

APPRAISAL OF REAL PROPERTY

Surplus Property 16

Multifamily Property

21 Northwest 6th Avenue

Dania Beach, Broward County, Florida 33004



PREPARED FOR:

Mr. Nicholas Lupo
Code Compliance Officer
City of Dania Beach
100 West Dania Beach
Dania Beach, FL 33004

EFFECTIVE DATE OF THE APPRAISAL:

October 18, 2011

REPORT FORMAT:

Summary

IRR - MIAMI/PALM BEACH

File Number: 123-2011-0513



**21 Northwest 6th Avenue
Dania Beach, Florida**

IRR.

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November 1, 2011

Mr. Nicholas Lupo
Code Compliance Officer
City of Dania Beach
100 West Dania Beach
Dania Beach, FL 33004

SUBJECT: Market Value Appraisal
Surplus Property 16
21 Northwest 6th Avenue
Dania Beach, Broward County, Florida 33004
Integra Miami/Palm Beach File No. 123-2011-0513

Dear Mr. Lupo:

Integra Realty Resources – Miami/Palm Beach is pleased to submit the accompanying appraisal of the referenced property. The purpose of the appraisal is to develop an opinion of the market value of the fee simple interest in the property. The client for the assignment is the City of Dania Beach, and the intended use is for property disposition purposes.

The appraisal is intended to conform with the Uniform Standards of Professional Appraisal Practice (USPAP), the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute and applicable state appraisal regulations.

To report the assignments results, we use the summary report option of Standards Rule 2-2 of USPAP. Accordingly, this report contains summary discussions of the data, reasoning, and analyses that are used in the appraisal process whereas supporting documentation is retained in our file. The depth of discussion contained in this report is specific to the needs of the client and the intended use of the appraisal.

The subject is an existing multifamily property containing 2 dwelling units. The improvements were constructed in 1971. The site area is 0.12 acres or 5,425 square feet.

Based on the valuation analysis in the accompanying report, and subject to the definitions, assumptions, and limiting conditions expressed in the report, our opinion of value is as follows:

| VALUE CONCLUSION | | | |
|-------------------------|--------------------|------------------|------------------|
| Appraisal Premise | Interest Appraised | Date of Value | Value Conclusion |
| Market Value | Fee Simple | October 18, 2011 | \$101,000 |

EXTRAORDINARY ASSUMPTIONS & HYPOTHETICAL CONDITIONS

The value conclusions are subject to the following extraordinary assumptions that may affect the assignment results. An extraordinary assumption is uncertain information accepted as fact. If the assumption is found to be false as of the effective date of the appraisal, we reserve the right to modify our value conclusions.

1. We have not inspected the interior of the property. We have assumed that it is in average condition.

The value conclusions are based on the following hypothetical conditions that may affect the assignment results. A hypothetical condition is a condition contrary to known fact on the effective date of the appraisal but is supposed for the purpose of analysis.

1. None

If you have any questions or comments, please contact the undersigned. Thank you for the opportunity to be of service.

Respectfully submitted,

INTEGRA REALTY RESOURCES - MIAMI/PALM BEACH



Harry Newstreet, MAI
Certified General Real Estate Appraiser
Florida Certificate # RZ2278
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IRR.

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SUMMARY OF SALIENT FACTS AND CONCLUSIONS

| | | |
|-------------------------------------|---|--------------|
| Property Name | Surplus Property 16 | |
| Address | 21 Northwest 6th Avenue Dania Beach, Florida 33004 | |
| Property Type | Single-Family | |
| Owner of Record | The City of Dania Beach | |
| Tax ID | 5042 34 01 2481 | |
| Land Area | 0.12 acres; 5,425 SF | |
| Gross Building Area | 2,014 SF | |
| Year Built; Year Renovated | 1971; Not Available | |
| Zoning Designation | NBHD-RES, Neighborhood Residential | |
| Highest and Best Use - As if Vacant | Multifamily use | |
| Highest and Best Use - As Improved | Continued multifamily use | |
| Exposure Time; Marketing Period | 6 - 12 months; 6 - 12 months | |
| Effective Date of the Appraisal | October 18, 2011 | |
| Date of the Report | November 1, 2011 | |
| Property Interest Appraised | Fee Simple | |
| Market Value Indications | | |
| Cost Approach | Not Used | |
| Sales Comparison Approach | \$101,000 | (\$50.15/SF) |
| Income Capitalization Approach | Not Used | |
| Market Value Conclusion | \$101,000 | (\$50.15/SF) |

