) and recent failures/stress in banking systems which have significantly increased the potential for constrained credit markets, negative capital value movements and enhanced volatility in property markets over the short-to-medium term.

Experience has shown that consumer and investor behavior can quickly change during periods of such heightened volatility. Lending or investment decisions should reflect this heightened level of volatility and the potential for deteriorating market conditions.

It is important to note that the conclusions set out in this report are valid as at the valuation date only. Where appropriate, we recommend that the valuation is closely monitored, as we continue to track how markets respond to evolving events.

CURRENT ECONOMIC CONDITIONS

At its July 2023 meeting, the Federal Reserve raised the federal funds rate by 25 basis points to a 22-year-high range of 5.25% to 5.50% and indicated that future changes in monetary policy will depend on incoming data, taking into consideration the lagged impact of tightening monetary policy on the economy. The Fed also noted that it will continue to reduce the size of its balance sheet by \$95 billion per month.

Inflation is slowing as the pandemic's impact wears off. The economy has been remarkably resilient in the face of rapid rate hikes and inflation is unlikely to fall to 2.0% with a continued tight labor market and an unemployment rate of only 3.6%. For this reason, another rate hike cannot be ruled out, but we believe that the current rate of 5.25% to 5.50% will be enough to sufficiently weaken the labor market.

While opinions vary on future economic issues, the general market consensus at the time of this appraisal is the anticipation of moderating inflation as higher interest rates cool demand. Tighter lending conditions and a weakening economy will keep capital markets activity subdued and reduce leasing demand in the short to medium term. Amid this uncertain and dynamic environment, investment market performance will be uneven across property types.

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 good physical age & condition based on prudent ownership and day-to-day maintenance. If there are any mechanical, structural and/or environmental deficiencies or concerns, our value conclusions could be impacted and we reserve the right to amend or revise this report after-the-fact.
- 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

- None noted.

¹ The Appraisal Foundation, *USPAP, 2020-2021 (Effective January 1, 2020 through December 31, 2023)*

² The Appraisal Foundation, *USPAP, 2020-2021 (Effective January 1, 2020 through December 31, 2023)*

OWNERSHIP AND PROPERTY HISTORY

OWNERSHIP SUMMARY	
Item	Current
Current Ownership	
Owner:	Rudy & Elizabeth Perez
Seller:	Demetra Demaris
Purchase Price:	\$510,000
Transaction Date:	March 7, 2001
Sale in Last 3 Years?:	No
Legal Reference:	O.R. Book/Page: 19559/2909
County/Locality Name:	Miami-Dade
Buyer/Seller Relationship Type:	Arm's length and reasonable
Pending Sale	
Under Contract:	No
Current Listing	
Currently Listed For Sale:	No
Compiled by CBRE	

In addition to the above ownership acquisition, the subject site includes the west one-half of the former Atlantic Way right-of-way that was vacated and quit claimed (see Addenda) from the City of Miami Beach to the current owner of record.

CBRE is unaware of any arm's length ownership transfers of the property within three years of the date of appraisal. Further, the property is not reportedly being offered for sale as of the current date. However, it is our understanding the City of Miami Beach is interested in acquiring the subject property in an off-market transaction.

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	1.0	-	11.0	3.7
Local Market Professionals	1.0	-	6.0	3.5
CBRE Exposure Time Estimate	1 - 6 Months			
CBRE Marketing Period Estimate	1 - 6 Months			
Various Sources Compiled by CBRE				

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Scope of Work

This Appraisal Report is intended to comply with the real property appraisal development and reporting requirements set forth under Standards Rule 1 and 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 internal decision making and negotiations for potential acquisition of the subject property 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

RELIANCE LANGUAGE

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 (including Client if it is not named as an Intended User), 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

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

any unpermitted use of the report, its conclusions or contents or have any liability in connection therewith.

PURPOSE OF THE APPRAISAL

The purpose of this appraisal is to develop an opinion of the market value As Is of the subject property.

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 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 the 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 expires⁶

Leasehold Estate - The right held by the lessee to use and occupy real estate for a stated term and under the conditions specified in the lease.⁷

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, 7th ed. (Chicago: Appraisal Institute, 2022), 73.

⁶ Dictionary of Real Estate Appraisal, 105.

⁷ Dictionary of Real Estate Appraisal, 105.

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

Stuart Lieberman, MAI inspected the interior and exterior of the subject, as well as its surrounding environs on the effective date of appraisal. This inspection was considered adequate and is the basis for our findings.

Type and Extent of the Data Researched

CBRE reviewed the following:

- applicable tax data
- zoning requirements
- 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. The steps required to complete each approach are discussed in the methodology section.

STATEMENT OF COMPETENCY

Stuart Lieberman, MAI has the appropriate knowledge, education and experience to complete this assignment competently.

Data Resources Utilized in the Analysis

DATA SOURCES	
Item:	Source(s):
Site Data	
Size	Legal description, survey & recorded plat
Improved Data	
Building Area	Miami-Dade County Property Appraiser
Area Breakdown/Use	Miami-Dade County Property Appraiser
No. Bldgs.	Miami-Dade County Property Appraiser
Parking Spaces	Field count
Year Built/Developed	Public records
Economic Data	
Deferred Maintenance:	Not applicable
Building Costs:	Marshall Valuation Service (MVS)
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.

Cost Approach

The cost approach is based on the proposition that the informed purchaser would pay no more for the subject than the cost to produce a substitute property with equivalent utility. This approach is particularly applicable when the property being appraised involves relatively new improvements that represent the highest and best use of the land, or when it is improved with relatively unique or specialized improvements for which there exist few sales or leases of comparable properties.

Sales Comparison Approach

The sales comparison approach utilizes sales of comparable properties, adjusted for differences, to indicate a value for the subject. Valuation is typically accomplished using physical units of comparison such as price per square foot, price per unit, price per floor, etc., or economic units of comparison such as gross rent multiplier. Adjustments are applied to the physical units of comparison derived from the comparable sale. The unit of comparison chosen for the subject is then used to yield a total value. Economic units of comparison are not adjusted, but rather analyzed as to relevant differences, with the final estimate derived based on the general comparisons.

Income Capitalization Approach

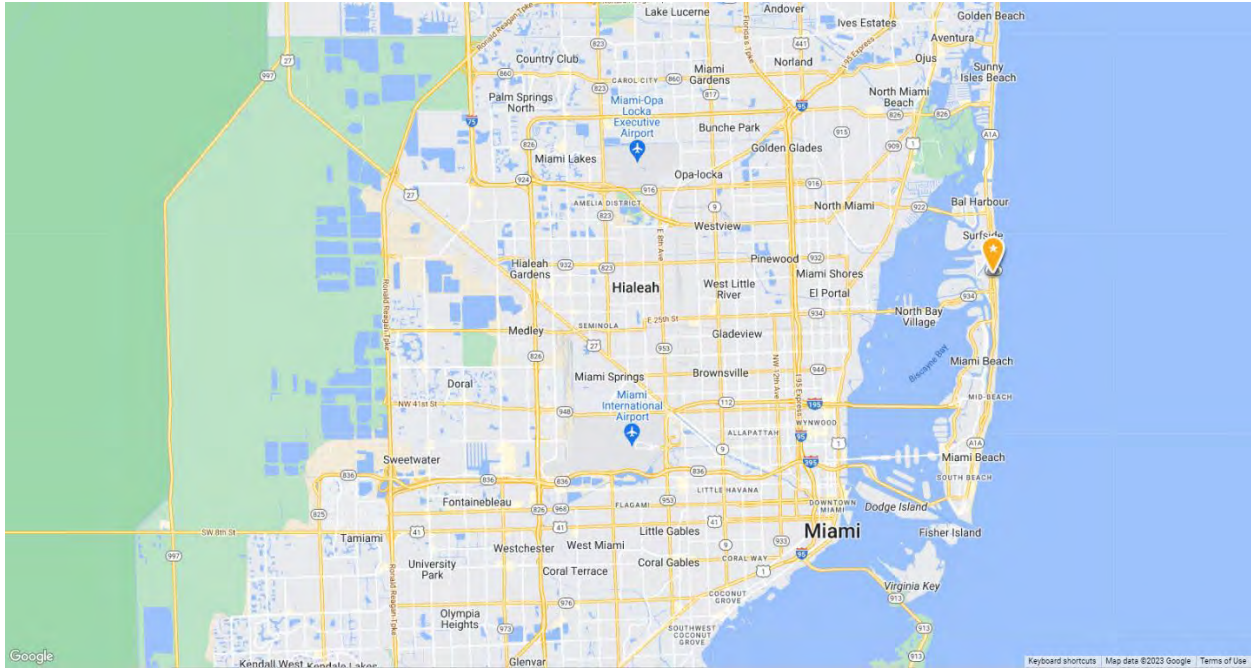
The income capitalization approach reflects the subject's income-producing capabilities. This approach is based on the assumption that value is created by the expectation of benefits to be derived in the future. Specifically estimated is the amount an investor would be willing to pay to receive an income stream plus reversion value from a property over a period of time. The two

common valuation techniques associated with the income capitalization approach are direct capitalization and the discounted cash flow (DCF) analysis.

Methodology Applicable to the Subject

In valuing the subject, only the cost and sales comparison approaches are applicable and have been used. The income approach is not applicable in the estimation of market value for a single-family residential dwelling that has a long-term history of being owner/occupied. The exclusion of said approach(s) is not considered to compromise the credibility of the results rendered herein.

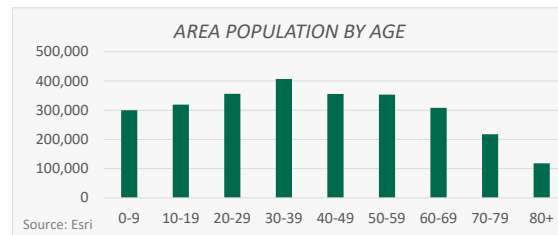
Area Analysis



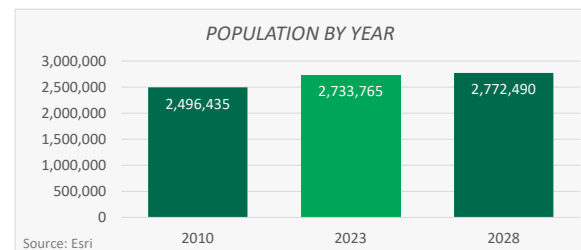
The subject is located in Miami-Dade County. Key information about the area is provided in the following tables.

POPULATION

The area has a population of 2,733,765 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.



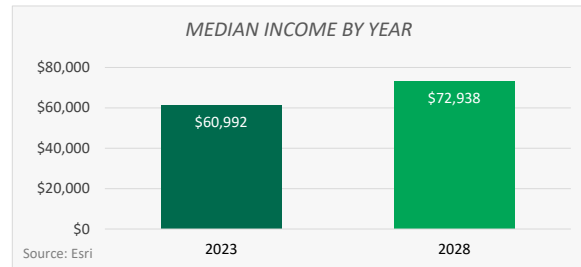
Population has increased by 237,330 since 2010, reflecting an annual increase of 0.7%. Population is projected to increase by 38,725 between 2023 and 2028, reflecting a 0.3% annual population growth.



Source: ESRI, downloaded on Oct, 7 2023

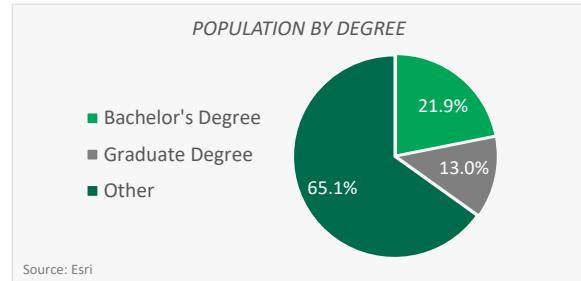
INCOME

The area features an average household income of \$95,752 and a median household income of \$60,992. Over the next five years, median household income is expected to increase by 19.6%, or \$2,389 per annum.

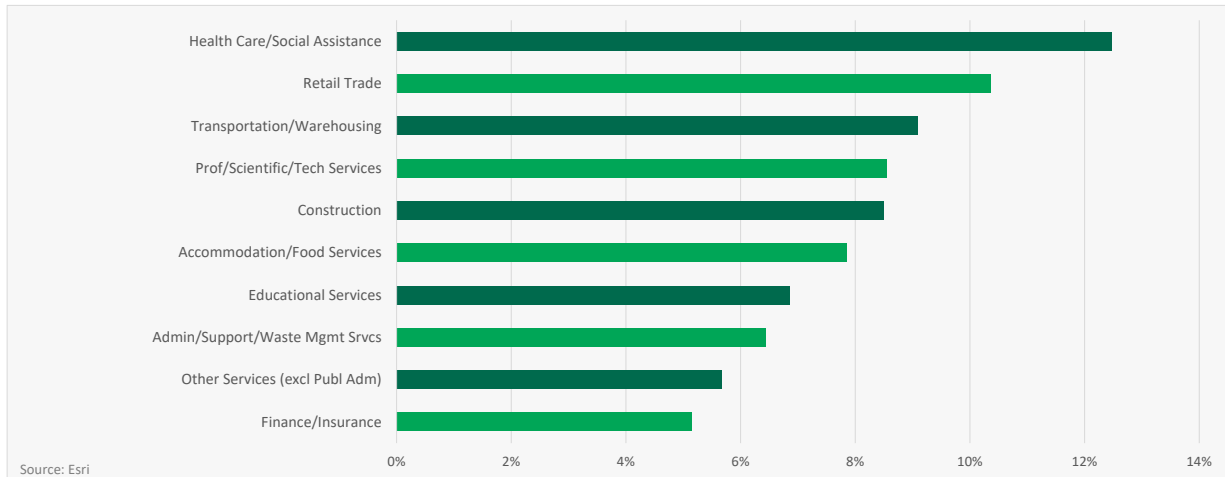


EDUCATION

A total of 34.9% of individuals over the age of 24 have a college degree, with 21.9% holding a bachelor's degree and 13.0% holding a graduate degree.



EMPLOYMENT



The area includes a total of 1,376,756 employees. The top three industries within the area are Health Care/Social Assistance, Retail Trade and Transportation/Warehousing, which represent a combined total of 32% of the workforce.

Source: ESRI, downloaded on Oct 7, 2023; BLS.gov dated Jan 0, 1900

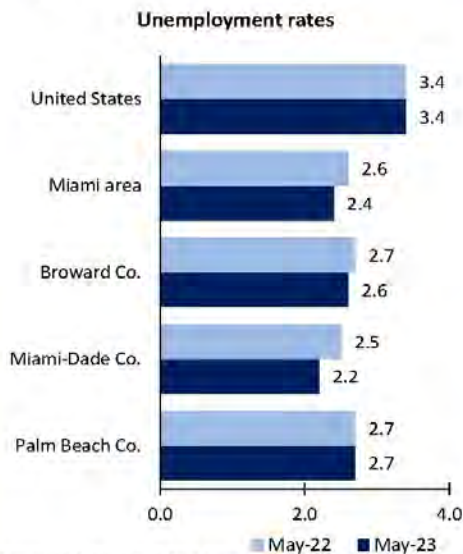
MIAMI AREA ECONOMIC SUMMARY

Miami, FL, Area Economic Summary

Updated June 30, 2023

This summary presents a sampling of economic information for the area; supplemental data are provided for regions and the nation. Subjects include **unemployment**, **employment**, **wages**, **prices**, **spending**, and **benefits**. All data are not seasonally adjusted and some may be subject to revision. Area definitions may differ by subject. For more area summaries and geographic definitions, see www.bls.gov/regions/economic-summaries.htm.

Unemployment rates for the nation and selected areas

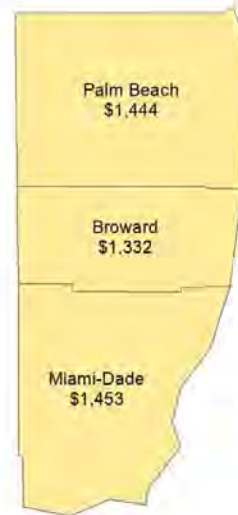


Source: U.S. BLS, Local Area Unemployment Statistics.

Average weekly wages for all industries by county

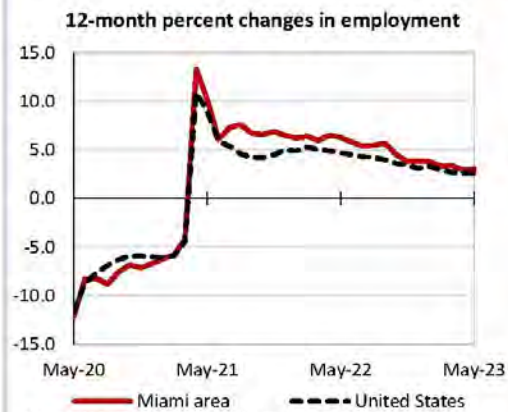
Miami area, fourth quarter 2022

(U.S. = \$1,385; Area = \$1,413)



Source: U.S. BLS, Quarterly Census of Employment and Wages.

Over-the-year changes in employment on nonfarm payrolls and employment by major industry sector

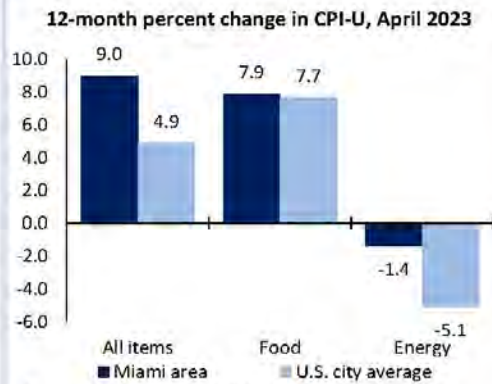


Source: U.S. BLS, Current Employment Statistics.

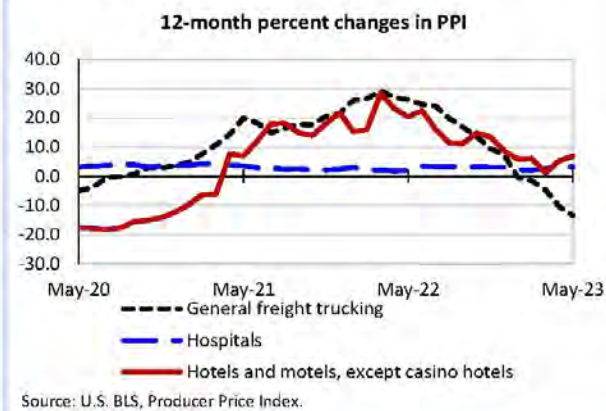
Miami area employment (number in thousands)	May 2023	Change from May 2022 to May 2023	
		Number	Percent
Total nonfarm	2,888.0	83.6	3.0
Mining and logging	-	-	-
Construction	136.3	-7.6	-5.3
Manufacturing	98.2	4.0	4.2
Trade, transportation, and utilities	646.5	16.3	2.6
Information	54.2	-1.4	-2.5
Financial activities	214.0	3.9	1.9
Professional and business services	522.7	18.8	3.7
Education and health services	449.3	26.2	6.2
Leisure and hospitality	338.4	13.2	4.1
Other services	114.7	2.9	2.6
Government	312.9	7.3	2.4

Source: U.S. BLS, Current Employment Statistics.

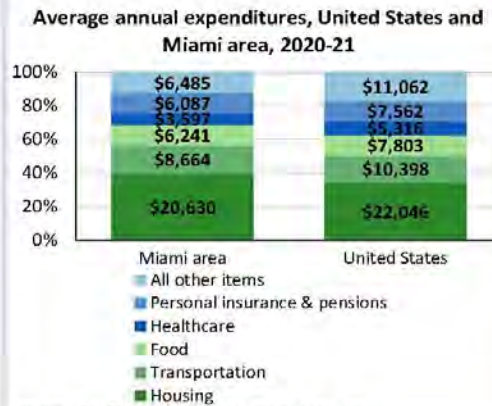
Over-the-year change in the prices paid by urban consumers for selected categories



Over-the-year changes in the selling prices received by producers for selected industries nationwide



Average annual spending and percent distribution for selected categories



Average hourly wages for selected occupations

Occupation	Miami area	United States
All occupations	\$28.36	\$29.76
Accountants and auditors	40.21	41.70
Registered nurses	39.33	42.80
Aircraft cargo handling supervisors	28.10	29.40
Construction laborers	18.58	22.29
Receptionists and information clerks	16.08	16.64
Maids and housekeeping cleaners	14.17	15.35

Source: U.S. BLS, Occupational Employment and Wage Statistics, May 2022.

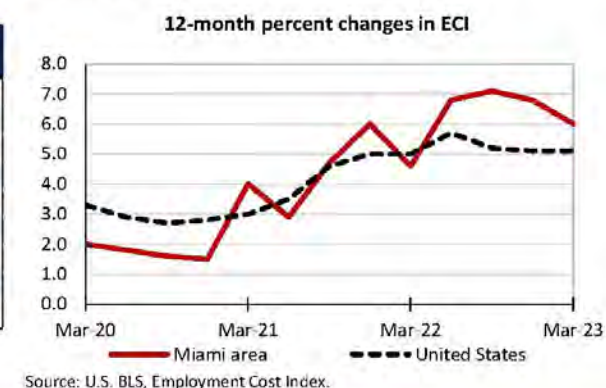
Employer costs per hour worked for wages and selected employee benefits by geographic division

Private industry, March 2023	South Atlantic (1)	United States
Total compensation	\$37.28	\$40.79
Wages and salaries	26.91	28.76
Total benefits	10.37	12.02
Paid leave	2.80	3.04
Vacation	1.44	1.55
Supplemental pay	1.20	1.52
Insurance	2.51	3.01
Retirement and savings	1.09	1.39
Legally required benefits	2.78	3.06

(1) The states that compose the South Atlantic census division are: DE, DC, FL, GA, MD, NC, SC, VA, and WV.

Source: U.S. BLS, Employer Costs for Employee Compensation.

Over-the-year changes in wages and salaries



Southeast Information Office • BLSinfoAtlanta@bls.gov • <https://www.bls.gov/regions/southeast> • 404-893-4222



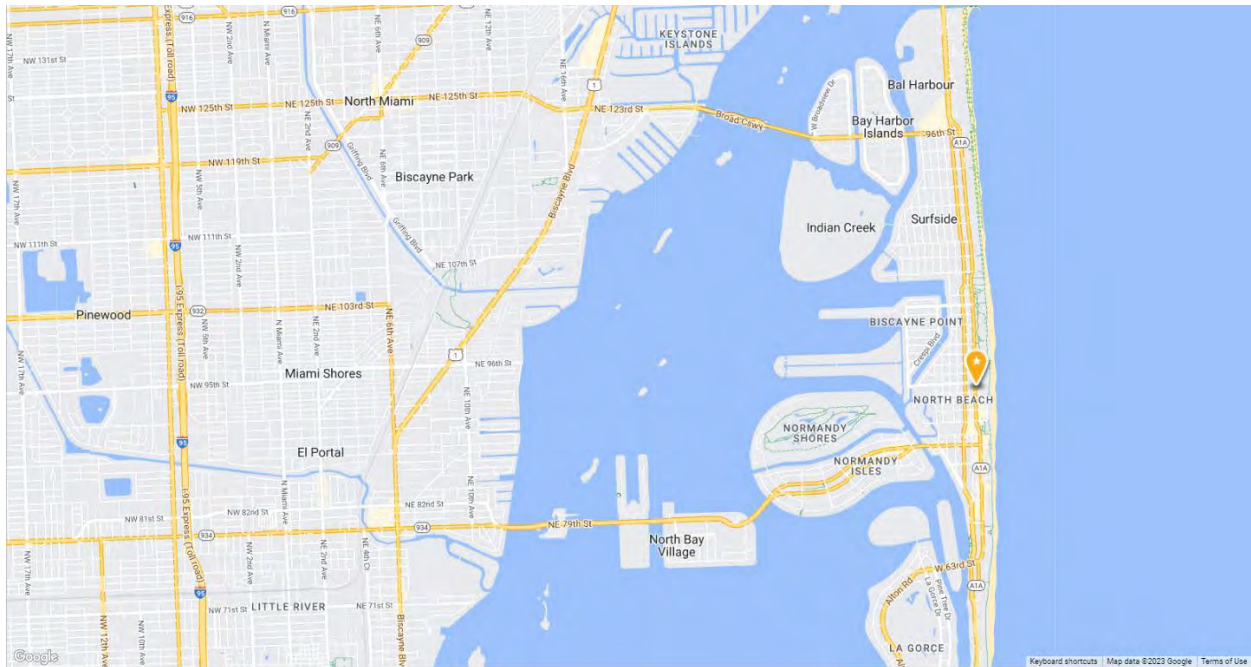
OPENING DAY

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. Not far from the station is the \$2 billion Miami Worldcenter that 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 in northwest Miami-Dade County 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. The Miami-Dade County market area is enjoying a high velocity of growth while burdened with an affordable housing crisis and the nuisance of heavy traffic congestion.

Neighborhood Analysis



LOCATION

The subject is located along the northeast corner of 76th Street and Collins Avenue in the North Beach submarket in the City of Miami Beach, Florida 33141. The subject location is a barrier island and surrounded by a group of man-made islands that include La Gorce, Normandy, North Bay Village, Indian Creek Allison Island and Bay Harbor Islands, which are all within proximity to the Miami Beach ocean front resort community to the east and downtown Miami central business district (CBD) to the southwest.

The North Beach community is situated approximately 5 miles northeast of the downtown Miami central business district (CBD) and approximately 10 miles northeast of the Miami International Airport.

BOUNDARIES

The neighborhood boundaries are detailed as follows:

North:	N.E. 123 rd Street (a.k.a. Broad Causeway or Kane Concourse) and the Cities of Surfside & Bal Harbour and Bay Harbor Islands.
South:	South Beach/Government Cut
East:	Atlantic Ocean
West:	Biscayne Bay

LAND USE

The North Beach submarket is connected by Collins Avenue/State Road A1A, which is straddled by hotels, a pedestrian boardwalk, the resort beach front and the Atlantic Ocean. Miami Beach is a barrier island that is approximately one mile wide, ten miles long and situated parallel to the City of Miami mainland. The subject location connects to Collins Avenue and Byron Avenue via 77th Street and 85th Street bridges. Land uses within the subject neighborhood comprise a mix of single family residential and low-to-medium density multi-family apartments along Crespi Boulevard with higher intensity commercial, condominium apartment tower, mixed-use retail/office and ocean front resort hotels along Harding Avenue and Collins Avenue, with lower scale, supporting neighborhood commercial development, some of which date to the 1940's, located along 71st Street and Byron Avenue. Collins Avenue is a primary north-south corridor that transitions into Ocean Boulevard and State Road Highway A1A when travelled north along the eastern seaboard.

The immediate submarket area is identified as North Beach on Miami Beach. The North Beach master plan comprises several neighborhoods, including the following:

- North Beach Town Center (71st Street)
- North Beach Resort District
- Ocean Terrace
- North Shore
- Park View Island
- Biscayne Beach
- Normandy Village
- Normandy Isle West

The North Beach neighborhood has enjoyed a post-World War II growth cycle and since the later 1990's, has been slowly recycling into a culturally and economically diverse area by encouraging preservation, rehabilitation and retrofitting of architectural rich Post War Modern a.k.a. Miami Modern (MiMo) buildings.



North Beach (file photo looking north)

According to recent media reports and municipal presentations, in June 2016, a draft plan was presented by urban planners Dover, Kohl & Partners for remaking North Beach, which stretches from 63rd Street to 87th Street and between the Atlantic Ocean and Biscayne Bay.

The plan calls for the creation of a town center along 71st Street; enhanced protection for architecturally significant Miami Modern or MiMo buildings; developing eight (8) large vacant lots along Collins Avenue, known as the west lots, with a mix of private and public investment; enhancing transportation options for residents; and building up beach and other waterfront areas to address with sea-level rise.

The master plan calls for the creation of local historic districts along the waterfront areas within North Beach, which is intended to prevent the demolition of relevant MiMo structures. The draft plan also calls for the creation of neighborhood conservation districts that protect attributes of the neighborhood through form scale, massing and block size, while allowing for replacement of obsolete structures. In addition, an incentive program to use the transfer of development rights or TDRs to protect historically relevant MiMo structures and allow developers to transfer TDRs to the Town Center along 71st Street where the draft plan recommends increasing building heights up to 12 stories. This would create viable mix of retail and residential projects that would give North Beach residents and visitors a “destination.”

The master plan also calls for a mix of private and public investment along Collins Avenue, where the city owns eight large mostly vacant lots that city officials have called potentially some of the most valuable property on Miami Beach, sitting across from North Shore Park with unobstructed views of the ocean. Dover, Kohl planners said a potential mix of six blocks having public uses and two being developed privately received the most interest in an informal poll.

And to protect those areas the plan calls for building up dune areas by building so called “dikes in dunes,” where dune areas are reinforced with concrete ribbing, and widening beach areas along the North Beach coastline.

The Collins Avenue frontage is lined with low-rise retail and commercial uses including a Chase branch bank, an FPL office, a Publix supermarket, and an IHOP restaurant. On the east side of Collins Avenue at 69th Street is the 2-tower Carillon Hotel & Residences (a.k.a. Canyon Ranch) with 151-condo-hotel suites and 467 one, two & three-bedroom condominium units plus penthouse and a 60,000-SF spa & fitness center fronting the pedestrian boardwalk, beach and Atlantic Ocean.

Traveling north-south on Collins Avenue there are low rise retail stores, restaurants and commercial business, and low-rise residential rental apartments located along Harding Avenue.

The Canyon Ranch Miami Beach, also known as the Carillon Residences, is a complex of three high rise luxury condominiums in North Beach, Miami Beach, Florida. It is part of the Canyon Ranch chain of resorts. It is located on the beachfront on the east side of Collins Avenue between 68th and 69th Streets. The Canyon Ranch complex includes the Canyon Ranch North Tower, the 20 floor Canyon Ranch South Tower, the Carillon Hotel building located between the Canyon Ranch Towers on Collins Avenue, as well as the proposed Golden Sands Canyon Ranch proposed to be built north of the Canyon Ranch North Tower.



The old Golden Sands Hotel and Lounge was recently demolished, except for the façade, to make way for the new Golden Sands building. The 15 story Carillon Hotel building was built in 1955 but was vacant for 15 years until it was renovated in 2007 and became part of the Canyon Ranch complex. The 22 floor Canyon Ranch South Tower is 257 feet (78 meters) tall and was completed in 2008. The tallest building, the north tower of Canyon Ranch is 37 floors and 121 meters (~400 feet) tall, was completed in 2008 and is one of the tallest buildings in Miami Beach. The Canyon Ranch North Tower looks like two separate, connected towers, but both are the North Tower building.

NORTH BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA)

The North Beach CRA is designated to cover the area generally described as bounded on the north by 87th Terrace, on the south by 65th Street, on the east by the Atlantic Ocean, and on the west by Rue Notre Dame. The Redevelopment Area covers 326.4 acres (0.51 square miles), as depicted in the following exhibit.



According to the North Beach CRA Redevelopment Plan, the overall area economic picture is on the upswing following COVID-19 closures, as indicated in the market analysis, within the retail, hospitality, residential, and office sectors, summarized as follows.

RETAIL

Opportunities exist for business attraction and retention in the retail and restaurant space, with a focus on recruiting retailers and service providers for existing residents by identifying where select leakage is occurring - when residents leave North Beach to shop, dine, and/or secure personal or medical services. A variety of recruitment tools would play a role, ranging from small business incentives to larger investment support for new initiatives. In the meantime, the largest retail private investment within the North Beach CRA is the Publix Shopping Plaza at 6876 Collins Avenue with roughly 114,00 square feet of development.

HOSPITALITY

The Redevelopment Area currently has approximately 210 hotel rooms among three properties. Retention and preservation of North Beach's hospitality sector impacts neighborhood stability given the high percentage of area residents working in hospitality.

MULTI-FAMILY RESIDENTIAL

The district has more than 180 residential buildings that collectively include more than 3,000 apartments. The majority (74%) of the residential housing stock is at the Class C level. There are likely several measures that could improve the quality and taxable value of the existing housing stock, whether through improved maintenance, renovations, or resiliency additions.

OFFICE

Office product within the CRA is limited compared to retail and retail strip center square footages, with most of the rentable building area for office space classified as Class C real estate. Class C is typically older than 20 years, and usually in areas that are removed from a central business district.

RESIDENTIAL SUBMARKET

The subject residential submarket is comprised of mostly mid-to-high rise condominium apartments. According to the local Realtor's MLS, we have summarized the condominium apartment and single family residential trends as follows:

Condominium Apartments, Townhomes & Villas

Condominium apartment development dates to the 1940's to 1950's with more recent, contemporary developments completed in the past 1 to 10-years. According to MLS, the North Beach section of Miami Beach and specifically within the subject's 33141-zip code area, the condominium apartment market is summarized is presented as follows:

- MLS reports both new & used condominium apartment units actively listed & priced in the \$190,000 to \$900,000 for vintage 1970's and older buildings; and, \$950,000 to \$17,715,000,000 for 10 years old or newer ocean front units.
- We also noted closed sale transactions ranging from \$130,000 to \$6,900,000 for vintage and newer oceanfront properties.

Single Family Residential

Single family residential development dates to the 1930's to 1950's with more recent, contemporary developments completed in the past 1 to 10-years. According to MLS, the North Beach section of Miami Beach and specifically within the subject's 33141-zip code area, the single-family residential market is summarized is presented as follows:

- MLS reports both new & used single family residential properties listed & priced in the \$475,000 to \$19,500,000 range for vintage 1930's properties up through luxury ocean front and Biscayne Bay waterfront estates.

The North Beach Resort District is the north boundary of the infamous South Beach or SoBe submarket with heavy concentrations of mid-to-high rise residential and hotel uses along Collins Avenue, with supporting retail and office uses clustered along the Collins Road frontage at 71st Street/Normandy Drive, 41st Street/Arthur Godfrey Road, as well as, Alton Road, 5th Street and Dade Boulevard/Venetian Causeway corridors, as well as the pedestrian-only areas of Lincoln Road Mall.

Several schools that service the community include:

- Treasure Island Elementary School
- Biscayne Elementary School
- North Beach Elementary School
- Fulford Christian School
- Sinai Academy Early Childhood Center

ACCESS

Overall, access to and throughout the subject neighborhood is considered good. Access to the subject area and the subject property is provided via several major thoroughfares within the Miami Beach area. The major east/west thoroughfares providing direct access to the subject area is 5th Street/MacArthur Causeway (US Highway No. 41/State Road A1A), the Arthur Godfrey/Julia Tuttle Causeway (I-195) and the John F. Kennedy Causeway (71st Street) to the south, and the Broad Causeway (State Road 922 & toll road), north of Surfside, Sunny Isles Causeway (State Road No. 826) and the William Lehman Causeway (State Road No. 856) to the north provide east/west access in the overall Miami-Dade County area. These arteries connect the island of Miami Beach to mainland Miami to the west, as well as to intersect with the primary northern/southern 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 Lenox Avenue which acts as the subject's western boundary line and is a two-way, two-lane, north-south city street. The immediate subject area has average access via the local artery/highway network, and good access to the area business and commercial community.

DEMOGRAPHICS

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

SELECTED NEIGHBORHOOD DEMOGRAPHICS						
7605 Collins Ave Miami Beach, FL 33141	1 Mile Radius	3 Mile Radius	5 Mile Radius	33141 - Miami Beach	Florida	Miami-Dade County
Population						
2028 Total Population	22,692	66,617	192,409	35,728	23,091,949	2,772,490
2023 Total Population	22,772	65,835	188,144	35,215	22,381,338	2,733,765
2010 Total Population	23,342	64,333	182,454	35,016	18,801,310	2,496,435
2000 Total Population	24,945	64,118	181,106	37,628	15,982,378	2,253,399
Annual Growth 2023 - 2028	-0.07%	0.24%	0.45%	0.29%	0.63%	0.28%
Annual Growth 2010 - 2023	-0.19%	0.18%	0.24%	0.04%	1.35%	0.70%
Annual Growth 2000 - 2010	-0.66%	0.03%	0.07%	-0.72%	1.64%	1.03%
Households						
2028 Total Households	11,348	31,550	83,440	17,590	9,259,577	1,019,262
2023 Total Households	11,264	30,951	80,849	17,197	8,909,543	989,193
2010 Total Households	11,533	30,710	77,869	16,850	7,420,802	867,352
2000 Total Households	11,563	30,258	76,660	17,014	6,337,929	776,797
Annual Growth 2023 - 2028	0.15%	0.38%	0.63%	0.45%	0.77%	0.60%
Annual Growth 2010 - 2023	-0.18%	0.06%	0.29%	0.16%	1.42%	1.02%
Annual Growth 2000 - 2010	-0.03%	0.15%	0.16%	-0.10%	1.59%	1.11%
Income						
2023 Median Household Income	\$52,379	\$70,267	\$60,657	\$58,353	\$65,081	\$60,992
2023 Average Household Income	\$83,321	\$116,889	\$105,190	\$88,889	\$97,191	\$95,752
2023 Per Capita Income	\$41,303	\$54,979	\$45,392	\$43,422	\$38,778	\$34,693
2023 Pop 25+ College Graduates	7,480	26,115	59,537	11,851	5,589,144	680,904
Age 25+ Percent College Graduates - 2023	42.2%	51.7%	43.8%	43.5%	34.3%	34.9%

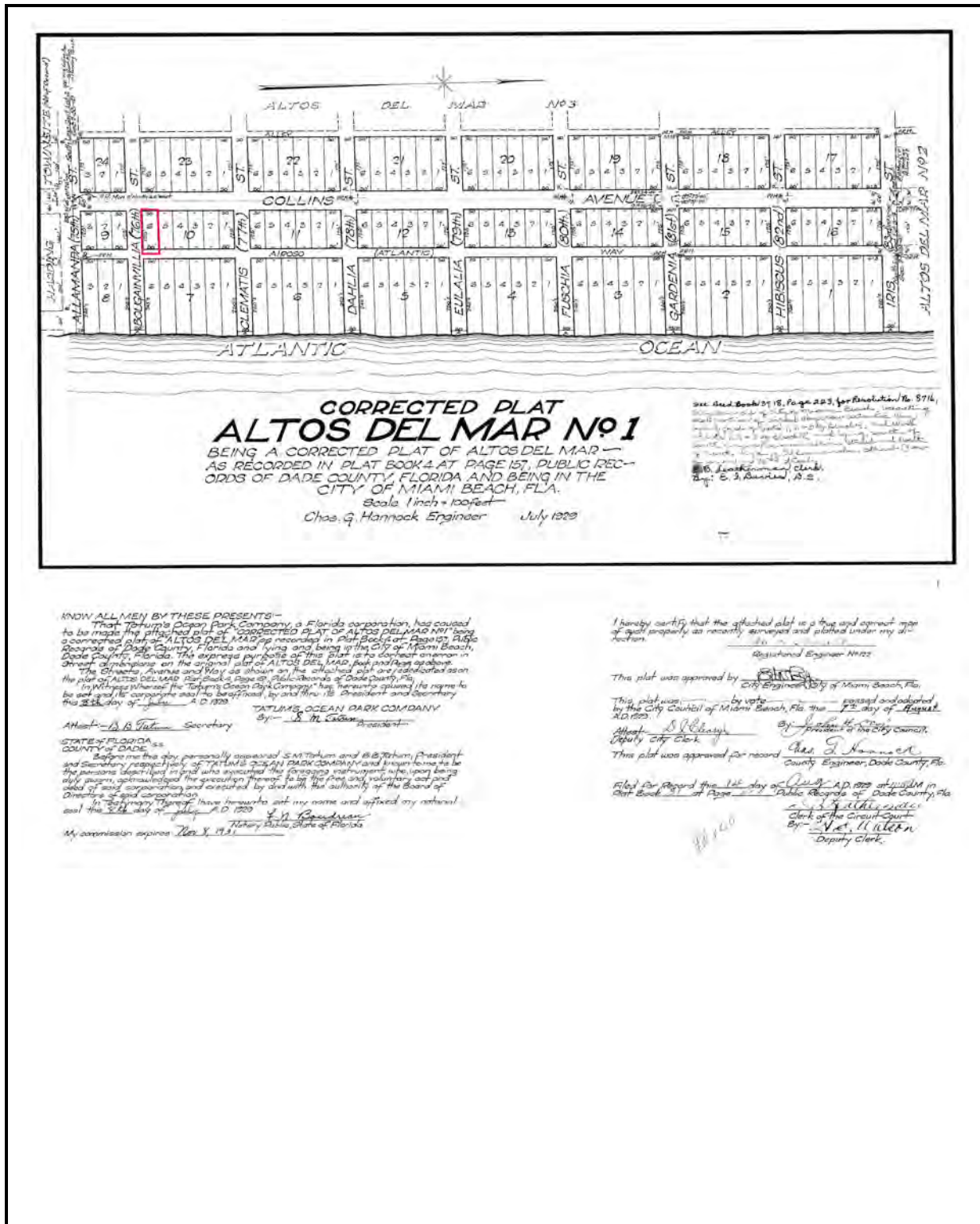
Source: ESRI

CONCLUSION

The neighborhood is expected to have growth in population and households through higher density, in-fill redevelopment opportunities and reflects a middle-to-upper-middle-income demographic profile. The outlook for the neighborhood is for favorable performance over the foreseeable future. Access to the neighborhood is good and utility services are adequate.

Overall, it is our opinion that the subject neighborhood will continue to remain a 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.

PLAT MAP



SKETCH OF DESCRIPTION
SCALE: 1"=60' (8.5"X11" SHEET)

SURVEYOR'S NOTES:

1. THE SKETCH IS NOT A SURVEY. THIS NOTE IS REQUIRED BY RULE 5J-17.053(5)(b) FAC.
2. BEARING SHOWN HEREON ARE BASE UPON FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE NAD 1983/90, REFERENCED TO THE NORTHERLY RIGHT-OF-WAY LINE OF BOUGAINVILLEA (76TH) STREET WHICH BEARS S87°08'11"W.
3. THE LEGAL DESCRIPTION AND SKETCH OF WAS PREPARED BY THE SIGNING SURVEYOR. HOWEVER THIS SKETCH WAS INTEGRATED WITH MAPPED FEATURES SURVEYED BY OTHERS. MAP OF BOUNDARY SURVEY AND TOPOGRAPHIC SURVEY, PREPARED FOR THE CITY OF MIAMI BEACH, PERFORMED BY JOSE SENAS, PSM#5938 LONGITUDE SURVEYORS, LLC, W 48th STREET, SUITE 310 DORAL, FLORIDA 33166 PHONE: (305)463-0912 WITH SURVEYORS AUTHORIZATION OF USE DATED 01/25/2016. THIS NOTE IS REQUIRED BY RULE 5J-17.051(3)6.13.
4. THIS SKETCH OF DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

THE SKETCH OF DESCRIPTION (SHEET L-2) IS NOT FULL AND COMPLETE WITHOUT THE LEGAL DESCRIPTION (SHEET L-1)

B. T. Bellino 3-22-16
BRIAN T. BELLINO, PSM
CITY SURVEYOR MANAGER
PROFESSIONAL SURVEYOR AND MAPPER NO. 4973

MIAMI BEACH PUBLIC WORKS DEPARTMENT 1702 CONVENTION CENTER DRIVE, MIAMI BEACH, FL 33139	APPROVED	REVISED 03/22/16	TITLE: OCEAN FRONT AIROSO (ATLANTIC) WAY	L-2
	BRIAN T. BELLINO, PSM			PROJECT No. SM-20168

NOTES TO USERS

This map is for informational purposes only. It is not intended to be used for legal or financial purposes. The information on this map is for informational purposes only. It is not intended to be used for legal or financial purposes. The information on this map is for informational purposes only. It is not intended to be used for legal or financial purposes.

LEGEND

DATA SOURCE: MIAMI-DADE COUNTY

ZONE A1 - Flood Hazard Zone A1

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ZONE A171 - Flood Hazard Zone A171

ZONE A172 - Flood Hazard Zone A172

ZONE A173 - Flood Hazard Zone A173

ZONE A174 - Flood Hazard Zone

Site Analysis

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

SITE SUMMARY AND ANALYSIS			
Physical Description			
Gross Site Area	0.16 Acres	7,000 Sq. Ft.	
Net Site Area	0.16 Acres	7,000 Sq. Ft.	
Primary Road Frontage	Collins Avenue	50 Feet	
Secondary Frontage	76th Street	140 Feet	
Additional Road Frontage	Altos Del Mar Park	50 Feet	
Shape	Rectangle		
Topography	Improved to road grade		
Primary Traffic Counts (24 hrs.)	Collins Avenue	21,000	
Parcel Number(s)	02-3202-004-0450		
Zoning District	RS-4, Single Family Residential District		
Historic District	Harding Townsite Historic District		
Flood Map Panel No. & Date	12086C0326L	11-Sep-09	
Flood Zone	AE		
Adjacent Land Uses	Altos Del Mar public park, North Shore Branch Library & municipal parking lot, Beachwalk, Ocean Blue condominium, multi-family apartments, single family residential, mixed-use retail/office, residential & hotel uses		
Comparative Analysis		Rating	
Visibility		Good street & pedestrian beach walk	
Functional Utility		Good	
Traffic Volume		Heavy neighborhood & seasonal tourist traffic	
Adequacy of Utilities		Municipal services	
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			

INGRESS/EGRESS

Ingress and egress is available to the site via a curb depression and driveway along the 76th Street frontage.

Street improvements include asphalt paving and concrete curbs, gutters and sidewalks, and street lighting.

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.

COVENANTS, CONDITIONS AND RESTRICTIONS

There are no known covenants, conditions or restrictions impacting the site that are considered to affect the marketability or highest and best use. It is recommended that the client/reader obtain a copy of the current covenants, conditions and restrictions, if any, prior to making a business decision.

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.

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 for a luxury residential land use and well supported by off-site infrastructure.

BUILDING SKETCH

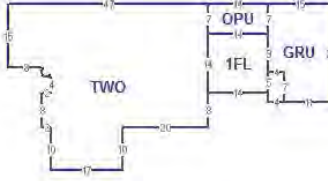


Miami-Dade County Office of the Property Appraiser

Building Sketch Viewer

Folio: 02-3202-004-0450	Actual Area: 3,461 Sq. Ft.
Address: 7605 COLLINS AVE	Living Area: 3,046 Sq. Ft.
Owner: RUDY PEREZ	Adjusted Area: 2,971 Sq. Ft.
ELIZABETH PEREZ	

Building Number: 1 of 1 Roll Year: 2023
 Previous Next



- TWO : Two Story
- OPU : Porch, Inserted
- 1FL : First Floor
- GRU : Garage, Unfinished
- ADD : Building Addition

[Click here to see all Sketch SubArea Descriptions](#)

Generated on: 10/8/2023

Disclaimer:
 The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assume no liability. See full Liability Disclaimer and User Agreement. See full disclaimer and User Agreement at <http://www.miamidade.gov/info/disclaimer.asp>

Improvements Analysis

The following chart shows a summary of the improvements.

IMPROVEMENTS SUMMARY AND ANALYSIS		
Property Type	Multifamily	(Multi-Family Walk-Up)
Number of Buildings	1	
Number of Stories	2	
Gross Building Area	3,391 SF	
Net Rentable Area	3,046 SF	
Number of Units	1	
Site Coverage	24.2%	
Land-to-Building Ratio	2.06 : 1	
Floor Area Ratio (FAR)	0.48	
Parking Improvements	Attached garage, carport, driveway & open surface	
Parking Spaces:	6	
Parking Ratio (spaces/unit)	6.00	
Year Built / Renovated	1948 & 1959 / 2004 & 2016	
Actual Age	75 Years	
Effective Age	45 Years	
Total Economic Life	75 Years	
Remaining Economic Life	30 Years	
Age/Life Depreciation	60.0%	
Source: Various sources compiled by CBRE		

YEAR BUILT

The subject was built in 1948 & 1959 and was most recently renovated in 2004 & 2016.

DEFERRED MAINTENANCE

The subject property is well maintained, and no items of deferred maintenance noted.

ECONOMIC AGE AND LIFE

CBRE, Inc.'s estimate of the subject improvements effective age and remaining economic life is depicted in the following chart:

ECONOMIC AGE AND LIFE	
Actual Age	75 Years
Effective Age	45 Years
MVS Expected Life	75 Years
Remaining Economic Life	30 Years
Accrued Physical Incurable Depreciation	60.0%
Compiled by CBRE	

The remaining economic life is based upon our on-site observations and a comparative analysis of typical life expectancies as published by Marshall and Swift, LLC, in the Marshall Valuation Service cost guide. While CBRE, Inc. did not observe anything to suggest a different economic life, a capital improvement program could extend the life expectancy.

CONCLUSION

The improvements are in good overall condition. Overall, there are no known factors that adversely impact the marketability of the improvements.

Zoning

The following chart summarizes the subject's zoning requirements.

ZONING SUMMARY	
Current Zoning	RS-4, Single Family Residential District
Legally Conforming	Yes
Purpose	The RS-1, RS-2, RS-3, RS-4 single-family residential districts are designed to protect, and preserve the identity, image, environmental quality, privacy, attractive pedestrian streetscapes, and human scale and character of the single-family neighborhoods and to encourage and promote new construction that is compatible with the established neighborhood context. In order to safeguard the purpose and goals of the single-family districts mandatory review criteria are hereby created to carry out the provisions of these land development regulations.
Uses Permitted	The main permitted uses in the RS-1, RS-2, RS-3, RS-4 single-family residential districts are single-family detached dwellings.
Conditional Uses	Conditional uses in the RS-1, RS-2, RS-3, RS-4 single-family residential districts include the following: 1) An at-grade parking lot in the RS-4 district when located immediately adjacent, without a gap due to alley, road, waterway or any other cause, to a CD-3 district. See subsection 142-105(c). 2) Religious institutions for those properties located in the 40th Street Overlay. See chapter 142, zoning districts and regulations, article III, overlay districts, division 8, 40th Street Overlay.
Accessory Uses	The accessory uses in the RS-1, RS-2, RS-3, RS-4 single-family residential districts are those uses customarily associated with single-family homes. (See article IV, division 2 of this chapter.)
Category	Zoning Requirement
Minimum Lot Size	6,000 Sq. Ft.
Minimum Lot Width	50 Feet
Maximum Height	The maximum number of stories shall not exceed two above the base flood elevation, plus freeboard. 24-Feet for Flat Roofs and 27-Feet for Sloped Roofs
Minimum Setbacks; Front Yard	a. One-story structures. Twenty feet, provided that any portion of a two-story attached structure shall be setback a minimum of 40 feet. b. Two-story structures. Thirty feet, provided subsection (a)(1)a. above does not apply.
Street Side Yard	The sum of the required side yards shall be at least 25 percent of the lot width. 1. Each required side yard facing a street shall be no less than ten percent of the lot width or 15 feet, whichever is greater. At least 50 percent of the required side yard area facing a street shall be sodded or landscaped pervious open space. With the exception of driveways and paths leading to the building, paving may not extend any closer than five 2. feet to the front of the building. In the event that an existing single family home has an abutting street raised pursuant to an approved city project, and such home was previously permitted with less than 50 percent of the required side yard area facing a street consisting of sodded or landscaped pervious open space, such property may retain the most recent, previously permitted pervious open space if the side yard area facing a street is raised to meet the new street elevation. However, in 3. no instance shall less than 30 percent of the required side yard area facing a street be sodded or landscaped pervious open space.
Interior Side Yard	1. For lots greater than 65 feet in width each interior side yard shall have a minimum of ten percent of the lot width or ten feet, whichever is greater. 2. For lots 65 feet in width or less each interior side yard shall have a minimum of seven and one-half feet.
Rear Yard	The rear setback requirement shall be 15 percent of the lot depth, 20 feet minimum, 50 feet maximum. At least 70 percent of the required rear yard shall be sodded or landscaped pervious open space; when located at or below adjusted grade, the water portion of a swimming pool may count toward this requirement, when located above adjusted grade, the water portion of a swimming pool may count towards 50 percent of this requirement, provided adequate infrastructure is incorporated into the design of the pool to fully accommodate on-site stormwater retention.
Maximum Lot Coverage	30% for a 2-Story Home
Maximum Unit Size	50% of Lot Area
Subject's Actual FAR	0.49 : 1
Subject's Actual Density	6.2 Units/Acre
Parking Requirements	2-spaces for Single Family Detached Dwelling
Source: City of Miami Beach Planning & Zoning Dept.	

ANALYSIS AND CONCLUSION

The existing improvements represent a legally, conforming use. 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

The following summarizes the local assessor's estimate of the subject's market value, assessed value, and taxes, and does not include any furniture, fixtures or equipment. The CBRE estimated tax obligation is also shown.

AD VALOREM TAX INFORMATION				
Parcel	Assessor's Parcel No.	2022	2023	Pro Forma
1	02-3202-004-0450	\$1,700,124	\$1,936,916	\$4,200,000
	Subtotal	\$1,700,124	\$1,936,916	\$4,200,000
	% of Assessed Value	100%	100%	80%
	Final Assessed Value	1,700,124	1,936,916	\$3,360,000
	General Tax Rate (per \$100 A.V.)	1.878930	1.878930	1.878930
	Total Taxes	\$31,944	\$36,393	\$63,132
	4% Tax Reduction for Early Pay Discount	(\$1,278)	(\$1,456)	(\$2,525)
	Total Adjusted Taxes	\$30,666	\$34,938	\$60,607
	Taxes per Unit	\$30,666	\$34,938	\$60,607
Source: Assessor's Office				

The local Assessor's methodology for valuation is sales comparison approach to value. The next re-assessment of the subject was scheduled for January 1, 2024.

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.

TAX COMPARABLES

As a crosscheck to the subject's applicable real estate taxes, CBRE, Inc. has reviewed the real estate tax information according to Miami-Dade County for comparable properties in the market area. The following table summarizes the comparables employed for this analysis:

RATIO OF ASSESSED VALUE TO SALE PRICE							
Comparable Sale	265 Fairway Drive	870 North Shore Drive	430 West 63rd Street	25 La Gorce Circle	6650 Sheffield Lane	7830 Atlantic Way	Subject
Year Built	1953	1951	1935	1939	1936	2019	1948 & 1959
NRA (SF)	2,509	3,129	2,384	4,317	4,098	3,623	3,046
Tax Year	2023	2023	2023	2023	2023	2023	2023
Assessor's Market Value	\$1,761,950	\$2,063,217	\$1,310,375	\$5,772,489	\$4,989,071	\$2,519,206	\$1,936,916
Date of Sale	Apr-22	Aug-22	Jan-23	May-23	Jul-23	Aug-23	
Sales Price	\$2,050,000	\$2,449,000	\$1,850,000	\$8,000,000	\$4,825,000	\$5,595,000	
AV Ratio	86%	84%	71%	72%	103%	45%	
Source: Assessor's Office							

CONCLUSION

Based on the foregoing, the total taxes for the subject have been estimated as \$60,607 for the base year of our analysis, based upon an assessed value of \$3,360,000. This is above the current and historical assessment, however, is considered a realistic scenario based on the "just value" statute, less cost of sale.

For purposes of this analysis, CBRE, Inc. assumes that all taxes are current.

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 separately 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 single-family 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. Development and redevelopment of new single-family properties is on-going throughout the submarket.

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 market and neighborhood analysis, we conclude that the highest and best use of the subject as if vacant would be the development of a luxury single-family residential property by a developer or owner/occupier. The design would be characterized as high quality, 2-story dwelling.

AS IMPROVED

Legal Permissibility

The site has been improved with an multifamily development that is a legal, conforming use.

Physical Possibility

The layout and positioning of the improvements are considered functional for single-family residential use. While it would be physically possible for a wide variety of uses, based on the legal restrictions and the design of the improvements, the continued use of the property for single-family residential use would be the most functional use.

Financial Feasibility

The financial feasibility of an single-family residential property is based on the sale/resale of the property in excess of acquisition and development and-or redevelopment costs. Further, the value of the subject property as improved exceeds the underlying land value As If vacant.

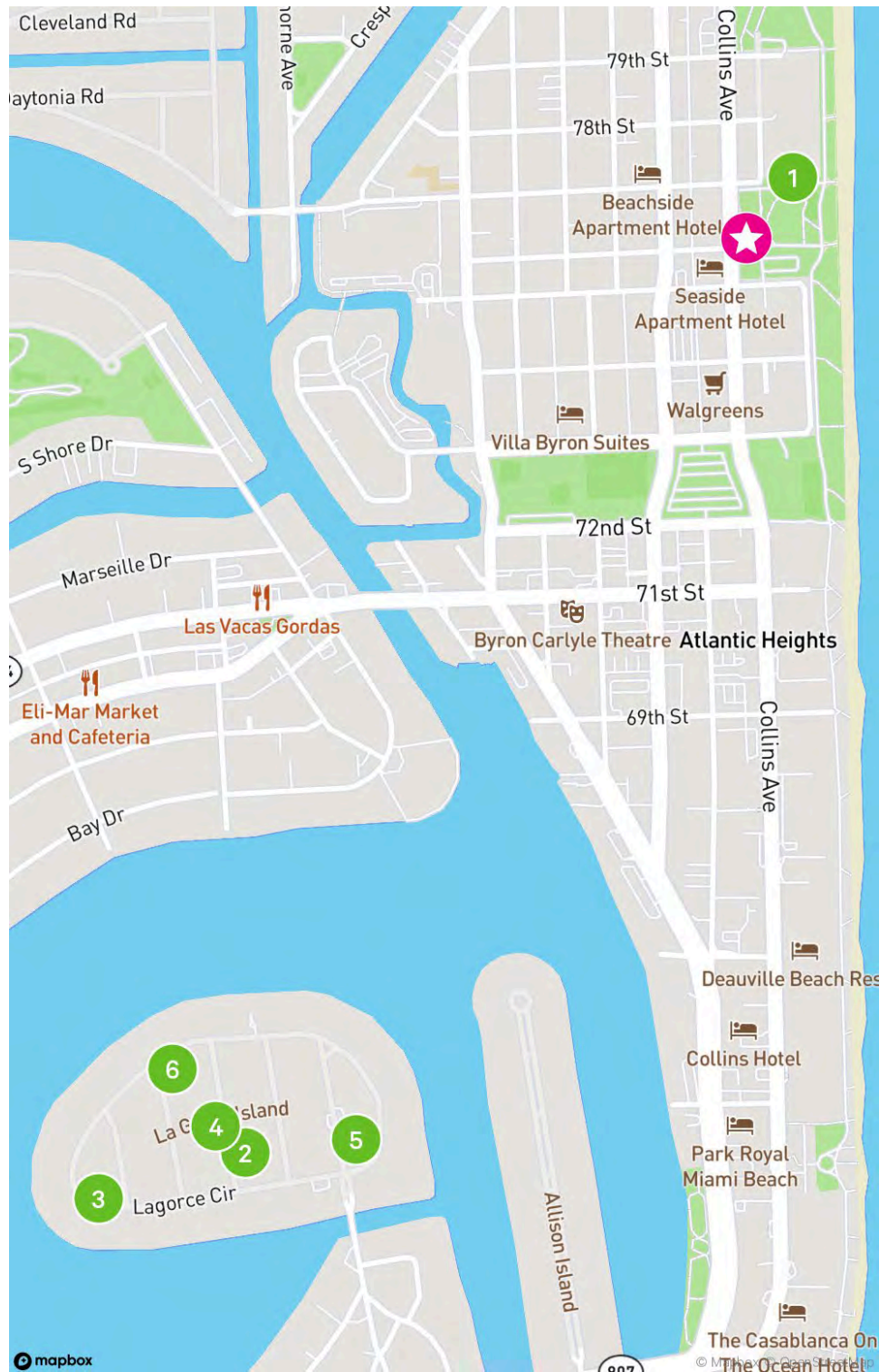
Maximum Productivity - Conclusion

As shown in the applicable valuation sections, single-family residential properties that are similar to the subject have been acquired or continue to be used by owner/occupiers. None of the comparable buildings have been acquired for conversion to an alternative use. The most likely buyer for the subject property is a developer or owner/occupier.

Based on the foregoing, the highest and best use of the property, as improved, is consistent with the existing single-family residential use.

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	Transaction Date	Proposed Use	Actual Sale Price	Adjusted Sale Price ¹	Size (Acres)	Size (SF)	Price Per SF
1	7701 Atlantic Way 7701 Atlantic Way miami beach, FL 33141	Sale	May-21	Assemblage for outdoor activity space	\$12,000,000	\$12,000,000	0.37	16,000	\$750.00
2	6635 Windsor Lane 6635 Windsor Lane Miami Beach, FL 33141	Sale	Jun-22	Luxury residential	\$5,375,000	\$5,375,000	0.30	13,125	\$409.52
3	31 La Gorce Circle 31 La Gorce Circle miami beach, FL 33141	Sale	Aug-22	Luxury estate	\$8,300,000	\$8,300,000	0.52	22,500	\$368.89
4	6644 Windsor Lane 6644 Windsor Lane miami beach, FL 33141	Sale	Oct-22	Luxury estate	\$5,650,000	\$5,650,000	0.30	13,125	\$430.48
5	6625 Pine Tree Lane 6625 Pine Tree Lane Miami Beach, FL 33141	Sale	May-23	Luxury estate	\$6,250,000	\$6,250,000	0.40	17,517	\$356.80
6	61 La Gorce Circle 61 La Gorce Circle Miami Beach, FL 33141	Sale	Jul-23	Luxury estate redevelopment	\$5,250,000	\$5,250,000	0.28	11,979	\$438.27
Subject	7605 Collins Ave Miami Beach, FL 33141	---	---	Single family residential	---	---	0.16	7,000	---

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 North Beach submarket area. These sales were chosen based upon location and recent sale transaction dates.

DISCUSSION/ANALYSIS OF LAND SALES

Land Sale One

This comparable land sale is located along the east side of Atlantic Way and on the north side of Altos Del Mar Park in the City of Miami Beach, Florida. This location has 50-linear feet along the west side of the Beachwalk with direct pedestrian access to the Atlantic Ocean. The buyer executed a simultaneous closing from two different sellers including 7709 Atlantic Way for \$25,000,000 that was improved with a 3-story, 6,600-SF residence built in 2019 plus this abutting vacant lot for \$12,000,000 including architectural design plans that was subsequently improved with private, outdoor activity area.

We adjusted land Sale 1 downwards for conditions of sale, i.e. motivated buyer for assemblage. We have also adjusted Land Sale 1 upwards for larger size/value relationship and downwards for superior frontage/view amenity in direct comparison to the subject site.

Land Sale Two

This comparable sale is located along the east side of Windsor Lane and one lot north of La Gorce Circle on La Gorce Island in the City of Miami Beach, Florida. This location is a dry, interior that has been cleared for redevelopment. The property was broker listed at \$5,950,000

and sold for \$5,375,000. The seller previously acquired the property in January 2022 for \$4,400,000. The purchase requires membership in the La Gorce Homeowners Association.

We have adjusted Land Sale 2 upwards for larger size/value relationship, inferior frontage/view amenity and inferior location in direct comparison to the subject site.

Land Sale Three

This comparable sale is located at the northwest corner of La Gorce Circle and Brevity Lane on La Gorce Island in the City of Miami Beach, Florida. This location is a dry, double corner lot across the street from Biscayne Bay that has been cleared for redevelopment. The property was broker listed at \$8,950,000 and sold for \$8,300,000 including architectural plans for a new home. The seller previously acquired the property in July 2021 for \$5,900,000 and the current buyer is an investor who re-listed the property at \$10,500,000 with several price reductions to \$9,450,000 before cancelling the marketing campaign. The purchase requires membership in the La Gorce Homeowners Association.

We have adjusted Land Sale 3 upwards for larger size/value relationship, inferior frontage/view amenity and inferior location in direct comparison to the subject site.

Land Sale Four

This comparable sale is located along the west side of Windsor Lane on La Gorce Island in the City of Miami Beach, Florida. This location is a dry, interior that has been cleared for redevelopment. The property was broker listed at \$5,999,000 and sold for \$5,650,000. The seller previously acquired the property in July 2021 for \$4,100,000 and the current buyer is a luxury homebuilder. The purchase requires membership in the La Gorce Homeowners Association.

We have adjusted Land Sale 4 upwards for larger size/value relationship, inferior frontage/view amenity and inferior location in direct comparison to the subject site.

Land Sale Five

This comparable sale is located along the east side of Pine Tree Lane and backs up to La Gorce Circle on La Gorce Island in the City of Miami Beach, Florida. This location is a dry, interior lot with double frontage and situated across the street from Biscayne Bay to the east and to the south. The site has been cleared for redevelopment. The property was broker listed at \$7,100,000 and sold for \$6,250,000. The seller previously acquired the property in May 2021 for \$4,600,000. The purchase requires membership in the La Gorce Homeowners Association.

We have adjusted Land Sale 5 upwards for larger size/value relationship, inferior frontage/view amenity and inferior location in direct comparison to the subject site.

Land Sale Six

This comparable sale is located at the southeast corner of La Gorce Circle and Sheffield Lane on La Gorce Island in the City of Miami Beach, Florida. This location is a dry, corner lot across the

street from Biscayne Bay that is improved with an obsolete, 2,421-SF single family dwelling built in 1950. The property was broker listed at \$5,800,000 and sold for \$5,250,000. The seller previously acquired the property in February 2017 for \$2,625,000 and the current buyer is a luxury homebuilder who paid \$5,250,000 in an "all cash" sale. The purchase requires membership in the La Gorce Homeowners Association.

We have adjusted Land Sale 6 upwards for larger size/value relationship, inferior frontage/view amenity and inferior location in direct comparison to the subject site.

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	
Transaction Type	Sale	Sale	Sale	Sale	Sale	Sale	---
Transaction Date	May-21	Jun-22	Aug-22	Oct-22	May-23	Jul-23	---
Proposed Use	Assemblage for outdoor activity space	Luxury residential	Luxury estate	Luxury estate	Luxury estate	Luxury estate redevelopment	Single family residential
Actual Sale Price	\$12,000,000	\$5,375,000	\$8,300,000	\$5,650,000	\$6,250,000	\$5,250,000	---
Adjusted Sale Price ¹	\$12,000,000	\$5,375,000	\$8,300,000	\$5,650,000	\$6,250,000	\$5,250,000	---
Size (Acres)	0.37	0.30	0.52	0.30	0.40	0.28	0.16
Size (SF)	16,000	13,125	22,500	13,125	17,517	11,979	7,000
Price Per SF	\$750.00	\$409.52	\$368.89	\$430.48	\$356.80	\$438.27	---
Price (\$ PSF)	\$750.00	\$409.52	\$368.89	\$430.48	\$356.80	\$438.27	---
Property Rights Conveyed	0%	0%	0%	0%	0%	0%	---
Financing Terms ¹	0%	0%	0%	0%	0%	0%	---
Conditions of Sale	-25%	0%	0%	0%	0%	0%	---
Market Conditions (Time)	0%	0%	0%	0%	0%	0%	---
Subtotal	\$562.50	\$409.52	\$368.89	\$430.48	\$356.80	\$438.27	---
Size	10%	10%	20%	10%	10%	5%	---
Shape	0%	0%	0%	0%	0%	0%	---
Corner	0%	0%	0%	0%	0%	0%	---
Frontage/View Amenity	-10%	10%	10%	10%	10%	10%	---
Topography	0%	0%	0%	0%	0%	0%	---
Location	0%	10%	10%	10%	10%	10%	---
Zoning/Density	0%	0%	0%	0%	0%	0%	---
Utilities	0%	0%	0%	0%	0%	0%	---
Highest & Best Use	0%	0%	0%	0%	0%	0%	---
Total Other Adjustments	0%	30%	40%	30%	30%	25%	---
Value Indication for Subject	\$562.50	\$532.38	\$516.45	\$559.62	\$463.84	\$547.84	---
Absolute Adjustment	45%	30%	40%	30%	30%	25%	---

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

Compiled by CBRE

CONCLUSION

The comparable land sales produced an unadjusted range from \$356.80 to \$750.00 per square foot and a narrowed adjusted range from \$463.84 to \$562.50 per square foot. Based on the preceding analysis, Comparables 1, 2, 4 & 6 were the most representative of the subject site and warranted greatest consideration because of recent sale transaction dates and physical characteristics. In conclusion, a price per square foot of site area within the overall unadjusted

range and the mid-to-upper point of the adjusted value indicator range is most appropriate for valuing the subject site, As If vacant. The following table presents the valuation conclusion:

CONCLUDED LAND VALUE				
\$ PSF		Subject SF		Total
\$460.00	x	7,000	=	\$3,220,000
\$560.00	x	7,000	=	\$3,920,000
Indicated Value:				\$3,600,000
		(Rounded \$ PSF)		\$514.29
Compiled by CBRE				

Cost Approach

In estimating the replacement cost new for the subject, the following methods/data sources have been utilized (where available):

- the comparative unit method, utilizing the Marshall Valuation Service (MVS) cost guide, published by Marshall and Swift, LLC.

MARSHALL VALUATION SERVICE

Direct Cost

Salient details regarding the direct costs are summarized in the Cost Approach Conclusion at the end of this section. The MVS cost estimates include the following:

1. average architect's and engineer's fees for plans, plan check, building permits and survey(s) to establish building line;
2. normal interest in building funds during the period of construction plus a processing fee or service charge;
3. materials, sales taxes on materials, and labor costs;
4. normal site preparation including finish grading and excavation for foundation and backfill;
5. utilities from structure to lot line figured for typical setback;
6. contractor's overhead and profit, including job supervision, workmen's compensation, fire and liability insurance, unemployment insurance, equipment, temporary facilities, security, etc.;
7. site improvements (included as lump sum additions); and
8. initial tenant improvement costs are included in MVS cost estimate. However, additional lease-up costs such as advertising, marketing and leasing commissions are not included.

Base building costs (direct costs) are adjusted to reflect the physical characteristics of the subject. Making these adjustments, including the appropriate local and current cost multipliers, the direct building cost is indicated.

Additions

Items not included in the direct building cost estimate include parking and walks, signage, landscaping, and miscellaneous site improvements. The cost for these items is estimated separately using the segregated cost sections of the MVS cost guide.

Indirect Cost Items

Several indirect cost items are not included in the direct building cost figures derived through the MVS cost guide. These items include developer overhead (general and administrative costs), property taxes, legal and insurance costs, local development fees and contingencies, lease-up and marketing costs and miscellaneous costs.

MVS Conclusion

The concluded direct and indirect building cost estimates obtained via the MVS cost guide are illustrated as follows:

MARSHALL VALUATION SERVICE COST SCHEDULE			
Primary Building Type:	Single-Family	Height per Story:	8' to 10'
Effective Age:	45 YRS	Number of Buildings:	1
Condition:	Good	Gross Building Area:	3,391 SF
Exterior Wall:	CBS	Net Rentable Area:	3,046 SF
Number of Stories:	2	Average Floor Area:	1,696 SF
MVS Sec/Page/Class		12/35	12/25
Quality/Class		Very Good/C	Very Good/C
Building Component		Finished Garage	Shell & Interior
Component Sq. Ft.		345 SF	3,046 SF
Base Square Foot Cost		\$110.50	\$220.00
Square Foot Refinements			
Package A.C. (short ductwork)		\$9.49	(\$1.01)
Appliance Package	\$38,100	---	\$12.51
Rooftop Deck		\$93.50	---
Front Porch & Covered Patio	290 SF	---	\$3.91
Subtotal		\$213.49	\$235.41
Height and Size Refinements			
Number of Stories Multiplier		1.000	1.000
Height per Story Multiplier		1.120	1.000
Floor Area Multiplier		1.000	0.967
Subtotal		\$239.11	\$227.64
Cost Multipliers			
Current Cost Multiplier		1.00	1.00
Local Multiplier		1.00	1.00
Final Square Foot Cost		\$239.11	\$227.64
Base Component Cost		\$82,493	\$693,385
Base Building Cost	(via Marshall Valuation Service cost data)		\$775,878
Additions			
Utilities, Pavers, Perimeter Wall & Rolling Gate, Pool, Jacuzzi & Sundeck, Landscaping & Planters			\$300,000
Direct Building Cost			\$1,075,878
Indirect Costs	15.0% of Direct Building Cost		\$161,382
Direct and Indirect Building Cost			\$1,237,260
Rounded			\$1,237,000
Compiled by CBRE			

ENTREPRENEURIAL PROFIT

Entrepreneurial profit represents the return to the developer and is separate from contractor's overhead and profit.

ACCRUED DEPRECIATION

There are essentially three sources of accrued depreciation:

1. physical deterioration, both curable and incurable;
2. functional obsolescence, both curable and incurable; and
3. external obsolescence.

Physical Deterioration

The following chart provides a summary of the remaining economic life.

ECONOMIC AGE AND LIFE	
Actual Age	75 Years
Effective Age	45 Years
MVS Expected Life	75 Years
Remaining Economic Life	30 Years
Accrued Physical Incurable Depreciation	60.0%
Compiled by CBRE	

Functional Obsolescence

Based on a review of the design and layout of the improvements, no forms of curable functional obsolescence were noted. Because replacement cost considers the construction of the subject improvements utilizing modern materials and current standards, design and layout, functional incurable obsolescence is not applicable.

External Obsolescence

Based on a review of the local market and neighborhood, no forms of external obsolescence affect the subject.

COST APPROACH CONCLUSION

The value estimate is calculated as follows.

COST APPROACH CONCLUSION			
Primary Building Type:	Single-Family	Height per Story:	8' to 10'
Effective Age:	45 YRS	Number of Buildings:	1
Condition:	Good	Gross Building Area:	3,391 SF
Exterior Wall:	CBS	Net Rentable Area:	3,046 SF
Number of Stories:	2	Average Floor Area:	1,696 SF
Direct and Indirect Building Cost			\$1,237,000
Entrepreneurial Profit	15.0% of Total Building Cost & Land Value		\$725,550
Replacement Cost New			\$1,962,550
Accrued Depreciation			
Incurable Physical Deterioration	60.0% of Replacement Cost New less	(\$1,177,530)	
	Curable Physical Deterioration		
Functional Obsolescence		\$0	
External Obsolescence		\$0	
Total Accrued Depreciation	60.0% of Replacement Cost New		(\$1,177,530)
Contributory Value of FF&E			Excluded
Depreciated Replacement Cost			\$785,020
Land Value			\$3,600,000
As Stabilized Value			\$4,385,020
Rounded			\$4,385,000
Lease-Up Discount			-
Curable Physical Deterioration			-
As Is Value			\$4,385,000
Rounded			\$4,385,000
Value Per SF			\$1,439.59
Compiled by CBRE			

Insurable Replacement Cost

Insurable Replacement Cost is defined as follows:

Replacement Cost for Insurance Purposes - The estimated cost, at current prices as of the effective date of valuation, of a substitute for the building being valued, using modern materials and current standards, design, and layout for insurance coverage purposes guaranteeing that damaged property is replaced with new property (i.e., depreciation is not deducted).⁸

CBRE, Inc. has followed traditional appraisal standards to develop a reasonable calculation based upon industry practices and industry-accepted publications such as the Marshall Valuation Service. The methodology employed is a derivation of the cost approach and is not reliable for Insurable Replacement Cost estimates. Actual construction costs and related estimates can vary greatly from this estimate.

The Insurable Replacement Cost estimate presented herein is intended to reflect the value of the destructible portions of the subject, based on the replacement of physical items that are subject to loss from hazards (excluding indestructible items such as basement excavation, foundation, site work, land value and indirect costs). In the case of the subject, this estimate is based upon the base building costs (direct costs) as obtained via the Marshall Valuation Service cost guide, with appropriate deductions.

This analysis should not be relied upon to determine proper insurance coverage as only consultants considered experts in cost estimation and insurance underwriting are qualified to provide an Insurable Replacement Cost. It is provided to aid the client/reader/user as part of their overall decision-making process and no representations or warranties are made by CBRE, Inc. regarding the accuracy of this estimate. It is strongly recommended that other sources be utilized to develop any estimate of Insurable Replacement Cost.

⁸ Appraisal Institute, *The Dictionary of Real Estate Appraisal*, 7th ed. (Chicago: Appraisal Institute, 2022), 163.

INSURABLE REPLACEMENT COST

Primary Building Type:	Single-Family	Height per Story:	8' to 10'
Effective Age:	45 YRS	Number of Buildings:	1
Condition:	Good	Gross Building Area:	3,391 SF
Exterior Wall:	CBS	Net Rentable Area:	3,046 SF
Number of Stories:	2	Average Floor Area:	1,696 SF

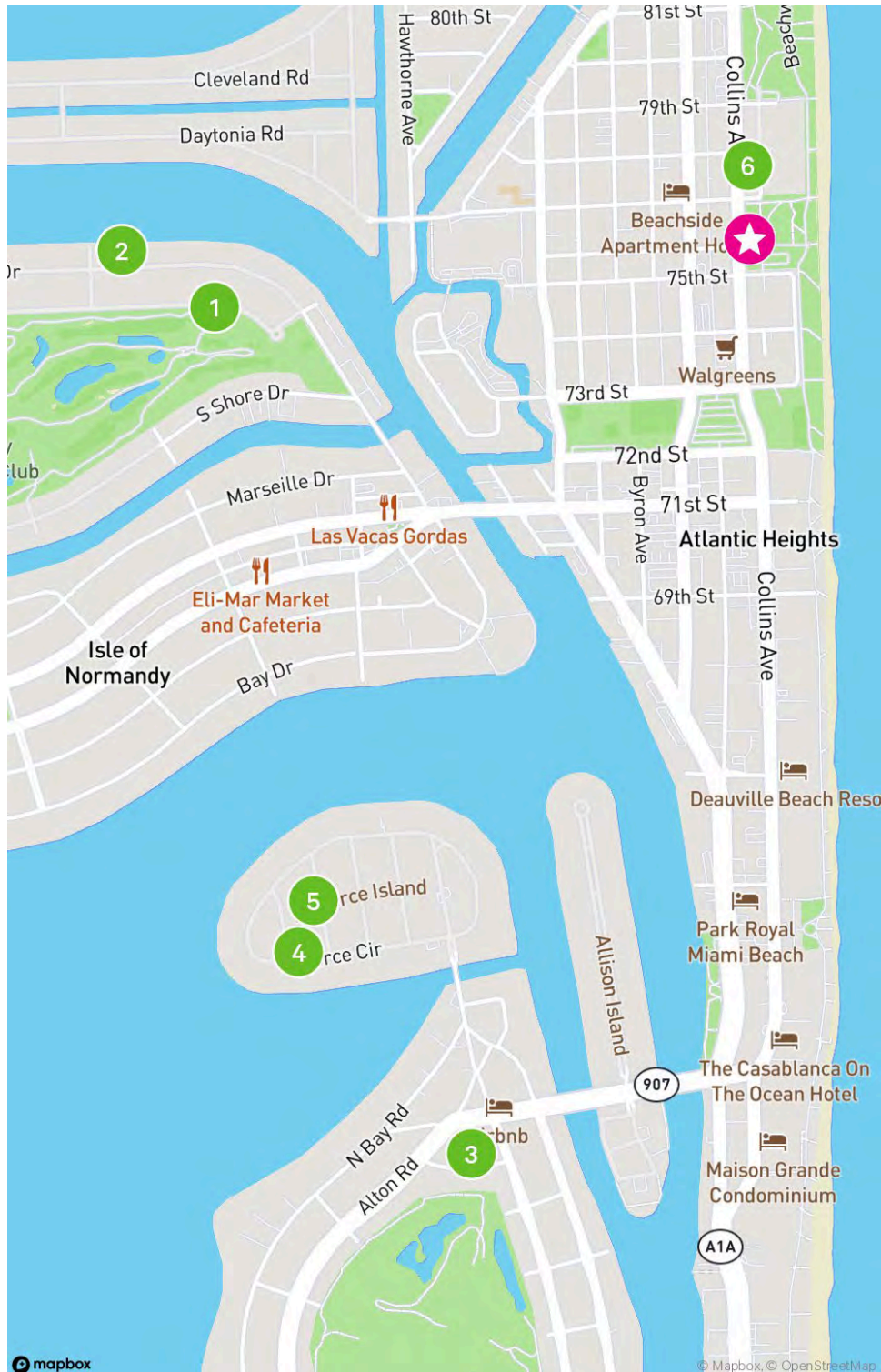
MVS Sec/Page/Class	12/35	12/25
Quality/Class	Very Good/C	Very Good/C
Building Component	Finished Garage	Shell & Interior
Component Sq. Ft.	345 SF	3,046 SF
Base Square Foot Cost	\$110.50	\$220.00
Square Foot Refinements		
Package A.C. (short ductwork)	\$9.49	(\$1.01)
Appliance Package	---	\$12.51
Rooftop Deck	\$93.50	---
Front Porch & Covered Patio	---	\$3.91
Subtotal	\$213.49	\$235.41
Height and Size Refinements		
Number of Stories Multiplier	1.000	1.000
Height per Story Multiplier	1.120	1.000
Floor Area Multiplier	1.000	0.967
Subtotal	\$239.11	\$227.64
Cost Multipliers		
Current Cost Multiplier	1.00	1.00
Local Multiplier	1.00	1.00
Final Square Foot Cost	\$239.11	\$227.64
Base Component Cost	\$82,493	\$693,385

Base Building Cost	(via Marshall Valuation Service cost data)	\$775,878
Insurable Exclusions	10.0% of Total Building Cost	(\$77,588)
Indicated Insurable Replacement Cost		\$698,290
Rounded		\$700,000
Value Per SF		\$229.81
Value Per Unit		\$700,000

Compiled by CBRE

Sales Comparison Approach

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



SUMMARY OF COMPARABLE SINGLE-FAMILY RESIDENTIAL SALES										
No.	Property Name	Transaction Type	Transaction Date	Land (Acres)	YOC / Reno'd	NRA (\$F)	Actual Sale Price	Adjusted Sale Price ¹	Price Per Unit ¹	Price Per SF ¹
1	265 Fairway Drive 265 Fairway Drive Miami Beach, FL 33141	Sale	Apr-22	0.20	1953 / 2017	2,509	\$2,050,000	\$2,050,000	\$2,050,000	\$817.06
2	870 North Shore Drive 870 North Shore Drive Miami Beach, FL 33141	Sale	Aug-22	0.17	1951 / 2016	3,129	\$2,449,000	\$2,449,000	\$2,449,000	\$782.68
3	430 West 63rd Street 430 West 63rd Street Miami Beach, FL 33141	Sale	Jan-23	0.18	1935 / 1996	2,384	\$1,850,000	\$1,850,000	\$1,850,000	\$776.01
4	25 La Gorce Circle 25 La Gorce Circle miami beach, FL 33141	Sale	May-23	0.33	1939 / 2004	4,317	\$8,000,000	\$8,000,000	\$8,000,000	\$1,853.14
5	6650 Sheffield Lane 6650 Sheffield Lane Miami Beach, FL 33141	Sale	Jul-23	0.30	1936 / 1959	4,098	\$4,825,000	\$4,825,000	\$4,825,000	\$1,177.40
6	7830 Atlantic Way 7830 Atlantic Way Miami Beach, FL 33141	Under Contract	Aug-23	0.14	2019	3,623	\$5,595,000	\$5,595,000	\$5,595,000	\$1,544.30
Subj.	7605 Collins Avenue 7605 Collins Ave Miami Beach, FL 33141	---	---	0.16	1948 & 1959 / 2004 & 2016	3,046	---	---	---	---

¹ Adjusted sale price for cash equivalency, lease-up and/or deferred maintenance (where applicable)
Compiled by CBRE

The sales utilized represent the best data available for comparison with the subject. They were selected from our research of comparable improved sales within the North Beach submarket. These sales were chosen based upon recent transaction dates and physical characteristics.

DISCUSSION/ANALYSIS OF IMPROVED SALES

Improved Sale One

This comparable sale is located along the north side of Fairway Drive and across the street from the Normandy Shores golf course in the Normandy Shores neighborhood in the City of Miami Beach, Florida. This location is a dry, interior lot with golf course views that is improved with a 2,624-SF contemporary style, single family dwelling built in 1953 and renovated & expanded in 2017. The property features 4-bedrooms/4-baths, renovated kitchen with marble chef island, pool (52' x 11', Jacuzzi, renovated plumbing, HVAC, impact windows and solar power system, marble & terrazzo floors, and deck. The property was broker listed at \$2,145,000 and sold for \$2,050,000.

We adjusted Sale 1 upwards for positive trending market conditioning between the sale transaction date and our effective date of this appraisal. We also adjusted Sale 1 upwards for inferior location, downwards for smaller size/value relationship and downwards for superior land-to-building ratio in direct comparison to the subject property.

Improved Sale Two

This comparable sale is located along the south side of North Shore Drive and across the street from Biscayne Bay to the north and the Normandy Shores golf course to the south in the Normandy Shores neighborhood in the City of Miami Beach, Florida. This location is a dry, interior lot that is improved with a 3,129-SF contemporary style, single family dwelling built in 1951 and gutted, renovated & expanded in 2016. The property features 5-bedrooms/4.5-baths, 15' vaulted ceilings, impact windows & doors, chef island, quartz countertop, living room, family room, and heated pool. The property was broker listed at \$2,299,000 and sold for \$2,449,000.

We adjusted Sale 2 upwards for positive trending market conditioning between the sale transaction date and our effective date of this appraisal for inferior location in direct comparison to the subject property.

Improved Sale Three

This comparable sale is located along the south side of 63rd Street where it is converging with Alton Road in the City of Miami Beach, Florida. This location is a dry, interior lot that is improved with a 2,384-SF Spanish inspired, single family dwelling built in 1935 and renovated in 1996. The property features wood, tile & marble floors, fireplace, impact windows, bay windows, 4-bedrooms/4-baths, a Florida room, terrace, balconies and a 1-car garage. The property was broker listed at \$1,999,999 and sold for \$1,850,000. The seller previously acquired the property in June 2021 for \$1,249,000.

We adjusted Sale 3 upwards for inferior location, downwards for smaller size/value relationship and upwards for inferior age/condition in direct comparison to the subject property.

Improved Sale Four

This comparable sale is located at the northeast corner of La Gorce Circle and Brevity Lane on La Gorce Island in the City of Miami Beach, Florida. This location is a dry, corner lot across the street from Biscayne Bay that is improved with a 4,317-SF Spanish inspired, single family dwelling built in 1939 and renovated & expanded in 1989 and 2004. The property features reconstructed interior & exterior including large foyer, salon overlooking heated pool, & Jacuzzi, a fireplace room, dining room with bay windows, 4-bedrooms/5.5 bathrooms, den, library, utility room/laundry, kitchen, elevator, impact windows, 2-car garage, circular driveway and membership to the La Gorce Island Association. The property was broker listed at \$8,900,000 and sold for \$8,000,000. The seller previously acquired the property in February 2016 for \$3,720,000 and the current buyer funded the purchase with a \$7,991,500 interest only loan from a family trust. The buyer performed exterior concrete restoration subsequent to acquisition.

We adjusted Sale 4 upwards for inferior location and larger size/value relationship, and downwards for superior age/condition and land-to-building ratio in direct comparison to the subject property.

Improved Sale Five

This comparable sale is located along the west side of Sheffield Lane on La Gorce Island in the City of Miami Beach, Florida. This location is a dry, interior lot improved with a 2-story; 4,098-SF single family dwelling built in 1936 & 1959. The property features 5-bedrooms/5.5 baths with foyer, living room, fireplace, family room with built-in wet bar, dining room, eat-in kitchen, back-up generator, 2-car garage, laundry room and patio. The property was broker listed at \$5,400,000 and sold for \$4,825,000. The seller was a longtime resident since 1983.

We adjusted Sale 5 upwards for inferior location, larger size/value relationship and inferior age/condition, and downwards for superior land-to-building ratio in direct comparison to the subject property.

Improved Sale Six

This comparable sale is a 2-story, contemporary residence located within the Altos Del Mar subdivision in Miami Beach, Florida. The property is reported to be "in-contract" at full list price of \$5,595,000 and features 3-bedrooms/3.5 baths, a 2-car garage, full length impact windows & doors, double high ceilings, custom kitchen with gas appliances & chef island, roof top pool (15' x 30') with wooden deck and summer kitchen. The seller previously acquired the property in July 2020 for \$2,450,000 and the current contract closing is scheduled for December 20, 2023.

We adjusted Sale 6 upwards for larger size/value relationship and downwards for superior age/condition in direct comparison to the subject property.

SUMMARY OF ADJUSTMENTS

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

SINGLE-FAMILY RESIDENTIAL SALES ADJUSTMENT GRID							
Comparable Number	1	2	3	4	5	6	Subj.
Transaction Type	Sale	Sale	Sale	Sale	Sale	Under Contract	---
Transaction Date	Apr-22	Aug-22	Jan-23	May-23	Jul-23	Aug-23	---
Land Area (Acres)	0.20	0.17	0.18	0.33	0.30	0.14	0.16
Year Built/Renovated	1953 / 2017	1951 / 2016	1935 / 1996	1939 / 2004	1936 / 1959	2019	1948 & 1959 / 2004 & 2016
NRA (SF)	2,509	3,129	2,384	4,317	4,098	3,623	3,046
Actual Sale Price	\$2,050,000	\$2,449,000	\$1,850,000	\$8,000,000	\$4,825,000	\$5,595,000	---
Adjusted Sale Price ¹	\$2,050,000	\$2,449,000	\$1,850,000	\$8,000,000	\$4,825,000	\$5,595,000	---
Price Per SF ¹	\$817.06	\$782.68	\$776.01	\$1,853.14	\$1,177.40	\$1,544.30	---
Adj. Price Per SF	\$817.06	\$782.68	\$776.01	\$1,853.14	\$1,177.40	\$1,544.30	
Property Rights Conveyed	0%	0%	0%	0%	0%	0%	
Financing Terms ¹	0%	0%	0%	0%	0%	0%	
Conditions of Sale	0%	0%	0%	0%	0%	0%	
Market Conditions (Time)	10%	10%	0%	0%	0%	0%	
Subtotal - Price Per SF	\$898.77	\$860.95	\$776.01	\$1,853.14	\$1,177.40	\$1,544.30	
Location	30%	30%	30%	5%	5%	0%	
Project Size	-5%	0%	-5%	10%	10%	5%	
Age/Condition	0%	0%	10%	-10%	10%	-25%	
Quality of Construction	0%	0%	0%	0%	0%	0%	
Avg. Unit Size	0%	0%	0%	0%	0%	0%	
Project Amenities	0%	0%	0%	0%	0%	0%	
Parking	0%	0%	0%	0%	0%	0%	
Land-to-Building Ratio	-5%	0%	0%	-25%	-25%	0%	
Total Other Adjustments	20%	30%	35%	-20%	0%	-20%	
Indicated Value Per SF	\$1,078.52	\$1,119.23	\$1,047.61	\$1,482.51	\$1,177.40	\$1,235.44	
Absolute Adjustment	50%	40%	45%	50%	50%	30%	

¹ Adjusted for cash equivalency, lease-up and/or deferred maintenance (where applicable)

Compiled by CBRE

SALES COMPARISON APPROACH CONCLUSION

The comparable improved sales produced an unadjusted range from \$776.01 to \$1,853.14 per square foot and a narrowed adjusted range from \$1,047.61 to \$1,482.51 per square foot of building area. Based on the preceding analysis, Comparables 2, 4, 5 & 6 were the most representative of the subject property and warranted greatest consideration because of recent sale transaction dates and physical characteristics. In conclusion, a price per square foot of building area within the overall unadjusted range and the mid-to-upper point of the adjusted value indicator range is most appropriate for valuing the subject.

The following table presents the estimated value for the subject as indicated by the sales comparison approach.

SALES COMPARISON APPROACH				
NRA (SF)	X	Value Per SF	=	Value
3,046	X	\$1,200.00	=	\$3,655,200
3,046	X	\$1,400.00	=	\$4,264,400

VALUE CONCLUSION

As Stabilized Market Value **\$4,000,000**

Rounded **\$4,000,000**

Lease-Up Discount -

Deferred Maintenance -

As Is Market Value **\$4,000,000**

Rounded **\$4,000,000**

Value Per SF **\$1,313.20**

Compiled by CBRE

Reconciliation of Value

The value indications from the approaches to value are summarized as follows:

SUMMARY OF VALUE CONCLUSIONS				
Appraisal Premise	As of Date	Cost Approach	Sales Comparison Approach	Reconciled Value
As Is	October 5, 2023	\$4,385,000	\$4,000,000	\$4,200,000
Compiled by CBRE				

The cost approach typically gives a reliable value indication when land value is well supported and there is strong support for the replacement cost estimate and when depreciation can be reasonably calculated. Considering the high value attributed to the land, the reliability of the cost approach is considered good. Therefore, the cost approach is considered equally applicable to the subject and given weighted emphasis in the final reconciliation of value.

In the sales comparison approach, the subject is compared to similar properties that have been sold recently or for which listing prices or offers are known. The sales used in this analysis are considered very comparable to the subject, and the required adjustments were based on reasonable and well-supported rationale. In addition, market participants are currently analyzing purchase prices on similar properties as they relate to available substitutes in the market. Therefore, the sales comparison approach is considered to provide a reliable value indication and has been given equal emphasis in the final value reconciliation.

Based on the foregoing, the market value of the subject has been concluded as follows:

MARKET VALUE CONCLUSION			
Appraisal Premise	Interest Appraised	Date of Value	Value Conclusion
As Is	Fee Simple Estate	October 5, 2023	\$4,200,000
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, or 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, nor 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 and any conclusions stated therein. 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 on 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 and any conclusions stated therein. 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. This Report has been prepared in good faith, based on CBRE's current anecdotal and evidence-based views of the commercial real estate market. Although CBRE believes its views reflect market conditions on the date of this Report, they are subject to significant uncertainties and contingencies, many of which are beyond CBRE's control. In addition, many of CBRE's views are opinion and/or projections based on CBRE's subjective analyses of current market circumstances. 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. Further, other firms may have different opinions, projections and analyses, and actual market conditions in the future may cause CBRE's current views to later change or be incorrect. CBRE has no obligation to update its views herein if its opinions, projections, analyses or market circumstances later change.
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 including, but not limited to, environmental, social, and governance principles ("ESG"), 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

Sale

Land - Single Unit Residential

No. 1

Property Name 7701 Atlantic Way
 Address 7701 Atlantic Way
 Miami Beach, FL 33141
 United States

Government Tax Agency Miami Dade
 Govt./Tax ID 02-32-02-004-0290

Site/Government Regulations

	Acres	Square feet
Land Area Net	0.367	16,000
Land Area Gross	N/A	N/A

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	50 ft Atlantic Way
Frontage Distance/Street	50 ft Beachwalk
Frontage Distance/Street	320 ft Altos Del Mar Park

General Plan Single family residential
 Specific Plan Assemblage by abutting owner
 Zoning RS-3, Single Family Residence
 Entitlement Status N/A



Sale Summary

Recorded Buyer	Victor Francis Ciardelli, III	Marketing Time	0 Month(s)
True Buyer	N/A	Buyer Type	End User
Recorded Seller	Mario Quadros, as Trustee	Seller Type	Private Investor
True Seller	N/A	Primary Verification	Thomas Ringel, Attorney & Public Records
Interest Transferred	Fee Simple/Freehold	Type	Sale
Current Use	Vacant land	Date	5/6/2021
Proposed Use	Assemblage for outdoor activity space	Sale Price	\$12,000,000
Listing Broker	Off-market transaction	Financing	All Cash
Selling Broker	N/A	Cash Equivalent	\$12,000,000
Doc #	32525/3929	Capital Adjustment	\$0
		Adjusted Price	\$12,000,000

Transaction Summary plus Five-Year CBRE View History

Transaction Date	Transaction Type	Buyer	Seller	Price	Price/ac and /sf
05/2021	Sale	Victor Francis Ciardelli, III	Mario Quadros, as Trustee	\$12,000,000	\$32,670,841 / \$750.00

Sale	Land - Single Unit Residential	No. 1
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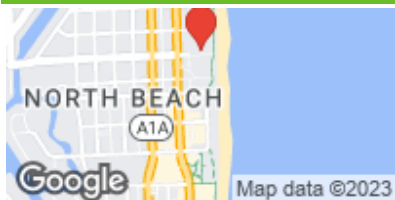
Units of Comparison		
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\$750.00 / sf	N/A / Unit
\$32,670,841.27 / ac	N/A / Allowable Bldg. Units
	N/A / Building Area

Financial

No information recorded

Map & Comments



This comparable land sale is located along the east side of Atlantic Way and on the north side of Altos Del Mar Park in the City of Miami Beach, Florida. This location has 50-linear feet along the west side of the Beachwalk with direct pedestrian access to the Atlantic Ocean. The buyer executed a simultaneous closing from two different sellers including 7709 Atlantic Way for \$25,000,000 that was improved with a 3-story, 6,600-SF residence built in 2019 plus this abutting vacant lot for \$12,000,000 including architectural design plans that was subsequently improved with private, outdoor activity area.

Sale

Land - Single Unit Residential

No. 2

Property Name 6635 Windsor Lane
 Address 6635 Windsor Lane
 Miami Beach, FL 33141
 United States

Government Tax Agency Miami Beach
 Govt./Tax ID 02-32-10-016-0060

Site/Government Regulations

	Acres	Square feet
Land Area Net	0.301	13,125
Land Area Gross	N/A	N/A

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 105 ft Windsor Lane

General Plan Single family residential
 Specific Plan Single family residential
 Zoning RS-3, Single Family Residential
 Entitlement Status N/A



Sale Summary

Recorded Buyer	Kruger Industrial LLC	Marketing Time	2 Month(s)
True Buyer	N/A	Buyer Type	Private Investor
Recorded Seller	Quantum Purple LLC	Seller Type	Private Investor
True Seller	N/A	Primary Verification	Nelson Gonzalez, Listing Agent

Interest Transferred Fee Simple/Freehold
 Current Use Vacant land
 Proposed Use Luxury residential
 Listing Broker BHHS EWM Realty #305-674-4040
 Selling Broker Dina Goldentayer, Douglas Elliman #305-696-6075
 Doc # 33266/2909

Type	Sale
Date	6/1/2022
Sale Price	\$5,375,000
Financing	All Cash
Cash Equivalent	\$5,375,000
Capital Adjustment	\$0
Adjusted Price	\$5,375,000

Transaction Summary plus Five-Year CBRE View History

Transaction Date	Transaction Type	Buyer	Seller	Price	Price/ac and /sf
06/2022	Sale	Kruger Industrial LLC	Quantum Purple LLC	\$5,375,000	\$17,839,363 / \$409.52

Sale

Land - Single Unit Residential

No. 2

Units of Comparison

\$409.52 / sf
\$17,839,362.76 / ac

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

Financial

No information recorded

Map & Comments



This comparable sale is located along the east side of Windsor Lane and one lot north of La Gorce Circle on La Gorce Island in the City of Miami Beach, Florida. This location is a dry, interior that has been cleared for redevelopment. The property was broker listed at \$5,950,000 and sold for \$5,375,000. The seller previously acquired the property in January 2022 for \$4,400,000. The purchase requires membership in the La Gorce Homeowners Association.

Sale

Land - Single Unit Residential

No. 3

Property Name 31 La Gorce Circle
 Address 31 La Gorce Circle
 Miami Beach, FL 33141
 United States

Government Tax Agency Miami Dade
 Govt./Tax ID 02-32-10-003-0320

Site/Government Regulations

	Acres	Square feet
Land Area Net	0.517	22,500
Land Area Gross	N/A	N/A

Site Development Status	Finished
Shape	Irregular
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 La Gorce Circle
Frontage Distance/Street	N/A Brevity Lane

General Plan Single family residential
 Specific Plan Single family residential
 Zoning RS-3, Single Family Residential
 Entitlement Status N/A

Sale Summary

Recorded Buyer	31 La Gorce Circle LLC	Marketing Time	4 Month(s)
True Buyer	N/A	Buyer Type	Private Investor
Recorded Seller	Banyan Property LLC	Seller Type	Private Investor
True Seller	N/A	Primary Verification	Nelson Gonzalez, Listing Agent

Interest Transferred Fee Simple/Freehold
 Current Use Vacant land
 Proposed Use Luxury estate
 Listing Broker BHHS EWM Realty #305-674-4040
 Selling Broker N/A
 Doc # 33339/1472

Type	Sale
Date	8/15/2022
Sale Price	\$8,300,000
Financing	Cash to Seller
Cash Equivalent	\$8,300,000
Capital Adjustment	\$0
Adjusted Price	\$8,300,000



Transaction Summary plus Five-Year CBRE View History

Transaction Date	Transaction Type	Buyer	Seller	Price	Price/ac and /sf
08/2022	Sale	31 La Gorce Circle LLC	Banyan Property LLC	\$8,300,000	\$16,069,700 / \$368.89

Sale	Land - Single Unit Residential	No. 3
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Units of Comparison

\$368.89 / sf	N/A / Unit
\$16,069,699.90 / ac	N/A / Allowable Bldg. Units
	N/A / Building Area

Financial

No information recorded

Map & Comments



This comparable sale is located at the northwest corner of La Gorce Circle and Brevity Lane on La Gorce Island in the City of Miami Beach, Florida. This location is a dry, double corner lot across the street from Biscayne Bay that has been cleared for redevelopment. The property was broker listed at \$8,950,000 and sold for \$8,300,000 including architectural plans for a new home. The seller previously acquired the property in July 2021 for \$5,900,000 and the current buyer is an investor who re-listed the property at \$10,500,000 with several price reductions to \$9,450,000 before cancelling the marketing campaign. The purchase requires membership in the La Gorce Homeowners Association.

Sale

Land - Single Unit Residential

No. 4

Property Name 6644 Windsor Lane
 Address 6644 Windsor Lane
 Miami Beach, FL 33141
 United States

Government Tax Agency Miami Dade
 Govt./Tax ID 02-32-10-006-0150

Site/Government Regulations

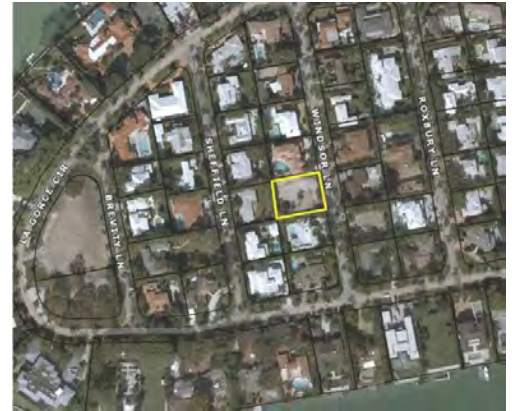
	Acres	Square feet
Land Area Net	0.301	13,125
Land Area Gross	N/A	N/A

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	105 ft Windsor Lane
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General Plan	Single family residential
Specific Plan	Single family residential
Zoning	RS-3, Single Family Residential
Entitlement Status	N/A



Sale Summary

Recorded Buyer	MVP III LLC, BDL6644 LLC, JCD6644 LLC
True Buyer	N/A
Recorded Seller	David & Andrea Reiser
True Seller	N/A

Marketing Time	1 Month(s)
Buyer Type	Developer
Seller Type	End User
Primary Verification	Daniel Hertzberg, Listing Agent

Interest Transferred	Fee Simple/Freehold
Current Use	Vacant land
Proposed Use	Luxury estate
Listing Broker	Coldwell Banker Realty #305-672-6300
Selling Broker	N/A
Doc #	33416/814

Type	Sale
Date	10/6/2022
Sale Price	\$5,650,000
Financing	Cash to Seller
Cash Equivalent	\$5,650,000
Capital Adjustment	\$0
Adjusted Price	\$5,650,000

Transaction Summary plus Five-Year CBRE View History

Transaction Date	Transaction Type	Buyer	Seller	Price	Price/ac and /sf
10/2022	Sale	MVP III LLC, BDL6644 LLC, JCD6644 LLC	David & Andrea Reiser	\$5,650,000	\$18,752,074 / \$430.48

Sale

Land - Single Unit Residential

No. 4

Units of Comparison

\$430.48 / sf
\$18,752,074.34 / ac

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

Financial

No information recorded

Map & Comments



This comparable sale is located along the west side of Windsor Lane on La Gorce Island in the City of Miami Beach, Florida. This location is a dry, interior that has been cleared for redevelopment. The property was broker listed at \$5,999,000 and sold for \$5,650,000. The seller previously acquired the property in July 2021 for \$4,100,000 and the current buyer is a luxury homebuilder. The purchase requires membership in the La Gorce Homeowners Association.

Sale

Land - Single Unit Residential

No. 5

Property Name 6625 Pine Tree Lane
 Address 6625 Pine Tree Lane
 Miami Beach, FL 33141
 United States

Government Tax Agency Miami Dade
 Govt./Tax ID 02-32-11-004-0040

Site/Government Regulations

	Acres	Square feet
Land Area Net	0.402	17,517
Land Area Gross	N/A	N/A

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 Pine Tree Lane
Frontage Distance/Street	N/A La Gorce Circle

General Plan Single family residential
 Specific Plan Single family residential
 Zoning RS-3, Single Family Residential
 Entitlement Status N/A



Sale Summary

Recorded Buyer	6625 Pinetree Lane LLC	Marketing Time	11 Month(s)
True Buyer	N/A	Buyer Type	Private Investor
Recorded Seller	Green Kimberly 2014 Trust	Seller Type	End User
True Seller	N/A	Primary Verification	Billy Hernandez, Listing Agent #305-910-7644
Interest Transferred	Fee Simple/Freehold	Type	Sale
Current Use	Vacant land	Date	5/11/2023
Proposed Use	Luxury estate	Sale Price	\$6,250,000
Listing Broker	Douglas Elliman	Financing	Cash to Seller
Selling Broker	Daniel Hertzberg, Coldwell banker Realty #305-672-6300	Cash Equivalent	\$6,250,000
Doc #	33710/2125	Capital Adjustment	\$0
		Adjusted Price	\$6,250,000

Transaction Summary plus Five-Year CBRE View History

Transaction Date	Transaction Type	Buyer	Seller	Price	Price/ac and /sf
05/2023	Sale	6625 Pinetree Lane LLC	Green Kimberly 2014 Trust	\$6,250,000	\$15,543,397 / \$356.80

Sale

Land - Single Unit Residential

No. 5

Units of Comparison

\$356.80 / sf
\$15,543,397.16 / ac

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

Financial

No information recorded

Map & Comments



This comparable sale is located along the east side of Pine Tree Lane and backs up to La Gorce Circle on La Gorce Island in the City of Miami Beach, Florida. This location is a dry, interior lot with double frontage and situated across the street from Biscayne Bay to the east and to the south. The site has been cleared for redevelopment. The property was broker listed at \$7,100,000 and sold for \$6,250,000. The seller previously acquired the property in May 2021 for \$4,600,000. The purchase requires membership in the La Gorce Homeowners Association.

Sale

Land - Single Unit Residential

No. 6

Property Name 61 La Gorce Circle
 Address 61 La Gorce Circle
 Miami Beach, FL 33141
 United States

Government Tax Agency Miami-Dade
 Govt./Tax ID 02-32-10-006-0060

Site/Government Regulations

	Acres	Square feet
Land Area Net	0.275	11,979
Land Area Gross	N/A	N/A

Site Development Status	Finished
Shape	Irregular
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	125 ft La Gorce Circle
Frontage Distance/Street	95 ft Sheffield Lane

General Plan Single family residential
 Specific Plan Single family residential
 Zoning RS-3, Single Family Residential
 Entitlement Status N/A

Sale Summary

Recorded Buyer	Cashwood Investments LLC	Marketing Time	3 Month(s)
True Buyer	Nicholas & Jocelyne Woodhouse	Buyer Type	Developer
Recorded Seller	Robert B. & Laura Nichols	Seller Type	End User
True Seller	N/A	Primary Verification	Jill Hertzberg, Listing Agent

Interest Transferred N/A
 Current Use Obsolete residential
 Proposed Use Luxury estate redevelopment
 Listing Broker Coldwell Banker Realty #305-677-5000
 Selling Broker N/A
 Doc # 33826/1460

Type	Sale
Date	7/31/2023
Sale Price	\$5,250,000
Financing	All Cash
Cash Equivalent	\$5,250,000
Capital Adjustment	\$0
Adjusted Price	\$5,250,000

Transaction Summary plus Five-Year CBRE View History

Transaction Date	Transaction Type	Buyer	Seller	Price	Price/ac and /sf
07/2023	Sale	Cashwood Investments LLC	Robert B. & Laura Nichols	\$5,250,000	\$19,090,909 / \$438.27



Sale

Land - Single Unit Residential

No. 6

Units of Comparison

\$438.27 / sf
\$19,090,909.09 / ac

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

Financial

No information recorded

Map & Comments



This comparable sale is located at the southeast corner of La Gorce Circle and Sheffield Lane on La Gorce Island in the City of Miami Beach, Florida. This location is a dry, corner lot across the street from Biscayne Bay that is improved with an obsolete, 2,421-SF single family dwelling built in 1950. The property was broker listed at \$5,800,000 and sold for \$5,250,000. The seller previously acquired the property in February 2017 for \$2,625,000 and the current buyer is a luxury homebuilder who paid \$5,250,000 in an "all cash" sale. The purchase requires membership in the La Gorce Homeowners Association.

Addendum B

IMPROVED SALE DATA SHEETS

Sale

Residential - Single-Family Residence

No. 1

Property Name 265 Fairway Drive
 Address 265 Fairway Drive
 Miami Beach, FL 33141
 United States

Government Tax Agency Miami Dade
 Govt./Tax ID 02-32-03-007-2120

Unit Mix Detail

Rate Timeframe	N/A				
Unit Type	No.	%	Size	Rent	Rent / Area
No information recorded					
Totals/Avg	N/A			N/A	N/A



Improvements

Land Area	0.199 ac	Status	Existing
Net Rentable Area (NRA)	2,509 sf	Year Built	1953
Total # of Units	1 Unit	Year Renovated	2017
Average Unit Size	2,509 sf	Condition	Good
Floor Count	1	Exterior Finish	Stucco
Property Features	N/A		
Project Amenities	N/A		
Unit Amenities	N/A		

Sale Summary

Recorded Buyer	Natalia Mogilny	Marketing Time	1 Month(s)
True Buyer	N/A	Buyer Type	End User
Recorded Seller	Ronnie & Camilla Peterson	Seller Type	End User
True Seller	N/A	Primary Verification	Caroline Brien, Listing Agent
Interest Transferred	Fee Simple/Freehold	Type	Sale
Current Use	Single family residential	Date	4/18/2022
Proposed Use	TBD	Sale Price	\$2,050,000
Listing Broker	Douglas Elliman #305-988-1370	Financing	Cash to Seller
Selling Broker	N/A	Cash Equivalent	\$2,050,000
Doc #	33146/1702	Capital Adjustment	\$0
		Adjusted Price	\$2,050,000

Transaction Summary plus Five-Year CBRE View History

Transaction Date	Transaction Type	Buyer	Seller	Price	Cash Equivalent Price/unit and /sf
04/2022	Sale	Natalia Mogilny	Ronnie & Camilla Peterson	\$2,050,000	\$2,050,000 / \$817.06

Sale	Residential - Single-Family Residence	No. 1
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Units of Comparison

Static Analysis Method	N/A	Eff Gross Inc Mult (EGIM)	N/A
Buyer's Primary Analysis	N/A	Op Exp Ratio (OER)	N/A
Net Initial Yield/Cap. Rate	N/A	Adjusted Price / sf	\$817.06
Projected IRR	N/A	Adjusted Price / Unit	\$2,050,000
Actual Occupancy at Sale	N/A		

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

This comparable sale is located along the north side of Fairway Drive and across the street from the Normandy Shores golf course in the Normandy Shores neighborhood in the City of Miami Beach, Florida. This location is a dry, interior lot with golf course views that is improved with a 2,624-SF contemporary style, single family dwelling built in 1953 and renovated & expanded in 2017. The property features 4-bedrooms/4-baths, renovated kitchen with marble chef island, pool (52' x 11', Jacuzzi, renovated plumbing, HVAC, impact windows and solar power system, marble & terrazzo floors, and deck. The property was broker listed at \$2,145,000 and sold for \$2,050,000.

Sale

Residential - Single-Family Residence

No. 2

Property Name 870 North Shore Drive
 Address 870 North Shore Drive
 Miami Beach, FL 33141
 United States

Government Tax Agency Miami Dade
 Govt./Tax ID 02-32-03-007-3070

Unit Mix Detail

Rate Timeframe	N/A				
Unit Type	No.	%	Size	Rent	Rent / Area
No information recorded					
Totals/Avg	N/A			N/A	N/A



Improvements

Land Area	0.171 ac	Status	Existing
Net Rentable Area (NRA)	3,129 sf	Year Built	1951
Total # of Units	1 Unit	Year Renovated	2016
Average Unit Size	3,129 sf	Condition	Good
Floor Count	1	Exterior Finish	Stucco
Property Features	N/A		
Project Amenities	N/A		
Unit Amenities	N/A		

Sale Summary

Recorded Buyer	Mood 69 LLC	Marketing Time	1 Month(s)
True Buyer	N/A	Buyer Type	Private Investor
Recorded Seller	Vincent & Kristen Scorza	Seller Type	End User
True Seller	N/A	Primary Verification	Nancy Batchelor, Listing Agent
Interest Transferred	Fee Simple/Freehold	Type	Sale
Current Use	Single family residential	Date	8/18/2022
Proposed Use	TBD	Sale Price	\$2,449,000
Listing Broker	Compass Florida #305-316-0660	Financing	All Cash
Selling Broker	N/A	Cash Equivalent	\$2,449,000
Doc #	33348/4524	Capital Adjustment	\$0
		Adjusted Price	\$2,449,000

Transaction Summary plus Five-Year CBRE View History

Transaction Date	Transaction Type	Buyer	Seller	Price	Cash Equivalent Price/unit and /sf
08/2022	Sale	Mood 69 LLC	Vincent & Kristen Scorza	\$2,449,000	\$2,449,000 / \$782.68

Sale	Residential - Single-Family Residence	No. 2
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Units of Comparison

Static Analysis Method	N/A	Eff Gross Inc Mult (EGIM)	N/A
Buyer's Primary Analysis	N/A	Op Exp Ratio (OER)	N/A
Net Initial Yield/Cap. Rate	N/A	Adjusted Price / sf	\$782.68
Projected IRR	N/A	Adjusted Price / Unit	\$2,449,000
Actual Occupancy at Sale	N/A		

Financial

No information recorded

Map & Comments


This comparable sale is located along the south side of North Shore Drive and across the street from Biscayne Bay to the north and the Normandy Shores golf course to the south in the Normandy Shores neighborhood in the City of Miami Beach, Florida. This location is a dry, interior lot that is improved with a 3,129-SF contemporary style, single family dwelling built in 1951 and gutted, renovated & expanded in 2016. The property features 5-bedrooms/4.5-baths, 15' vaulted ceilings, impact windows & doors, chef island, quartz countertop, living room, family room, and heated pool. The property was broker listed at \$2,299,000 and sold for \$2,449,000.

Sale

Residential - Single-Family Residence

No. 3

Property Name 430 West 63rd Street
 Address 430 West 63rd Street
 Miami Beach, FL 33141
 United States

Government Tax Agency Miami-Dade
 Govt./Tax ID 02-32-11-014-1220

Unit Mix Detail

Rate Timeframe	N/A				
Unit Type	No.	%	Size	Rent	Rent / Area
No information recorded					
Totals/Avg	N/A			N/A	N/A



Improvements

Land Area	0.176 ac	Status	Existing
Net Rentable Area (NRA)	2,384 sf	Year Built	1935
Total # of Units	1 Unit	Year Renovated	1996
Average Unit Size	2,384 sf	Condition	Good
Floor Count	2	Exterior Finish	Stucco
Property Features	N/A		
Project Amenities	N/A		
Unit Amenities	N/A		

Sale Summary

Recorded Buyer	Conor Lucas & Lawrence Lucas	Marketing Time	7 Month(s)
True Buyer	N/A	Buyer Type	End User
Recorded Seller	Kevin & Nicole Jarvis	Seller Type	Private Syndicator
True Seller	N/A	Primary Verification	Nancy Batchelor, Listing Agent
Interest Transferred	Fee Simple/Freehold	Type	Sale
Current Use	Single family residential	Date	1/12/2023
Proposed Use	Single family residential	Sale Price	\$1,850,000
Listing Broker	Compass Florida #305-903-2850	Financing	Cash to Seller
Selling Broker	N/A	Cash Equivalent	\$1,850,000
Doc #	33542/4107	Capital Adjustment	\$0
		Adjusted Price	\$1,850,000

Transaction Summary plus Five-Year CBRE View History

Transaction Date	Transaction Type	Buyer	Seller	Price	Cash Equivalent Price/unit and /sf
01/2023	Sale	Conor Lucas & Lawrence Lucas	Kevin & Nicole Jarvis	\$1,850,000	\$1,850,000 / \$776.01

Sale	Residential - Single-Family Residence	No. 3
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Units of Comparison

Static Analysis Method	N/A	Eff Gross Inc Mult (EGIM)	N/A
Buyer's Primary Analysis	N/A	Op Exp Ratio (OER)	N/A
Net Initial Yield/Cap. Rate	N/A	Adjusted Price / sf	\$776.01
Projected IRR	N/A	Adjusted Price / Unit	\$1,850,000
Actual Occupancy at Sale	N/A		

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

This comparable sale is located along the south side of 63rd Street where it is converging with Alton Road in the City of Miami Beach, Florida. This location is a dry, interior lot that is improved with a 2,384-SF Spanish inspired, single family dwelling built in 1935 and renovated in 1996. The property features wood, tile & marble floors, fireplace, impact windows, bay windows, 4-bedrooms/4-baths, a Florida room, terrace, balconies and a 1-car garage. The property was broker listed at \$1,999,999 and sold for \$1,850,000. The seller previously acquired the property in June 2021 for \$1,249,000.

Sale

Residential - Single-Family Residence

No. 4

Property Name 25 La Gorce Circle
 Address 25 La Gorce Circle
 Miami Beach, FL 33141
 United States

Government Tax Agency Miami-Dade
 Govt./Tax ID 02-32-10-003-0240

Unit Mix Detail

Rate Timeframe	N/A				
Unit Type	No.	%	Size	Rent	Rent / Area
No information recorded					
Totals/Avg	N/A			N/A	N/A



Improvements

Land Area	0.327 ac	Status	Existing
Net Rentable Area (NRA)	4,317 sf	Year Built	1939
Total # of Units	1 Unit	Year Renovated	2004
Average Unit Size	4,317 sf	Condition	Good
Floor Count	2	Exterior Finish	Stucco
Property Features	N/A		
Project Amenities	N/A		
Unit Amenities	N/A		

Sale Summary

Recorded Buyer	Mark S. Chaplin	Marketing Time	1 Month(s)
True Buyer	N/A	Buyer Type	End User
Recorded Seller	Alan Scott Dansky & John H. Dawson	Seller Type	End User
True Seller	N/A	Primary Verification	Tyler Jove, Listing Agent
Interest Transferred	Fee Simple/Freehold	Type	Sale
Current Use	Single family residential	Date	5/1/2023
Proposed Use	TBD	Sale Price	\$8,000,000
Listing Broker	Compass Florida #305-851-2820	Financing	Market Rate Financing
Selling Broker	N/A	Cash Equivalent	\$8,000,000
Doc #	336945/2003	Capital Adjustment	\$0
		Adjusted Price	\$8,000,000

Transaction Summary plus Five-Year CBRE View History

Transaction Date	Transaction Type	Buyer	Seller	Price	Cash Equivalent Price/unit and /sf
05/2023	Sale	Mark S. Chaplin	Alan Scott Dansky & John H. Dawson	\$8,000,000	\$8,000,000 / \$1,853.14

Sale	Residential - Single-Family Residence	No. 4
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Units of Comparison

Static Analysis Method	N/A	Eff Gross Inc Mult (EGIM)	N/A
Buyer's Primary Analysis	N/A	Op Exp Ratio (OER)	N/A
Net Initial Yield/Cap. Rate	N/A	Adjusted Price / sf	\$1,853.14
Projected IRR	N/A	Adjusted Price / Unit	\$8,000,000
Actual Occupancy at Sale	N/A		

Financial

No information recorded

Map & Comments


This comparable sale is located at the northeast corner of La Gorce Circle and Brevity Lane on La Gorce Island in the City of Miami Beach, Florida. This location is a dry, corner lot across the street from Biscayne Bay that is improved with a 4,317-SF Spanish inspired, single family dwelling built in 1939 and renovated & expanded in 1989 and 2004. The property features reconstructed interior & exterior including large foyer, salon overlooking heated pool, & Jacuzzi, a fireplace room, dining room with bay windows, 4-bedrooms/5.5 bathrooms, den, library, utility room/laundry, kitchen, elevator, impact windows, 2-car garage, circular driveway and membership to the La Gorce Island Association. The property was broker listed at \$8,900,000 and sold for \$8,000,000. The seller previously acquired the property in February 2016 for \$3,720,000 and the current buyer funded the purchase with a \$7,991,500 interest only loan from a family trust. The buyer performed exterior concrete restoration subsequent to acquisition.

Sale

Residential - Single-Family Residence

No. 5

Property Name 6650 Sheffield Lane
 Address 6650 Sheffield Lane
 Miami Beach, FL 33141
 United States

Government Tax Agency Miami Dade
 Govt./Tax ID 02-32-10-003-0270

Unit Mix Detail

Rate Timeframe	N/A				
Unit Type	No.	%	Size	Rent	Rent / Area
No information recorded					
Totals/Avg	N/A			N/A	N/A



Improvements

Land Area	0.301 ac	Status	Existing
Net Rentable Area (NRA)	4,098 sf	Year Built	1936
Total # of Units	1 Unit	Year Renovated	1959
Average Unit Size	4,098 sf	Condition	Good
Floor Count	2	Exterior Finish	Brick
Property Features	N/A		
Project Amenities	N/A		
Unit Amenities	N/A		

Sale Summary

Recorded Buyer	Pash Place One, LLC	Marketing Time	11 Month(s)
True Buyer	Jonathan Landow & Joni Wilkens	Buyer Type	End User
Recorded Seller	Jack David Turken & Robert Turken as Co-Trustees	Seller Type	Private Investor
True Seller	N/A	Primary Verification	Esther Percal, Listing Agent
Interest Transferred	Fee Simple/Freehold	Type	Sale
Current Use	Single family residential	Date	7/11/2023
Proposed Use	TBD	Sale Price	\$4,825,000
Listing Broker	BHHS EWM Realty #305-674-4022	Financing	Cash to Seller
Selling Broker	N/A	Cash Equivalent	\$4,825,000
Doc #	33821/2170	Capital Adjustment	\$0
		Adjusted Price	\$4,825,000

Transaction Summary plus Five-Year CBRE View History

Transaction Date	Transaction Type	Buyer	Seller	Price	Cash Equivalent Price/unit and /sf
07/2023	Sale	Pash Place One, LLC	Jack David Turken & Robert Turken as Co-Trustees	\$4,825,000	\$4,825,000 / \$1,177.40

Sale	Residential - Single-Family Residence	No. 5
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Units of Comparison

Static Analysis Method	N/A	Eff Gross Inc Mult (EGIM)	N/A
Buyer's Primary Analysis	N/A	Op Exp Ratio (OER)	N/A
Net Initial Yield/Cap. Rate	N/A	Adjusted Price / sf	\$1,177.40
Projected IRR	N/A	Adjusted Price / Unit	\$4,825,000
Actual Occupancy at Sale	N/A		

Financial

No information recorded

Map & Comments


This comparable sale is located along the west side of Sheffield Lane on La Gorce Island in the City of Miami Beach, Florida. This location is a dry, interior lot improved with a 2-story; 4,098-SF single family dwelling built in 1936 & 1959. The property features 5-bedrooms/5.5 baths with foyer, living room, fireplace, family room with built-in wet bar, dining room, eat-in kitchen, back-up generator, 2-car garage, laundry room and patio. The property was broker listed at \$5,400,000 and sold for \$4,825,000. The seller was a longtime resident since 1983.

Under Contract**Residential - Single-Family Residence****No. 6**

Property Name 7830 Atlantic Way
 Address 7830 Atlantic Way
 Miami Beach, FL 33141
 United States

Government Tax Agency Miami Dade
 Govt./Tax ID 02-32-02-004-0540

Unit Mix Detail

Rate Timeframe	N/A				
Unit Type	No.	%	Size	Rent	Rent / Area
No information recorded					
Totals/Avg	N/A			N/A	N/A

**Improvements**

Land Area	0.144 ac	Status	Existing
Net Rentable Area (NRA)	3,623 sf	Year Built	2019
Total # of Units	1 Unit	Year Renovated	N/A
Average Unit Size	3,623 sf	Condition	Good
Floor Count	2	Exterior Finish	Stucco
Property Features	N/A		
Project Amenities	N/A		
Unit Amenities	N/A		

Sale Summary

Recorded Buyer	Confidential	Marketing Time	1 Month(s)
True Buyer	N/A	Buyer Type	End User
Recorded Seller	Kirill Ayzenberg	Seller Type	End User
True Seller	N/A	Primary Verification	Alessandra Figueiras, Listing Agent
Interest Transferred	Fee Simple/Freehold	Type	Under Contract
Current Use	Single family residential	Date	8/21/2023
Proposed Use	TBD	Sale Price	\$5,595,000
Listing Broker	The Keyes Company #954-854-4001	Financing	Cash to Seller
Selling Broker	N/A	Cash Equivalent	\$5,595,000
Doc #	Not yet closed or recorded	Capital Adjustment	\$0
		Adjusted Price	\$5,595,000

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>Cash Equivalent Price/unit and /sf</u>
08/2023	Under Contract	Confidential	Kirill Ayzenberg	\$5,595,000	\$5,595,000 / \$1,544.30

Under Contract**Residential - Single-Family Residence****No. 6****Units of Comparison**

Static Analysis Method	N/A	Eff Gross Inc Mult (EGIM)	N/A
Buyer's Primary Analysis	N/A	Op Exp Ratio (OER)	N/A
Net Initial Yield/Cap. Rate	N/A	Adjusted Price / sf	\$1,544.30
Projected IRR	N/A	Adjusted Price / Unit	\$5,595,000
Actual Occupancy at Sale	N/A		

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

This comparable sale is a 2-story, contemporary residence located within the Altos Del Mar subdivision in Miami Beach, Florida. The property is reported to be "in-contract" at full list price of \$5,595,000 and features 3-bedrooms/3.5 baths, a 2-car garage, full length impact windows & doors, double high ceilings, custom kitchen with gas appliances & chef island, roof top pool (15' x 30') with wooden deck and summer kitchen. The seller previously acquired the property in July 2020 for \$2,450,000 and the current contract closing is scheduled for December 20, 2023.

Addendum C

ZONING

Subpart B - LAND DEVELOPMENT REGULATIONS
Chapter 142 - ZONING DISTRICTS AND REGULATIONS
ARTICLE II. - DISTRICT REGULATIONS
DIVISION 2. RS-1, RS-2, RS-3, RS-4 SINGLE-FAMILY RESIDENTIAL DISTRICTS

DIVISION 2. RS-1, RS-2, RS-3, RS-4 SINGLE-FAMILY RESIDENTIAL DISTRICTS

Sec. 142-101. Purpose.

The RS-1, RS-2, RS-3, RS-4 single-family residential districts are designed to protect, and preserve the identity, image, environmental quality, privacy, attractive pedestrian streetscapes, and human scale and character of the single-family neighborhoods and to encourage and promote new construction that is compatible with the established neighborhood context. In order to safeguard the purpose and goals of the single-family districts mandatory review criteria are hereby created to carry out the provisions of these land development regulations.

(Ord. No. 89-2665, § 6-1(A)(1), eff. 10-1-89; Ord. No. 91-2767, eff. 11-2-91; Ord. No. 94-2966, eff. 12-31-94; Ord. No. 2006-3529, § 1, 9-6-06)

Sec. 142-102. Main permitted uses.

The main permitted uses in the RS-1, RS-2, RS-3, RS-4 single-family residential districts are single-family detached dwellings.

(Ord. No. 89-2665, § 6-1(A)(2), eff. 10-1-89; Ord. No. 91-2767, eff. 11-2-91; Ord. No. 94-2966, eff. 12-31-94)

Sec. 142-103. Conditional uses.

(a) Conditional uses in the RS-1, RS-2, RS-3, RS-4 single-family residential districts include the following:

- (1) An at-grade parking lot in the RS-4 district when located immediately adjacent, without a gap due to alley, road, waterway or any other cause, to a CD-3 district. See subsection 142-105(c).
- (2) Religious institutions for those properties located in the 40th Street Overlay. See chapter 142, zoning districts and regulations, article III, overlay districts, division 8, 40th Street Overlay.

(Ord. No. 89-2665, § 6-1(A)(3), eff. 10-1-89; Ord. No. 91-2767, eff. 11-2-91; Ord. No. 94-2966, eff. 12-31-94; Ord. No. 97-3069, § 1, 1-22-97; Ord. No. 2011-3714, § 3, 1-19-11)

Sec. 142-104. Accessory uses.

The accessory uses in the RS-1, RS-2, RS-3, RS-4 single-family residential districts are those uses customarily associated with single-family homes. (See article IV, division 2 of this chapter.)

(Ord. No. 89-2665, § 6-1(A)(4), eff. 10-1-89; Ord. No. 91-2767, eff. 11-2-91; Ord. No. 94-2966, eff. 12-31-94)

Sec. 142-105. Development regulations and area requirements.

(a) The review criteria and application requirements for the RS-1, RS-2, RS-3, RS-4 single-family residential districts are as follows:

- (1) *Compliance with regulations and review criteria.*

- a. Permits for new construction, alterations or additions to existing structures shall be subject to administrative (staff level) review by the planning director or designee the design review board (DRB), or historic preservation board (HPB) as applicable, in order to determine consistency with the review criteria listed in this section.
 - b. In complying with the review criteria located in this section, the applicant may choose either to adhere to the development regulations identified in sections 142-105 and 142-106 administratively through staff level review or seek enhancements of the applicable development regulations as specified therein, where permitted, through approval from the historic preservation board or design review board, in accordance with the applicable design review or appropriateness criteria.
 - c. Notwithstanding the foregoing, for those structures located within a locally designated historic district, or individually designated as an historic structure or site, the review and approval of the historic preservation board (HPB) may be required.
 - d. Notwithstanding the foregoing, for those structures constructed prior to 1942 and determined to be architecturally significant, in accordance with section 142-108 herein, the review and approval of the design review board (DRB) shall be required.
- (2) *Review criteria.* Staff level review shall encompass the examination of architectural drawings for consistency with the review criteria below:
- a. The existing conditions of the lot, including, but not limited to, topography, vegetation, trees, drainage, and waterways shall be considered in evaluating the proposed site improvements.
 - b. The design and layout of the proposed site plan inclusive of the location of all existing and proposed buildings shall be reviewed with particular attention to the relationship to the surrounding neighborhood, impact on contiguous and adjacent buildings and lands, and view corridors. In this regard, additional photographic, and contextual studies that delineate the location of adjacent buildings and structures shall be required in evaluating compliance with this criterion.
 - c. The selection of landscape materials, landscaping structures and paving materials shall be reviewed to ensure a compatible relationship with and enhancement of the overall site plan design and the surrounding neighborhood.
 - d. The dimensions of all buildings, structures, setbacks, height, lot coverage and any other information that may be reasonably necessary to determine compliance with the requirements of the underlying zoning district.
 - e. The design and construction of the proposed structure, and/or additions or modifications to an existing structure, indicates sensitivity to and compatibility with the environment and adjacent structures and enhances the appearance of the surrounding neighborhood.
 - f. The proposed structure is located in a manner that is responsive to adjacent structures and the established pattern of volumetric massing along the street with regard to siting, setbacks and the placement of the upper floor and shall take into account the established single family home context within the neighborhood.
 - g. The construction of an addition to main existing structure shall be architecturally appropriate to the original design and scale of the main existing structure; the proposed addition may utilize a different architectural language or style than the main existing structure, but in a manner that is compatible with the scale and massing of the main existing structure.
 - h. The construction shall be in conformance with the requirements of article IV, division 7 of this chapter with respect to exterior facade paint and material colors.

(3) *Application requirements for DRB or HPB review.*

- a. DRB or HPB applications shall follow the application procedures and review criteria, specified in chapter 118, article VI, design review procedures or article X, historic preservation, of these land development regulations (as applicable), board by-laws, or as determined by the planning director, or designee.
- (b) The development regulations for the RS-1, RS-2, RS-3, RS-4 single-family residential districts are as follows:
 - (1) *Lot area, lot width, lot coverage, unit size, and building height requirements.* The lot area, lot width, lot coverage, and building height requirements for the RS-1, RS-2, RS-3, RS-4 single-family residential districts are as follows:

Zoning District	Minimum Lot Area (square feet)	Minimum Lot Width (feet)*	Maximum Lot Coverage for a 2-story Home (% of lot area)**	Maximum Unit Size (% of Lot Area)	Maximum Building Height, which shall not exceed two stories above the base flood elevation, plus freeboard in all districts***
RS-1	30,000	100	30%	50%	28 feet - flat roofs.
RS-2	18,000	75	30%	50%	31 feet - sloped roofs.
RS-3	10,000	50 - Oceanfront lots. 60 - All others	30%	50%	24 feet - flat roofs. 27 feet - sloped roofs. May be increased up to 28 feet for flat roofs and 31 feet for sloped roofs when approved by the DRB or HPB, in accordance with the applicable design review or appropriateness criteria.
RS-4	6,000	50	30%	50%	24 feet - flat roofs. 27 feet - sloped roofs.
		*Except those lots fronting on a cul-de-sac or circular street as defined in lot width.	**Single story homes shall follow the requirements of section 142-105(b)(4)b.		*** Height shall be measured from the required base flood elevation for the lot, plus freeboard, measured to the top of the structural slab for a flat roof and to the mid-point of the slope for a sloped roof. Single story homes shall follow the requirements of section 142-105(b)(4)b.

- (2) *Maximum number of stories.* The maximum number of stories shall not exceed two above the base flood elevation, plus freeboard.
- (3) *[Limitation on contiguous lots.]* No more than two contiguous lots may be aggregated, with the exception of the following:
 - a. Lot aggregation for the purpose of expanded yards, or for the construction of accessory pools, cabanas, tennis courts, and similar accessory structures, when detached from the main home

with a minimum separation of 15 feet, which may be aggregated to no more than three contiguous lots; or

- b. Lot aggregation for the construction of a new home located in the middle of a site consisting of three lots, provided the sum of the side yard setbacks of the main structure are equivalent to the width of the smallest of the three aggregated lots, and the overall unit size and lot coverage of the main home shall be based upon the combined size of the largest two lots.

(4) *Unit size requirements.*

- a. Minimum unit size: 1,800 square feet.
- b. For purposes of this subsection, unit size means the sum of the gross horizontal areas of the floors of a single-family home, measured from the exterior faces of exterior walls. However, the unit size of a single-family home shall not include the following, unless otherwise provided for in these land development regulations:
 - 1. Uncovered steps.
 - 2. Attic space, providing structural headroom of less than seven feet six inches.
 - 3. Open breezeways, connected to more than one structure, which consist of roof protection from the elements and are open on all sides.
 - 4. Covered terraces and porches, which are unenclosed and open on at least one side, with the exception of roof supports and required safety railing.
 - 5. Enclosed floor space used for required off-street parking spaces (maximum 500 square feet).
 - 6. Covered exterior unenclosed private balconies.
- c. For two story homes with an overall lot coverage of 25 percent or greater, the following additional requirements shall apply to the second floor (including any portion of the home above a height of 18 feet as measured from base flood elevation plus freeboard):
 - 1. At least 35 percent of the second floor along the front elevation shall be set back a minimum of five feet from the minimum required setback.
 - 2. At least 50 percent of the second floor along a side elevation facing a street shall be set back a minimum of five feet from the minimum required setback.

The DRB or HPB may forego these requirements, in accordance with the applicable design review or appropriateness criteria.

- d. Non-airconditioned understory space located below minimum flood elevation, plus freeboard. Notwithstanding the above, for those properties located in the RS-1, RS-2, RS-3, RS-4 single-family residential districts, where the first habitable floor has been elevated above existing grade in order to meet minimum flood elevation requirements, including freeboard, the design review board or historic preservation board, as applicable, may approve understory area(s). For purposes of this subsection, "understory" means the air-conditioned and/or non-air-conditioned space(s) located below the first elevated habitable floor.

The use of the understory shall be for non-habitable purposes, given that the area may be subject to flooding.

Subject to the review and approval of the design review board or historic preservation board, as applicable, the following shall apply to the understory area(s):

1. Understory area(s) shall be used only for open air activities, parking, building access, mechanical equipment, non-enclosed restrooms and storage. Such areas shall be designed and maintained to be free of obstructions and shall not be enclosed and/or air-conditioned at any time, with the exception of limited access areas to the first habitable floor. However, understory area(s) below the lowest habitable floor can utilize non-supporting breakaway walls, open-wood lattice work, louvers or similar architectural treatments, provided they are open a minimum of 50 percent on each side.
2. All unenclosed, non-air-conditioned areas located directly below the first habitable floor shall not count in the unit size calculations.
3. Understory building access. Enclosed, air-conditioned elevator and stair vestibules, for access to the first habitable level of the home, shall be permitted under the first habitable floor and shall be located as close to the center of the floor plan as possible and be visually recessive such that they do not become vertical extensions of exterior building elevations. The total area of enclosed and air-conditioned building access shall be limited to no greater than five percent of the lot area. All air-conditioned floor space located directly below the first habitable floor shall count in the total unit size calculations.
4. Enclosed, non-air-conditioned areas, for parking and storage, may be permitted and shall not count in the unit size calculations, provided such areas do not exceed 600 square feet. Any portion of such enclosed parking and storage area exceeding 600 square feet shall count in the unit size calculations.
5. All parking, including required parking, shall be provided within the understory area, and shall be clearly delineated by a different surface finish or bollards. No parking or vehicle storage shall be permitted within a required yard, unless approved by the DRB or HPB, in accordance with the applicable design review or certificate of appropriateness criteria.
6. The maximum width of all driveways at the property line shall not exceed 30 percent of the lot width, and in no instance shall be less than nine feet in width and greater than 18 feet in width.
7. At least 70 percent of the required front yard and street side yard areas shall consist of sodded or landscaped pervious open space. For purposes of this section, the required front yard shall be the same as the required front setback of the principal structure. All allowable exterior walkways and driveways within the front and street side yards shall consist of pavers set in sand or other semi-pervious material. The use of concrete, asphalt or similar material within the required front or street side yards shall be prohibited.
8. A continuous soffit shall be lowered a minimum of two feet from the lowest slab of the first level above the understory area in order to screen from view all lighting, sprinkler, piping, plumbing, electrical conduits, and all other building services, unless concealed by other architectural method(s).
9. Understory ground elevation. The minimum elevation of the understory ground shall be constructed no lower than future crown of road as defined in chapter 54, of the city Code. All portions of the understory area that are not air-conditioned shall consist of pervious or semi-pervious material, such as wood deck, gravel or pavers set in sand. Concrete, asphalt and similar material shall be prohibited within the non-air-conditioned portions of the understory area.
10. Understory edge. All allowable decking, gravel, pavers, non-supporting breakaway walls, open-wood lattice work, louvers or similar architectural treatments located in the understory area shall be set back a minimum of five feet from each side of the underneath

of the slab of the first habitable floor above, with the exception of driveways and walkways leading to the property, and access walkways and/or steps or ramps for the front and side area. The front and side understory edge shall be designed to accommodate on-site water capture from adjacent surfaces and expanded landscaping opportunities from the side yards.

(5) *Lot coverage.*

- a. *General.* For lots aggregated after September 24, 2013, when a third lot is aggregated, as limited by subsection 142-105(b)(3), the calculation of lot coverage shall be determined by the two lots on which the house is located.
- b. *One-story structures.* One-story structures may exceed the maximum lot coverage noted in subsection 142-105(b)(1) above, through staff level review and shall be subject to the setback regulations outlined in section 142-106, but in no instance shall the lot coverage exceed 40 percent of the lot area. The DRB or HPB may waive this requirement and allow up to 50 percent lot coverage for a one-story structure, in accordance with the applicable design review or appropriateness criteria. For purposes of this section, a one-story structure shall not exceed 18 feet in height for flat roof structures and 21 feet for sloped roof structures (measured to the mid-point of the slope) as measured from the minimum flood elevation. Notwithstanding the foregoing, for existing one-story structures constructed prior to 1965, the maximum lot coverage shall not exceed 50 percent.
- c. *Calculating lot coverage.* Lot coverage shall be as defined in section 114-1, subject to the following additional regulations:
 1. Internal courtyards, which are open to the sky, but which are substantially enclosed by the structure on four or more sides, shall be included in the lot coverage calculation.
 2. Eyebrows, roof overhangs, covered porches and terraces, projecting a maximum of five feet from an exterior wall, shall not be included in the lot coverage calculation. All portions of such covered areas exceeding a projection of five feet shall be included in the lot coverage calculation.
- d. *Garages.* A maximum of 500 square feet of garage space shall not be counted in lot coverage if the area is limited to garage, storage and other non-habitable uses and the garage conforms to the following criteria:
 1. The garage is one story in height and not covered by any portion of enclosed floor area above. Portions of the garage which are covered by enclosed floor area above shall count toward lot coverage. Enclosed floor area shall be as defined in section 114-1.
 2. The vehicular entrance(s) of the garage is not part of the principal facade of the main house.
 3. The garage is constructed with a vehicular entrance(s) perpendicular to and not visible from the right-of-way, or the entrance(s) is set back a minimum of five feet from the principal facade of the main house when facing a right-of-way.
- e. *Nonconforming structures.* Existing single-family structures nonconforming with respect to sections 142-105 and 142-106, may be repaired, renovated, rehabilitated regardless of the cost of such repair, renovation or rehabilitation, notwithstanding the provisions of chapter 118, article IX, "nonconformance." Should such an existing structure constructed prior to October 1, 1971, be completely destroyed due to fire or other catastrophic event, through no fault of the owner, such structure may be replaced regardless of the above-noted regulations existing at the time of destruction.

- f. *Demolition of architecturally significant single-family homes.* Proposed new construction that exceeds the original building footprint of a demolished architecturally significant single-family home shall follow the provisions of section 142-108.
- (6) *Roof decks.* Roof decks shall not exceed six inches above the main roofline and shall not exceed a combined deck area of 25 percent of the enclosed floor area immediately one floor below, regardless of deck height. Roof decks shall be setback a minimum of ten feet from each side of the exterior outer walls, when located along a front or side elevation, and from the rear elevation for non-waterfront lots. Built in planters, gardens or similar landscaping areas, not to exceed three and one-half feet above the finished roof deck height, may be permitted immediately abutting the roof deck area. All landscape material shall be appropriately secured. The DRB or HPB may forego the required rear deck setback, in accordance with the applicable design review or appropriateness criteria.
- (7) *Height exceptions.* The height regulation exceptions contained in section 142-1161 shall not apply to the RS-1, RS-2, RS-3 and RS-4 zoning districts. The following exceptions shall apply, and unless otherwise specified in terms of height and location, shall not exceed ten feet above the roofline of the structure. In general, height exceptions that have not been developed integral to the design intent of a structure shall be located in a manner to have a minimal visual impact on predominant neighborhood view corridors as viewed from public rights-of-way and waterways.
- a. Chimneys and air vents, not to exceed five feet in height.
 - b. Decorative structures used only for ornamental or aesthetic purposes such as spires, domes, and belfries.
 - c. Radio and television antennas.
 - d. Parapet walls, only when associated with a habitable roof deck or when used to screen roof top mechanical equipment. When associated with a habitable roof deck, the parapet shall not exceed three and one-half feet above the finished roof deck height, and shall be set back a minimum of ten feet from the perimeter of the enclosed floor below. When used to screen mechanical equipment, the parapet walls shall not exceed the height of the equipment being screened.
 - e. Rooftop curbs, not to exceed three feet in height.
 - f. Elevator bulkheads shall be located as close to the center of the roof as possible and be visually recessive such that they do not become vertical extensions of exterior building elevations.
 - g. Skylights, not to exceed five feet above the main roofline, and provided that the area of skylight(s) does not exceed ten percent of the total roof area of the roof in which it is placed.
 - h. Air conditioning and mechanical equipment not to exceed five feet above the main roofline and shall be required to be screened in order to ensure minimal visual impact as identified in the general section description above.
 - i. Rooftop wind turbines, not to exceed ten feet above the main roofline.
 - j. Solar panels, not to exceed five feet in height
 - k. Covered structures, which are open on all sides, and do not extend interior habitable space. Such structures shall not exceed a combined area of 20 percent of the enclosed floor area immediately one floor below, and shall be set back a minimum of ten feet from the perimeter of the enclosed floor below.
- (8) *Exterior building and lot standards.* The following shall apply to all buildings and properties in the RS-1, RS-2, RS-3, RS-4 single-family residential districts:

- a. *Exterior bars.* Exterior bars on entryways, doors and windows shall be prohibited on front and side elevations, which face a street or right-of-way.
- b. *Minimum yard elevation requirements.*
 1. The minimum elevation of a required yard shall be no less than five feet NAVD (6.56 feet NGVD), with the exception of driveways, walkways, transition areas, green infrastructure (e.g., vegetated swales, permeable pavement, rain gardens, and rainwater/stormwater capture and infiltration devices), and areas where existing landscaping is to be preserved, which may have a lower elevation. When in conflict with the maximum elevation requirements as outlined in paragraph c., below, the minimum elevation requirements shall still apply.
 2. Exemptions. The minimum yard elevation requirements shall not apply to properties containing single-family homes individually designated as historic structures, or to properties with single-family homes designated as "contributing" within a local historic district.
- c. *Maximum yard elevation requirements.* The maximum elevation of a required yard shall be in accordance with the following, however in no instance shall the elevation of a required yard, exceed the minimum flood elevation, plus freeboard:
 1. *Front yard.* The maximum elevation within a required front yard shall not exceed adjusted grade, 30 inches above grade, or future adjusted grade, whichever is greater. In this instance, the maximum height of any fence(s) or wall(s) in the required front yard, constructed in compliance with subsection 142-1132(h), "Allowable encroachments within required yards", shall be measured from existing grade.
 2. *Interior side yards (located between the front setback line and rear property line).* The maximum elevation shall not exceed adjusted grade, or 30 inches above grade, whichever is greater, except:
 - (A) When the average grade of an adjacent lot along the abutting side yard is equal or greater than adjusted grade, the maximum elevation within the required side yard shall not exceed 30 inches above adjusted grade.
 - (B) When abutting a vacant property, the maximum elevation within the required side yard shall not exceed 30 inches above adjusted grade.
 - (C) Notwithstanding the above, when abutting property owners have jointly agreed to a higher elevation, both side yards may be elevated to the same higher elevation through the submission of concurrent building permits, not to exceed the minimum required flood elevation. In this instance the maximum height of any fences or walls along the adjoining property lines, constructed in accordance with subsection 142-1132(h). Allowable encroachments within required yards shall be measured from the new average grade of the required side yards.
 3. *Side yard facing a street.* The maximum elevation within a required side yard facing a street shall not exceed adjusted grade, 30 inches above grade, or future adjusted grade, whichever is greater. In this instance, the maximum height of any fence(s) or wall(s) in the required side yard facing a street, constructed in compliance with subsection 142-1132(h), "Allowable encroachments within required yards", shall be measured from existing grade.

4. *Rear yard.* The maximum elevation for a required rear yard, (not including portions located within a required side yard or side yard facing the street), shall be calculated according to the following:
 - (A) *Waterfront.* The maximum elevation shall not exceed the base flood elevation, plus freeboard.
 - (B) *Non-waterfront.* The maximum elevation shall not exceed adjusted grade, or 30 inches above grade, whichever is greater, except:
 - i. When the average grade of an adjacent lot along the abutting rear yard is equal or greater than adjusted grade, the maximum elevation within the required rear yard shall not exceed 30 inches above adjusted grade.
 - ii. When abutting a vacant property, the maximum elevation within the required rear yard shall not exceed 30 inches above adjusted grade.
 - iii. Notwithstanding the above, when abutting property owners have jointly agreed to a higher elevation, both rear yards may be elevated to the same higher elevation through the submission of concurrent building permits, not to exceed the minimum required flood elevation. In this instance the maximum height of any fences or walls along the adjoining property lines, constructed in accordance with subsection 142-1132(h). Allowable encroachments within required yards shall be measured from the new average grade of the required rear yards.
5. *Stormwater retention.* In all instances where the existing elevation of a site is modified, a site shall be designed with adequate infrastructure to retain all stormwater on site in accordance with all applicable state and local regulations, as determined by the public works department.
6. *Retaining wall and yard slope requirements.* Within the required front yard and within the required side yard facing a street the following shall apply:
 - (A) Within the first four feet of the property line, the maximum height of retaining walls shall not exceed 30 inches above existing sidewalk elevation, or existing adjacent grade if no sidewalk is present.
 - (B) When setback a minimum of four feet from property line, the maximum height of retaining walls shall not exceed 30 inches above adjacent grade.
 - (C) Retaining walls shall be finished with stucco, stone, or other high quality materials, in accordance with the applicable design review or appropriateness criteria of section 142-105.
 - (D) The maximum slope of the required front and side yard facing a street shall not exceed 11 percent (5:1 horizontal:vertical).
- (9) *Lot split.* All new construction for homes on lots resulting from a lot split application approved by the planning board shall be subject to the review and approval of the design review board (DRB) or historic preservation board (HPB), as applicable. The following shall apply to all newly created lots, when the new lots created do not follow the lines of the original platted lots and/or the lots being divided contain an architecturally significant, pre-1942 home that is proposed to be demolished.
 - a. The maximum lot coverage for a new one-story home shall not exceed 40 percent of the lot area, and the maximum lot coverage for a new two-story home shall not exceed 25 percent of the lot area, or such lesser number, as determined by the planning board.

- b. The maximum unit size shall not exceed 40 percent of the lot area for both one story, and two-story structures, or such less numbers, as determined by the planning board.

(Ord. No. 89-2665, § 6-1(B), eff. 10-1-89; Ord. No. 91-2767, eff. 11-2-91; Ord. No. 91-2768, eff. 11-2-91; Ord. No. 94-2966, eff. 12-31-94; Ord. No. 96-3049, § 2, 7-17-96; Ord. No. 97-3069, § 1, 1-22-97; Ord. No. 97-3097, § 2, 10-8-97; Ord. No. 2000-3228-A, § 1, 1-26-00; Ord. No. 2002-3361, § 1, 4-10-02; Ord. No. 2002-3375, § 1, 7-10-02; Ord. No. 2002-3379, § 1, 7-31-02; Ord. No. 2004-3468, § 1, 12-8-04; Ord. No. 2006-3529, § 2, 9-6-06; Ord. No. 2012-3766, § 1, 5-9-12; Ord. No. 2014-3835, § 1, 2-12-14; Ord. No. 2014-3907, § 2, 11-19-14; Ord. No. 2015-3936, § 1, 5-6-15; Ord. No. 2015-3944, § 2, 6-10-15; Ord. No. 2015-3959, § 1, 9-2-15; Ord. No. 2016-4010, § 2, 5-11-16; Ord. No. 2018-4202, § 1, 7-28-18; Ord. No. 2019-4252, § 5, 3-13-19; Ord. No. 2019-4272, § 1, 6-5-19; Ord. No. 2020-4359, § 3, 10-14-20)

Editor's note(s)—Sec. 3 of Ord. No. 2014-3835 states: "This ordinance shall not apply to: 1. Anyone who filed an application for Land Use Board Approval with the Planning Department on or before September 24, 2013; or 2. Anyone who obtained an Building Permit Process Number from the Building Department on or before September 24, 2013; or 3. Anyone who establishes equitable estoppel as proved in City Code Section 118-168, by obtaining a building permit or Design Review Board approval prior to zoning in progress or City Commission adoption of this Ordinance."

Sec. 142-106. Setback requirements for a single-family detached dwelling.

- (a) The setback requirements for a single-family detached dwelling in the RS-1, RS-2, RS-3, RS-4 single-family residential districts are as follows:
 - (1) *Front yards.* The minimum front yard setback requirement for these districts shall be as follows:
 - a. One-story structures. Twenty feet, provided that any portion of a two-story attached structure shall be setback a minimum of 40 feet.
 - b. Two-story structures. Thirty feet, provided subsection (a)(1)a. above does not apply.
 - c. [Reserved.]
 - d. At least 50 percent of the required front yard area shall be sodded or landscaped pervious open space. With the exception of driveways and paths leading to the building, paving may not extend any closer than five feet to the front of the building.
 - e. In the event that an existing single-family home has an abutting street raised pursuant to an approved city project, and such home was previously permitted with less than 50 percent of the required front yard area consisting of sodded or landscaped pervious open space, such property may retain the most recent, previously permitted pervious open space configuration, provided the front yard is raised to meet the new street elevation. However, in no instance shall less than 30 percent of the required front yard be sodded or landscaped pervious open space.
 - (2) *Side yards.*
 - a. The sum of the required side yards shall be at least 25 percent of the lot width.
 - b. Side, facing a street.
 - 1. Each required side yard facing a street shall be no less than ten percent of the lot width or 15 feet, whichever is greater.
 - 2. At least 50 percent of the required side yard area facing a street shall be sodded or landscaped pervious open space. With the exception of driveways and paths leading to the building, paving may not extend any closer than five feet to the front of the building.

3. In the event that an existing single family home has an abutting street raised pursuant to an approved city project, and such home was previously permitted with less than 50 percent of the required side yard area facing a street consisting of sodded or landscaped pervious open space, such property may retain the most recent, previously permitted pervious open space if the side yard area facing a street is raised to meet the new street elevation. However, in no instance shall less than 30 percent of the required side yard area facing a street be sodded or landscaped pervious open space.
- c. Interior sides.
 1. For lots greater than 65 feet in width each interior side yard shall have a minimum of ten percent of the lot width or ten feet, whichever is greater.
 2. For lots 65 feet in width or less each interior side yard shall have a minimum of seven and one-half feet.
 - d. Two-story side elevations located parallel to a side property line shall not exceed 50 percent of the lot depth, or 60 feet, whichever is less, without incorporating additional open space, in excess of the minimum required side yard, directly adjacent to the required side yard. The additional open space shall be regular in shape, open to the sky from grade, and at least eight feet in depth, measured perpendicular from the minimum required side setback line. The square footage of the additional open space shall not be less than one percent of the lot area. The elevation (height) of the open space provided shall not exceed the elevation of the first habitable floor, and at least 50 percent of the required interior open space area shall be sodded or landscaped previous open space. The additional open space may contain mechanical equipment. The intent of this regulation shall be to break up long expanses of uninterrupted two-story volume at or near the required side yard setback line and exception from the minimum requirements of this provision may be granted only through historic preservation board, or design review board approval, as may be applicable, in accordance with the applicable design review or appropriateness criteria.
 - e. Nonconforming yards.
 1. If a single-family structure is renovated in excess of 50 percent of the value determination, as determined by the building official pursuant to the standards set forth in the Florida Building Code, any new construction in connection with the renovation shall meet all setback regulations existing at the time, unless otherwise exempted under chapter 118, article IX of these land development regulations.
 2. When an existing single-family structure is being renovated less than 50 percent of the value determination, as prescribed by the building official pursuant to the standards set forth in the Florida Building Code, and the sum of the side yards is less than 25 percent of the lot width, any new construction, whether attached or detached, including additions, may retain the existing sum of the side yards, provided that the sum of the side yards is not decreased.
 3. When an existing single-family structure is being renovated less than 50 percent of the value determination, as prescribed by the building official pursuant to the standards set forth in the Florida Building Code, and has a nonconforming interior side yard setback of at least five feet, the interior side yard setback of new construction in connection with the existing building may be allowed to follow the existing building lines. The maintenance of this nonconforming interior side yard setback shall only apply to the linear extension of a single story building, provided such linear extension does not exceed 20 feet in length and does not exceed 18 feet in height for a flat roof structure and 21 feet for a sloped roof structure (measured to the mid-point of the slope), as measured from the minimum flood elevation.

- (3) *Rear.* The rear setback requirement shall be 15 percent of the lot depth, 20 feet minimum, 50 feet maximum. At least 70 percent of the required rear yard shall be sodded or landscaped pervious open space; when located at or below adjusted grade, the water portion of a swimming pool may count toward this requirement, when located above adjusted grade, the water portion of a swimming pool may count towards 50 percent of this requirement, provided adequate infrastructure is incorporated into the design of the pool to fully accommodate on-site stormwater retention.
- (b) *Allowable encroachments within required yards.*
- (1) *Accessory buildings.* In all single-family districts, the following regulations shall apply to accessory buildings within a required rear yard:
- a. *Lot coverage.* Accessory buildings that are not a part of the main building, shall be included in the overall lot coverage calculations for the site. and may be constructed in a rear yard, provided such accessory building (or accessory buildings) does not occupy more than 25 percent of the area of the required rear yard. Areas enclosed by screen shall be included in the computation of area occupied in a required rear yard lot, but an open uncovered swimming pool shall not be included.
 - b. *Size.* The area of enclosed accessory buildings shall be included in the overall unit size calculation for the site.
 - c. *Building separation.* Accessory buildings shall be separated from the main home by a minimum of five feet, open to the sky with no overhead connections.
 - d. *Setbacks:*
 - 1. *Single story.* A single story accessory building shall not be located closer than seven and one-half feet to an interior rear or interior side lot line, and 15 feet when facing a street. When facing a waterway, the minimum rear setback shall not be less than one-half of the required rear setback.
 - 2. *Two-story.* A two-story accessory building shall not be located closer than ten feet to an interior side lot line, or the required side yard setback, whichever is greater; 15 feet when facing a street; or 15 feet from the rear of the property. When facing a waterway, the minimum rear setback shall not be less than onehalf of the required rear setback, or 15 feet, whichever is greater.
 - e. *Height.* Accessory buildings shall be limited to two stories. Height for accessory buildings shall be measured from the base flood elevation plus freeboard of one foot. The maximum height above shall not exceed 12 feet for a one-story structure and 20 feet for a two-story structure. The allowable height exceptions set forth in section 142-1161 shall not apply to accessory buildings in single-family districts.
 - f. *Uses.* Accessory buildings shall be limited to uses that are accessory to the main use, including, but not limited to, garage, carport, pergola, cabana, gazebo, maid's or guest's quarters. Components of the main structure, such as detached bedrooms or any habitable area of the single-family structure, shall not be considered accessory uses.
 - g. *Utilities.* Accessory buildings may contain heating and air conditioning, washers and dryers, toilets, bar sinks and showers, but may not have full kitchen facilities. An outdoor built-in barbecue grill or similar cooking equipment shall be allowed as an accessory use, as may be permitted by the fire marshal and in accordance with the regulations contained in any applicable safety code or the Florida Building Code.
- (2) *Awnings.* Awnings attached to and supported by a building wall may be placed over doors or windows in any required yard, but such awnings shall not project closer than three feet to any lot line.

- (3) *Boat, boat trailer, camper trailer or recreational vehicle storage.* Accessory storage of such vehicles shall be limited to a paved, permanent surface area within the side or rear yards. No such vehicle shall be utilized as a dwelling, and any such vehicles shall be screened from view from any right-of-way or adjoining property when viewed from five feet six inches above grade.

Notwithstanding the foregoing, during a state of emergency declared by the city, a camper trailer or recreational vehicle may be used as a temporary dwelling, subject to the following conditions:

- i. The principal residence on the property where the vehicle is located has been deemed by the city to be uninhabitable as a result of the emergency.
 - ii. A temporary certificate of use (TCU) is obtained prior to the use of the vehicle as a dwelling. The TCU shall be valid for up to 120 days, but may be extended for up to an additional 120 days if an applicant demonstrates progress toward repairing the principal structure.
 - iii. The application for the TCU must be made while the declaration of a state of emergency is in effect.
 - iv. The vehicle may be located in the side or rear yard or, provided it does not encroach into a public right-of-way, in the front yard. The vehicle need not be parked on a paved or permanent surface, nor screened from view from a right-of-way. Upon the expiration of the TCU, the vehicle must be relocated to comply with all applicable provisions in the city Code and may no longer be used as a dwelling. Alternatively, the vehicle must be removed from the property.
 - v. The vehicle is fully licensed, in good condition, and ready for highway use.
- (4) *Carports and solar carports.* Only one carport or solar carport shall be erected within a required yard of a single-family home, subject to the following requirements, as may be applicable:
- a. Carports shall be subject to the following requirements:
 1. Carports shall be constructed of canvas and pipe for the express purpose of shading automobiles.
 2. Setbacks. Minimum setbacks for carports shall be as follows:
 - i. Front yard: 18 inches from the property line, provided the carport is attached to or immediately adjacent to the main building.
 - ii. Interior side yard: Four feet from the property line.
 - iii. Side yard facing the street: 18 inches from the property line, provided the carport is attached to or immediately adjacent to the main building.
 - iv. The side of the carport that faces the required rear yard may be permitted to align with the walls of the existing residence, provided the residence is located a minimum of five feet from the rear property line.
 - v. When a carport is detached and located more than 12 inches from the main home it shall not be located in the required front or side-facing-the-street yards.
 3. Carports shall not be permitted to exceed 20 feet in width or 20 feet in length. An unobstructed view between the grade and the lower ceiling edge of the carport of at least seven feet shall be maintained.
 4. Carports constructed prior to the adoption of this section shall be considered legal nonconforming structures. Such nonconforming canopies may be repaired or replaced; however, the degree of their nonconformity shall not be increased thereby.

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- b. Solar carports. Solar carports shall be subject to the following requirements:
1. Setbacks. Minimum setbacks for solar carports shall be as follows:
 - i. Front yard: 15 feet from the property line, provided the solar carport is attached to or immediately adjacent to the main building.
 - ii. Interior side yard: Four feet from the property line.
 - iii. Side yard facing the street: Five feet from the property line, provided the solar carport is attached to or immediately adjacent to the main building.
 - iv. The sides of the solar carport that face the required rear yard may be permitted to align with the walls of the existing residence, provided the residence is located a minimum of five feet from the rear property line.
 - v. When a solar carport is detached and located more than 12 inches from the main home, it shall not be located in the required front or side-facing-the-street yards.
 2. Solar carports shall not be permitted to exceed 20 feet in width or 20 feet in length. An unobstructed view between the grade and the lower ceiling edge of the carport of at least seven feet shall be maintained.
- (5) *Central air conditioners, emergency generators, swimming pool equipment, solar panels, home battery systems, and other similar mechanical equipment.* Accessory central air conditioners, generators, swimming pool equipment, solar panels, home battery systems, and other similar mechanical equipment, including attached screening elements, may occupy a required side or rear yard, provided that:
- a. They are not closer than five feet to a rear or interior side lot line, or ten feet to a side lot line facing a street.
 - b. The maximum height of the equipment, including attached screening elements, shall not exceed five feet above current flood elevation, with a maximum height not to exceed ten feet above grade, as defined in section 114-1, of the lot on which it is located.
 - c. If visible from the right-of-way, physical and/or landscape screening shall be required.
 - d. Any required sound buffering equipment shall comply with the setback requirements established in subsection (5)a., above.
 - e. If the equipment does not conform to subsections (a), (b), (c), and (d) above, then such equipment shall follow the setbacks of the main structure.
- (6) *Driveways.* Driveways and parking spaces leading into a property are subject to the following requirements:
- a. Driveways shall have a minimum setback of four feet from each side property line.
 - b. Driveways and parking spaces parallel to the front property line shall have a minimum setback of five feet from the front property line.
 - c. Driveways and parking spaces located within the side yard facing the street shall have a minimum setback of five feet from the rear property line.
 - d. Driveways and parking areas that are open to the sky within any required yard shall be composed of porous pavement or shall have a high albedo surface consisting of a durable material or sealant, as defined in section 114-1 of this Code.

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- e. Driveways and parking areas composed of asphalt that does not have a high albedo surface, as defined in section 114-1 of this Code, shall be prohibited.
- (7) *Fences, walls, and gates.* Regulations pertaining to materials and heights for fences, walls and gates are as follows:
- a. *Front yard.* Within the required front yard, fences, walls and gates shall not exceed five feet, as measured from grade. The height may be increased up to a maximum total height of seven feet if the fence, wall or gate is set back from the front property line. Height may be increased one foot for every two feet of setback.
- b. *Rear and side yards.* Within the required rear or side yard, fences, walls and gates shall not exceed seven feet, as measured from grade, except when such yard abuts a public right-of-way, waterway, or golf course, the maximum height shall not exceed five feet.
- In the event that a property has approval to be improved at adjusted grade, the overall height of fences, walls and gates may be measured from adjusted grade, provided that the portion of such fences, walls or gates above four feet in height consists of open pickets with a minimum spacing of three inches, unless otherwise approved by the design review board or historic preservation board, as applicable.
- Pre-1942 exemption. Notwithstanding the provisions of this subsection (b)(7)b., for properties containing a pre-1942 architecturally significant home, where a substantial portion of the existing rear yard and/or side yard is located at least 12 inches above grade, the overall height of fences, walls and gates may be measured from the elevation of the existing yard, provided that the portion of such fences, walls or gates above four feet in height consists of open pickets with a minimum spacing of three inches, unless otherwise approved by the design review board or historic preservation board, as applicable.
- c. *Materials.* All surfaces of masonry walls and wood fences shall be finished in the same manner with the same materials on both sides to have an equal or better quality appearance when seen from adjoining properties. The structural supports for wood fences, walls or gates shall face inward toward the property.
- d. *Chain link fence prohibition.* Chain link fences are prohibited in the required front yard, and any required yard facing a public right-of-way or waterway (except side yards facing on the terminus of a dead-end street in single-family districts) except as provided in this section and in section 142-1134.
- e. *Other materials prohibited.* Barbed wire or materials of similar character shall be prohibited.
- (8) *Hedges.* There are no height limitations on hedges. Hedge material must be kept neat, evenly trimmed and properly maintained. Corner visibility regulations are set forth in section 142-1135.
- (9) *Hot tubs, showers, saunas, whirlpools, toilet facilities, decks.* Hot tubs, showers, whirlpools, toilet facilities, decks and cabanas are structures which are not required to be connected to the main building but may be constructed in a required rear yard, provided such structure does not occupy more than 30 percent of the area of the required rear yard and provided it is not located closer than seven and one-half feet to a rear or interior side lot line. Freestanding, unenclosed facilities including surrounding paved or deck areas shall adhere to the same setback requirements as enclosed facilities.
- (10) *Light poles.* The following regulations shall apply to light poles:
- a. Light poles shall have a maximum height of ten feet. Light poles shall be located seven and one-half feet from any property line except that, when such property line abuts a public right-of-way or waterway, there shall be no required setback.