The values reported above are subject to the definitions, assumptions, and limiting conditions set forth in the accompanying report of which this summary is a part. No party other than City of Dania Beach may use or rely on the information, opinions, and conclusions contained in the report. The summary shown above is for the convenience of City of Dania Beach, and therefore it is assumed that the users of the report have read the entire report, including all of the definitions, assumptions, and limiting conditions contained therein.

EXTRAORDINARY ASSUMPTIONS & HYPOTHETICAL CONDITIONS

The value conclusions are subject to the following extraordinary assumptions that may affect the assignment results. An extraordinary assumption is uncertain information accepted as fact. If the assumption is found to be false as of the effective date of the appraisal, we reserve the right to modify our value conclusions.

1. We have not inspected the interior of the property. We have assumed that it is in average condition.

The value conclusions are based on the following hypothetical conditions that may affect the assignment results. A hypothetical condition is a condition contrary to known fact on the effective date of the appraisal but is supposed for the purpose of analysis.

1. None

GENERAL INFORMATION

IDENTIFICATION OF SUBJECT

The subject is an existing multifamily property containing 2 dwelling units. The improvements were constructed in 1971. The site area is 0.12 acres or 5,425 square feet.

| PROPERTY IDENTIFICATION | |
|-------------------------|---|
| Property Name | Surplus Property 16 |
| Address | 21 Northwest 6th Avenue Dania Beach, Florida 33004 |
| Tax ID | 5042 34 01 2481 |
| Legal Description | Lot 13, Block 17, Town of Modelo (B-49) |

CURRENT OWNERSHIP AND SALES HISTORY

The owner of record is the City of Dania Beach. This party acquired the property from Broward County Clerk of the Courts on May 4, 2010 for a price of \$0. The transaction is recorded in OR Book 47134, Page 404.

To the best of our knowledge, no sale or transfer of ownership has occurred within the past three years, and as of the effective date of this appraisal, the property is not subject to an agreement of sale or option to buy, nor is it listed for sale.

TYPE OF VALUE, PROPERTY RIGHTS AND EFFECTIVE DATE

The purpose of the appraisal is to develop an opinion of the market value of the fee simple interest in the property as of the effective date of the appraisal, October 18, 2011. The date of the report is November 1, 2011. The appraisal is valid only as of the stated effective date or dates.

DEFINITION OF MARKET VALUE

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:

- Buyer and seller are typically motivated;
- Both parties are well informed or well advised, and acting in what they consider their own best interests;
- 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 the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.”

(Source: Code of Federal Regulations, Title 12, Chapter I, Part 34.42[g])

DEFINITION OF PROPERTY RIGHTS APPRAISED

Fee simple estate is defined 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.”

(Source: The Dictionary of Real Estate Appraisal, Fifth Edition, Appraisal Institute, Chicago, Illinois, 2010)

CLIENT, INTENDED USER AND INTENDED USE

The client and intended user is City of Dania Beach. The intended use is for property disposition purposes. The appraisal is not intended for any other use or user. No party or parties other than the City of Dania Beach may use or rely on the information, opinions, and conclusions contained in this report.

APPLICABLE REQUIREMENTS

This appraisal is intended to conform to the requirements of the following:

- Uniform Standards of Professional Appraisal Practice (USPAP);
- Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute;
- Applicable state appraisal regulations;

PRIOR SERVICES

USPAP requires appraisers to disclose to the client any services they have provided in connection with the subject property in the prior three years, including valuation, consulting, property management, brokerage, or any other services. We have performed no other 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.

SCOPE OF WORK

To determine the appropriate scope of work for the assignment, we considered the intended use of the appraisal, the needs of the user, the complexity of the property, and other pertinent factors. Our concluded scope of work is described below.