- b. All light from light poles shall be contained on-site or on any public right-of-way as required by the city Code.
- (11) *Marine structures.* Seaward side yard setbacks for boat slips, decks, wharves, dolphin poles, mooring piles, davits, or structures of any kind shall not be less than seven and one-half feet. This requirement pertains to the enlargement of existing structures as well as to the construction of new structures. It is further provided that any boat, ship, or vessel of any kind shall not be docked or moored so that its projection extends into the required seaward side yard setback, and the mooring of any type of vessel or watercraft shall be prohibited along either side of the walkway leading from the seawall to a boat dock. Land-side decks may extend to the deck associated with the marine structure. Lighting associated with, but not limited to, the deck, or marine structure shall be installed in such a manner to minimize glare and reflection on adjacent properties and not to impede navigation. The maximum projection of a marine structure shall be determined by the county department of environmental resource management. If a dock or any kind of marine structure/equipment, whether or not it is attached to a dock, projects more than 40 feet into the waterway or extends beyond the maximum projection permitted under section 66-113, the review and approval of the applicable state and county authorities shall be required.
- (12) *Ornamental fixtures or lamps.* Requirements for ornamental fixtures and lamps shall be as follows:
- a. Ornamental fixtures and lamps are permitted to be placed on walls or fences when they are adjacent to a public street, alley, golf course, or waterway. The total height of the combined structure shall not exceed the required fence or wall height by more than two feet.
 - b. Ornamental fixtures and lamps shall be located with a minimum separation of eight feet on center with a maximum width of two feet.
- (13) *Projections.* Every part of a required yard shall be open to the sky, except as authorized by these land development regulations. The following may project into a required yard for a distance not to exceed 25 percent of the required yard up to a maximum projection of six feet, unless otherwise noted.
- a. Belt courses.
 - b. Chimneys.
 - c. Cornices.
 - d. Exterior unenclosed private balconies.
 - e. Ornamental features.
 - f. Porches, platforms and terraces up to 30 inches above the adjusted grade elevation of the lot, as defined in chapter 114. Such projections and encroachments may be located up to the first habitable floor elevation and include stairs, steps, ADA-compliant ramps and related walkways, not exceeding five feet in width, which provide access to all porches, platforms, terraces and the first floor when elevated to meet minimum flood elevation requirements, including freeboard.
 - g. Roof overhangs.
 - h. Sills.
 - i. Window or wall air conditioning units.
 - j. Bay windows (not extending floor slab).
 - k. Walkways: Maximum 44 inches. May be increased to a maximum of five feet for those portions of walkways necessary to provide Americans with Disabilities Act (ADA)-required turn-around areas and spaces associated with doors and gates. Walkways in required yards may exceed these restrictions when approved through the design review or certificate of appropriateness

procedure, as applicable, and pursuant to chapter 118, article VI, of this Code. Notwithstanding the foregoing, when required to accommodate ADA access to an existing contributing building within a local historic district, or National Register District, an ADA walkway and ramp may be located within a street side or interior side yard, with no minimum setback, provided all of the following are adhered to:

1. The maximum width of the walkway and ramp shall not exceed 44 inches, and five feet for required ADA landings;
2. The height of the proposed ramp and landing shall not exceed the finished first floor of the building(s); and
3. The slope and length of the ramp shall not exceed that which is necessary to meet the minimum building code requirements.

Additionally, subject to the approval of the design review board or historic preservation board, as applicable, an awning may be provided to protect users of the ADA walkway and ramp from the weather.

- l. Electric vehicle charging stations and fixtures, located immediately next to an off-street parking space, shall be permitted where driveways and parking spaces are located.
 - m. Electrical transformers and associated concrete pads, as required by Florida Power and Light (FPL) may be located up to the front or street side property line.
 - n. Planters, not to exceed four feet in height when measured from the finished floor of the primary structure.
- (15) *Satellite dish antennas.* Satellite dish antennas are only permitted in the rear yard. Antennas shall be located and sized where they are not visible from the street. Satellite dish antennas shall be considered as an accessory structure; however, the height of the equipment measured from its base to the maximum projection of the antenna, based upon maximum operational capabilities, and including the top part of the antenna, shall not exceed 15 feet. If it is attached to the main structure it may not project into a required yard.
- (16) *Swimming pools.* Accessory swimming pools, open and enclosed, or covered by a screen enclosure, or a screen enclosure not covering a swimming pool, may only occupy a required rear or side yard, subject to the following:
 - a. *Rear yard setback.*
 1. A six-foot minimum setback is required from the rear property line to swimming pool deck or platform, the exterior face of an infinity edge pool catch basin, or screen enclosure associated or not associated with a swimming pool.
 2. Swimming pool decks may extend to the property line and be connected to a dock and its related decking when abutting upon any bay or canal.
 3. There shall be a minimum seven-and-one-half-foot setback from the rear property line to the water's edge of the swimming pool or to the waterline of the catch basin of an infinity edge pool.
 4. For oceanfront properties, the setback shall be measured from the old city bulkhead line.
 5. For properties containing a pre-1942 architecturally significant home, an individually designated historic home, or a contributing single-family home located in a local historic district, a five-foot setback shall be required from the property line to the swimming pool, deck or platform, the exterior face of an infinity edge pool catch basin, or screen enclosure.

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- b. *Side yard, interior setback.*
1. A seven-and-one-half-foot minimum setback shall be required from the side property line to a swimming pool deck, or platform, the exterior face of an infinity edge pool catch basin, or screen enclosures associated or not associated with a swimming pool.
 2. A nine-foot minimum setback shall be required from the side property line to the water's edge of the swimming pool or to the waterline of the catch basin of an infinity edge pool.
 3. For properties containing a pre-1942 architecturally significant home, an individually designated historic home, or a contributing single-family home located in a local historic district, a five-foot setback shall be required from the property line to the swimming pool, deck or platform, the exterior face of an infinity edge pool catch basin, or screen enclosure.
- c. *Side yard, facing a street.*
1. A ten-foot setback shall be required from the property line to the swimming pool, deck or platform, the exterior face of an infinity edge pool catch basin, or screen enclosure.
 2. For properties containing a pre-1942 architecturally significant home, an individually designated historic home, or a contributing single-family home located in a local historic district, a five-foot setback shall be required from the property line to the swimming pool, deck or platform, the exterior face of an infinity edge pool catch basin, or screen enclosure.
- d. *Walk space.* A walk space at least 18 inches wide shall be provided between swimming pool walls and fences or screen enclosure walls. Every swimming pool shall be protected by a sturdy non-climbable safety barrier and by a self-closing, self-locking gate approved by the building official.
1. The safety barrier shall be not less than four feet in height and shall be erected either around the swimming pool or around the premises or a portion thereof, thereby enclosing the area entirely, and prohibiting unrestrained admittance to the swimming pool area.
 2. Where a wooden-type fence is to be provided, the boards, pickets, louvers, or other such members shall be spaced, constructed, and erected so as to make the fence not climbable and impenetrable.
 3. The walls, whether of the stone or block type, shall be so erected to make them non-climbable.
 4. Where a wire fence is to be used, it shall be composed of two-inch chainlink or diamond weave non-climbable type, or of an approved equal, with a top rail and shall be constructed of heavy galvanized material.
 5. Gates, where provided, shall be of the spring-lock type so that they shall automatically be in a closed and fastened position at all times. They shall also be equipped with a gate lock and shall be locked when the swimming pool is not in use.
- e. *Visual barriers for swimming pools.* Accessory swimming pools, when located in any yard facing a public street or alley, shall be screened from public view by a hedge, wall or fence not less than five feet in height. The hedge shall be planted and maintained so as to form a continuous dense row of greenery as per the requirements of this division. The maximum height of the visual barrier shall be pursuant to article IV, division 5 of this chapter.
- f. *Corner properties.* For corner lots with a home built prior to 2006, a ten-foot setback shall be required from the front property line and from the side lot line facing the street to the swimming pool, deck, platform or screen enclosure. For corner lots with radial corners, the front setback and the side setback facing the street shall be taken from the midpoint of the curve of the corner of the property.

- g. *Homes with two fronts, or through lots, within single-family districts.* Lots with two fronts, or through lots (double frontage), as defined by section 114-1 of this Code, shall be permitted to place a pool and pool deck, with a minimum ten-foot setback from the front property line, at the functional rear of the house.
- (17) *[Applicability.]* The following regulations shall apply for fences, lightpoles or other accessory structures associated with court games.
- a. In a required front yard the maximum height of fences shall be ten feet and the fences shall be set back at least 20 feet from the front property line.
 - b. In a required side and required rear yard, the maximum height of fences shall be ten feet and the fences shall be set back at least seven-and-one-half feet from the interior side or rear property line. When the fence faces a street, the maximum height shall be ten feet and the fence shall be set back at least 15 feet from the property line. For oceanfront properties, the rear lot line shall be the old city bulkhead line.
 - c. Accessory lighting fixtures, when customarily associated with the use of court games, shall be erected so as to direct light only on the premises on which they are located. The maximum height of light fixtures shall not exceed ten feet when located in a required yard; otherwise, the maximum height shall not exceed 20 feet. Light is permitted to be cast on any public right-of-way.
 - d. All chainlink fences shall be coated with green, brown, or black materials.
 - e. When fences are located in required yards, they shall be substantially screened from view from adjacent properties, public rights-of-way, and waterways by landscape materials.
 - f. Any play surface, whether paved or unpaved, when associated with such court games, shall have the following minimum required yards: Front—20 feet; interior side—Seven and one-half feet; any side facing on a street—15 feet; rear—Seven and one-half feet.
 - g. Landscaping, when associated with tennis courts, shall be allowed to equal the height of the fence. The area between the tennis court fence and the front lot line shall be landscaped and approved by the planning director prior to the issuance of a building permit.

(Ord. No. 89-2665, § 6-1(C), eff. 10-1-89; Ord. No. 96-3049, § 2, 7-17-96; Ord. No. 97-3069, § 1, 1-22-97; Ord. No. 2002-3379, § 2, 7-31-02; Ord. No. 2006-3529, § 3, 9-6-06; Ord. No. 2014-3835, § 2, 2-12-14; Ord. No. 2014-3907, § 3, 11-19-14; Ord. No. 2015-3944, § 3, 6-10-15; Ord. No. 2016-3987, § 1, 1-13-16; Ord. No. 2019-4241, § 1, 2-13-19; Ord. No. 2019-4316, § 2, 10-30-19; Ord. No. 2020-4359, § 3, 10-14-20; Ord. No. 2021-4396, § 3, 1-13-21; Ord. No. 2021-4400, § 1, 2-10-21; Ord. No. 2021-4455, § 1, 12-8-21)

Editor's note(s)—See editor's note following § 142-105.

Sec. 142-107. Development regulations for the Altos Del Mar Historic District.

Notwithstanding the development regulations contained in sections 142-101—142-106 above, the following development regulations shall apply to those portions of the RS-3 and RS-4 zoning districts located within the Altos Del Mar Historic District:

- (a) *Minimum lot width:* Fifty feet.
- (b) *Maximum lot width:* (No variance from this provision shall be granted.) 100 feet (two adjoining lots).
- (c) *Maximum unit size:*
 - RS-3: 4,700 square feet for habitable major structures.

1,700 square feet for the understructure and nonhabitable major structures. An additional 600 square feet shall be allowed for the garage.

RS-4: 3,250 square feet. No variances shall be granted with regard to the maximum square footage of structures. An additional 400 square feet shall be allowed for the garage.

(d) *Maximum unit size for two adjoining 50 foot lots:*

RS-3: 7,000 square feet for habitable major structures.

3,400 square feet for the understructure and nonhabitable major structures. An additional 600 square feet shall be allowed for the garage.

RS-4: 3,750 square feet. An additional 400 square feet shall be allowed for the garage.

(e) *Maximum building height:*

RS-3: 37 feet above grade provided that:

1. Only $\frac{1}{3}$ of the floor area of habitable major structures may be located above 25 feet in height.
2. For every one square foot of floor area above 25 feet in height, there shall be one square foot of courtyard or garden space, open to the sky, at ground level within the buildable area of the lot.
3. The understructure of habitable major structures shall be designed to be contiguous with perimeter walls above and shall enhance the experience of courtyard and exterior spaces directly adjacent.

The height regulation exceptions contained in Section 142-1162 shall not apply, except chimneys and air vents are permitted.

RS-4: 25 feet above grade.

(f) *Maximum number of stories:*

RS-3: Three stories

RS-4: Two stories

(g) *Setback Atlantic Way:*

RS-3: Up to 25 feet in building height: 12 feet

Greater than 25 feet in height: 75 feet

RS-4: Five feet

(h) *Setback Ocean:*

RS-3: Up to 25 feet in building height: 130 feet from Miami Beach Bulkhead Line for principal and accessory buildings;

Greater than 25 feet in height: 140 feet from the Miami Beach Bulkhead Line; 80 feet from Miami Beach Bulkhead Line for pools, decks, and any other structures: 30 inches or less above grade.

(i) *Setback Collins Avenue:*

RS-4 20 feet for principal and accessory buildings.

(j) *Setback side, interior:* Five feet or ten percent of lot width, whichever is greater.

(k) *Setback side, facing a street:* Five feet.

- (l) *Supplementary yard regulations.* Notwithstanding the regulations contained in division 4, Supplementary Yard Regulations, sections 142-1131—142-1135, the following supplementary yard regulations shall apply:
- (1) Accessory buildings are not permitted in required yards.
 - (2) Fences, walls and gates shall not be permitted eastward of the Miami Beach Bulkhead Line and shall not exceed 42 inches in height within 130 feet west of the Miami Beach Bulkhead Line.
 - (3) Hot tubs, showers, saunas, whirlpools, toilet facilities, swimming pool equipment, and decks shall not be permitted more than 30 inches above grade within required yard areas. An exception may be made for swimming pool equipment with approval by the historic preservation board.
 - (4) Satellite dish antennas shall not be permitted in required yard areas.
 - (5) Swimming pools may only occupy a required yard if open and unobstructed to the sky, and elevated no more than 30 inches above grade. Swimming pool decks shall be set back a minimum of five feet from side yards, five feet from side yards facing a street, five feet from Collins Avenue, and 80 feet from the Miami Beach Bulkhead Line on oceanfront lots.
- (m) The terms habitable major structures, non-habitable major structures and understructure shall be as defined in section 161.053, Florida Statutes and Chapter 62B-33, Florida Administrative Code.

(Ord. No. 2001-3297, 3-14-01; Ord. No. 2003-3430, § 1, 11-25-03; Ord. No. 2006-3529, § 4, 9-6-06)

Sec. 142-108. Provisions for the demolition of single-family homes located outside of historic districts.

- (a) *Criteria for the demolition of an architecturally significant home.* Pursuant to a request for a permit for partial or total demolition of a home constructed prior to 1942, the planning director, or designee, shall; or independently may, make a determination whether the home is architecturally significant according to the following criteria:
- (1) The subject structure is characteristic of a specific architectural style constructed in the city prior to 1942, including, but not limited to, Vernacular, Mediterranean Revival, Art Deco, Streamline Moderne, or variations thereof.
 - (2) The exterior of the structure is recognizable as an example of its style and/or period, and its architectural design integrity has not been modified in a manner that cannot be reversed without unreasonable expense.
 - (3) Significant exterior architectural characteristics, features, or details of the subject structure remain intact.
 - (4) The subject structure embodies the scale, character and massing of the built context of its immediate area.

The date of construction shall be the date on which the original building permit for the existing structure was issued, according to the City of Miami Beach Building Permit Records. If no city building permit record exists, the date of construction shall be as determined by the Miami-Dade County Property Appraiser.

Any applicant requesting a determination as to the architectural significance of any single-family home constructed prior to 1942 shall pay upon submission [of] all applicable fees in section 118-7. No application shall be considered complete until all requested information has been submitted and all applicable fees paid. Public notice shall be required in accordance with section 118-8, subsections (b) Mail notice, and (c) Posting. Within ten days of posting any required notice, interested persons may submit information to the planning director to take into

consideration in evaluating the application. The director shall file the determination with the city clerk no later than five (5) days after the decision is made.

- (b) *Appeals.* The decision of the planning director, or designee, which shall bear the presumption of correctness, pertaining to the architectural significance of a single-family home, may be appealed to the board of adjustment, pursuant to the requirements of section 118-9. No demolition permit may be issued within any appeal period, and if an appeal is filed, while the appeal is pending.
- (c) *[Pre-application conference.]* An applicant may have a pre-application conference with the planning director, or designee, prior to the submission of a request or an application to discuss any aspect of this section. Such pre-application conference and any statements by the planning director, or designee, shall not create any waiver of, or estoppel on, the requirements of, or any determination to be made, under this section.
- (d) *Total demolition procedures for a pre-1942 home.*
 - (1) A building permit for the total demolition of any single-family home constructed prior to 1942 shall only be issued following the final determination (after the expiration of time or exhaustion of all appeals) by the planning director, or designee, or the DRB, that the subject structure is not an architecturally significant home. A property owner may proceed directly to the DRB, pursuant to subsection 142-108(g); in this instance, a demolition permit shall only be issued in accordance with subsection 142-108(f).
 - (2) A request for such determination by the planning director, or designee, shall be processed by the planning department within ten business days of its submission.
 - (3) In the event the planning director, or designee, determines that a single-family home constructed prior to 1942 is architecturally significant, a demolition permit shall require the review of the DRB. The DRB shall explore with the property owner reasonable alternatives to demolition such as, but not limited to, reducing the cost of renovations, minimizing the impact of meeting flood elevation requirements, and designating the property as an historic structure or site. The DRB shall not have the authority to deny a request for demolition.
- (e) *Partial demolition procedures for an architecturally significant home.*
 - (1) A building permit for partial demolition to accommodate additions or modifications to the exterior of any architecturally significant single-family home constructed prior to 1942 shall be issued only upon the prior final approval by the planning director, or designee, unless appealed as provided in subsection (3) below. In the event an architecturally significant single-family home is proposed to be substantially retained, the mail notice requirements in subsection 142-108(a) shall not be required and a property owner may proceed directly to the design review board, pursuant to subsection 142-108(g), or agree to have the partial demolition reviewed and approved by staff, pursuant to subsection 142-108(e)(4); in either instance, a demolition permit shall only be issued in accordance with subsection 142-108(f).
 - (2) An application for such approval shall be processed by the planning department, as part of the building permit process.
 - (3) An appeal of any decision of the planning department on such applications shall be limited to the applicant, shall be in writing, shall set forth the factual and legal bases for the appeal, and shall be to the DRB.
 - (4) Review of applications for partial demolition shall be limited to the actual portion of the structure that is proposed to be modified, demolished or altered. Repairs, demolition, alterations and improvements defined below shall be subject to the review and approval of the staff of the design review board. Such repairs, alterations and improvements include the following:

- a. Ground level additions to existing structures, not to exceed two stories in height, which do not substantially impact the architectural scale, character and design of the existing structure, when viewed from the public right-of-way, any waterfront or public parks, and provided such ground level additions
 - 1. Do not require the demolition or alteration of architecturally significant portions of a building or structure;
 - 2. Are designed, sited and massed in a manner that is sensitive to and compatible with the existing structure; and
 - 3. Are compatible with the as-built scale and character of the surrounding single-family residential neighborhood.
 - b. Roof-top additions to existing structures, as applicable under the maximum height requirements specified in chapter 142 of these land development regulations, which do not substantially impact the architectural scale, character and design of the existing structure, when viewed from the public right-of-way, any waterfront or public parks, and provided such roof-top additions:
 - 1. Do not require the demolition or alteration of architecturally significant portions of a building or structure;
 - 2. Are designed, sited and massed in a manner that is sensitive to and compatible with the existing structure; and
 - 3. Are compatible with the as-built scale and character of the surrounding single-family residential neighborhood.
 - c. Replacement of windows, doors, roof tiles, and similar exterior features or the approval of awnings, canopies, exterior surface colors, storm shutters and exterior surface finishes, provided the general design, scale, massing, arrangement, texture, material and color of such alterations and/or improvements are compatible with the as-built scale and character of the subject home and the surrounding single-family residential neighborhood. Demolition associated with facade and building restorations shall be permitted, consistent with historic documentation.
 - d. Facade and building restorations, which are consistent with historic documentation, provided the degree of demolition proposed is not substantial or significant and does not require the demolition or alteration of architecturally significant portions of a building or structure.
 - e. Demolition and alterations to address accessibility, life safety, mechanical and other applicable code requirements, provided the degree of demolition proposed is not substantial or significant and does not require the demolition or alteration of architecturally significant portions of a building or structure.
 - f. The demolition and alteration of rear and secondary facades to accommodate utilities, refuse disposal and storage, provided the degree of demolition proposed does not require the demolition or alteration of architecturally significant portions of a building or structure.
 - g. The demolition of non-architecturally significant accessory buildings.
- (f) *Issuance of demolition permits for architecturally significant single-family homes.*
- (1) Emergency demolition orders. This section shall not supersede the requirements of the applicable building code with regard to unsafe structures and the issuance of emergency demolition orders, as determined by the building official.
 - (2) A demolition permit for the total demolition of an architecturally significant single-family home constructed prior to 1942, shall not be issued unless all of the following criteria are satisfied:

- a. The issuance of a building permit process number for new construction;
 - b. The building permit application and all required plans for the new construction shall be reviewed and approved by the planning department;
 - c. All applicable fees for the new construction shall be paid, including, but not limited to, building permit and impact fees, as well as applicable concurrency and parking impact fees;
 - d. A tree survey, if required, shall be submitted and a replacement plan, if required, shall be reviewed and approved by urban forestry in the environment and sustainability department.
- (3) The demolition permit shall require that all debris associated with the demolition of the structure shall be re-cycled, in accordance with the applicable requirements of the Florida Building Code.
- (g) *New construction requirements for properties containing a single-family home constructed prior to 1942.*
- (1) In addition to the development regulations and area requirements of section 142-105, as well as section 118-252, of the land development regulations of the City Code, the following regulations shall apply in the event the owner proposes to fully or substantially demolish an architecturally significant single-family home constructed prior to 1942, inclusive of those portions of a structure fronting a street or waterway. In the event of a conflict between the provisions of section 142-105 and section 118-252, and the regulations below, the provisions herein shall control:
- a. The design review board (DRB) shall review and approve all new construction on the subject site, in accordance with the applicable criteria and requirements of chapter 118, article VI, section 118-251(a)1—12 of the land development regulations of the City Code.
 - b. The DRB review of any new structure, in accordance with the requirements of chapter 118, article VI, shall include consideration of the scale, massing, building orientation and siting of the existing structure on the subject site, as well as the established building context within the immediate area.
 - c. The overall lot coverage of proposed new buildings or structures shall not exceed the maximum limits set forth in section 142-105.
 - d. Lot coverage requirements for a single story home. In the event a new home does not exceed one-story in height, the lot coverage shall not exceed 35 percent of the lot area; at the discretion of the DRB, the lot coverage may be increased to a maximum of 50 percent of the lot area, if the DRB concludes that the one-story structure proposed results in a more contextually compatible new home. For purposes of this section, a one-story structure shall not exceed 18 feet in height as measured from minimum flood elevation. A restrictive covenant, in a form acceptable to the city attorney, shall be required, ensuring, for the life of the structure, that a second story is not added.
 - e. Lot coverage requirements for lot splits and lot aggregations. The above regulations shall also be a limitation on development in all lots within a single site that may be split into multiple lots or multiple lots that are aggregated into a single site, at a future date. When lots are aggregated, the greater of the footprint permitted by the lot coverage regulations, or the footprint of the larger home, shall apply.
- (2) *Regulations for additions to architecturally significant homes which are substantially retained and preserved.* In addition to the development regulations and area requirements of section 142-105, of the land development regulations of the City Code, the following shall apply in the event an architecturally significant single-family home constructed prior to 1942 is substantially retained and preserved. In the event of a conflict between the provisions of section 142-105, 142-106 and section 118-252, and the regulations below, the provisions herein shall control:

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- a. *Review criteria.* The proposed addition and modifications to the existing structure may be reviewed at the administrative level, provided that the review criteria in section 142-105 have been satisfied, as determined by the planning director or designee. The design of any addition to the existing structure shall take into consideration the scale, massing, building orientation and siting of the original structure on the subject site.
 - b. *Lot coverage.* The total lot coverage may be increased to, but shall not exceed 40 percent, and may be approved at the administrative level, provided that the review criteria in section 142-105 have been satisfied, as determined by the planning director or designee. In the event the lot coverage of the existing structure exceeds 40 percent, no variance shall be required to retain and preserve the existing lot coverage and a second level addition shall be permitted, provided it does not exceed 60 percent of the footprint of the existing structure; no lot coverage variance shall be required for such addition.
 - c. *Unit size.* The total unit size may be increased to, but shall not exceed 60 percent, and may be approved at the administrative level, provided that the review criteria in section 142-105 have been satisfied, as determined by the planning director or designee.
 - d. *Heights for RS-3 and RS-4.* For lots zoned RS-4 with a minimum lot width of 60 feet, or lots zoned RS-3, the height for ground level additions not to exceed 50 percent of the lot coverage proposed, may be increased up to 26 feet for a flat roofed structure and 29 feet for a sloped roof structure (as measured to the mid-point of the slope) above the minimum required flood elevation, and may be approved at the administrative level, provided that the review criteria in section 142-105 have been satisfied, as determined by the planning director or designee.
 - e. *Heights for RS-1 and RS-2.* For lots zoned RS-1 or RS-2, the height for ground level additions not to exceed 50 percent of the lot coverage proposed may be increased up to 30 feet for a flat roofed structure and 33 feet for a sloped roof structure (as measured to the mid-point of the slope) above the minimum required flood elevation, and may be approved at the administrative level, provided that the review criteria in section 142-105 have been satisfied, as determined by the planning director or designee.
 - f. *Courtyards.* The minimum courtyard requirements specified in subsection 142-106(2)d. may be waived at the administrative level, provided that the review criteria in section 142-105 have been satisfied, as determined by the planning director or designee.
 - g. *Front setback.* Two-story structures or the second floor may encroach forward to the 20-foot front setback line, and may be approved at the administrative level, provided that the review criteria in section 142-105 have been satisfied, as determined by the planning director or designee.
 - h. *Second floor requirements.* The maximum second floor area of 70 percent specified in subsection 142-105(b)(3)c may be waived at the administrative level, provided that the review criteria in section 142-105 have been satisfied, as determined by the planning director or designee.
 - i. *Two-story ground level additions.* The construction of a ground floor addition of more than one story shall be allowed to follow the existing interior building lines, provided a minimum side setback of five feet is met, and may be approved at the administrative level, provided that the review criteria in section 142-105 have been satisfied, as determined by the planning director or designee.
 - j. *Projections.* Habitable additions to, as well as the relocation of, architecturally significant structures, may project into a required rear or side yard for a distance not to exceed 25 percent of the required yard, up to the following maximum projections:
 - 1. Interior side yard: Five feet.

2. Street side yard: Seven feet six inches.
3. Rear yard: Fifteen feet.
- k. *Fees.* The property owner shall not be required to pay any city planning or public works department fees associated with the renovation and restoration of the existing single-family home; except that any and all non-city impact fees and other fees shall still be required.
- l. *[Applicability.]* The above regulations shall also be applicable to:
 1. Any single-family home designated as an historic structure by the historic preservation board, and not located within a locally designated historic district.
 2. Any single-family home constructed prior to 1966, if the owner voluntarily seeks a determination of architectural significance and if such home has been determined to be architecturally significant in accordance with section 142-108(a).
- (3) *Appeals.* An appeal of any decision of the DRB shall be to a special magistrate appointed by the city commission, in accordance with the procedures set forth in subsection 118-537(b) of these land development regulations. Thereafter review shall be by certiorari to the circuit court.
- (h) *Exceptions.* The following areas of work shall not require determinations of the planning director, or designee, under this section: interior demolitions including plumbing, electrical and mechanical systems, and renovations to the exterior of nonarchitecturally significant structures.
- (i) *New construction procedures for single-family homes demolished without required approvals or permits.* For those properties where a single-family home constructed before 1942 was demolished without prior approval of the planning department, the design review board or the single-family residential review panel, and without the required permits from the building official, in addition to any other applicable law in this Code or other codes, the following shall apply prior to the issuance of any building permit for any new construction on the subject site:
 - (1) *Purpose.* The purpose of this subsection is to ensure that any new construction on the site where a single-family home constructed prior to 1942 was demolished without required approvals or permits is consistent with the scale, massing, density, location and height of that structure which previously existed on site prior to the unpermitted demolition. Where used in this section, the words "without all required permits," "without prior approval," "without required permits or approval" shall not be defined to include demolition as a result of forces beyond the control of the landowner such as, for example, windstorm, flood, or other natural disaster.
 - (2) The design review board shall have jurisdiction to review and approve all new construction on the subject site, in accordance with the criteria listed in section 118-251 and this section.
 - (3) Upon the finding that the demolition of any single-family home constructed prior to 1942 was without following the procedures of this section or without all required permits, any new construction on the same site shall be limited to the overall square footage, building footprint, height and location of that which previously existed on site prior to the unpermitted demolition, to the greatest extent possible in accordance with the applicable building and zoning codes.
 - (4) In the event the design review board determines that the single-family home demolished without required approval or permits was architecturally significant, based upon the criteria in subsections 142-108(a)(1)—(3) herein, the board shall require that the new structure be designed and constructed to match the exterior design and architectural details of the original structure demolished to the greatest extent possible in the same location, in accordance with all available documentation and in accordance with the applicable building and zoning codes.

- (5) In the event the applicant endeavors to construct a new home on multiple, combined lots, and one of the lots contained the subject building demolished without required permits and approval, construction of the new home to match the exterior design and architectural details of the original home shall only occur on the lot on which the demolished home was situated. Separate new homes, which are not attached in any way to the lot on which the demolished home was situated, may be constructed on the remaining lots without approval from the design review board.
 - (6) In the event the owner of a single-family home constructed prior to 1942, which has been demolished without required permits or approvals, can establish good cause, the design review board may relieve the property owner of some or all of the limitations on new construction herein. The requirement of good cause shall be satisfied where the unauthorized demolition was solely the result of intentional or negligent acts of a duly licensed contractor or other third parties, and the owner had no role in and knowledge of the unauthorized demolition.
 - (7) In the event a single-family home constructed prior to 1942 is demolished without prior approval of the planning department, the design review board or the single-family residential review panel, and without the required permits from the building official, in addition to any other applicable law in this code or other codes, the city shall document such demolition, and the applicable requirements and procedures for any new construction delineated herein, for recording in the public records of Miami-Dade County, to give notice to subsequent purchasers of the property.
 - (8) No variances shall be granted by the board of adjustment from the requirements of section 142-108 except those variances which may be required to reconstruct the original structure demolished without required approvals or permits.
- (j) *Issuance of demolition permits for single-family homes that are not architecturally significant.*
- (1) Emergency demolition orders. This section shall not supersede the requirements of the applicable building code with regard to unsafe structures and the issuance of emergency demolition orders, as determined by the building official.
 - (2) A demolition permit for the total demolition of any single-family home that is not architecturally significant, regardless of year of construction, shall not be issued unless all of the following criteria are satisfied:
 - a. Obtain a building permit process number, which shall require:
 - (i) A building permit process number for new construction;
 - (ii) The building permit application and all required plans for the new construction, or proposed improvements to a lot that is abutting an aggregated lot with an existing single-family home, shall be reviewed and approved by the planning department;
 - (iii) All applicable fees for the new construction, or proposed improvements to a lot that is abutting an aggregated lot with an existing single-family home, shall be paid, including, but not limited to, building permit and impact fees, as well as applicable concurrency and parking impact fees;
 - (iv) A tree survey, if required, shall be submitted and a replacement plan, if required, shall be reviewed and approved by the urban forestry in the environment and sustainability department.
 - b. Or, alternatively, be required to comply with the following:
 - (i) A tree survey, if required, shall be submitted and a replacement plan, if required, shall be reviewed and approved by the urban forestry in the environment and sustainability department.

- (ii) The demolition permit shall indicate that the entire property, with the exception of areas surrounding trees to be retained and preserved, shall be raised to sidewalk grade, or the crown of the road, upon the completion of demolition, with approved base material.
 - (iii) The demolition permit shall indicate that drought and salt tolerant sod, such as bahia sod or seashore paspalum sod shall be installed on the entire site and hedge material shall be installed along the entire perimeter of the property.
 - (iv) Fencing for the property shall be required, and shall only consist of aluminum picket along the entire perimeter of the property.
 - (v) The raising of the site to sidewalk grade and the installation of all required landscaping shall be completed within ten days of the completion of demolition.
 - (vi) All landscaping required herein shall be installed and maintained as required by the demolition permit and the city's landscaping code, until such time as new construction is authorized and commences.
- (3) Penalties and enforcement. The code compliance department is empowered and authorized to require compliance with this section within 30 days of written notice to violators.
- (4) The following civil fines shall be imposed for a violation of subsection 142-108(j)(2)b:
 - a. First violation within a 12-month period: \$2,500.00;
 - b. Second violation within a 12-month period: \$5,000.00;
 - c. Third violation within a 12-month period: \$7,500.00;
 - d. Fourth or subsequent violation within a 12-month period: \$10,000.00.
- (5) Enforcement of subsection 142-108(j)(2)b. The code compliance department shall enforce subsection 142-108(j)(2)b. The notice of violation shall inform the violator of the nature of the violation, amount of fine for which the violator is liable, instructions and due date for paying the fine, that the violation may be appealed by requesting an administrative hearing before a special magistrate within ten days after service of the notice of violation, and that the failure to appeal the violation within ten days of service shall constitute an admission of the violation and a waiver of the right to a hearing.
- (6) Rights of violators of subsection 142-108(j)(2)b; payment of fine; right to appear; failure to pay civil fine or to appeal; appeals from decisions of the special magistrate.
 - a. A violator who has been served with a notice of violation must elect to either:
 - (i) Pay the civil fine in the manner indicated on the notice of violation; or
 - (ii) Request an administrative hearing before a special magistrate to appeal the notice of violation, which must be requested within ten days of the service of the notice of violation.
 - b. The procedures for appeal by administrative hearing of the notice of violation shall be as set forth in sections 30-72 and 30-73 of this Code. Applications for hearings must be accompanied by a fee as approved by a resolution of the city commission, which shall be refunded if the named violator prevails in the appeal.
 - c. The failure to pay the civil fine, or to timely request an administrative hearing before a special magistrate, shall constitute a waiver of the violator's right to an administrative hearing before the special magistrate, and shall be treated as an admission of the violation, for which fines and penalties shall be assessed accordingly.
 - d. A certified copy of an order imposing a fine may be recorded in the public records, and thereafter shall constitute a lien upon any real or personal property owned by the violator, which may be

enforced in the same manner as a court judgment by the sheriffs of this state, including levy against the violator's real or personal property, but shall not be deemed to be a court judgment except for enforcement purposes. Three months after the recording of any such lien which remains unpaid, the city may foreclose or otherwise execute upon the lien, for the amount of the lien plus accrued interest.

- e. The special magistrate shall be prohibited from hearing the merits of the notice of violation or considering the timeliness of a request for an administrative hearing if the violator has failed to request an administrative hearing within ten days of the service of the notice of violation.
- f. The special magistrate shall not have discretion to alter the penalties prescribed in this section.
- g. Any party aggrieved by a decision of a special magistrate may appeal that decision to a court of competent jurisdiction.

(Ord. No. 2004-3468, § 1, 12-8-04; Ord. No. 2006-3529, §§ 5, 6, 9-6-06; Ord. No. 2007-3569, § 1, 9-5-07; Ord. No. 2014-3836, § 1, 2-12-14; Ord. No. 2014-3907, § 4, 11-19-14; Ord. No. 2015-3957, § 1, 9-2-15; Ord. No. 2015-3958, § 1, 9-2-15; Ord. No. 2015-3977, § 25, eff. 12-19-15; Ord. No. 2015-3978, § 12, 12-9-15, eff. 4-1-16; Ord. No. 2016-3999, § 1, 3-9-16; Ord. No. 2016-4044, § 1, 10-19-16; Ord. No. 2017-4083, § 5, 4-26-17; Ord. No. 2019-4307, § 1, 10-16-19; Ord. No. 2021-4431, 7-28-21)

Sec. 142-109. Commercial use of single-family homes prohibited.

- (a) *Intent and purpose.* The land development regulations restrict residential properties to residential and compatible accessory uses. Commercial uses on residential properties are prohibited, with limited exceptions. While residents are entitled to enjoy the use of their property consistent with the applicable regulations, in order to ensure and protect the enjoyment, character and value of residential neighborhoods and buildings, the provisions herein are established.
- (b) *Definitions.*
 - (1) *Use of residential property or use of the property* in this section shall mean occupancy of residential property for the purpose of holding commercial parties, events, assemblies or gatherings on the premises.
 - (2) *Advertising or advertisement* shall mean any form of communication for marketing or used to encourage, persuade, or manipulate viewers, readers or listeners for the purpose of promoting occupancy of a residential property for the purpose of holding commercial parties, events, assemblies, gatherings, or the occupancy of a residence for less than six months and one day, as provided herein, upon the premises, as may be viewed through various traditional media, including, but not limited to, newspaper, magazines, flyers, handbills, television commercial, radio advertisement, outdoor advertising, direct mail, blogs, websites or text messages.
- (c) *Regulations: Determination of commercial use.*
 - (1) Accessory use of residential property shall be deemed commercial and not permitted, except as otherwise provided for in the Code, if:
 - a. *Compensation to owner.* The owner, lessee or resident receives payment or other consideration, e.g., goods, property or services, in excess of \$100.00 per party or event for the commercial use of the property, including payment by any means, direct or indirect, including security deposits; or
 - b. *Goods, property or services offered or sold.* Goods, property or services are offered for sale or sold on or at the property, during use of the property; however, this subsection shall not apply, if:

1. All of the goods, property or services offered are donated to or for charitable, religious or political organizations or candidates for public office, that have received 501(c)(3) or other tax exempt status under the U.S. Internal Revenue Code, as amended, or in accordance with applicable election laws; or
 2. All of the proceeds from sales are directly payable and paid to charitable, religious or political organizations or candidates for public office, that have received 501(c)(3) or other tax exempt status under the U.S. Internal Revenue Code, as amended, or in accordance with applicable election laws. An organization or candidate may reimburse donors for goods or property donated; or
 3. The sale is of the property itself or personal property of the owner or resident (excluding property owned by a business), and if publicly advertised, comply with subsection (3) below;
 4. Notwithstanding the restrictions in subsections (1)b.1—3., limited commercial use of the property by the owner or resident for the sale of goods, property or services shall be allowed under the following criteria. The event:
 - i. Is by private invitation only, not publicly advertised;
 - ii. Creates no adverse impacts to the neighborhood;
 - iii. The activity and its impacts are contained on the property;
 - iv. Parking is limited to that available on-site, plus 11 vehicles legally self-parked near the property, with no busing or valet service; and
 - v. Frequency is no greater than one event per month;
 5. The owner or resident must provide the city manager an affidavit that identifies the limited commercial use of the residential property at least 72 hours before the applicable limited commercial use is scheduled to commence pursuant to subsection 142-109(c)(1)b., and the affidavit must include the applicable information set forth within subsections (c)b.1. through (c)b.4., setting forth detailed information supporting the exempted limited commercial use provided there. The submission of a false affidavit is a misdemeanor of the second degree, punishable as provided in Sections 775.082 or 775.083 of the Florida Statutes; or
 - c. *Admittance fees.* Use of the property by attendees requires an admittance or membership fee or a donation, excluding donations directly payable and paid by attendees to charitable, religious or political organizations or candidates for public office, that have received 501(c)(3) or other tax exempt status under the U.S. Internal Revenue Code, as amended, or in accordance with applicable election laws; or
 - d. Any advertising that promotes the occupancy or use of the residential property for the purpose of holding commercial parties, events, assemblies, gatherings, or advertisement that promotes the occupancy of a residence for less than six months and one day, as provided herein, or use of the residential premises in violation of this section.
- (2) *Signs or advertising.* Signs or other forms of advertising in connection with goods, property or services offered in connection with commercial use of the property, including the actual goods, property (except real property and structures thereon) or services, shall not be visible from the public right-of-way. This section shall not be construed to prohibit the display of real estate for sale or lease signs for the property.

- (3) *Real estate open houses.* The following events are permitted: Open houses (open to the public) organized for the purpose of promoting the sale or lease of the residence where the open house is located, to potential buyers or renters, or events organized by the listing agent limited to licensed real estate brokers and/or agents, subject to the following:
- No sale or display of goods, property or services by sponsoring businesses unrelated to the property; and
 - No charging admittance fees.
 - Events described in this subsection must end by 8:00 p.m.
- (d) *Enforcement.*
- (1) Violations of this section shall be subject to the following fines. The special magistrate shall not waive or reduce fines set by this section.
- If the violation is the first violation \$25,000.00
 - If the violation is the second violation within the preceding 18 months \$50,000.00
 - If the violation is the third violation within the preceding 18 months \$75,000.00
 - If the violation is the fourth or greater violation within the preceding 18 months \$100,000.00
- Fines for repeat violations shall increase regardless of location. The director of the code compliance department must remit a letter to the Miami-Dade Property Appraiser and Miami-Dade Tax Collector, with a copy of the special magistrate order adjudicating the violation, that notifies these governmental agencies that the single-family residential property was used for the purpose of holding a commercial party, event, assembly or gathering at the premises.
- (2) The advertising or advertisement for the commercial use of a residential property for the purpose of holding commercial parties, event, assemblies or gatherings on the residential premises is direct evidence that there is a violation of subsection 142-109(c), which is admissible in any proceeding to enforce section 142-109. The advertising or advertisement evidence raises a rebuttable presumption that the residential property named in the notice of violation or any other report or as identified in the advertising or advertisement is direct evidence that the residential property was used in violation of section 142-109.
- (3) In addition to or in lieu of the foregoing, the city must close down the commercial use of the property pursuant to subsection 142-109(f), or may seek an injunction against activities or uses prohibited under this section.
- (4) Any city police officer or code compliance officer may issue notices for violations of this section, with alternative enforcement as provided in section 1-14 of this Code. Violations shall be issued to the homeowner, and/or to any realtor, real estate agent, real estate broker, event planner, promoter, caterer, or any other individual or entity that facilitates or organizes the prohibited activities. In the event the record owner of the property is not present when the violation occurred, a copy of the violation shall be provided to such owner.
- (5) Charitable, religious or political organizations or candidates for public office shall receive one courtesy notice in lieu of the first notice of violation only, after which fines will accrue starting with the first violation as prescribed. No courtesy notice in lieu of first notice of violation shall be available if a courtesy notice in lieu of first notice of violation has already been granted in the preceding 18-month period, regardless of location.
- (6) The city recognizes peoples' rights of assembly, free expression, religious freedom, and other rights provided by the state and federal constitutions. It is the intent of the city commission that no decision

under this section shall constitute an illegal violation of such rights, and this section shall not be construed as such a violation.

- (7) The city manager or designee may adopt administrative rules and procedures to assist in the uniform enforcement of this section.
- (e) *No variances shall be granted from this section.* This section does not authorize commercial activities in residential neighborhoods that are otherwise prohibited or regulated by applicable law, unless expressly provided for herein.
- (f) *Enhanced penalties.* The following enhanced penalties must be imposed, in addition to any mandatory fines set forth in subsection 142-109(d) above, for violations of section 142-109:
 - (1) Enhanced penalties for this section:
 - a. The commercial use must be immediately terminated, upon confirming a violation has occurred, by the Miami Beach Police Department and the code compliance department.
 - b. If the offense is a second offense within the preceding 18-month period of time, and the total square footage of all building(s), accessory building(s), dwelling(s), or structure(s) exceed 5,000 total square feet, then the special magistrate must impose an additional fine of \$50,000.00.
 - c. A certified copy of an order imposing the civil fines and penalties must be recorded in the public records, and thereafter shall constitute a lien upon any other real or personal property owned by the violator and it may be enforced in the same manner as a court judgment by the sheriffs of this state, including levy against the personal property, but shall not be deemed to be a court judgment except for enforcement purposes. The certified copy of an order must be immediately recorded in the public records, and the city may foreclose or otherwise execute upon the lien.

(Ord. No. 2008-3598, § 1, 2-13-08; Ord. No. 2014-3854, § 1, 4-23-14; Ord. No. 2016-4002, § 1, 3-9-16; Ord. No. 2021-4431, 7-28-21)

Secs. 142-110—142-130. Reserved.

Addendum D

LEGAL DESCRIPTION

Donald J. Kahn, Esq.
GREEN, KAHN & PIOTRKOWSKI, P.A.
317 71ST STREET
MIAMI BEACH, FLORIDA 33141

OFF REC 19559 PG. 2909

01R135179 2001 MAR 21 14:48

Property Appraisers Parcel Identification (Folio) Numbers:
3202-004-0450

Grantees SS #s:

DOCSTPDEE 3,060.00 SURTX 0.00
HARVEY RUVIN, CLERK DADE COUNTY, FL

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the 7th day of March, A.D. 2001 by **DEMETRA DEMARIS, A SINGLE WOMAN** herein called the grantor, whose post office address is 7605 COLLINS AVENUE, MIAMI BEACH, FLORIDA 33141, to **RUDY PEREZ and ELIZABETH PEREZ, HIS WIFE** whose post office address is 7605 COLLINS AVENUE, MIAMI BEACH, FLORIDA 33141, hereinafter called the Grantees:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releas es, conveys and confirms unto the grantee all that certain land situate in DADE County, State of Florida, viz:

Lot 6, Block 10, of ALTOS DEL MAR NO.1, according to the Plat thereof, as recorded in Plat Book 31 at Page 40 of the Public Records Miami-Dade County, Florida.

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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

AND, the grantor hereby covenants with said grantees that the grantor is/are lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2000.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Signature

Printed Signature

Signature

Printed Signature

DEMETRA DEMARIS

RECORDED IN OFFICIAL RECORDS BOOK
OF DADE COUNTY, FLORIDA
RECORD VERIFIED
HARVEY RUVIN
CLERK CIRCUIT COURT

STATE OF FLORIDA
COUNTY OF DADE

The foregoing instrument was acknowledged before me this 7th day of March, 2001 by **DEMETRA DEMARIS** who is/are personally known to me or has produced _____ as identification.

SEAL

Notary Signature

Printed Notary Signature

My Commission Expires:

OFFICIAL NOTARY SEAL
DONALD J. KAHN
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC763543
MY COMMISSION EXP. AUG. 21, 2002

This instrument was prepared by and after
recording should be returned to:

Gisela Torres, Senior Assistant City Attorney
City of Miami Beach, Florida
Office of the City Attorney
1700 Convention Center Drive
Miami Beach, Florida 33139



CFN 2022R0047471
OR BK 32964 Pgs 1655-1661 (7Pgs)
RECORDED 01/14/2022 11:54:34
DEED DOC TAX \$0.60
SURTAX \$0.45
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

(Reserved for Clerk of Court)

20 16 - 29605

QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED, made as of this 26 day of October, 2021, between the City of Miami Beach, Florida, a Florida municipal corporation, whose address is 1700 Convention Center Drive, Miami Beach, Florida 33139, Attention: City Manager ("First Party"), to Rudy Perez and Elizabeth Perez, his wife, whose address is 7605 Collins Avenue, Miami Beach, Florida 33141 ("Second Party"):

(Wherever used herein the terms First Party and Second Party shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires).

WHEREAS, First Party wishes to remise, release, and quitclaim the Property, as more particularly described herein, pursuant to City of Miami Beach Resolution No. 2016-29605, approving the vacation of the Property.

WITNESSETH, that the said First Party, for and in consideration of the sum of Ten Dollars and other good and valuable consideration (\$10.00) in hand paid by the said Second Party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said Second Party forever, all the right, title, interest, claim and demand which the said First Party has in and to the following described land, situate, lying and being in Miami-Dade County, Florida, (the "Property") and legally described as follows:

Being a portion of "Airoso (Atlantic) Way", 30 feet in width, as shown on the "Corrected Plat Altos Del Mar No. 1", as recorded in Plat Book 31, Page 40, of the Public Records of Miami-Dade County, Florida, and lying in a portion of Government Lot 2, Section 2, Township 53 South, Range 42 East, City of Miami Beach, Miami-Dade County, Florida, being more particularly described as follows:

The Westerly half of "Airoso (Atlantic) Way", lying easterly of and adjacent to Lot 6, Block 10, according to said "Corrected Plat Altos Del Mar No. 1".

Containing 750 square feet more or less.

TO HAVE AND TO HOLD the same together with all the tenements, hereditaments and appurtenances thereunto belonging.

Reservation of Utility Easement. The First Party reserves for itself, its employees, licensees, agents, successors and assigns, a non-exclusive utility easement in perpetuity for the construction, installation, operation and maintenance of pipes, meters, conduits and all manner of utilities, telecommunication equipment, and/or such other related purposes and activities as the First Party may in its discretion deem necessary; with the right to construct, reconstruct, improve, and to repair and remove all or part of such facilities within the Property ("Easement Area"), together with the unlimited right of ingress and egress to said Property at all times; the right to clear the land and keep it cleared of all trees, undergrowth and other obstructions within the portion of the Property that may affect the First Party's easement rights of ingress and egress upon, over, and across the Property.

IN WITNESS WHEREOF, the said First Party has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered
in the presence of:

ATTEST:

CITY OF MIAMI BEACH, FLORIDA

TE 10/26/2021
Rafael E. Granado, City Clerk

By: [Signature]
Dan Gelber, Mayor

[Signature]
Regis Barbo
Print Name:



STATE OF FLORIDA)
) ss:
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization this 26 day of October, 2021, by Dan Gelber, as Mayor of the City of Miami Beach, Florida, a Florida municipal corporation, ☒ who is personally known to me or [] who has produced _____ as identification.

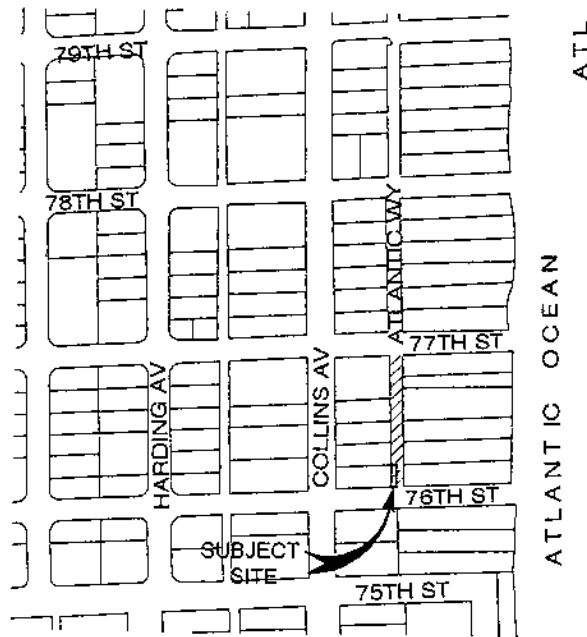
My Commission Expires:

[Signature]
Notary Public, State of FLORIDA

APPROVED AS TO
FORM & LANGUAGE
& FOR EXECUTION

[Signature] 8/29/21
City Attorney Date





LOCATION SKETCH
NOT TO SCALE

LEGAL DESCRIPTION

BEING A PORTION OF "AIROSO (ATLANTIC) WAY", 30 FEET IN WIDTH, AS SHOWN ON THE "CORRECTED PLAT ALTOS DEL MAR NO.1". AS RECORDED IN PLAT BOOK 31, PAGE 40, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, AND LYING IN A PORTION OF GOVERNMENT LOT 2, SECTION 2, TOWNSHIP 53 SOUTH, RANGE 42 EAST, CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WESTERLY HALF OF "AIROSO (ATLANTIC) WAY", LYING EASTERLY OF AND ADJACENT TO LOT 6, BLOCK 10, ACCORDING TO SAID "CORRECTED PLAT ALTOS DEL MAR NO.1".

CONTAINING 750 SQUARE FEET MORE OR LESS.

THIS LEGAL DESCRIPTION (SHEET L-1) IS NOT
FULL AND COMPLETE WITHOUT THE SKETCH
OF DESCRIPTION (SHEET L-2)

B. T. Bellino 3-22-16
BRIAN T. BELLINO, PSM DATE
CITY SURVEYOR MANAGER
PROFESSIONAL SURVEYOR AND MAPPER NO. 4973

MIAMI BEACH
PUBLIC WORKS DEPARTMENT
1700 CONVENTION CENTER DRIVE, MIAMI BEACH, FL 33139

APPROVED

REVISED
03/22/15

TITLE:

OCEAN FRONT
AIROSO (ATLANTIC) WAY

L-1

PROJECT No.
SM-2016B

BRIAN T. BELLINO, PSM



LEGEND	
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
R/W	RIGHT OF WAY
R	RADIUS
A	ARC LENGTH
CA	CENTRAL ANGLE
CB	CHORD BEARING
CD	CHORD DISTANCE
PG	PAGE
PB	PLAT BOOK
CCCL	COASTAL
(C)	CALCULATED DIMENSION
(P)	PLAT DIMENSION
(S)	SURVEY DIMENSION
*	SURVEY BY OTHERS (SEE NOTE NO. 3)

SKETCH OF DESCRIPTION
SCALE: 1"=60' (8.5"x11" SHEET)

SURVEYOR'S NOTES:

1. THE SKETCH IS NOT A SURVEY. THIS NOTE IS REQUIRED BY RULE 5J-17.053(5)(b) FAC.
2. BEARING SHOWN HEREON ARE BASE UPON FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE NAD 1983/90, REFERENCED TO THE NORTHERLY RIGHT-OF-WAY LINE OF BOUGAINVILLEA (76TH) STREET WHICH BEARS S87°08'11"W.
3. THE LEGAL DESCRIPTION AND SKETCH OF WAS PREPARED BY THE SIGNING SURVEYOR. HOWEVER THIS SKETCH WAS INTEGRATED WITH MAPPED FEATURES SURVEYED BY OTHERS MAP OF BOUNDARY SURVEY AND TOPOGRAPHIC SURVEY, PREPARED FOR THE CITY OF MIAMI BEACH, PERFORMED BY JOSE SENAS, PSM#5938 LONGITUDE SURVEYORS, LLC., W 48th STREET, SUITE 310 DORAL, FLORIDA 33166 PHONE: (305)463-0912 WITH SURVEYORS AUTHORIZATION OF USE DATED 01/25/2016. THIS NOTE IS REQUIRED BY RULE 5J-17.051(3)6.,13.
4. THIS SKETCH OF DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

THE SKETCH OF DESCRIPTION (SHEET L-2)
IS NOT FULL AND COMPLETE WITHOUT THE
LEGAL DESCRIPTION (SHEET L-1)

B. T. Bellino 3-22-16

BRIAN T. BELLINO, PSM
CITY SURVEYOR MANAGER
PROFESSIONAL SURVEYOR AND MAPPER NO. 4973
DATE

MIAMI BEACH
PUBLIC WORKS DEPARTMENT
1700 CONVENTION CENTER DRIVE, MIAMI BEACH, FL 33139

APPROVED
BRIAN T. BELLINO, PSM

REVISED
03/22/16

TITLE:

OCEAN FRONT
AIROSO (ATLANTIC) WAY

L-2
PROJECT No.
SM-20168

RESOLUTION NO. 2016-29605

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, APPROVING, ON SECOND AND FINAL READING OF THIS RESOLUTION AND FOLLOWING A DULY NOTICED PUBLIC HEARING, PURSUANT TO SECTION 82-37(A), OF THE CITY CODE, THE VACATION OF ATLANTIC WAY BETWEEN 76TH STREET AND 77TH STREET, CONSISTING OF A 30-FOOT WIDE RIGHT-OF-WAY, CONTAINING APPROXIMATELY 9,000 SQUARE FEET IN TOTAL AREA, ATTACHED HERETO AS EXHIBIT "A," AS SHOWN ON THE CORRECTED PLAT "ALTOS DEL MAR NO. 1," RECORDED IN PLAT BOOK 31 AT PAGE 40, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, AND LYING IN A PORTION OF GOVERNMENT LOT 2, SECTION 2, TOWNSHIP 53 SOUTH, RANGE 42 EAST, CITY OF MIAMI BEACH, IN FAVOR OF THE CITY OF MIAMI BEACH AND THE OWNERS OF 7605 COLLINS AVENUE; AND CONDITIONING THE VACATION ON THE OWNERS OF 7605 COLLINS AVENUE'S EXECUTION OF A COVENANT RUNNING WITH THE LAND THAT THE VACATED PROPERTY IDENTIFIED IN EXHIBIT "A" NOT BE CONSTRUCTED WITH HABITABLE SPACE DUE TO THE EXISTING NON-EXCLUSIVE PERPETUAL EASEMENT ALONG THE LENGTH OF THE VACATED AREA.

WHEREAS, the City holds a right-of-way dedication to Atlantic Way, between 76th Street and 77th Street, consisting of a 30 foot wide right-of-way, containing approximately 9,000 square feet (as set forth in the sketch attached as Exhibit "A" hereto), which is reflected in the Corrected Plat "Altos Del Mar No. 1", recorded in Plat Book 31, at page 40, of the Public Records of Miami-Dade County, and lying in a portion of Government Lot 2, Section 2, Township 53 South, Range 42 East, City of Miami Beach, and approved by the City as a Right-of-Way (hereinafter "City Right-of-Way"); and

WHEREAS, other than the adjacent residential property owned by the owners of 7605 Collins Avenue, all the other land surrounding Atlantic Way is owned by the City and designated for park use; and

WHEREAS, the City desires to improve the Altos Del Mar Park and to vacate the City Right-of-Way; and

WHEREAS, the City has obtained the consent of the owners of 7605 Collins Avenue to the vacation and, by operation of law, they would obtain title to half of the City Right-of-Way fronting their property (15' feet by 50') and the remainder, fronting City property, would remain titled in the City; and

WHEREAS, Section 177.085, Florida Statutes, provides that, upon the abandonment of a right-of-way, all rights to the former right-of-way revert to the owners of the lots abutting such right-of-way; and

WHEREAS, a City may vacate roads when the vacation is in the public interest, or when the street is no longer required for public use and convenience; and

WHEREAS, the vacation of the City Right-of-Way serves a public purpose of improving Altos del Mar Park; and

WHEREAS, there is an existing non-exclusive utility easement along the City Right-of-Way which shall remain, and shall be identified on the respective deeds for the property owners of 7605 Collins Avenue and the City; and

WHEREAS, the property owners of 7605 Collins Avenue shall covenant not to build a habitable structure over the non-exclusive easement area; and

WHEREAS, pursuant to the City's existing administrative policies and procedures to consider the vacation of the City streets, alleys, and/or rights-of-way, which also require compliance with Article II, Sections 82-36 through 82-40 of the City Code (which establish procedures governing the sale or lease of public property), the following requirements must be satisfied:

- 1) The title of the Resolution approving the proposed vacation shall be heard by the City Commission on two separate meeting dates, with the second reading to be accompanied by a duly noticed public hearing, in order to obtain citizen input into the proposed vacation;
- 2) The proposed vacation shall be transmitted to the Finance and Citywide Projects Committee for its review;
- 3) In order for the City Commission and the public to be fully appraised of all conditions relating to the proposed vacation, the City's Planning Department shall prepare a written planning analysis, to be submitted to the City Commission concurrent with its consideration of the proposed vacation; and
- 4) The City shall obtain an independent appraisal of the fair market value of the property proposed to be vacated (Note: This provision may be waived by a 5/7th vote of the City Commission, finding that the public interest is served by waiving such condition); and

WHEREAS, at the July 13, 2016 City Commission Meeting, the City Commission waived the competitive bidding requirements and appraisal requirements of City Code Section 82-39(a) be waived as, by operation of law, the adjacent property owners (property owners of 7605 Collins Avenue and the City) are the only entitled parties to which the vacated right-of-way can be conveyed; and

WHEREAS, pursuant to City Code Section 82-38, the Planning Department is required to prepare a planning analysis relating to the six (6) elements for vacating City Property and shall produce said written report prior to final City Commission action on the proposed vacation; and

WHEREAS, the Planning Department produced the Planning Analysis on April 13, 2016 and determined that the six (6) criteria elements have been satisfied; and

WHEREAS, although the City's procedures for the lease of sale or sale of public property also require an advertised public bidding process, the City Commission also, on July 13, 2016, waived this requirement, by 5/7th vote finding, in this case and due to the nature of the law pertaining to the vacation of right-of-way, that the public interest is best served by waving such conditions; and

WHEREAS, on July 13, 2016, the Mayor and City Commission approved the proposes vacation on first reading; and set the second reading/public hearing; waived

the 5/7th vote, the competitive bidding and appraisal requirements and referred the matter to the Finance and Citywide Projects Committee; and

WHEREAS, the Finance and Citywide Projects Committee heard this item at their September 30, 2016 meeting and recommended vacating the existing right-of-way.

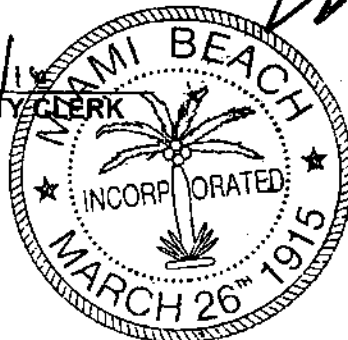
NOW, THEREFORE, BE IT DULY RESOLVED BY THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA that the Mayor and City Commission of the City of Miami Beach, Florida, approve, on second and final reading of this resolution and following a duly noticed public hearing, pursuant to section 82-37(a), of the City Code, the vacation of Atlantic Way between 76th Street and 77th Street, consisting of a 30-foot wide right-of-way, containing approximately 9,000 square feet in total area, attached hereto as exhibit "A," as shown on the corrected plat "Altos Del Mar No. 1," recorded in plat book 31 at page 40, of the public records of Miami-Dade County, and lying in a portion of Government lot 2, section 2, Township 53 South, Range 42 East, City of Miami Beach, in favor of the City of Miami Beach and the owners of 7605 Collins Avenue; and conditioning the vacation on the owners of 7605 Collins Avenue's execution of a covenant running with the land that the vacated property identified in exhibit "A" not be constructed with habitable space due to the existing non-exclusive perpetual easement along the length of the vacated area.

PASSED and ADOPTED this 19 day of October, 2016.

ATTEST:


PHILIP LEVINE, MAYOR


10/22/16
RAFAEL E. GRANADO, CITY CLERK



APPROVED AS TO
FORM & LANGUAGE
& FOR EXECUTION


City Attorney

10/4/16
Date

Addendum E

CLIENT CONTRACT INFORMATION

Proposal and Contract for Services

October 2, 2023

Elizabeth Miro
Interim Director of Facilities & Fleet Management Department
City of Miami Beach, Florida
1700 Convention Center Drive
Miami Beach, FL 33139
Phone: 305-673-7193
Email: OzzieDominguez@miamibeachfl.gov

RE: Assignment Agreement | CB23US007981
Single Family Residential
7605 Collins Avenue
Miami Beach, FL 33141

Dear Ms. Miro:

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 Is
Rights Appraised:	Fee Simple
Intended Use:	Due Diligence for Internal Decision Making and potential asset disposition
Intended User:	The intended user is City of Miami Beach, Florida ("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 (including Client if it is not named as an Intended User), 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.

CBRE, Inc.
777 Brickell Ave, Ste 1100
Miami, FL 33131

www.cbre.us/valuation

Stuart Lieberman, MAI
VAS - Vice President

Scope of Inspection:	<p>A full interior and exterior inspection of the property will be conducted and arranged with the property contact and performed by CBRE Valuations.</p> <p>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.</p>
Valuation Approaches:	Only the Cost and Sales Comparison Approaches will be completed.
Report Type:	Appraisal Report
Appraisal Standards:	USPAP
Appraisal Fee:	\$4,000.00. 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 upon delivery of the final report. The full appraisal fee is considered earned upon delivery of the report and we will invoice you for the assignment in its entirety at the completion of the assignment.
Delivery Instructions:	<p>CBRE encourages our clients to join in our environmental sustainability efforts by accepting an electronic copy of the report.</p> <p>An Adobe PDF file via email will be delivered to OzzieDominguez@miamibeachfl.gov. The client has requested 0 bound final copy (ies).</p>
Delivery Schedule:	
Preliminary Value:	Not Required
Draft Report:	Not Required
Final Report:	October 13 th 2023
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

PROPERTY NAME	PROPERTY LOCATION	REPORT TYPE	APPRAISAL FEES
7605 Collins Avenue	7605 Collins Avenue Miami Beach, FL 33141	Appraisal Report	\$4,000.00
Assignment Total:			\$4,000.00

AGREED AND ACCEPTED

FOR CITY OF MIAMI BEACH, FLORIDA ("CLIENT"):

DocuSigned by: <i>Elizabeth Miro</i> 23A5B4B13369431...	10/2/2023 1:36 PM EDT
Signature	Date
Elizabeth Miro	Interim Director of Facilities & Fleet Management Department
Name	Title
305-673-7193	OzzieDominguez@miamibeachfl.gov
Phone Number	E-Mail Address

ADDITIONAL OPTIONAL SERVICE

Assessment & Consulting Services: CBRE's Assessment & Consulting Services group has the capability of providing a wide array of solution-oriented due diligence services in the form of property condition and environmental site assessment reports and other necessary due diligence service (seismic risk analysis, zoning compliance service, construction risk management, annual inspections, etc.).

Initial below if you desire CBRE to contact you to discuss a proposal for any part or the full complement of consulting services, or you may reach out to us at ACSProposals@cbre.com. We will route your request to the appropriate manager. For more information, please visit www.cbre.com/assessment.

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 the existing development
6. Building plans and specifications, including square footage for all buildings and units
7. Current county property tax assessment or tax bill
8. Details on any sale, contract, or listing of the property within the past three years
9. Engineering studies, soil tests or environmental assessments
10. Details regarding the development costs, including land cost, if developed within the past three years
11. Three-year and YTD property income and expenses
12. Current year property income and expense budget
13. Detailed occupancy report for the past three years and current YTD
14. Detailed current rent roll indicating any vacant units
15. Details regarding any pending changes to the rent roll, including deposits for future occupancies
16. Details regarding any concessions currently being offered or provided for all leases pending or signed over the prior 12 months
17. Details regarding all personal property, including furniture, fixtures, and equipment
18. Details regarding the historical and future replacement schedule (i.e., carpets, appliances, cabinetry, laundry facilities, HVAC, etc.)
19. Details regarding capital expenditures made within the last 12 months, or scheduled for the next 12 months
20. Marketing plan and/or local competitive study, if available
21. Any previous market/demand studies or appraisals
22. Name and telephone number of property contact for physical inspection and additional information needed during the appraisal process
23. 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 F

QUALIFICATIONS

Stuart J. Lieberman, MAI

Vice President, Florida-Caribbean Region



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

Melanie S. Griffin, Secretary



STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

FLORIDA REAL ESTATE APPRAISAL BD

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

LIEBERMAN, STUART JAY

777 BRICKELL AVE SUITE 1100
MIAMI FL 33131

LICENSE NUMBER: RZ1074

EXPIRATION DATE: NOVEMBER 30, 2024

Always verify licenses online at MyFloridaLicense.com



Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.



7605 COLLINS AVE

7605 Collins Avenue
Miami Beach, Florida 33141

APPRAISAL REPORT

Date of Report: November 20, 2023

Colliers File #: MIA230325



PREPARED FOR
City of Miami Beach
1833 Bay Rd
Miami Beach, FL 33139

PREPARED BY
COLLIERS INTERNATIONAL
VALUATION & ADVISORY SERVICES

LETTER OF TRANSMITTAL

Exhibit B

COLLIERS INTERNATIONAL
VALUATION & ADVISORY SERVICES

801 Brickell Avenue, Suite 900
Miami, FL 33131 USA
MAIN 305 359 3690
FAX 786 735 3178
WEB www.colliers.com/valuationadvisory



November 20, 2023

City of Miami Beach

1833 Bay Rd
Miami Beach, FL 33139

RE: 7605 Collins Ave

7605 Collins Avenue
Miami Beach, Florida 33141

Colliers File #: MIA230325

To Whom It May Concern,

Pursuant with our engagement, the above captioned property was appraised utilizing best practice appraisal principles for this property type. This appraisal report satisfies the scope of work and requirements agreed upon by City of Miami Beach and Colliers International Valuation & Advisory Services.

The date of this report is November 20, 2023. At the request of the client, this appraisal is presented in an Appraisal Report format as defined by *USPAP* Standards Rule 2-2(a). Our appraisal format provides a summary description of the appraisal process, subject and market data and valuation analyses.

The purpose of this appraisal is to develop an opinion of the As-Is Market Value of the subject property's fee simple interest. The following table conveys the final opinion of market value of the subject property that is developed within this appraisal report:

VALUE TYPE	INTEREST APPRAISED	DATE OF VALUE	VALUE
Market Value As-Is	Fee Simple	November 9, 2023	\$2,500,000
OTHER CONCLUSIONS			AS OF NOVEMBER 9, 2023
Land Value Subject to a Hypothetical Condition			\$2,100,000
Market Value subject to a Hypothetical Condition (Retail Use)			\$3,550,000 - \$2,800,000

The subject is a single-family residence that is in the City of Miami Beach, FL. The property is one of the few Single-Family Residences along Collins Avenue. The subject property has an external factor present as it is located along Collins Avenue, a busy street and next to Altos Del Mar Park/Pirate Park, which also has a lot of pedestrian foot traffic as well. However, given the subject's proximity to the Ocean this can help offset the nuisance from the busy traffic. Upon physical inspection the 1 car garage was modified into a music studio and is currently being used as a media room. No, cost to cure is necessary as converting the media room back to a 1 car garage is minimal. The garage door is still present, and the report develops the values on the sales grid based on the subject's original use. This modification is common in the neighborhood and has no negative effect on market value or marketability.

The analyses, opinions and conclusions communicated within this appraisal report were developed based upon the requirements and guidelines of the current Uniform Standards of Professional Appraisal Practice (USPAP), the requirements of the Code of Professional Ethics and the Standards of Professional Appraisal Practice of the Appraisal Institute. The report is intended to conform to the the appraisal guidelines of City of Miami Beach.

The report, in its entirety, including all assumptions and limiting conditions, is an integral part of, and inseparable from, this letter. *USPAP* defines an Extraordinary Assumption 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". *USPAP* defines a Hypothetical Condition as, "that 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 purpose of analysis".

The Extraordinary Assumptions and/or Hypothetical Conditions that were made during the appraisal process to arrive at our opinion of value are fully discussed below. We advise the client to consider these issues carefully given the intended use of this appraisal, as their use might have affected the assignment results.

EXTRAORDINARY ASSUMPTIONS

- We have not been provided with a recent property survey detailing the subject's precise site area and have relied on Miami Dade County Assessor records. Based on Miami Dade County public record, the reported size was generally consistent; however, we should defer to a new survey is provided, and they indicate materially different measurements. Should a current survey be provided, we reserve the right to revisit our conclusions if warranted.
- Comparable characteristics, including quality and condition ratings, are based on MLS, county records, visual observation, professional feedback, client photos, and any other stated/referenced sources within the report. The extraordinary assumption is made that the information extracted from these sources is accurate and representative of the subject and comparables used within this report. The above extraordinary assumptions, if found to be false, could alter the reasoning and/or conclusions of this report.

HYPOTHETICAL CONDITIONS

- At the request of the client, we have provided a second analysis based on the Hypothetical condition the site re-zoned to commercial use under TC North Beach Town Center District with the use as retail.

RELIANCE LANGUAGE

The Appraisal is for the sole use of the Client; however, Client may provide only complete, final copies of the Appraisal report in its entirety (but not component parts) to third parties who shall review such reports in connection with loan underwriting or securitization efforts. Colliers International Valuation & Advisory Services is not required to explain or testify as to appraisal results other than to respond to the Client for routine and customary questions. Please note that our consent to allow the Appraisal prepared by Colliers International Valuation & Advisory Services or portions of such Appraisal, to become part of or be referenced in any public offering, the granting of such consent will be at our sole and absolute discretion and, if given, will be on condition that Colliers International Valuation & Advisory Services will be provided with an Indemnification Agreement and/or Non-Reliance letter, in a form and content satisfactory to Colliers International Valuation & Advisory Services, by a party satisfactory to Colliers International Valuation & Advisory Services. Colliers International Valuation & Advisory Services does consent to your submission of the reports to rating agencies, loan participants or your auditors in its entirety (but not component parts) without the need to provide Colliers International Valuation & Advisory Services with an Indemnification Agreement and/or Non-Reliance letter.

Colliers International Valuation & Advisory Services hereby expressly grants to Client the right to copy the Appraisal and distribute it to other parties in the transaction for which the Appraisal has been prepared, including employees of Client, other lenders in the transaction, and the borrower, if any.

Our opinion of value reflects current conditions and the likely actions of market participants as of the date of value. It is based on the available information gathered and provided to us, as presented in this report, and does not predict future performance. Changing market or property conditions can and likely will have an effect on the subject's value.

The signatures below indicate our assurance to the client that the development process and extent of analysis for this assignment adhere to the scope requirements and intended use of the appraisal. If you have any specific questions or concerns regarding the attached appraisal report, or if Colliers International Valuation & Advisory Services can be of additional assistance, please contact the individuals listed below.

Sincerely,

**COLLIERS INTERNATIONAL
VALUATION & ADVISORY SERVICES**

Daniel Landa
Valuation Associate
Registered Trainee
License #RI24975
+1 305 761 1657
daniel.landa@colliers.com



Ralph Peña, III, MAI
Managing Director | Miami
State Certified General Real Estate Appraiser
License #RZ2724
+1 786 517 4855
ralph.pena@colliers.com

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CERTIFICATION**ASSUMPTIONS & LIMITING CONDITIONS****ADDENDA**

Engagement Letter
Valuation Glossary
Qualifications of Appraisers
Qualifications of Colliers International Valuation & Advisory Services

GENERAL INFORMATION

Property Name	7605 Collins Ave
Property Type	Single Family Residence
Address	7605 Collins Avenue
Village	Miami Beach
State	Florida
Zip Code	33141
County	Miami Dade
Core Based Statistical Area (CBSA)	Miami-Fort Lauderdale-West Palm Beach, FL
Market	Miami Dade
Submarket	Miami Beach
Longitude	-80.120825
Latitude	25.861418
Number Of Parcels	1
Assessor Parcel	02-3202-004-0450
Total Taxable Value	\$687,237

SITE INFORMATION

Land Area	Acres	Square Feet
Usable	0.16	7,000
Unusable	0.00	0
Excess	0.00	0
<u>Surplus</u>	<u>0.00</u>	<u>0</u>
Total	0.16	7,000
Topography	Level at street grade	
Shape	Rectangular	
Access	Average/Good	
Exposure	Average/Good	
Appeal	Average/Good	
Current Zoning	Residential Single Family (RS-4)	
Flood Zone	Zone AE	
Seismic Zone	No Risk	

IMPROVEMENT INFORMATION

Number Of Units	1
Gross Living Area (GLA)	3,046 SF
Number of Bedrooms	3
Number of Bathrooms	3 Full 1 Half
Total Number Of Buildings	1
Number Of Stories	2
Year Built	1948
Year Renovated	2019
Quality	Good
Condition	Good
Marketability	Good
Type Of Construction	Concrete block
Parking Type	Garage and surface
Number Of Parking Spaces	5

HIGHEST & BEST USE

As Vacant	Development of a residential property as market conditions warrant
As Proposed	Continued use as a residential property

EXPOSURE TIME & MARKETING PERIOD

Exposure Time	Six Months or Less
Marketing Period	Six Months or Less

VALUATION SUMMARY

VALUATION INDICES	MARKET VALUE AS-IS
INTEREST APPRAISED	FEE SIMPLE
DATE OF VALUE	NOVEMBER 9, 2023
SALES COMPARISON APPROACH	
SALES CONCLUSION	\$2,500,000
COST APPROACH	
COST CONCLUSION	\$2,350,000
Cost Conclusion \$/SF (GBA)	\$678.99/SF
FINAL VALUE CONCLUSION	
FINAL VALUE	\$2,500,000
LAND VALUATION	
Land Value As-Is	\$1,440,000
Value/SF	\$205.00
Land Value Subject to a Hypothetical Condition	\$2,100,000
Value/SF	\$300.00
OTHER CONCLUSIONS	
Market Value subject to a Hypothetical Condition (Retail Use)	\$3,550,000 - \$2,800,000





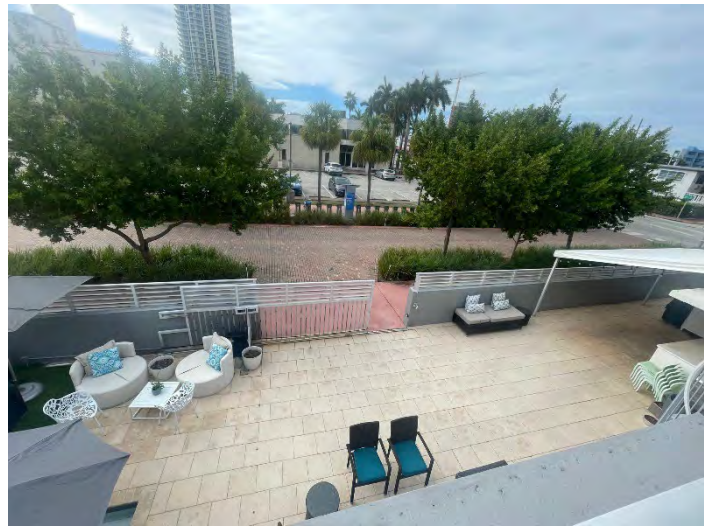
SUBJECT FRONT



SUBJECT SIDE



SUBJECT REAR



SUBJECT SIDE



STREET VIEW



STREET VIEW



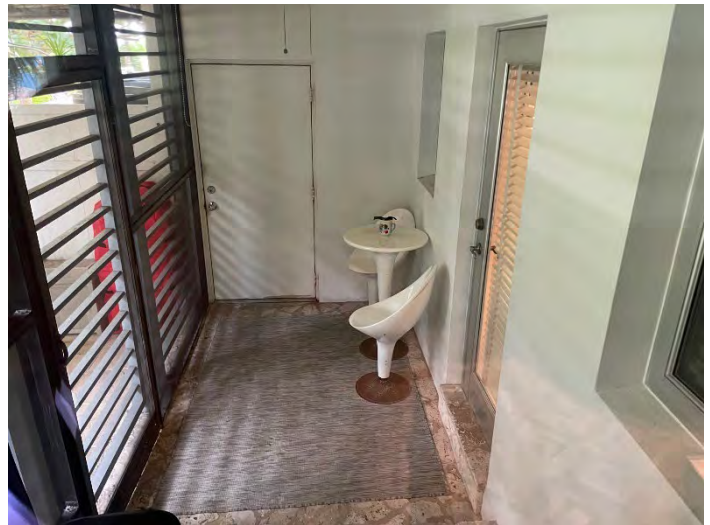
INTERIOR VIEW



INTERIOR VIEW



INTERIOR VIEW



COVERED WALKWAY TO GARAGE/MEDIA ROOM



INTERIOR VIEW



INTERIOR VIEW



INTERIOR VIEW



INTERIOR VIEW



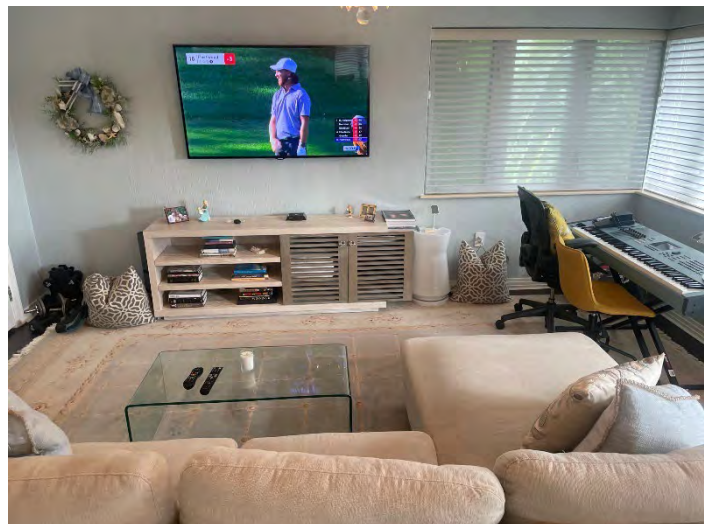
INTERIOR VIEW



INTERIOR VIEW



INTERIOR VIEW



INTERIOR VIEW



INTERIOR VIEW



ROOFTOP TERRACE



ROOF TOP TERRACE VIEW



POOL



EXTERIOR SIDE PATIO



EXTERIOR FRONT PATIO

PROPERTY IDENTIFICATION

The subject is single-family residence. The total Gross Living is 3,046 SF.

The subject's Folio Number is: 02-3202-004-0450.

The legal description of the subject property is as follows:

FULL LEGAL DESCRIPTION ⓘ
ALTOS DEL MAR NO 1 PB 31/40
LOT 6 BLK 10
& W1/2 OF ALLEY LYG E & ADJ
CLOSED PER RES#2016-29605
LOT SIZE 7000 SQ FT M/L
OR 19559-2909 03 2001 1

CLIENT IDENTIFICATION

The client of this specific assignment is City of Miami Beach.

PURPOSE

The purpose of this appraisal is to develop an opinion of the As-Is Market Value of the subject property's fee simple interest.

INTENDED USE

The intended use of this appraisal is to assist the client in making internal business decisions related to this asset.

INTENDED USERS

City of Miami Beach is the only intended user of this report. Use of this report by third parties and other unintended users is not permitted. This report must be used in its entirety. Reliance on any portion of the report independent of others, may lead the reader to erroneous conclusions regarding the property values. Unless approval is provided by the authors no portion of the report stands alone.

ASSIGNMENT DATES

Date of Report	November 14, 2023
Date of Inspection	November 9, 2023
Valuation Date - As-Is	November 9, 2023

PERSONAL INTANGIBLE PROPERTY

No personal property or intangible items are included in this valuation.

PROPERTY AND SALES HISTORY

Current Owner

The subject title is currently recorded in the name of RUDY PEREZ & ELIZABETH PEREZ who acquired title to the property on March 1, 2001 as improved for \$510,000, as recorded in (Book19559/Page2909) of the Miami Dade County Deed Records.

Three-Year Sales History

Research of the applicable public records, private data services and an interview of the current owner and/or broker revealed that the subject property has not sold during the past three years of the effective date of value stated in this report. The subject property has a QCD transaction on October 26, 2021 of no value. (see below)

SALES INFORMATION					
Deed Type:	QUIT CLAIM DEED		Price:	\$0	Qualifiers: U ¹
Sale Date:	10/26/2021	Recorded Date:	01/14/2022	Document #	Bk 32964/Pg 1655 🔗
Grantor:	CITY OF MIA BEACH		Grantee:	RUDY PEREZ	
Deed Type:	DEED		Price:	\$510,000	Qualifiers: Q ²
Sale Date:		Recorded Date:	03/21/2001	Document #	Bk 19559/Pg 2909 🔗
Grantor:	Not Available		Grantee:	Not Available	
Mortgage Amount:	\$50,000	Instrument Date:	12/08/2017	Document #	2017R0726068 🔗
Terms:	3.90%/VAR	Attributes:	Home Equity Line of Credit, Home Equity, Credit Line, Stand Alone Mortgage		
Lender:	SUNTRUST BANK	Borrower:	PEREZ RUDY		
Qualifier Flags: Q=Qualified, U=Unqualified, O=Other (see note), M=Multiple, P=Partial, V=Vacant, I=Improved					County Clerk Of Court Website 🔗
¹ UNQUALIFIED - NOT ARMS LENGTH TRANSACTION , ² QUALIFIED					

The subject property was purchased over 20 years ago and property values have significantly appreciated since the prior sale as reflected in our final opinion of value herein.

Subject Sale Status

The subject property is not currently on the market for sale.

DEFINITIONS

This section summarizes the definitions of value, property rights appraised, and value scenarios that are applicable for this appraisal assignment. All other applicable definitions for this assignment are located in the Valuation Glossary section of the Addenda.

DEFINITIONS OF VALUE

Given the scope and intended use of this assignment, the following definition of value is applicable:

Market Value

The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently, knowledgeably, and assuming that 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 United States 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.¹

¹ Office of Comptroller of the Currency (OCC), Title 12 of the Code of Federal Regulation, Part 34, Subpart C - Appraisals, 34.42 (g); Office of Thrift Supervision (OTS), 12 CFR 564.2 (g); This is also compatible with the FDIC, FRS and NCUA definitions of market value.

PROPERTY RIGHTS APPRAISED

The property rights appraised constitute the fee simple interest.

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.²

VALUE SCENARIOS**As-Is Value**

The estimate of the market value of real property in its current physical condition, use, and zoning as of the appraisal date.³

² The Dictionary of Real Estate Appraisal, Sixth Edition, Appraisal Institute, Chicago, Illinois, 2015

³ The Dictionary of Real Estate Appraisal, Sixth Edition, Appraisal Institute, Chicago, Illinois, 2015

INTRODUCTION

The scope of work for this appraisal assignment is outlined below:

- The appraisers analyzed the regional and local area economic profiles including employment, population, household income, and real estate trends.
- The appraisers confirmed and analyzed legal and physical features of the subject, and how they impact the functionality and overall competitive position of the property.
- The appraisers completed a residential supply/demand market analysis of the Miami Dade market and Miami Beach sub-market. Conclusions were drawn regarding the subject property's competitive position given its physical and locational characteristics, the prevailing economic conditions and external influences.
- The appraisers conducted Highest and Best Use analysis and conclusions were drawn for the highest and best use of the subject property As-Vacant and As-Proposed.
- The appraisers confirmed and analyzed financial features of the subject property including potential entitlement issues, and tax and assessment records. This information as well as trends established by confirmed market indicators was used to forecast performance of the subject property.
- Selection of the valuation methods was based on the identifications required in USPAP relating to the intended use, intended users, definition and date of value, relevant property characteristics and assignment conditions. This appraisal developed the Sales Comparison Approach to value, which was adjusted and reconciled as appropriate. The appraisal develops an opinion of the As-Is Market Value of the subject property's fee simple interest.
- Reporting of this appraisal is in an Appraisal Report format as required in USPAP Standard 2. The appraiser's analysis and conclusions are summarized within this document.
- We understand the Competency Rule of USPAP and the authors of this report meet the standards.
- Daniel Landa (Florida State Registered Appraiser Assistant No. RI24975) provided significant real property appraisal assistance to the appraisers signing the certification.

SOURCES OF INFORMATION

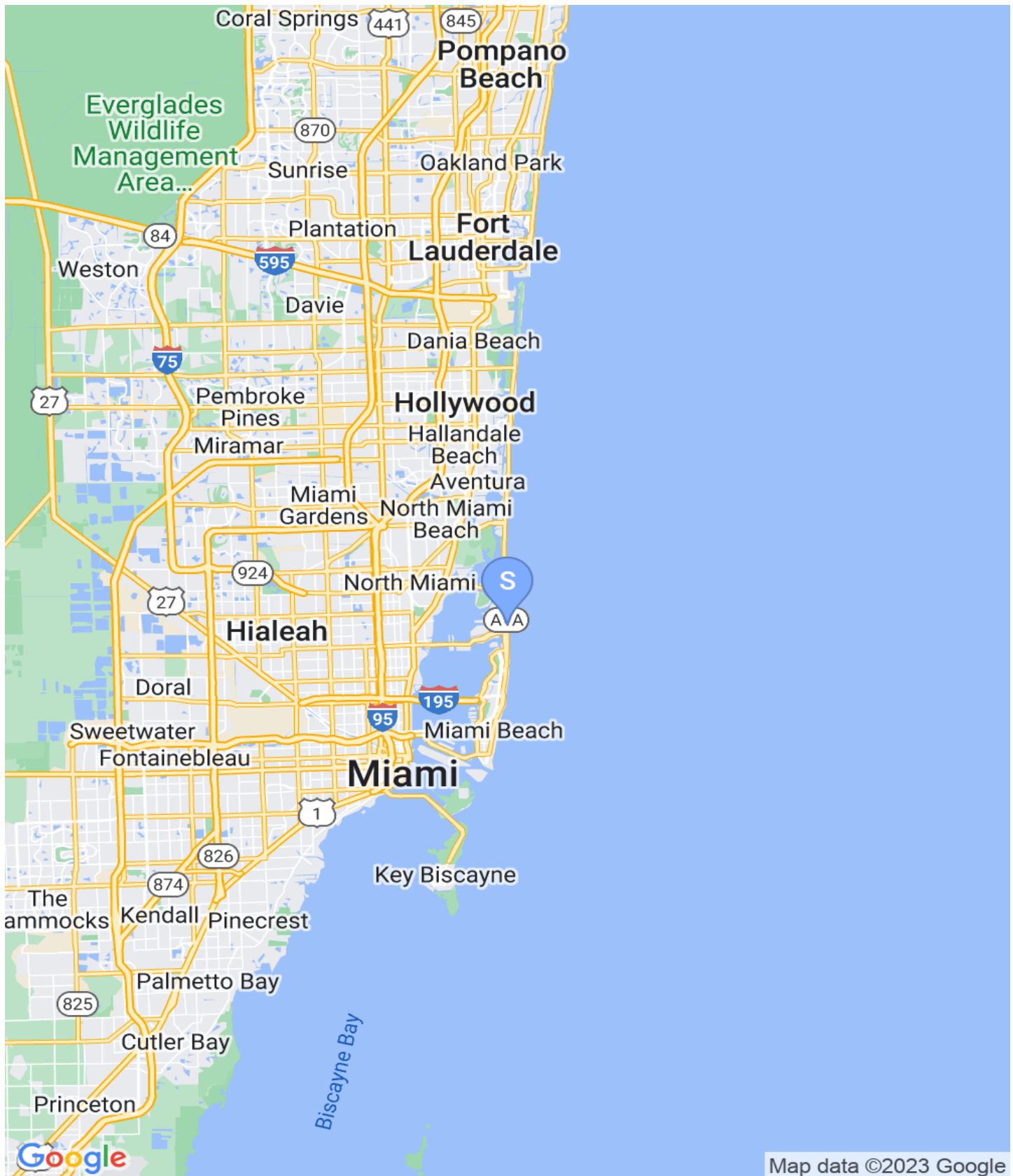
The following sources were contacted to obtain relevant information:

SOURCES OF INFORMATION	
ITEM	SOURCE
Tax Information	Miami Dade County Tax Assessor
Zoning Information	Village of Miami Beach Zoning Code
Site Size Information	Miami Dade County Tax Assessor
Building Size Information	Miami Dade County Tax Assessor
New Construction	Village of Miami Beach / Miami Dade County
Flood Map	InterFlood
Demographics	Pitney Bowes/Gadberry Group - GroundView®
Comparable Information	See Comparable Datasheets for details
Legal Description	Grant Deed from RealQuest
Other Property Data	Miami Dade County Property Records

SUBJECT PROPERTY INSPECTION

The following table illustrates the Colliers International professionals involved with this appraisal report and their status related to the property inspection.

SUBJECT PROPERTY INSPECTION			
APPRAISER	INSPECTED	EXTENT	DATE OF INSPECTION
Daniel Landa	Yes	Interior/Exterior	November 9, 2023
Ralph Peña, III, MAI	Yes	Interior/Exterior	November 9, 2023



REGIONAL ANALYSIS

The Miami-Fort Lauderdale-Pompano Beach, FL MSA is in the southeast portion of the state. The MSA is comprised of Florida's three most populous counties: Broward, Palm Beach and Miami-Dade. The MSA's principal cities include Miami, Fort Lauderdale, Pompano Beach, West Palm Beach, and Boca Raton. The tri-county region is referred to as South Florida.

Florida certainly has a winning formula for business attraction. In particular, Florida is becoming a hotspot for banking and financial services, while Miami is as emerging as "one of the hottest new tech hubs in North America today." Florida has also remained largely open during the pandemic compared to other states. Florida ranked number 1 in the top 10 Inbound States for state migration, based on the Census Bureau's measure of "Net Domestic Migration" from April 1, 2020 to July 1, 2021.

Business Friendliness

Locating in South Florida is a great financial decision. There is no state or local personal income tax, corporate income tax is low, and businesses can rely on a favorable regulatory climate.

The state is encouraging companies to create new jobs for local workers alongside relocating their existing workforce. West Palm Beach has offered financial incentives to companies moving to the city based on the number of jobs they create, including expedited permit reviews and tax exemptions. And it's not just finance and tech workers who are benefitting from Florida's growing economy. The state is also hiking up its minimum wage to \$15 per hour by 2026, too.

Florida doesn't have a personal income tax, and this is one of the major motivators for migration. Many people moving to the state come from high-tax states that don't have such a pro-business environment, like Connecticut and New Jersey, as well as New York, which recently announced plans to bump up its income-tax rates for its wealthiest residents.

Palm Beach County welcomed 150 companies, that created 13,000 jobs with average salaries greater than \$69,000. Many of these companies are relocated headquarters from California, New York, and Massachusetts and included NewDay USA, Virtu Financial and Elliot Management. Palm Beach was ranked as the #1 county in Florida for growth for both people and income. Amazon announced its third facility opening in Palm Beach County.

Miami-Dade County real estate broke another record, posting its best August sales month in history as pent-up demand, more U.S. individuals and companies moving to South Florida, and record-low mortgage rates continue fueling transactions, according to the MIAMI Association of Realtors (MIAMI) and the Multiple Listing Service (MLS) system.

Gateway To The World

Miami is the perfect pivot point to manage operations in both North and Latin America. The South Florida area is home to over 1,400 multinational businesses staffed by skilled and energetic residents speaking 128 languages. There are over 5,200 financial services firms, and legal and accounting firms comprehensively covering transaction requirements. Miami-Dade is also home to the USA's third largest number of consular corps, foreign trade offices, and binational chambers of commerce.



Seamless Connectivity

Miami-Dade is easily accessible to all areas of the globe, with the region's three international airports handling more than 2,000 daily flights. PortMiami –boasting the only Panamax-ready port south of Virginia –plays a leading role in global commerce and is the driving force behind \$43 billion in economic activity. Miami is also known as the 'cruise capital' of the world.

Highly Skilled And Diverse Talent

South Florida residents are a part of Miami-Dade County - Best Region for Investment the "tri-county" market of 6.1 million 2022 logo residents and a combined workforce of over 3 million people. They are highly educated: Miami is top in the USA for percentage growth of adults with graduate degrees, and second in the nation for foreign-born residents with advanced degrees. There are more than 250,000 college students and 345,000 K-12 students being trained at award-winning institutions.

A Global Cultural Capital

Living the dream is a reality in Miami with endless opportunities for world-class shopping, dining, and entertainment. For adventure and outdoor activities, Miami-Dade offers world famous beaches and 250 days of sunshine annually. For sports fans, Greater Miami is globally unique, it is the only metropolis with professional basketball, football, baseball, hockey, soccer and Formula1 teams. Greater Miami is a capital for international art and culture, there are also many world-class museums, performing arts and music events, and celebrity chefs crafting haute cuisine.

DEMOGRAPHIC ANALYSIS

The following is a demographic study of the region sourced by *Pitney Bowes/Gadberry Group - GroundView®*, an on-line resource center that provides information used to analyze and compare the past, present, and future trends of geographical areas. Demographic changes are often highly correlated to changes in the underlying economic climate. Periods of economic uncertainty necessarily make demographic projections somewhat less reliable than projections in more stable periods. These projections are used as a starting point, but we also consider current and localized market knowledge in interpreting them within this analysis. Please note that our demographics provider sets forth income projections in constant dollars which, by definition, reflect projections after adjustment for inflation. We are aware of other prominent demographic data providers that project income in current dollars, which do not account for inflation. A simple comparison of projections for a similar market area made under the constant and current dollar methodologies can and likely will produce data points that vary, in some cases, widely. Further, all forecasts, regardless of demographer methodology(ies), are subjective in the sense that the reliability of the forecast is subject to modeling and definitional assumptions and procedures.

Population

According to Pitney Bowes/Gadberry Group - GroundView®, a Geographic Information System (GIS) Company, Miami-Dade County had a 2022 total population of 2,678,860 and experienced an annual growth rate of -0.3%, which was lower than the Florida annual growth rate of 1.1%. The county accounted for 12.1% of the total Florida population (22,063,838). Within the county the population density was 1,322 people per square mile compared to the lower Florida population density of 376 people per square mile and the lower United States population density of 93 people per square mile.

POPULATION			
YEAR	US	FL	COUNTY
2020 Total Population	331,501,080	21,569,932	2,692,459
2022 Total Population	334,017,687	22,063,838	2,678,860
2027 Total Population	344,637,383	23,477,389	2,759,277
2020 - 2022 CAGR	0.4%	1.1%	(0.3%)
2022 - 2027 CAGR	0.6%	1.2%	0.6%

Source: Pitney Bowes/Gadberry Group - GroundView®

POPULATION DENSITY			
YEAR	US	FL	COUNTY
2022 Per Square Mile	93	376	1,322
2027 Per Square Mile	96	400	1,361

Source: Pitney Bowes/Gadberry Group - GroundView®

The 2022 median age for the county was 40.17, which was 4.46% older than the United States median age of 38.38 for 2022. The median age in the county is anticipated to grow by 0.35% annually, increasing the median age to 40.88 by 2027.

MEDIAN AGE			
YEAR	US	FL	COUNTY
2022	38.38	42.48	40.17
2027	39.16	43.42	40.88
CAGR	0.40%	0.44%	0.35%

Source: Pitney Bowes/Gadberry Group - GroundView®

Education

In Florida, each county has its own school district. The school districts within the MSA include the Miami-Dade County School District, the Palm Beach County School District, and Broward County Public School District.

The largest universities and colleges in the regional area include University of Miami, Barry University, Broward College, Florida Atlantic University, Florida International University, Lynn University, Nova Southeastern University, Miami Dade College, and Palm Beach State University.

Household Trends

The 2022 number of households in the county was 994,515. The number of households in the county is projected to grow by 1.0% annually, increasing the number of households to 1,043,627 by 2027. The 2022 average household size for the county was 2.65, which was 5.00% larger than the United States average household size of 2.53 for 2022. The average household size in the county is anticipated to retract by 0.36% annually, reducing the average household size to 2.6 by 2027.

NUMBER OF HOUSEHOLDS			
YEAR	US	FL	COUNTY
2022	129,171,249	8,752,638	994,515
2027	134,179,366	9,287,544	1,043,627
CAGR	0.8%	1.2%	1.0%

Source: Pitney Bowes/Gadberry Group - GroundView®

AVERAGE HOUSEHOLD SIZE			
YEAR	US	FL	COUNTY
2022	2.53	2.47	2.65
2027	2.51	2.48	2.60
CAGR	(0.11%)	0.08%	(0.36%)

Source: Pitney Bowes/Gadberry Group - GroundView®

Miami-Dade County had 48.36% renter occupied units, compared to the lower 33.91% in Florida and the lower 35.54% in the United States.

HOUSING UNITS			
	US	FL	COUNTY
Owner Occupied	64.46%	66.09%	51.64%
Renter Occupied	35.54%	33.91%	48.36%

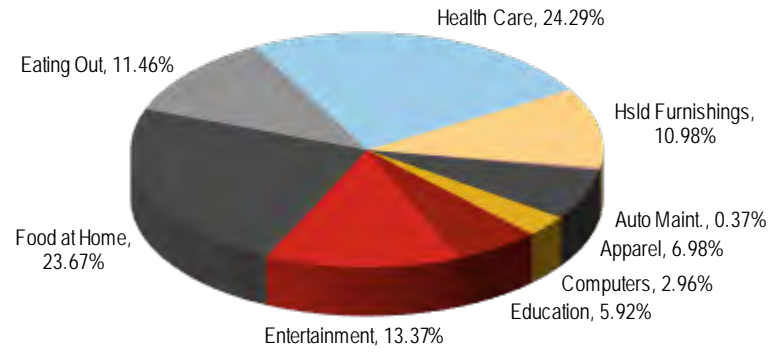
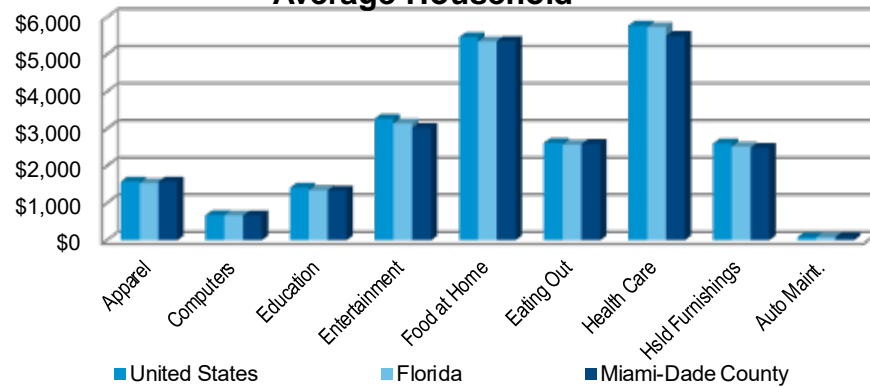
Source: Pitney Bowes/Gadberry Group - GroundView®

The 2022 median household income for the county was \$62,538, which was -12.4% lower than the United States median household income of \$71,362. The median household income for the county is projected to grow by 4.7% annually, increasing the median household income to \$78,785 by 2027.

According to the American Chamber of Commerce Researchers Association (ACCRA) Cost of Living Index, the Miami-Fort Lauderdale-West Palm Beach, FL MSA's cost of living is 120.8 compared to the national average score of 100. The ACCRA Cost of Living Index compares groceries, housing, utilities, transportation, health care and miscellaneous goods and services for over 300 urban areas.

MEDIAN HOUSEHOLD INCOME			
YEAR	US	FL	COUNTY
2022	\$71,362	\$63,977	\$62,538
2027	\$89,318	\$80,081	\$78,785
CAGR	4.6%	4.6%	4.7%

Source: Pitney Bowes/Gadberry Group - GroundView®

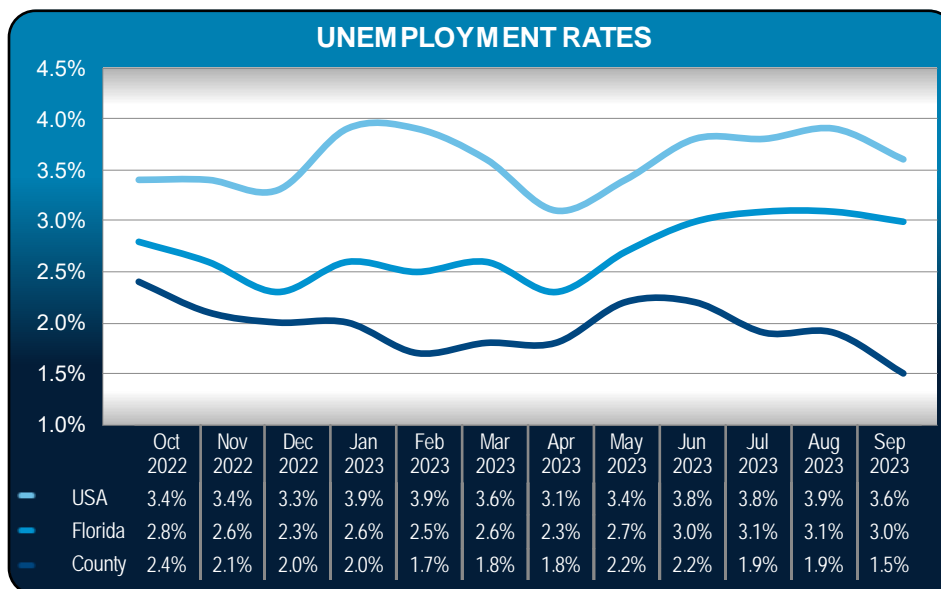
Consumer Spending Miami-Dade County**Consumer Spending Comparison
Average Household**

EMPLOYMENT

Total employment has increased annually over the past decade in the state of Florida by 2.0% and increased annually by 1.4% in the county. From 2021 to 2022 unemployment decreased in Florida by 1.7% and decreased by 2.9% in the county. In the state of Florida unemployment has decreased over the previous month by 0.1% and decreased by 0.4% in the county.

EMPLOYMENT & UNEMPLOYMENT STATISTICS 2013 - 2022							
TOTAL EMPLOYMENT					UNEMPLOYMENT RATE		
Florida		Miami-Dade County, FL			United States*	Florida	Miami-Dade County, FL
Year	Total	% Δ Yr Ago	Total	% Δ Yr Ago			
2013	8,706,060	2.1%	1,176,128	(0.8%)	7.4%	7.5%	7.6%
2014	8,931,440	2.6%	1,210,346	2.9%	6.2%	6.4%	6.8%
2015	9,106,772	2.0%	1,215,857	0.5%	5.3%	5.5%	6.1%
2016	9,360,237	2.8%	1,233,029	1.4%	4.9%	4.9%	5.5%
2017	9,544,892	2.0%	1,284,543	4.2%	4.4%	4.3%	4.8%
2018	9,749,598	2.1%	1,304,116	1.5%	3.9%	3.6%	3.7%
2019	9,950,515	2.1%	1,340,911	2.8%	3.7%	3.2%	2.9%
2020	9,292,632	(6.6%)	1,175,315	(12.3%)	8.1%	8.1%	8.2%
2021	9,872,517	6.2%	1,250,255	6.4%	5.3%	4.6%	5.5%
2022	10,449,041	5.8%	1,335,035	6.8%	3.6%	2.9%	2.6%
CAGR	2.0%	-	1.4%	-	-	-	-

Source: U.S. Bureau of Labor Statistics *Unadjusted Non-Seasonal Rate



The preceding chart depicts unemployment trends in the region, Florida and the U.S. By the end of January 2023, unemployment in the county was 1.5% less than the State of Florida and 2.1% less than the national average.

Major Employers (South Florida)

South Florida's largest employers are national and multinational corporations spanning a variety of industries including healthcare, retail and more. Overall, within the three counties, healthcare and education dominates the largest employers.

TOP EMPLOYERS SOUTH FLORIDA	
EMPLOYER NAME	INDUSTRY
Baptist Health South Florida	Healthcare
University of Miami	Education
Memorial Regional Hospital	Healthcare
Jackson Memorial Hospital	Healthcare
American Airlines	Airline
Florida International University	Education
Comcast Cable Communications	Telecommunications
Broward Health	Healthcare
Nova Southeastern University	Education
Miami Dade College	Education

Source: South Florida Business Journal

In addition to large corporations, universities, hospitals and public-sector employment located within the Miami-Fort Lauderdale-Pompano Beach MSA, smaller businesses make up a large portion of the local employment picture.

TRANSPORTATION

The South Florida metropolitan area has a well-developed transportation system. Miami is the primary transportation hub of the United States to the Caribbean Islands and Latin America. It has three international airports supported by numerous municipal airports in close proximity, four seaports as well as a considerable number of highways, U.S. routes and state roads as well as several public transportation systems.

Roadway

The South Florida metropolitan area is served by five interstate highways operated by the Florida Department of Transportation in conjunction with local agencies. I-95 runs north to south along the coast, ending just south of Downtown Miami. I-75 runs east to west, turning south in western Broward County; it connects suburban North Miami-Dade to Naples on the west coast via Alligator Alley, which transverses the Florida Everglades before turning north. I-595 connects the Broward coast and downtown Fort Lauderdale to I-75 and Alligator Alley. I-195 and I-395 both connect the main I-95 route to Biscayne Boulevard and Miami Beach, which is across Biscayne Bay. I-195 and I-395 also connect (at their interchanges with I-95) to the Airport Expressway (State Road 112) and the Dolphin Expressway (State Road 836), respectively, both of which run west to Miami International Airport; the Dolphin Expressway also connects to Florida's Turnpike and the western suburbs of Miami-Dade County.

Air

The South Florida area is served by three major airports: Miami International Airport (MIA), Fort-Lauderdale-Hollywood International Airport (FLL), and Palm Beach International Airport (PBI). The three airports combine to make the fourth largest domestic origin and destination market in the United States, after New York City, Los Angeles, and Chicago. The top 5 Air Carriers in South Florida ranked by domestic departing passengers from South Florida include American Airlines, Delta Air Lines, Southwest Airlines, JetBlue Airways and US Airways. Miami International Airport is the largest gateway between the United States and Latin America and is one of the largest airline hubs in the United States, owing to its proximity to tourist attractions, local economic growth, large local Latin American and European populations, and strategic location to handle connecting traffic between North America, Latin America, and Europe. Miami's airport ranks third, behind Chicago and Memphis, in the US for cargo volumes with 1.8 million tons which fuels the demand for warehousing space. Miami International Airport is the primary airport serving the South Florida area and is the main connecting point for cargo between Latin America and the world. Miami International Airport handles 83% of all imports and exports to and from Latin America and the Caribbean. In 2015, the International Air Transport Association (IATA) certified Miami International Airport as a pharmaceuticals freight hub, the first U.S. and second global airport designated. MIA is home to 101 carriers which is the most of any U.S. airport.

AIRPORT STATISTICS

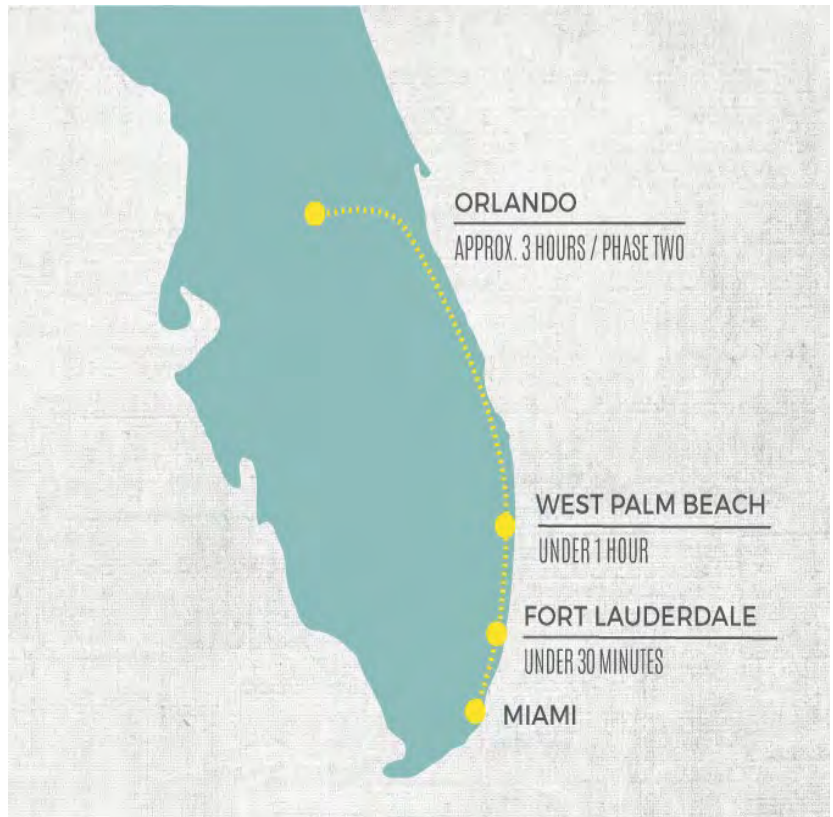
The following chart summarizes the local airport statistics.

MIAMI INTERNATIONAL AIRPORT (MIA)		
YEAR	ENPLANED PASSENGERS	% CHG
2012	18,987,488	-
2013	19,420,089	2.3%
2014	19,468,523	0.2%
2015	20,986,341	7.8%
2016	20,875,813	(0.5%)
2017	20,709,225	(0.8%)
2018	21,021,640	1.5%
2019	21,421,031	1.9%
2020	8,786,007	(59.0%)
2021	17,500,096	99.2%
2022	23,949,892	36.9%

Source: U.S. Department of Transportation

Rail

In Miami, Miami-Dade Transit operates Metrorail, Florida's only rapid transit metro with 22 stations on a 22.4-mile (36.0 km) track, the Downtown Miami people mover, (Metromover) with 21 stations and 3 lines on 4.4-mile (7.1 km) track, as well as Metrobus. Miami-Dade commissioners announced a plan to build six new mass transit lines, "Strategic Miami Area Rapid Transit", this will hopefully boost Miami's often-criticized public transportation system, despite its 11th ranking nationally. In Broward County, Broward County Transit runs public buses as does Palm Tran in Palm Beach County. Additionally, the South Florida Regional Transportation Authority operates Tri-Rail, a commuter rail train that connects the three of the primary cities of South Florida (Miami, Fort Lauderdale, and West Palm Beach), and most intermediate points.



All Aboard Florida or Brightline is a passenger rail project that will connect Miami and Orlando through express intercity service while also building new passenger stations. A wholly owned subsidiary of Florida East Coast Industries (FECI) is developing the project. It will include stations located in downtown Fort Lauderdale and West Palm Beach. The service will use the existing FEC corridor between Miami and Cocoa, while also building a new 40-mile stretch of tracks along the State Road 528 corridor between Cocoa and the Orlando International Airport. All Aboard Florida will serve the historic FEC rail corridor along the east coast of Florida, where approximately 50% of the state's population (9M+) currently live.

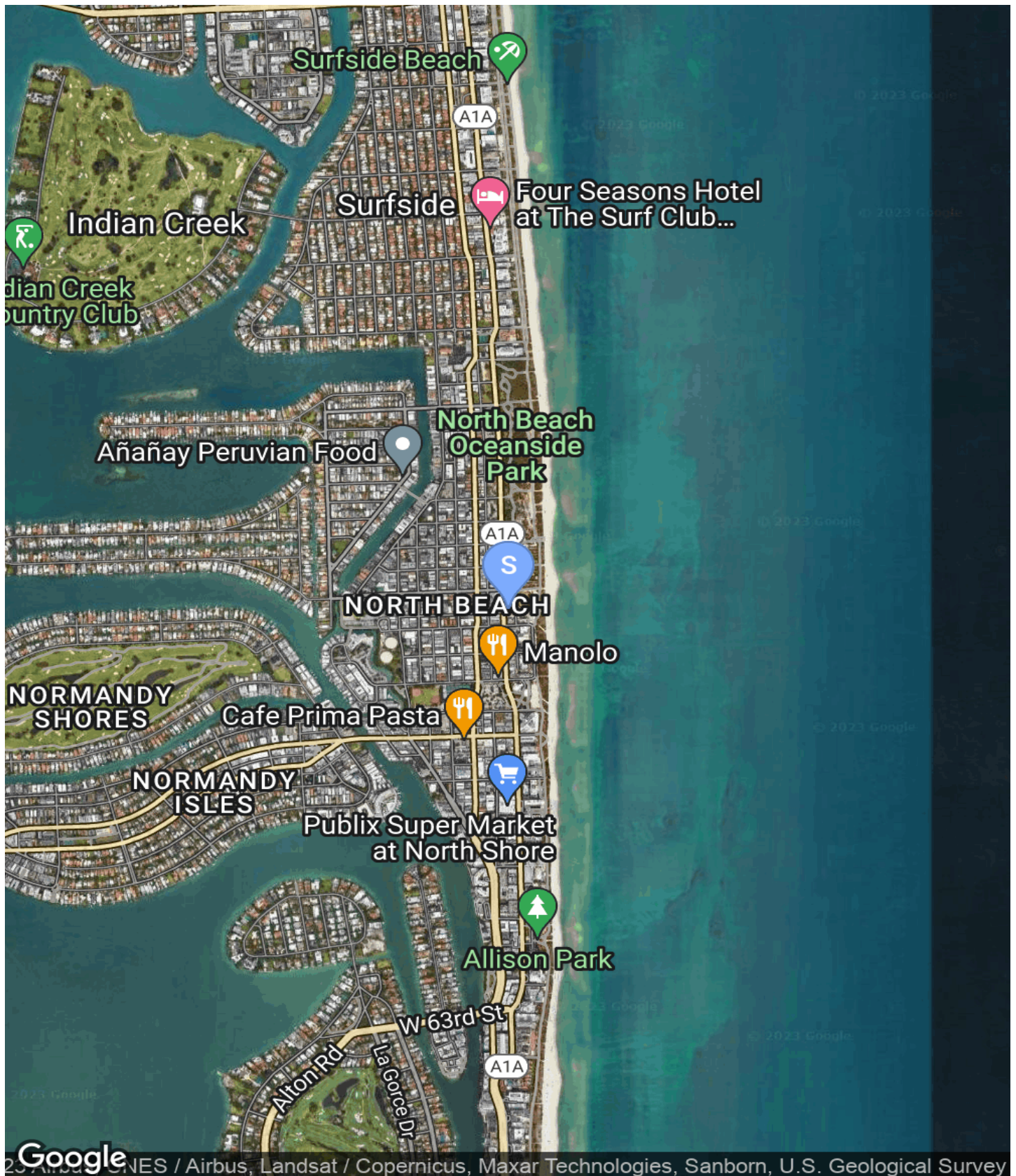
Ports

The metropolis also has four seaports, the largest and most important being the Port of Miami. The Port of Miami is an important contributor to the local south Florida and state economies and caters to both cruise ships and containerized cargo. The Port of Miami has been dredged to 50 feet to allow the bigger post-Panamatic ships to come through. Miami is the first port on the U.S. Eastern Seaboard prepared for the Panama Canal Expansion.

The Port of Miami infrastructure improvement tunnel (costing about \$1.5B) has been completed and allows trucks and containers to travel on I-95 from the port all the way to NY without a stoplight. In addition, the port received a TIGER grant from the federal government to repair a damaged bridge and increase the capacity of the existing by increasing the capacity of the on-dock rail connection already in place which will move cargo off the docks quicker. These improvements allow the port to triple its capacity from one million TEUs to three million TEUs. The port also serves more than four million cruise line passengers each year. Others in the area include Port Everglades, Port of Palm Beach, and the Miami River Port.

SUMMARY

The Sunshine State is enjoying rising job growth, a healthy jobs market, and steady home construction with the mix of aging baby boomers this bodes well for continued population growth via the in-migration of workers and retirees. We continue to see an upward trend in income, South Florida's median household income is slightly above the state average. Relatively low energy prices have contributed significantly to increases in real median household income. Real estate investment continues to be a popular option for the investment community in South Florida and is likely to stay robust considering the instability in other parts of the world. Construction levels still have room to grow in some sectors and are still lower than the peak volume over the previous decade. Both domestic and foreign in-migration will continue to fuel the market, with a significant influence coming from foreigners moving capital from Latin American bases to the United States via Miami. Miami-Dade's recognition as the Gateway to the Americas has further enhanced our position as a global marketplace where professional local talent is readily available to compete and expand.



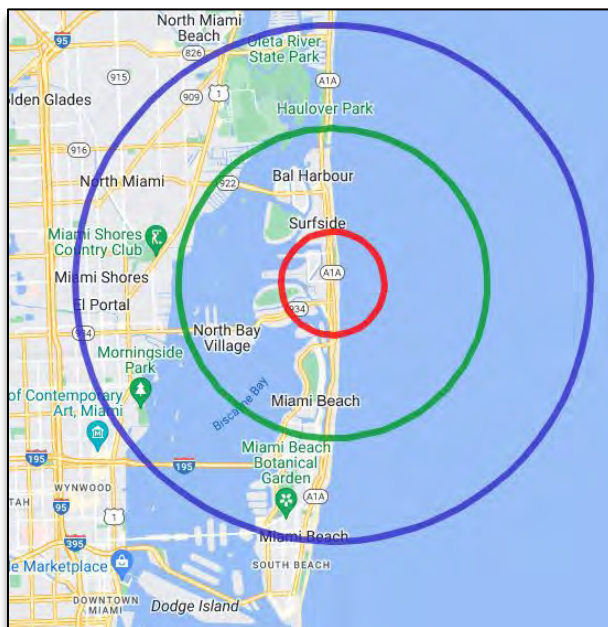
Google / Airbus, CNES / Airbus, Landsat / Copernicus, Maxar Technologies, Sanborn, U.S. Geological Survey

INTRODUCTION

In this section of the report, we provide details about the local area and describe the influences that bear on the real estate market as well as the subject property. A map of the local area is presented on the prior page. Below are insights into the local area based on fieldwork, interviews, demographic data and experience working in this market.

LOCAL AREA PROFILE

The subject property is located in Miami Beach, Florida, within Miami Dade County.



Miami Beach Overview

Miami Beach is a major tourist destination with a rich culture, art and history, including 7 miles of beaches, three golf courses, and 20 parks. Miami Beach is best known as a tourist-friendly vacation hot spot that welcomes visitors as world travelers, celebrities, and locals alike. Miami Beach is seen as a trend setting arts and entertainment mecca, and a shopping and cultural wonder by visitors. The economic boom has brought refurbishment to the Art Deco Historic District, modernized transportation infrastructure and a new way of life that features arts, culture, sports, and entertainment.

Population growth in Miami Beach accelerated during the pandemic as people fled from high density northeastern states. Throughout the pandemic, the state of Florida showed great progress toward reopening with looser COVID restrictions and permitting than other states, drawing people and business from around the U.S. Executives that fled to Miami have discovered an unmatched quality of life and business opportunities, and have made decisions to move themselves, their families, and their businesses to Miami permanently, many of them settling in Miami Beach.

Demographic Call Outs:

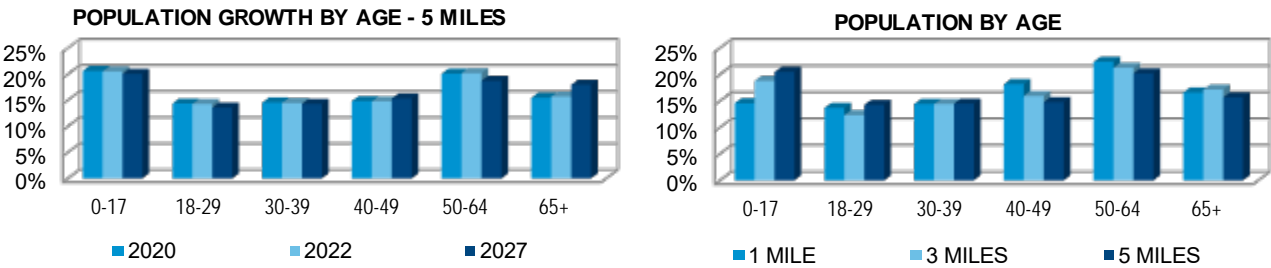
- Population (2022) – 83,010
- Bachelor's Degree or Higher (2022) – 51.3%
- Median Age (2022) – 43.1
- Total Households (2022) – 43,685
- Average Household Income (2022) - \$117,306

DEMOGRAPHIC PROFILE

Below is a demographic study of the area, sourced by *Pitney Bowes/Gadberry Group - GroundView®*, an on-line resource center that provides information used to analyze and compare the past, present, and future trends of properties and geographical areas. Please note that our demographics provider sets forth income projections in constant dollars which, by definition, reflect projections after adjustment for inflation. We are aware of other prominent demographic data providers that project income in current dollars, which do not account for inflation. A simple comparison of projections for a similar market area made under the constant and current dollar methodologies can and likely will produce data points that vary, in some cases, widely. Further, all forecasts, regardless of demographer methodology(ies), are subjective in the sense that the reliability of the forecast is subject to modeling and definitional assumptions and procedures.

LOCAL AREA DEMOGRAPHICS							
DESCRIPTION	1 MILE	3 MILES	5 MILES	DESCRIPTION	1 MILE	3 MILES	5 MILES
POPULATION				AVERAGE HOUSEHOLD INCOME			
2010 Population	23,549	64,413	183,071	2022	\$76,974	\$108,757	\$98,709
2020 Population	23,033	65,422	185,767	2027	\$94,983	\$130,244	\$119,168
2022 Population	24,081	69,802	192,508	Change 2022-2027	23.40%	19.76%	20.73%
2027 Population	23,920	69,979	194,701	MEDIAN HOUSEHOLD INCOME			
Change 2010-2020	(2.19%)	1.57%	1.47%	2022	\$49,244	\$70,313	\$61,034
Change 2020-2022	4.55%	6.69%	3.63%	2027	\$62,555	\$86,731	\$75,978
Change 2022-2027	(0.67%)	0.25%	1.14%	Change 2022-2027	27.03%	23.35%	24.49%
POPULATION 65+				PER CAPITA INCOME			
2020 Population	3,771	10,894	28,739	2022	\$39,368	\$52,459	\$44,210
2022 Population	4,003	11,985	30,223	2027	\$49,825	\$64,310	\$54,404
2027 Population	4,652	13,712	35,015	Change 2022-2027	26.56%	22.59%	23.06%
Change 2020-2022	6.15%	10.01%	5.16%	2022 HOUSEHOLDS BY INCOME			
Change 2022-2027	16.21%	14.41%	15.86%	<\$15,000	14.3%	9.9%	10.9%
NUMBER OF HOUSEHOLDS				\$15,000-\$24,999	13.8%	8.6%	9.5%
2010 Households	11,614	30,800	78,040	\$25,000-\$34,999	8.5%	7.6%	9.9%
2020 Households	11,413	30,741	79,325	\$35,000-\$49,999	14.1%	11.5%	12.8%
2022 Households	12,239	33,568	84,428	\$50,000-\$74,999	15.6%	15.1%	15.4%
2027 Households	12,470	34,452	87,042	\$75,000-\$99,999	11.3%	11.6%	10.8%
Change 2010-2020	(1.73%)	(0.19%)	1.65%	\$100,000-\$149,999	11.0%	13.6%	12.1%
Change 2020-2022	7.24%	9.20%	6.43%	\$150,000-\$199,999	4.8%	8.2%	6.8%
Change 2022-2027	1.89%	2.63%	3.10%	\$200,000 or greater	6.6%	13.9%	11.9%
HOUSING UNITS (2022)				MEDIAN HOME VALUE			
Owner Occupied	3,849	15,915	37,767	AVERAGE HOME VALUE	\$268,787	\$456,071	\$416,701
Renter Occupied	8,384	17,679	46,604	HOUSING UNITS BY UNITS IN STRUCTURE			
HOUSING UNITS BY YEAR BUILT				1, detached	950	5,193	20,269
Built 2010 or later	231	790	2,495	1, attached	200	648	3,575
Built 2000 to 2009	512	2,488	6,568	2	401	711	2,537
Built 1990 to 1999	1,082	2,754	5,900	3 or 4	1,472	2,148	3,691
Built 1980 to 1989	1,717	3,900	8,074	5 to 9	1,741	2,381	4,657
Built 1970 to 1979	1,690	5,523	15,786	10 to 19	1,890	3,325	6,564
Built 1960 to 1969	2,704	7,308	16,889	20 to 49	2,714	5,926	12,353
Built 1950 to 1959	2,332	6,233	16,456	50 or more	2,852	13,245	30,125
Built 1940 to 1949	1,607	3,223	7,586	Mobile home	13	17	584
Built 1939 or earlier	364	1,348	4,673	Boat, RV, van, etc.	0	1	16

Source: Pitney Bowes/Gadberry Group - GroundView®



Transportation Routes

Major traffic arteries are shown in the chart below:

MAJOR ROADWAYS & THOROUGHFARES			
HIGHWAY	DIRECTION	FUNCTION	DISTANCE FROM SUBJECT
I-95	north-south	Interstate Highway	This is within 10 miles of the subject property.
SURFACE STREETS	DIRECTION	FUNCTION	DISTANCE FROM SUBJECT
Collins Avenue	north-south	Primary Arterial	The subject property fronts this street.

Public Transportation is available near the subject property. It is located along Collins Avenue.

Economic Factors

Market Drivers (Miami Beach)

Colliers

Miami Beach Convention Center Hotel

In late 2018, Miami Beach voters approved a plan to build a convention center hotel after two previous efforts to get a hotel project off the ground failed. Voters authorized the lease of city land and the construction of an 800-room hotel that will connect to the convention center, which allows Miami Beach to execute a previously negotiated ground lease already approved by the City Commission. According to the terms of the lease agreement, the hotel will have to pay Miami Beach either fixed rent totaling \$16.6 million over the first 10 years or a percentage of hotel revenue, whichever is greater. Grand Hyatt committed to the developers to oversee hotel operations when the hotel opens in 2023. Miami Beach estimates that the city will also collect \$96 million in taxes from the hotel over 30 years.

The Convention Center hotel, at the corner of 17th Street and Convention Center Drive, will include a large, resort-style pool deck atop a 53-foot-tall pedestal. It will also have an 8,000 square foot spa, 5,000 square foot fitness center, and ballrooms. There will be 320 valet-only parking spaces and the project is expected to be completed by 2023. The completion of the Convention Center District with a privately financed hotel will spur economic growth, attract world-class events, strengthen infrastructure with an eye toward resiliency, and improve quality of life by reducing traffic and funding education.



Miami Beach Convention Center

The Miami Beach Convention Center recently wrapped up the main phase of its three-year, \$620 million renovation. The improvements include the addition of 263,000 square feet of space, 10 new meeting rooms and LEED Silver certification, which is granted to environmentally friendly buildings. The renovation brings the facility's total to 1.43 million square feet. Upgrades to the Convention Center were crucial to make the aging facility competitive in the crowded but lucrative convention industry. Officials hope the redevelopment of the convention center will help boost Miami-Dade's \$26 billion tourism industry, helping it to grab a greater share of the U.S. meetings industry.

Colliers

Market Drivers (Miami Beach)



Faena District

Catalyzing a cultural renaissance in Miami, the Faena District is a neighborhood rooted in arts and promotes a lifestyle of cultural inclusiveness. Located between North and South Beach, the Faena District stretches north on Collins Avenue from 32nd to 36th streets, between the Atlantic Ocean and Indian Creek. Home to the landmark Faena Forum showcasing groundbreaking work from art and entertainment to business and technology, and the Faena Theater, a spectacular 150-seat cabaret, offering live musical performances and Faena's original productions. Some of the biggest names in art and design have helped challenge existing concepts of culture, entertainment and community, including Rem Koolhaas/OMA, Foster + Partners, Baz Luhrmann and Catherine Martin, Studio Job, Juan Gatti, Alberto Garutti, Damien Hirst, to name a few.



Beach Clubs

Several beach clubs are located in Mid-Beach, offering residents vibrant social hubs in an exclusive resort setting. These include the Bath Club, Soho House, the Standard and the Edition.

Ocean Drive

Ocean Drive is Miami's most iconic street having been featured in several famous movies and home to a stretch of award-winning restaurants, cafes, bars, nightclubs, boutiques, and hotels. The main strip runs parallel to the Atlantic Ocean and the renowned South Beach making it a hotspot for locals and tourists alike. It is recognized by its pastel-hued, art deco buildings, colorful night lights as well as the fancy fast cars.

Lincoln Road

Located in the heart of a world-class entertainment district, office and retail space in Miami Beach is in high demand due to its proximity to Lincoln Road's promenade of 200-plus retail shops and restaurants, as well as the numerous luxury hotel offerings nearby catering to corporate clients. South Beach's crown jewel, Lincoln Mall Road, is a ten-block mecca of shopping, dining and entertainment is constantly bustling with a mix of locals and tourists, which creates an unmistakable energy and an ultimate spot for people-watching. Shopping is a main draw at Lincoln Road, with the mall showcasing major national and international stores, unique offerings not found in other cities, art galleries, souvenir, and cigar shops.

Top Restaurants

Miami Beach is one of the strongest retail and culinary trade markets in Miami-Dade due to the high traffic of visitors as well as full-time and seasonal residents. Beyond the touristic Ocean Drive dining options, restaurants in Miami Beach range from luxury hotel restaurants to a family-owned local restaurants serving fresh local seafood, the finest cuts of meat, and employing internationally renowned chefs. The Miami New Times ranks the following Miami Beach restaurants as the Top 10 in 2022:

- | | |
|------------------------------|--------------------|
| 1. Abbalé Telavivian Kitchen | 6. Lucali |
| 2. Azabu | 7. Macchialina |
| 3. Carbone | 8. Red South Beach |
| 4. Joe's Stone Crab | 9. Stubborn Seed |
| 5. La Sandwicherie | 10. Sweet Liberty |



Fontainebleau Miami Beach

The iconic Fontainebleau Miami Beach luxury hotel is one of the most historically and architecturally significant hotels on Miami Beach. TRAVEL + LEISURE ranks Fontainebleau Miami Beach the top hotel in Miami Beach with its striking design, contemporary art, music, fashion and technology. The hotel is situated oceanfront on Collins Avenue in the heart of Millionaire's Row. For more than half a century Fontainebleau has been a Miami Beach landmark designed by legendary architect Morris Lapidus. Located on the pristine Atlantic Ocean beach, the 22-acre oceanfront hotel underwent a \$1 billion renovation and features signature restaurants by award-winning chefs; two chic nightlife venues; a two-story, 40,000-square-foot spa, eleven distinctive pool experiences, and state-of-the-art conference and event facilities.

Mount Sinai Medical Center

Known as Miami Shore's Premier Hospital, Mount Sinai Medical Center is the largest private independent not-for-profit teaching hospital in South Florida combining technology, research, and academics to provide innovative and comprehensive care in cardiology, neuroscience, oncology and orthopedics.

Miami Beach Jewish Community Center

The Miami Beach Jewish Community Center (JCC) is a community sponsored center that offers after-school programs, aquatics, children's camps, gymnastics, basketball, and flag football. The center also features a state-of-the-art fitness center, cultural programs, personalized training and over 60 free group exercise classes. In total, the Miami JCC total 5,000 members, 600 campers each summer, 250 sports, recreational and enrichment programs, 100 seasonal arts and cultural adult programs, and \$175,000 + in scholarships provided to community members in need.

Community Services

Community services and facilities are readily available in the surrounding area. These include public services such as fire stations, hospitals, police stations, and schools (all ages). The subject property is in the Miami-Dade County School District.

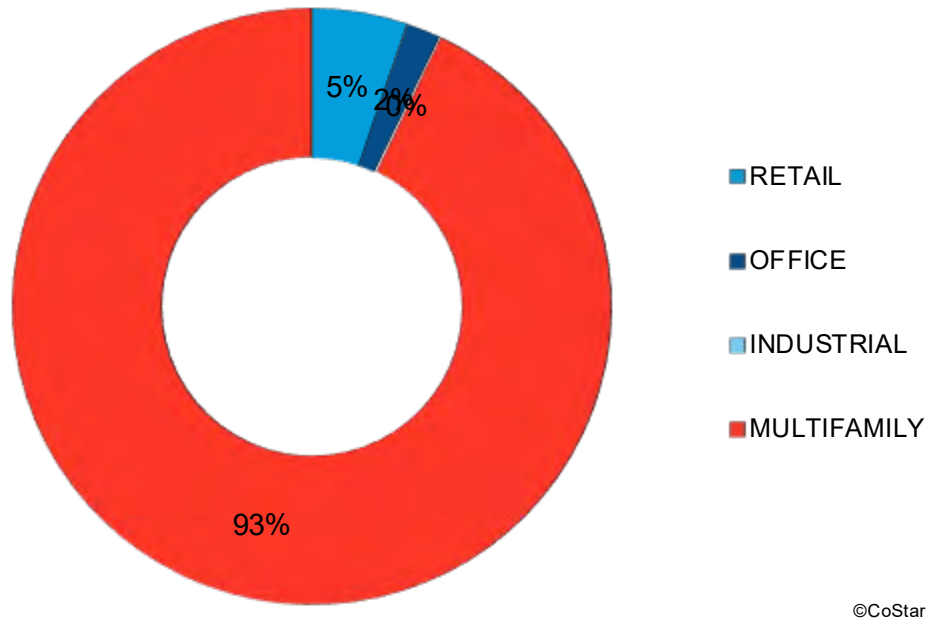
IMMEDIATE AREA PROFILE

This section discusses uses and development trends in the immediate area that directly impact the performance and appeal of the subject property.

Predominant Land Uses

Significant development in the immediate area consists of multifamily, retail, mixed-use, and office uses along major arterials that are interspersed with single-family residential developments removed from arterials. The local area has a mix of commercial uses nearby, and the composition is shown in the following graph.

COMMERCIAL AREA COMPOSITION



Residential Development

Residential users in the immediate area are primarily single family residential. The subject's immediate residential neighborhood is mostly comprised of high-end homes. The homes in the neighborhood range in size from approximately 1,300 SF to over 15,000 SF.

Currently, the subject's municipality of Wellington has 230 residential properties for sale within the local MLS (single family only). The asking prices ranged between \$550,000 and \$80,000,000. Properties have been on the market for as little as 1 day to approximately 974 days.

Market Analysis

Status: Active (230)

	#BEDS	#FB	LA	LP\$	LP\$/SqFt	SP\$	SP\$/SqFt	DOM	SP\$/LP\$
Min				\$550,000.00	\$215.55	-	-	1	-
Max	10	11	15132	\$80,000,000.00	\$6,759.37	-	-	974	-
Avg	5	4	4110	\$11,038,980.43	\$2,175.10	-	-	141	-
Median	5	4	3500	\$5,599,999.50	\$1,725.37	-	-	81	-

Consequently, in the past twelve months from effective date of value (November 2023 to November 2022), the subject's municipality of Miami Beach had 223 closed sales as per the local MLS (single family only). The sales prices ranged between \$475,000 to \$57,000,000. Properties ranged on the market between 0 days and 746 days.

Market Analysis

Status: Closed (223)

	#BEDS	#FB	LA	LP\$	LP\$/SqFt	SP\$	SP\$/SqFt	DOM	SP\$/LP\$
Min				\$695,000.00	\$240.38	\$475,000.00	\$319.22		.68
Max	11	12	19778	\$68,000,000.00	\$6,415.74	\$57,000,000.00	\$5,346.45	746	1.28
Avg	4	4	3427	\$6,307,805.02	\$1,473.79	\$5,792,232.94	\$1,360.90	112	.91
Median	4	3	2906	\$3,450,000.00	\$1,197.45	\$3,100,000.00	\$1,089.83	85	.92

Multi-Family Development

The following chart shows a summary of multi-family data by type in the immediate area from CoStar.

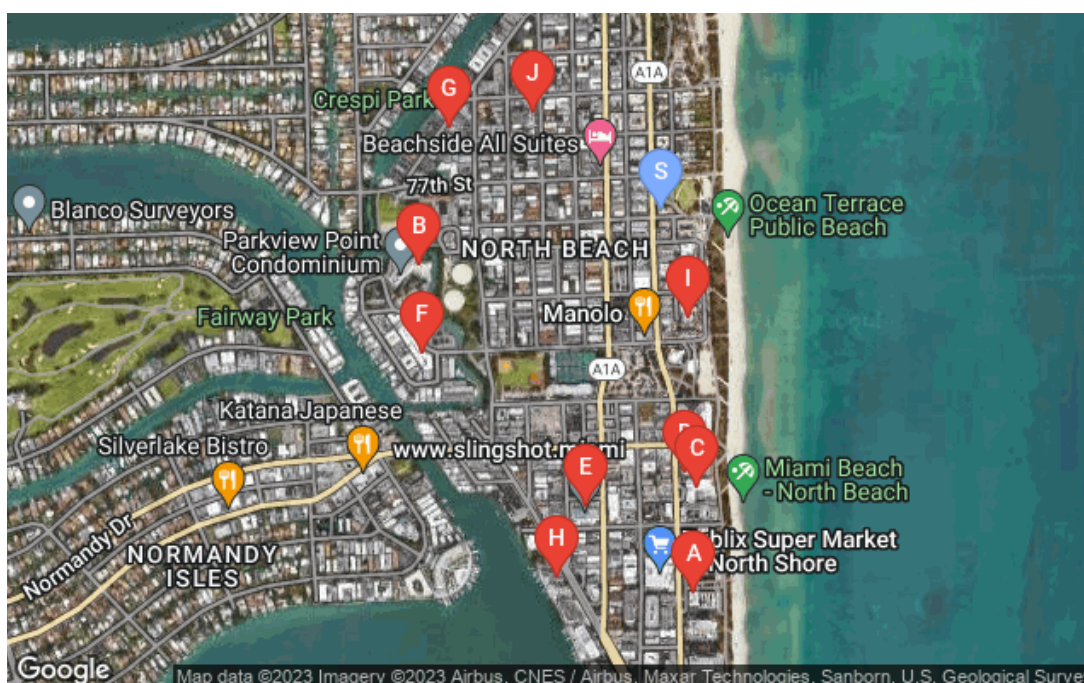
MULTIFAMILY SUMMARY			
CLASS	PROPERTIES	NRA (SF)	AVG YR BLT
A	2	190,000	2009
B	85	4,347,909	1961
C	324	3,275,067	1951
TOTAL	411	7,812,976	1953

Source: CoStar

The largest three multi-family properties are at 6799 Collins Avenue, 7441 Wayne Avenue and 6917 Collins Avenue with an NRA of 1,000,000 SF, 461,790 SF and 333,989 SF that were built in 2008, 1964 and 1969, respectively. The closest large multi-family property in proximity to the subject is at 7330 Ocean Ter with an NRA of 100,000 SF that was built in 1999. The majority of properties were constructed before 2000. The following chart and map show the subject property and its location relative to the 10 largest multi-family properties in the immediate area from CoStar.

LARGEST MULTIFAMILY PROPERTIES						
NAME	DISTANCE	MAP PIN	CLASS	NRA (SF)	STORIES	YEAR BUILT
Carillon Condos	0.6 Miles	A	B	1,000,000	35	2008
Parkview Point Condos	0.4 Miles	B	B	461,790	15	1964
The Collins Condo	0.4 Miles	C	B	333,989	17	1969
Port Royale Condominium	0.4 Miles	D	B	243,615	14	1971
401 BLU	0.5 Miles	E	C	206,000	17	2006
Parkview Plaza	0.4 Miles	F	B	164,944	5	1980
Ocean House Nobe	0.4 Miles	G	C	131,141	2	1947
Indian Creek Club Condominiums	0.6 Miles	H	B	128,827	10	1981
St. Tropez North Beach	0.2 Miles	I	A	100,000	28	1999
Byron Gardens Condominium	0.3 Miles	J	B	95,200	11	1970

Source: CoStar



Retail Development

The following chart shows a summary of retail data by type in the immediate area from CoStar.

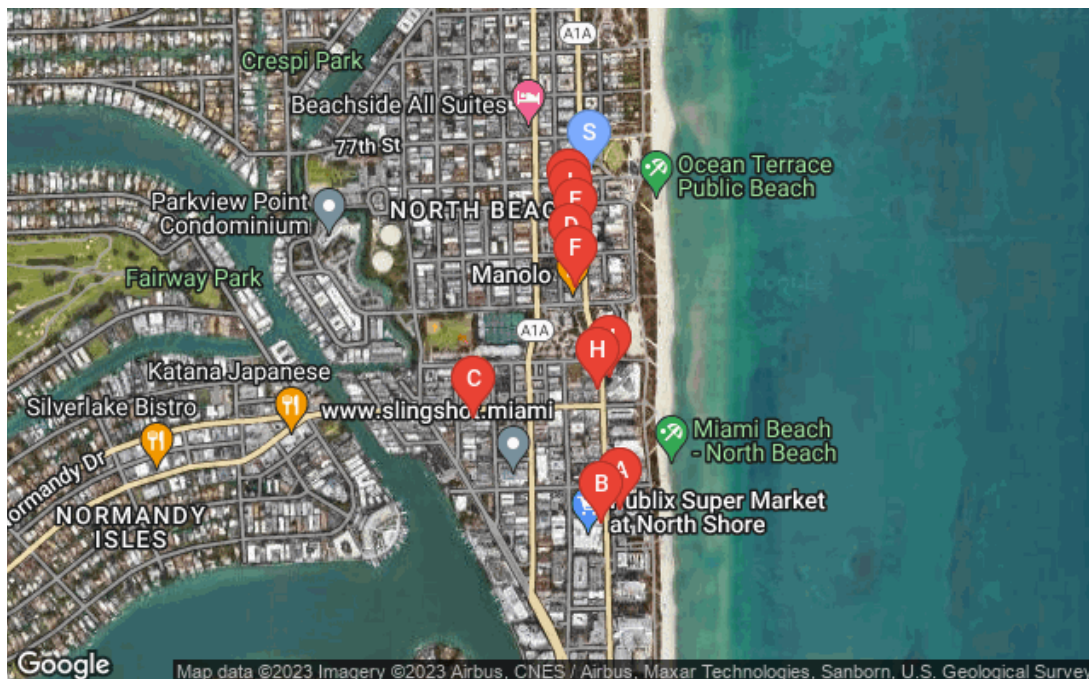
RETAIL SUMMARY					
TYPE	PROPERTIES	NRA (SF)	AVG YR BLT	OCCUPANCY	AVG RENT
General Retail	56	438,152	1956	99.0	\$56.76
TOTAL	56	438,152	1956	99.0	\$56.76

Source: CoStar

The largest three retail properties are at 6879-6899 Collins Avenue, 6870-6880 Collins Avenue and 500 71st Street with an NRA of 59,409 SF, 58,498 SF and 24,917 SF that were built in 2008, 1961 and 1968, respectively. The closest large retail property in proximity to the subject is at 7474 Collins Avenue with an NRA of 12,036 SF that was built in 1950. The majority of properties were constructed before 2000. The following chart and map show the subject property and its location relative to the 10 largest retail properties in the immediate area from CoStar.

LARGEST SHOPPING CENTERS							
NAME	DISTANCE	MAP PIN	TYPE	NRA (SF)	% LEASED	YEAR BUILT	AVG RENT
The Carillon Hotel & Spa	0.5 Miles	A	General Retail	59,409	97.3	2008	\$70.00
Publix at North Shore	0.6 Miles	B	General Retail	58,498	100.0	1961	N/Av
Retail Building	0.4 Miles	C	General Retail	24,917	100.0	1968	N/Av
Retail Building	0.1 Miles	D	General Retail	20,554	100.0	-	N/Av
CVS Pharmacy	0.1 Miles	E	General Retail	15,000	100.0	1986	N/Av
Retail Building	0.2 Miles	F	General Retail	12,652	100.0	1952	N/Av
Retail Building	0.1 Miles	G	General Retail	12,036	100.0	1950	N/Av
AHM 71st Street	0.3 Miles	H	Strip Center	11,677	100.0	1948	N/Av
North Beach - 74th & Collins Ave	0.1 Miles	I	General Retail	10,500	100.0	1952	N/Av
Retail Building	0.3 Miles	J	General Retail	10,000	91.0	1990	\$58.36

Source: CoStar



Office Development

The following chart shows a summary of office data by class in the immediate area from CoStar.

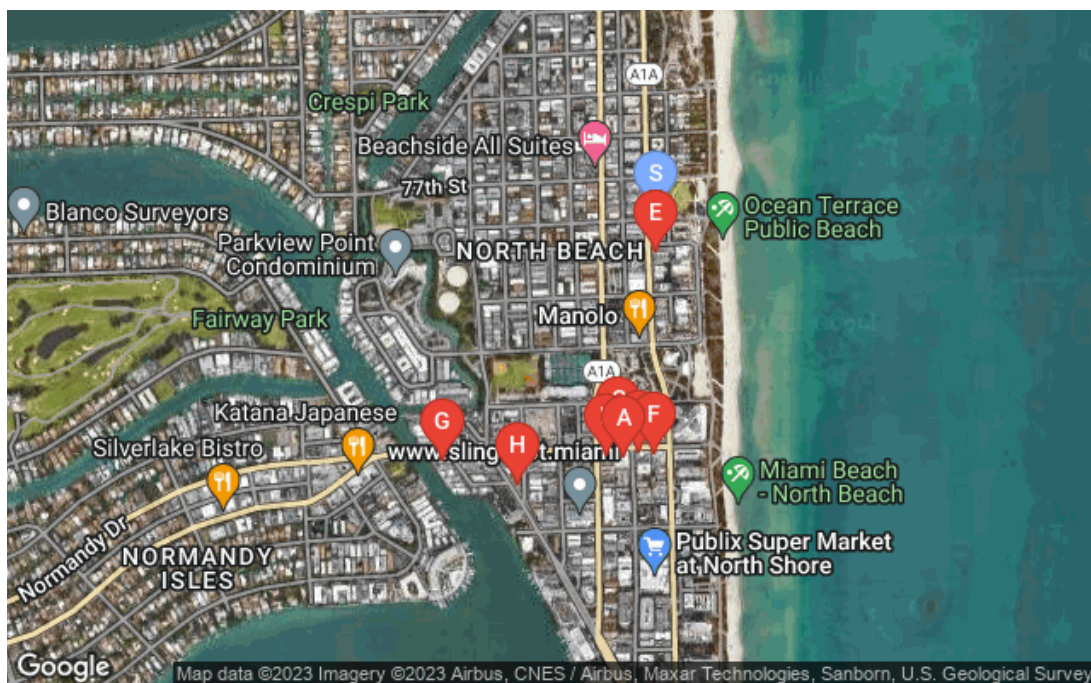
OFFICE SUMMARY					
CLASS	PROPERTIES	NRA (SF)	AVG YR BLT	OCCUPANCY	AVG RENT
A	0	0	-	-	-
B	2	84,623	1962	84.4	\$46.38
C	6	69,727	1944	98.6	\$35.50
TOTAL	8	154,350	1949	95.1	\$38.22

Source: CoStar

The largest three office properties are at 300 71st Street, 220-240 71st Street and 301-317 71st Street with an NRA of 66,022 SF, 19,538 SF and 18,601 SF that were built in 1971, 1956 and 1952, respectively. The closest large office property in proximity to the subject is at 7449 Collins Avenue with an NRA of 13,034 SF that was built in 1948. All of the properties were constructed before 2000. The following chart and map show the subject property and its location relative to the 10 largest office properties in the immediate area from CoStar.

LARGEST OFFICE BUILDINGS							
NAME	DISTANCE	MAP PIN	CLASS	NRA (SF)	% LEASED	YEAR BUILT	AVG RENT
City National Bank	0.4 Miles	A	B	66,022	100.0	1971	N/Av
Office Building	0.4 Miles	B	C	19,538	100.0	1956	\$44.00
Office Building	0.4 Miles	C	B	18,601	68.8	1952	\$46.38
Office Building	0.4 Miles	D	C	13,076	100.0	1948	N/Av
Office Building	0.1 Miles	E	C	13,034	91.9	1948	\$27.00
Office Building	0.4 Miles	F	C	12,675	100.0	1937	N/Av
Office Building	0.5 Miles	G	C	9,956	100.0	1941	N/Av
Office Building	0.5 Miles	H	C	1,448	100.0	1935	N/Av

Source: CoStar



SUBJECT PROPERTY ANALYSIS

The following discussion draws context and analysis on how the subject property is influenced by the local and immediate areas.

Subject Property Analysis

The uses adjacent to the property are noted below:

- › **North** - Vacant Land
- › **South** - Miami Dade Library
- › **East** - Vacant Land
- › **West** - Residential

Access

The subject fronts along Collins Avenue. Based on our field work, the subject's access is rated average/good compared to other properties with which it competes.

Visibility

The subject is clearly visible in both directions along the street. The visibility of the property is not hampered by adjacent properties, trees or other obstructions. In comparison to competitive properties, the subject property has good visibility.

Subject Conclusion

Trends in the local and immediate areas, adjacent uses and the property's specific location features indicate an overall positive external influence for the subject, which is concluded to have a good position in context of competing properties.

SUMMARY

The subject property is located proximate to one of the most popular shopping and entertainment destinations in Florida. The area experiences a high volume of visitors and tourists who are attracted to the nearby beaches, shopping, and entertainment in the area. The local area benefits both from high traffic counts as well as a high amount of pedestrian foot traffic. The area has a dense residential population due to surrounding condominium and other multi-family developments. Real estate in the immediate area is widely considered some of the most valuable real estate within the state of Florida and that trend is expected to continue. Overall, the condition and appeal of the area is good.

General Description The subject site consists of 1 parcel. As noted below, the subject site has 7,000 SF (0.16 AC) of land area. The area is estimated based on the assessor's parcel map, and may change if a professional survey determines more precise measurements. Going forward, our valuation analyses will utilize the usable site area. The following discussion summarizes the subject site size and characteristics. An external factor is present as the subject is located near Altos Del Mar/Pirate Park.

Assessor Parcel 02-3202-004-0450

Number Of Parcels 1

Land Area	Acres	Square Feet
Primary Parcel	0.16	7,000
Unusable Land	0.00	0
Excess Land	0.00	0
Surplus Land	0.00	0
Total Land Area	0.16	7,000

Shape Rectangular - See Plat Map For Exact Shape

Topography Level at street grade

Adjacent Use North Vacant Land

Adjacent Use South Miami Dade Library

Adjacent Use East Vacant Land

Adjacent Use West Residential

Zoning Residential Single Family (RS-4)

Drainage Assumed Adequate

Utilities All available to the site

Street Improvements	Street	Direction	No. Lanes	Street Type	Curbs	Sidewalks	Streetslights	Center Lane	Gutters
Collins Avenue	Primary Street	one-way	three-lane	major arterial	✓	✓	✓		

Frontage The subject has approximately 49 feet of frontage on Collins Avenue.

Accessibility **Average/Good** - The subject's driveway is accessed off of Collins Avenue.

Exposure **Average/Good** - The subject is located on Collins Avenue. It has good access and good visibility.

Seismic The subject is in a no risk zone.

Flood Zone Zone AE. This is referenced by Community Number 120651, Panel Number 12086C0326L, dated September 11, 2009. Zone AE is a High Risk Special Flood Hazard Area (SFHA). Special Flood Hazard Areas represent the area subject to inundation by 1-percent-annual chance flood. Structures located within the SFHA

have a 26-percent chance of flooding during the life of a standard 30-year mortgage. Federal floodplain management regulations and mandatory flood insurance purchase requirements apply in these zones. Areas subject to inundation by the 1-percent-annual-chance flood event determined by detailed methods. BFEs are shown within these zones. (Zone AE is used on new and revised maps in place of Zones A1–A30.)

Easements

A preliminary title report was not available for review. During the on-site inspection, no adverse easements or encumbrances were noted. This appraisal assumes that there is no negative value impact on the subject improvements. If questions arise regarding easements, encroachments, or other encumbrances, further research is advised.

Soils

A detailed soils analysis was not available for review. Based on the development of the subject, it appears the soils are stable and suitable for the existing improvements.

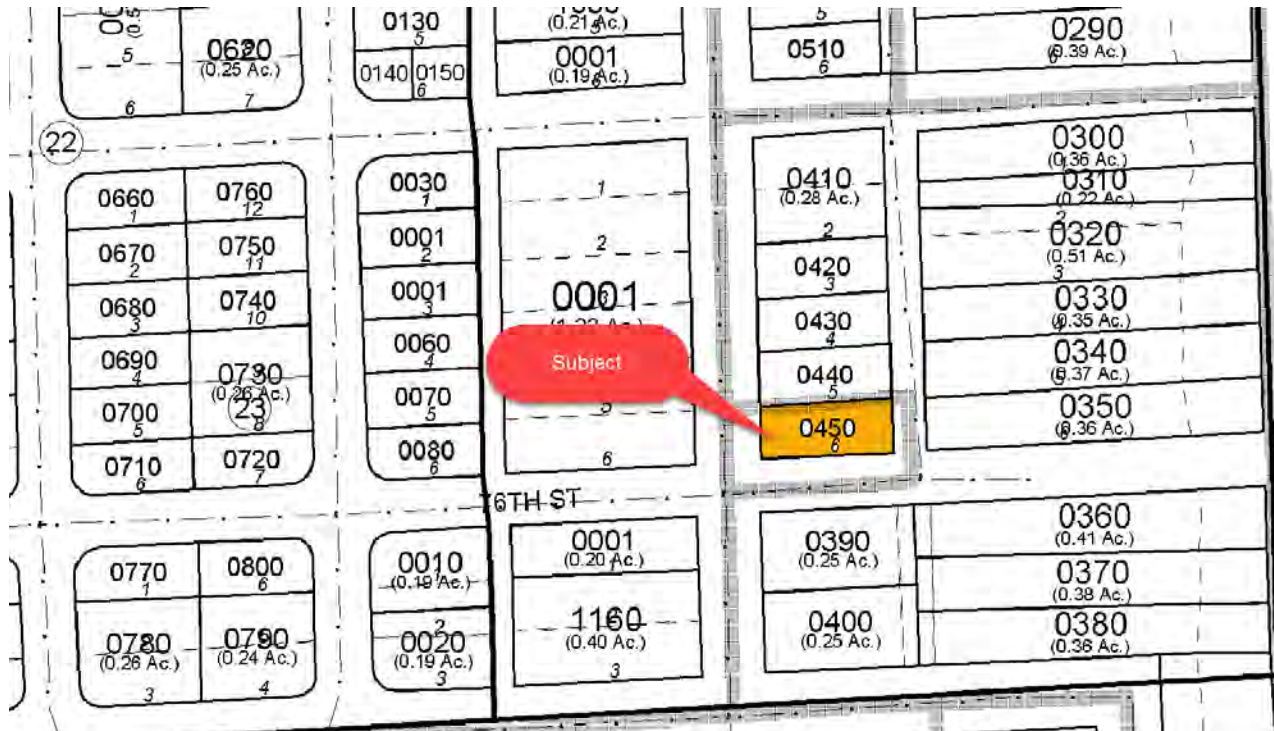
Hazardous Waste

We have not conducted an independent investigation to determine the presence or absence of toxins on the subject property. If questions arise, the reader is strongly cautioned to seek qualified professional assistance in this matter. Please see the Assumptions and Limiting Conditions for a full disclaimer.

Conclusion

Overall, the subject site is considered a good residential site in terms of its location, exposure, and access to employment, education and shopping centers. All of these characteristics provide supporting uses for the subject site making it desirable for multifamily development. Overall there are no known factors that would limit the site's development according to its highest and best use.

PLAT MAP



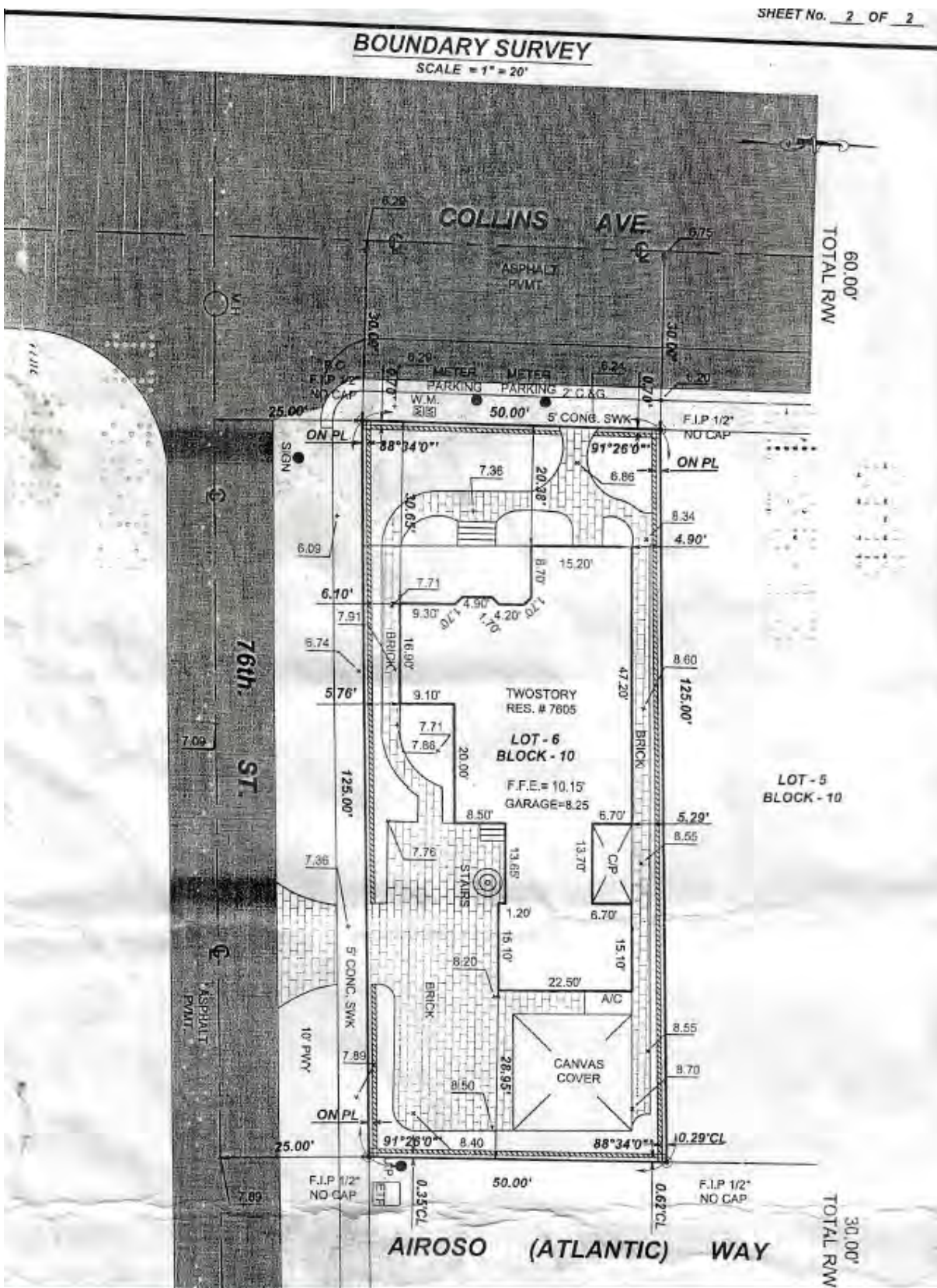
ZONING MAP



FLOOD MAP



SURVEY



Introduction	The information presented below is a basic description of the proposed improvements. This information is used in the valuation of the property. Reliance has been placed upon information provided by sources deemed dependable for this analysis. It is assumed that there will be no hidden defects, and that all structural components will be functional and operational, unless otherwise noted. If questions arise regarding the integrity of the improvements or their operational components, it may be necessary to consult additional professional resources.
Property Type	Single Family Residence
Number of Units	1
Total Number of Buildings	1
Number of Stories	2
Gross Living Area (GLA)	3,046 SF
Gross Building Area (GBA)	3,461 SF
Number of Bedrooms	3
Number of Bathrooms	3 Full 1 Half
Parking Total	5 (Surface)
Year Built	1948
Year Renovated	2019
Age/Life Analysis	
Actual Age	75 Years
Effective Age	15 Years
Economic Life	60 Years
Remaining Life	45 Years
Quality	Good
Condition	Good
Marketability	Good
Basic Construction	Concrete block
Foundation	Concrete slab on piles
Framing	Structural steel with masonry and concrete encasement
Exterior Walls	Stucco
Roof Type	Gabled
Roof Cover	Barrel Tile Roofs
Insulation	Exact type unknown, assumed adequate (R-type) and to code for both walls and ceilings.
Plumbing	Each bathroom includes a toilet, sink, and a shower/tub kit with wall-mounted showerhead. Kitchen includes a sink, dishwasher, and garbage disposal. There is a laundry room with washer/dryer. Consistent with market expectations.
Air Conditioning	HVAC

Heating	Forced Air
Hot Water	Standard
Lighting	Fluorescent and Incandescent
Electrical	The building has a master meter
Interior Walls	Drywall
Ceilings	Drywall
Windows	Casement windows
Doors	Exterior doors are single solid-core wood door set on a steel frame. Interior doors are hollow, painted wood
Flooring	Tile, Carpet, and Wood flooring
Elevators	None
Residence Amenities	Open pool, covered patio, and roof-top terrace
Fireplace	None
Appliances	Thermador Gas Range, Stainless Steel Appliances, and Subzero Fridge
Laundry	In-unit full washer/dryers
Countertops	The subject's kitchen include stone countertop
Cabinets	Wood cabinets
Security	Security alarm system
Fire Protection	The subject has smoke alarms but does not have a fire sprinkler system.
Landscaping	The subject has a typical amount of landscaping with mature plantings surrounding the property.
Deferred Maintenance	Deferred maintenance is measured as the cost of repairing or restoring the item to new or reasonably new condition. Based on our interview with the property manager and the onsite inspection by the field appraiser, no observable deferred maintenance exists.
Hazardous Materials	This appraisal assumes that the improvements will be constructed free of all hazardous waste and toxic materials, including (but not limited to) asbestos. Please refer to the Assumptions and Limiting Conditions section regarding this issue.
Conclusion	The subject improvements are in good for the surrounding neighborhood. The interiors have been kept in good condition having been renovated in 2019. The roofs were not inspected but are reported to be in good condition. The property has a good curb appeal typical of the area.

INTRODUCTION

Assessment of real property is established by an assessor that is an appointed or elected official charged with determining the value of each property. The assessment is used to determine the necessary rate of taxation required to support the municipal budget. A property tax is a levy on the value of property that the owner is required to pay to the municipality in which it is situated. Multiple jurisdictions may tax the same property.

The subject property is located within Miami Dade County. The assessed value and property tax for the current year are summarized in the following table.

ASSESSMENT & TAXES							
Tax Year	2023					Tax Rate	18.8967
Tax Rate Area	0200 Miami Beach					Taxes Current	Yes
APN	LAND	IMPV	EXTRE FEATURE VALUE	TOTAL	EXEMPTIONS	TAXABLE	BASE TAX
02-3202-004-0450	\$1,365,000	\$521,589	\$50,327	\$1,936,916	\$1,249,679	\$687,237	\$12,209
Totals	\$1,365,000	\$521,589	\$50,327	\$1,936,916	\$1,249,679	\$687,237	\$12,209
Total/Unit	\$1,365,000	\$521,589	\$50,327	\$1,936,916	\$1,249,679	\$687,237	\$12,209
Total/SF (NRA)	\$448.13	\$171.24	\$16.52	\$635.89	\$410.27	\$225.62	\$4.01
ADDITIONAL TAX CHARGES							
Total Additional Tax Charges							\$0
Total Additional Tax Charges Per Unit							\$0
Total Additional Tax Charges Per SF (NRA)							\$0.00
Total Base Tax Without Early Payment							\$12,209
Total Base Tax Per Unit Without Early Payment							\$12,209
Total Base Tax Per SF (NRA) Without Early Payment							\$4.01
Discount For Early Payment		4%			(\$488)		
Total Base Tax With Early Payment							\$11,721
Total Base Tax Per Unit With Early Payment							\$11,721
Total Base Tax Per SF (NRA) With Early Payment							\$3.85

Source: Miami Dade County Assessment & Taxation

SUBJECT PROPERTY ANALYSIS

The total assessment for the subject property is \$1,936,916 or \$276.70/SF. The subject property benefits from an exemption in the amount of \$1,249,679, reducing the taxable assessment to \$687,237 or \$98.18/SF. Total taxes for the property are \$12,987 or \$1.86/SF.

As part of the scope of work, we researched assessment and tax information related to the subject property. The following are key factors related to local assessment and taxation policy. Real property in Miami Dade County is assessed at 70%-90% of market value. Real property is reassessed annually. The next scheduled reassessment date is January 1, 2024. In addition to scheduled reassessments, properties in Miami Dade County are reassessed upon sale, conversion, renovation or demolition.

According to the Miami Dade County Assessor's Office, real estate taxes for the subject property are current as of the date of this report.

INTRODUCTION

Zoning requirements typically establish permitted and prohibited uses, building height, lot coverage, setbacks, parking and other factors that control the size and location of improvements on a site. The zoning characteristics for the subject property are summarized below:

ZONING SUMMARY	
Municipality Governing Zoning	City of Miami Beach Planning & Zoning Department
Current Zoning	Residential Single Family (RS-4)
Permitted Uses	Permitted uses within this zoning district primarily include Residential.
Prohibited Uses	Any use not allowed in RS-4
Current Use	Single Family Residence
Is Current Use Legally Permitted?	Yes
Zoning Change	Not Likely
ZONING REQUIREMENTS	
Conforming Use	The proposed improvements represent a conforming use within this zone
Minimum Site Area	6,000 SF
Maximum Site Coverage	30%
Minimum Yard Setbacks	
Front (Feet)	20
Rear (Feet)	0
Side (Feet)	25% of the lot width
Required Parking Spaces	0

Source: City of Miami Beach Planning & Zoning Department

ZONING CONCLUSIONS

Based on the interpretation of the zoning ordinance, the subject property is an outright permitted use that could be rebuilt if unintentionally destroyed.

Detailed zoning studies are typically performed by a zoning or land use expert, including attorneys, land use planners, or architects. The depth of our analysis correlates directly with the scope of this assignment, and it considers all pertinent issues that have been discovered through our due diligence. Please note that this appraisal is not intended to be a detailed determination of compliance, as that determination is beyond the scope of this real estate appraisal assignment.

RESIDENTIAL MARKET ANALYSIS

In this section, market conditions that influence the subject will be considered. The major factors requiring consideration are the supply and demand conditions, which affect the competitive position of the subject. The subject is a single-family residence. Therefore, it is appropriate to analyze the single-family residential market. We focus on the demographics of the subject neighborhood, supply and demand conditions in Florida, and then we will analyze the subject's Wellington market.

DEMOGRAPHIC ANALYSIS

Demand for additional residential property is a direct function of population change. Residential communities are products of a clearly definable demand relating directly to population shifts.

Housing, Population and Household Formation

The following table illustrates the population and household changes for the subject market.