VALUATION METHODOLOGY

Appraisers usually consider the use of three approaches to value when developing a market value opinion for real property. These are the cost approach, sales comparison approach, and

income capitalization approach. Use of the approaches in this assignment is summarized as follows:

| APPROACHES TO VALUE | | |
|--------------------------------|---------------------------------|--------------------------|
| Approach | Applicability to Subject | Use in Assignment |
| Cost Approach | Not Applicable | Not Utilized |
| Sales Comparison Approach | Applicable | Utilized |
| Income Capitalization Approach | Not Applicable | Not Utilized |

The **sales comparison approach** is the most reliable valuation method for the subject due to the following:

- There is an active market for properties similar to the subject, and sufficient sales data is available for analysis.
- This approach directly considers the prices of alternative properties having similar utility.
- This approach is typically most relevant for owner-user properties.

The **income approach** is not applicable to the subject because:

- This approach does not reflect the primary analysis undertaken by a typical owner-user.

The **cost approach** is not applicable to the subject considering the following:

- The age of the property makes estimates of accrued depreciation very subjective.
- There is a limited land market, making estimates of underlying land value subjective.
- This approach is not typically used by market participants, except for new properties.

DATA RESEARCH AND ANALYSIS

The process employed to collect, verify, and analyze relevant data is detailed in individual sections of the report. This includes the steps we took to verify comparable sales, which are disclosed in the comparable sale profile sheets in the addenda to the report. Although we make a concerted effort to confirm the arms-length nature of each sale with a party to the transaction, it is sometimes necessary to rely on secondary verification from sources deemed reliable.

PROPERTY INSPECTION

Harry Newstreet, MAI conducted an exterior inspection of the property on October 18, 2011.

REPORT FORMAT

The report has been prepared under the summary report option of Standards Rule 2-2(b) of USPAP. As such, it contains summary discussions of the data, reasoning, and analyses that are used in the appraisal process whereas supporting documentation is retained in our file.

The depth of discussion contained in this report is specific to the needs of the client and the intended use of the appraisal.

ECONOMIC ANALYSIS

BROWARD COUNTY AREA ANALYSIS

Broward County is located in South Florida and is 1,205 square miles in size and has a population density of 1,456 persons per square mile. Broward County is part of the Miami-Fort Lauderdale-Pompano Beach-Homestead, FL Metropolitan Statistical Area, hereinafter called the Miami MSA, as defined by the U.S. Office of Management and Budget.

POPULATION

Broward County has an estimated 2010 population of 1,754,788, which represents an average annual 0.8% increase over the 2000 census of 1,623,018. Broward County added an average of 13,177 residents per year over the 2000-2010 period, but its annual growth rate lagged the State of Florida rate of 1.7%.

| POPULATION TRENDS | | | | | |
|---------------------------|--------------------|------------------|------------------|-----------------------------|--------------------|
| | Population | | | Compound Ann. % Chng | |
| | 2000 Census | 2010 Est. | 2015 Est. | 2000 - 2010 | 2010 - 2015 |
| Dania Beach | 20,061 | 20,562 | 20,254 | 0.2% | -0.3% |
| Broward County | 1,623,018 | 1,754,788 | 1,748,460 | 0.8% | -0.1% |
| Florida | 15,982,378 | 18,917,612 | 19,720,776 | 1.7% | 0.8% |
| Source: STDB/ ESRI | | | | | |

Looking forward, Broward County's population is projected to decrease at a 0.1% annual rate from 2010-2015, equivalent to the loss of an average of 1,266 residents per year. Broward County's decline in population contrasts with Florida, which is projected to increase at a 0.8% rate.

EMPLOYMENT

Total employment in Broward County is currently estimated at 678,579 jobs. Between year end 2000 and the present, employment rose by 10,153 jobs, equivalent to a 1.5% increase over the entire period. Over the past decade, there were decreases in employment for four years out of ten.