POPULATION			
	1 MILE	3 MILES	5 MILES
2010 Population	23,549	64,413	183,071
2020 Population	23,033	65,422	185,767
2022 Population	24,081	69,802	192,508
2027 Population	23,920	69,979	194,701
Change 2010-2020	(2.19%)	1.57%	1.47%
Change 2020-2022	4.55%	6.69%	3.63%
Change 2022-2027	(0.67%)	0.25%	1.14%

Source: Pitney Bowes/Gadberry Group - GroundView®

HOUSEHOLDS			
	1 MILE	3 MILES	5 MILES
2010 Households	11,614	30,800	78,040
2020 Households	11,413	30,741	79,325
2022 Households	12,239	33,568	84,428
2027 Households	12,470	34,452	87,042
Change 2010-2020	(1.73%)	(0.19%)	1.65%
Change 2020-2022	7.24%	9.20%	6.43%
Change 2022-2027	1.89%	2.63%	3.10%

Source: Pitney Bowes/Gadberry Group - GroundView®

Population and households represent basic units of demand in the market. The subject's one-mile radius notes gradual population growth over the next five years, with household size anticipated to also increase. The subject's neighborhood has been built out for many years. Overall, the lack of open developable land coupled with high construction costs create a barrier to entry for new homes.

Income Distributions

Household income available for expenditure on housing and other consumer items is a primary factor in determining the price/rent level of housing demand in a market area. In the case of this study, a projection of household income identifies (in gross terms) the market from which the subject submarket draws. The table on the following page illustrates estimated household income distribution for the subject market.

INCOME			
	1 MILE	3 MILES	5 MILES
2022			
Average Household Income	\$76,974	\$108,757	\$98,709
Median Household Income	\$49,244	\$70,313	\$61,034
Per Capita Income	\$39,368	\$52,459	\$44,210
2027			
Average Household Income	\$94,983	\$130,244	\$119,168
Median Household Income	\$62,555	\$86,731	\$75,978
Per Capita Income	\$49,825	\$64,310	\$54,404

Source: Pitney Bowes/Gadberry Group - GroundView®

2022 HOUSEHOLDS BY INCOME			
	1 MILE	3 MILES	5 MILES
<\$15,000	14.3%	9.9%	10.9%
\$15,000-\$24,999	13.8%	8.6%	9.5%
\$25,000-\$34,999	8.5%	7.6%	9.9%
\$35,000-\$49,999	14.1%	11.5%	12.8%
\$50,000-\$74,999	15.6%	15.1%	15.4%
\$75,000-\$99,999	11.3%	11.6%	10.8%
\$100,000-\$149,999	11.0%	13.6%	12.1%
\$150,000-\$199,999	4.8%	8.2%	6.8%
\$200,000 or greater	6.6%	13.9%	11.9%

Source: Pitney Bowes/Gadberry Group - GroundView®

An analysis of the income data indicates that the market is generally comprised of mid-income economic cohort groups. The subject's local housing market has shown significant increases over the most recent five years, including during the COVID-19 pandemic. It is noted that the income figures presented for 2027 are adjusted for inflation. As such, a significant growth in income (adjusted for inflation) is projected in the subject market area.

Outlook

Based on the preceding analysis, the immediate area surrounding the subject is projected to experience an increase in terms of income and the subject's market area is expected to witness population growth over the next five years. The subject's immediate area would likely generate significant interest in both new home vs. resale scenario.

OVERVIEW OF MIAMI BEACH HOUSING MARKET

Miami-Dade County Local Residential Market Metrics - Q3 2023

Single-Family Homes

Municipalities and Census-Designated Places*



Name of County, Municipality, or CDP*	Closed Sales	Y/Y % Chg.	Closed Sales Paid in Cash	Y/Y % Chg.	Median Sale Price	Y/Y % Chg.	Average Sale Price	Y/Y % Chg.
Miami-Dade County	2,752	-5.1%	750	-4.7%	\$615,000	9.8%	\$1,028,325	7.0%
Aventura (City)	4	0.0%	1	-66.7%	\$1,662,500	-18.6%	\$1,832,500	-49.8%
Bal Harbour (Village)	1	N/A	1	N/A	\$6,800,000	N/A	\$6,800,000	N/A
Bay Harbor Islands (Town)	5	150.0%	3	50.0%	\$3,075,000	-50.0%	\$3,474,000	-43.5%
Biscayne Park (Village)	12	-7.7%	8	100.0%	\$960,000	2.7%	\$1,224,071	6.0%
Brownsville (CDP)	25	4.2%	5	66.7%	\$413,500	14.2%	\$396,720	12.7%
Coral Gables (City)	69	-21.6%	40	-23.1%	\$1,535,000	-7.0%	\$2,275,880	-20.1%
Coral Terrace (CDP)	28	-36.4%	16	6.7%	\$615,000	5.1%	\$688,068	9.6%
Country Club (CDP)	15	-28.6%	0	-100.0%	\$600,000	18.8%	\$642,167	21.9%
Country Walk (CDP)	27	-12.9%	2	-33.3%	\$621,000	4.5%	\$641,388	7.5%
Cutler Bay (Town)	96	7.9%	10	-23.1%	\$602,500	9.5%	\$652,349	12.2%
Doral (City)	73	-7.6%	15	-16.7%	\$1,030,000	26.8%	\$1,078,854	19.5%
El Portal (Village)	4	-50.0%	2	100.0%	\$832,500	1.1%	\$966,250	7.9%
Fisher Island (CDP)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Florida City (City)	23	64.3%	4	0.0%	\$390,000	20.0%	\$424,561	33.7%
Fountainebleau (CDP)	10	-33.3%	2	-33.3%	\$672,500	22.3%	\$699,690	16.7%
Gladeview (CDP)	33	106.3%	13	225.0%	\$345,000	2.1%	\$361,846	8.6%
Glenvar Heights (CDP)	13	-23.5%	8	33.3%	\$1,650,000	34.7%	\$1,719,692	31.9%
Golden Beach (Town)	1	-50.0%	0	-100.0%	\$6,850,000	-68.9%	\$6,850,000	-68.9%
Golden Glades (CDP)	29	-9.4%	6	-53.8%	\$547,000	5.2%	\$572,531	4.7%
Goulds (CDP)	19	-29.6%	2	-50.0%	\$465,000	-3.5%	\$613,474	21.0%
Hialeah (City)	115	-14.2%	19	-24.0%	\$540,000	11.3%	\$551,317	14.4%
Hialeah Gardens (City)	12	9.1%	0	-100.0%	\$480,000	3.2%	\$695,575	30.3%
Homestead (City)	132	-2.9%	16	-15.8%	\$480,000	7.9%	\$476,209	8.8%
Indian Creek (Village)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Ives Estates (CDP)	20	5.3%	3	-40.0%	\$555,500	11.1%	\$586,475	15.0%
Kendale Lakes (CDP)	43	-4.4%	8	-27.3%	\$695,000	13.9%	\$715,907	2.4%
Kendall (CDP)	80	-2.4%	25	4.2%	\$895,000	-10.5%	\$1,061,544	-8.1%
Kendall West (CDP)	27	92.9%	7	600.0%	\$650,000	6.7%	\$655,276	5.0%
Key Biscayne (Village)	8	-50.0%	6	-45.5%	\$2,500,000	-41.9%	\$2,842,250	-53.9%
Leisure City (CDP)	35	-16.7%	4	100.0%	\$445,500	6.7%	\$453,843	10.2%
Medley (Town)	0	-100.0%	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Miami (City)	290	3.9%	119	5.3%	\$670,000	13.6%	\$1,206,947	-18.6%
Miami Beach (City)	65	30.0%	47	20.5%	\$3,300,000	7.3%	\$7,078,857	86.0%

EXPOSURE TIME & MARKETING PERIOD

Exposure time is defined as "The estimated length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal; a retrospective opinion based on an analysis of past events assuming a competitive and open market" (The Dictionary of Real Estate Appraisal, Appraisal Institute, 2015). Reasonable exposure time is impacted by the aggressiveness and effectiveness of a property's exposure to market participants, availability and cost of financing, and demand for similar investments. Exposure time is best established based the recent history of marketing periods for comparable sales, discussions with market participants and information from published surveys.

The availability of acquisition financing factors into exposure time. In recent quarters, financing has been available for well-positioned commercial real estate, particularly for stabilized assets within core MSAs and owner/user deals. For second tier or marginal properties, financing has been available but subject to more stringent requirements. Based on review of the local capital market, we conclude that adequate financing options would have been available to consummate a sale of the property on the date of value.

Exposure Time Conclusion

The preceding information generally supports an exposure time range from 3 to 6 months for Single Family Residence properties. The subject property is of good quality and is in good condition. Considering these factors, a reasonable estimate of exposure time for the subject property is six months or less.

Marketing Period Conclusion

Marketing period is very similar to exposure time, but reflects a projected time period to sell the property, rather than a retrospective estimate. We have reviewed open listings and discussed the market with local participants, and given the nature of the subject property, we feel that a time period of six months or less is supported for the subject's marketing period.

INTRODUCTION

This section develops the highest and best use of the subject property as-vacant and as-proposed. The highest and best use, or most probable use, must be legally permissible, physically possible, financially feasible, and maximally productive.

As-Vacant Analysis

Permitted uses of the subject's Residential Single Family (RS-4) zoning were listed in the Zoning Analysis section. Regarding physical characteristics, the subject site is rectangular in shape and has level topography with average/good access and average/good exposure. The subject site has frontage on a neighborhood street. The immediate area is developed with predominantly single-family residential development. Based on our observations of land development trends for sites with similar zoning and physical characteristics as the subject and analysis of current supply/demand trends, the highest and best use of the subject site as-vacant is development of a residential property as market conditions warrant.

As-Proposed Analysis

The subject's Single Family Residence use (as-proposed) is permitted outright by the RS-4 zoning. The legal factors influencing the highest and best use of the subject property support the existing use. The subject's improvements will be constructed in 2023 and have a remaining economic life of 45 years based on our estimate. The project is of good quality construction and in good condition, with adequate service amenities. Legal, physical, locational and marketability factors support the existing use as the highest and best use of the subject site.

In addition to legal, physical and locational considerations, analysis of the subject property as-proposed requires the treatment of alternative uses for the property. The five possible alternative treatments of the property are demolition, expansion, renovation, conversion, and the subject's use "as-proposed". Among the five alternative uses, continued use as a residential property is the Highest and Best Use of the subject property as-proposed.

INTRODUCTION

The following presentation of the appraisal process deals directly with the valuation of the subject property. The following paragraphs describe the standard approaches to value that were considered for this analysis.

INCOME APPROACH

The Income Approach is based on the premise that properties are purchased for their income producing potential. It considers both the annual return on the invested principal and the return of the invested principal. This valuation technique entails careful consideration of contract rents currently in place, projected market rents, other income sources, vacancy allowances, and projected expenses associated with the efficient operation and management of the property. The relationship of these income estimates to property value, either as a single stream or a series of projected streams, is the essence of the income approach. The two fundamental methods of this valuation technique include Direct Capitalization and Effective Gross Income Multiplier.

Development of the Income Approach is not a specific scope requirement of this assignment. Characteristics specific to the subject property do not warrant that this valuation technique is developed. Based on the preceding information, the Income Approach will not be presented.

SALES COMPARISON APPROACH

The Sales Comparison Approach is based on the principle of substitution, which asserts that no one would pay more for a property than the value of similar properties in the market. This approach analyzes comparable sales by applying transactional and property adjustments in order to bracket the subject property on an appropriate unit value comparison. The sales comparison approach is applicable when sufficient data on recent market transactions is available. Alternatively, this approach may offer limited reliability because many properties have unique characteristics that cannot be accounted for in the adjustment process.

Development of the Sales Comparison Approach is a specific scope requirement of this assignment. Characteristics specific to the subject property warrant that this valuation technique to be developed. Sufficient sales data is available to provide a credible value estimate by the Sales Comparison Approach. Based on this reasoning, the Sales Comparison Approach is presented within this appraisal.

LAND VALUATION

Development land in the subject marketplace is most often valued utilizing the Sales Comparison Approach. Development of the subject site value is a specific scope requirement of this assignment. Characteristics specific to the subject property warrant that a site value is developed. The site value is required to be developed for use within the Cost Approach. Within the Site Valuation section, the subject is valued as one marketable economic site.

COST APPROACH

The Cost Approach is a set of procedures through which a value indication is derived for the fee simple estate by estimating the current cost to construct a reproduction of (or replacement for) the existing structure, including an entrepreneurial incentive or profit; deducting depreciation from the total cost; and adding the estimated land value. Adjustments may then be made to the indicated value of the fee simple estate in the subject property to reflect the value of the property interest being appraised. For investment properties, this valuation technique is most often relied upon as a test of financial feasibility for proposed construction.

Development of the Cost Approach is a specific scope requirement of this assignment. Characteristics specific to the subject property warrant that this valuation technique is developed. Knowledgeable buyers and sellers typically do not rely on this valuation technique for properties similar to the subject. Based on the preceding information, the Cost Approach will be presented.

VALUE CONCLUSION

The Sales Comparison and Cost approaches are used to value the subject property, which will be reconciled into the final opinion of market value in the Analysis of Value Conclusions section.

INTRODUCTION

The As Complete Value of the subject's fee simple interest is estimated using the Sales Comparison Approach, which is recognized as the standard appraisal technique for residential improvements. The Income Capitalization Approach is not applicable when valuing non-income producing properties and are therefore excluded. Its exclusion is not detrimental to the reliability or credibility of the final value conclusion. The Cost Approach has been developed as the subject is a proposed construction and no depreciation has to be calculated.

The Sales Comparison Approach is based on the principle of substitution, which asserts that no one would pay more for a property than the value of similar properties in the market. This approach analyzes comparable sales by applying transactional and property adjustments in order to bracket the subject property on an appropriate unit value comparison. The sales comparison approach is applicable when sufficient data on recent market transactions is available. Alternatively, this approach may offer limited reliability because many properties have unique characteristics that cannot be accounted for in the adjustment process.

COMPARABLE SELECTION

A thorough search was made for similar sales in terms living area, site size, location, and date of sale, as well as any other significant value impacting attributes. Comparables were chosen after researching the subject competitive market for the most similar and marketable properties. In selecting comparables, emphasis was placed on confirming sales that are similar to the subject property in terms of recency, location, and physical characteristics. Overall, the sales selected represent the best available for this analysis.

The market appeal of high-end homes is generally subjective in nature. Off-market and cash sales are not uncommon, as the effective demand for this region is fueled not only by the rapid growth and reinvestment from the Miami Dade County Area, but by international investors as well. The result is one of the most sought after and valuable regions of real estate in the entire country over the past ten years. As such, valuation of the classical, high-end housing market is not easily quantifiable in an exact formula, as many amenities, improvements, and locations are subjectively considered in a variety of ways by the wide range of potential buyers. Additionally, there is a limited supply of high-end housing due to the general lack of new development space. The appraisers have chosen the following sales as comparables based on numerous characteristics that deem the sales the most comparable to the subject in terms of location, quality and condition, amenities, and overall marketability and curb appeal. Overall, the sales selected represent the best comparables available for this analysis.

ADJUSTMENT PROCESS

Quantitative adjustments are made to the comparable sales. The following adjustments or general market trends were considered for the basis of valuation.

Transactional Adjustments

Dollar adjustments to the comparable sales were considered and made when warranted for transactional adjustments in the sequence shown below:

Property Rights Transferred	The valuation of the subject site was completed on a fee simple basis. If warranted, leased fee, leasehold and/or partial interest sales were adjusted accordingly.
Financing Terms	The subject property was valued on a cash equivalent basis. Adjustments were made to the comparables involving financing terms atypical of the marketplace.
Conditions of Sale	This adjustment accounts for extraordinary motivation on the part of the buyer or seller often associated with distressed sales.
Expenditures After Purchase	Adjustments were applied if physical conditions warranted expenditures on the part of the buyer to bring the comparable up to functional standards. Most often this adjustment accounts for costs associated with deferred maintenance.
Market Conditions	As previously discussed, the average price of a home in the Village of Wellington area increased by approximately 7% in the past year. Based on this trend, we have reconciled and adjusted the sales by approximately 0.50% per month from the date of sale up to the date of valuation.

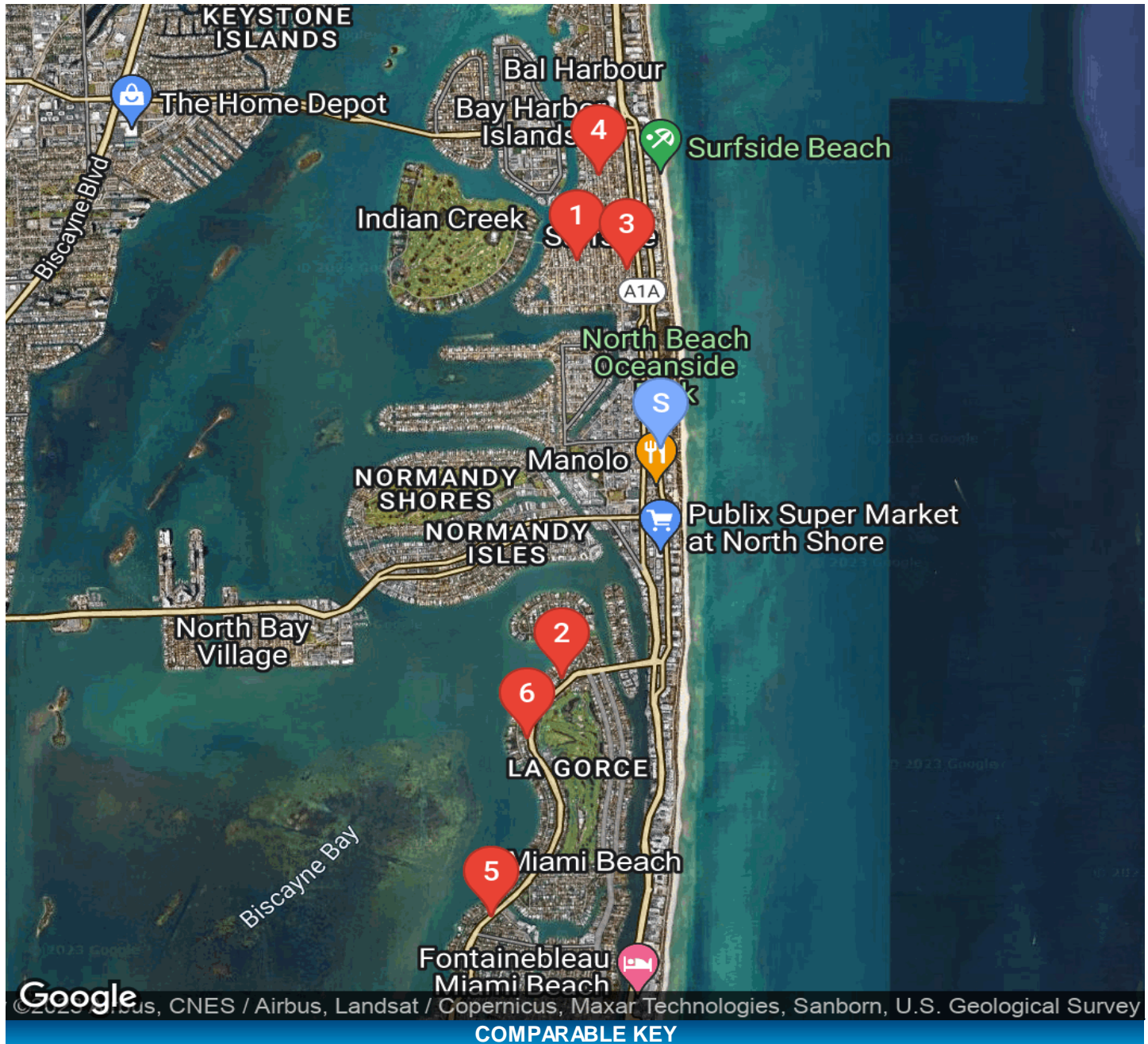
Property Adjustments

Quantitative adjustments are also made for location and other physical characteristics. Where possible the adjustments applied are based on paired data or other statistical analysis. It should be stressed that the adjustments are subjective in nature and are meant to illustrate our logic in deriving a value opinion for the subject property.

PRESENTATION

The following Sales Location Map, Comparable Photographs and Sales Grid summarize the sales data used in this analysis. Following these items, the comparable sales are adjusted for applicable elements of comparison and the opinion of value is concluded.

SALES LOCATION MAP



COMPARABLE KEY

COMP	DISTANCE	NAME	SALE DATE	ADJUSTED
SUBJECT	-	7605 Collins Ave	-	
No. 1	1.1 Miles	825 90th Street	11/2/2023	\$2,119,400
No. 2	1.4 Miles	6200 Alton Rd	5/23/2023	\$2,177,345
No. 3	1.0 Miles	8934 Abbott Avenue	1/30/2023	\$2,348,090
No. 4	1.5 Miles	9381 Carlyle Avenue	12/4/2022	\$2,548,200
No. 5	2.7 Miles	4741 Alton road	6/19/2023	\$2,541,300
No. 6	1.7 Miles	5778 Alton Rd	8/20/2023	\$2,401,700

COMPARABLE SALES PHOTOGRAPHS

**COMPARABLE 1****COMPARABLE 2****COMPARABLE 3****COMPARABLE 4****COMPARABLE 5****COMPARABLE 6**

	Subject	Sale Comp 1		Sale Comp 2		Sale Comp 3		Sale Comp 4		Sale Comp 5		Sale Comp 6	
Address	7605 Collins Avenue	825 90th Street		6200 Alton Rd		8934 Abbott Avenue		9381 Carlyle Avenue		4741 Alton road		5778 Alton Rd	
Location	Miami Beach, FL 33141	Surfside, FL 33154		Miami Beach, FL 33140		Surfside, FL 33154		Surfside, FL 33154		Miami Beach, FL 33140		Miami Beach, FL 33140	
Parcel #	02-3202-004-0450	14-2235-001-2450		02-3215-003-0515		14-2235-005-1100		14-2235-006-1830		02-3222-014-0680		02-3215-003-1210	
Source		SEFMLS #A11452852, IMAPP, Public Record		SEFMLS #A10670678, IMAPP, Public Record		SEFMLS #A11298104, IMAPP, Public Record		SEFMLS #A11293555, IMAPP, Public Record		SEFMLS #A11402534, IMAPP, Public Record		SEFMLS #A11378482, IMAPP, Public Record	
DOM		8		746		25		11		7		32	
Sales Price/GLA		\$ 821.09		\$ 632.43		\$ 1,018.99		\$ 1,024.50		\$ 880.94		\$ 655.38	
Sales Price		\$ 1,900,000		\$ 2,235,000		\$ 2,200,000		\$ 2,300,000		\$ 2,560,000		\$ 2,400,000	
Sales Date		9/22/2023		6/7/2021		11/29/2023		7/5/2022		6/19/2023		6/30/2023	
Close of Escrow		11/2/2023		5/23/2023		1/30/2023		12/4/2022		6/19/2023		8/20/2023	
Imp. Size (GLA)	3,046	2,314		3,534		2,159		2,245		2,906		3,662	
Year Built	1948	1949		2019		1941		1950		1953		1925	
Sales Price financing	n/a	Conventional	\$ 1,900,000	Conventional/\$35,000 Credit	\$ 2,235,000 -\$35,000	Cash	\$ 2,200,000	Cash or equivalent	\$ 2,300,000	Cash	\$ 2,560,000	Cash	\$ 2,400,000
Adjusted Price market conditions	n/a	Not Warranted	\$ 1,900,000 0.00%	Warranted	\$ 2,200,000 2.55%	Warranted	\$ 2,200,000 4.25%	Warranted	\$ 2,300,000 5.10%	Not Warranted	\$ 2,560,000 0.00%	Not Warranted	\$ 2,400,000 0.00%
Adjusted Price general location	Miami Beach	Surfside	\$ 1,900,000	Miami Beach	\$ 2,256,100	Surfside	\$ 2,293,390	Surfside	\$ 2,417,300	Miami Beach	\$ 2,560,000	Miami Beach	\$ 2,400,000
lot size	7,000	6,160	\$ 29,400.00	7,393	\$ (13,755)	8,400	\$ (49,000)	5,600	\$ 49,000	7,500	\$ (17,500)	7,500	\$ (17,500)
view potential	Residential	Residential		Residential		Residential		Residential		Residential		Residential	
quality/const style	Good	Good		Good		Good		Good		Good		Good	
condition	Good	Good		Good		Good		Good		Good		Good	
chronological age	75.0	74.0	\$ -	4.0	\$ -	82.0	\$ -	73.0	\$ -	70	\$ -	39	\$ -
bedrooms	3.0	4.0	\$ -	4.0	\$ -	3.0	\$ -	3.0	\$ -	5	\$ -	6	\$ -
bathrooms	3.1	3.0	\$ 1,800.00	4.0	\$ (16,200)	3.1	\$ -	3.0	\$ 1,800	4	\$ (16,200)	5	\$ (34,200)
total improv size (sf)	3,046	2,314	\$ 73,200.00	3,534	\$ (48,800)	2,159	\$ 88,700	2,245	\$ 80,100	2,906	\$ -	3,662	\$ (61,600)
heating/a.c.	FAU/Central	FAU/Central		FAU/Central		FAU/Central		FAU/Central		FAU/Central		FAU/Central	
fenced	Fenced	Fenced		Fenced		Fenced		Fenced		Fenced		Fenced	
parking	1 car garage	0 car garage	\$ 15,000.00	1 car garage	\$ -	0 car garage	\$ 15,000	1 car garage	\$ -	0 car garage	\$ 15,000	0 car garage	\$ 15,000
pool/spa	Pool	None	\$ 100,000.00	Pool		Pool		Pool		Pool		None	\$ 100,000
Additional Amenities	None	None		None		None		None		None		None	
Adjusted Sales Price		\$ 2,119,400		\$ 2,177,345		\$ 2,348,090		\$ 2,548,200		\$ 2,541,300		\$ 2,401,700	
		Gross Adj %:	11.55%	Gross Adj %:	7.60%	Gross Adj %:	11.19%	Gross Adj %:	10.79%	Gross Adj %:	1.90%	Gross Adj %:	9.51%
		Net Adj %:	11.55%	Net Adj %:	-1.03%	Net Adj %:	6.73%	Net Adj %:	10.79%	Net Adj %:	-0.73%	Net Adj %:	0.07%

SALES COMPARABLE ANALYSIS

Introduction

The comparable sales indicate an adjusted value range from \$2,119,400 to \$2,548,200, with a median of \$2,374,895 and an average of \$2,356,006. The range of total gross adjustment applied to the comparables was from 2% to 12%, with an average gross adjustment across all comparables of 9%. The level of total adjustment applied to the comparables is considered minimal/moderate, an indication that the dataset is applicable to the subject and increases the credibility of the analysis. The adjustment process for each comparable sale is discussed in the following paragraphs.

Discussion of Adjustments

Comparable 1 (\$2,119,400 as adjusted) did not require any transaction adjustments. This comparable required a total upward adjustment of 10% for property characteristics. The total gross adjustment applied to this comparable was 12%. The moderate level of gross adjustments required for this comparable indicates that it can be adequately relied upon for valuation of the subject. This comparable is given secondary consideration as a value indicator for the subject.

Comparable 2 (\$2,177,345/Unit as adjusted) required a total upward transaction adjustment of 1%. This comparable required a total downward adjustment of -4% for property characteristics. The total gross adjustment applied to this comparable was 8%. The moderate level of gross adjustments required for this comparable indicates that it can be adequately relied upon for valuation of the subject. This comparable is given secondary consideration as a value indicator for the subject.

Comparable 3 (\$2,348,090 as adjusted) required a total upward transaction adjustment of 4%. This comparable required a total upward adjustment of 2% for property characteristics. The total gross adjustment applied to this comparable was 11%. The moderate level of gross adjustments required for this comparable indicates that it can be adequately relied upon for valuation of the subject. This comparable is given secondary consideration as a value indicator for the subject.

Comparable 4 (\$2,548,200 as adjusted) required a total upward transaction adjustment of 5%. This comparable required a total upward adjustment of 5% for property characteristics. The total gross adjustment applied to this comparable was 11%. The minimal amount of gross adjustments required for this comparable suggests it is similar to the subject, increasing its applicability for this analysis. Overall this comparable warrants primary consideration as a value indicator for the subject.

Comparable 5 (\$2,541,300 as adjusted) did not require any transaction adjustments. This comparable required a total downward adjustment of -1% for property characteristics. The total gross adjustment applied to this comparable was 2%. The moderate level of gross adjustments required for this comparable indicates that it can be adequately relied upon for valuation of the subject. This comparable is given primary consideration as a value indicator for the subject.

Comparable 6 (\$2,401,700 as adjusted) did not require any transaction adjustments. This comparable required a total upward adjustment of 0% for property characteristics. The total gross adjustment applied to this comparable was 10%. The moderate level of gross adjustments required for this comparable indicates that it can be adequately relied upon for valuation of the subject. This comparable is given secondary consideration as a value indicator for the subject.

SALES COMPARISON APPROACH CONCLUSION

Discussion of Emphasis

Before adjustments, the comparables ranged from \$1,900,000 to \$2,560,000 with a differential (high to low) of \$221,278. After adjustments, the range decreased to \$179,625.

A statistical tool that can be used to evaluate the general comparability of a sales dataset, as well as the adjustments made, is the coefficient of variation (CoV). This is a ratio that is determined by dividing the standard deviation of a dataset by its average and is expressed as a value within a range of 0 to 1.0. A CoV of 0 means that no pattern or trendline can be determined from the sales data and would be equivalent to a random sampling of raw data. A CoV at or close to 1.0 means that there is a correlation among the sales used. The unadjusted and adjusted CoVs of the sales comps are listed below, based on the indicator used.

	Sales Price	\$/SF	Adj SP	Adj \$/SF
Sale Comp 1	\$1,900,000	\$821	\$2,119,400	\$916
Sale Comp 2	\$2,235,000	\$632	\$2,177,345	\$616
Sale Comp 3	\$2,200,000	\$1,019	\$2,348,090	\$1,088
Sale Comp 4	\$2,300,000	\$1,024	\$2,548,200	\$1,135
Sale Comp 5	\$2,560,000	\$881	\$2,541,300	\$875
Sale Comp 6	\$2,400,000	\$655	\$2,401,700	\$656
Standard Dev.	\$221,278	\$170	\$179,625	\$214
Average	\$2,265,833	\$839	\$2,356,006	\$881
CoV	0.0977	0.2032	0.0762	0.2431

On an unadjusted basis, the sales-price indicator produced a lower CoV than the \$/SF indicator, indicating that the subject's market value could best be explained by variations in sales price.

After adjustments, however, the adjusted sales-price indicator had the lowest CoV and was given the most weight.

The comparable sales indicate an adjusted value range from \$2,119,400 to \$2,548,200, with a median of \$2,374,895 and an average of \$2,356,006. Based on the results of the preceding analysis, Comparable 4 (\$2,548,200 adjusted) and Comparable 5 (\$2,541,300 adjusted) are given primary consideration for the subject's opinion of value.

The following table summarizes the analysis of the comparables, reports the reconciled price per unit value conclusion, and presents the concluded value of the subject property.

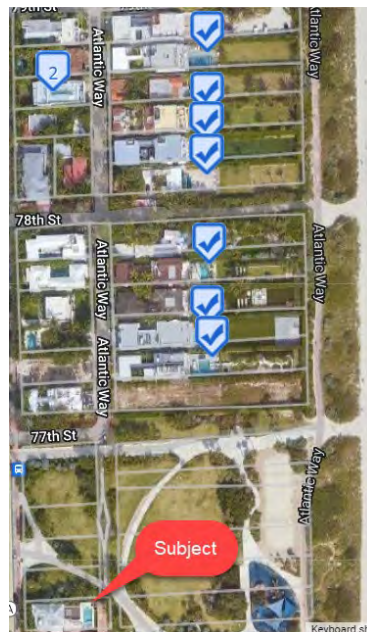
SALES COMPARISON APPROACH CONCLUSION (UNIT)								
COMP	TRANSACTION	ADJUSTMENT				NET	GROSS	WEIGHT
	PRICE	TRANSACTIONAL ¹	ADJUSTED	PROPERTY ²	FINAL	ADJ %	ADJ %	GIVEN
1	\$1,900,000	0%	\$1,900,000	10%	\$2,119,400	12%	12%	SECONDARY
2	\$2,235,000	1%	\$2,256,100	-4%	\$2,177,345	-1%	8%	SECONDARY
3	\$2,200,000	4%	\$2,293,390	2%	\$2,348,090	7%	11%	SECONDARY
4	\$2,300,000	5%	\$2,417,300	5%	\$2,548,200	11%	11%	PRIMARY
5	\$2,560,000	0%	\$2,560,000	-1%	\$2,541,300	-1%	2%	PRIMARY
6	\$2,400,000	0%	\$2,400,000	0%	\$2,401,700	0%	10%	SECONDARY
LOW	\$1,900,000						AVERAGE	\$2,356,006
HIGH	\$2,560,000						MEDIAN	\$2,374,895
SUBJECT GLA								VALUE
AS-IS MARKET VALUE			3,046					\$2,500,000

¹Cumulative ²Additive

Rounded to nearest \$10,000

Additional Sales

Address	Price Sold	
7833 ATLANTIC WAY	\$26,500,000	ACTIVE LISTING Closed
7717 ATLANTIC WAY	\$20,000,000	FEBRUARY 2023
7825 ATLANTIC WAY	\$21,000,000	JUNE 2022
7737 ATLANTIC WAY	\$20,500,000	SEPTEMBER 2022
7801 ATLANTIC WAY	\$9,800,000	JULY 2022
7830 ATLANTIC WAY	\$5,600,000	DECEMBER 2023
7709 ATLANTIC WAY -	\$25,483,600	MAY 2021
7815 ATLANTIC WAY -	\$18,000,000	APRIL 2021



	ML #	St	Area	Address	Subdivision/Complex	LP\$	SP\$	#Beds	#FB	#HB	SqFt LA	Type	YR	#GAR	Pool	WF?	DESIGN	Lot SF
1	A11244790	A	32	7833 Atlantic Way	ALTOS DEL MAR NO 1	\$26,500,000		7	9	1	*6,249	Single	2019	2	Yes	Yes	Attached	*16,000
2	A11179236	CS	32	7717 Atlantic Way	ALTOS DEL MAR NO 1	\$24,500,000	\$20,000,000	5	7	1	*7,324	Single	2017	2	Yes	Yes	Attached	*16,000
3	A1084280	CS	32	7825 Atlantic Way	ALTOS DEL MAR NO 1	\$24,300,000	\$21,000,000	8	8	1	*6,461	Single	2015	3	Yes	Yes	Attached	*16,000
4	A11215641	CS	32	7737 Atlantic Way	ALTOS DEL MAR NO 1	\$21,000,000	\$20,500,000	7	7	1	*6,923	Single	2012	2	Yes	Yes	Attached	*16,000
5	A11158937	CS	32	7801 Atlantic Way	ALTOS DEL MAR NO 1	\$11,000,000	\$9,800,000	4	4	0	*2,109	Single	1935	2	No	Yes	Attached	*16,000
6	A11419355	AC	32	7830 Atlantic Way	ALTOS DEL MAR NO 1	\$5,595,000		3	3	1	*3,623	Single	2019	2	Yes	No	Detached	*6,250
7	A10694350	CS	32	7830 Atlantic Way	ALTOS DEL MAR	\$2,650,000	\$2,450,000	3	3	1	*3,623	Single	2019	2	Yes	No	Detached	*6,250
8	A10990462	CS	32	7709 Atlantic Way	ALTOS DEL MAR NO 1	\$25,500,000	\$25,483,600	6	5	1	*6,599	Single	2020	3	Yes	Yes	Detached	*16,000
9	A10971848	CS	32	7815 Atlantic Way	ALTOS DEL MAR NO 1	\$19,250,000	\$18,000,000	5	6	1	*5,868	Single	2015	2	Yes	Yes	Detached	*16,000

The above sales were given consideration. However, the following sales were deemed not comparable as they are in an Ocean front Gated Community known as "Altos Del Mar". The community features private beach access and the properties on the east side of Atlantic Way facing the ocean have significantly bigger lot sizes as well as superior quality of construction with ocean views. 7830 Atlantic Way which is on the west side of Atlantic Way sold in July 2020 for \$2,450,000 and this property was later exposed to the market on July 2021 for \$6,000,000 and is currently pending with a contract which has not closed, and the negotiated sale price is confidential. This

pending sale was deemed not a good indicator of market value given its location inside a gated community, its superior quality of construction, and ocean views with a roof top pool.

Purposeful/diligent effort was made to include comps considered to have a similar market appeal to that of subject especially where location and lot size were concerned as significant price discrepancies were observed in these categories within the subject's immediate area. Every effort has been made to use sales with sale dates of no more than 12 months old in order to best reflect the most recent trends for similar property types. At times, however, the need may arise where a deviation from the stated guideline is required, and older comparable sales may have to be presented due to lack of recent comparable sales. Nevertheless, such comparables are still deemed by the appraiser to be good indicators of probable market value and, as such, render adequate support to the final determination of value. The comparable sales presented herein indicate an adjusted value range from \$2,119,400 to \$2,548,200 with a median of \$2,374,895 and an average of \$2,356,006. Based on the results of the preceding analysis, we reconciled on the upper end of the range given the subject's market appeal and location.

INTRODUCTION

As previously discussed within the Valuation Methods section, the subject is valued as one marketable economic site in this appraisal. Land value is influenced by a number of factors; most prominent of which is development and use potential. These factors, as well as others, are considered in the following analysis.

SALES COMPARISON APPROACH

The Sales Comparison Approach is based on the principle of substitution, which asserts that no one would pay more for a property than the value of similar properties in the market. This approach analyzes comparable sales by applying transactional and property adjustments in order to bracket the subject property on an appropriate unit value comparison. The sales comparison approach is applicable when sufficient data on recent market transactions is available. Alternatively, this approach may offer limited reliability because many properties have unique characteristics that cannot be accounted for in the adjustment process.

LAND VALUATION

As previously discussed within the Valuation Methods section, the subject is valued as one marketable economic site in this appraisal. Land value is influenced by a number of factors; most prominent of which is development and use potential. These factors, as well as others, are considered in the following analysis.

UNIT OF COMPARISON

The most relevant unit of comparison is the price per square foot. This indicator best reflects the analysis used by buyers and sellers in this market for land with similar utility and zoning in this marketplace.

COMPARABLE SELECTION

A thorough search was made for similar land sales in terms of proximity to the subject, size, location, development potential, and date of sale. In selecting comparables, emphasis was placed on confirming recent sales of commercial sites that are similar to the subject property in terms of location and physical characteristics. Overall, the sales selected represent the best comparables available for this analysis.

ADJUSTMENT PROCESS

Quantitative adjustments are made to the comparable sales. The following adjustments or general market trends were considered for the basis of valuation.

Transactional Adjustments

Dollar adjustments to the comparable sales were considered and made when warranted for transactional adjustments in the sequence shown below:

Property Rights Transferred	The valuation of the subject site was completed on a fee simple basis. If warranted, leased fee, leasehold and/or partial interest land sales were adjusted accordingly.
Financing Terms	The subject site was valued on a cash equivalent basis. Adjustments were made to the comparables involving financing terms atypical of the marketplace.
Conditions of Sale	This adjustment accounts for extraordinary motivation on the part of the buyer or seller often associated with distressed sales and/or assemblages.
Expenditures After Purchase	Adjustments were applied if site conditions warranted expenditures on the part of the buyer to create a buildable site. Examples include costs for razing pre-existing structures, general site clearing and/or mitigation of environmental issues.
Market Conditions	Market conditions adjustments were based on a review of historical sale data, market participant interviews and review of current versus historical pricing. Based on our research, the following table summarizes the market conditions adjustment applied in this analysis.

MARKET CONDITIONS ADJUSTMENT			
Per Year As Of	November 2023	(As-Is)	3%

The analysis applies an upward market conditions adjustment of 3% annually reflecting the conditions between the oldest comparable sale date up through the effective valuation date.

Property Adjustments

Quantitative percentage adjustments are also made for location and physical characteristics such as size, shape, access, exposure, topography, zoning and overall utility. Where possible the adjustments applied are based on paired data or other statistical analysis. For example, location adjustments are based primarily on review of land values in the market areas for the comparables relative to the subject. It should be stressed that the adjustments are subjective in nature and are meant to illustrate our logic in deriving a value opinion for the subject site.

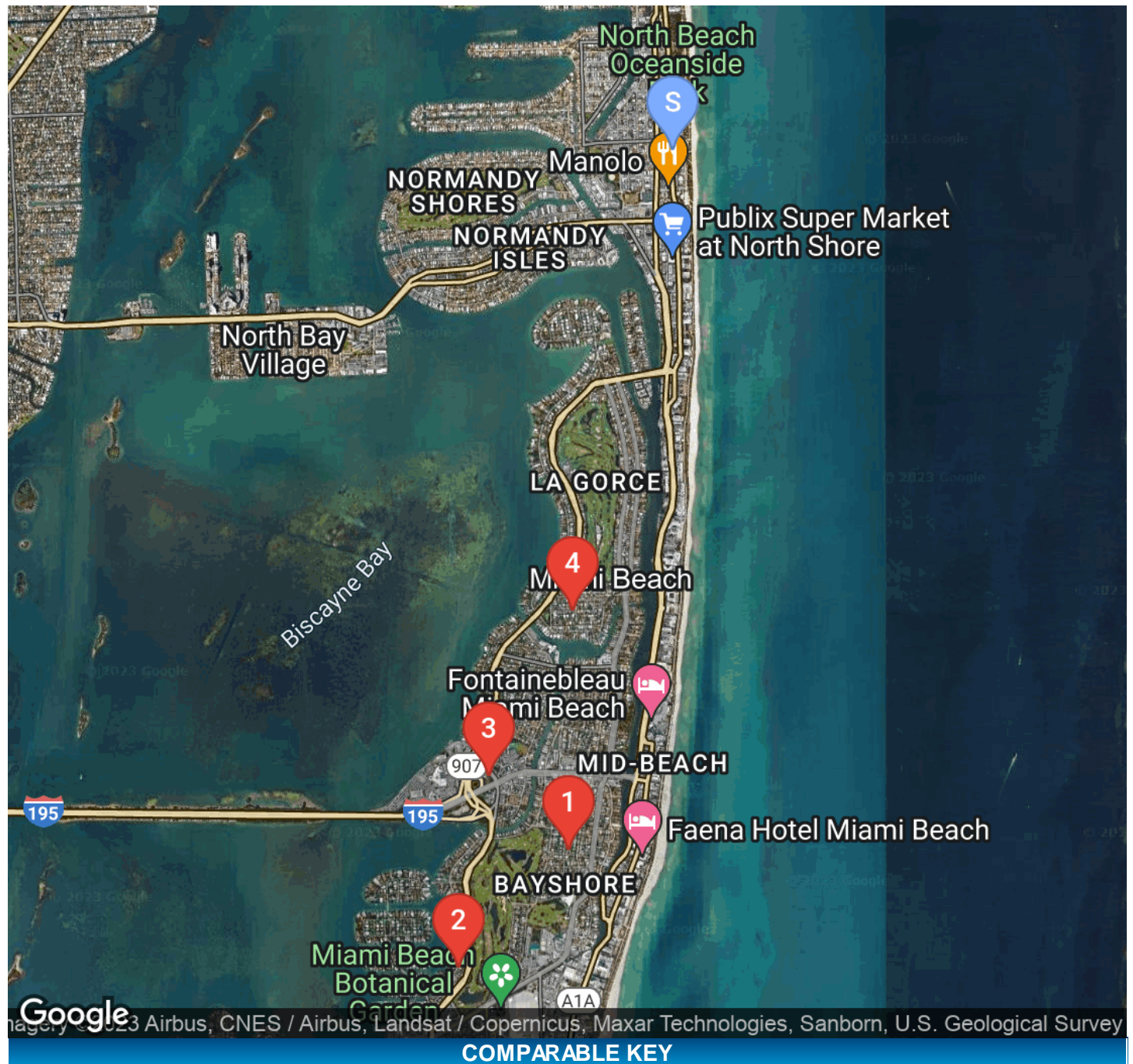
LAND VALUATION PRESENTATION

The following Land Sales Summation Table, Location Map and datasheets summarize the sales data used in this analysis. Following these items, the comparable land sales are adjusted for applicable elements of comparison and the opinion of site value is concluded.

LAND SALES SUMMATION TABLE

COMPARABLE	SUBJECT	COMPARABLE 1	COMPARABLE 2	COMPARABLE 3	COMPARABLE 4
Address	7605 Collins Avenue	437 West 31st Street	2075 N Bay Rd	4152 Alton Rd	4940 Cherokee Avenue
City	Miami Beach	Miami Beach	Miami Beach	Miami Beach	Miami Beach
State	FL	FL	FL	FL	FL
Zip	33141	33140	33140	33140	33140
County	Miami Dade	Miami-Dade	Miami-Dade	Miami-Dade	Miami-Dade
APN	02-3202-004-0450	02-3227-001-0661	02-3227-008-1570	02-3222-011-1570	02-3222-016-0260
PHYSICAL INFORMATION					
SF	7,000	6,125	7,820	6,240	8,385
Shape	Rectangular	L-shaped	Rectangular	Rectangular	Rectangular
Site Utility Rating	Average	Average	Average	Average	Average
Zoning	RS-4	RS-4	RS-4	RS-4	RS-4
Corner	No	No	No	No	No
Topography	Level	Level	Level	Level	Level
Street Frontage	Average	Average	Average	Average	Average
SALE INFORMATION					
Date		10/27/2023	8/16/2023	7/25/2023	1/30/2023
Status		Recorded	Recorded	Recorded	Recorded
Rights Transferred		Fee Simple	Fee Simple	Fee Simple	Fee Simple
Transaction Price		\$1,350,000	\$2,450,000	\$1,262,000	\$1,687,500
Analysis Price		\$1,350,000	\$2,450,000	\$1,262,000	\$1,687,500
\$/SF Land		\$220.41	\$313.30	\$202.24	\$201.25

LAND SALES LOCATION MAP



COMP	DISTANCE	ADDRESS	SALE DATE	ACRES	SF	\$/SF
SUBJECT	-	7605 Collins Avenue, Miami Beach, FL	-	0.2	7,000	-
No. 1	3.7 Miles	437 West 31st Street, Miami Beach, FL	10/27/2023	0.1	6,125	\$220.41
No. 2	4.5 Miles	2075 N Bay Rd, Miami Beach, FL	8/16/2023	0.2	7,820	\$313.30
No. 3	3.5 Miles	4152 Alton Rd, Miami Beach, FL	7/25/2023	0.1	6,240	\$202.24
No. 4	2.5 Miles	4940 Cherokee Avenue, Miami Beach, FL	1/30/2023	0.2	8,385	\$201.25

COMPARABLE 1**LOCATION INFORMATION**

Name	437 W 31st Street
Address	437 West 31st Street
City, State, Zip Code	Miami Beach, FL, 33140
County	Miami-Dade
APN	02-3227-001-0661

SALE INFORMATION

Transaction Date	10/27/2023
Transaction Status	Recorded
Transaction Price	\$1,350,000
Analysis Price	\$1,350,000
Rights Transferred	Fee Simple
Conditions of Sale	Assumed Arms-Length
Marketing Time	9 Months

PHYSICAL INFORMATION

Intended Use	Residential
Location	Average
Site Size (Net)	0.14 Acres (6,125 SF)
Site Size (Gross)	0.14 Acres (6,125 SF)
Zoning	RS-4
Shape	L-shaped
Topography	Level
Access	Average
Exposure	Average
Corner	No
Utilities	No

**437 W 31ST STREET****ANALYSIS INFORMATION**

Price	<u>\$/Acre</u>	<u>\$/SF</u>
Gross	\$9,574,468	\$220.41
Net	\$9,574,468	\$220.41

CONFIRMATION

Name	Confidential	
Company	Confidential	
Source	CRMLS	
Date / Phone Number	11/9/2023	Confidential

REMARKS

6,125 SF residential lot in Miami Beach which is currently improved and sold for land value. Site sold for \$1,350,000 or \$220.41/PSF. The sale has not yet been recorded in public record and was obtained directly from SEFMLS(#A11312102).

COMPARABLE 2**LOCATION INFORMATION**

Name	2075 N Bay Rd
Address	2075 N Bay Rd
City, State, Zip Code	Miami Beach, FL, 33140
County	Miami-Dade
APN	02-3227-008-1570

SALE INFORMATION

Transaction Date	08/16/2023
Transaction Status	Recorded
Transaction Price	\$2,450,000
Analysis Price	\$2,450,000
Recording Number	Bk 3386/Pg 2565
Rights Transferred	Fee Simple
Financing	All Cash
Conditions of Sale	Assumed Arms-Length
Marketing Time	7 Months

PHYSICAL INFORMATION

Intended Use	Residential
Location	Average
Site Size (Net)	0.18 Acres (7,820 SF)
Site Size (Gross)	0.18 Acres (7,820 SF)
Zoning	RS-4
Shape	Rectangular
Topography	Level
Access	Average
Exposure	Average
Corner	No
Utilities	No

**2075 N BAY RD****ANALYSIS INFORMATION**

Price	<u>\$/Acre</u>	<u>\$/SF</u>
Gross	\$13,611,111	\$313.30
Net	\$13,611,111	\$313.30

CONFIRMATION

Name	Confidential
Company	Confidential
Source	CRMLS
Date / Phone Number	11/9/2023 Confidential

REMARKS

7,820 SF residential site in Miami Beach along N Bay Rd. The site is currently improved which sold for land value. The site sold for \$2,450,000 or \$313.30/PSF.

COMPARABLE 3**LOCATION INFORMATION**

Name	4152 Alton Road
Address	4152 Alton Rd
City, State, Zip Code	Miami Beach, FL, 33140
County	Miami-Dade
APN	02-3222-011-1570

SALE INFORMATION

Transaction Date	07/25/2023
Transaction Status	Recorded
Transaction Price	\$1,262,000
Analysis Price	\$1,262,000
Recording Number	Bk 33852/Pg 2863
Rights Transferred	Fee Simple
Financing	All Cash
Conditions of Sale	Assumed Arms-Length
Marketing Time	2 Months

PHYSICAL INFORMATION

Intended Use	Residential
Location	Average
Site Size (Net)	0.14 Acres (6,240 SF)
Site Size (Gross)	0.14 Acres (6,240 SF)
Zoning	RS-4
Shape	Rectangular
Topography	Level
Access	Average
Exposure	Average
Corner	No
Utilities	No

**4152 ALTON ROAD****ANALYSIS INFORMATION**

Price	<u>\$/Acre</u>	<u>\$/SF</u>
Gross	\$8,825,175	\$202.24
Net	\$8,825,175	\$202.24

CONFIRMATION

Name	Confidential
Company	Confidential
Source	CRMLS
Date / Phone Number	11/9/2023 Confidential

REMARKS

6,240 SF Residential lot in Miami Beach along Alton Road. This lot comes with approved plans and construction permits for a high end single family residence. The site sold vacant for \$1,262,000 or \$202.24/PSF

COMPARABLE 4**LOCATION INFORMATION**

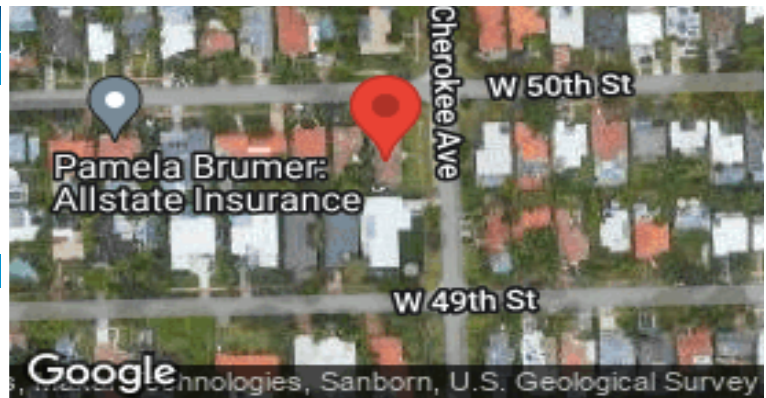
Name	4940 Cherokee Ave
Address	4940 Cherokee Avenue
City, State, Zip Code	Miami Beach, FL, 33140
County	Miami-Dade
APN	02-3222-016-0260

SALE INFORMATION

Transaction Date	01/30/2023
Transaction Status	Recorded
Transaction Price	\$1,687,500
Analysis Price	\$1,687,500
Recording Number	Bk 33573/Pg 4951
Rights Transferred	Fee Simple
Financing	All Cash
Conditions of Sale	Assumed Arms-Length
Marketing Time	1 Months

PHYSICAL INFORMATION

Intended Use	Residential
Location	Average
Site Size (Net)	0.19 Acres (8,385 SF)
Site Size (Gross)	0.19 Acres (8,385 SF)
Zoning	RS-4
Shape	Rectangular
Topography	Level
Access	Average
Exposure	Average
Corner	No
Utilities	No

**4940 CHEROKEE AVE****ANALYSIS INFORMATION**

Price	<u>\$/Acre</u>	<u>\$/SF</u>
Gross	\$8,789,063	\$201.25
Net	\$8,789,063	\$201.25

CONFIRMATION

Name	Confidential
Company	Confidential
Source	CRMLS
Date / Phone Number	11/9/2023 Confidential

REMARKS

8,385 SF residential lot in Miami Beach. The site is currently improved with a SFR .

LAND SALES ADJUSTMENT TABLE

COMPARABLE	SUBJECT	COMPARABLE 1	COMPARABLE 2	COMPARABLE 3	COMPARABLE 4
Address	7605 Collins Avenue	437 West 31st Street	2075 N Bay Rd	4152 Alton Rd	4940 Cherokee Avenue
City	Miami Beach	Miami Beach	Miami Beach	Miami Beach	Miami Beach
SF	7,000	6,125	7,820	6,240	8,385
Site Utility Rating	Average	Average	Average	Average	Average
Zoning	RS-4	RS-4	RS-4	RS-4	RS-4
Entitled	Yes	No	No	Yes	No
SALE INFORMATION					
Date		10/27/2023	8/16/2023	7/25/2023	1/30/2023
Status		Recorded	Recorded	Recorded	Recorded
Rights Transferred		Fee Simple	Fee Simple	Fee Simple	Fee Simple
Analysis Price		\$1,350,000	\$2,450,000	\$1,262,000	\$1,687,500
Price/SF		\$220.41	\$313.30	\$202.24	\$201.25
TRANSACTIONAL ADJUSTMENTS					
Property Rights		0%	0%	0%	0%
Financing		0%	0%	0%	0%
Conditions of Sale		0%	0%	0%	0%
Expenditures After the Sale		0%	0%	0%	0%
Market Conditions¹		0%	1%	1%	2%
Subtotal Transactional Adj Price		\$220.41	\$316.43	\$204.26	\$205.28
PROPERTY ADJUSTMENTS					
Location		-5%	-10%	0%	0%
Size		0%	0%	0%	0%
Exposure		0%	0%	0%	0%
Access		0%	0%	0%	0%
Shape		0%	0%	0%	0%
Site Utility Rating		0%	0%	0%	0%
Zoning		0%	0%	0%	0%
Entitled		0%	0%	-1%	0%
Subtotal Property Adjustment		-5%	-10%	-1%	0%
TOTAL ADJUSTED PRICE		\$209.39	\$284.79	\$202.22	\$205.28
STATISTICS	UNADJUSTED	ADJUSTED			
LOW	\$201.25	\$202.22			
HIGH	\$313.30	\$284.79			
MEDIAN	\$211.33	\$207.34			
AVERAGE	\$234.30	\$225.42			

¹ Market Conditions Adjustment: 3%

Date of Value (for adjustment calculations): 11/9/23

LAND SALES ANALYSIS

Introduction

The comparable land sales indicate an adjusted value range from \$202.22 to \$284.79/SF, with a median of \$207.34/SF and an average of \$225.42/SF. The range of total gross adjustment applied to the comparables was from 2% to 11%, with an average gross adjustment across all comparables of 5%. The level of total adjustment applied to the comparables is considered to be moderate. Overall, the availability of market data and extent of analysis was adequate to develop a reasonably credible opinion of land value. The adjustment process for each comparable land sale is discussed in the following paragraphs.

Discussion of Adjustments

Comparable 1 (\$209.39/SF adjusted) did not require any transaction adjustments. This comparable required a total downward adjustment of -5% for property characteristics. The total gross adjustment applied to this comparable was 5%. The moderate level of gross adjustments required for this comparable indicates that it can be adequately relied upon for valuation of the subject. This comparable is given primary consideration as a value indicator for the subject.

Comparable 2 (\$284.79/SF adjusted) required a total upward transaction adjustment of 1%. This comparable is adjusted upward for improving market conditions. This comparable required a total downward adjustment of -10% for property characteristics. The total gross adjustment applied to this comparable was 11%. The moderate level of gross adjustments required for this comparable indicates that it can be adequately relied upon for valuation of the subject. This comparable is given secondary consideration as a value indicator for the subject.

Comparable 3 (\$202.22/SF adjusted) required a total upward transaction adjustment of 1%. This comparable is adjusted upward for improving market conditions. This comparable required a total downward adjustment of -1% for property characteristics. The total gross adjustment applied to this comparable was 2%. The minimal amount of gross adjustments required for this comparable suggests it is similar to the subject, increasing its applicability for this analysis. Overall this comparable warrants primary consideration as a value indicator for the subject.

Comparable 4 (\$205.28/SF adjusted) required a total upward transaction adjustment of 2%. This comparable is adjusted upward for improving market conditions. This comparable did not require any property characteristic adjustments. The total gross adjustment applied to this comparable was 2%. The minimal amount of gross adjustments required for this comparable suggests it is similar to the subject, increasing its applicability for this analysis. Overall this comparable warrants primary consideration as a value indicator for the subject.

CALCULATION OF VALUE

The comparable land sales indicate an adjusted value range from \$202.22 to \$284.79/SF, with a median of \$207.34/SF and an average of \$225.42/SF. Based on the results of the preceding analysis, Comparable 1 (\$209.39/SF adjusted), Comparable 3 (\$202.22/SF adjusted), and Comparable 4 (\$205.28/SF adjusted) are given primary consideration for the subject's opinion of land value.

The following table summarizes the analysis of the comparables, reports the reconciled price per square foot value conclusion, and presents the concluded value of the subject site.

CALCULATION OF LAND VALUE								
COMP	ANALYSIS PRICE	ADJUSTMENT				NET ADJ %	GROSS ADJ %	OVERALL COMPARISON
		TRANSACTIONAL ¹	ADJUSTED	PROPERTY ²	FINAL			
1	\$220.41	0%	\$220.41	-5%	\$209.39	-5%	5%	PRIMARY
2	\$313.30	1%	\$316.43	-10%	\$284.79	-9%	11%	SECONDARY
3	\$202.24	1%	\$204.26	-1%	\$202.22	-0%	2%	PRIMARY
4	\$201.25	2%	\$205.28	0%	\$205.28	2%	2%	PRIMARY
LOW	\$202.22					AVERAGE		\$225.42
HIGH	\$284.79					MEDIAN		\$207.34
COMPONENT		SUBJECT SF		\$/SF CONCLUSION			VALUE	
TOTAL PROPERTY		7,000	x	\$205.00	=		\$1,440,000	

¹Cumulative ²Additive

Rounded to nearest \$10,000

ADJUSTMENTS TO LAND VALUE

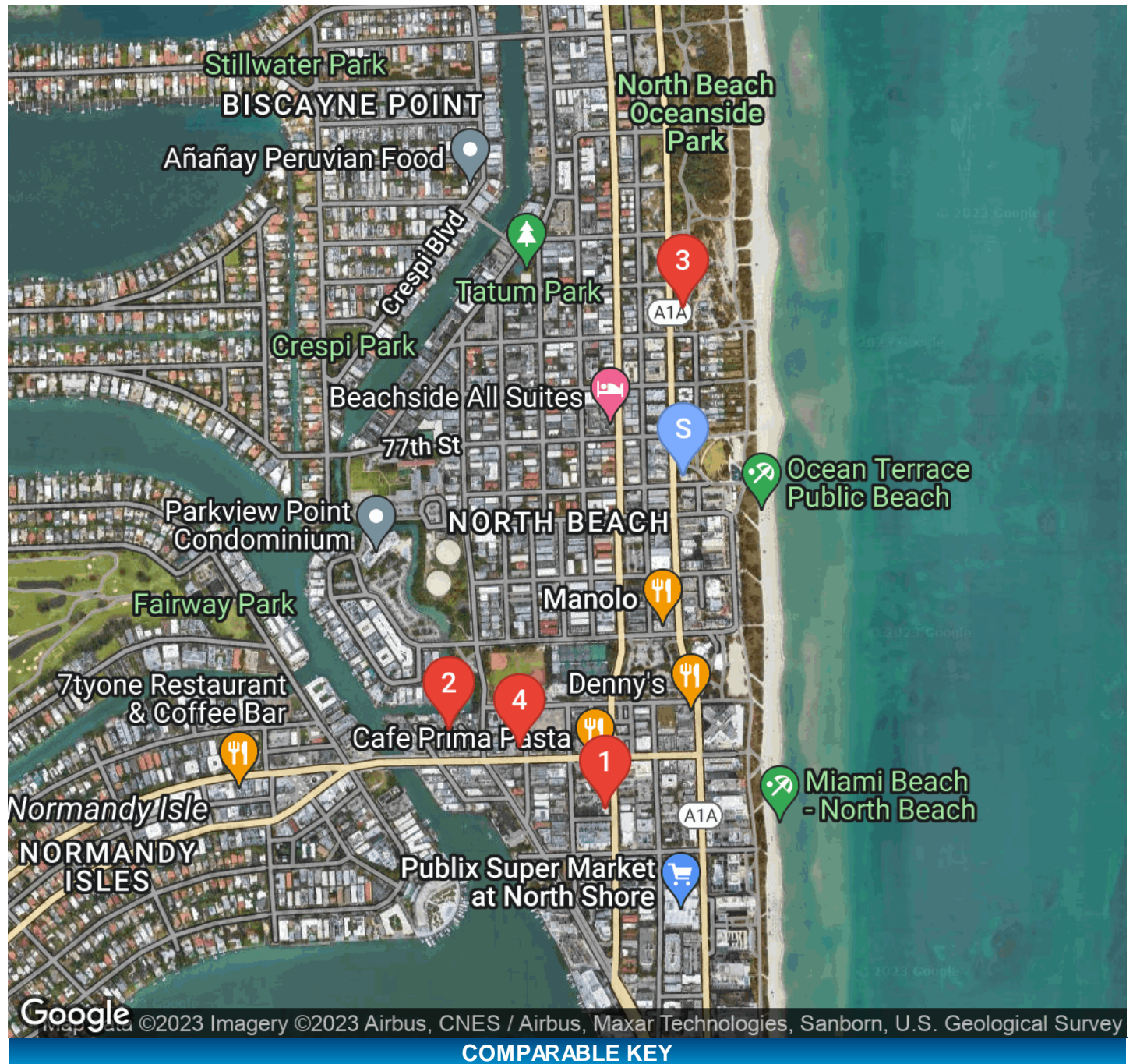
Based on analysis of the subject property, there were no value adjustments required in developing our opinion of the As-Is Market Value.

LAND VALUATION TWO PRESENTATION (HYPOTHETICAL CONDITION)

The following Land Sales Summation Table, Location Map and datasheets summarize the sales data used in this second land sales valuation analysis based on the Hypothetical Condition the land is rezoned commercial. Following these items, the comparable land sales are adjusted for applicable elements of comparison and the opinion of site value is concluded.

LAND SALES SUMMATION TABLE					
COMPARABLE	SUBJECT	COMPARABLE 1	COMPARABLE 2	COMPARABLE 3	COMPARABLE 4
Address	7605 Collins Avenue	6940 Abbott Avenue	7128 Indian Creek Drive	7925 Collins Avenue	601 71st Street
City	Miami Beach	Miami Beach	Miami Beach	Miami Beach	Miami Beach
State	FL	FL	FL	FL	FL
Zip	33141	33141	33141	33141	33141
County	Miami Dade	Miami-Dade	Miami-Dade	Miami-Dade	Miami-Dade
APN	02-3202-004-0450	02-3211-001-0590	02-3211-002-0130	02-3202-006-0420	02-3211-002-0210
PHYSICAL INFORMATION					
Acres	0.16	0.57	0.15	0.35	0.29
SF	7,000	25,000	6,500	15,312	12,625
Shape	Rectangular	Rectangular	Rectangular	Rectangular	Rectangular
Site Utility Rating	Average	Average	Average	Average	Average
Zoning	RS-4	TC-3	TC-3	RM-2	TC-1
Topography	Level	Level	Level	Level	Level
SALE INFORMATION					
Date		2/1/2023	9/6/2022	8/31/2021	12/31/2020
Status		Recorded	Recorded	Recorded	Recorded
Rights Transferred		Fee Simple	Leased Fee	Fee Simple	Leased Fee
Transaction Price		\$5,500,000	\$1,800,000	\$4,000,000	\$3,875,000
Analysis Price		\$5,500,000	\$1,800,000	\$4,000,000	\$3,875,000
\$/SF Land		\$220.00	\$276.92	\$261.23	\$306.93

LAND SALES TWO LOCATION MAP



COMPARABLE KEY						
COMP	DISTANCE	ADDRESS	SALE DATE	ACRES	SF	\$/SF
SUBJECT	-	7605 Collins Avenue, Miami Beach, FL	-	0.2	7,000	-
No. 1	0.5 Miles	6940 Abbott Avenue, Miami Beach, FL	2/1/2023	0.6	25,000	\$220.00
No. 2	0.5 Miles	7128 Indian Creek Drive, Miami Beach, FL	9/6/2022	0.1	6,500	\$276.92
No. 3	0.2 Miles	7925 Collins Avenue, Miami Beach, FL	8/31/2021	0.4	15,312	\$261.23
No. 4	0.4 Miles	601 71st Street, Miami Beach, FL	12/31/2020	0.3	12,625	\$306.93

COMPARABLE 1**LOCATION INFORMATION**

Name	Constellation Group MF Site
Address	6940 Abbott Avenue
City, State, Zip Code	Miami Beach, FL, 33141
County	Miami-Dade
APN	02-3211-001-0590

SALE INFORMATION

Transaction Date	02/1/2023
Transaction Status	Recorded
Transaction Price	\$5,500,000
Analysis Price	\$5,500,000
Recording Number	33604-0071
Rights Transferred	Fee Simple
Financing	Assumed Debt
Conditions of Sale	Assumed Arms-Length
Marketing Time	9 Months

PHYSICAL INFORMATION

Intended Use	Vacant Land
Location	Average
Flood Zone	AE
Site Size (Net)	0.57 Acres (25,000 SF)
Site Size (Gross)	0.57 Acres (25,000 SF)
Zoning	TC-3
Development Potential	96
Density	167
Shape	Rectangular
Topography	Level
Access	Average
Exposure	Average
Corner	No
Utilities	No

**CONSTELLATION GROUP MF SITE****ANALYSIS INFORMATION**

Price	<u>\$/Acre</u>	<u>\$/SF</u>	<u>\$/Unit</u>
Gross	\$9,581,882	\$220.00	\$57,292
Net	\$9,581,882	\$220.00	\$57,292

CONFIRMATION

Name	Confidential
Company	Confidential
Source	CoStar
Date / Phone Number	11/9/2023 Confidential

REMARKS

This site is located on the west side of Abbott Avenue just south of 79th Street in Miami Beach. The land is zoned TC-C and the developer hopes to redevelop the 24,800-square-foot site at 6940 Abbot Ave with a 10-story condominium featuring 96 residential units, 2,192 square feet of retail and 90 parking spaces. There would be a rooftop amenity area featuring a pool, a fitness center and a pickleball court. Site sold for \$5,500,000 or \$220/PSF.

COMPARABLE 2**LOCATION INFORMATION**

Address	7128 Indian Creek Drive
City, State, Zip Code	Miami Beach, FL, 33141
County	Miami-Dade
APN	02-3211-002-0130

SALE INFORMATION

Transaction Date	09/6/2022
Transaction Status	Recorded
Transaction Price	\$1,800,000
Analysis Price	\$1,800,000
Recording Number	33413-1046
Rights Transferred	Leased Fee
Financing	All Cash
Conditions of Sale	Assumed Arms-Length
Marketing Time	1 Months

PHYSICAL INFORMATION

Intended Use	Commercial
Location	Average
Site Size (Net)	0.15 Acres (6,500 SF)
Site Size (Gross)	0.15 Acres (6,500 SF)
Zoning	TC-3
Shape	Rectangular
Topography	Level
Access	Average
Exposure	Average
Corner	No
Utilities	No

**ANALYSIS INFORMATION**

Price	<u>\$/Acre</u>	<u>\$/SF</u>
Gross	\$12,080,537	\$276.92
Net	\$12,080,537	\$276.92

CONFIRMATION

Name	Confidential
Company	Confidential
Source	CoStar
Date / Phone Number	11/9/2023 Confidential

REMARKS

The property sold for land value and is currently improved with a multifamily. The buyer plans to redevelop to a 4 story 16 room boutique apartment hotel. The property sold for \$1,800,000 or \$277/PSF.

COMPARABLE 3**LOCATION INFORMATION**

Name	7925 Collins Ave
Address	7925 Collins Avenue
City, State, Zip Code	Miami Beach, FL, 33141
County	Miami-Dade
APN	02-3202-006-0420

SALE INFORMATION

Transaction Date	08/31/2021
Transaction Status	Recorded
Transaction Price	\$4,000,000
Analysis Price	\$4,000,000
Recording Number	32733-2646
Rights Transferred	Fee Simple
Financing	Undisclosed
Conditions of Sale	Assumed Arms-Length

PHYSICAL INFORMATION

Intended Use	Commercial
Location	Average
Site Size (Net)	0.35 Acres (15,312 SF)
Site Size (Gross)	0.35 Acres (15,312 SF)
Zoning	RM-2
Shape	Rectangular
Topography	Level
Access	Average
Exposure	Average
Corner	No
Utilities	No

**7925 COLLINS AVE****ANALYSIS INFORMATION**

Price	<u>\$/Acre</u>	<u>\$/SF</u>
Gross	\$11,363,636	\$261.23
Net	\$11,363,636	\$261.23

CONFIRMATION

Name	Confidential
Company	Confidential
Source	CoStar
Date / Phone Number	11/9/2023 Confidential

REMARKS

15,312 SF lot on Collins Avenue which sold for land value. The level, asphalt paved lot is zoned for Multifamily with a secondary type for commercial. The land has a proposed use of apartment units and has all utilities to site. There were no sale conditions. The site sold for \$4,000,000 or \$261/PSF.

COMPARABLE 4**LOCATION INFORMATION**

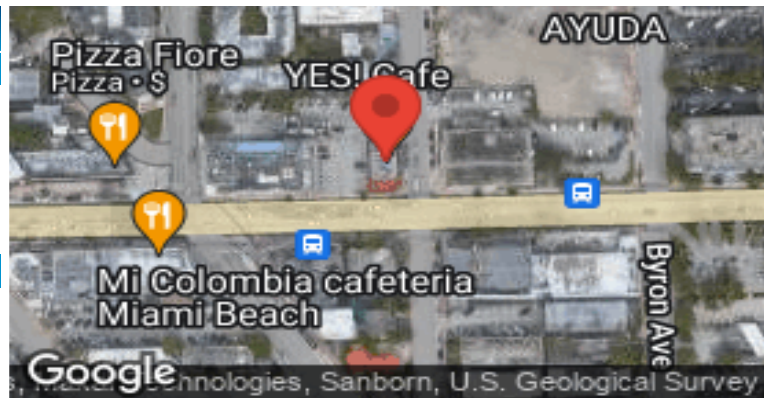
Name	601 71st St
Address	601 71st Street
City, State, Zip Code	Miami Beach, FL, 33141
County	Miami-Dade
APN	02-3211-002-0210

SALE INFORMATION

Transaction Date	12/31/2020
Transaction Status	Recorded
Transaction Price	\$3,875,000
Analysis Price	\$3,875,000
Recording Number	32282-1265
Rights Transferred	Leased Fee
Financing	Assumed Debt
Conditions of Sale	Assumed Arms-Length
Marketing Time	2 Months

PHYSICAL INFORMATION

Intended Use	Residential
Location	Average
Site Size (Net)	0.29 Acres (12,625 SF)
Site Size (Gross)	0.29 Acres (12,625 SF)
Zoning	TC-1
Shape	Rectangular
Topography	Level
Access	Average
Exposure	Average
Corner	No
Utilities	No

**601 71ST ST****ANALYSIS INFORMATION**

Price	<u>\$/Acre</u>	<u>\$/SF</u>
Gross	\$13,362,069	\$306.93
Net	\$13,362,069	\$306.93

CONFIRMATION

Name	Marcos Puentes
Company	MMG Equity Partners
Source	CoStar
Date / Phone Number	11/9/2023 Confidential

REMARKS

The property sold for land value and was purchased as a future planned redevelopment. This was a cash transaction and the escrow was 30 days. The buyer Marcos Puente with MMG Equity Partners who owns the property next door, plans to develop the combined properties in 2026 so he will operate the property for now as an investment yielding a 3.4 cap rate or NOI of \$131,750 NOI. The property sold for \$3,875,000 or \$304/PSF.

LAND SALES ADJUSTMENT TABLE

COMPARABLE	SUBJECT	COMPARABLE 1	COMPARABLE 2	COMPARABLE 3	COMPARABLE 4
Address	7605 Collins Avenue	6940 Abbott Avenue	7128 Indian Creek Drive	7925 Collins Avenue	601 71st Street
City	Miami Beach	Miami Beach	Miami Beach	Miami Beach	Miami Beach
APN	02-3202-004-0450	02-3211-001-0590	02-3211-002-0130	02-3202-006-0420	02-3211-002-0210
SF	7,000	25,000	6,500	15,312	12,625
Shape	Rectangular	Rectangular	Rectangular	Rectangular	Rectangular
Site Utility Rating	Average	Average	Average	Average	Average
SALE INFORMATION					
Date		2/1/2023	9/6/2022	8/31/2021	12/31/2020
Status		Recorded	Recorded	Recorded	Recorded
Rights Transferred		Fee Simple	Leased Fee	Fee Simple	Leased Fee
Analysis Price		\$5,500,000	\$1,800,000	\$4,000,000	\$3,875,000
Price/SF		\$220.00	\$276.92	\$261.23	\$306.93
TRANSACTIONAL ADJUSTMENTS					
Property Rights		0%	0%	0%	0%
Financing		0%	0%	0%	0%
Conditions of Sale		0%	0%	0%	-10%
Expenditures After the Sale		0%	0%	0%	0%
Market Conditions¹		2%	4%	7%	9%
Subtotal Transactional Adj Price		\$224.40	\$288.00	\$279.52	\$301.10
PROPERTY ADJUSTMENTS					
Location		0%	0%	0%	0%
Size		10%	0%	5%	0%
Exposure		0%	0%	0%	0%
Access		0%	0%	0%	0%
Shape		0%	0%	0%	0%
Site Utility Rating		0%	0%	0%	0%
Subtotal Property Adjustment		10%	0%	5%	0%
TOTAL ADJUSTED PRICE		\$246.84	\$288.00	\$293.50	\$301.10
STATISTICS	UNADJUSTED	ADJUSTED			
LOW	\$220.00	\$246.84			
HIGH	\$306.93	\$301.10			
MEDIAN	\$269.08	\$290.75			
AVERAGE	\$266.27	\$282.36			

¹ Market Conditions Adjustment: 3%

Date of Value (for adjustment calculations): 11/9/23

LAND SALES TWO ANALYSIS

Introduction

The comparable land sales indicate an adjusted value range from \$246.84 to \$301.10/SF, with a median of \$290.75/SF and an average of \$282.36/SF. The range of total gross adjustment applied to the comparables was from 4% to 19%, with an average gross adjustment across all comparables of 12%. The level of total adjustment applied to the comparables is considered to be moderate. Overall, the availability of market data and extent of analysis was adequate to develop a reasonably credible opinion of land value. The adjustment process for each comparable land sale is discussed in the following paragraphs.

Discussion of Adjustments

Comparable 1 (\$246.84/SF adjusted) required a total upward transaction adjustment of 2%. This comparable is adjusted upward for improving market conditions. This comparable required a total upward adjustment of 10% for property characteristics. The total gross adjustment applied to this comparable was 12%. The moderate level of gross adjustments required for this comparable indicates that it can be adequately relied upon for valuation of the subject. This comparable is given secondary consideration as a value indicator for the subject.

Comparable 2 (\$288.00/SF adjusted) required a total upward transaction adjustment of 4%. This comparable is adjusted upward for improving market conditions. This comparable did not require any property characteristic adjustments. The total gross adjustment applied to this comparable was 4%. The moderate level of gross adjustments required for this comparable indicates that it can be adequately relied upon for valuation of the subject. This comparable is given primary consideration as a value indicator for the subject.

Comparable 3 (\$293.50/SF adjusted) required a total upward transaction adjustment of 7%. This comparable is adjusted upward for improving market conditions. This comparable required a total upward adjustment of 5% for property characteristics. The total gross adjustment applied to this comparable was 12%. The moderate level of gross adjustments required for this comparable indicates that it can be adequately relied upon for valuation of the subject. This comparable is given primary consideration as a value indicator for the subject.

Comparable 4 (\$301.10/SF adjusted) required a total downward transaction adjustment of -1%. This comparable is adjusted upward for improving market conditions. A conditions of sale adjustment was applied since the buyer was motivated given ownership nextdoor to purchase to create an assemblage and potential development. This comparable did not require any property characteristic adjustments. The total gross adjustment applied to this comparable was 19%. The moderate level of gross adjustments required for this comparable indicates that it can be adequately relied upon for valuation of the subject. This comparable is given primary consideration as a value indicator for the subject.

CALCULATION OF LAND SALES VALUE TWO (HYPOTHETICAL CONDITION)

The comparable land sales indicate an adjusted value range from \$246.84 to \$301.10/SF, with a median of \$290.75/SF and an average of \$282.36/SF. Based on the results of the preceding analysis, Comparable 2 (\$288.00/SF adjusted), Comparable 3 (\$293.50/SF adjusted) and Comparable 4 (\$301.10/SF adjusted) are given primary consideration for the subject's opinion of land value.

The following table summarizes the analysis of the comparables, reports the reconciled price per square foot value conclusion, and presents the concluded value of the subject site.

CALCULATION OF LAND VALUE								
COMP	ANALYSIS PRICE	ADJUSTMENT				NET ADJ %	GROSS ADJ %	OVERALL COMPARISON
		TRANSACTIONAL ¹	ADJUSTED	PROPERTY ²	FINAL			
1	\$220.00	2%	\$224.40	10%	\$246.84	12%	12%	SECONDARY
2	\$276.92	4%	\$288.00	0%	\$288.00	4%	4%	PRIMARY
3	\$261.23	7%	\$279.52	5%	\$293.50	12%	12%	PRIMARY
4	\$306.93	-1%	\$301.10	0%	\$301.10	-2%	19%	PRIMARY
LOW	\$246.84					AVERAGE		\$282.36
HIGH	\$301.10					MEDIAN		\$290.75
COMPONENT		SUBJECT SF		\$/SF CONCLUSION			VALUE	
TOTAL PROPERTY		7,000	x	\$300.00	=		\$2,100,000	

¹Cumulative ²Additive

Rounded to nearest \$100,000

LAND VALUE CONCLUSION

The Sales Comparison Approach was utilized for valuation of the subject site, as it best reflects the decision-making of buyers and sellers of development land in the local marketplace. The purpose of this appraisal is to develop an opinion of the As-Is Market Value of the subject property's fee simple interest. The following table conveys the final opinion of market value of the subject property that is developed within this appraisal report:

Our opinion of value reflects current conditions and the likely actions of market participants as of the date of value. It is based on the available information gathered and provided to us, as presented in this report, and does not predict future performance. Changing market or property conditions can and likely will have an effect on the subject's value.

ANALYSIS OF VALUE CONCLUSIONS

VALUATION INDICES	AS-IS MARKET VALUE
INTEREST APPRAISED	FEE SIMPLE
DATE OF VALUE	NOVEMBER 9, 2023
FINAL VALUE CONCLUSION (AS-IS CURRENT ZONING)	\$1,440,000
\$/SF	\$205.71
OTHER CONCLUSIONS	NOVEMBER 9, 2023
LAND VALUE (HYPOTHETICAL CONDITION)	\$2,100,000

INTRODUCTION

The Cost Approach is a set of procedures through which a value indication is derived for the fee simple estate by estimating the current cost to construct a reproduction of (or replacement for) the existing structure,, including an entrepreneurial incentive or profit; deducting depreciation from the total cost; and adding the estimated land value. Adjustments may then be made to the indicated value of the fee simple estate in the subject property to reflect the value of the property interest being appraised.⁴

REPLACEMENT COST ANALYSIS

The following cost approach to value was developed based on replacement cost analysis. Replacement Cost is defined as: The estimated cost to construct, at current prices as of a specific date, a substitute for a building or other improvements, using modern materials and current standards, design, and layout.⁵

Replacement cost includes both direct and indirect costs. Direct costs are expenditures for labor and materials used in the construction of improvements (also known as hard costs). Indirect costs are expenditures for items other than labor and materials that are necessary for construction, but are not typically part of the construction contract (also known as soft costs). Indirect costs often include real property taxes during construction, professional fees, permanent financing fees, leasing commissions, marketing costs and contingency.

Replacement Cost New (Building)

This section calculates the replacement cost new of the subject building improvements by estimating total direct and indirect costs to which an entrepreneurial profit incentive is applied. Three sources were selected to support direct and indirect costs: Marshall Valuation Service, the developer's cost schedule and cost comparables. This selection is appropriate considering the scope and intended use of the appraisal, and given that the subject improvements are dated construction.

Marshall Valuation Service

Marshall Valuation Service is a comprehensive appraisal guide widely used throughout the United States for developing replacement costs and depreciated values of buildings and other improvements, and is largely considered the authority on building costs.

The table on the following page outlines the process we applied for developing replacement cost new of the subject building improvements with Marshall Valuation Service. First, the subject components were researched to identify the applicable base building costs per square foot. Next, the base building costs were adjusted for square foot refinements, height and size refinements, and current and local cost multipliers to determine an estimate of direct costs. After determining direct costs using Marshall Valuation Service, we then analyzed market evidence to estimate indirect costs. Finally, an appropriate developer's profit was applied to provide an indication of the replacement cost new.

⁴ The Dictionary of Real Estate Appraisal, Sixth Edition, Appraisal Institute, Chicago, Illinois, 2015

⁵ The Dictionary of Real Estate Appraisal, Sixth Edition, Appraisal Institute, Chicago, Illinois, 2015

REPLACEMENT COST NEW (BUILDING)

MARSHALL VALUATION SERVICE DIRECT COST

Number of Buildings	1	
Gross Living Area	3,461 SF	1
MVS Building Type		High-Value Residences
Number of Stories		2
Height per Story		11'
MVS Section/Page/Class		12/27/C
MVS Publication Date		Aug-22
Quality Rating		Good
Component SF (Gross)		3,461
Base Cost (Per SF)		\$325.00

SQUARE FOOT REFINEMENTS

Heating and Cooling	\$10.00
Fire Sprinklers	\$0.00
Elevators	\$0.00
Subtotal	\$335.00

HEIGHT & SIZE REFINEMENTS

Number of Stories Multiplier	1.000
Height Per Story Multiplier	1.000
Area/Perimeter Multiplier	1.000
Subtotal	\$335.00

COST MULTIPLIERS

Current Cost Multiplier	1.02
Local Multiplier	0.95
DIRECT COSTS PER SF	\$324.62
Indirect Cost (% of Direct) ¹	15%
INDIRECT COST PER SF	\$48.69
DIRECT & INDIRECT TOTAL PER SF	\$373.31

CALCULATION OF REPLACEMENT COST NEW WITH INCENTIVE

Component SF (Gross)	3,461
Direct & Indirect Total	\$1,292,016
ENTREPRENEURIAL INCENTIVE % ¹	10%
Entrepreneurial Incentive \$	\$129,202
FINAL TOTAL REPLACEMENT COST NEW	\$1,421,218

¹Colliers International Estimate

Based on our research, indirect costs are typically 10% to 20% of direct cost for this type of development in the marketplace. Considering the size and project characteristics, we have estimated indirect costs at 15% of direct costs.

Entrepreneurial profit and overhead compensates the developer for project risk and management. It is unlikely that a developer would proceed with a development unless adequate profit is available to justify the effort. Based on anecdotal evidence provided by developers of similar Single Family projects, profit is typically based on a percentage of replacement cost, generally 5% to 15%, depending upon project size, location, marketability and risk. An entrepreneurial profit and overhead allocation of 10% was used in this analysis.

The replacement cost new as developed with Marshall Valuation Service is summarized in the following table.

REPLACEMENT COST NEW SUMMARY (BUILDING)		
MARSHALL VALUATION SERVICE		
Direct & Indirect Costs	\$1,292,016	\$373.31/SF
Entrepreneurial Incentive @10%	\$129,202	\$37.33/SF
TOTAL REPLACEMENT COST NEW (RCN)	\$1,421,218	\$410.64/SF

Depreciation Analysis (Building)

The following table details the depreciation estimate developed for the subject building improvements.

DEPRECIATION ANALYSIS (BUILDING)		1
Component Description		0
TOTAL REPLACEMENT COST NEW		\$1,421,218
LESS: Physical Curable		\$0
LESS: Functional Curable		\$0
LESS: Functional Incurable		\$0
Subtotal Adjusted Replacement Cost New		\$1,421,218
Age/Life Analysis		
Economic Life		60
Effective Age		15
Remaining Economic Life		45
Percent Depreciated		25.0%
LESS: Age/Life Depreciation		(\$355,305)
Adjusted Replacement Cost New		\$1,065,914
LESS: Economic Obsolescence (External) 20%		(\$213,183)
Depreciated Replacement Cost New (Building)		\$852,731

Our analysis of depreciation reflects physical and functional curable prior to consideration of physical and functional incurable items, which are treated as components of the age-life analysis. If applicable, economic obsolescence was independently estimated and deducted. For this analysis it is assumed that economic obsolescence was allocated solely to the improvements. The depreciation analysis for the subject building improvements is summarized in the following table.

DEPRECIATION ANALYSIS SUMMARY (BUILDING)		
APPROACH	TOTAL	\$/SF
TOTAL REPLACEMENT COST NEW	\$1,421,218	\$411
LESS: Physical Curable	\$0	\$0
LESS: Functional Curable	\$0	\$0
LESS: Functional Incurable	\$0	\$0
LESS: Age/Life Depreciation	(\$355,305)	-\$103
LESS: Economic Obsolescence (External)	(\$213,183)	-\$62
Depreciated Replacement Cost New (Building)	\$852,731	\$246

Site Improvements Replacement Cost

The replacement cost new of the subject site improvements is presented in the following table.

SITE IMPROVEMENTS REPLACEMENT COST NEW								
ITEM	UNITS	AREA	RCN	TOTAL RCN	INDIRECT 15%	ADJUSTED RCN	INCENTIVE 10%	TOTAL RCN
Site Improvements	Units	7,000	\$5.00	\$35,000	\$5,250	\$40,250	\$4,025	\$44,275
Totals		7,000	\$5.00	\$35,000	\$5,250	\$40,250	\$4,025	\$44,275

The site improvements area was calculated based on the subject useable land area less the footprint of the building, or 7,000 SF. The replacement cost new was estimated at \$5.00/SF with support from Marshall Valuation Service, the developer's cost schedule and cost comparables. Allocations for indirect costs of 15% and profit of 10% were carried forward from the conclusions made within the analysis of building improvements.

The following table shows the estimated depreciation and the resulting depreciated replacement cost for the subject site improvements.

SITE IMPROVEMENTS DEPRECIATION											
ITEM	RCN	PHYS CURABLE	FUNCT CURABLE	ADJ TOTAL	ECON LIFE	EFF AGE	DEPREC %	AGE/LIFE DEPREC	ADJ TOTAL	ECON OBS 20%	DEPREC COST
Site Improvements	\$44,275	\$0	\$0	\$44,275	15	0	0%	\$0	\$44,275	(\$8,855)	\$35,420
Totals	\$44,275	\$0	\$0	\$44,275				\$0	\$44,275	(\$8,855)	\$35,420

Depreciation for physical and functional curable was noted in the schedule above. If applicable, economic obsolescence is independently estimated and deducted.

COST APPROACH CONCLUSION

The Cost Approach analysis and conclusion are presented in the following table.

COST APPROACH VALUE CONCLUSION		
IMPROVEMENTS (BUILDING)		
Direct & Indirect Costs		\$1,292,016
PLUS: Entrepreneurial Incentive		\$129,202
LESS: Total Depreciation		(\$568,487)
TOTAL DEPRECIATED VALUE OF IMPROVEMENTS (BUILDING)		\$852,731
IMPROVEMENTS (SITE)		
Direct & Indirect Costs		\$40,250
PLUS: Entrepreneurial Incentive		\$4,025
LESS: Total Depreciation		(\$8,855)
TOTAL DEPRECIATED VALUE OF IMPROVEMENTS (SITE)		\$35,420
SUMMARY (ALL IMPROVEMENTS)		
Adjusted Costs/Cost New		\$1,332,266
PLUS: Total Entrepreneurial Incentive		\$133,227
TOTAL REPLACEMENT COST NEW		\$1,465,493
LESS: Total Depreciation		(\$577,342)
TOTAL DEPRECIATED VALUE OF IMPROVEMENTS		\$888,151
PLUS: Land Value (Primary Site)		\$1,440,000
AS-IS MARKET VALUE	\$679/SF	\$2,350,000
Rounded to nearest \$50,000		

As per the client's request, we have analyzed the property with the hypothetical condition that the asset is zoned commercial and utilized as a retail.

Direct Capitalization

The first step in the direct capitalization method is to estimate the subject's durable rental income through reconciliation of the subject's in-place lease terms and market rent analysis. Next, we analyze other income items including reimbursements and miscellaneous revenue. Then, vacancy allowance and operating expenses are estimated based on analysis of the subject and market indicators. Finally, the resulting net operating income is capitalized at an appropriate supported rate. The implied value may be adjusted to account for non-stabilized conditions or required capital expenditures to reflect an as is value.

Rental Income Analysis

In this section, we developed an opinion of the subject's rental income through examination of subject lease terms and market rent analysis. The rental income conclusion was reconciled taking into account such items as durability of in-place contract rents, lease escalations and market terms as measured by rent comparables.

Subject Lease Analysis

The subject property owner-occupied and is therefore unencumbered by an arm's length lease. The rental income conclusion was based solely on market rent analysis of retail spaces.

Market Rent Analysis

This section examines competitive comparable properties within the marketplace to establish our opinion of market rent for the subject property. This allows for a comparison of the subject property's contract to what is attainable in the current market.

RETAIL LEASE COMPRABLES					
Address	Size	Terms (mo.)	Rent (\$/SF/Yr.)	Lease Type	
9553 Harding	1,950	60	\$ 60.00	NNN	
6772 Collins Avenue	2,035	120	\$ 51.00	NNN	
427 W 41 Street	2,838	60	\$ 60.00	NNN	
6895 Collins	1,624	60	\$ 70.00	NNN	
736 Collins Avenue	8,322	60	\$ 65.00	NNN	
6782 Collins Avenue	4,424	60	\$ 57.50	NNN	
1759 Bay Road	3,090	120	\$ 70.00	NNN	
1550 Collins Avenue	4,236	120	\$ 75.00	NNN	
Average	3,565	60	\$ 63.56		
Median	2,964	60	\$ 62.50		

The previous table summarizes the analysis of the comparable commercial retail leases and the market rent conclusion should range from as low as \$60.000 SF to as high as \$70 SF NNN.

Vacancy and Credit Loss

Regarding vacancies and credit loss, our conclusion considers the asset as 100% occupied by tenants with little to no collection loss.

Expense Reimbursements

Based on our analysis of leases within the submarket, tenants are typically responsible for maintaining the improvements as well as 100% of all expense reimbursements pertaining to real estate taxes and insurance. The base lease payments are inclusive of all operating expenses, which are paid in full by the subject owner.

Capitalization Rate Conclusion

In arriving at the subject's capitalization rate, we considered numerous transactions throughout the Miami Beach submarket and concluded that a capitalization rate for the subject would range from as low as 6% to as high as 7%, therefore :

HYPOTHETICAL CONDITION CONCLUSION AS RETAIL						
Size	Market Rent		NOI	Cap Rate	Value Estimate	
3,046	\$	60.00	\$ 182,760	6.00%	\$	3,046,000
3,046	\$	65.00	\$ 197,990	6.00%	\$	3,299,833
3,046	\$	70.00	\$ 213,220	6.00%	\$	3,553,667
3,046	\$	60.00	\$ 182,760	6.25%	\$	2,924,160
3,046	\$	65.00	\$ 197,990	6.25%	\$	3,167,840
3,046	\$	70.00	\$ 213,220	6.25%	\$	3,411,520
3,046	\$	60.00	\$ 182,760	6.50%	\$	2,811,692
3,046	\$	65.00	\$ 197,990	6.50%	\$	3,046,000
3,046	\$	70.00	\$ 213,220	6.50%	\$	3,280,308
High					\$	3,553,667
Average					\$	3,171,224
Low					\$	2,811,692

The prior table below summarizes the direct capitalization method and the Income Approach Value conclusion which we conclude a range from \$3,550,000 (rnd) to \$2,800,000 (rnd)

INTRODUCTION

The Reconciliation of Value Conclusions is the final step in the appraisal process and involves the weighing of the individual valuation techniques in relationship to their substantiation by market data, and the reliability and applicability of each valuation technique to the subject property. Understanding the profiles of potential buyers and their typical reliance on each approach to value strongly influences the weighting process.

Based on the overall quality of the data and analyses, and decision-making process of the typical buyer profile of the subject asset, the Sales Comparison Approach warrants primary emphasis, and the Cost Approach warrants secondary emphasis in developing our final opinion of market.

The current reconciled final opinion of value herein for the hypothetical condition on the land being rezoned to commercial (TC) zoning which based on our analysis provides the greatest utility. Currently, there is anticipation that value will be created by the expectation of future benefits decided by the client of this report. Therefore, site value can be affected by expected future benefits or detriments. Based on future expectations from the property, expectations can either enhance or impair value depending on the concluded zoning change decided by the City of Miami Beach. As the intended user of this report please note that land has value because it provides potential utility for development. As buyers in the marketplace anticipate the future benefits of redevelopment, and the competition among that can create a price level for a site that has little or no relationship to its current use

PRESENTATION OF VALUE CONCLUSIONS

Our opinion of value reflects current conditions and the likely actions of market participants as of the date of value. It is based on the available information gathered and provided to us, as presented in this report, and does not predict future performance. Changing market or property conditions can and likely will have an effect on the subject's value.

The following table summarizes our final opinion of the As-Is Market Value of the subject property's fee simple interest.

ANALYSIS OF VALUE CONCLUSIONS	
VALUATION INDICES	MARKET VALUE AS-IS
INTEREST APPRAISED	FEE SIMPLE
DATE OF VALUE	NOVEMBER 9, 2023
Cost Approach	\$2,350,000
Sales Comparison Approach	\$2,500,000
FINAL VALUE CONCLUSION	\$2,500,000
OTHER CONCLUSIONS	AS OF NOVEMBER 9, 2023
Land Value Subject to a Hypothetical Condition	\$2,100,000
Market Value subject to a Hypothetical Condition (Retail Use)	\$3,550,000 - \$2,800,000

We certify that, to the best of our knowledge and belief:

- › The statements of fact contained in this report are true and correct.
- › The reported analyses, opinions, and conclusions of the signers are limited only by the reported assumptions and limiting conditions, and are our personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- › The signers of this report has no present or prospective interest in the property that is the subject of this report, and no personal interest with respect to the parties involved.
- › Daniel Landa has performed no services, as an appraiser or in any other capacity regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. Ralph Peña, III, MAI has performed no services, as an appraiser or in any other capacity regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- › The signers are not biased with respect to the property that is the subject of this report or to the parties involved with this assignment.
- › The engagement in this assignment was not contingent upon developing or reporting predetermined results.
- › The 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.
- › The reported analysis, opinions, and conclusions were developed, and this report has been prepared, in conformity with the *Uniform Standards of Professional Appraisal Practice* and the *Code of Professional Ethics and Standards of Professional Appraisal Practice* of the Appraisal Institute.
- › Daniel Landa inspected the property that is the subject of this report. Ralph Peña, III, MAI inspected the property that is the subject of this report.
- › Daniel Landa (Florida State Registered Appraiser Assistant No. RI24975) provided significant real property appraisal assistance to the appraisers signing the certification. Assistance included gathering, analyzing and reporting regional, local area, zoning, and tax information, confirming some of the comparable data, and assisting with portions of the valuation analysis.
- › “I, Ralph Pena MAI the supervisory appraiser of a registered trainee appraiser who contributed to the development or communication of this appraisal, hereby accept full and complete responsibility for any work performed by the registered trainee appraiser named in this report as if it were my own work.”

The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

As of the date of this report Ralph Peña, III, MAI completed the continuing education program for Designated Members of the Appraisal Institute.



Daniel Landa
Valuation Associate
Registered Trainee
License #RI24975
+1 305 761 1657
daniel.landa@colliers.com

November 20, 2023

Date



Ralph Peña, III, MAI
Managing Director | Miami
State Certified General Real Estate Appraiser
License #RZ2724
+1 786 517 4855
ralph.pena@colliers.com

November 20, 2023

Date

This appraisal is subject to the following assumptions and limiting conditions:

- › The appraisers may or may not have been provided with a survey of the subject property. If further verification is required, a survey by a registered surveyor is advised.
- › We assume no responsibility for matters legal in character, nor do we render any opinion as to title, which is assumed to be marketable. All existing liens, encumbrances, and assessments have been disregarded, unless otherwise noted, and the property is appraised as though free and clear, under responsible ownership, and competent management.
- › The exhibits in this report are included to assist the reader in visualizing the property. We have made no survey of the property and assume no responsibility in connection with such matters.
- › Unless otherwise noted herein, it is assumed that there are no encroachments, zoning, or restrictive violations existing in the subject property.
- › The appraisers assume no responsibility for determining if the property requires environmental approval by the appropriate governing agencies, nor if it is in violation thereof, unless otherwise noted herein.
- › Information presented in this report has been obtained from reliable sources, and it is assumed that the information is accurate.
- › This report shall be used for its intended purpose only, and by the party to whom it is addressed. Possession of this report does not include the right of publication.
- › The appraisers may not be required to give testimony or to appear in court by reason of this appraisal, with reference to the property in question, unless prior arrangements have been made therefore.
- › The statements of value and all conclusions shall apply as of the dates shown herein.
- › There is no present or contemplated future interest in the property by the appraisers which is not specifically disclosed in this report.
- › Without the written consent or approval of the authors neither all, nor any part of, the contents of this report shall be conveyed to the public through advertising, public relations, news, sales, or other media. This applies particularly to value conclusions and to the identity of the appraisers and the firm with which the appraisers are connected.
- › This report must be used in its entirety. Reliance on any portion of the report independent of others, may lead the reader to erroneous conclusions regarding the property values. Unless approval is provided by the authors no portion of the report stands alone.
- › The valuation stated herein assumes professional management and operation of the buildings throughout the lifetime of the improvements, with an adequate maintenance and repair program.
- › The liability of Colliers International Valuation & Advisory Services, its principals, agents, and employees is limited to the client. Further, there is no accountability, obligation, or liability to any third party. If this report is placed in the hands of anyone other than the client, the client shall make such party aware of all limiting conditions and assumptions of the assignment and related discussions. The appraisers are in no way responsible for any costs incurred to discover or correct any deficiency in the property.
- › The appraisers are not qualified to detect the presence of toxic or hazardous substances or materials which may influence or be associated with the property or any adjacent properties, has made no investigation or analysis as to the presence of such materials, and expressly disclaims any duty to note the degree of fault. Colliers International Valuation & Advisory Services and its principals, agents, employees, shall not be liable for any costs, expenses, assessments, or penalties, or diminution in value,

property damage, or personal injury (including death) resulting from or otherwise attributable to toxic or hazardous substances or materials, including without limitation hazardous waste, asbestos material, formaldehyde, or any smoke, vapors, soot, fumes, acids, alkalis, toxic chemicals, liquids, solids or gasses, waste materials or other irritants, contaminants or pollutants.

- › The appraisers assume no responsibility for determining if the subject property complies with the *Americans with Disabilities Act (ADA)*. Colliers International Valuation & Advisory Services, its principals, agents, and employees, shall not be liable for any costs, expenses, assessments, penalties or diminution in value resulting from non-compliance. This appraisal assumes that the subject meets an acceptable level of compliance with *ADA* standards; if the subject is not in compliance, the eventual renovation costs and/or penalties would negatively impact the present value of the subject. If the magnitude and time of the cost were known today, they would be reduced from the reported value conclusion.
- › An on-site inspection of the subject property was conducted. No evidence of asbestos materials on-site was noted. A Phase 1 Environmental Assessment was not provided for this analysis. This analysis assumes that no asbestos or other hazardous materials are stored or found in or on the subject property. If evidence of hazardous materials of any kind occurs, the reader should seek qualified professional assistance. If hazardous materials are discovered and if future market conditions indicate an impact on value and increased perceived risk, a revision of the concluded values may be necessary.
- › A detailed soils study was not provided for this analysis. The subject's soils and sub-soil conditions are assumed to be suitable based upon a visual inspection, which did not indicate evidence of excessive settling or unstable soils. No certification is made regarding the stability or suitability of the soil or sub-soil conditions.
- › This analysis assumes that the financial information provided for this appraisal, including rent rolls and historical income and expense statements; accurately reflect the current and historical operations of the subject property.

Engagement Letter

Valuation Glossary

Qualifications of Appraisers

Qualifications of Colliers International Valuation & Advisory Services

Professional Service Agreement



801 Brickell Avenue, Suite 808
Miami, FL 33131
Direct: +1 786 517 4855
www.colliers.com/valuationadvisory

October 30, 2023

Ralph Peña III, MAI
Managing Director | Miami
Direct +1 786.517.4855
Mobile +1 305.772.0909
Ralph.Pena@colliers.com

Miami Beach
Elizabeth Miro, Interim Director
FACILITIES AND FLEET MANAGEMENT DEPARTMENT
1833 Bay Rd, Miami Beach, FL 33139
Tel: 305-673-7000 x22925 / Cell: 786-753-4394
www.miamibeachfl.gov
ElizabethMiro@miamibeachfl.gov

RE: Appraisal of 7605 Collins Avenue

Dear Ms. Miro:

Thank you for considering Colliers International Valuation & Advisory Services, LLC for the assignment identified in the below stated Professional Service Agreement. Please sign one copy of the agreement and return it to me, thereby indicating your authorization for us to proceed with this assignment and your acceptance of the attached Terms and Conditions.

PROFESSIONAL SERVICE AGREEMENT ("Agreement")

Project	7605 Collins Avenue Miami Beach FL 33141 ("Property")
Location	7605 Collins Avenue Miami Beach FL 33141 (Folio No. 02-3202-004-0450)
Project Description	Single Family Residence
Parties	Colliers International Valuation & Advisory Services, LLC ("CIVAS") and Miami Beach (herein at times referred to as "Client")
Intended User	The appraisal will be prepared for Miami Beach. Intended users include the client. No other users are intended. It should be noted that if this engagement is directly with the owner of the Property, the Appraisal will not be accepted by federally insured lenders due to FIRREA Compliance, limiting the use of this report. Should this potentially impact your source of lenders, we recommend engagement be directed by a Federally Insured Lender.
Intended Use	The report to be performed under this Agreement ("Appraisal") is intended only for the purchase of the property and determine market value. The report is not intended for any other use.
Purpose	As-Is Market Value and Land Value as commercial zoned.
Type of Appraisal	CIVAS will produce an Appraisal Report in which the appraiser's analysis and conclusions will be summarized within this document.
Rights Appraised	Fee Simple
Date of Value	Date of inspection

Scope of Work	<p>CIVAS and/or its designated affiliate will provide the Appraisal in accordance with USPAP, FIRREA, and the Code of Ethics and Certifications Standards of the Appraisal Institute and State Licensing Laws. CIVAS will research relevant market data and perform analysis to the extent necessary to produce credible appraisal results.</p> <p>Based on our discussions with the Client, the Client has requested the following valuation scenarios:</p> <ul style="list-style-type: none"> › As Is <p>CIVAS anticipates developing the following valuation approaches:</p> <ul style="list-style-type: none"> › Sales Approach <p>An observation of the subject property will be performed.</p> <p>Please note if it's a requirement per the client's underwriting guidelines to analyze and report all approaches to value, this will be performed although some approaches may be limited in application.</p> <p>The scope of work will be included in the Appraisal. A copy of the Assumptions and Limiting Conditions, which appear in the Appraisal, is available upon request.</p>
Delivery	<p>Draft Appraisal: Delivered five (5) business days from the date of authorization and receipt of property specific information.</p> <p>Final Appraisal: Delivered three (3) days after completion of client review and authorization to deliver final report(s).</p>
Professional Fee	\$2,500
Expenses	Fees include all associated expenses.
No. of Reports	<p>One (1) Electronic Draft Appraisal and One (1) Electronic Final Appraisal.</p> <p>No printed copies will be delivered to the client.</p>
Retainer	<p>No Retainer is required.</p> <p><u>To Pay By Check:</u> Please remit all payments to Colliers International Valuation & Advisory Services 26791 Network Place Chicago, IL 60673-1267 **Please include the property name or address on the memo line**</p> <p><u>Wire Instructions:</u> JP Morgan Chase Bank, NA Chicago, IL 70-2322/719 Account Name: Colliers International Valuation & Advisory Services, LLC Account No. 899559074 ABA No. 021000021 ACH Payment Transit Routing Number: 071000013 Swift code for International Wires ONLY: CHASUS33 **Please include the property name or address in addenda/memo payment information**</p> <p>Please send notification to CIVASAccounting@colliers.com when payment has been sent.</p>
Payment Terms	<p>CIVAS will invoice Client for the Appraisal in its entirety at the delivery of the draft report.</p> <p>Final payment is due and payable within five (5) business days upon delivery of the electronic copy of the final report or within thirty (30) days of your receipt of the draft report, whichever is sooner. If a draft report is requested, the fee is considered earned upon delivery of the draft report. If for any reason the client cancels the work before work was completed or for reasons beyond Colliers' control, then the client would pay for an agreed amount for work completed.</p>
Acceptance Date	These specifications are subject to modification if this Agreement is not accepted within three (3) business days from the date of this letter.

Terms and Conditions

The attached Terms and Conditions and Specific Property Data Request are deemed a part of this Agreement as though set forth in full herein. The following is a list of information needed to begin and complete our analysis. The Client signing this Agreement or the party sending the specific property data certifies that all the information provided is accurate and complete as of the date of this request, and that any updates, revisions or additional relevant information that comes into control or possession of the Client prior to the date on which the Appraisal is delivered shall be provided to CIVAS immediately. Please forward with the Agreement or as soon as possible.

- › Survey with Legal Description & Site Size
- › Title Report
- › Wetland Delineation Map (if applicable)
- › Engineering studies, soil tests or environmental assessments
- › Ground lease (if applicable)
- › Existing Building or Improvement Plans
- › Individual Floor or Unit Plans
- › Current County Property Tax Bill
- › Details on any Sale, Contract, or listing of the property in the past 3 years
- › Construction Cost/Budget (within past 3 years)
- › Detailed list of personal property items
- › Property Condition Report
- › Details regarding the historical and future replacement schedule (i.e., carpets, appliances, cabinetry, laundry facilities, HVAC, etc.)
- › Capital improvements history (2 years) & budget
- › Three year & YTD Income & Expenses
- › Current Budget
- › Detailed occupancy report for the past 3 years and YTD
- › Detailed current certified rent roll indicating any vacant units and in-place rents
- › Details regarding any pending changes to the rent roll including any negotiated side deals to delay or forgive rent payments
- › Aged Accounts/Delinquency Report
- › Details regarding any concessions currently being offered for new and existing tenants
- › Marketing plan and/or local competitive study, if available
- › Copy of recent Appraisals or Market Studies
- › Name and telephone number of property contact for physical inspection and additional information needed during the appraisal process
- › Property Contact _____

In addition to the items requested above, please forward any additional materials you would consider relevant in the analysis of the subject property.

Reliance Language

The Appraisal is for the sole use of the Client; however, Client may provide only complete, final copies of the Appraisal report in its entirety (but not component parts) to third parties who shall review such reports in connection with the stated Intended Use. CIVAS is not required to explain or testify as to appraisal results other than to respond to the Client for routine and customary questions. Please note that our consent to allow the Appraisal prepared by CIVAS or portions of such Appraisal, to become part of or be referenced in any public offering, the granting of such consent will be at our sole and absolute discretion and, if given, will be on condition that CIVAS will be provided with an Indemnification Agreement and/or Non-Reliance letter, in a form and content satisfactory to CIVAS, by a party satisfactory to CIVAS. CIVAS hereby expressly grants to client the right to copy the Appraisal and distribute it to employees of client and to your accountants/auditors in its entirety (but not component parts) without the need to provide CIVAS with an Indemnification Agreement and/or Non-Reliance letter.

If you have questions regarding the enclosed, please feel free to contact me. CIVAS appreciates this opportunity to be of service to you on this assignment and looks forward to serving you. If you have additional questions, please contact us.

I, Elizabeth Miro, agree to the above stated terms and authorize Colliers International Valuation & Advisory Services, LLC to prepare the above referenced appraisal.

DocuSigned by:

Elizabeth Miro

Date:

10/30/2023 | 12:17 PM EDT

23A5B4B13369431...

Miami Beach

Elizabeth Miro, Interim Director

FACILITIES AND FLEET MANAGEMENT DEPARTMENT

Respectfully,

Colliers International Valuation & Advisory Services, LLC



Ralph Peña III, MAI
 Managing Director | Miami
 Direct +1 786.517.4855
 Mobile +1 305.772.0909
 Ralph.Pena@colliers.com

Terms and Conditions

"T&C"

- 1) **The Appraisal will be subject to Colliers International Valuation & Advisory Services, LLC's ("CIVAS") Assumptions and Limiting Conditions** that are incorporated into each appraisal, and any Extraordinary Assumptions and Hypothetical Conditions that may be incorporated into each appraisal.
- 2) Any capitalized, non-defined words shall have the same meaning as defined in the Agreement to which these T&Cs are attached.
- 3) Client is defined as the party signing the Agreement and shall be responsible for payment of the fees stipulated in the Agreement. Payment of the fee for the Appraisal is not contingent on the appraised value(s) or the outcome of the report(s). Additional fees will be charged on an hourly basis for any work that may exceed the scope of this proposal, including performing additional valuation scenarios, additional research, and conference calls, meetings, deposition preparation, deposition, trial testimony or travel that may exceed the time allotted by CIVAS for an assignment of this nature. If CIVAS is requested to cease working on the Appraisal for any reason prior to the completion of the appraisal(s), CIVAS will be entitled to bill the Client for the time spent to date at **CIVAS'** hourly rates for the personnel involved. The Client will be billed a minimum \$500 or at a rate of \$250 per hour for associate time, \$300 per hour for valuation services director, \$400 per hour for managing director, and \$450 per hour for executive managing director. If the Client delays completion of the assignment beyond ninety (90) days, the fee may be renegotiated. This may result in the total fee exceeding the original agreed fee agreed upon cost.
- 4) **Client agrees to pay all fees and expenses, including attorney's fees, incurred by CIVAS in connection with the collection or attempted collection of the fees and expenses.** In the event Client fails to make payments when due and payable, the amount due shall bear interest at 1.5% per month or the maximum rate permitted in the state in which the CIVAS office executing the Agreement is located, whichever is lesser.
- 5) The fee is due upon delivery of the final report or within thirty (30) days of your receipt of the draft report, whichever is sooner. If a draft is requested, the fee is considered earned upon delivery of our draft report.
- 6) In the event that either party commences any legal action relating to the provisions of the Agreement, including collection, the **prevailing party shall be entitled to its actual attorneys' fees and costs. The Agreement shall be governed by and construed in** accordance with the laws of the state where the CIVAS office executing the Agreement is located. The venue of any action arising out of the Agreement shall be the county where the CIVAS office executing the Agreement is located. Client will have up to thirty (30) days from receipt of the Draft Appraisal to review and communicate its review to CIVAS. CIVAS reserves the right to bill Client for additional appraisal efforts that may arise from the Client not responding within with this time period.
- 7) CIVAS does not make any representation or warranty, express or implied, as to the accuracy or completeness of the information or the state of affairs of the Property furnished to CIVAS by Client. In the event that any such information is inaccurate, misleading or incomplete, CIVAS shall have no responsibility or liability for any matters relating thereto (whether to the Client or to any third party).
- 8) CIVAS shall have no responsibility for legal matters, questions of survey or title, soil or subsoil conditions, engineering, or other similar technical matters. The Appraisal will not constitute a survey of the Property analyzed.
- 9) Client shall provide CIVAS with such materials with respect to the Appraisal as requested by CIVAS and which are in the possession or under the control of Client. Client shall provide CIVAS with sufficient access to the Property to be analyzed and hereby grants permission for entry, unless discussed in advance to the contrary.
- 10) The data gathered in the course of the Appraisal (except data furnished by Client) and the Appraisal prepared pursuant to the Agreement are, and will remain, the property of CIVAS. With respect to data provided by Client, such data shall be confidential, and CIVAS shall not disclose any information identified as confidential furnished to CIVAS. Notwithstanding the foregoing, CIVAS is authorized by Client to disclose all or any portion of the Appraisal and the related data to appropriate representatives of the Appraisal Institute if such disclosure is required to enable CIVAS to comply with the Bylaws and Regulations of such Institute as now or hereafter in effect.
- 11) Unless specifically noted, CIVAS does not assume any duty to analyze or examine the Property or adjacent property for the possible presence of toxic and/or hazardous substances or materials (including but not exclusive to asbestos, PCB transformers, or other toxic, hazardous, or contaminated substances and/or underground storage tanks (hazardous material), or the cost of encapsulation or removal thereof) and accepts no liability regarding the issue. If such materials exist, CIVAS defers to the expertise of professionals specifically trained in analyzing the cost to remediate, which will not be a part of the appraisal fee proposal. The Appraisal will contain a comprehensive disclaimer to this effect.
- 12) CIVAS understands that there is no major or significant deferred maintenance in the Property which would require the expertise of a professional cost estimator or contractor. If such repairs are needed, the estimates are to be prepared by others, and are not a part of the fee contemplated in the Agreement.
- 13) Client acknowledges that CIVAS is being retained hereunder as an independent contractor to perform the services described herein and nothing in the Agreement shall be deemed to create any other relationship between Client and CIVAS. The Agreement shall be deemed concluded and the services hereunder completed upon delivery to Client of the Appraisal discussed herein.
- 14) Client agrees that its only remedy for losses or damages relating to the Agreement shall be limited to the amount of the appraisal fee paid by the Client and in no circumstances shall CIVAS be liable for any losses or damages in excess of this amount. Should the Client, or any other entitled party, make a claim against CIVAS, its directors, officers, employees and other affiliates and shareholders, relating to this engagement or the appraisal(s), the maximum damages recoverable from CIVAS, its directors, officers, employees and other affiliates and shareholders, shall be the amount of funds actually collected by CIVAS under the Agreement, and no claim shall be made for any consequential or punitive damages.

- 15) If CIVAS or any of its employees receives a subpoena or other judicial notification to produce documents or provide testimony involving the Appraisal in connection with a lawsuit or related proceeding, CIVAS will notify the Client of receipt of the subpoena or notification. However, if CIVAS is not part of the lawsuit or proceedings, Client agrees to compensate CIVAS for the professional time required and to reimburse CIVAS for the expenses incurred in responding to any such subpoena or judicial notification, **including any attorneys' fees, as they are incurred. CIVAS is to be compensated at the prevailing hourly rates of the personnel** responding to the subpoena or command for testimony.
- 16) If expert witness testimony is required in connection with the Appraisal, the following hourly rates will apply. The Client will be billed at the rate of \$250 per hour for associate time, \$350 per hour for valuation services director, \$400 per hour for managing director, and \$450 per hour for executive managing director. The hourly billings pertain to court preparation, waiting and travel time, document review and preparation (excludes appraisal report) and all meetings related to court testimony.
- 17) **Client shall indemnify and hold CIVAS, its parent, subsidiaries, affiliates, its officers, directors, employees and agents ("CIVAS Indemnities"), fully harmless against all losses, damages, claims, and expenses of any kind whatsoever (including costs and reasonable attorneys' fees), sustained or incurred by a third party as a result of the negligence or intentional acts or omissions of Client (including any failure to perform any duty imposed by law), any misrepresentation, distortion or if Client fails to provide complete and accurate information to CIVAS, for which recovery is sought against the CIVAS Indemnities; however, such obligation to defend and indemnify shall not apply to the extent caused by the negligent act or willful misconduct of CIVAS. Client shall indemnify and hold CIVAS Indemnities harmless from any claims, expenses, judgments or other items or costs arising as a result of the Client's failure or the failure of any of the Client's agents to provide a complete copy of the Appraisal to any third party.** LIMITATION OF LIABILITY. EXCEPT FOR THE INDEMNIFICATION PROVISION ABOVE, ANYTHING IN THE AGREEMENT TO THE CONTRARY NOTWITHSTANDING, UNDER NO CIRCUMSTANCES WHATSOEVER SHALL EITHER PARTY BE LIABLE TO THE OTHER FOR ANY SPECIAL, CONSEQUENTIAL, PUNITIVE, OR INCIDENTAL DAMAGES OF ANY KIND WHATSOEVER.
- 18) CIVAS agrees to maintain Professional Liability Insurance in the amount of \$1,000,000 and General Liability insurance in the amount of \$2,000,000, as well as Workers Compensation per local regulatory requirements. CIVAS will endeavor to provide Client with written notice regarding any cancellation of any such insurance. CIVAS will provide Client with certificates of insurance naming Client as an additional insured on the General Liability policy upon request.
- 19) The Appraisal and the name Colliers International Valuation & Advisory Services may not be used in any marketing or investment material or offering memoranda without **CIVAS'** prior written consent. CIVAS, its employees and appraisers have no liability to any recipients of any prepared material and disclaim all liability to any party other than the Client.
- 20) Unless CIVAS consents in writing, the Appraisal cannot be used by any party or for any purpose other than the Client for the purposes specified in the Agreement. Should the Client provide a copy of this Appraisal to any person or entity not authorized by CIVAS in writing, Client hereby agrees to hold CIVAS, its directors, officers, employees and other affiliates and shareholders, harmless from all damages, expenses, claims and costs, including any **attorney's** fees. The Client acknowledges that any opinions and conclusions expressed by the professionals of CIVAS pursuant to the Agreement are made as employees and not as individuals. **CIVAS'** responsibility is limited to the Client, and the use of the Appraisal or related product by third parties shall be solely at the risk of the Client and/or third parties.
- 21) The use of this appraisal shall be used only for the purpose as set forth in the Intended Use section of the Agreement. In the event that the client wishes to use this report or portions of this report for any other purpose such as, to become part of or be referenced **in, any offering or other material intended for the review of others, or to be submitted to others, will be at the Client's sole and absolute discretion and, if given, will be on condition that CIVAS will be provided with an Indemnification Agreement and/or Non-Reliance letter, in a form and content satisfactory to CIVAS and the Client, by a party satisfactory to CIVAS and the Client. CIVAS does consent to Client submission of the complete Appraisal to rating agencies, loan participants or your accountants/auditors without the need to provide us with an Indemnification Agreement and/or Non-Reliance letter.**

Valuation & Advisory Services

Direct: +1 206 695 4200
 Fax: +1 206 682 7938
 colliers.com

601 Union Street
 Suite 4800
 Seattle, WA 98101
 United States

Valuation Glossary 2023

Unless specified otherwise, these definitions were extracted from the following sources or publications:

The Dictionary of Real Estate Appraisal, Seventh Edition, Appraisal Institute, Chicago, Illinois, 2022 (Dictionary).

Uniform Standards of Professional Appraisal Practice, 2020-2023 Edition (USPAP).

The Appraisal of Real Estate, Fifteenth Edition, Appraisal Institute, Chicago, Illinois, 2020 (15th Edition).

Absolute Net Lease

A lease in which the tenant pays all expenses including structural maintenance, building reserves, and management; often a long-term lease to a credit tenant. *(Dictionary)*

Ad Valorem Tax

A real estate tax based on the assessed value of the property, which is not necessarily equivalent to its market value. *(15th Edition)*

Arm's-length Transaction

A transaction between unrelated parties who are each acting in his or her own best interest. *(Dictionary)*

As-Is Market Value

The estimate of the market value of real property in its current physical condition, use, and zoning as of the appraisal date. *(Dictionary)*

Assessed Value

The value of a property according to the tax rolls in ad valorem taxation; may be higher or lower than market value, or based on an assessment ratio that is a percentage of market value. *(Dictionary)*

Average Daily Room Rate (ADR)

In the lodging industry, the net rooms revenue derived from the sale of guest rooms divided by the number of paid occupied rooms. *(Dictionary)*

Band of Investment

A technique in which the capitalization rates attributable to components of an investment are weighted and combined to derive a weighted-average rate attributable to the total investment. *(Dictionary)*

Cash-Equivalent Price

The sale price of a property that is equivalent to what a cash buyer would pay. *(Dictionary)*

Common Area

The total area within a property that is not designed for sale or rental but is available for common use by all owners, tenants, or their invitees, e.g., parking and its appurtenances, malls, sidewalks, landscaped areas, recreation areas, public toilets, truck and service facilities. *(Dictionary)*

Contract Rent

The actual rental income specified in a lease. *(15th Edition)*

Cost Approach

A set of procedures through which a value indication is derived for the fee simple estate by estimating the cost new as of the effective date of the appraisal to construct a reproduction of (or replacement for) the existing structure, including an entrepreneurial incentive; deducting depreciation from the total cost; and adding the estimated land value. The contributory value of any site improvements that have not already been considered in the total cost can be added on a depreciated-cost basis. Adjustments may then be made to the indicated value of the fee simple estate in the subject property to reflect the value of the property rights being appraised. *(Dictionary)*

Curable Functional Obsolescence

An element of depreciation; a curable defect caused by a flaw involving the structure, materials, or design, which can be practically and economically corrected. *(Dictionary)*

Debt Coverage Ratio (DCR)

The ratio of net operating income to annual debt service, which measures the relative ability of a property to meet its debt service out of net operating income; also called *debt service coverage ratio (DSCR)*. *(Dictionary)*

Deferred Maintenance

Items of wear and tear on a property that should be fixed now to protect the value or income-producing ability of a property. *(Dictionary)*

Depreciation

In appraisal, a loss in the value of improvements from any cause; the difference between the cost of an improvement on the effective date of the appraisal and the value of the improvement on the same date. *(Dictionary)*

Direct Costs

Expenditures for the labor and materials used in the construction of improvements; also called *hard costs*. *(Dictionary)*

Discounted Cash Flow (DCF) Analysis

The procedure in which a discount rate is applied to a set of projected income streams and a reversion. The analyst specifies the quantity, variability, timing, and duration of the income streams and the quantity and timing of the reversion, and discounts each to its present value at a specified yield rate. (*Dictionary*)

Discount Rate

A rate of return on capital used to convert future payments or receipts into present value. (*Dictionary*)

Disposition Value

The most probable price that a specified interest in property should bring under the following conditions:

1. Consummation of a sale within a specified time, which is shorter than the typical exposure time for such a property in that market.
2. The property is subjected to market conditions prevailing as of the date of valuation.
3. Both the buyer and seller are acting prudently and knowledgeably.
4. The seller is under compulsion to sell.
5. The buyer is typically motivated.
6. Both parties are acting in what they consider their best interests.
7. An adequate marketing effort will be made during the exposure time.
8. Payment will be made in cash in U.S. dollars (or the local currency) or in terms of financial arrangements comparable thereto.
9. The price represents the normal consideration for the property sold, unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

This definition can also be modified to provide for valuation with specified financing terms. (*Dictionary*)

Easement

The right to use another's land for a stated purpose. Access or right-of-way easements may be acquired by private parties or public utilities. Governments may be the beneficiaries of easements placed on privately owned land that is dedicated to conservation, open space, or preservation. (*15th Edition*)

Economic Life

The period over which improvements to real estate contribute to property value. (*Dictionary*)

Effective Age

The age of property that is based on the amount of observed deterioration and obsolescence it has sustained, which may be different from its chronological age. (*Dictionary*)

Effective Date

The date on which the appraisal or review opinion applies (SVP) (*Dictionary*)

Effective Gross Income (EGI)

The anticipated income from all operations of the real estate after an allowance is made for vacancy and collection losses and an addition is made for any other income. (*Dictionary*)

Effective Gross Income Multiplier (EGIM)

The ratio between the sale price (or value) of a property and its effective gross income. (*Dictionary*)

Effective Rent

The total base rent, or minimum rent stipulated in a lease, over the specified lease term minus rent concessions - e.g. free rent, excessive tenant improvements, moving allowances, lease buyouts, cash allowances, and other lease incentives. (*15th Edition*)

Eminent Domain

The right of government to take private property for public use upon the payment of just compensation. The Fifth Amendment of the U.S. Constitution, also known as the *takings clause*, guarantees payment of just compensation upon appropriation of private property. (*Dictionary*)

Entrepreneurial Incentive

The amount an entrepreneur expects or wants to receive as compensation for providing coordination and expertise and assuming the risks associated with the development of a project. Entrepreneurial incentive is the expectation of future reward as opposed to the profit actually earned on the project. (*Dictionary*)

Entrepreneurial Profit

A market-derived figure that represents the amount an entrepreneur received for his or her contribution to a past project to compensate for his or her time, effort, knowledge, and risk; the difference between the total cost of a property (cost of development) and its market value (property value after completion), which represents the entrepreneur's compensation for the risk and expertise associated with development. An entrepreneur is motivated by the prospect of future value enhancement (i.e., the entrepreneurial incentive). An entrepreneur who successfully creates value through new development, expansion, renovation, or an innovative change of use is rewarded by entrepreneurial profit. Entrepreneurs may also fail and suffer losses. (*Dictionary*)

Excess Land

Land that is not needed to serve or support the existing use. The highest and best use of the excess land may or may not be the same as the highest and best use of the improved parcel. Excess land has the potential to be sold separately and is valued separately. (*Dictionary*)

Excess Rent

The amount by which contract rent exceeds market rent at the time of the appraisal; created by a lease favorable to the lessor and may reflect superior management, a lease execution in an earlier, stronger rental market, or an agreement of the parties. Due to the higher risk inherent in the receipt of excess rent, it may be calculated separately and capitalized or discounted at a higher rate in the income capitalization approach. *(15th Edition)*

Expense Stop

A clause in a lease that limits the landlord's expense obligation, which results in the lessee paying any operating expenses above a stated level or amount. *(Dictionary)*

Exposure Time

An opinion, based on supporting market data, of the length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal. *(USPAP)*

Extraordinary Assumption

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. Uncertain information might include physical, legal, or economic characteristics of the subject property; or conditions external to the property, such as market conditions or trends; or the integrity of data used in an analysis. An extraordinary assumption may be used in an assignment only if:

- It is required to properly develop credible opinions and conclusions;
- The appraiser has a reasonable basis for the extraordinary assumption;
- Use of the extraordinary assumption results in a credible analysis; and
- The appraiser complies with the disclosure requirements set forth in USPAP for extraordinary assumptions. *(USPAP)*

External Obsolescence

A type of depreciation; a diminution in value caused by negative external influences and generally incurable on the part of the owner, landlord, or tenant. The external influence may be either temporary or permanent. There are two forms of external obsolescence: economic and locational. *(Dictionary)*

Fair Market Value

In nontechnical usage, a term that is equivalent to the contemporary usage of *market value*.

As used in condemnation, litigation, income tax, and property tax situations, a term that is similar in concept to market value but may be defined explicitly by the relevant agency or interpreted differently by court precedent. *(Dictionary)*

Feasibility Analysis

A study of the cost-benefit relationship of an economic endeavor. *(USPAP)*

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. *(Dictionary)*

Floor Area Ratio (FAR)

The relationship between the above-ground floor area of a building, as described by the zoning or building code, and the area of the plot on which it stands; in planning and zoning, often expressed as a decimal, e.g., a ratio of 2.0 indicates that the permissible floor area of a building is twice the total land area. *(Dictionary)*

Functional Obsolescence

The impairment of functional capacity of improvements according to market tastes and standards. *(Dictionary)*

Functional Utility

The ability of a property or building to be useful and to perform the function for which it is intended according to current market tastes and standards; the efficiency of a building's use in terms of architectural style, design and layout, traffic patterns, and the size and type of rooms. *(Dictionary)*

Furniture, Fixtures, and Equipment (FF&E)

Business trade fixtures and personal property, exclusive of inventory. *(Dictionary)*

Going-concern

An established and operating business having an indefinite future life. *(Dictionary)*

Going-concern Value

An outdated label for the market value of all the tangible and intangible assets of an established and operating business with an indefinite life, as if sold in aggregate; more accurately termed the *market value of the going concern* or *market value of the total assets of the business*. *(Dictionary)*

Gross Building Area (GBA)

Total floor area of a building, excluding unenclosed areas, measured from the exterior of the walls of the above-grade area. This includes mezzanines and basements if and when typically included in the market area of the type of property involved. *(Dictionary)*

Gross Leasable Area (GLA)

Total floor area designed for the occupancy and exclusive use of tenants, including basements and mezzanines; measured from the center of joint partitioning to the outside wall surfaces. *(Dictionary)*

Gross Living Area (GLA)

Total area of finished, above-grade residential space area; calculated by measuring the outside perimeter of the structure and includes only finished, habitable, above-grade living space. (Finished basements and attic areas are not generally included in total gross living area. Local practices, however, may differ.) *(Dictionary)*

Highest & Best Use

The reasonably probable use of property that results in the highest value. The four criteria that the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity. The use of an asset that maximizes its potential and that is possible, legally permissible, and financially feasible. The highest and best use may be for continuation of an asset's existing use or for some alternative use. This is determined by the use that a market participant would have in mind for the asset when formulating the price that it would be willing to bid (IVS). *(Dictionary)*

Hypothetical Condition

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 purpose of analysis. Hypothetical conditions are contrary to known facts about physical, legal, or economic characteristics of the subject property; or about conditions external to the property, such as market conditions or trends; or about the integrity of data used in an analysis. *(USPAP)*

Income Capitalization Approach

In the income capitalization approach, an appraiser analyzes a property's capacity to generate future benefits and capitalizes the income into an indication of present value. The principle of anticipation is fundamental to this approach. Techniques and procedures from this approach are used to analyze comparable sales data and to measure obsolescence in the cost approach. *(15th Edition)*

Incurable Functional Obsolescence

An element of depreciation; a defect caused by a deficiency or superadequacy involving the structure, materials, or design that cannot be practically or economically corrected as of the effective date of the appraisal. *(Dictionary)*

Indirect Costs

Expenditures or allowances for items other than labor and materials that are necessary for construction, but are not typically part of the construction contract. Indirect costs may include administrative costs, professional fees, financing

costs and the interest paid on construction loans, taxes and the builder's or developer's all-risk insurance during construction, and marketing, sales, and lease-up costs incurred to achieve occupancy or sale. Also called *soft costs*. *(Dictionary)*

Interim Use

The use contemplated by the market participants that the subject real estate can be put to while waiting for certain subsequent factors to occur. *(Dictionary)*

Investment Value

The value of a property to a particular investor or class of investors based on the investor's specific requirements. Investment value may be different from market value because it depends on a set of investment criteria that are not necessarily typical of the market. *(Dictionary)*

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 reversion right when the lease expires. *(Dictionary)*

Leasehold Estate

The right held by the lessee to use and occupy real estate for a stated term and under the conditions specified in the lease. *(Dictionary)*

Legal Nonconforming Use

A use that was lawfully established and maintained, but no longer conforms to the use regulations of its current zoning; sometimes known as a legally nonconforming use. *(Dictionary)*

Liquidation Value

The most probable price that a specified interest in property should bring under the following conditions:

1. Consummation of a sale within a short time period.
2. The property is subjected to market conditions prevailing as of the date of valuation.
3. Both the buyer and seller are acting prudently and knowledgeably.
4. The seller is under extreme compulsion to sell.
5. The buyer is typically motivated.
6. Both parties are acting in what they consider to be their best interests.
7. A normal marketing effort is not possible due to the brief exposure time.
8. Payment will be made in cash in U.S. dollars (or the local currency) or in terms of financial arrangements comparable thereto.
9. The price represents the normal consideration for the property sold, unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

This definition can also be modified to provide for valuation with specified financing terms. *(Dictionary)*

Market Area

The geographic region from which a majority of demand comes and in which the majority of competition is located. Depending on the market, a market area may be further subdivided into components such as primary, secondary, and tertiary market areas, or the competitive market area may be distinguished from the general market area. *(Dictionary)*

Market Rent

The most probable rent that a property should bring in a competitive and open market under all conditions requisite to a fair lease transaction, the lessee and lessor each acting prudently and knowledgeably, and assuming the rent is not affected by undue stimulus. *(Dictionary)*

Market Study

An analysis of the market conditions of supply, demand, and pricing for a specific property type in a specific area. *(Dictionary)*

Market Value (Most Common Non-FRT)

The most probable price, as of a specific date, in cash, or in terms equivalent to cash, or in other precisely revealed terms, for which the specified property rights should sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently, knowledgeably, and for self-interest, and assuming that neither is under undue distress. *(Dictionary)*

Market Value (Interagency Guidelines)

The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. buyer and seller are typically motivated;
2. both parties are well informed or well advised, and acting in what they consider their own best interests;
3. a reasonable time is allowed for exposure in the open market;
4. payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale. (Interagency Appraisal and Evaluation Guidelines, Federal Register, December 10, 2010.

Marketability Analysis

The study of how a specific property is expected to perform in a specific market. A marketability analysis expands on a market analysis by addressing a specific property. *(Dictionary)*

Neighborhood Analysis

The objective analysis of observable or quantifiable data indicating discernible patterns of urban growth, structure, and change that may detract from or enhance property values; focuses on four sets of considerations that influence value: social, economic, governmental, and environmental factors. *(Dictionary)*

Net Net Net Lease

An alternative term for a type of net lease. In some markets, a net net net lease is defined as a lease in which the tenant assumes all expenses (fixed and variable) of operating a property except that the landlord is responsible for structural maintenance, building reserves, and management. Also called *NNN lease, triple net lease, or fully net lease*. *(Dictionary)*

Net Operating Income (NOI)

The actual or anticipated net income that remains after all operating expenses are deducted from effective gross income but before mortgage debt service and book depreciation are deducted. Note: This definition mirrors the convention used in corporate finance and business valuation for EBITDA (earnings before interest, taxes, depreciation, and amortization). *(15th Edition)*

Obsolescence

One cause of depreciation; an impairment of desirability and usefulness caused by new inventions, changes in design, improved processes for production, or external factors that make a property less desirable and valuable for a continued use; may be either functional or external. *(Dictionary)*

Off-site Costs

Costs incurred in the development of a project excluding on-site costs such as grading and construction of the building and other improvements; also called *common costs* or *off-site improvement costs*. *(Dictionary)*

On-site Costs

Costs incurred for the actual construction of buildings and improvements on a particular site. *(Dictionary)*

Overage Rent

The percentage rent paid over and above the guaranteed minimum rent or base rent; calculated as a percentage of sales in excess of a specified breakeven sales volume. *(15th Edition)*

Overall Capitalization Rate (OAR)

The relationship between a single year's net operating income expectancy and the total property price or value. *(Dictionary)*

Parking Ratio

The ratio of parking area or parking spaces to an economic or physical unit of comparison. Minimum required parking ratios for various land uses are often stated in zoning ordinances. *(Dictionary)*

Potential Gross Income (PGI)

The total income attributable to property at full occupancy before vacancy and operating expenses are deducted. *(Dictionary)*

Potential Gross Income Multiplier (PGIM)

The ratio between the sale price (or value) of a property and its annual potential gross income. *(Dictionary)*

Present Value (PV)

The value of a future payment or series of future payments discounted to the current date or to time period zero. *(Dictionary)*

Prospective Opinion of Value

A value opinion effective as of a specified future date. The term does not define a type of value. Instead, it identifies a value opinion as effective at some specific future date. An opinion of value as of a prospective date is frequently sought in connection with projects that are proposed, under construction, or under conversion to a new use, or those that have not achieved sellout or a stabilized level of long-term occupancy. *(Dictionary)*

Qualitative Adjustment

An indication that one property is superior, inferior, or similar to another property. Note that the common usage of the term is a misnomer in that an adjustment to the sale price of a comparable property is not made. Rather, the indication of a property's superiority or inferiority to another is used in relative comparison analysis, bracketing, and other forms of qualitative analysis. *(Dictionary)*

Quantitative Adjustment

In the application of the sales comparison and income capitalization approaches, a numerical (dollar or percentage) adjustment to the sale price, rent, or expense amount of a comparable property to account for the effect on value of a difference between each comparable property and the subject property. *(Dictionary)*

Rentable Area

The amount of space on which the rent is based; calculated according to local practice. *(Dictionary)*

Replacement Cost

The estimated cost to construct, at current prices as of a specific date, a substitute for a building or other improvements, using modern materials and current standards, design, and layout. *(Dictionary)*

Replacement Cost for Insurance Purposes

The estimated cost, at current prices as of the effective date of valuation, of a substitute for the building being valued, using modern materials and current standards, design and layout for insurance coverage purposes guaranteeing that damaged property is replaced with a new property (i.e., depreciation is not deducted). *(Dictionary)*

Reproduction Cost

The estimated cost to construct, at current prices as of the effective date of the appraisal, an exact duplicate or replica of the building being appraised, using the same or similar materials, construction standards, design, layout, and quality of workmanship and embodying all the deficiencies, superadequacies, and obsolescence of the subject building. *(Dictionary)*

Retrospective Value Opinion

A value opinion effective as of a specified historical date. The term *retrospective* does not define a type of value. Instead, it identifies a value opinion as being effective at some specific prior date. Value as of a historical date is frequently sought in connection with property tax appeals, damage models, lease renegotiation, deficiency judgments, estate tax, and condemnation. Inclusion of the type of value with this term is appropriate, e.g., "retrospective market value opinion." *(Dictionary)*

Sales Comparison Approach

The process of deriving a value indication for the subject property by comparing sales of similar properties to the property being appraised, identifying appropriate units of comparison, and making adjustments to the sale prices (or unit prices, as appropriate) of the comparable properties based on relevant, market-derived elements of comparison. The sales comparison approach may be used to value improved properties, vacant land, or land being considered vacant when an adequate supply of comparable sales is available. *(Dictionary)*

Scope of Work

The type and extent of research and analysis in an appraisal or appraisal review assignment. Scope of work includes, but is not limited to:

The extent to which the property is identified;

The extent to which tangible property is inspected;

The type and extent of data researched; and

The type and extent of analysis applied to arrive at opinions or conclusions. *(USPAP)*

Shopping Center Types

Neighborhood Shopping Center: The smallest type of shopping center, generally with a gross leasable area of between 30,000 and 100,000 square feet. Typical anchors include supermarkets. Neighborhood shopping centers offer convenience goods and personal services and usually depend on a market population support of 3,000 to 40,000 people.

Community Shopping Center: A shopping center of 100,000 to 400,000 square feet that usually contains one junior department store, a variety store, discount or department store. A community shopping center generally has between 20 and 70 retail tenants and a market population support of 40,000 to 150,000 people.

Regional Shopping Center: A shopping center of 300,000 to 900,000 square feet that is built around one or two full-line department stores of approximately 200,000 square feet each plus small tenant spaces. This type of center is typically supported by a minimum population of 150,000 people.

Super-Regional Center: A large center of 600,000 to 2.0 million square feet anchored by three or more full-line department stores. This type of center is typically supported by a population area of 300,000 people. *(15th Edition)*

Sum of the Retail Values

The sum of the separate and distinct market value opinions for each of the units in a condominium; subdivision development, or portfolio of properties, as of the date of valuation. The aggregate of retail values does not represent the value of all the units as sold together in a single transaction; it is simply the total of the individual market value conclusions. An appraisal has an effective date, but summing the sales prices of multiple units over an extended period of time will not be the value on that one day unless the prices are discounted to make the value equivalent to what another developer or investor would pay for the bulk purchase of the units. Also called the *aggregate of the retail values* or *aggregate retail selling price*. *(Dictionary)*

Superadequacy

An excess in the capacity or quality of a structure or structural component; determined by market standards. *(Dictionary)*

Surplus Land

Land that is not currently needed to support the existing use but cannot be separated from the property and sold off for another use. Surplus land does not have an independent highest and best use and may or may not contribute value to the improved parcel. *(Dictionary)*

Tenant Improvements (TIs)

1. Fixed improvements to the land or structures installed for use by a lessee.
2. The original installation of finished tenant space in a construction project; subject to periodic change for succeeding tenants. *(Dictionary)*

Usable Area

The area that is actually used by the tenants measured from the inside of the exterior walls to the inside of walls separating the space from hallways and common areas. *(Dictionary)*

Useful Life

The period of time over which a structure or a component of a property may reasonably be expected to perform the function for which it was designed. *(Dictionary)*

Vacancy and Collection Loss

A deduction from potential gross income (PGI) made to reflect income deductions due to vacancies, tenant turnover, and nonpayment of rent; also called *vacancy and credit loss* or *vacancy and contingency loss*. *(Dictionary)*

Yield Capitalization

A method used to convert future benefits into present value by (1) discounting each future benefit at an appropriate yield rate, or (2) developing an overall rate that explicitly reflects the investment's income pattern, holding period, value change, and yield rate. *(Dictionary)*



Valuation Associate | South Florida
Valuation & Advisory Services

daniel.landa@colliers.com
Direct: +1 305 761 1657
colliers.com

801 Brickell Avenue
Suite 900
Miami, FL 33131
United States

Daniel Landa

Area of Expertise

Daniel Landa is a Valuation Associate for the Miami, Florida office of Colliers Valuation & Advisory Services. He has been actively engaged and demonstrated strengths in real estate valuation since 2020. His experience includes appraisal of residential, land, multifamily, and other property types.

Mr. Landa has assisted in over 300 assignments throughout Miami-Dade County, Broward County, Palm Beach County, and Monroe County.

Professional Background

2016-2017 – Florida Angel Nexus
Analyst

2018-2020 – Broker Nation
Real Estate Agent

2020-2022 – Accredited Appraisers
Junior Appraiser

Education or Qualifications

Florida International University
Bachelor of Business
Administration: Finance

State Certifications

Florida Trainee



Ron DeSantis, Governor

Melanie S. Griffin, Secretary



STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

FLORIDA REAL ESTATE APPRAISAL BD

THE REGISTERED TRAINEE APPRAISER HEREIN HAS REGISTERED UNDER THE
PROVISIONS OF CHAPTER 475, FLORIDA STATUTES

LANDA, DANIEL

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MIAMI GARDENS FL 33055

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Managing Director | Miami
Valuation & Advisory Services

ralph.pena@colliers.com
Direct: +1 786 517 4855
Mobile: +1 305 772 0909
colliers.com

801 Brickell Avenue
Suite 900
Miami, FL 33131
United States

Ralph Peña III, MAI

Area of Expertise

Ralph Peña is the Managing Director for the Miami, Florida office of Colliers International Valuation & Advisory Services. He has been actively engaged in real estate valuation and advisory since 1993 with appraisal reports prepared for a wide variety of public and private clients. His experience includes analysis and appraisal of all types of real estate, including residential, multi-family, retail, office, industrial, and special purpose properties, among others.

Mr. Peña has evaluated properties throughout the Metro Washington DC and South Florida Region as well as Dallas Fort Worth.

Professional Background

1993 – 2009 Peña Appraisal Service
Vice President
2009 – 2010 Millennium Real Estate
Advisors, Washington DC
Senior Appraiser
2010 – 2015 BB&T, Real Estate Evaluator
for the Texas and Metro Washington DC
Region
2015 – 2019 Ready Capital
Collateral Risk Manager
2019 – present Colliers Valuation &
Advisory Services, Miami
Managing Director

Representative Clients and Projects

Ocean Bank
Banco Popular
Berkadia
US Century Bank
Northmarq
Grandbridge
Walker & Dunlop
Ready Capital
TBK Bank

Education or Qualifications

Florida International University
Bachelor of Arts: History

State Certifications

Florida
Maryland
Texas
Virginia
Washington D.C.

Affiliations or Memberships

Appraisal Institute Designated Member



Ron DeSantis, Governor

Exhibit B

Melanie S. Griffin, Secretary



STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

FLORIDA REAL ESTATE APPRAISAL BD

THE CERTIFIED GENERAL APPRAISER HEREIN IS CERTIFIED UNDER THE
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PENA, RALPH III

801 BRICKELL AVENUE SUITE 850
MIAMI FL 33131

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Valuation & Advisory Services



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Valuation & Advisory Services

Real estate valuations play a pivotal role in today's business climate. An accurate and well supported opinion of property value can mean the difference between reaching a critical goal—securing a loan, closing a sale, reporting to investors, choosing the best asset—or failing to achieve it altogether.

Colliers Valuation & Advisory Services' reports are designed to deliver insight into a property's fundamentals, its competition and the overall market dynamics affecting value. A solid valuation report can be a strategic asset for investors, lenders and owners, provided that it addresses both a property's unique characteristics and the most current market conditions.

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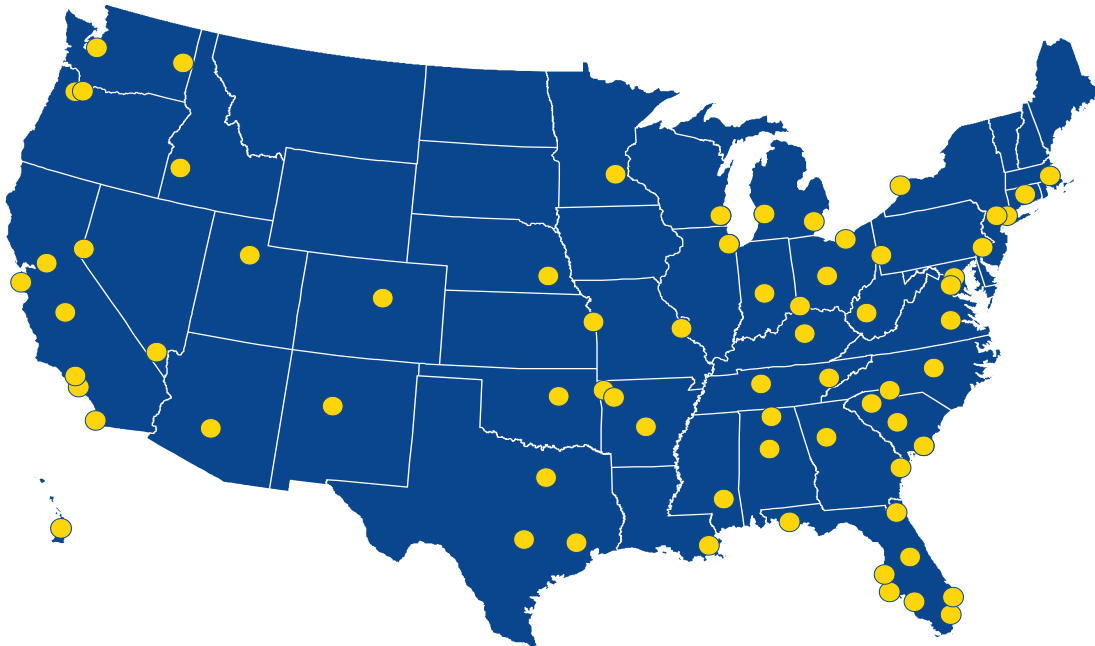
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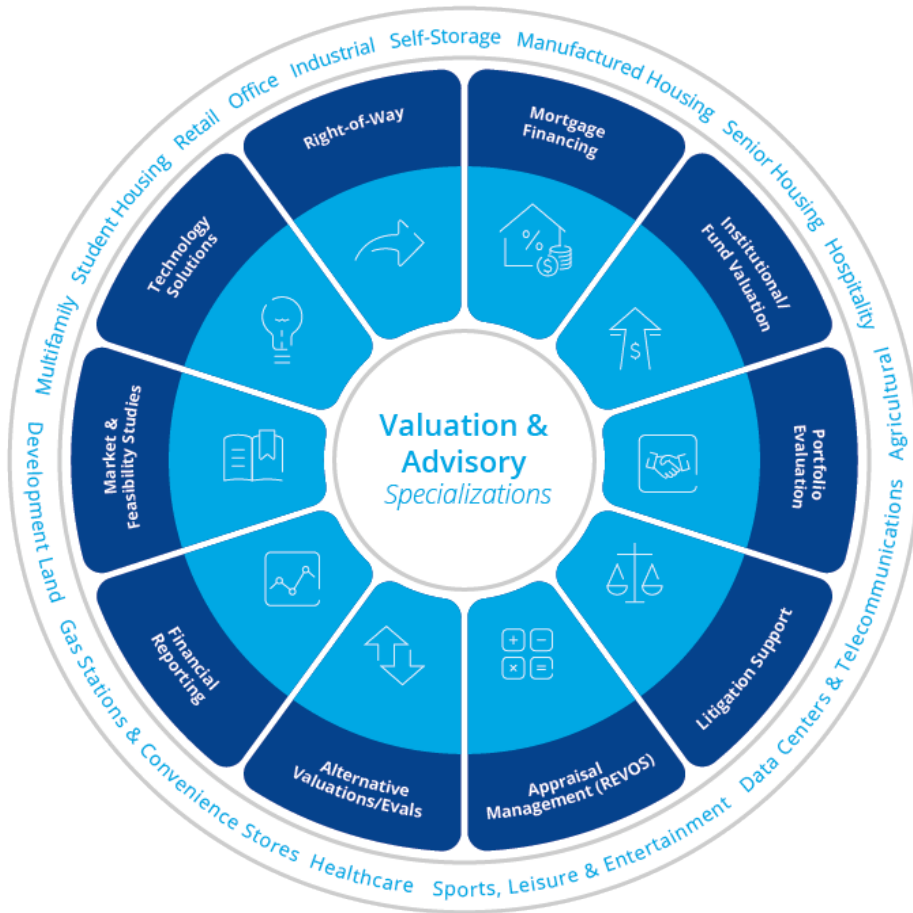
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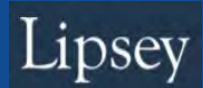
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Jeremy Walling, MAI, MRICS

President | US
Valuation & Advisory Services
Jeremy.Walling@colliers.com
+1 312 371 4920

Jeff Shouse, MAI, CRE

Executive Vice President
Western US
Jeff.Shouse@colliers.com
+1 916 724 5531

Bruce Nell, MAI, AI-GRS, MRICS

Executive Managing Director
Advisory Services
Bruce.Nell@colliers.com
+1 614 437 4687

PJ Cusmano, MAI, MRICS

Executive Vice President
Eastern US
PJ.Cusmano@colliers.com
+1 813 229 1599

Jerry Gisclair, MAI, MRICS

Executive Vice President
US Client Relations & Service
Jerry.Gisclair@colliers.com
+1 813 871 8531

Anjanette "AJ" Hutson, MAI, AI-GRS

Executive Managing Director
Quality Assurance
+1 704 973 7202
aj.hutson@colliers.com

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Appraisal Report

Prepared for

City of Miami Beach
c/o Ms. Elizabeth Miro
Interim Director of Facilities and
Fleet Management Department
1833 Bay Road
Miami Beach, FL 33139

Property Appraised

Single Family Residence
7605 Collins Avenue
Miami Beach, FL 33141



Date of Valuation

November 9, 2023

Prepared by

ACP Appraisals, LLC
8400 SW 97th Avenue
Miami, FL 33173

File # ACP19441



Alejandro C. Puente
8400 SW 97th Avenue
Miami, FL 33173
Ph: 305-519-2765
Email: apuate@acppraisals.com
www.ACPappraisals.com

November 27, 2023

City of Miami Beach
c/o Ms. Elizabeth Miro
Interim Director of Facilities and
Fleet Management Department
1833 Bay Road
Miami Beach, FL 33139

Re: Single Family Residence
7605 Collins Avenue
Miami Beach, FL 33141

Dear Ms. Miro

We have prepared this Appraisal Report of the above referenced property to estimate the As Is market value of the fee simple interest as of November 9, 2023. In addition, we have estimated the market value of the fee simple interest as of November 9, 2023 based on a hypothetical condition. Definitions for the terms market value, hypothetical condition, and fee simple interest are in the pages of this report.

This report has been prepared based on the scope of work which is detailed on a following page. The reader of the appraisal is advised to read the scope of work which follows the table of contents, to understand the scope of this appraisal. Following the scope of work is the general assumptions and limiting conditions, which the reader is advised to review to understand the limitations applicable to this appraisal in addition to the certification at the conclusion of this report. This report is intended for use only by the client and intended users as noted herein. No additional intended users are identified or intended. Use of this report by others is not intended by the appraiser. No one else, or any other entities, should rely on this appraisal other than those noted herein.

The subject property is a single-family residence located at the northeast corner of 76th Street and Collins Avenue in the city of Miami Beach, Miami-Dade County, FL. The improvements consist of a two-story single-family residence with three bedrooms, three bathrooms, and one half-bathroom constructed in 1948 with subsequent renovations. Of note, the Miami-Dade County Property Appraisers Office lists the property as having four bedrooms and four bathrooms of which the master bedroom has a living area that could be converted back to a fourth bedroom. The adjusted size per the Miami-Dade County Property Appraiser is 2,971 square feet. The livable area is 3,359 square feet based on the Miami-Dade County Property Appraiser sketch and the garage having been converted to a recording studio.

City of Miami Beach
c/o Ms. Elizabeth Miro
November 27, 2023

The improvements are situated on a 7,000 square foot (0.16 acres) site. Zoning on the site is RS-4, Single Family Residential by the city of Miami Beach, FL. Additional discussion of the building improvements and the site is within this appraisal report.

At the clients request, the appraisers have estimated As Is market value of the fee simple interest as of November 9, 2023 and market value of the fee simple interest as of November 9, 2023 based on a hypothetical condition. A hypothetical condition is defined in The Dictionary of Real Estate Appraisal, 6th Edition (2015) 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 purpose of analysis. Hypothetical conditions are contrary to known facts about physical, legal, or economic characteristics of the subject property; or about conditions external to the property, such as market conditions or trends; or about the integrity of data used in analysis." The hypothetical condition in this report is as follows:

The subject property is zoned RS-4, Single Family Residential District and the As Is valuation considers the current zoning. The hypothetical valuation considers a change in zoning to the subject property as a conditional use to include townhomes, personal services, offices, restaurants or cafes (subject to certain conditions), and retail (as an accessory use to a restaurant, café, or personal service establishment).

The above hypothetical condition, if found to be false or different in any way, would alter the opinions and/or conclusions of value herein. The reader is strongly advised to be very familiar with this assumption and how it would affect value.

City of Miami Beach
c/o Ms. Elizabeth Miro
November 27, 2023

Based on our research and analysis, it is our opinion that the As Is market value of the fee simple interest as of November 9, 2023, is in the amount of

THREE MILLION EIGHT HUNDRED FIFTY THOUSAND DOLLARS
\$3,850,000

It should be noted that the valuation herein does not include any furniture; however, it does include all built-ins and appliances.

The above estimated value is subject to all typical residential inspections including, but not limited to roof, structural, plumbing, hazardous materials, swimming pool, and termites. Should inspections reveal any problems or need for repairs, the value estimated herein could change.

Based on our research and analysis, it is our opinion that the market value of the fee simple interest as of November 9, 2023 based on a hypothetical condition, is in the amount of

THREE MILLION SEVEN HUNDRED FIFTY THOUSAND DOLLARS
\$3,750,000

The valuation herein is of the subject property as a standalone property, without consideration to the surrounding parcels as a possible assemblage.

On the following pages is the table of contents followed by the scope of work. The reader is advised to review the assumptions and conditions which follow and the certification in the addendum to understand the limitations applicable to this appraisal.

Sincerely,



Alejandro C. Puente
State Certified General Real Estate Appraiser
License No. RZ3697

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Scope of Work

The appraisal problem herein is to estimate As Is market value of the fee simple interest as of November 9, 2023 and market value of the fee simple interest as of November 9, 2023 based on a hypothetical condition. The approaches used are considered enough to develop credible assignment results in solving the appraisal problem.

This appraisal report contains a hypothetical condition. The reader is advised to be familiar with the definition of a hypothetical condition because it is significant in understanding the premise of this appraisal. On page 2 in the letter of transmittal is a detailed definition. It is applicable to this appraisal because a change in the hypothetical condition would cause a change in the opinions and conclusions herein.

All appraisals begin by identifying the appraisal problem. Data on the subject property can be derived from various sources including but not limited to, the property owner, the county property appraiser's office, surveys and building plans. When possible, more than one source is utilized to confirm data and the data sources are acknowledged. Land size is based on surveys (when available), public records and recorded plats. Land measurements are not performed.

Description of the improvements is based on a visual inspection and plans (when available). The age of the building is based on public records. Appraisers are not structural engineers and therefore cannot attest to the soundness of a structure. Noticeable potential problems such as stress cracks and water damages are noted, if evident.

Next, a search is performed for comparables to the subject property. Research of comparables and market data include, but is not limited to, using the following data sources:

Imapp
Board of Realtors' Multiple Listing Service
Miami-Dade County Property Appraiser

Comparables are inspected and the transactional information is reported. Sale prices are from public records and are typically confirmed with a party to the transaction, i.e. buyer, seller, real estate agent, or closing attorney. All information is analyzed in processing the appraisal report and as support for the estimated value.

The scope of work for this assignment has been described above and is to be typical for an assignment of the nature of the subject appraisal problem.

General Assumptions and Limiting Conditions

This appraisal report has been made with the following general assumptions:

1. No responsibility is assumed for the legal description nor is responsibility assumed for matters legal in character or nature. No opinion is rendered as to title, which is assumed to be good and marketable.
2. All existing liens, encumbrances, and assessments have been disregarded, unless otherwise noted, and the property is appraised as though free and clear.
3. Responsible ownership and competent property management are assumed.
4. The information furnished by others is believed to be reliable, but no warranty is given for its accuracy.
5. All engineering studies are assumed to be correct. Any plot plans or illustrative material in this report are included only to help the reader visualize the property.
6. Noted in this appraisal report are any adverse conditions (such as needed repairs, depreciation, the presence of hazardous wastes, toxic substances, etc.) discovered during the data collection process in performing the appraisal. Unless otherwise stated in the appraisal report, the appraisers have no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property that would make the property less valuable, and have assumed that there are no such conditions and make no guarantees or warranties, express or implied. The appraisers have no responsibility for any such conditions that do exist, or for any engineering or testing, that might be required to discover whether such conditions exist.
7. It is assumed that the property is in full compliance with all applicable federal, state, and local environmental regulations and laws unless the lack of compliance is stated, described, and considered in the appraisal.
8. It is assumed that the property conforms to all applicable zoning and use regulations and restrictions, unless a non-conformity has been identified, described, and considered in the appraisal.
9. It is assumed that all required licenses, certificates of occupancy, consents, and other legislative or administrative authority from any local, state, or national government or private entity or organization have been, or can be obtained, or renewed for any use on which the opinion of value contained in this report is based.
10. It is assumed that the use of the land and improvements is confined within the boundaries or property lines of the property described and considered in the appraisal.
11. Appraisers are not experts in the field of environmental hazards and this report should not be considered an environmental assessment of the property. The client and any intended user is urged to retain an expert in this field. Observed at the time of inspection were areas of mold and mildew as well as rotted wood beams. The presences of substances such as asbestos, urea formaldehyde foam insulation or other potentially hazardous materials may affect the value of the property. The value estimated is predicated on the assumption that there is no such material on or in the property that would cause a loss in value. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover them.
12. The physical condition of the improvements, if any, described herein was based on visual inspection. No liability is assumed for the soundness of structural members since no engineering tests were made of same.
13. Neither all nor any part of this appraisal report shall be disseminated to the public using the appraiser's name or appraisal designation, without prior written consent of the appraisers signing this appraisal report.

14. Neither all nor any part of this appraisal report shall be disseminated without the appraiser's written consent and approval must be obtained before this appraisal report can be conveyed by anyone to the public through advertising, public relations, news, sales, or other media.
15. Authorization is not allowed for the out-of-context quoting from, or partial reprinting of, this appraisal report.
16. There is no requirement to give testimony or appear in court because of having made an appraisal of the appraised property, unless specific arrangements to do so have been made in advance, or as otherwise required by law.
17. The reader should be advised that our employment was not contingent on the appraisal providing a minimum valuation, a specific calculation, or the approval of a loan. Additionally, we have complied with the USPAP Competency Rule.
18. The Client, as identified within the appraisal, is the party or parties who engaged the appraiser for a specific assignment. By receiving a copy of this report from the client, that person or persons do not become a party to the appraiser-client relationship, nor an intended user. Any person who receives a copy of this appraisal report, due to disclosure requirements that apply to an appraiser's client, does not become an intended user of this report unless the client specifically identified them at the time of the assignment and they are identified in the report.
19. If the valuation in the report is subject to satisfactory completion, repairs, or alterations, it is assumed that the improvements will be completed competently and without significant deviation. If a cost to complete these improvements was provided by the client, it is assumed that the estimate is accurate, unless otherwise noted.
20. The contents of the appraisal report, except as required by the Uniform Standards of Professional Appraisal Practice, and/or applicable federal, state, or local laws, will not be disclosed.

Limiting Conditions:

1. The allocation of total value between land and improvements applies only under the described utilization. The separate valuations for land and improvements must not be used in conjunction with any other appraisal and are invalid if so used.
2. The Americans with Disability Act (ADA) became effective January 26, 1992. The appraiser has not made a specific compliance survey and analysis of this property to determine whether it is in conformity with the various detailed requirements of the requirements of the ADA. It is possible that a compliance survey of the property and a detailed analysis of the requirements of the ADA, could reveal that the property is not in compliance with one or more of the requirements of the Act. If so, this fact could have a negative impact upon the value of the property. Since the appraiser has no direct evidence relating to this issue, possible noncompliance with the requirements of ADA was not considered in estimating the value of the property.

Executive Summary

Location:	The subject property is located at the northeast corner of 76 th Street and Collins Avenue in the city of Miami Beach, Miami-Dade County, FL.
Address:	7605 Collins Avenue Miami Beach, FL 33141
Type of Use:	Single-family residence. For the hypothetical value as land value.
Bedroom/Baths/Half Baths:	3/3/1
Year Built:	1948 with subsequent renovations
Zoning:	RS-4, Single Family Residential by the city of Miami Beach, FL.
Building Area:	2,971 adjusted square feet ¹
Land Area:	7,000 square feet (0.16 acres)

	<u>As Is</u>	<u>Hypothetical Condition</u>
Value by Cost Approach:	Not Applicable	Not Applicable
Value by Income Capitalization Approach:	Not Applicable	Not Applicable
Value by Sales Comparison Approach:	\$3,850,000	\$3,750,000
Market Value Estimate of the fee simple interest:	\$3,850,000	\$3,850,000
Date of Valuation:	November 9, 2023	
Date of Report:	November 27, 2023	

¹ The Miami-Dade County Property Appraiser's adjusted square footage. This size includes the gross building area at 100% and various percentages for overhangs, story height, and other areas that are not considered 100% areas.

Miami-Dade County Map



Plat Map



Aerial Photograph



The diagram illustrates a power distribution network. A central bus labeled 'TWO' is connected to three other buses: 'OPU', '1FL', and 'GRU'. The 'OPU' bus is connected to '1FL' and 'GRU'. The '1FL' bus is connected to 'GRU'. The 'GRU' bus is connected to a '23' bus. Various numerical values are shown along the lines, representing power flow or capacity. The connections and values are as follows:

- From 'TWO' to 'OPU': 47 (top line), 15 (left line), 8 (curved line), 4 (curved line), 2 (curved line), 8 (vertical line), 2 (vertical line), 10 (vertical line), 17 (bottom line), 10 (vertical line), 20 (horizontal line), 8 (vertical line).
- From 'OPU' to '1FL': 7 (top line), 14 (middle line), 14 (bottom line).
- From '1FL' to 'GRU': 14 (top line), 14 (middle line), 8 (bottom line).
- From 'GRU' to '23': 15 (top line), 7 (middle line), 9 (middle line), 4 (curved line), 5 (curved line), 7 (curved line), 4 (curved line), 11 (curved line), 23 (right line).

ACP
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Subject Photographs
Photos Taken October 7, 2023



Front view (west elevation)



Rear view (east elevation)

Introduction

7605 Collins Avenue, Miami Beach, FL 33141



Street Views



Looking west along 76th Street.
The subject property is to the right.



Looking east along 76th Street.
The subject property is to the left.



Looking south along Collins Avenue.
The subject property is to the left.



Looking north along Collins Avenue.
The subject property is to the right.

Photos Taken November 9, 2023



Introduction

7605 Collins Avenue, Miami Beach, FL 33141



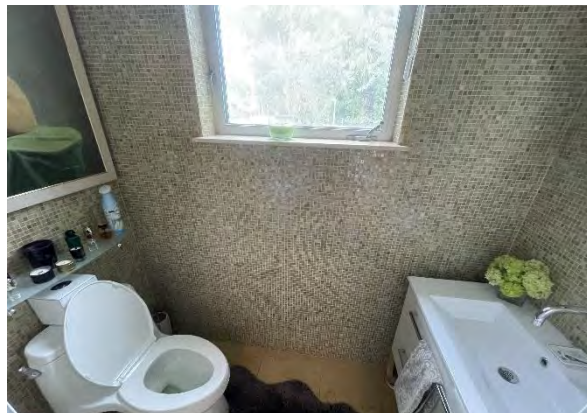
Introduction

7605 Collins Avenue, Miami Beach, FL 33141



Introduction

7605 Collins Avenue, Miami Beach, FL 33141



Introduction

7605 Collins Avenue, Miami Beach, FL 33141



Purpose of the Appraisal

The purpose of this appraisal is to estimate the As Is market value of the fee simple interest as of November 9, 2023 and the market value of the fee simple interest subject to a hypothetical condition. The term fee simple interest is defined below and the term market value is defined on the following page.

Client, Intended User and Use of the Appraisal

The intended user of this appraisal is City of Miami Beach c/o Ms. Elizabeth Miro (client). The intended use is for the potential acquisition by the City of Miami Beach. There are no other intended uses of the appraisal.

Definition of Real Property Interest Appraised

The real property interest appraised herein is that of the fee simple interest, defined as follows:

fee simple interest: "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".

Source: The Dictionary of Real Estate Appraisal, 6th Edition, 2015, Page 90

Definition of Market Value

Market Value is the major focus of most real property appraisal assignments. Both economic and legal definitions of market value have been developed and refined.¹ The Uniform Standards of Professional Appraisal Practice (USPAP) states Market Value is “a type of value, stated as an opinion, that presumes the transfer of property (i.e., a right of ownership or a bundle of such rights), as of a certain date, under specific conditions set forth in the definition of the term identified by the appraiser as applicable in an appraisal”.² This requires the appraiser to identify the definition of market value and its authority.

The definition that follows is the basis of the valuation in this appraisal and the source is the Interagency Appraisal and Evaluation Guidelines; December 10, 2010, Federal Register, Volume 75 Number 237, Page 77472.

Market Value is defined as “the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

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

This market value definition is referenced within the appraisal regulations of the following governmental agencies:

- Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act (FIRREA) of 1989
- Department of the Treasury
- The Federal Reserve System (FRS)
- Federal Deposit Insurance Corporation (FDIC)
- Office of Comptroller of the Currency (OCC)

¹ *Appraisal of Real Estate*, 14th Edition, page 58

² USPAP 2018-2019, page 5

³ Interagency Appraisal and Evaluation Guidelines; December 10, 2010, Federal Register, Volume 75 Number 237, Page 77472

Location and Address

The subject property is located at the northeast corner of 76th Street and Collins Avenue in the city of Miami Beach, Miami-Dade County, FL.