Given the rise in employment over the last decade, Broward County fared better than Florida, which experienced a decline in employment of 3.4% or 247,234 jobs over this period. Trends in employment are a key indicator of economic health and strongly correlate with real estate demand.

| Year | EMPLOYMENT TRENDS | | | | | |
|---------------------------------|-----------------------------|----------|-----------|----------|-------------------------------|---------|
| | Total Employment (Year End) | | | | Unemployment Rate (Ann. Avg.) | |
| | Broward County | % Change | Florida | % Change | Broward County | Florida |
| 2000 | 668,426 | | 7,290,652 | | 3.7% | 3.8% |
| 2001 | 672,286 | 0.6% | 7,258,632 | -0.4% | 4.5% | 4.7% |
| 2002 | 683,909 | 3.2% | 7,364,382 | 1.5% | 5.8% | 5.7% |
| 2003 | 694,904 | 0.1% | 7,453,831 | 1.2% | 5.4% | 5.3% |
| 2004 | 716,849 | 3.2% | 7,726,652 | 3.7% | 4.5% | 4.6% |
| 2005 | 751,889 | 4.9% | 7,990,613 | 3.4% | 3.6% | 3.8% |
| 2006 | 762,870 | 1.5% | 8,126,237 | 1.7% | 3.1% | 3.4% |
| 2007 | 759,920 | -0.4% | 8,014,408 | -1.4% | 3.5% | 4.1% |
| 2008 | 727,529 | -4.3% | 7,585,913 | -5.3% | 5.3% | 6.3% |
| 2009 | 688,627 | -5.3% | 7,209,010 | -5.0% | 9.2% | 10.5% |
| 2010 ^e | 678,579 | -1.5% | 7,043,418 | -2.3% | 10.4% | 11.9% |
| Overall Change 2000-2010 | 10,153 | 1.5% | -247,234 | -3.4% | | |
| Avg Unemp. Rate 2000-2010 | | | | | 5.4% | 5.8% |
| Unemployment Rate - August 2011 | | | | | 9.5% | 10.9% |

^eTotal employment data is as of June 2010; unemployment rate data reflects the average of 12 months of 2010.
Source: Bureau of Labor Statistics and Economy.com. Employment figures are from the Quarterly Census of Employment and Wages (QCEW).
Unemployment rates are from the Current Population Survey (CPS). The figures are not seasonally adjusted.

Unemployment rate trends are another way of gauging an area's economic health. Over the past decade, the Broward County unemployment rate has been generally lower than that of Florida, with an average unemployment rate of 5.4% in comparison to a 5.8% rate for Florida. This is another indication of the strength of the Broward County economy over the longer term.

At the current time, the Broward County unemployment rate is 9.5% in comparison to a 10.9% rate for Florida, a sign that the Broward County job market has been less severely impacted by the recent downturn.

Major employers in Broward County are shown in the table below.

| MAJOR EMPLOYERS | |
|--|---------------------|
| Broward County | |
| Name | Number of Employees |
| 1 American Express | 4,846 |
| 2 Nova Southeastern University | 3,919 |
| 3 PRC | 3,000 |
| 4 Kaplan Higher Education | 3,000 |
| 5 The Answer Group | 2,800 |
| 6 Motorola | 1,700 |
| 7 Interbond Corp. of America dba BrandsMart U.S.A. | 1,700 |
| 8 JM Family Enterprises | 1,500 |
| 9 Spirit Airlines | 1,466 |
| 10 Citrix Systems | 1,428 |

Source: Enterprise Florida

GROSS DOMESTIC PRODUCT

Gross Domestic Product (GDP) is a measure of economic activity based on the total value of goods and services produced in a defined geographic area. Although GDP figures are not available at the county level, data reported for the Miami MSA is considered meaningful

when compared to the nation overall, as Broward County is part of the MSA and subject to its influence.

Economic growth, as measured by annual changes in GDP, has been similar in the Miami MSA and the United States overall during the past eight years. The Miami MSA has grown at a 1.6% average annual rate while the United States has grown at a 1.6% rate. The area appears to be harder hit in the recent downturn, as the Miami MSA's GDP declined by 4.5% in 2009 while the United States GDP declined by 2.1%.

The Miami MSA has a per capita GDP of \$41,502, which is 1% less than the United States GDP of \$42,031. This means that Miami MSA industries and employers are adding relatively less value to the economy than their counterparts in the United States overall.

| GROSS DOMESTIC PRODUCT | | | | |
|-----------------------------------|-------------------------------------|---------------------------|------------------------------|---------------------------|
| Year | (\$ Mil) Miami MSA | % Change | (\$ Mil) US | % Change |
| 2002 | 205,973 | | 11,560,300 | |
| 2003 | 213,056 | 3.4% | 11,807,800 | 2.1% |
| 2004 | 223,360 | 4.8% | 12,212,600 | 3.4% |
| 2005 | 237,147 | 6.2% | 12,554,500 | 2.8% |
| 2006 | 245,877 | 3.7% | 12,895,900 | 2.7% |
| 2007 | 248,601 | 1.1% | 13,162,800 | 2.1% |
| 2008 | 241,032 | -3.0% | 13,181,900 | 0.1% |
| 2009 | 230,213 | -4.5% | 12,903,800 | -2.1% |
| Compound % Chg (2002-2009) | | 1.6% | | 1.6% |
| GDP Per Capita 2009 | \$41,502 | | \$42,031 | |

Source: Bureau of Economic Analysis and Economy .com

The figures in the table above represent inflation adjusted “real” GDP stated in 2005 dollars.

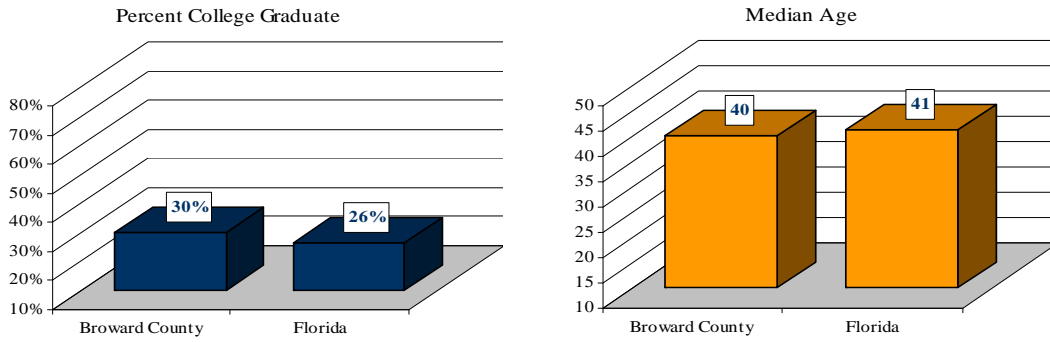
INCOME, EDUCATION AND AGE

Broward County has a higher level of household income than Florida. Median household income for Broward County is \$54,548, which is 9.3% greater than the corresponding figure for Florida.

| MEDIAN HOUSEHOLD INCOME - 2010 | |
|--|-----------------|
| Broward County | \$54,548 |
| Florida | \$49,910 |
| Comparison of Broward County to Florida | ▲ 9.3% |
| Source: STDB/ ESRI | |

Residents of Broward County have a higher level of educational attainment than those of Florida. An estimated 30% of Broward County residents are college graduates with four year degrees, versus 26% of Florida residents. People in Broward County are slightly younger than their Florida counterparts. The median age for Broward County is 40 years, while the median age for Florida is 41 years.

EDUCATION AND AGE - 2010



Source: STDB/ ESRI

CONCLUSION

The recent downturn in the national economy has had a greater impact in Broward County than in many areas of the country.

Over the long term, Broward County will be affected by a flat to declining population base and higher income and education levels. Broward County experienced growth in the number of jobs and has maintained a generally lower unemployment rate than Florida over the past decade. Based on these factors, we anticipate that the Broward County economy will recover and employment growth will resume, strengthening the demand for real estate.