Address: 7605 Collins Avenue
Miami Beach, FL 33141

Legal Description

Lot 6, Block 10, of ALTOS DEL MAR NO. 1, according to the Plat thereof, as recorded in Plat Book 31, Page 40, of the Public Records of Miami-Dade County, Florida AND The Westerly half of “Airoso (Atlantic) Way”, lying easterly of and adjacent to Lot 6, Block 10, according to said “Corrected Plat Altos Del Mar No. 1”.

Source: Miami-Dade County Property Appraiser

Owner of Record

Rudy and Elizabeth Perez
7605 Collins Avenue
Miami Beach, FL 33141

Source: Miami-Dade County Property Appraiser

History of the Subject Property

There have been no recorded sales of the subject property in the past five years. In October 2021 the city of Miami Beach quit-claim deeded 750 square feet to the property owners. Based on a search of various real estate services, including the MLS, the subject property is not listed for sale nor under contract as of the date of value herein.

Source: Miami-Dade County Property Appraiser and MLS

Site Data

Land Area	+/- 7,000 square feet
Frontage	+/- 50 feet along the east side of Collins Avenue +/- 140 feet along the north side of 76th Street
Source of Land Area	www.miamidade.gov
Shape	Rectangular
Topography	Generally level and at street grade
Drainage	No problems reported or observed
Environmental Hazards	None reported or observed
Ground Stability	No problems reported or observed
<hr/>	
Utilities	
Water:	City of Miami Beach
Sewer:	City of Miami Beach
Electricity	FPL
Telephone	AT&T and other carriers

Zoning

The subject property is zoned RS-4, Single Family Residential by the city of Miami Beach, FL. The RS-1, RS-2, RS-3, RS-4 single-family residential districts are designed to protect, and preserve the identity, image, environmental quality, privacy, attractive pedestrian streetscapes, and human scale and character of the single-family neighborhoods and to encourage and promote new construction that is compatible with the established neighborhood context. In order to safeguard the purpose and goals of the single-family districts mandatory review criteria are hereby created to carry out the provisions of these land development regulations. For a detailed listing of allowable uses and restrictions, refer to the zoning code of the city of Miami Beach, Florida.

Flood Zone

The subject is within Flood Zone AE, areas subject to a one percent or greater annual chance of flooding in any given year. Base flood elevations are shown as derived from detailed hydraulic analyses. This flood zone requires mandatory purchase of flood insurance in participating communities. This identification was located on Flood Insurance Rate Map, Community Panel No. 12086C046326L, revised September 11, 2009. **This property is at risk of storm surge inundation from storms rated Category 5 or greater.** For insurance purposes, a surveyor should be contacted to verify the exact zone by a flood elevation certificate, as well as its impact on insurance.

Source: www.miamidade.gov and www.imapp.com

Real Estate Assessment and Taxes

Taxing Authority:	Miami-Dade County
Assessment Year:	2023
School Board Millage Rate:	6.6990
City, County, Region Millage Rate:	<u>12.1977</u>
Total Millage Rate:	18.8967
Folio:	02-3202-004-0450

The Miami-Dade County Property Appraiser reports two values; Assessed Value and Market (Just) Value, also referred to as Just Value. Millage rates are multiplied times the respective values to calculate real estate taxes.

Nonresidential properties are subject to the Non-Homestead Cap which limits increases in the assessed value to 10% annually. Single family residences are subject to the Save Our Homes Amendment which limits the increase for a home to 3% annually, or the Consumer Price Index (CPI), whichever is less. A change in ownership resets the base year of the cap to the following year. When this occurs, the assessed value will be equal to the market (just) value. There is no cap on the increase in market value. Following is a summary of the reported market (just) and assessed values.

TYPE OF VALUE	VALUE	SQ.FT. SIZE ¹	VALUE PER SQ.FT.
Land Value	\$1,365,000	7,000	\$195.00
Building Value	\$521,589	2,971	\$175.56
Extra Features Value	\$50,327		
Market (Just) Value	\$1,936,916	2,971	\$651.94
Assessed Value	\$687,237	2,971	\$231.32

To calculate real estate taxes, the school board millage rate is multiplied times the market (just) value. In addition, the county, city, and regional millage rate is multiplied times the assessed value. The results of each are added together to indicate the total real estate taxes.

¹ This is the size per the Miami-Dade County Property Appraiser's records.

The real estate taxes are estimated as follows:

TAXING AUTHORITY	MILLAGE ¹ (A)	VALUE (B)	TAXES (A x B)
School Board	0.0066990	\$1,936,916	\$12,975
City, County & Regional	0.0121977	\$687,237	\$8,383
Estimated Real Estate Taxes			\$21,358
Non-Ad Valorem Taxes			\$0
Total Taxes			\$21,358
Taxes Per Square Foot			\$7.19

There is a 4% discount given for early (November) payment of taxes which would reduce the estimated real estate taxes to \$20,504 (\$21,358 minus 4%).

Florida Statutes require assessments to be at 100% of market (just) value with an allowable adjustment (discount) to indicate net proceeds that would be derived from a sale. This adjustment varies dependent on the taxing authority with the Miami-Dade County Property Appraiser's office typically having a discount in the range of a 15% of the sales price.

Based upon the value estimated in this appraisal by the sales comparison approach the market (just) value is below what is appropriate. A sale at this value level could trigger an increase in the market (just) value.

Real Estate Tax Projection

Value by Sales Comparison	\$3,850,000
Less: Adjustment of 15%	<u>\$577,500</u>
Adjusted Market Value	\$3,272,500
x Millage Rate (\div 1,000)	<u>0.0188967</u>
Real Estate Taxes - Based on Florida Statutes	\$61,839
Real Estate Taxes - Current	\$21,358

¹ Millage rate divided by 1,000

Description of Building Improvements

The improvements was inspected on November 9, 2023 and the public records were also examined. No plans were provided; therefore, this discussion was based upon a visual inspection and the public records. The following is a summary of the major components.

Type of Building:	Single-Family Residence
Bedrooms/Bathroom/Half Baths:	3/3/1
Year Built:	1948 with subsequent renovations
Number of Stories:	Two story
Size:	2,971 square feet ¹
Living Area:	3,359 square feet
Exterior Walls:	Concrete block with a painted stucco finish
Foundation:	Reinforced concrete footings
Roof Cover:	Flat tile
Garage:	Converted to a recording studio
Floors:	Concreted covered by wood, travertine, ceramic tile and carpet
Windows:	Impact
Interior Walls:	Painted dry wall, plaster, stone, tile, wall-paper, backsplash in the kitchen, and soundproof material in the recording studio
Ceilings:	Painted dry wall, plaster, and soundproof material in the recording studio
Lighting:	Recessed lighting, sconces, hanging fixtures, and tract lighting
Air Conditioning:	Three (3) package central air and heating systems

¹ The Miami-Dade County Property Appraiser's adjusted square footage. This size includes the gross building area at 100% and various percentages for overhangs, story height, and other areas that are not considered 100% areas.

Description & Analyses**7605 Collins Avenue, Miami Beach, FL 33141**

Kitchen:

- Sub Zero side-by-side refrigerator
- LG microwave
- Thermador oven
- Thermador stove
- Best by Broan hood fan
- Bosch dishwasher
- Edge Star wine cooler
- Stainless steel cabinetry, countertop, and backsplash
- Granite countertop

Other:

- Second floor patio with exterior circular staircase
- Awnings
- Gutters and downspouts
- Security cameras
- LG stackable washer/dryer
- Master bathroom with jacuzzi tub
- Built-in speakers
- Recording studio with soundproof walls
- Built-in cabinetry
- Window treatments

Condition of the Improvements

The subject property's improvements are in good condition and there were no signs of unusual deferred maintenance.

Description of the Site Improvements

Driveway: Pavers

Fencing: Concrete wall

Landscaping: Various hedges, sod, palm, and shade trees in average condition

Other: Heated swimming pool and jacuzzi
Electronic gate opener
Artificial grass

Neighborhood Overview

General Neighborhood Data

Location:	Urban
Built Up:	90% to 100%
Growth Rate:	Increasing
Property Values:	Stabilizing after significant increases
Demand/Supply:	In balance
Present Land Use:	Residential
Change in Present Land Use:	Not likely
Predominant Use:	Residential and commercial
Property Compatibility:	Excellent
General Appearance of Properties:	Excellent
Appeal to Market:	Excellent

Adjacent Uses

East:	Park followed by beach
West:	Residential condominium building
South:	Parking lot
North:	Park

Linkages

Public Transportation:
Employment Centers:
Expressway Access:
Miami International Airport:

Distance

Along Collins Avenue
Within a few blocks
Three to five miles
Ten to fifteen miles

Access

Excellent
Excellent
Average
Average

Exposure Time

Exposure time is the “estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal. Exposure time is a retrospective opinion based on an analysis of past events assuming a competitive and open market”¹.

This analysis considers the exposure time at a market related price, such as the estimated market value herein. In estimating exposure time, sales are analyzed, real estate brokers and property owners are interviewed and statistics from published surveys are considered.

In estimating a reasonable exposure time for the subject property, the Multiple Listing Service was referenced for the days on market for the sales used herein and other sold residences in the area. Regarding the As Is market value, the November 2023 statistics for properties in zip code 33141 indicated an average of 222 days on the market. Five comparable sales considered within the Sales Comparison Approach range from 17 to 87 days on the market with an average of 39 days on the market. An exposure time for the subject is estimated at three to nine months for both valuations. These estimates considers that the property would have been properly marketed and priced. If the property were not to have been priced correctly, or marketed through proper channels, then it is likely that neither the estimated market value, nor the estimated exposure time, would have been achieved.

Typical Purchaser of the Subject

The subject is a single-family residence and the typical purchaser of the subject would be an owner-user.

¹ The Dictionary of Real Estate Appraisal, 6th Edition, page 83

Highest and Best Use

Highest and best use is defined as follows:

“The reasonably probable use of property that results in the highest value. The four criteria that the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity”¹

In analyzing the highest and best use, the four criteria are answered in order:

1. **Legal Permissibility.** What uses are legally permitted on the subject site with respect to zoning ordinances and deed restriction.
2. **Physical Possibility.** What uses of those legally allowed are physically possible on the subject site?
3. **Financial Feasibility.** Of those uses determined to be physically possible and legally permissible, which ones will produce a positive return?
4. **Maximum Productivity.** Of those that are feasible, legally permissible, and physically possible, which will produce the highest rate of return or value?

As Vacant

Single family residence

As Improved

Single family residence

¹ **Source:** The Dictionary of Real Estate Appraisal, 6th Edition, Page 108

Appraisal Process

An analysis of three separate approaches to value; sales comparison approach, cost approach, and income capitalization approach, will be considered to estimate the value of the subject property. Although these three approaches to value are considered within every appraisal report, they may not be applicable to every property being appraised.

The cost approach is based on the principle of substitution which states that an informed purchaser would not pay more for a property than the cost of reproducing a property with the same utility. The cost approach can often yield reliable estimates of value for new construction. This approach entails estimating the cost of producing the improvements, deducting an estimate of depreciation, then adding the value of the site as if vacant. To this value an entrepreneurial incentive is added to arrive at the estimated value by the cost approach.

The income capitalization approach is based on the concept that value is created by the expectations of future benefits and higher earnings should result in higher values. Income producing real estate is purchased for the right to receive future income. The income capitalization approach consists of methods to analyze a property's capacity to generate income, and a reversion, and convert these monetary benefits into an estimate of value.

The sales comparison approach is based on the principle of substitution which suggests that, within competitive markets, similar products will realize similar prices. Inherent in this concept is the premise that a purchaser would not pay more for a property than the cost to acquire another property with the same amenities and utility.

The final steps in the appraisal process are review and reconciliation of the data and conclusions. In reaching a conclusion of value, the entire process involving the approaches that were estimated must be reviewed for accuracy, completeness, and consistency. After analysis, evaluation, and reconciliation of the indications a value is estimated. The essence of this final reconciliation should be a defensible and rational conclusion of value.

The only approach used in this appraisal is the sales comparison approach. The cost approach and the income capitalization approach were considered not applicable in valuing the subject property as it is a single-family residence and these approaches are not typically used by purchasers when acquiring a residence.

Cost Approach

The basis of the cost approach is the principle of substitution. This principle suggests that a prudent buyer would not pay more for a property than the cost to acquire a similar site and construct comparable improvements.

Following are the procedures for preparing the cost approach.

1. Estimate the value of the land as though vacant and available to be developed to its highest and best use.
2. Determine which cost basis is most applicable to the assignment: reproduction cost or replacement cost.
3. Estimate the direct (hard) and indirect (soft) costs of the improvements as of the effective appraisal date.
4. Estimate an appropriate entrepreneurial profit or incentive from analysis of the market.
5. Add estimated direct costs, indirect costs, and the entrepreneurial profit or incentive to arrive at the total cost of the improvements.
6. Estimate the amount of depreciation in the structure and, if necessary, allocate it among the three major categories: physical deterioration, functional obsolescence, and external obsolescence.
7. Deduct the estimated depreciation from the total cost of the improvements to derive an estimate of their depreciated cost.
8. Estimate the contributory value of any site improvements that have not already been considered. (Site improvements are often appraised at their contributory value - i.e., directly on a depreciated-cost basis - but may be included in the overall cost calculated in Step 3 and depreciated, if necessary).
9. Add land value to the total depreciated cost of all the improvements to develop the market value of the property.
10. Adjust for personal property (e.g., furniture, fixtures, and equipment) or intangible assets that are included in the appraisal.
11. Adjust the value conclusion, which reflects the value of the fee simple estate, for the property interest being appraised to arrive at the indicated value of the specified interest in the property.

Neither a land valuation nor a cost approach was estimated herein. Purchasers of this type of property do not typically rely on a cost approach.

¹ The Appraisal of Real Estate, 14th Edition, 2013, Pages 568 and 569

Income Capitalization Approach

Income producing real estate is typically purchased as an investment, and from an investor's point of view earning power is the critical element affecting property value. One basic investment premise holds that the higher the earnings, the higher value, provided the amount of the risk remains constant. An investor who purchases income-producing real estate is essentially trading present dollars for the expectation of receiving future dollars. The income capitalization approach to value consists of methods, techniques, and mathematical procedures that an appraiser uses to analyze a property's capacity to generate benefits (i.e., usually the monetary benefits of income and reversion) and convert these benefits into an indication of present value.¹

In the income capitalization approach, an appraiser analyzes a property's capacity to generate future benefits and capitalizes the income into an indication of present value. The principle of anticipation is fundamental to the approach.²

The subject property is a single-family residence to which the income capitalization approach is not applicable.

¹ Appraisal of Real Estate, 14th Edition, 2013, Page 439

² Ibid., 439

Sales Comparison Approach

The *sales comparison approach* is based on the principle of substitution. *The principle of substitution holds that the value of property tends to be set by the cost of acquiring a substitute or alternative property of similar utility and desirability within a reasonable amount of time.*¹

In the Sales Comparison Approach, an opinion of market value is developed by comparing properties to the subject property that have recently sold, are listed for sale, or are under contract (i.e., for which purchase offers and a deposit have been recently submitted). A major premise of the sales comparison approach is that an opinion of the market value of a property can be supported by studying the market's reaction to comparable and competitive properties.

Qualitative analysis is a relative comparison process without mathematics. Sales are ranked based upon their desirability as compared to the subject. Comparisons can be expressed as plus or minus as opposed to dollar or percentage adjustments.

Quantitative analysis is the process of applying mathematical techniques. Sales are adjusted to the subject property on a dollar or a percentage basis. One method of supporting adjustments is through *paired data analysis*. This method analyzes two sales and attributes the difference in their sales prices to the characteristic which is different. This analysis requires an abundance of sales data which is frequently not available.

Qualitative analysis is used herein to estimate a value by the *sales comparison approach*. Characteristics of the sales considered superior to the subject are given a minus (-) adjustment. Those characteristics of the sales considered inferior to the subject are given a plus (+) adjustment. Each sale is given an overall adjustment indicating how it compares to the subject.

On the following page is a grid of the sales used for comparison to the subject property.

¹ The Appraisal of Real Estate 14th Edition, 2013, page 379

Sales Grid

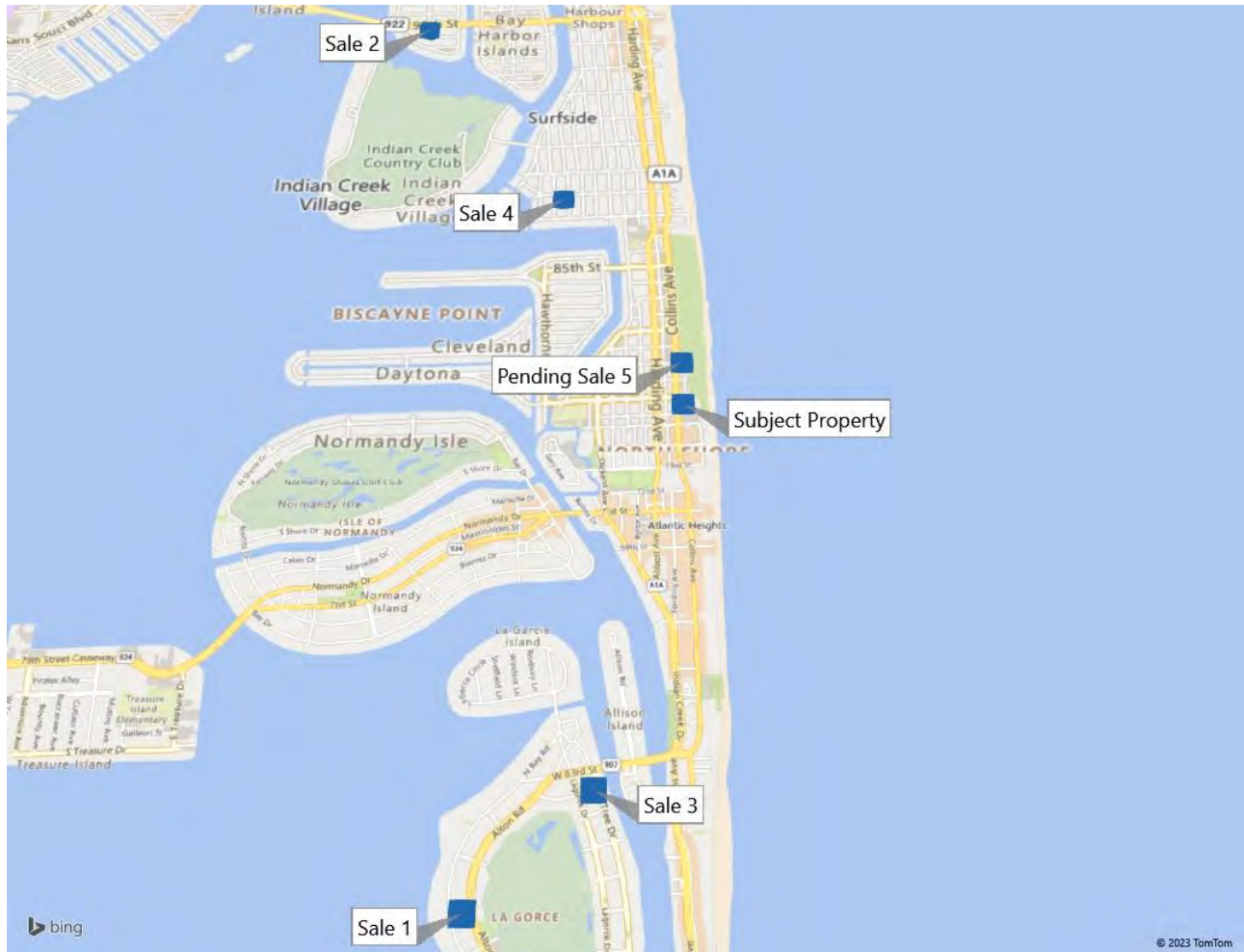
Following is an improved sales grid of the comparable properties used for comparison to the subject property.

Sale	Sale Date	Location	Sale Price	Beds/Baths/ Half Baths	Bldg. Sq.Ft.	Price/ Sq.Ft.	Land Size	Pool	Year Built
1	August 2023	5778 Alton Road Miami Beach	\$2,400,000	6/5/0	2,828	\$849	7,500	N	1925
2	August 2023	1280 95 th Street Bay Harbor Islands	\$3,050,000	5/4/0	3,050	\$1,000	10,000	Y	1950
3	April 2023	6146 Pine Tree Drive Miami Beach	\$4,000,000	5/3/1	2,800	\$1,429	7,500	Y	1936
4	March 2023	8834 Froude Avenue Surfside	\$2,250,000	5/3/0	2,190	\$1,027	5,600	Y	1939
5	Pending Sale	7830 Atlantic Way Miami Beach	\$5,350,000	3/3/1	3,853	\$1,389	6,250	Y	2019
Subj.		7605 Collins Avenue Miami Beach		3/3/1	2,971		7,000	Y	1948

Bldg. Sq.Ft. = Miami-Dade County Property Appraiser's adjusted square footage

Price/Sq.Ft. = Includes land area

Sales Map



Sale 1**Address**

5778 Alton Road
Miami Beach, FL 33140

Property Type

Single family residence

**Recording Information**

Sale Price:	\$2,400,000
Sale Date:	August 20, 2023
Grantor:	Jessica B. Latoni
Grantee:	Carlos J. Hernandez and Daiana Quiceno
ORB/Page:	33890/2309
Financing:	All cash to seller
Prior Sale:	None in the past five years

Unit of Comparison**Per Square Foot**

Adjusted Sq.Ft.:	\$849
Livable Sq.Ft.:	\$839

Property Description

Year Built:	1925
No. of Stories:	2
Bedroom/Baths/Half Baths:	6/5/0
Adjusted Sq.Ft.:	2,828
Land-to-Building Ratio:	2.65:1 (adjusted sq.ft.)
Livable Sq.Ft.:	2,861
Land-to-Building Ratio:	2.62:1 (livable sq.ft.)
Land Size:	7,500 square feet, equal to 0.17 acres
Condition:	Good
Tax Folio No.:	02-3215-003-1210

Comments

This is the sale of a single family residence located along the west side of Alton Road just south of W 58th Street in the city of Miami Beach, FL. The main house features five bedrooms and 4 bathrooms and there is a separate structure comprised of a studio with a bathroom. The property was renovated in 2021 and features updated plumbing, roof, and electrical. It was listed for sale in May 2023 for \$2,500,000 or \$884 per square foot and was on the market for 32 days.

Sale 2**Address**

1280 95th Street
Bay Harbor Island, FL 33154

Property Type

Single family residence

**Recording Information**

Sale Price:	\$3,050,000
Sale Date:	August 30, 2023
Grantor:	Jonathan D. Beloff
Grantee:	Yonaton Almagor and Ahuva Greisman
ORB/Page:	33871/4121
Financing:	All cash to seller
Prior Sale:	None in the past five years

Unit of Comparison**Per Square Foot**

Adjusted Sq.Ft.:	\$1,000
Livable Sq.Ft.:	\$975

Property Description

Year Built:	1950
No. of Stories:	1
Bedroom/Baths/Half Baths:	5/4/0
Adjusted Sq.Ft.:	3,050
Land-to-Building Ratio:	3.28:1 (adjusted sq.ft.)
Livable Sq.Ft.:	3,128
Land-to-Building Ratio:	3.20:1 (livable sq.ft.)
Land Size:	10,000 square feet, equal to 0.23 acres
Condition:	Average
Tax Folio No.:	13-2227-001-6020

Comments

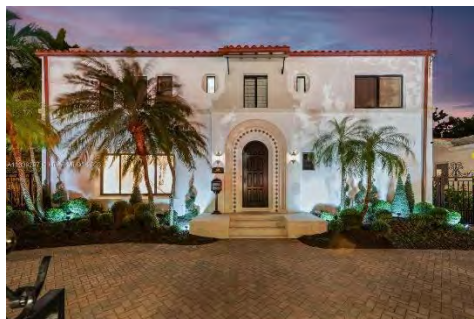
This is the sale of a single family residence located along the south side of 95th Street between E Broadview Drive and Broadview Terrace on Bay Harbor Islands, FL. The property features a new roof, impact windows and doors, and new air-conditioning units. It was listed for sale in July 2023 for \$3,280,000 or \$1,075 per square foot and was on the market for 17 days.

Sale 3**Address**

6146 Pine Tree Drive
Miami Beach, FL 33140

Property Type

Single family residence

**Recording Information**

Sale Price:	\$4,000,000
Sale Date:	April 10, 2023
Grantor:	Brooke Heidi Steven, David H. and Aimee S. Steven
Grantee:	Robert Bruno
ORB/Page:	33677/2190
Financing:	All cash to seller
Prior Sale:	11/18/2021 2150000

Unit of Comparison**Per Square Foot**

Adjusted Sq.Ft.:	\$1,429
Livable Sq.Ft.:	\$1,305

Property Description

Year Built:	1936
No. of Stories:	2
Bedroom/Baths/Half Baths:	5/3/1
Adjusted Sq.Ft.:	2,800
Land-to-Building Ratio:	2.68:1 (adjusted sq.ft.)
Livable Sq.Ft.:	3,066
Land-to-Building Ratio:	2.45:1 (livable sq.ft.)
Land Size:	7,500 square feet, equal to 0.17 acres
Condition:	Excellent
Tax Folio No.:	02-3211-014-0500

Comments

This is the sale of a single family residence located along the west side of Pine Tree Drive between W 61st Street and W 63rd Street in the city of Miami Beach, FL. This residence was recently remodeled after it was previously purchased in November 2021 for \$2,150,000 or \$768 per square foot. It was listed February 2023 for \$4,000,000 or \$1,429 per square foot and was on the market for 19 days.

Sale 4**Address**

8834 Froude Avenue
Surfside, FL 33154

Property Type

Single family residence

**Recording Information**

Sale Price:	\$2,250,000
Sale Date:	March 6, 2023
Grantor:	Yaron Okun and Florence Las
Grantee:	Jennifer E.H. Bonadeo and Sean Matthew Hanley
ORB/Page:	33616/60
Financing:	All cash to seller
Prior Sale:	None in the past five years

Unit of Comparison

Adjusted Sq.Ft.:	\$1,027
Livable Sq.Ft.:	\$965

Per Square Foot**Property Description**

Year Built:	1939
No. of Stories:	1
Bedroom/Baths/Half Baths:	5/3/0
Adjusted Sq.Ft.:	2,190
Land-to-Building Ratio:	2.56:1 (adjusted sq.ft.)
Livable Sq.Ft.:	2,332
Land-to-Building Ratio:	2.40:1 (livable sq.ft.)
Land Size:	5,600 square feet, equal to 0.13 acres
Condition:	Good
Tax Folio No.:	14-2235-005-2970

Comments

This is the sale of a single family residence located along the west side of Froude Avenue between 88th Street and 89th Street in the Town of Surfside, FL. The property was listed for sale in October 2022 for \$2,500,000 or \$1,141 per square foot and was on the market for 87 days.

Pending Sale 5**Address**

7830 Atlantic Way
Miami Beach, FL 33141

Property Type

Single family residence

**Recording Information**

Sale Price:	\$5,350,000
Sale Date:	Not yet recorded
Grantor:	Kirill Ayzenberg
Grantee:	Not yet recorded
ORB/Page:	Not yet recorded
Financing:	All cash to seller
Prior Sale:	7/17/2020 for \$2,450,000

Unit of Comparison**Per Square Foot**

Adjusted Sq.Ft.:	\$1,389
Livable Sq.Ft.:	\$1,477

Property Description

Year Built:	2019
No. of Stories:	2
Bedroom/Baths/Half Baths:	3/3/1
Adjusted Sq.Ft.:	3,853
Land-to-Building Ratio:	1.62:1 (adjusted sq.ft.)
Livable Sq.Ft.:	3,623
Land-to-Building Ratio:	1.73:1 (livable sq.ft.)
Land Size:	6,250 square feet, equal to 0.14 acres
Condition:	Excellent
Tax Folio No.:	02-3202-004-0540

Comments

This is the sale of a single family residence located along the west side of Atlantic Way between 78th Street and 79th Street in the city of Miami Beach, FL. It was listed for sale in July 2023 for \$5,595,000 or \$1,452 per square foot and was under contract within 38 days. A party familiar with the transaction stated that the sale will occur in December 2023 or possibly January 2024 for tax purposes. The contract price is in the range of \$5,350,000 or \$1,389 per square foot.

Adjustment Grid

Below is a grid which illustrates qualitative adjustments used to compare the comparable sales to the subject property. Percentage adjustments were not utilized. To utilize percentage adjustments, it would be necessary to pair (compare) sales to extract value differences. This is difficult as there is normally insufficient data to provide pairings for all value differences. Below is a grid which illustrates the adjustments made. A plus (+) sign indicates the unit of comparison of the sale must be adjusted upward as that characteristic is inferior to the subject. A minus (–) sign indicates the unit of comparison of the sale must be adjusted downward since the characteristic is superior to the subject. An equal (=) sign indicates the sale characteristic is comparable to the subject property.

Sale	1	2	3	4	5
Price Per Square Foot	\$849	\$1,000	\$1,429	\$1,027	\$1,389
Property Rights Conveyed	=	=	=	=	=
Financing	=	=	=	=	=
Conditions of Sale	=	=	=	=	=
Market Conditions (Time)	=	=	=	=	=
Location	+	+	+	+	=
Design	=	=	=	=	=
Age	=	=	=	=	-
Condition	+	+	- -	+	- -
Size	=	=	=	-	+
Land Size	=	-	=	+	+
Pool	+	=	=	=	=
Overall Adjustment	+	+	-	+	-

After considering the individual differences, either a plus (+), minus (–) or equal (=) sign has been placed in the "Overall" column. This indicates the overall adjustment that the sale would require as compared to the subject property.

Conclusion of Value by the Sales Comparison Approach

The sales comparison approach compared similar properties to the subject property and adjustments were made for the pertinent characteristics. Based on these comparisons, a value was estimated for the subject property. Sale prices per square foot range from \$849 to \$1,429, with a mean of \$1,139 per square foot and a median of \$1,027 per square foot.

After adjustments on a cumulative basis, Sales 1, 2, and 4 (\$849 to \$1,027 per square foot) were considered inferior and required positive (upward) adjustments. Sales 3 and 5 (\$1,389 and \$1,429 per square foot) were considered superior and required negative (downward) adjustments. Therefore, the subject property should have a value greater than \$1,027 per square foot and less than \$1,389 per square foot. Of note, the subject property garage has been built out and the subject has limited ocean views from the second floor deck. The only comparable with partial ocean views is Pending Sale 5 (\$1,389 per square foot).

Based upon analysis of these and other factors affecting value described, it is concluded that the subject property has a value of \$1,300 per square foot times 2,971 adjusted square feet, equal to \$3,850,000, rounded.

**Vacant Land Sales Grid
based on a Hypothetical Condition**

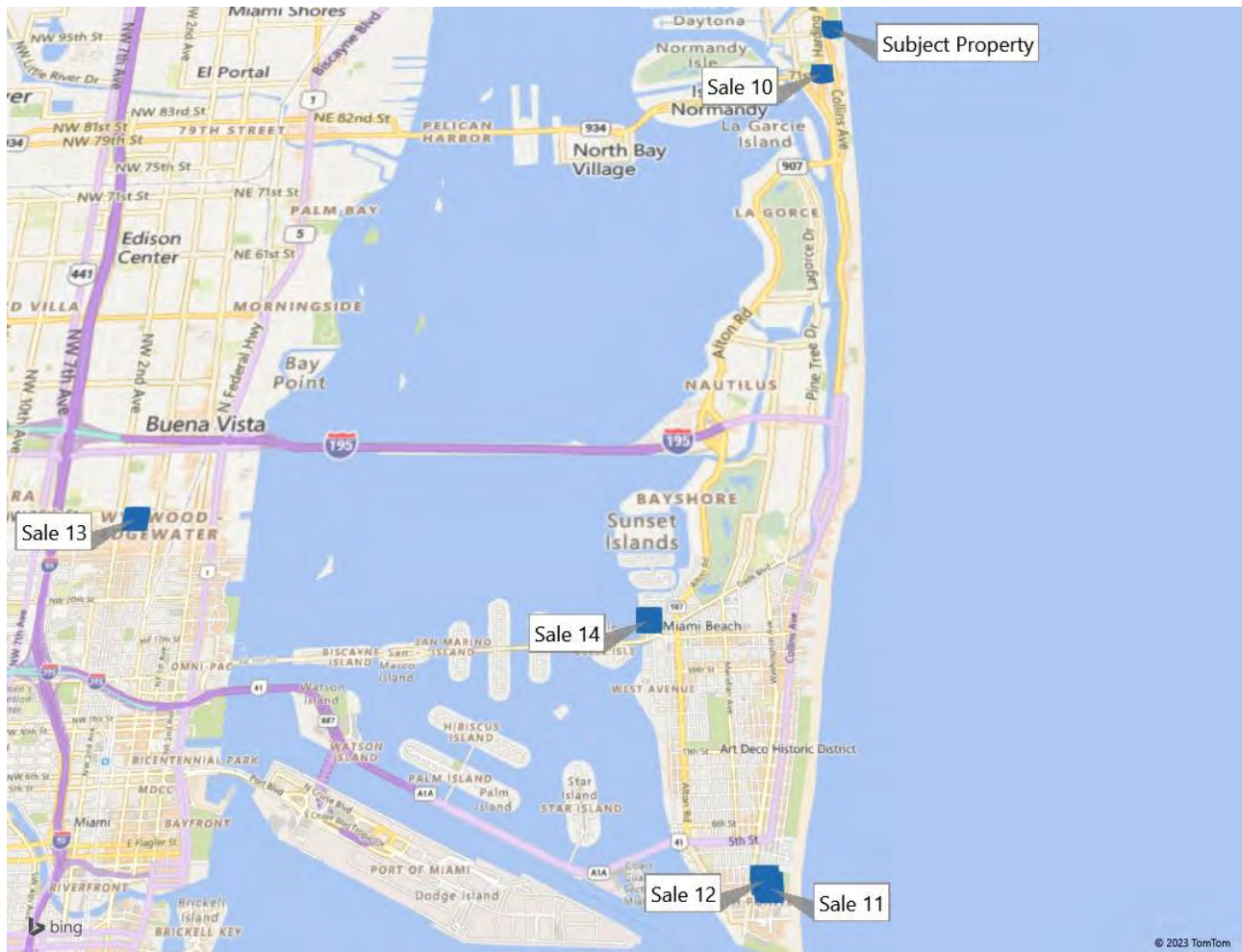
Following is a grid of the comparable sale properties used for comparison to the subject property based on a hypothetical condition.

Sale	Sale Date	Location	Zoning	Sale Price	Sq. Ft. Size	Price/Sq.Ft.
10	February 2023	6940 Abbott Avenue Miami Beach	TC-3	\$5,500,000	25,000	\$220
11	August 2022	125-153 Collins Avenue Miami Beach	RPS-3	\$20,000,000	26,000	\$769
12	May 2022	121 Collins Avenue Miami Beach	RPS-3	\$3,500,000	6,500	\$538
13	December 2021	74-82 NW 28th Street Miami	T5-O/ NRD-1	\$6,000,000	11,300	\$531
14	December 2021	1771 Purdy Avenue Miami Beach	CD-2	\$3,900,000	3,750	\$1,040
Subject		7605 Collins Avenue Miami Beach	RS-4*		7,000	

* Zoning district to include townhomes, personal services, offices, restaurants or cafes (subject to certain conditions), and retail (as an accessory use to a restaurant, café, or personal service establishment)

On the following page is a sales map, indicating the location of the sales and the subject property

Vacant Land Sales Map



Sale 10**Property Location**

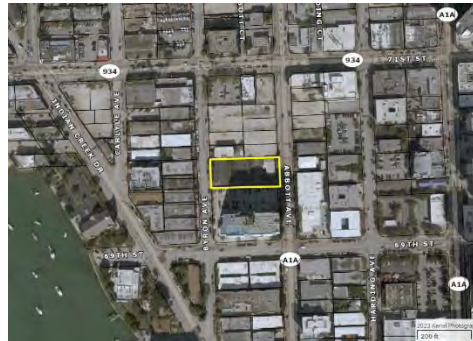
6940 Abbott Avenue
Miami Beach, FL 33141
Miami-Dade County

Property Identification

Folio: 02-3211-001-0590

Property Type

Vacant Commercial Land

**Property Description**

Square Feet:	25,000
Acres:	.57
Topography:	Grade level
Shape:	Rectangular
Zoning:	TC-3, North Beach Town Center District by the city of Miami Beach, FL

Recording Information

Sale Price:	\$5,500,000
Sale Date:	February 14, 2023
ORB/Page:	33604/71
Grantor:	Bellsouth Telecommunications, LLC
Grantee:	6940 North Beach Property, LLC
Financing:	All cash to seller
Prior Sale:	None in the past five years

Units of Comparison

Price/Sq.Ft.:	\$220.00
Price/Acre:	\$9,583,551

Comments

This is the sale of a site located between 69th Street and 71st Street with frontage along Byron Avenue and Abbott Avenue. At the time of the sale, the property was improved with an office building. The buyer intends on building a 10-story, 95 unit condominium building with ground floor retail.

Sale 11**Property Location**

125-153 Collins Avenue
Miami Beach, FL 33139
Miami-Dade County

Property Identification

Folio: 02-4203-003-0250, -0270, -
0280, -0281, & -0290

Property Type

Vacant Commercial Land

**Property Description**

Square Feet:	26,000
Acres:	.6
Topography:	Grade level
Shape:	Rectangular
Zoning:	RPS-3, Medium-High Density Residential Performance Standard District by the city of Miami Beach, FL

Recording Information

Sale Price:	\$20,000,000
Sale Date:	August 9, 2022
ORB/Page:	33337/1217 & 1219
Grantor:	Lawrence F. Kaine Living Trust and Kaine Parking 125, LLC
Grantee:	125 Collins, LLC
Financing:	All cash to seller
Prior Sale:	None in the past five years

Units of Comparison

Price/Sq.Ft.:	\$769.23
Price/Acre:	\$33,506,450

Comments

This is the sale of five vacant adjoining parcels located along the east side of Collins Avenue just south of 2nd Street in the "South of Fifth" neighborhood in the city of Miami Beach, FL. Previously preliminary plans were to apply for a 45,500 square foot multi-family building although that never came to fruition.

Sale 12**Property Location**

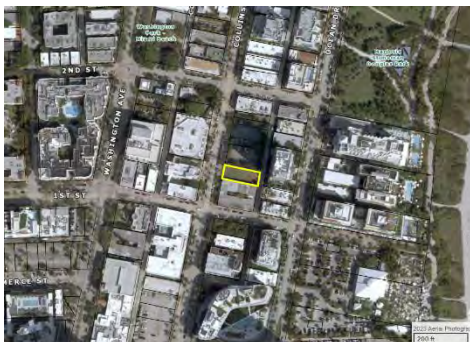
121 Collins Avenue
Miami Beach, FL 33139
Miami-Dade County

Property Identification

Folio: 02-4203-003-0241

Property Type

Vacant Commercial Land

**Property Description**

Square Feet:	6,500
Acres:	.15
Topography:	Grade level
Shape:	Rectangular
Zoning:	RPS-3, Medium-High Density Residential Performance Standard District by the city of Miami Beach, FL

Recording Information

Sale Price:	\$3,500,000
Sale Date:	May 30, 2022
ORB/Page:	33220/2869
Grantor:	One Twenty One Collins, Inc.
Grantee:	Collins and First, Corp.
Financing:	All cash to seller
Prior Sale:	None in the past five years

Units of Comparison

Price/Sq.Ft.:	\$538.46
Price/Acre:	\$23,458,445

Comments

This is the sale of a vacant parcel located along the east side of Collins Avenue just north of 1st Street in the "South of Fifth" neighborhood in the city of Miami Beach, FL. The site was previously home to the Beach View Hotel and was marketed to build hotel/apartments.

Sale 13**Property Location**

74-82 NW 28th Street

Miami, FL 33127

Miami-Dade County

Property Identification

Folio: 01-3125-029-0830, and -0840

Property Type

Vacant Commercial Land

**Property Description**

Square Feet:

11,300

Acres:

.26

Topography:

Grade level

Shape:

Rectangular

Zoning:

T5-O, Urban Center Zone District by the city of Miami, FL

Recording Information

Sale Price:

\$6,000,000

Sale Date:

December 23, 2021

ORB/Page:

32940/3917

Grantor:

82NW28, LLC

Grantee:

Moon Thai Group, Inc.

Financing:

All cash to seller

Prior Sale:

None in the past five years

Units of Comparison

Price/Sq.Ft.:

\$530.97

Price/Acre:

\$23,130,301

Comments

This is the sale of two adjoining parcels located along the south side of NW 28th Street and between NW 1st Avenue and N Miami Avenue in the Wynwood neighborhood within the city of Miami, FL. The buyer is a South Florida restaurant chain Moon Thai that has filed plans for a three story plus a rooftop 350-seat restaurant.

Sale 14**Property Location**

1771 Purdy Avenue
Miami Beach, FL 33139
Miami-Dade County

Property Identification

Folio: 02-3233-012-0570

Property Type

Vacant Commercial Land

**Property Description**

Square Feet:	3,750
Acres:	.09
Topography:	Grade level
Shape:	Rectangular
Zoning:	CD-2, Commercial Medium Intensity District by the city of Miami Beach, FL

Recording Information

Sale Price:	\$3,900,000
Sale Date:	December 29, 2021
ORB/Page:	32944/1822
Grantor:	Martin R. and Grace Sherman
Grantee:	SUHAMB, LLC
Financing:	All cash to seller
Prior Sale:	None in the past five years

Units of Comparison

Price/Sq.Ft.:	\$1,040.00
Price/Acre:	\$45,296,167

Comments

This is the sale of a site located along the west side of Purdy Avenue between the Venetian Causeway and 18th Street in the Sunset Harbour neighborhood within the city of Miami Beach, FL. It is located across the street from a public park on the bay and has bay views. At the time of the sale, it was improved with a 1,138 square foot office/retail building. A broker with knowledge stated that buyer plans on developing approximately 4 to 5 stories.

Adjustment Grid

Below is a grid which illustrates qualitative adjustments used to compare the comparable sales to the subject property. Percentage adjustments were not utilized. To utilize percentage adjustments, it would be necessary to pair (compare) sales to extract value differences. This method is difficult, as there is typically insufficient data to provide pairings for all value differences. In the grid below, a plus (+) sign indicates the unit of comparison of the sale must be adjusted upward, as that characteristic is inferior to the subject. A minus (–) sign, indicates the unit of comparison of the sale must be adjusted downward, since the characteristic is superior to the subject. An equal (=) sign indicates the sale characteristic is comparable to the subject property.

Sale	10	11	12	13	14
Price Per Square Foot	\$220	\$769	\$538	\$531	\$1,040
Property Rights Conveyed	=	=	=	=	=
Financing	=	=	=	=	=
Conditions of Sale	=	=	=	=	=
Market Conditions (Time)	=	=	=	=	=
Location	+	- -	- -	+	=
Zoning	-	-	-	-	-
Size	++	++	=	+	-
Shape	=	=	=	=	=
Overall Adjustment	+	-	-	+	-

After considering the individual differences, either a plus (+), minus (–) or equal (=) sign has been placed in the "Overall Adjustment" row. This indicates the overall adjustment a sale would require, as compared to the subject property.

Conclusion of Land Value by the Sales Comparison Approach

The sales comparison approach compared similar properties to the subject property and adjustments were made for the pertinent characteristics. Based on these comparisons, a value was estimated for the subject property. Sale prices per square foot range from \$220 to \$1,040, with a mean of \$620 per square foot and a median of \$538 per square foot.

After adjustments on a cumulative basis, Sales 10 and 13 (\$220 to \$531 per square foot) were considered inferior and required positive (upward) adjustments. Sales 11, 12, and 14 (\$538 to \$1,040 per square foot) were considered superior and required negative (downward) adjustments. Therefore, the subject property should have a value greater than \$531 per square foot and less than \$538 per square foot.

After considering the sales data available and the factors influencing value described, it is concluded that the subject land has a value, as if vacant, of \$535 per square foot. The estimated land value equals 7,000 square feet times \$535 per square foot, equal to \$3,750,000.

Reconciliation of Value

Every appraisal begins by considering the three approaches to value; cost approach, income capitalization approach and sales comparison approach. All three approaches are not always applicable to the property being appraised. The only applicable approach to value for the subject property was concluded to be the sales comparison approach.

Cost Approach	Not Applicable
Income Capitalization Approach	Not applicable
Sales Comparison Approach – As Is	\$3,850,000
Sales Comparison Approach – Hypothetical Condition	\$3,750,000

The cost approach estimates the land value and adds the depreciated value of the improvements. In general, this approach is the least reliable indication of value. A cost approach was not considered applicable. Further, purchasers of this type of property do not typically base their acquisition on this method.

The income capitalization approach analyzes the actual and projected income and expenses of the subject property and capitalizes the net income into a value estimate by direct capitalization. The income capitalization approach is not an applicable approach to valuing a single-family residence and was not used herein.

The sales comparison approach compared sales of similar properties to the subject property. These sales were analyzed for differences such as market conditions, location, size, age and condition, and land size. Based on these comparisons, a value was estimated for the subject property. The strength of this approach relies on the quality of the comparable sales. Sales which closely resemble and can be compared easily with the subject are most desirable. The more comparable the sales, the more reliable the sales comparison approach. These sales used were considered comparable and make the sales comparison approach a reliable indication of value.

The only applicable valuation method is the sales comparison approach. The income capitalization approach and the cost approach were considered not applicable. Based on the data and analysis within this appraisal, the subject property has an indicated As Is market value of the fee simple interest as of November 9, 2023, in the amount of \$3,850,000 and the and market value of the fee simple interest as of November 9, 2023 based on a hypothetical condition in the amount of \$3,750,000.

The above estimated value is subject to all typical residential inspections including, but not limited to roof, structural, plumbing, hazardous materials, swimming pool and termites. Should inspections reveal any problems or need for repairs, the value estimated herein could change.

This appraisal report contains a hypothetical condition. The reader is advised to be familiar with the definition of a hypothetical condition because it is significant in understanding the premise of this appraisal. On page 2 in the letter of transmittal is a detailed definition. It is applicable to this appraisal because a change in the hypothetical condition would cause a change in the opinions and conclusions herein.

Certification

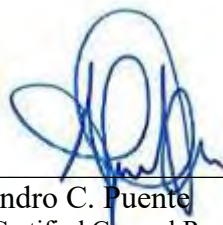
The undersigned does hereby certify that, to the best of my knowledge and belief:

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 my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
3. I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
4. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
5. My engagement in this assignment was not contingent upon developing or reporting predetermined results.
6. My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
7. My analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the following requirements.
 - Uniform Standards of Professional Appraisal Practice (USPAP)
 - The Code of Professional Ethics and Standards of Professional Practice of the Appraisal Institute
 - The State of Florida requirements for state-certified appraisers
8. I have complied with the USPAP Competency Rule.
9. This appraisal report sets forth all the limiting conditions imposed by the terms of this assignment or by the undersigned affecting the analyses, opinions and conclusions contained in this report.
10. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives. Additionally, it is subject to review by the state of Florida relating to review by the real estate appraisal subcommittee of the Florida Real Estate Commission.
11. It should be noted that the valuation herein does not include any furniture, fixtures, or equipment necessary to operate any business, or businesses occupying the subject property. The valuation herein does not include a value for any business entity, or entities occupying the subject property.

Certification

7605 Collins Avenue, Miami Beach, FL 33141

12. I, Alejandro C. Puente have made a personal inspection of the exterior of the property that is the subject of this report.
13. As of the date of this report, Alejandro C. Puente has completed the Standard and Ethics Education Requirements for Candidates of the Appraisal Institute.
14. No one provided significant real property appraisal assistance to the person signing this certification.
15. Any use (purported, attempted, actual or otherwise) of the “replacement costs” or “insurable value” calculations contained in this appraisal by the client, property owner, their designees, assignees, or agents for purposes of binding or obtaining insurance for the appraised property is strictly prohibited. Said information is not furnished for that reason and cannot be used for that purpose. It is strongly suggested that a licensed general contractor be engaged to calculate the insurable value of the appraised property for insurance purposes.
16. I have performed services, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. The service provided was a real estate appraisal in October 2023 without access to the interior of the property. I have performed no other services in any capacity, regarding the property that is subject of this report within the three-year period immediately preceding acceptance of this assignment.



Alejandro C. Puente
State Certified General Real Estate Appraiser
License No. RZ3697

Date of Report November 27, 2023

Appraiser Qualifications

ALEJANDRO C. PUENTE

Education: Master of Business Administration, St. Thomas University, 2010
 Bachelor of Arts Degree, Business Studies, St. Thomas University, 2007
 Associate in Arts Degree, Miami-Dade Community College, 2003

Affiliations: State-Certified General Real Estate Appraiser, State of Florida, RZ3697

Experience: **ACP Appraisals, LLC.** President
 January 2013 to present

Waronker & Rosen, Inc. Independent Contractor
 April 2010 to November 2018

Appraised and assisted in the appraisal and in the research of various types of properties, including:

- Apartment buildings
- Vacant land
- Office/industrial/commercial condominium units
- Warehouses
- Commercial property
- Industrial property
- Marinas
- Restaurants
- Hotels

Course Work: Gold Coast School of Real Estate

- Course Basic Appraisal Principles
- Course Basic Appraisal Procedures
- Course Residential Report Writing
- Course State of Florida Law and Appraisers
- Course 15 Hour National USPAP Course

The Appraisal Institute

- 400: General Appraiser Market Analysis and Highest & Best Use
- 401: General Appraiser Sales Comparison Approach
- 402: General Appraiser Site Valuation and Cost Approach
- 403: General Appraiser Income Approach/Part 1
- 404: General Appraiser Income Approach/Part 2
- 405: General Appraiser Report Writing and Case Studies
- 500: Advanced Market Analysis and Highest & Best Use
- 501: Advanced Income Capitalization
- 502: Quantitative Analysis
- 503: Advanced Concepts & Case Studies

Appraisal Report

A Luxury Single-Family Residence

Located At:

7605 Collins Avenue
Miami Beach, Miami-Dade County, Florida 33141

Prepared For:

Elizabeth Perez
7605 Collins Avenue
Miami Beach, Florida 33141

Effective Date of Appraisal:

December 1, 2023

Prepared By:



Providing Appraisal Expertise Since 1988



Hemisphere Real Estate, Inc.
9100 S. Dadeland Boulevard, Suite 1500
Miami, Florida 33156
305.441.2728 – Office

Providing Appraisal Expertise Since 1988

January 2, 2024

Elizabeth Perez
7605 Collins Avenue
Miami Beach, Florida 33141

RE: A Luxury Single-Family Residence
7605 Collins Avenue
Miami Beach, Miami-Dade County, Florida 33141

Dear Mrs. Perez:

In accordance with your request, we have prepared an Appraisal Report of the above-referenced property. The accompanying report describes the Subject Property, the method of appraisal and contains pertinent data considered in reaching our valuation conclusion.

Property Summary:

- ◆ The subject property represents a two-story, oceanside luxury single-family residence containing 3,391 square feet of living area located at 7605 Collins Avenue in Miami Beach, Florida. More specifically, the subject is located at the northeast corner of Collins Avenue and 76th Street in the North Beach area of Miami Beach.
- ◆ The property is also located within the Harding Townsite Historic District, which is adjacent to the Altos Del Mar Historic District. The Altos Del Mar Historic District is known for its extravagant oceanside mix of Mediterranean-inspired and sleek modernist homes. The subject is located in the Altos Del Mar subdivision, which was platted in 1919. The Harding Townsite Historic District was historically designated in 1996 (It should be noted that the subject is not limited by the FEMA 50/50 rule for renovations). The Altos Del Mar subdivision community is located between 76th and 79th Street, south of North Beach oceanside Park and North of Miami Beach Bandshell. It is also home to the Altos Del Mar Park, which wraps around the subject property to the north and east. This location ensures that no homes or structures will be built around the subject property. Virtually no properties in Miami Beach have a similar location as the subject. The subject has direct access to the beach along the southern boundary of Altos Del Mar Park
- ◆ The property was originally built in 1948 and completely renovated in 2004 with additional upgrades in 2016. The property is in good condition overall.

- ◆ The subject contains 3 bedrooms, 3 full baths and 2 half baths. The property features amenities such as an expansive master bedroom suite with an ensuite bathroom, second floor terrace with expansive ocean views and an exterior circular staircase. The subject also features a paved driveway, fully gated yard, patios, pool, jacuzzi, sundeck, media room and a recording studio with soundproof walls that has hosted Grammy winners and some of the biggest names in the music business including Rudy Perez, Beyonce, Christina Aguilera, Michael Bolton, Natalie Cole, Julio Iglesias, Jose Feliciano, Andrea Boccelli, Cyndi Lauper, Sam Moore w/ Bruce Springsteen, Marc Anthony, Gloria Estefan and Burt Bacharach.
- ◆ The improvements are situated on a 7,000-square foot, residential zoned site.
- ◆ Based on our investigation and analysis, it has been determined that the highest and best use of the subject property, as improved, is for continued single family use with a complete renovation.

The purpose of the appraisal is to estimate:

- ◆ Market Value of the fee simple interest.
- ◆ Investment Value to the City of Miami Beach.

This appraisal is subject to the assumptions and contingent and limiting conditions contained in the report. This appraisal report has been prepared in conformance with the Uniform Standards of Professional Appraisal Practice (USPAP) as promulgated by the Appraisal Standards Board of the Appraisal Foundation and the Code of Professional Ethics and Standards of Appraisal Practice of the Appraisal Institute.

A summary of important facts and conclusions subject to the Definition of Value, Assumptions, Limiting Conditions and Certification contained herein, as of the Date of Valuation is displayed on the "Executive Summary" page of this report. We appreciate the opportunity to provide you with our valuation services. Should you have any questions regarding this assignment, please feel free to contact us.

As a result of our analysis, the Market Value of the subject property was estimated to be:

Value Conclusion			
Value Type	Interest Appraised	Date of Value	Value
Market Value	Fee Simple	December 1, 2023	\$7,250,000
Investment Value	Fee Simple	December 1, 2023	\$9,060,000-\$10,875,000

This letter is invalid as an opinion of value if separated from the report, which contains the analysis, exhibits, and Addenda.

Sincerely,

A handwritten signature in black ink, appearing to read 'DR', with a stylized flourish extending from the end.

David Randell, MAI, CCIM
State-Certified General Appraiser RZ1184

A handwritten signature in black ink, appearing to read 'Mike Anderson', with a stylized flourish extending from the end.

Michael E. Anderson
State-Certified General Appraiser RZ2179

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Executive Summary

Single Family Residence Property Valuation

Assignment Summary

Property Appraised	Luxury Single Family Residence	
Address	7605 Collins Avenue	
	Miami Beach	
County	Miami-Dade County	
Folio Number(s)	02-3202-004-0450	
Living Area (SF)	3,391	
Beds/Baths/Half Baths	3/3/2	
Year Built	1948	
Renovation/Upgrades	2004/2016	
Condition	Good	
Gross Site Size - Square Feet	7,000	
Gross Site - Acres	0.161	
Zoning	RS-4, Single Family Residential	
Highest & Best Use As If Vacant	Single Family Residence	
Highest & Best Use As Improved	Single Family Renovation	
Interest Appraised	Fee Simple	
Valuation Date	12/1/2023	
Report Date	1/2/2024	
Report Type	Appraisal Report	
Client	Elizabeth Perez	
Intended Use	Internal Decision Making	
Intended User	Elizabeth Perez	
Appraisal Premise	Market Value	
Exposure Time / Marketing Time	2-4 Months / 2-4 Months	
Valuation Summary	\$ Total	\$/SF
Sales Approach	\$7,250,000	\$2,138
Market Value Conclusion	\$7,250,000	

Investment Value Conclusion **\$9,060,000-\$10,875,000**

EXTRAORDINARY ASSUMPTIONS

According to USPAP, 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."

- ◆ There are no extraordinary assumptions employed in this assignment

HYPOTHETICAL CONDITIONS

According to USPAP, 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.”

- ◆ There are no hypothetical conditions employed in this assignment.

7605 Collins Avenue, Miami Beach, FL

Subject Photographs

Aerial View



Parcel View



7605 Collins Avenue, Miami Beach, FL



View of Subject Facing East



View of Subject Facing Northwest



View of Subject Facing Northeast



View of Pool Patio & Jacuzzi



View of Front Patio



View of Covered Side Patio

7605 Collins Avenue, Miami Beach, FL



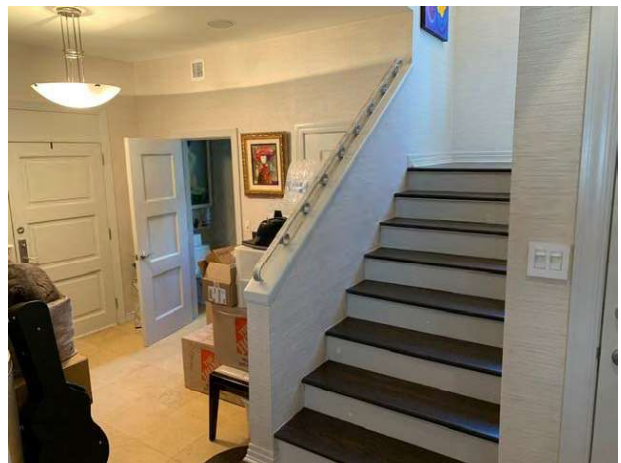
Interior View



Interior View



Interior View



Interior View



Interior View



Interior View

7605 Collins Avenue, Miami Beach, FL



Interior View



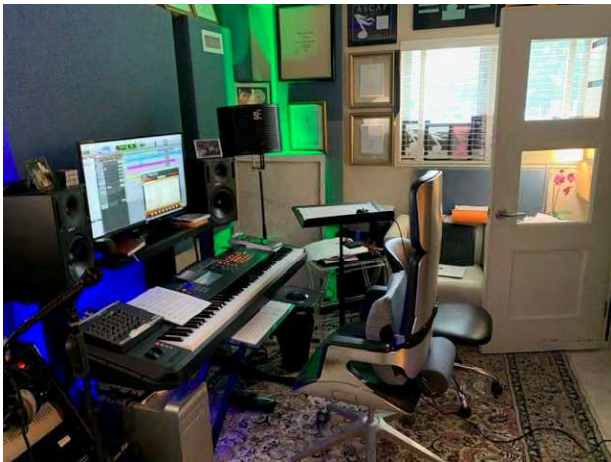
Interior View



Interior View



Interior View



Interior View



Interior View

7605 Collins Avenue, Miami Beach, FL



Interior View



View of 2nd Floor Terrace



View of 2nd Floor Terrace



View East From 2nd Floor Terrace



View East From 76th Street Toward Beach



View West Along 76th Street

7605 Collins Avenue, Miami Beach, FL



View North Along Collins Avenue



View South Along Collins Avenue

Introduction

IDENTIFICATION OF THE PROPERTY

Property Summary:

- ◆ The subject property represents a two-story, oceanside luxury single-family residence containing 3,391 square feet of living area located at 7605 Collins Avenue in Miami Beach, Florida. More specifically, the subject is located at the northeast corner of Collins Avenue and 76th Street in the North Beach area of Miami Beach.
- ◆ The property is also located within the Harding Townsite Historic District, which is adjacent to the Altos Del Mar Historic District. The Altos Del Mar Historic District is known for its extravagant oceanside mix of Mediterranean-inspired and sleek modernist homes. The subject is located in the Altos Del Mar subdivision, which was platted in 1919. The Harding Townsite Historic District was historically designated in 1996 (It should be noted that the subject is not limited by the FEMA 50/50 rule for renovations). The Altos Del Mar subdivision community is located between 76th and 79th Street, south of North Beach oceanside Park and North of Miami Beach Bandshell. It is also home to the Altos Del Mar Park, which wraps around the subject property to the north and east. This location ensures that no homes or structures will be built around the subject property. Virtually no properties in Miami Beach have a similar location as the subject. The subject has direct access to the beach along the southern boundary of Altos Del Mar Park
- ◆ The property was originally built in 1948 and completely renovated in 2004 with additional upgrades in 2016. The property is in good condition overall.
- ◆ The subject contains 3 bedrooms, 3 full baths and 2 half baths. The property features amenities such as an expansive master bedroom suite with an ensuite bathroom, second floor terrace with expansive ocean views and an exterior circular staircase. The subject also features a paved driveway, fully gated yard, patios, pool, jacuzzi, sundeck, media room and a recording studio with soundproof walls that has hosted Grammy winners and some of the biggest names in the music business including Rudy Perez, Beyonce, Christina Aguilera, Michael Bolton, Natalie Cole, Julio Iglesias, Jose Feliciano, Andrea Boccelli, Cyndi Lauper, Sam Moore w/ Bruce Springsteen, Marc Anthony, Gloria Estefan and Burt Bacharach.
- ◆ The improvements are situated on a 7,000-square foot, residential zoned site.
- ◆ Based on our investigation and analysis, it has been determined that the highest and best use of the subject property, as improved, is for continued single family use with a complete renovation.

LEGAL DESCRIPTION

Lot 6, Block 10, of ALTOS DEL MAR NO.1, according to the Plat thereof, as recorded in Plat Book 31 at Page 40 of the Public Records of Miami-Dade County, Florida.

Source: Deed (O.R. Book 19559, Page 2909).

PURPOSE OF THE APPRAISAL

The purpose of the appraisal is to estimate the following value:

- ◆ Market Value of the fee simple interest.

SCOPE OF THE ASSIGNMENT

The scope of the assignment encompasses the following steps performed within the framework of commonly accepted appraisal procedures:

- ◆ Inspecting the property under appraisal and the surrounding neighborhood.
- ◆ Gathering and analyzing background information and various documents concerning the property and its possible use(s).
- ◆ Interviewing the property owner regarding the property.
- ◆ Gathering and confirming comparable sales of similar properties in the subject property market area. Specific informational sources used were CoStar, Loopnet, MLS, the Miami-Dade County Property Appraisers records and a review of the relevant deeds involved in the comparable sales, and information obtained from the Hemisphere Real Estate database of sales.
- ◆ Formulating reasonable opinions and judgments based on supply and demand factors, as well as physical and functional considerations relative to the highest and best use of the property and its respective market value.
- ◆ Analyzing this data in order to formulate sound valuation judgments within the framework and application of the appropriate approaches to value.

PROPERTY RIGHTS APPRAISED

Fee Simple Estate. The fee simple estate is defined in the 15th Edition of *The Appraisal of Real Estate* as:

"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."

MARKET VALUE DEFINITION

Market Value is defined by the Appraisal Institute as:

The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus implicit in this definition is the consummation of a sale as of a specified date and passing of title from seller to buyer under conditions whereby:

- ◆ Buyer and seller are typically motivated;

7605 Collins Avenue, Miami Beach, FL

- ◆ Both parties are well informed or well advised, and each acting in what he considers his own best interest;
- ◆ A reasonable time is allowed for exposure in the open market;
- ◆ Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
- ◆ The price represents a normal consideration for the property sold, unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

DATE OF VALUE

December 1, 2023.

DATE OF REPORT

January 2, 2024.

EXPOSURE TIME/MARKETING TIME

Exposure Time is defined as follows:

"The estimated length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value of the effective date of appraisal; a retrospective opinion based upon an analysis of past events assuming a competitive and open market."

Exposure time is different for various types of property and under various market conditions. The concept of reasonable exposure time encompasses not only adequate, sufficient, and reasonable time but also adequate, sufficient and reasonable effort. This statement focuses on the time component. The opinion of the time period for reasonable exposure is not intended to be a prediction of a date of sale or a one line statement. Instead, it is an integral part of the analyses conducted during the appraisal assignment. The opinion may be expressed as a range and can be based on one or more of the following:

- ◆ Statistical information about days on market
- ◆ Information gathered through sales verification
- ◆ Interviews with market participants

The reasonable marketing time represents the most probable time required to expose the subject property on the open market to consummate a sale at a market level price. In accordance with Advisory Opinion AO-7 issued by the Appraisal Standards Board of the Appraisal Foundation, the estimate of marketing time is not intended to be a prediction of a date of sale.

7605 Collins Avenue, Miami Beach, FL

In the determination of market value for the subject property, the appraisers have considered the unique characteristics of the subject property. The estimate of Exposure Time and Marketing Time of the subject property, as if held in fee simple, as of the Date of Valuation, would be **2-4 months**.

INTENDED USERS OF THE APPRAISAL

The intended user of this report is Elizabeth Perez. There are no other intended users.

INTENDED USE OF THE APPRAISAL

The appraisal will be utilized for internal decision making relative to a potential sale of the property to the City of Miami Beach. There are no other intended uses of the appraisal.

Presentation of Data

OWNERSHIP AND HISTORY OF THE PROPERTY

Current Ownership:	Rudy & Elizabeth Perez 7605 Collins Avenue Miami Beach, Florida 33141
Recent Transaction:	None
Sales within the Prior 3 Years	None
Current Listing:	None
Current Contract:	None

It should be noted that an abstract of title was not examined by the appraisers.

TAX ASSESSMENT DATA

Methodology

In the State of Florida, ad valorem assessments, by law, reflect 100% of estimated market value. Ad valorem taxes are collected annually, in arrears, and are based on the assessed value less any exemptions such as homestead, widow and disability. The tax year is from January to December, and taxes are due on March 31 of the following calendar year, and become delinquent on April 1. Taxes may be paid early, with a discount for early payment with the maximum discount of 4% for early payment.

When a property is sold, the sale price is considered the "just value" of the property. Any applicable exemptions are subtracted from the just value to determine the initial taxable value. In subsequent years, increases in the assessed value are capped at 3% annually for a "homestead" (primary residence), and 10% for non-homestead properties. Property owners are notified each August of the assessed value and millage rate as of January 1 of that year. All owners have the right to appeal to the county's Value Adjustment Board regarding the assessed value or allowed exemptions.

7605 Collins Avenue, Miami Beach, FL

On November 6, 2018, voters passed Amendment 2, which makes the 10-percent cap on all non-homestead property permanent.

Subject Assessment

The subject's assessment and taxes are presented as follows:

SUBJECT REAL ESTATE ASSESSMENT AND TAXES	
Tax ID No.	02-3202-004-0450
Tax Year:	2023
Effective Tax Rate	17.7653
Market Value - Land	\$1,365,000
Market Value - Building	\$521,589
Overall Market Value	\$1,886,589
Overall Assessment	\$687,237
Ad Valorem Taxes	\$12,209
Non Ad Valorem Taxes	<u>\$0</u>
Total Taxes – Gross	\$12,209
Total Taxes – Discounted*	\$11,721

*4% discount for November Payment

Per the Miami-Dade County Tax Collector, there are no unpaid or delinquent taxes.

Based on the market value estimate herein, the subject's assessment is substantially below market. An arm's length sale of the subject property will likely "trigger" a re-assessment of the property. Properties are typically re-assessed subsequent to an arm's length transaction.

7605 Collins Avenue, Miami Beach, FL

Regional Analysis



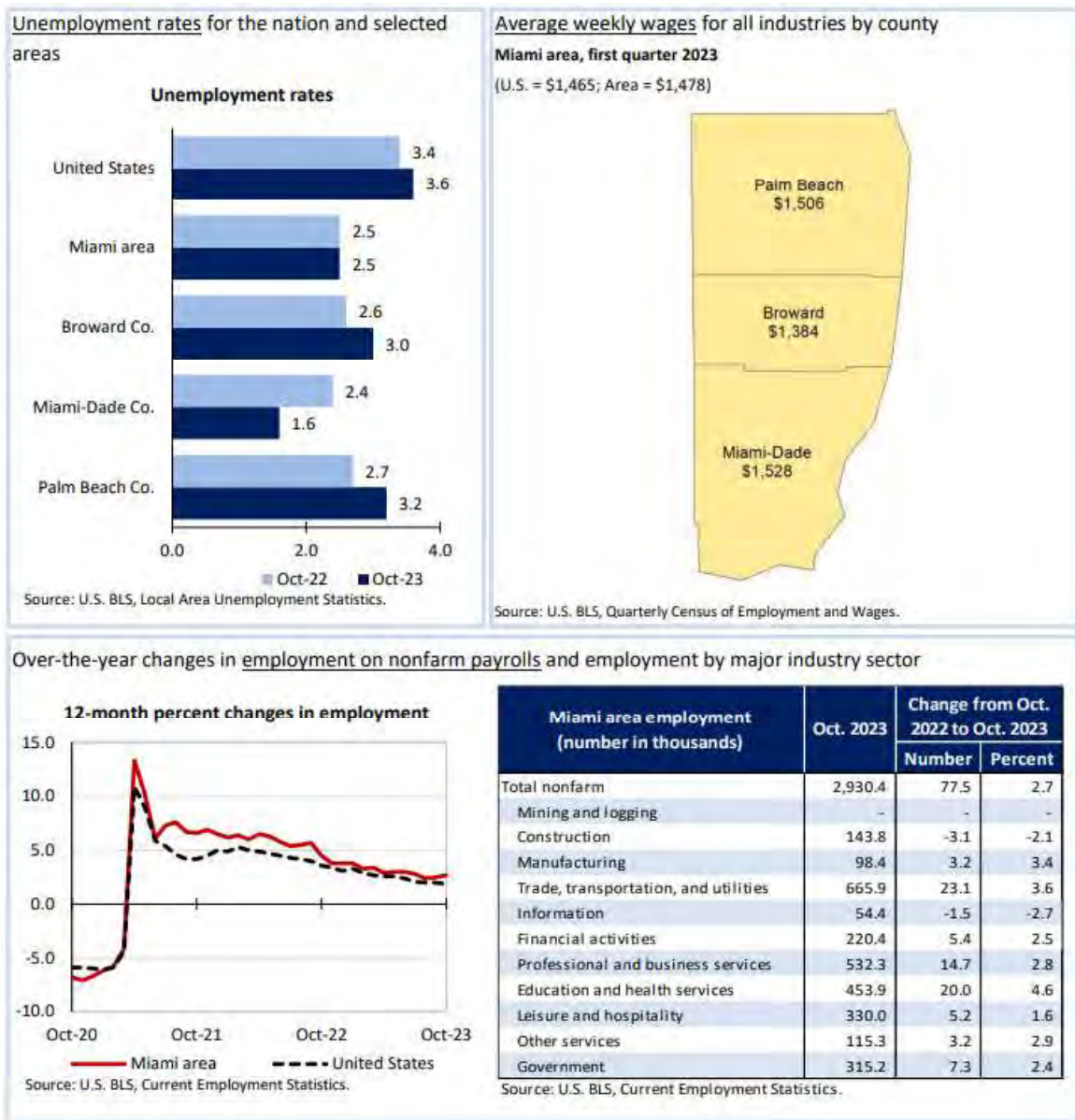
7605 Collins Avenue, Miami Beach, FL

Location

The subject is located in the Miami-Fort Lauderdale-West Palm Beach, FL Metropolitan Statistical Area. The region's three counties, Miami-Dade County, Broward County, and Palm Beach County are Florida's three most populated counties. Principal cities include Miami, Fort Lauderdale, Pompano Beach, West Palm Beach, and Boca Raton. This region is commonly known as the Southeast Florida region.

MSA Economic Summary

A summary of the Miami-Fort Lauderdale-West Palm Beach, FL area economic overview and demographics is as presented as follows:

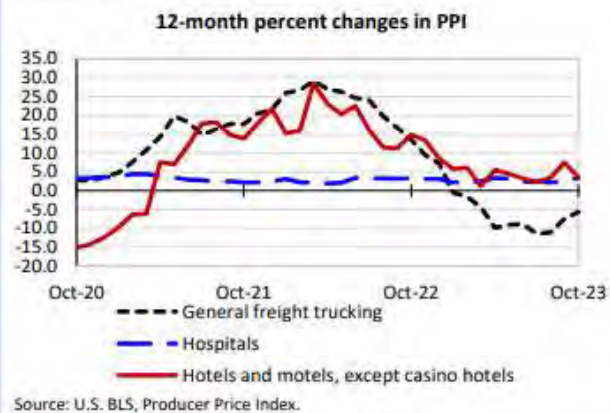


7605 Collins Avenue, Miami Beach, FL

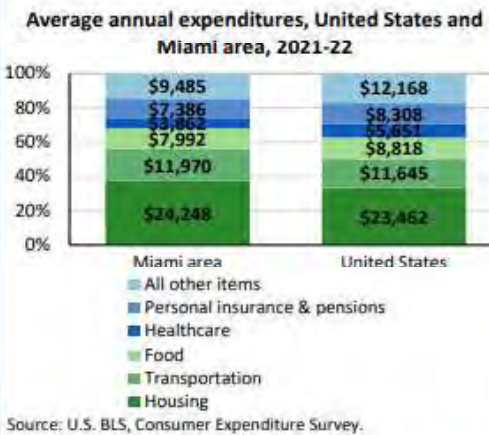
Over-the-year change in the prices paid by urban consumers for selected categories



Over-the-year changes in the selling prices received by producers for selected industries nationwide



Average annual spending and percent distribution for selected categories



Average hourly wages for selected occupations

Occupation	Miami area	United States
All occupations	\$28.36	\$29.76
Accountants and auditors	40.21	41.70
Registered nurses	39.33	42.80
Aircraft cargo handling supervisors	28.10	29.40
Construction laborers	18.58	22.29
Receptionists and information clerks	16.08	16.64
Maids and housekeeping cleaners	14.17	15.35

Source: U.S. BLS, Occupational Employment and Wage Statistics, May 2022.

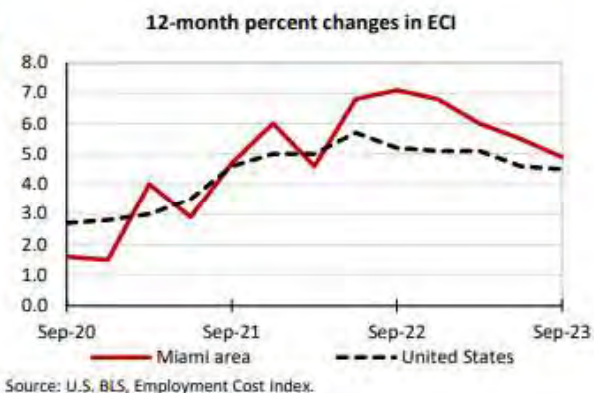
Employer costs per hour worked for wages and selected employee benefits by geographic division

Private industry, June 2023	South Atlantic (1)	United States
Total compensation	\$37.36	\$41.03
Wages and salaries	27.03	28.97
Total benefits	10.33	12.06
Paid leave	2.78	3.05
Vacation	1.44	1.56
Supplemental pay	1.19	1.53
Insurance	2.48	3.02
Retirement and savings	1.09	1.39
Legally required benefits	2.78	3.08

(1) The states that compose the South Atlantic census division are: DE, DC, FL, GA, MD, NC, SC, VA, and WV.

Source: U.S. BLS, Employer Costs for Employee Compensation.

Over-the-year changes in wages and salaries



7605 Collins Avenue, Miami Beach, FL

Neighborhood Analysis



7605 Collins Avenue, Miami Beach, FL

LOCATION

The subject property is located at the northeast corner of Collins Avenue and 76th Street in Miami Beach, Florida. For purposes of this analysis, the subject neighborhood is defined as the area situated:

- East of Downtown Miami;
- West of the Atlantic Ocean;
- South of the Surfside Boulevard; and
- North of Fisher Island.

The subject property is located within Miami Beach, a municipality which is situated on the barrier islands of Miami-Dade County between Biscayne Bay to the west and the Atlantic Ocean to the east. The bay separates Miami Beach from the city of Miami.

Downtown Miami is located approximately three miles west of the subject. Miami Beach comprises the county's barrier islands along the Atlantic Ocean from the South Beach area north to the Town of Surfside. The subject neighborhood is an established residential and commercial area



Miami Beach

ROADS ACCESS

Due to its island location, primary access to the neighborhood is provided by four thoroughfares/causeways to the mainland areas of Miami-Dade County to the west. 79th Street provides access from the mainland to the North Beach area of Miami Beach via the 77th Street Bridge. The Julia Tuttle Causeway/Interstate 195 at 41st Street in Miami Beach, runs west, and eventually connects to Interstate-95 and the Airport Expressway (State Road 112) in mainland areas of Miami. The Venetian Causeway connects to Dade Boulevard just north of 17th Street in Miami Beach. The MacArthur Causeway/I-395 extends east/west from 5th Street to the north end of the Miami CBD.

Washington Avenue, Collins Avenue, and Alton Road are the primary north/south roadways through Miami Beach, while Dade Boulevard, 41st Street, 17th Street and 5th Street are the major east/west traffic arteries.

LAND USE

Primarily developed since the 1920s, Miami Beach featured larger resort hotel properties along the oceanfront, with smaller apartment properties to the west of the community's oceanfront areas. By the 1960s, high-rise condominium development began to accompany the hotel projects, particularly on waterfront sites along Indian Creek and later spreading to oceanfront and bayfront properties throughout Miami Beach. Some single-family residential uses are noted in the western portions of the neighborhood, particularly in the area surrounding Alton Road, as well as the Sunset Islands and Venetian Islands in Biscayne Bay.

Supporting commercial uses such as strip retail buildings and freestanding stores and restaurants front the major thoroughfares including Collins Avenue, Washington Avenue, Alton Road and 5th Street. Mixed-use hotel and residential projects with ground-floor retail are prevalent along these thoroughfares as well. Office buildings are located near the heart of the city just north of Lincoln Road along 17th Street, which is also where the City Hall and the Miami Beach Convention Center can be found.

Lincoln Road, running east/west between 16th and 17th Street, is a famous pedestrian mall between Washington Avenue and Lenox Avenue that is lined with shops, sidewalk cafes, bars, restaurants and art galleries. In the 1960s, Miami Beach architect Morris Lapidus, well known for his work on the famous Fontainebleau and Eden Roc Hotels in Miami Beach, redesigned Lincoln Road to reflect the Mid-Century Modern architectural (or "MiMo") style, lining the road with gardens, streetscaping and fountains, and making the road one of the nation's first pedestrian malls.

Today, Lincoln Road features some of the highest-priced retail space in the state, which is accompanied by a concert hall for the New World Symphony Orchestra, a state-of-the-art multiplex cinema, and the restored/renovated Colony Theatre, a 440-seat performance theater.

7605 Collins Avenue, Miami Beach, FL

The largest land use within the subject's neighborhood is the Miami Beach Convention Center which is located along Washington Avenue just north of 17th Street. This center contains more than one million square feet of space for meetings. Located on the convention center property is the famous Jackie Gleason Theatre. The theatre, originally built in the 1960s, was renovated in 2007 and now managed by Live Nation featuring live concerts, productions, and special events. The Holocaust Memorial and the city's Botanical Gardens are adjacent to the convention center to the northwest.

Miami Beach has been one of America's pre-eminent beach resort communities for almost a century. The Fontainebleau Hotel is one of the most historically and architecturally significant hotels on Miami Beach. Built in 1954, it was considered the most luxurious hotel on Miami Beach. The Fontainebleau is situated on the oceanfront along Collins Avenue in the heart of "Millionaire's Row," fronting the Atlantic Ocean. The 1,504-room resort's most distinguishing features include two new towers, 11 restaurants and lounges, a 40,000-square-foot spa with mineral-rich water therapies and co-ed swimming pools, and a dramatic oceanfront pool. The hotel closed a large part of its property in 2006, when the hotel underwent a \$1 billion, two-year renovation and expansion. The renovated hotel re-opened in November 2008. Other major resorts along Miami Beach include the Eden Roc, the Ritz Carlton, the Loews Miami Beach Hotel, The Shore Club, The Setai, and the W South Beach, a 312-room luxury resort located at the corner of Collins Avenue and 23rd Street.

South Beach is one of the more popular areas of Miami Beach, which generally encompasses the beach area between the Government Cut ship channel at the south end of the city and 21st Street. As larger, new resort properties began spreading northward in Miami Beach by the 1960s, South Beach fell into a period of decline, with increasing vacant buildings, urban blight, and crime. Today, however, it is considered one of the most-valuable commercial areas in South Florida, after a pronounced renaissance that began in the late 1980s. In 1979, South Beach's Art Deco Historic District was listed on the National Register of Historic Places. The Art Deco District is the largest collection of Art Deco architecture in the world and comprises hundreds of hotels, apartments and other structures erected between the 1920s and 1940s. The Historic District is generally bound by the Atlantic Ocean to the east, Lenox Court to the west, 6th Street to the south, and Dade Boulevard to the north.

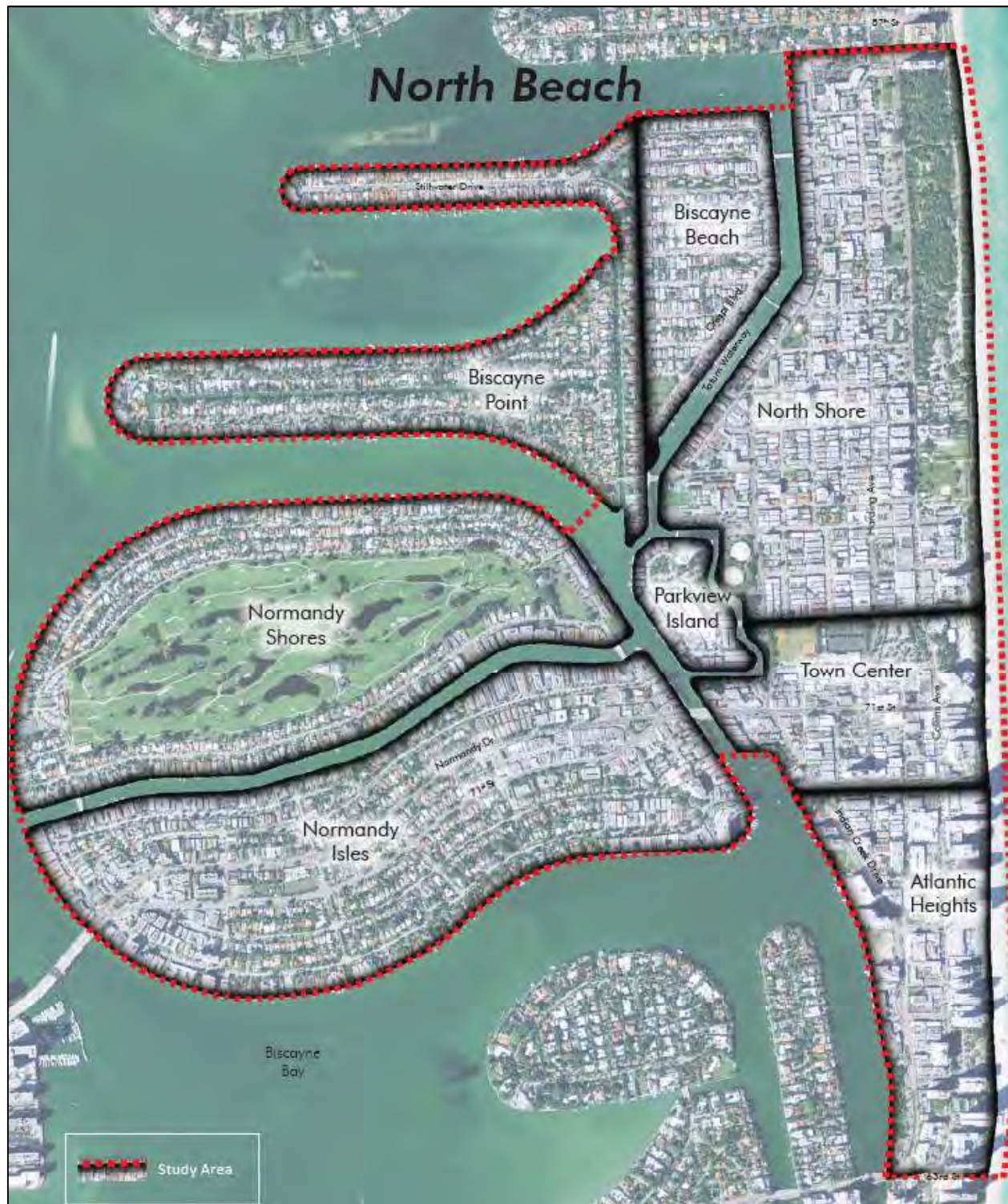
The subject is located within the North Beach area of Miami Beach. In 2016 the City of Miami Beach adopted The North Beach Master Plan. Per the City of Miami Beach, "the North Beach Master Plan (Plan NoBe) provides the basis for public policy in the North Beach area of the City of Miami Beach regarding physical development. Plan NoBe establishes priorities for public-sector action while at the same time providing direction for complementary private-sector decisions. The Plan and its guidelines serve as a tool to evaluate new development proposals, direct capital improvements, and to guide public policy in a manner that ensures North Beach continues to be the community that its residents want it to be. The Plan contains illustrative plans, diagrams, maps, and pictures to make concepts clear and accessible to City officials, residents, developers,

community groups, and other stakeholders." Plan NoBe is intended to play a pivotal role in shaping the future of North Beach in the following ways:

- ◆ Annual Work Plans & Budgets
- ◆ Development Approvals
- ◆ Capital Improvement Plans
- ◆ Economic Incentives
- ◆ Private Development Decisions

Within North Beach, there are eight neighborhoods:

1. **Biscayne Point** - Biscayne Point includes a gated community of single family homes on mid-size lots, many with bay views, on the west side of Biscayne Beach.
2. **Biscayne Beach** - Biscayne Beach, known to some locals simply as "Crespi", is separated from the North Shore by the Tatum Waterway. A portion of the area, along the Tatum Waterway, has already been nationally designated as a historic neighborhood, and is currently the subject of an effort to attain local historic designation as well.
3. **North Shore** - The North Shore neighborhood includes the North Shore Open Space Park, and extends from the Town Center to the northern border of North Beach at 87th Terrace.
4. **Parkview Island** - Parkview Island sits at the geographic center of North Beach, connected to the main island only by 73rd Street and a pedestrian bridge on the north end. It is entirely composed of multi-family buildings.
5. **Normandy Shores** - Normandy Shores is the northern half of the Island of Normandy, with the Normandy Shores Golf Club occupying the center of the island. Homes and lots in this area range in size.
6. **Normandy Isles** - Normandy Isles is the southern half of the Island of Normandy, composed mostly of single family homes, small apartment buildings, and low rise commercial spaces. The eastern one quarter of Normandy Isles is listed on the National Register of Historic Places, with efforts under way to attain local historic designation.
7. **Town Center** - The Town Center District runs from 69th Street to 73rd Street, from the ocean to Normandy Isle. Composed mostly of commercial and civic spaces, the Town Center is intended to be the center of activity for North Beach.
8. **Atlantic Heights** - Atlantic Heights extends from the Town Center to the southern border of North Beach at 63rd Street. Atlantic Heights features a large concentration of high rise condominiums and historic hotels, and acts as a transitional district between the large scale of Midbeach development and the generally neighborhood scale of the North Shore neighborhood.