AREA MAP



PROPERTY ANALYSIS

LAND DESCRIPTION AND ANALYSIS

| LAND DESCRIPTION | |
|----------------------------------|--|
| Land Area | 0.12 acres; 5,425 SF |
| Land Area (Usable) | 0.12 acres; 5,425 SF |
| Source of Land Area | Public Records |
| Primary Street Frontage | Northwest 6th Avenue - 52 feet |
| Shape | Rectangular |
| Corner | No |
| Topography | Level |
| Drainage | No problems reported or observed |
| Environmental Hazards | None reported or observed |
| Ground Stability | No problems reported or observed |
| Flood Area Panel Number | 12011C0309F |
| Date | August 18, 1982 |
| Zone | AE |
| Description | Within 100-year floodplain |
| Insurance Required? | Yes |
| ZONING; OTHER REGULATIONS | |
| Zoning Jurisdiction | Dania Beach |
| Zoning Designation | NBHD-RES |
| Description | Neighborhood Residential |
| Purpose | Maintains and enhances the overall single-family character of existing neighborhoods within the CRA by providing additional expansion opportunities for existing homes and establishing design standards for two family dwellings. Provision is made for higher densities within isolated areas previously zoned for multiple-family use. Implements the residential future land use plan map categories within the CRA. |
| Legally Conforming? | Yes |
| Zoning Change Likely? | No |
| Permitted Uses | Single-family and limited multifamily |
| Other Land Use Regulations | None |
| UTILITIES | |
| Service | Provider |
| Water | Dania Beach |
| Sewer | Dania Beach |
| Electricity | FPL |
| Natural Gas | Unknown |
| Local Phone | Variety |

EASEMENTS, ENCROACHMENTS AND RESTRICTIONS

We were not provided a current title report to review. We are not aware of any easements, encumbrances, or restrictions that would adversely affect value. Our valuation assumes no adverse easements, encroachments or restrictions and that the subject has a clear and marketable title.

CONCLUSION OF LAND ANALYSIS

Overall, the physical characteristics of the site and the availability of utilities result in functional utility suitable for a variety of uses including those permitted by zoning. There are no other particular restrictions on development noted in the analysis.

AERIAL PHOTOGRAPH



IMPROVEMENTS DESCRIPTION AND ANALYSIS

The subject is an existing multifamily property containing 2 dwelling units. The improvements were constructed in 1971. The site area is 0.12 acres or 5,425 square feet.

IMPROVEMENTS DESCRIPTION

| | |
|--------------------------|---------------------|
| Name of Property | Surplus Property 16 |
| General Property Type | Multifamily |
| Bedroom/Bath | N/A |
| Stories | 1 |
| Construction Type | CBS |
| Construction Quality | Average |
| Condition | Average |
| Gross Building Area (SF) | 2,014 |
| Land Area (SF) | 5,425 |
| Year Built | 1971 |
| Year Renovated | Not Available |
| Actual Age (Yrs.) | 40 |
| Parking Type | Open |

CONSTRUCTION DETAILS

| | |
|------------------|-----------------|
| Foundation | Concrete Slab |
| Structural Frame | CBS |
| Exterior Walls | CBS |
| Roof | Asphalt Shingle |
| Heating | Wall Unit |
| Air Conditioning | Wall Unit |

IMPROVEMENTS ANALYSIS

Quality and Condition

The quality of construction is considered to be average. The condition of the improvements is considered to be average.

Functional Utility

The improvements appear to be adequately suited to their current use, and there do not appear to be any significant items of functional obsolescence.

Deferred Maintenance

Overall, the property is in average condition. There is no obvious deferred maintenance. It is our recommendation that a home inspection be completed.

Hazardous Substances

We are not aware of the presence of any hazardous substances at the property; however, we are not qualified to detect such substances.

Personal Property

There are no personal property items that would be significant to the overall valuation.

Subject Photographs



Photograph taken by Harry C. Newstreet on October 18, 2011



Photograph taken by Harry C. Newstreet on October 18, 2011

Subject Photographs



Photograph taken by Harry C. Newstreet on October 18, 2011



Photograph taken by Harry C. Newstreet on October 18, 2011

REAL ESTATE TAX ANALYSIS

Real estate taxes and assessments for the current tax year are shown in the following table.

| TAXES AND ASSESSMENTS - 2011 | | | | | | | |
|-------------------------------------|----------------|--------------|----------|-----------|-----------------------|--------------------|-------|
| Tax ID | Assessed Value | | | Tax Rate | Taxes and Assessments | | |
| | Land | Improvements | Total | | Ad Valorem Taxes | Direct Assessments | Total |
| 5042 34 01 2481 | \$32,550 | \$50,300 | \$82,850 | 0.220464% | \$0 | \$0 | N/A |

Based on the concluded market value of the subject, the assessed value appears reasonable.