Like other areas of Miami Beach, the area is heavily built out with numerous residential, condominium, apartments, retail, office and commercial uses. A significant development in the subject's immediate area was the approval of the mixed-use


7605 Collins Avenue, Miami Beach, FL

Ocean Terrace redevelopment. The Historic Preservation Board of the City of Miami Beach approved the development in 2021. The project calls for the construction of a 20-story residential tower with 75 units, an 11-story hotel with 127 rooms, and new retail and restaurant venues to be carefully unified with the renovated historic Broadmoor and Ocean Surf properties. The site is located along the waterfront just south of the subject property. The Ocean Terrace Park & Streetscape groundbreaking ceremony was held on October 26, 2023. According to the city, Ocean Terrace will be reimagined as a pedestrian only corridor with lush plantings, water features and open public spaces for the community to enjoy.

Another significant development is 72 Park. 72 Park is a new mixed-use development overlooking North Shore Park on 72nd Street in North Beach. The project includes 270 residential units, of which 121 will be micro-units. Shared amenity spaces include a 30,000 square foot open-air amenity deck with an outdoor garden and pool.

DEMOGRAPHICS

A snapshot of the demographic profiles for the one-, three- and five-mile rings surrounding the subject is summarized on the following pages.

			
Demographic and Income Comparison Profile			
7605 Collins Ave, Miami Beach, Florida, 33141 Rings: 1, 3, 5 mile radii			
Prepared by Esri Latitude: 25.86143 Longitude: -80.12080			
	1 mile	3 miles	5 miles
Census 2020 Summary			
Population	23,003	65,875	186,567
Households	11,419	30,907	79,815
Average Household Size	2.01	2.12	2.29
2023 Summary			
Population	22,772	65,835	188,077
Households	11,264	30,951	80,841
Families	5,331	15,780	43,824
Average Household Size	2.02	2.12	2.28
Owner Occupied Housing Units	3,203	13,427	34,135
Renter Occupied Housing Units	8,061	17,524	46,706
Median Age	44.2	45.0	41.2
Median Household Income	\$52,379	\$70,267	\$60,662
Average Household Income	\$83,321	\$116,889	\$105,196
2028 Summary			
Population	22,692	66,617	192,344
Households	11,348	31,550	83,433
Families	5,417	16,237	45,639
Average Household Size	1.99	2.10	2.26
Owner Occupied Housing Units	3,300	13,863	35,394
Renter Occupied Housing Units	8,048	17,687	48,039
Median Age	45.4	46.0	41.7
Median Household Income	\$60,789	\$81,821	\$72,021
Average Household Income	\$96,685	\$134,816	\$121,460
Trends: 2023-2028 Annual Rate			
Population	-0.07%	0.24%	0.45%
Households	0.15%	0.38%	0.63%
Families	0.32%	0.57%	0.81%
Owner Households	0.60%	0.64%	0.73%
Median Household Income	3.02%	3.09%	3.49%

7605 Collins Avenue, Miami Beach, FL

	1 mile		3 miles		5 miles	
2023 Households by Income	Number	Percent	Number	Percent	Number	Percent
<\$15,000	1,591	14.1%	3,084	10.0%	9,426	11.7%
\$15,000 - \$24,999	1,278	11.3%	2,301	7.4%	7,407	9.2%
\$25,000 - \$34,999	998	8.9%	2,202	7.1%	6,994	8.7%
\$35,000 - \$49,999	1,501	13.3%	3,428	11.1%	9,493	11.7%
\$50,000 - \$74,999	1,942	17.2%	5,194	16.8%	13,681	16.9%
\$75,000 - \$99,999	1,451	12.9%	4,049	13.1%	9,322	11.5%
\$100,000 - \$149,999	1,057	9.4%	3,806	12.3%	9,460	11.7%
\$150,000 - \$199,999	639	5.7%	2,542	8.2%	5,315	6.6%
\$200,000+	807	7.2%	4,346	14.0%	9,745	12.1%
Median Household Income	\$52,379		\$70,267		\$60,662	
Average Household Income	\$83,321		\$116,889		\$105,196	
Per Capita Income	\$41,303		\$54,979		\$45,402	
2028 Households by Income	Number	Percent	Number	Percent	Number	Percent
<\$15,000	1,375	12.1%	2,565	8.1%	8,353	10.0%
\$15,000 - \$24,999	1,013	8.9%	1,740	5.5%	5,842	7.0%
\$25,000 - \$34,999	940	8.3%	1,917	6.1%	6,275	7.5%
\$35,000 - \$49,999	1,314	11.6%	2,933	9.3%	8,527	10.2%
\$50,000 - \$74,999	1,966	17.3%	5,168	16.4%	13,934	16.7%
\$75,000 - \$99,999	1,674	14.8%	4,348	13.8%	10,163	12.2%
\$100,000 - \$149,999	1,299	11.4%	4,334	13.7%	11,352	13.6%
\$150,000 - \$199,999	808	7.1%	3,465	11.0%	7,470	9.0%
\$200,000+	960	8.5%	5,079	16.1%	11,516	13.8%
Median Household Income	\$60,789		\$81,821		\$72,021	
Average Household Income	\$96,685		\$134,816		\$121,460	
Per Capita Income	\$48,454		\$63,886		\$52,904	

CONCLUSION

The subject property is located within Miami Beach, a municipality which is situated on the barrier islands of Miami-Dade County between Biscayne Bay to the west and the Atlantic Ocean to the east. The bay separates Miami Beach from the city of Miami. The subject's Miami Beach neighborhood features a broad mix of high-density land uses creating a unique urban neighborhood with excellent access to the Atlantic Ocean beaches. This mixture has proved popular with residents and visitors, with commercial zones along major roadways emerging as some of the region's most-popular retail/entertainment districts. The long-term outlook for Miami Beach is positive for well-conceived and well-located commercial and residential properties, including luxury single family residences.

Luxury Residential Market Overview

The subject property is located within the larger Miami Beach/Golden Beach/North Miami Beach area. In order to gauge current market conditions for luxury residences, we have sourced Berkshire Hathaway HomeServices through EWM Realty. We compiled market data for waterfront/beachfront properties located in these areas over the past 15 months. The data includes single family homes and condo/coop/villas and townhouses with a price range exceeding \$4,000,000. An overview of the market is presented on the following page.

Facts and Trends™ - Published December 2023*

Location: Golden Beach, Miami Beach, North Miami Beach
Property Types: Residential - Single Family Homes and Condo/Villa/Twnhse Combined - Waterfront
Only - All Properties
Price Range: \$4,000,000 - No Limit SQFT Range: 0 - No Limit Bedrooms: 0 - No Limit
Full Baths: 0 - No Limit Half Baths: 0 - No Limit Year Built: 0 - No Limit

Date	9/22	10/22	11/22	12/22	1/23	2/23	3/23	4/23	5/23	6/23	7/23	8/23	9/23	10/23	11/23
For Sale	174	200	221	238	236	242	242	242	241	213	203	197	227	250	276
New Listing	21	39	45	38	45	35	38	34	41	31	21	26	52	54	55
Sold	8	7	8	6	11	11	20	11	11	12	9	17	12	13	8
Pended	6	8	6	9	18	20	13	11	14	20	11	11	10	8	10
Months of Inventory (Closed Sales)	21.8	28.6	27.6	39.7	21.5	22	12.1	22	21.9	17.8	22.6	11.6	18.9	19.2	34.5
Months of Inventory (Pended Sales)	29	25	36.8	26.4	13.1	12.1	18.6	22	17.2	10.7	18.5	17.9	22.7	31.3	27.6
Absorption Rate (Closed Sales) %	4.6	3.5	3.6	2.5	4.7	4.5	8.3	4.5	4.6	5.6	4.4	8.6	5.3	5.2	2.9
Absorption Rate (Pended Sales) %	3.4	4	2.7	3.8	7.6	8.3	5.4	4.5	5.8	9.4	5.4	5.6	4.4	3.2	3.6
Avg. Active Price	15,103	15,320	15,627	15,089	14,704	14,870	14,479	14,422	14,383	13,799	12,972	13,320	12,846	13,681	14,248
Avg. Sold Price	8,329	14,023	9,313	8,033	11,682	13,938	7,750	7,514	9,500	12,260	10,124	11,037	16,542	10,748	15,513
Avg. Sq. Ft. Price (Sold)	2,283	2,950	2,451	2,333	2,249	2,527	2,342	1,960	2,217	2,866	2,053	2,292	2,793	2,290	3,431
Sold/List Diff. %	91	94	91	89	91	86	86	93	94	92	89	92	88	96	87
Sold/Orig LP Diff. %	90	94	88	85	89	73	83	88	90	85	81	86	84	91	87
Avg Days on Market	80	72	218	110	148	152	161	172	80	119	225	190	142	141	53
Median Active Price	9,625	9,925	10,000	9,395	8,925	8,900	9,100	8,900	8,900	8,500	8,000	8,400	8,500	8,885	8,700
Median Sold Price	6,252	11,200	9,375	7,800	11,750	10,250	5,873	5,700	7,400	10,800	8,960	8,000	10,650	8,600	10,900

All reports are published December 2023, based on data available at the end of November 2023, except for the today's stats. This representation is based in whole or in part on data supplied by the Realtor Association of Miami, the Greater Fort Lauderdale Realtors, or the Southeast Florida Multiple Listing Service (MLS). Neither the Associations nor their MLS guarantees, or are in any way responsible for its accuracy. Data maintained by the Associations or their MLS may not reflect all real estate activity in the market. This statistical information is produced by and for the exclusive use of Berkshire Hathaway HomeServices EWM Realty. Report reflects activity by all Brokers participating in the MLS.

Over the past six months there have been 71 sales of residences with a sale price exceeding \$4,000,000. The average selling price over this timeframe was \$2,621 per square foot. The Days on Market (DOM) ranged from 53 to 225 with an overall average of 145 days or 4.8 months. The average DOM over the past three months was reported to be 3.7 months.

Description of the Property

SITE SUMMARY AND ANALYSIS

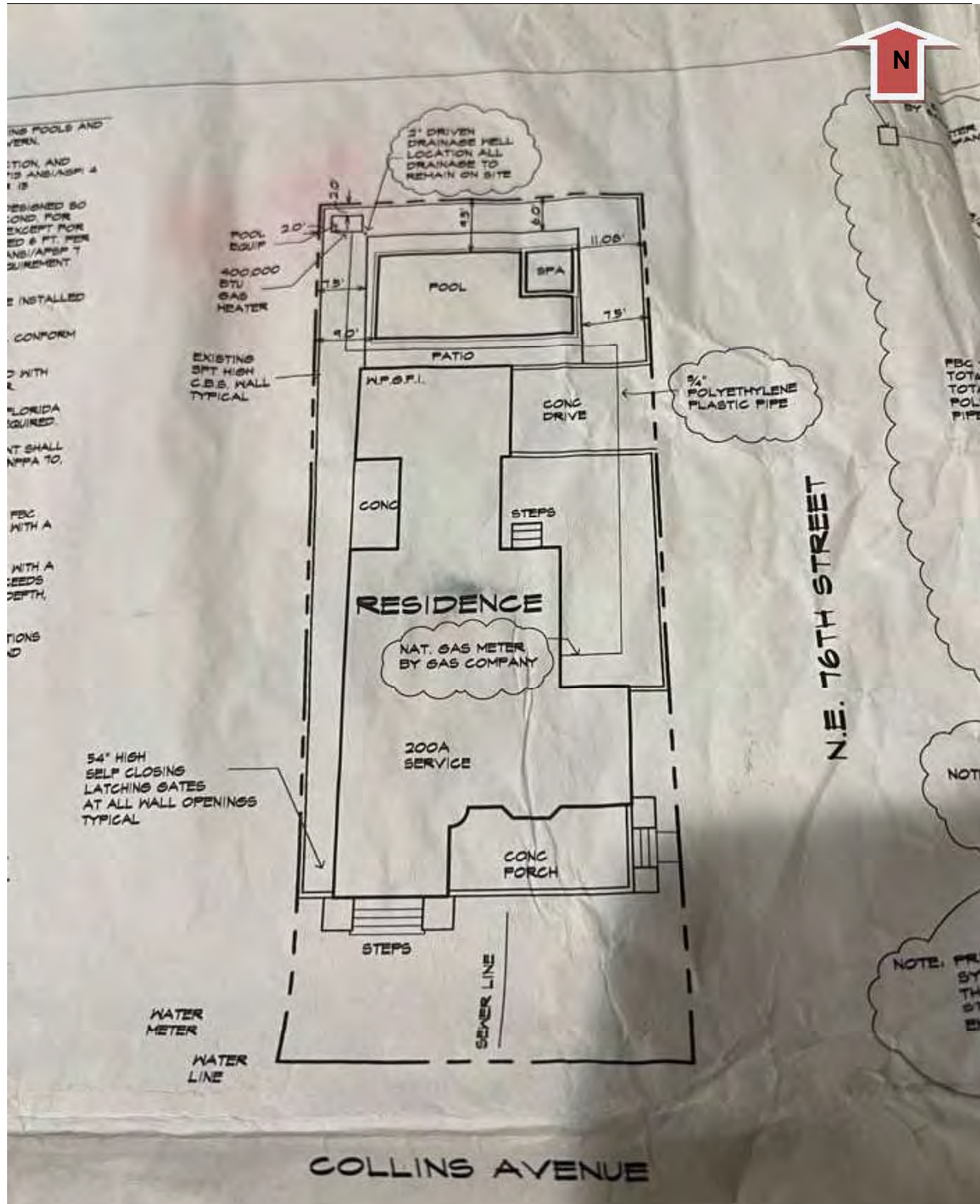
Site Attributes	
Gross Site Area – Total Square Feet	7,000
Gross Site Area – Total Acres	0.161
Shape	Rectangular
Topography	Level
Primary Street Frontage	Collins Avenue
Secondary Street Frontage	76th Street
Zoning Classification	RS-4, Single Family Residential
Zoning Authority	Miami Beach
Historic District	Harding Townsite Historic District
Flood Zone	AE
FEMA Map Panel Number	12086C0326L
FEMA Map Date	9/11/2009
Census Tract	0039.09
Adjacent Land Uses	Park/Library/Beach/Residential
Future Land Use Designation	Single Family Residential
Environmental Hazards	None noted
Public Transportation	Available
Vehicular Access/Exposure	Good
Drainage	Appears adequate
Utilities	
Utilities: Water, Sewer, Trash	Miami Beach
Utilities: Electricity	Florida Power and Light
Telephone	AT&T
Other	
Easements	No detrimental easements noted*
Encroachments	No detrimental encroachments noted*

*A current survey was not provided for the assignment. A survey is recommended to determine any adverse easements or encroachments.

SITE ANALYSIS CONCLUSION

Based on its characteristics and location, the subject site is well located for luxury residential use, which is consistent with the Highest and Best Use of the site, as vacant.

Site Plan



ZONING

The subject site is zoned RS-4, Single Family Residential District. The RS-1, RS-2, RS-3, RS-4 single-family residential districts are designed to protect, and preserve the identity, image, environmental quality, privacy, attractive pedestrian streetscapes, and human scale and character of the single-family neighborhoods and to encourage and promote new construction that is compatible with the established neighborhood context. In order to safeguard the purpose and goals of the single-family districts mandatory review criteria are hereby created to carry out the provisions of these land development regulations.

The main permitted uses in the RS-1, RS-2, RS-3, RS-4 single-family residential districts are single-family detached dwellings.

RS-4 Development Regulations:

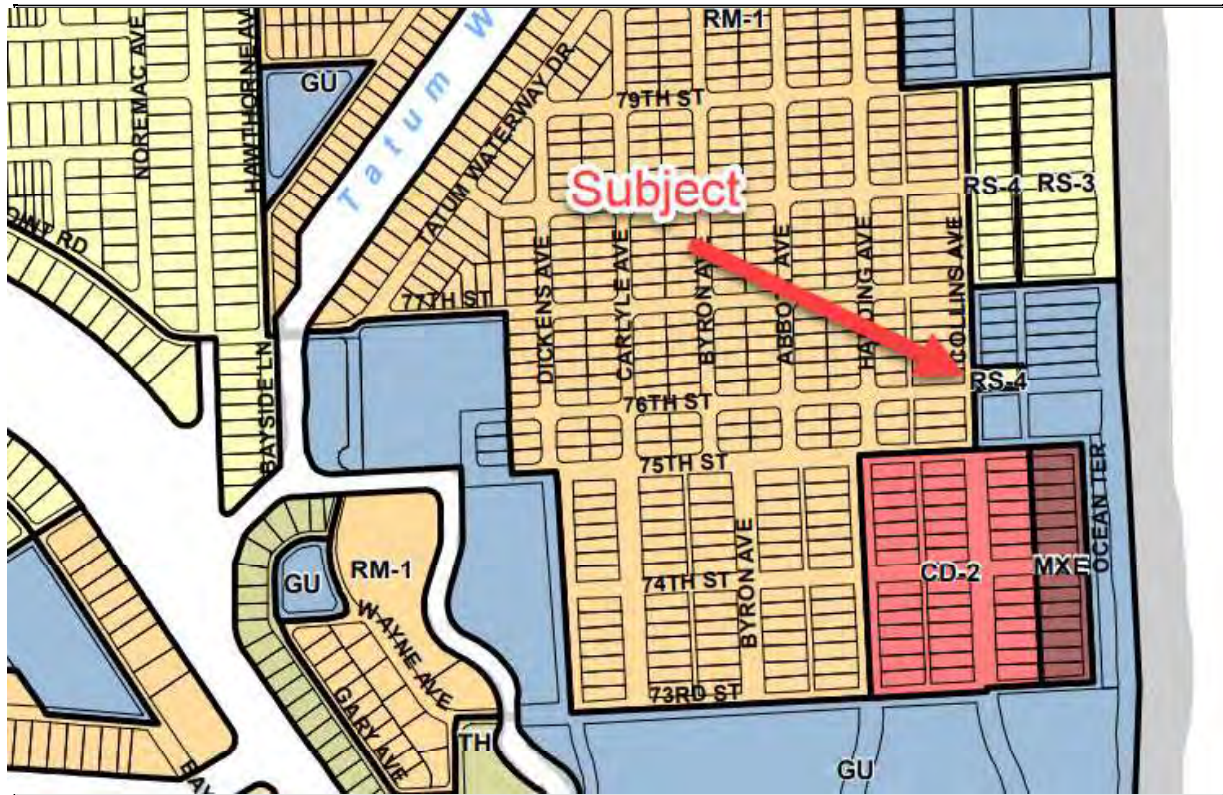
Minimum Lot Area	6,000 SF
Minimum Lot Width	50 Feet
Maximum Lot Coverage (2-Story Home)	30%
Maximum Unit Size (% of Lot Area)	50%
Maximum Building Height	24 Feet – Flat Roofs 27 Feet – Sloped Roofs

PLATTING

The subject is adequately platted.

FUTURE LAND USE

The subject has a single family residential future land use designation.



Zoning Map

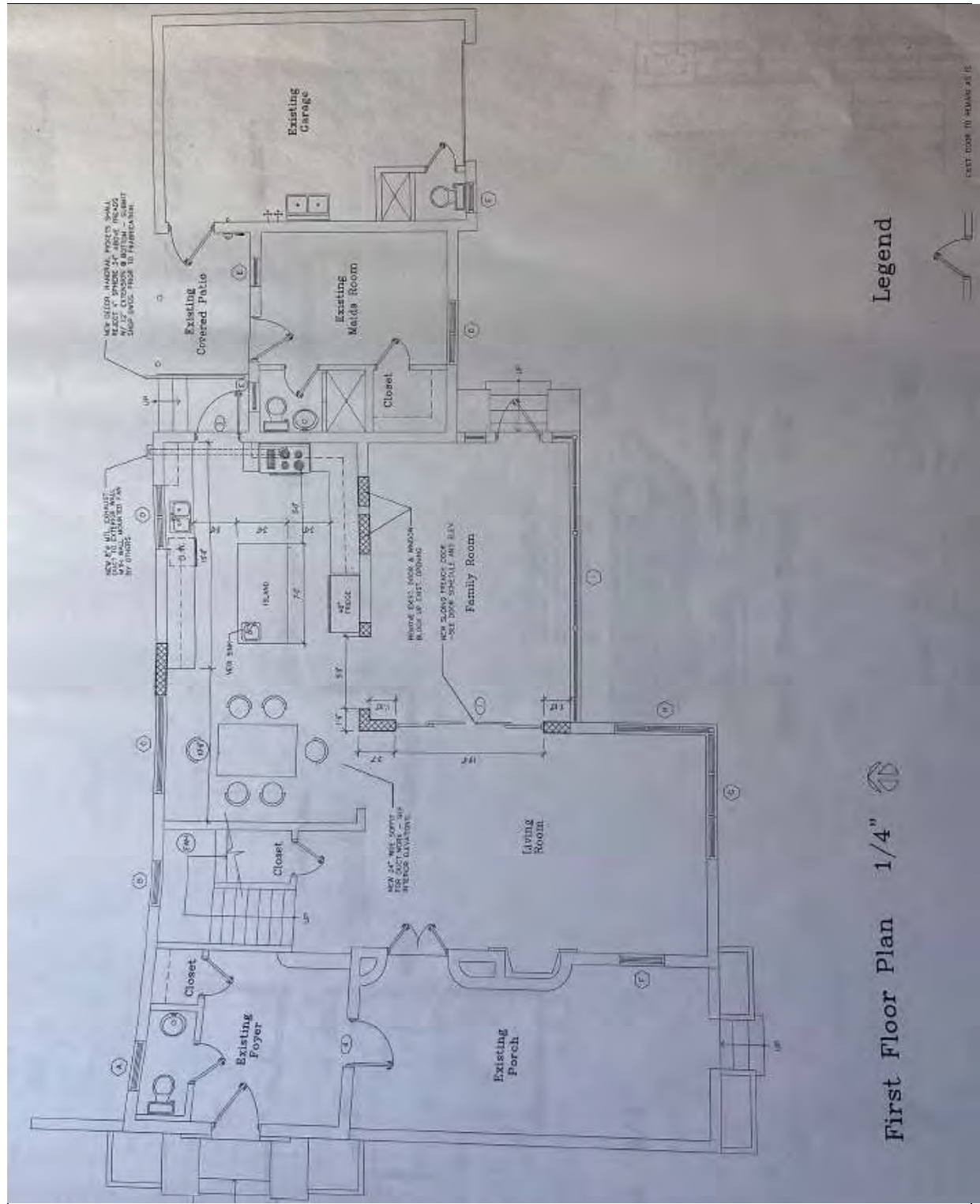
IMPROVEMENTS SUMMARY AND ANALYSIS

Physical Characteristics	
Property Type	Luxury Single Family Residence
Year Built	1948
Renovation/Upgrades	2004/2016
Living Area (SF)	3,391
Beds/Baths/Half Baths	3/3/2
Stories	Two
Buildings	One
Construction	Concrete
Interior Walls	Paint over drywall
Foundation	Reinforced concrete
Floors	Tile
Roof System	Built up roof
HVAC	Central HVAC
Windows	Impact Glass in aluminum frames
Design/Layout	The subject is a two-story luxury single family residence. The subject has a variety of high end finishes and amenities including hurricane impact windows and doors, an expansive master bedroom suite with an ensuite bathroom, large closet and second floor terrace with expansive ocean views and an exterior circular staircase. The subject also features a paved driveway, fully gated yard, patios, pool, jacuzzi, sundeck, media room and a recording sound studio with soundproof walls that has hosted some of the biggest names in the music business. The recording studio was formerly a garage that was converted.
Functional Utility	Good
Site Improvements	Paved driveway, turf, automated gate (gated yard), landscaping
Parking Facility	Open driveway
Parking spaces	Adequate
Chronological Age (Years)	75
Effective Age (Years)	45
Total Economic Life (Years)	75
Remaining Economic Life (Years)	30
Condition	Good

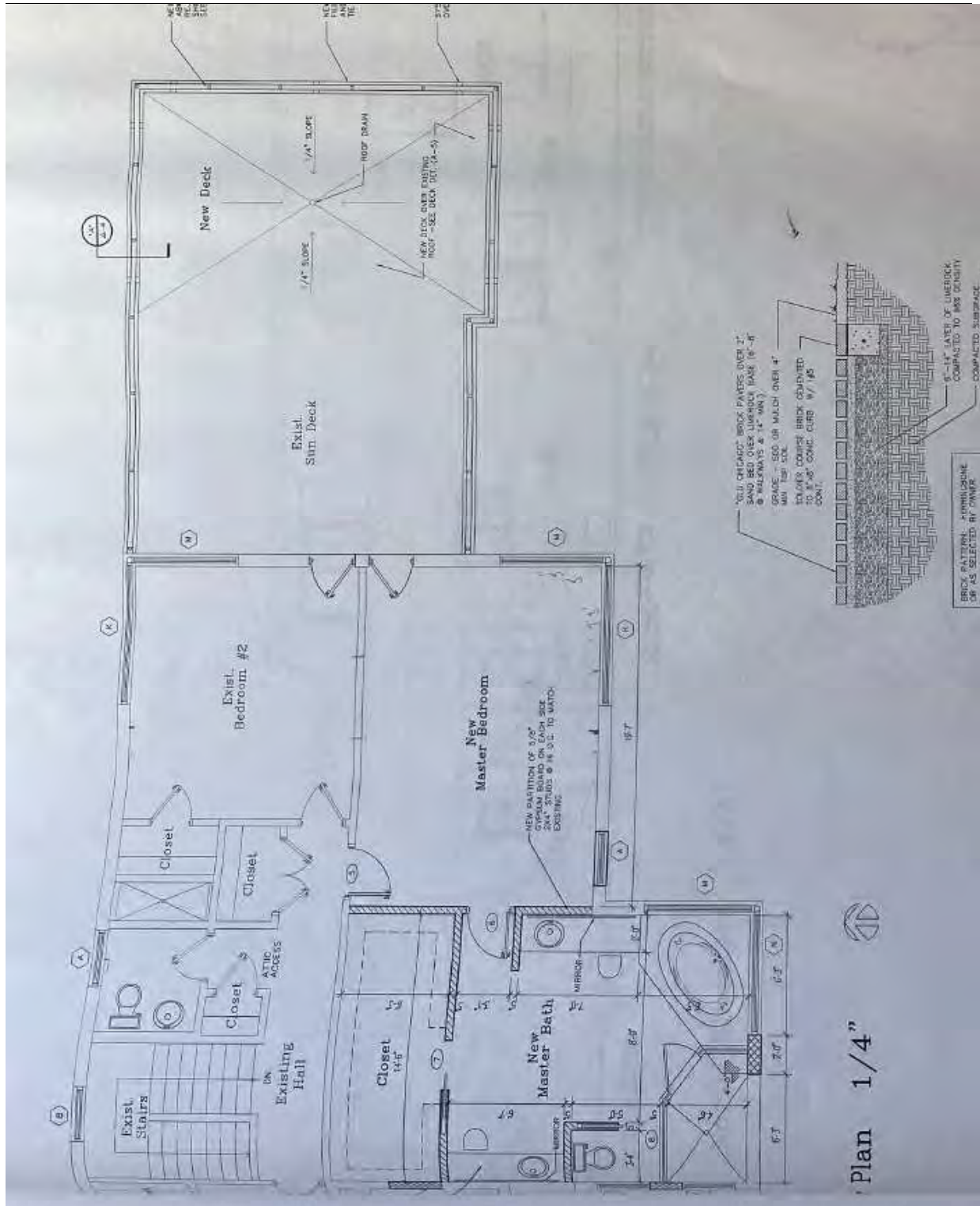
IMPROVEMENTS ANALYSIS CONCLUSION

Overall the improvements are of good quality and are in good condition for their age. The design and layout of the improvements is considered to be functional. To achieve the full potential, the interior requires a renovation.

1st Floor Plan



2nd Floor Plan



Highest and Best Use

The Highest and Best Use is a fundamental premise of real estate valuation and may be briefly defined as:

"The most probable use to which a site can be put that may reasonably be expected to produce the greatest net return to the land over a given period of time."

The Highest and Best Use analysis always takes into consideration the "As If Vacant" and "As Improved" perspective. An opinion of the highest and best use results from consideration of the criteria noted above under the market conditions or likely conditions as of the effective date of value. Determination of highest and best use results from the judgment and analytical skills of the appraiser. It represents an opinion, not a fact. The concept of highest and best use represents the premise upon which value is based.

HIGHEST AND BEST USE AS THOUGH VACANT

The essential components of the highest and best use of the property, as though vacant, are:

- ◆ Legally permissible.
- ◆ Physically Possible.
- ◆ Financially feasible.
- ◆ Maximally productive.

Legally Permissible

Legally permissible uses conform to the land's zoning classification and local building codes along with any other relevant regulatory or contractual restrictions on land use. The requirement for legally permissible uses eliminates many possible uses because they would not be allowed with the zoning laws, subdivision covenants, deed restrictions, leases, or other contractual obligations of the property owner.

The subject property's zoning was previously analyzed. The site can be developed with a two-story single family residence.

Physically Possible

The subject parcel has a rectangular shape and contains 0.161 acres. The soil has adequate bearing capacity. The site has frontage along Collins Avenue and access along 76th Street. All utilities and services necessary for development are available. The site's physical characteristics are conducive to the development of a single family residence as allowed by zoning regulations.

Financially Feasible and Maximally Productive

Financial feasibility is the capability of a physically possible and legal use of property to produce a positive return to the land after considering risk and all costs to create and maintain the use. The analysis of financial feasibility narrows the number of legally permissible and physically possible uses down further through analysis of the economic characteristics of the potential alternative uses. Economic demand for the subject property is a requisite to the financial testing of alternative uses. Any uses that are not worth at least what they cost to produce would be eliminated in the test of financial feasibility. The remaining options are candidates for the test of maximum productivity, which is the final, and deciding, criteria for the highest and best use of both the land as though vacant and the property as improved.

The zoning allows for single family residence development. Development and re-development of such properties is occurring in the submarket. The maximum productive use for the property is to develop the site with a luxury single-family residence that would take advantage of the subject's close proximity to the beach and ocean views.

HIGHEST AND BEST USE AS IMPROVED

The concept of highest and best use of real estate as improved pertains to the use that should be made of an improved property in light of the existing improvements and the ideal improvement described at the conclusion of the analysis of highest and best use as though vacant. In market value appraisals of improved property, appraisers consider a number of alternative uses of the existing improvements:

- ◆ Retain the existing improvements and continue the current use as the highest and best use.
- ◆ Convert, renovate, or alter the existing improvements to enhance the current use or change the use of the property to a more productive use.
- ◆ Retain the existing improvements and continue the current use as an interim use.
- ◆ Demolish the existing improvements and redevelop the site.

The subject is comprised of a luxury single-family residence that contains 3,391 square feet. There are no alternative uses of the improvements that would result in a more productive use. The property value, as improved, clearly exceeds the site value as if vacant. Within the subject's luxury single-family market, the typical buyer of a property such as the subject would likely renovate the property with high end finishes and appliances along with a new roof with personalized luxury amenities. Therefore, the highest and best use of the subject is concluded to be the existing use of the improvements with a full renovation with high end finishes and appliances along with a new roof with luxury amenities.

MOST PROBABLE PURCHASER

The most likely purchaser is a user that would fully renovate the property to the highest luxury standards, amenities and finishes.

SWOT ANALYSIS (STRENGTHS, WEAKNESSES, OPPORTUNITIES AND THREATS)

Strengths / Opportunities

- ◆ One of a kind North Beach location with expansive upper floor ocean views adjacent to a park within a historic designated area with immediate access to the beach.
- ◆ Good supply of supporting services in larger area, i.e., restaurants, retail, hotels, etc.
- ◆ Functional layout is adaptable to a variety of buyers.
- ◆ On-site recording studio with soundproof walls that has hosted Grammy winners and some of the biggest names in the music business including Rudy Perez, Beyoncé, Christina Aguilera, Michael Bolton, Natalie Cole, Julio Iglesias, Jose Feliciano, Andrea Boccelli, Cyndi Lauper, Sam Moore w/ Bruce Springsteen, Marc Anthony, Gloria Estefan and Burt Bacharach.
- ◆ Lack of available vacant developable sites in the subject area limits additional supply of product.
- ◆ High demand for oceanside residential properties east of Collins Avenue.

Weaknesses / Threats

- ◆ National political climate.
- ◆ Inflation.
- ◆ Recession fears.
- ◆ High interest rates and increasing insurance costs.
- ◆ Federal funds rate increases; although recent increases have halted with many economists predicting future decreases.

Appraisal Methodology

There are three generally accepted approaches to developing an opinion of value: The Cost Approach, the Sales Comparison and the Income Capitalization Approach. The approaches employed depend on the type of property, the intended use of the appraisal, and the quality and quantity of data available for analysis. All three approaches are applicable to many appraisal problems, but one or more of the approaches may have greater significance in a given assignment to produce credible assignment results, given the intended use.

Cost Approach

The cost approach is based on the proposition that the informed purchaser would pay no more for the subject than the cost to produce a substitute property with equivalent utility. This approach is particularly applicable when the property being appraised involves relatively new improvements that represent the highest and best use of the land, or when it is improved with relatively unique or specialized improvements for which there exist few sales or leases of comparable properties. In the cost approach, the value of a property is derived by adding the appraiser's opinion of the value of the land to an estimated current cost of constructing a reproduction or replacement for the improvements and then subtracting the amount of depreciation (i.e., deterioration and obsolescence) in the structures from all causes.

Sales Comparison Approach

The sales comparison approach is most useful when a number of similar properties have recently been sold or are currently for sale in the subject property's market. Using this approach, an appraiser produces a value indication by comparing the subject property with similar (i.e., comparable) properties. The sale prices of the properties that are judged to be most comparable tend to indicate a range in which the value indication for the subject property will fall.

Income Capitalization Approach

In the income capitalization approach, the present value of the anticipated future benefits of property ownership is measured. Income capitalization converts periodic future income expectations into a lump-sum capital amount. The future income expectations include both a property's income and resale value. There are two methods of income capitalization: (1) direct capitalization and (2) yield capitalization. In direct capitalization, the relationship between one year's income and value is reflected in either a capitalization rate or an income multiplier. In yield capitalization, several years' income and a reversionary value, if any, at the end of a designated period are forecasted and converted to present value using a yield rate. The most common application of yield capitalization is discounted cash flow analysis.

Application of Approaches to Value	
Approach	Applicability
Cost Approach	Not applicable and not utilized.
Sales Comparison Approach	Applicable and utilized.
Income Capitalization Approach	Not applicable and not utilized.

Sales Comparison Approach

The sales comparison approach can best be characterized as a set of procedures in which a value indication is derived by comparing the property being appraised to similar properties that have been sold recently, applying appropriate units of comparison and making adjustments to the sale prices of the comparables based on the elements of comparison.

The Sales Comparison Approach establishes a value estimate by comparing recent sales of similar properties within the subject's market area to the subject property. By analyzing sales that qualify as "arms-length" transactions between willing and knowledgeable buyers and sellers, we can identify acquisitions from which value parameters may be extracted. The comparable sales are considered in relation to the subject property with regard to such factors as time of sale (changes in market conditions over time), financing (and its effect on market value), locational and economic characteristics, design and construction features, condition of the improvements, etc.

The basic steps applied in the Sales Comparison Approach are as follows:

- ◆ Research recent relevant sales and any current relevant listings;
- ◆ Select properties considered similar to the subject, and then analyze them in comparison with the subject;
- ◆ Reduce the comparable sales to a meaningful unit of comparison (i.e., price per unit or price per SF);
- ◆ Make appropriate comparisons (direct adjustments, if market supported) between the comparable properties and the property under appraisal;
- ◆ Interpret the data in order to draw a meaningful conclusion of value.

For this analysis, the most relevant unit of comparison is the price per square foot of living area. This methodology best reflects the unit of comparison used by buyers and sellers in this market for the subject property type.

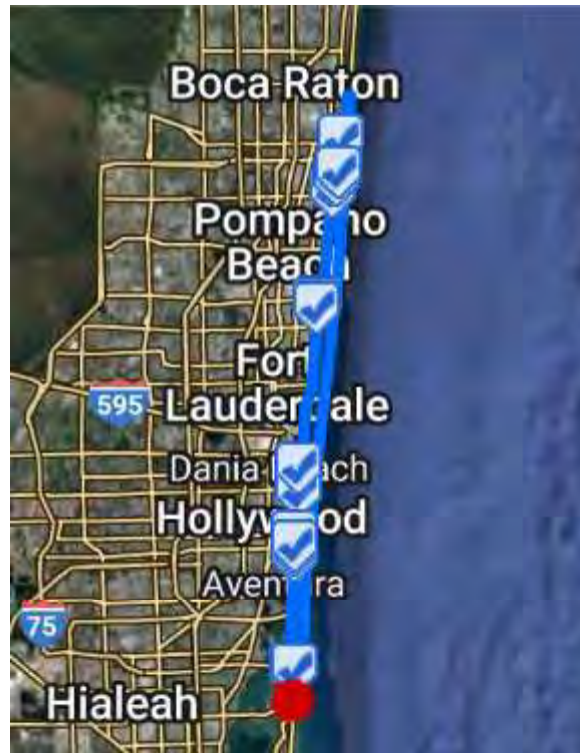
The typical buyer of a property such as the subject would likely renovate the property with high end finishes and appliances along with a new roof with personalized luxury amenities. Therefore, this analysis is based on the subject being substantially renovated and upgraded (the estimated cost of renovation is then deducted from the "as renovated" market value). This methodology is consistent with the Highest and Best Use, as improved.

It is important to note the following property characteristics and market observations before analyzing the specific sales used to estimate the market value of the property:

- ◆ The subject is the southernmost single-family home located east of Collins Avenue/A1A in Miami-Dade County.
- ◆ It is a mere 70-second walk from the residence to beach.

- ◆ The property is surrounded by a park on two sides. The park effectively acts as additional greenspace to the subject.
- ◆ The palm trees that were planted a few years ago at the park limit the view of the Atlantic from the second story balcony. As the trees mature, the view will improve. The photos on page 52 show the unobstructed view of the Atlantic.
- ◆ The subject's location is similar to the homes in the Altos Del Mar subdivision that front along Collins Avenue. However, most of the interior-lot homes have no north or south view as the homes are built within a few feet from each other. The subject has views from all directions.
- ◆ While the subject property has ample onsite parking, there is a public parking lot across the street. If the owner wished to entertain, parking for the guests is not a problem, which is unlike most of Miami Beach where parking is extremely limited.
- ◆ As mentioned in the Neighborhood section, Ocean Terrace is a Miami Beach sponsored improvement and gentrification to the immediate surroundings. The project broke ground in October. A buyer of the subject would know that this project will increase the desirability of the immediate area and should improve property values.
- ◆ The subject's two sound studios were designed by Ross Alexander a renowned studio designer. Mr. Alexander designed many of South Florida's top studios such as Lenny Kravitz' and Criteria Studios.
- ◆ The cost to build the studios with special soundproofing was more than \$450,000.
- ◆ Because the subject possesses two sound studios, the property can be marketed to a larger buyer pool of buyers including musicians, record producers and record labels. The sound studios may represent an over improvement from a typical buyer perspective but not for musicians, especially in the Miami Beach area. It is a very marketable feature to a certain segment of the potential buyer pool.
- ◆ While the property is located in an urban setting, there is no sense of this from the living areas of the home. The impact windows and interior design effectively eliminate the outside world despite being located on a busy thoroughfare with 21,000 cars per day passing the property.
- ◆ While the current build-out is fully functional, the market for this type of property prefers up-to-date design and build-out. A cost to renovate the property is included to modernize and improve the marketability of the residence.
- ◆ There is a finite supply of single-family residences similar to the subject. Finite in this case is defined as homes located east of Collins Avenue / A1A and with at least a partial view of the Atlantic Ocean. The following table and map show the active listings and coming soon properties from the subject location to the Broward/Palm Beach County line, which is an area that spans approximately 30 miles. In total, there are 17 properties.

7605 Collins Avenue, Miami Beach, FL



<u>ML#</u>	<u>Status</u>	<u>Address</u>	<u>Year Built</u>	<u>Sq Ft</u>	<u>Lot Size</u>	<u>List Price</u>	<u>Asking</u> <u>PSF Living</u>	<u>Asking</u> <u>PSF Land</u>
A11365303	Active	355 Ocean Blvd	1995	25,867	68,250	\$95,000,000	\$3,673	\$1,392
A11480605	Active	105+115 Ocean Blvd	1956	13,323	60,486	\$68,000,000	\$5,104	\$1,124
F10387620	Active	1001 Hillsboro Mile	2015	12,640	29,651	\$27,000,000	\$2,136	\$911
A11467625	Active	263 Ocean Blvd	2019	11,880	20,925	\$42,000,000	\$3,535	\$2,007
A11464521	Active	973 Hillsboro Mile	2009	10,846	27,475	\$21,700,000	\$2,001	\$790
A11376695	Active	655 Ocean Blvd	1947	8,857	31,500	\$26,750,000	\$3,020	\$849
A11481273	Active	399 Ocean Blvd	2026	8,597	21,000	\$25,900,000	\$3,013	\$1,233
A11501961	Coming Soon	2004 Bay Dr	2020	7,645	9,619	\$16,000,000	\$2,093	\$1,663
A11244790	Active	7833 Atlantic Way	2019	6,249	16,000	\$26,500,000	\$4,241	\$1,656
F10409438	Active	3020 N Atlantic Blvd	1962	5,661	12,784	\$16,440,000	\$2,904	\$1,286
F10395542	Active	951 Hillsboro Mile	1974	5,037	24,802	\$14,999,000	\$2,978	\$605
A11477741	Active	125 Ocean Blvd	1954	4,701	21,300	\$27,500,000	\$5,850	\$1,291
F10397471	Active	3509 NE 27th St	2023	4,657	6,255	\$5,789,000	\$1,243	\$925
A11473935	Active	3017 N Atlantic Blvd	2011	4,620	9,002	\$6,000,000	\$1,299	\$667
A11452976	Active	2920 N Atlantic Blvd	1951	2,750	9,360	\$7,950,000	\$2,891	\$849
A11482979	Active	1194 Hillsboro Mile	1979	2,300	2,095	\$4,999,999	\$2,174	\$2,387
A11455763	Active	320 Missouri St	1978	2,292	3,303	\$4,250,000	<u>\$1,854</u>	<u>\$1,287</u>
							\$2,942	\$1,231

7605 Collins Avenue, Miami Beach, FL

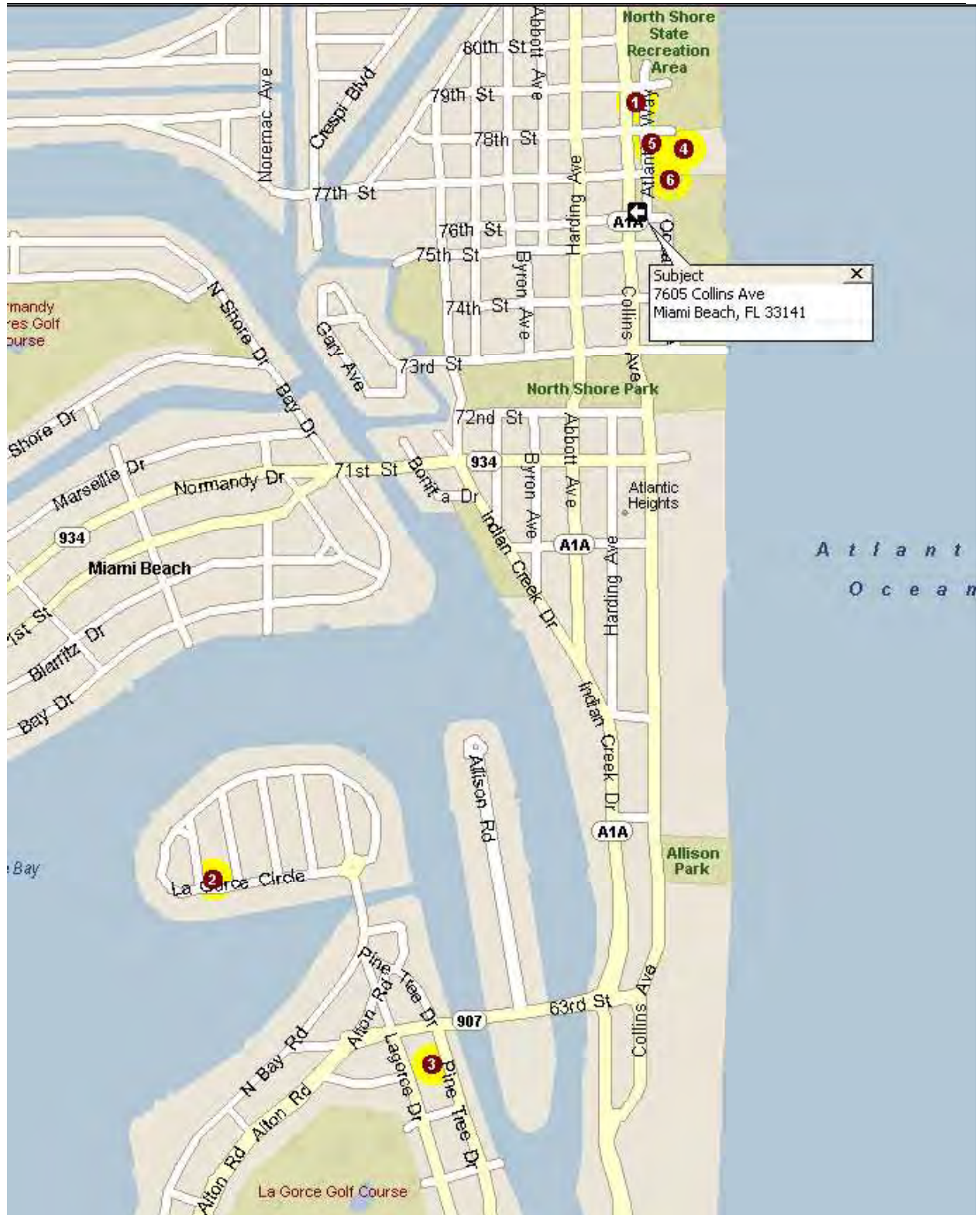
A sales search was completed for the most recent sales of similar luxury single family homes in Miami Beach. Six sales have been selected and analyzed. A Comparable Improved Sales Summary and Analysis Table and Location Map are presented on the following pages.

IMPROVED SALES SUMMARY & ANALYSIS TABLE

Sale No.	Subject	1	2	3	4	5	6
							
Address	7605 Collins Ave	7830 Atlantic Way	25 La Corce Circle	6146 Pine Tree drive	7717 Atlantic Way	7737 Atlantic Way	7709 Atlantic Way
City	Miami Beach	Miami Beach	Miami Beach	Miami Beach	Miami Beach	Miami Beach	Miami Beach
County	Miami-Dade County	Miami-Dade	Miami-Dade	Miami-Dade	Miami-Dade	Miami-Dade	Miami-Dade
Physical Data							
Net Rentable Size (SF)	3,391	3,623	4,317	3,066	7,324	6,923	6,758
Floors	2	2	2	2	3	3	3
Beds/Baths/Hall	3/3/2	3/3/1	4/5/1	5/3/1	5/7/1	7/7/1	6/5/1
Year Built/Renovated	1948/2004 & 2016	2019	1939/2004, 2016	1936/2021	2017	2012	2019
Condition	Good	Good	Good	Good	Good	Good	Good
Zoning	RS-4	RS-4	RS-3	RS-4	RS-3	RS-3	RS-3
Site Area (SF)	7,000	6,250	14,263	7,500	16,000	16,000	16,000
F.A.R.	0.48	0.58	0.30	0.41	0.46	0.43	0.42
Sale Data							
Sale Date	—	Contract	04/25/23	04/10/23	02/14/23	10/05/22	05/07/21
O.R. Book/Page	—	Not Yet Recorded	33694/2003	33677/2190	33590/2635	33590/2635	32525/3962
Sale Price	—	\$5,595,000	\$8,000,000	\$4,000,000	\$20,000,000	\$20,500,000	\$25,000,000
Economic Data							
Sale Price/SF	—	\$1,544	\$1,853	\$1,305	\$2,731	\$2,961	\$3,699
ANALYSIS							
Market Conditions							
Location/View	Similar	Similar	Similar	Similar	Similar	Similar	Inferior
Age/Condition/Quality	Inferior	Inferior	Inferior	Inferior	Superior	Superior	Superior
Size	Similar	Similar	Similar	Similar	Similar	Similar	Similar
Amenities	Superior	Superior	Superior	Similar	Superior	Superior	Superior
Floor Area Ratio	Inferior	Superior	Superior	Similar	Similar	Similar	Similar
Overall Rating	Inferior	Inferior	Inferior	Inferior	Superior	Superior	Superior

7605 Collins Avenue, Miami Beach, FL

COMPARABLE SALES LOCATION MAP



Sale 1 (\$1,544/SF) is the current contract of a newer built luxury single-family home located at 7830 Atlantic Way in the Altos Del Mar subdivision located just north of the subject property east of Collins Avenue. Altos Del Mar is a gated community that charges residents a \$17,000 per year HOA fee. This property does not front along the beach but rather east of Collins Avenue and west of Atlantic Way. There are homes built between this property and the beach area. The property was on the market for 129 days. The property features 3 bedrooms, 3.5 baths, a two-car garage, hurricane impact windows and doors, rooftop patio and pool and high end appliances and finishes. The property has ocean views from the rooftop deck; however, existing homes to the east block views except from the rooftop. There are no north and south views from this home given the minimal setbacks and proximity to the neighbors.

Sale 2 (\$1,853/SF) is a reconstructed luxury single-family home located at 25 La Gorce Circle, within a private community. A membership fee of \$50,000 is mandatory with annual HOA fees of \$5,300. The property was listed for \$8,900,000 and sold for \$8,000,000. It was on the market for 35 days. The property features 4 bedrooms, 5.5 baths, a two-car garage, hurricane impact windows and doors, pool, Jacuzzi, den, library and high end appliances and finishes. The property is located on a dry lot across the street from Biscayne Bay. The home is not within walking distance to the beach. Despite the proximity to Biscayne Bay, it does not offer a water view of the bay.

Sale 3 (\$1,305/SF) involves a renovated luxury single-family home located at 6146 Pine Tree Drive. The property sold at full listing price and was on the market for 52 days. The property features 5 bedrooms, 3.5 baths, a two-car garage, hurricane impact windows and doors, pool, Jacuzzi, large turfed yard and high end appliances and finishes. The property is located on a dry lot across the street from Indian Creek, a waterway located east of Biscayne Bay. The home is not within walking distance to the beach. The property does not offer water views of Indian Creek.

Sale 4 (\$2,731/SF) is a luxury beachfront home located at 7717 Atlantic Way in the Altos Del Mar subdivision located just north of the subject property east of Collins Avenue and along the east side of Atlantic Way. Altos Del Mar is a gated community that charges residents a \$17,000 per year HOA fee. The property was listed at \$24,500,000 and sold for \$20,000,000. It was on the market for 301 days. The property features 5 bedrooms, 7.5 baths, a two-car garage, hurricane impact windows and doors, rooftop terrace, heated in-ground pool, Jacuzzi, cabana, basketball court and high end appliances and finishes. The property has full ocean views from the rooftop deck.

Sale 5 (\$2,961/SF) involves a beachfront luxury home located at 7737 Atlantic Way in the Altos Del Mar subdivision located just north of the subject property east of Collins Avenue and along the east side of Atlantic Way. Altos Del Mar is a gated community that charges residents a \$17,000 per year HOA fee. The property was listed at \$21,000,000 and sold for \$20,500,000. It was on the market for 9 days. The property features 7 bedrooms, 7.5 baths, a two-car garage, hurricane impact windows and doors, heated in-ground pool, Jacuzzi, and high end appliances and finishes. The property has full ocean views from the top floor.

Sale 6 (\$3,699/SF) is a luxury beachfront luxury home located at 7709 Atlantic Way in the Altos Del Mar subdivision located just north of the subject property east of Collins Avenue and along the east side of Atlantic Way. Altos Del Mar is a gated community that charges residents a \$17,000 per year HOA fee. The property was listed at \$25,500,000 and sold for \$25,000,000. It was on the market for 71 days. The property features 6 bedrooms, 5.5 baths, a three-car garage, hurricane impact windows and doors, heated in-ground pool, jacuzzi, rooftop deck with jacuzzi, den, library, office, sauna, maid quarters and high end appliances and finishes. The property has full ocean views from the top floor.

Real Property Rights Conveyed

A transaction price is always based on the real property interest conveyed (e.g., fee simple estate, leased fee estate, leasehold estate). The subject property is owner-occupied and represents a fee simple estate. All of the sales were sold in the fee simple estate.

- ◆ With regard to property rights conveyed, no adjustments are necessary.

Conditions of Sale

Atypical conditions of sale may result in a price that is higher or lower than a normal transaction. Such atypical conditions of sale often occur in conjunction with sales between related parties or those in which one of the parties is atypically motivated to complete the transaction. Additionally, a downward adjustment may be applied to a listing price, which usually reflects the upper limit of value.

- ◆ With regard to the comparable sales, all of the sales were verified as arm's-length transactions.

Financing Terms

The market value of a clearly identified property interest may be reported in a number of ways: (1) in terms of cash, (2) in terms of financial arrangements equivalent to cash, or (3) in other precisely defined terms. Sales can be facilitated by various financing terms (e.g., all cash, market financing, seller financing, special or atypical terms). Adjustments are necessary for atypical or non-market financing to provide an indication of a cash equivalent sale price.

- ◆ The financing arrangements for all of the comparable sales were considered. No adjustments are necessary.

Market Conditions

Market conditions change over time because of inflation, deflation, fluctuations in supply and demand, or other factors. Changing market conditions may create a need for adjustment to comparable sale transactions completed during periods of dissimilar market conditions.

- ◆ To ensure that the sales data represent the most recent trends in market conditions, the most recent available "arm's length" sales transactions of the most

similar properties from within this submarket have been utilized. With regard to market conditions, Sale 6, which occurred in May of 2021, is considered to have occurred in inferior market conditions as compared to the subject's date of valuation. Home values increased substantially between 2021 and mid-2022.

- ◆ No other adjustments are necessary.

Location/View

An adjustment for location within a market area may be required when the locational characteristics of a comparable property are different from those of the subject property. Locational factors can include site access, surrounding land uses, linkages with the surrounding community, location in relation to patterns of urban growth, proximity to competitive supply, proximity to demand generators, defined market and submarket location. Although the location of real estate is fixed, attributes of a location can change over time.

The most important factor in the selection of the comparables was location and view. As indicated, the subject has an excellent location east of Collins Avenue and within steps to the beach and Atlantic Ocean. Altos Del Mar Park wraps around the subject to the north and east of the subject. This development ensures that no homes or structures will be built around the subject property. The subject has no residential neighbors and thus unobstructed window views around the home (single family properties in the Altos Del Mar subdivision have close property lines to neighbors and a lack of privacy as a result). Very few properties in Miami-Dade County and specifically Miami Beach have a similar location as the subject. During the inspection, the appraisers were able to walk from the subject property to the beach in just 70 seconds (450 feet). The subject has direct access to the beach along the southern boundary of Altos Del Mar Park. Prior to the completion of Altos Del Mar Park in 2018, the subject had full, expansive views of the Atlantic Ocean. The city planted numerous palm trees that partially block the expansive views; however, as they mature and grow, the expansive ocean views will return.



**Ocean View from Subject Terrace
(2017/2018)**



Ocean View from Subject Terrace (2018)

Comparables 4, 5 and 6 have expansive ocean views. Comparable 1 has ocean views from the rooftop. The view from the lower floors is blocked by the homes between Atlantic Way and the beach. All of these properties are located in a gated community; however, the owners must pay an annual HOA fee of \$17,000. The benefit/cost factors are considered to offset each other. Comparables 2 and 3 are interior dry lots that do not have ocean views or a close proximity to the beach. These sales are considered to be vastly inferior.

- ◆ Overall, with regard to location and ocean view, Sales 1, 2 and 3 are inferior and Sales 4, 5 and 6 are superior.

Age and Condition/Quality

The subject improvements were originally built in 1948 and completely gut renovated in 2004 with additional improvements in 2016. The improvements have been well maintained and are in very good condition. The Sales were constructed from 1939 to 2019, with Sales 2 and 3 being substantially renovated since original construction. As indicated previously in the report, the highest and best use of the subject, as improved, is for complete renovation with high end finishes and appliances along with a new roof and deck and an allowance for luxury amenities. Therefore, this analysis is based on the subject being substantially renovated and upgraded (the estimated cost of renovation is then deducted from the "as renovated" market value).

- ◆ Therefore, with regard to age, condition and quality, all of the Sales are deemed to be similar.

Size

In observing and analyzing improved sales within the South Florida real estate market, a relationship has been noted. Typically, this is an inverse relationship between building size and price per square foot. Additionally, as size and price increase there are typically fewer buyers available. The subject property contains 3,391 square feet of living area. The sizes of the comparable properties range from 3,066 to 7,324 square feet of living area.

- ◆ With regard to size, no adjustments are necessary. The very limited supply of similarly located properties coupled with the high demand for such properties results in no premium for a smaller property versus a larger property.

Amenities

Amenities for high end luxury homes are somewhat of a personal preference with the typical buyer of such properties wanting to "make it their own" despite what are in-place, even if it is in good or newer condition.

The subject has a variety of amenities including hurricane impact windows and doors, an expansive master bedroom suite with an ensuite bathroom, large closet and second floor terrace with expansive ocean views (see location pictures) and an exterior circular staircase. The subject also features a paved driveway, fully gated yard, patios, pool,

jacuzzi, sundeck, media room and a recording sound studio with soundproof walls that has hosted some of the biggest names in the music business.

The amenities of the comparables were previously listed at the beginning of this analysis. As previously indicated, the typical buyer of a property such as the subject would likely renovate the property with high end finishes and appliances along with a new roof with personalized luxury amenities. Therefore, this analysis is based on the subject being substantially renovated and upgraded (the estimated cost of renovation is then deducted from the "as renovated" market value). That being said, the Sales 1, 2, 4, 5 and 6 have 2 or 3-car garages. This attribute would be superior to the subject as the subject's garage was converted to a soundproof recording studio.

- ◆ With regard to amenities, all of the comparables are reasonably similar with the exception of car garages.

Floor Area Ratio

The subject has a floor area ratio of 0.48. The floor area ratios of the comparables range from 0.30 to 0.58. A lower floor area ratio indicates a higher land to building ratio.

- ◆ With regard to floor area ratio, Sale 1 is inferior and Sale 2 is superior. Sales 3, 4, 5 and 6 are considered to be reasonably similar.

ANALYSIS

The Comparable Improved Sales were inferior and/or superior with regard to market conditions, location/view, age/condition/quality, size, amenities and/or floor area ratio. The adjustments are summarized on the preceding Comparable Improved Sales Summary & Analysis Table. The comparables are qualitatively ranked against the subject as follows:

Sale	Sale Price/SF	Overall Analysis
6	\$3,699	Superior
5	\$2,961	Superior
4	\$2,731	Superior
Subject	--	--
2	\$1,853	Inferior
1	\$1,544	Inferior
3	\$1,305	Inferior

CONCLUSION

The subject property is unique for many reasons that have been identified throughout the report. As a result, the assignment involved bracketing inferior properties with superior properties. In the final analysis, all six sales were given consideration. The primary factor affecting the sale prices is location. The subject is a unique property in that there are no identically located sales in the market. Sales 4, 5 and 6 were deemed to have superior locations with direct beach frontage and views. It is noteworthy that all

7605 Collins Avenue, Miami Beach, FL

three involve interior lots with tight setbacks thereby limiting views to the north and south. Sales 1, 2 and 3 were deemed to have inferior interior locations.

In addition to the comparable sale data set, which involve a historical perspective, an analysis of the existing supply helps determine a direction (upward, downward or flat) of pressure on value. In this case, there is only one listing in the immediate area that involves a property with superior characteristics. The property at 7833 Atlantic Way is listed for sale with an asking price of \$4,241 per square foot or \$26.5 million. While the price appears opportunistic, it is the only remaining property available for sale east of Collins Avenue. The lack of property east of Collins Avenue put upward pressure on values.

Based on upon analyses of the comparable sale data set and the data set of available properties listed for sale, the subject is estimated to have a market value of \$2,300 per square foot, as renovated.

As indicated previously in the analysis, the typical buyer of a property such as the subject would likely renovate the property with high end finishes and appliances along with a new roof with personalized luxury amenities. This was in fact the case with Sales 2 and 3, which were substantially upgraded and renovated from the previous sale and prior to the most recent sale. Therefore, this analysis is based on the subject being substantially renovated and upgraded, which is the highest and best use of the subject, as improved.

Renovation/Upgrades

The costs to renovate/upgrade the subject property are somewhat subjective. However, based on the subject's size and condition, a reasonable range can be estimated. In order to compete with the level of finish and quality of the comparables, a cost between \$120 and \$150 per square foot is considered to be reasonable. These amounts were confirmed by market participants. Additionally, a profit to the buyer of approximately 20% would be appropriate. Therefore, the range of cost is estimated to be between \$144 and \$180 per square foot, or between \$488,304 and \$610,380. Based on this analysis, an amount of \$550,000 appears reasonable.

Market Value is calculated as follows:

VALUE CONCLUSION	
Building Size - Living Square Feet	3,391
Value Indicator Per Square Foot	\$2,300
Estimated Market Value "As Renovated"	<u>\$7,799,300</u>
Less: Renovation & Upgrades Cost	<u>(\$550,000)</u>
Equals: Market Value "As Is"	<u>\$7,249,300</u>
Rounded	\$7,250,000

Reconciliation of Value

The value indications from the approaches to value are summarized as follows:

Approach to Value	Value
Cost Approach	Not Utilized
Sales Comparison Approach	\$7,250,000
Income Capitalization Approach	Not Utilized

In the sales comparison approach, six comparable sales were carefully selected based on the subject's unique characteristics. These sales represent the best data available for analysis. All of the sales are located in Miami Beach, with four of the five sales located east of Collins Avenue. All of the sales were adjusted in an appropriate manner. The subject was analyzed "as if renovated" as the most likely buyer of a luxury home in Miami Beach with the subject's location would renovate and upgrade the property. Deductions for renovations were then made to the value. This is consistent with the highest and best use of the property, as improved.

Based on the foregoing analysis, the market value of the subject has been concluded as follows:

Value Conclusion			
Value Type	Interest Appraised	Date of Value	Value
Market Value	Fee Simple	December 1, 2023	\$7,250,000

Investment Value

The client has requested an estimate of the Investment Value to the City of Miami Beach.

The Appraisal Institute defines Investment Value as:

The specific value of a property to a particular investor or class of investors based on individual investment requirements; distinguished from market value, which is impersonal and detached.

In contrast to market value, investment value is value to an individual, not necessarily value in the marketplace.

Investment value reflects the subjective relationship between a particular investor and a given investment. It differs in concept from market value, although investment value and market value indications sometimes may be similar. If the investor's requirements are typical of the market, investment value in this case will be the same as market value.

When measured in dollars, investment value is the price an investor would pay for an investment in light of its perceived capacity to satisfy that individual's desires, needs, or investment goals. To render an opinion of investment value, specific investment criteria must be known.

In an effort to quantify the investment value, we have analyzed several different investment value related transactions. The analyses include:

- ◆ The assemblages involving the Brickell City Center.
- ◆ The Cap Rates for several Miami Beach Co-op ground lease purchases.
- ◆ Assemblages involving Memorial Hospital located in Hollywood.
- ◆ Assemblages involving Baptist Health Enterprises located in South Miami and Coral Gables

Brickell City Centre

Brickell City Centre is a \$1.05 billion mixed-use development. Located in the center of the Brickell financial district, it is the single largest project currently underway in downtown Miami. The project includes:

- 9.1 acres along South Miami Avenue between Eighth Street and Sixth Street
- 5.4 million square feet of office, residential, hotel, retail and entertainment space, in addition to a two-level underground parking garage that spans seven acres below the property
- An environmentally-progressive Climate Ribbon architectural feature that will provide innovative climate control so shoppers can walk in comfort between stores and restaurants

- Incorporates key transportation centers with the Miami Metromover while offering easy access to Interstate 95

Swire, the developer of Brickell CityCentre paid \$64,000,000 for the 1.55-acre site. He won the competitive bidding process as "The site is of great strategic importance for the development of Brickell CityCentre because it provides the project with a critical front door onto Miami's most significant boulevard." As such, a hefty premium was deemed necessary. The price of \$947.90 per square foot represents a premium of approximately 100% over market value.

Miami Beach Co-op Ground Lease Purchases

There have been several transactions over the past decade involving Miami Beach multifamily co-ops purchasing the underlying ground lease. The purchase of the ground lease allows the co-op to convert the property to a condominium form of ownership. The leases generally have more than 40 years remaining at the time of purchase. These transactions have traded with cap rates significantly below market rates. The co-ops have paid prices that generally ranged between 2.0% and 4.0% overall rates when investors would pay about 6.0% on the open market. There have been instances where the overall rate was less than 1.0%. Co-ops can pay these extremely low returns because converting to condominium form of ownership increases the combined value beyond just the acquisition price plus the value of the co-op unit prior to the purchase; the whole is greater than the sum of the parts.

Hollywood Memorial Hospital

The Hollywood Memorial Hospital made numerous purchases of single family homes in 2007, 2008, and 2009 for expansion. The homes were located to the east of the hospital campus. There were sales to private individuals in the neighborhood and to the hospital, from which a price differential can be observed. Over the three years, the premium paid by the hospital ranged from 50% to 85%.

Baptist Health Enterprises

South Miami Hospital Inc. (Baptist Health) purchased a 6,141 square-foot office building on a 9,375 square-foot site located at 7311 SW 62nd Avenue in South Miami. This property was needed by the hospital as a key parcel to expand the redevelopment potential of a larger site. This property sold for \$3,500,000 on November 6, 2014. This price represents a 36% increase over the market value of \$2,570,000, as determined by an appraisal.

South Miami Hospital Inc. (Baptist Health) also purchased a 2,583 square-foot office building on a 6,875 square-foot site located at 7340 SW 61st Court in South Miami. This property was needed by the hospital as a key parcel to expand the redevelopment potential of a larger site and provide necessary ingress and egress. This property sold for \$2,675,000 on February 9, 2015. This price represents a 101% increase over the market value of \$1,330,000, as determined by an appraisal.

7605 Collins Avenue, Miami Beach, FL

Baptist Health South Florida, Inc. (Baptist Health) purchased a 4,026 square-foot office building on a 5,000 square-foot site located at 4206 Laguna Street in Coral Gables. This property was needed by the hospital to expand the redevelopment potential of a larger site. This property sold for \$2,079,750 on December 22, 2015. This price represents a 4% increase over the market value of \$2,000,000, as determined by an appraisal.

Baptist Health South Florida, Inc. (Baptist Health) purchased a 24,416 square-foot office building on a 30,311 square-foot site located at 1500 Monza Avenue in Coral Gables. This property was needed by the hospital as a key parcel to expand the redevelopment potential of a larger site. This property sold for \$12,500,000 on April 29, 2015. This price represents a 28% increase over the market value of \$9,750,000, as determined by an appraisal.

CONCLUSION

As stated in the definition, the Investment Value is subjective. This is demonstrated by the range of investment value increases over market value presented in this section. Investment value increases ranged from 4% to 101%.

The subject property is surrounded by land owned by the City of Miami Beach in an area experiencing significant re-development. The subject property prevents the City of Miami Beach from having a consolidated property for the future re-development potential of the library site located across 76th Street to the south. Acquiring the subject property would also allow the City of Miami Beach to potentially vacate 76th Street and/or expand the adjacent Altos Del Mar Park.

In the case of the subject, the proper market supported premium is estimated to be between 25% and 50%. This estimate results in an investment value range of \$9,060,000 (rounded) to \$10,875,000 based on the market value of \$7,250,000.

Value Conclusion			
Value Type	Interest Appraised	Date of Value	Value Range
Investment Value	Fee Simple	December 1, 2023	\$9,060,000-\$10,875,000

Assumptions and Limiting Conditions

This appraisal report has been made with the following general assumptions:

1. No responsibility is assumed for the legal description or for matters including legal or title considerations. Title to the property is assumed to be good and marketable unless otherwise stated.
2. The property is appraised free and clear of all liens and encumbrances unless otherwise stated.
3. Responsible ownership and competent property management are assumed.
4. The information furnished by others is believed to be reliable, and whenever possible, it was crosschecked with another source. However, no warranty is given for its accuracy.
5. All engineering is assumed to be correct. The plot plans, plats, maps and illustrative material in this report are included only to assist the reader in visualizing the property.
6. It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures that render it more or less valuable. No responsibility is assumed for such conditions or for arranging for engineering studies that may be required to discover them.
7. It is assumed that there is full compliance with all applicable federal, state, and local environmental regulations and laws unless noncompliance is stated, defined, and considered in the appraisal report.
8. It is assumed that applicable zoning and use regulations have been complied with, unless a nonconformity has been stated, defined and considered in this appraisal report.
9. It is assumed that all required licenses, certificates of occupancy, consents, or other legislative or administrative authority for any local, state or national government or private entity or organization have been or can be obtained or renewed for any use on which the value estimate contained in this report is based.
10. It is assumed that the utilization of the land and improvements is within the boundaries or property lines of the property described and that there is no encroachment or trespass unless noted in the report.
11. The existence of hazardous material, which may or may not be present on the property, was not observed by the appraisers. The appraisers have no

knowledge of the existence of such materials within or near the property. The presence of substances such as asbestos, urea-formaldehyde foam insulation or other potentially hazardous materials may affect the value of the property. The value estimate is predicated upon the assumption that there is no such material within or near the property that would cause a loss in value. No responsibility is assumed for any such conditions or for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in this field, if desired.

12. The appraisal is intended to comply with the appraisal requirements of the Code of Professional Ethics and Standard of Professional Conduct of the Appraisal Institute.

The appraisal has been made with the following general limiting conditions:

1. The analyses, opinions, or conclusions were developed and this report has been prepared in conformity with the requirements of the State of Florida for state-certified appraisers. The use of this report is subject to the requirements of the State of Florida relating to review by the Florida Real Estate Subcommittee of the Florida Real Estate Commission.
2. The distribution, if any, of the total valuation in this report, between land and improvements applies only under the stated program of utilizations. The separate allocations for land and improvements must not be used in conjunction with any other appraisal and are invalid if so used.
3. Possession of this report, or any copy thereof, does not carry with it the right of publication. It may not be used for any purpose, by any person other than the party to whom it is addressed without the written permission of the appraiser, and in any event, only with the properly written qualification, and only in its entirety.
4. The appraiser herein, by reason of this appraisal, is not required to testify, or be in attendance in any court of law, with reference to the property in question, unless adequate compensatory arrangements have been made in advance.
5. Neither all nor any of the contents of this report (especially any conclusions as to value, the identity of the appraiser, or the firm with which the appraiser is connected) shall be disseminated to the public through any means without the prior written consent and approval of the appraiser.

Certification

- ◆ We certify that, to the best of our knowledge and belief:
- ◆ The statements of fact contained in this report are true and correct.
- ◆ The reported analysis, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and is our personal, unbiased professional analysis, opinions and conclusions.
- ◆ We have no present or prospective interest in the property that is the subject of this report, and we have no personal interest or bias with respect to the parties involved. We have not provided services with regard to the Subject Property during the past three years.
- ◆ Our compensation for the generation of this report is not contingent upon reporting a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event.
- ◆ Our reported analysis, opinions, and conclusions were developed, and this report has been prepared, in conformance with the Uniform Standards of Professional Appraisal Practice.
- ◆ David G. Randell and Michael Anderson made an interior and exterior inspection of the property that is the subject of this report.
- ◆ The appraisers have acted in an independent capacity and the report was not based upon a requested minimum valuation, a specific valuation, or the approval of a loan.
- ◆ No one provided significant real property appraisal assistance to the person(s) signing this certification.
- ◆ This appraisal is intended to comply with: the Uniform Standards of Professional Appraisal Practice (USPAP), as adopted by the Appraisal Standards Board of the Appraisal Foundation; the Code of Professional Ethics and Standards of the Professional Appraisal Practice of the Appraisal Institute.
- ◆ The use of this report is subject to the requirements of the Real Estate Appraisal Board of the Department of Professional regulation, State of Florida.
- ◆ As of the date of this appraisal, David Randell has completed the requirements of the continuing education program of the Appraisal Institute.



David Randell, MAI, CCIM
State-Certified General Appraiser RZ1184



Michael E. Anderson
State-Certified General Appraiser RZ2179

Addenda

APPRAISER QUALIFICATIONS

DAVID G. RANDELL, MAI, CCIM
Hemisphere Real Estate, Inc.
9100 South Dadeland Boulevard, Suite 1500
Miami, FL 33156
305.441.2728
David@HemisphereMiami.Com

Education	Florida State University Miami-Dade Community College	B.S. Real Estate & Finance, 1988 A.A. General Business Studies, 1985
Professional Affiliations	Member of the Appraisal Institute (MAI) since 1992 - No. 9684 Member of the Commercial Investment Real Estate Institute (CCIM) since 1993 - No. 5151 State Certified General Appraiser (Florida) - No. RZ0001184 Licensed Real Estate Broker (Florida) - No. 0524248 AQB Certified USPAP Instructor – No. 10801	

Instruction Experience

9/02 – 11/10 **Miami-Dade College**, Miami, Florida
Instructor – 75 hour AB-I State registered class instruction. The course provides information that introduces potential appraisers to the real estate appraisal field as well as those with existing real estate backgrounds. AB-I course topics include: Appraisal Profession Ethics, Real Estate Marketplace, Appraisal Process, Data Collection, Residential Construction, Sales Comparison Approach, Cost Approach, and the Income Capitalization Approach. **Instructor – 30 hour AB-II and 15 hour AB-II b State residential certification class.** Successful completion of this course is required for registered trainee appraisers to sit for the state certified residential exam. The topics covered include case studies, detailed discussion of USPAP and detailed discussions of the Sales Comparison and Cost Approaches to value. **Instructor – 15 hour USPAP certification course.**

Work Experience

2021-Present **Miami-Dade County Special Magistrate**, Miami, Florida
Appointed by the Miami-Dade Valuation Adjustment Board (VAB) to conduct real property valuation hearings for real estate assessments. A hearing is provided by the VAB for a petition of the real estate assessment. Special Magistrates act as impartial agents in conducting hearings and make recommendations to the VAB on all petitions. Special Magistrates consider evidence from the Petitioner (property owner or representative) and Miami-Dade Property Appraiser.

4/96 - Present **Hemisphere Real Estate, Inc.**, Miami, Florida
President - Formed corporation to provide real estate services including appraisals, appraisal reviews, market studies, investment analysis, litigation support, and consulting. Clients include lenders, developers, accounting firms, law firms and private individuals.

11/95 - 4/96 **National Development Properties of Florida, Inc.**, Ft. Myers, Florida and
3/95 - 4/96 **Heritage Rural Housing, Inc.**, Cape Canaveral, Florida

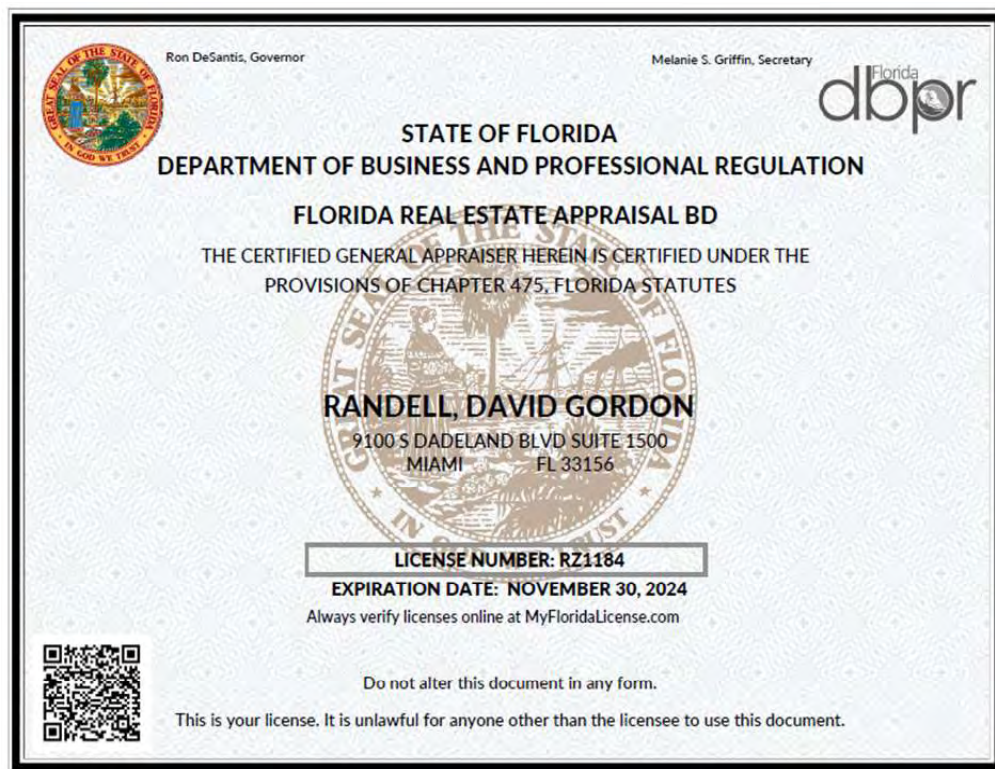
Acquisition Specialist - Employed as an independent contractor providing site/property selection and acquisition services for two real estate development companies specializing in affordable multifamily housing projects financed through the sale of tax credits. Responsibilities included soliciting commercial real estate brokers nationwide for vacant land and existing apartment projects in need of renovation; conducting feasibility analysis and pre-development/construction due diligence on properties under consideration for purchase; negotiating purchase contracts; meeting with local government officials to lobby local support for a proposed project; contacting local government agencies to address potential real property assessments and related building fees for proposed projects; and completing the appropriate state applications required for receiving tax credit awards.

12/93 - 3/95 **Self-Employed**, Miami, Florida

Independent Consultant - Employed as an independent contractor providing commercial real estate appraising and consulting services to a number of established real estate consulting practices located throughout South Florida including; Hume Real Estate Consultants, Matthew Perry and Associates, Waronker & Associates, Weintraub & Associates, Brittex Appraisal Services and Arthur Andersen LLP.

9/88 - 12/93 **Investors Research Associates, Inc.**, Miami, Florida

Senior Staff Appraiser - Appraised over \$200 million in real estate. Produced market value appraisals and market studies on vacant land, industrial properties, office buildings, shopping centers, subdivisions, multifamily projects, environmentally-sensitive and agricultural lands as well as going concern/special purpose properties. Assembled bid proposals for future assignments and worked in a review capacity with junior staff appraisers.



Hemisphere Real Estate, Inc.

Michael E. Anderson

State-Certified General Appraiser RZ2179

Mike@Hemispheremiami.com

T 561.707.8071



Years of Experience

30+

Areas of Specialization

Valuation & Advisory

EDUCATION

Florida State University

B.S. Real Estate, 1991

APPRAISAL/REAL ESTATE EXPERIENCE

2020 – Present	Valuation Specialist, Hemisphere Real Estate, Inc.
1999 – Present	President, Anderson Valuation, Inc.
1995 – 2020	Senior Commercial Appraiser, Walter Duke + Partners, Inc., f/k/a, Clobus, McLemore & Duke, Inc., f/k/a Clobus Valuation Company, Inc.
1992 – 1995	Staff Appraiser, Jeschke Appraisal Services, Inc. Subdivision Development, Wilderness Club, Inc.
1991 – 1992	Research Analyst, Investors Research Associates, Inc.
1990 – 1991	Multifamily Property Management, Metcalfe Management Co.

Mr. Anderson entered the appraisal profession in 1991. He is well known for his attention to detail, thorough research and expert analysis. During his career, Mr. Anderson has valued over \$6 billion of real estate for a multitude of clients. Appraisal services include valuations of a wide variety of commercial, residential and industrial properties in Palm Beach, Broward, Miami Dade, Collier, St. Lucie, Seminole, Martin, Monroe, Alachua, Lee, Indian River, Orange, Hillsborough, St. Johns, Marion and Brevard Counties in Florida prepared for banks, savings banks, insurance companies, title companies, estates, governmental agencies, REIT's, mortgage bankers, attorneys and individual investors. Property types include, but are not limited to, CBD and suburban office buildings, corporate headquarters, medical office buildings, industrial warehouses, financial institutions, commercial condominiums, shopping centers, power centers, general retail properties, full service and quick service restaurants, mobile home parks, charter schools, residences, apartments, luxury apartments, credit tenant net lease properties, agricultural, commercial, residential and industrial land, gasoline station/convenience stores, automobile dealerships, ground leases, easements, remnant parcels, solid waste recycling facilities and special asset properties. Advisory services include litigation support, feasibility studies, risk assessment, lease renewal consulting, estate planning and market studies.

PROFESSIONAL AFFILIATIONS

State-Certified General Real Estate Appraiser RZ2179 (Florida)