HIGHEST AND BEST USE ANALYSIS

AS IF VACANT

Legally Permissible

The only permitted use under zoning that is consistent with prevailing land use patterns in the area is multifamily use.

Physically Possible

There are no physical limitations that would prohibit development of a multifamily use on the site.

Financially Feasible

Based on our analysis of the market, there is limited demand for additional multifamily development at the current time. It appears that a newly developed multifamily use on the site would not have a value commensurate with its cost; therefore multifamily use is not considered to be financially feasible. Nevertheless, we expect an eventual recovery of the market accompanied by a rise in property values to a level that will justify the cost of new construction. Thus, it is anticipated that multifamily development will become financially feasible in the future.

Maximally Productive

There does not appear to be any reasonably probable use of the site that would generate a higher residual land value than holding the property for future development of a multifamily use. Accordingly, it is our opinion that holding the property for future multifamily use, based on the normal market density level permitted by zoning, is the maximally productive use of the property.

Conclusion

Holding the property for future development of a multifamily use is the only use that meets the four tests of highest and best use. Therefore, it is concluded to be the highest and best use of the property as if vacant.

AS IMPROVED

The subject site is developed with a single-family residence, which is consistent with the highest and best use of the site as if it were vacant.

Based on our analysis, there does not appear to be any alternative use that could reasonably be expected to provide a higher present value than the current use, and the value of the existing improved property exceeds the value of the site, as if vacant. For these reasons, continued multifamily use is concluded to be maximally productive and the highest and best use of the property as improved.

VALUATION ANALYSIS

VALUATION METHODOLOGY

Appraisers usually consider three approaches to estimating the market value of real property. These are the cost approach, sales comparison approach and the income capitalization approach.

The **cost approach** assumes that the informed purchaser would pay no more than the cost of producing a substitute property with the same utility. This approach is particularly applicable when the improvements being appraised are relatively new and represent the highest and best use of the land or when the property has unique or specialized improvements for which there is little or no sales data from comparable properties.

The **sales comparison approach** assumes that an informed purchaser would pay no more for a property than the cost of acquiring another existing property with the same utility. This approach is especially appropriate when an active market provides sufficient reliable data. The sales comparison approach is less reliable in an inactive market or when estimating the value of properties for which no directly comparable sales data is available. The sales comparison approach is often relied upon for owner-user properties.

The **income capitalization approach** reflects the market's perception of a relationship between a property's potential income and its market value. This approach converts the anticipated net income from ownership of a property into a value indication through capitalization. The primary methods are direct capitalization and discounted cash flow analysis, with one or both methods applied, as appropriate. This approach is widely used in appraising income-producing properties.

Reconciliation of the various indications into a conclusion of value is based on an evaluation of the quantity and quality of available data in each approach and the applicability of each approach to the property type.

The methodology employed in this assignment is summarized as follows:

| APPROACHES TO VALUE | | |
|--------------------------------|--------------------------|-------------------|
| Approach | Applicability to Subject | Use in Assignment |
| Cost Approach | Not Applicable | Not Utilized |
| Sales Comparison Approach | Applicable | Utilized |
| Income Capitalization Approach | Not Applicable | Not Utilized |

SALES COMPARISON APPROACH

The sales comparison approach develops an indication of value by comparing the subject to sales of similar properties. The steps taken to apply this approach are:

- Identify relevant property sales;
- Research, assemble, and verify pertinent data for the most relevant sales;
- Analyze the sales for material differences in comparison to the subject;
- Reconcile the analysis of the sales into a value indication for the subject.

To apply the sales comparison approach, we searched for sale transactions most relevant to the subject in terms of property type, location, size, age, quality, and transaction date. We use price per square foot of gross building area as the appropriate unit of comparison because market participants typically compare sale prices and property values on this basis. The most relevant sales are summarized in the following table.

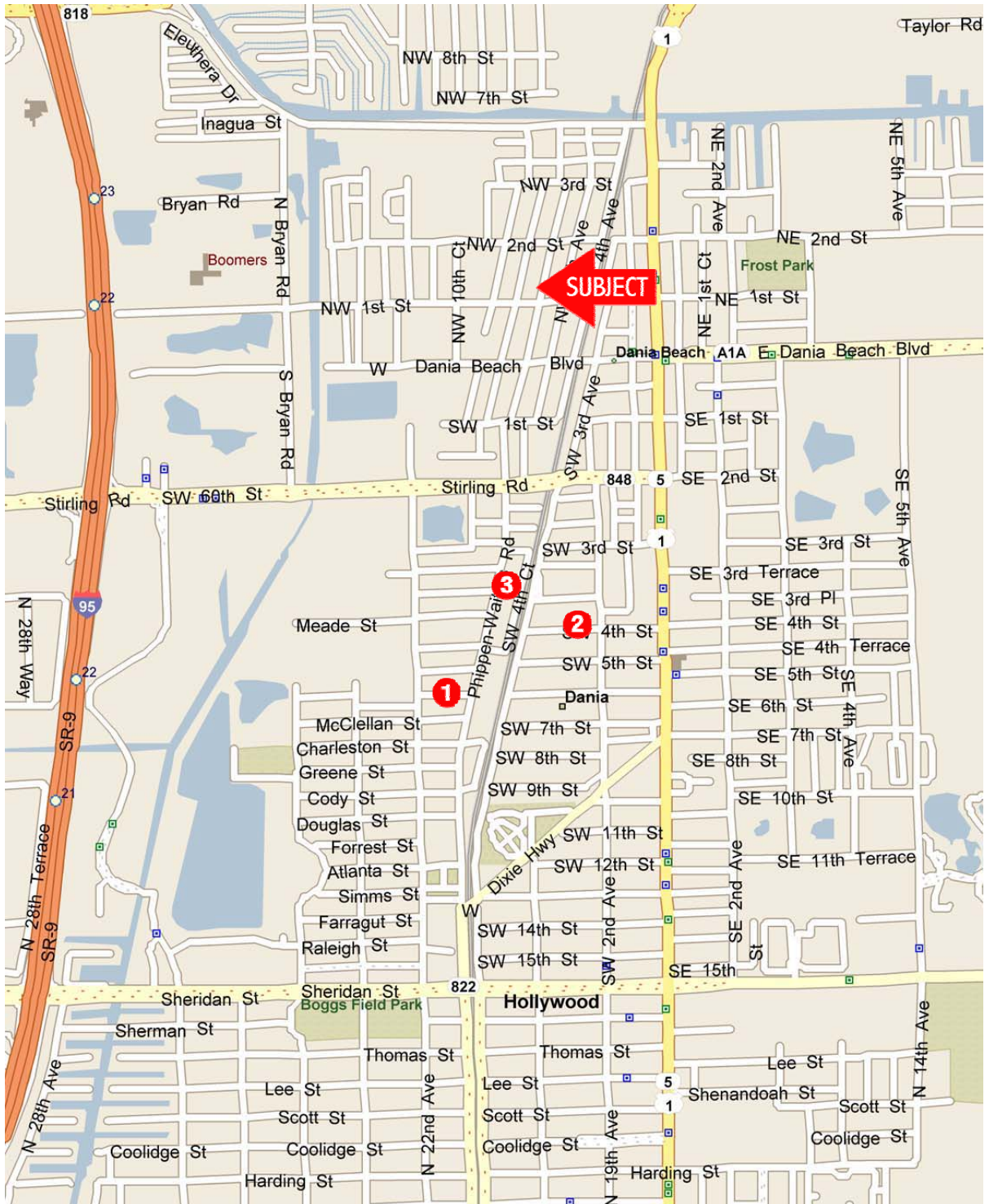
The sales are compared to the subject and adjusted to account for material differences that affect value. Adjustments are considered for the following factors, in the sequence shown below.

| ADJUSTMENT FACTORS | |
|---------------------------|--|
| Effective Sale Price | Accounts for atypical economics of a transaction, such as excess land, non-realty components, expenditures by the buyer at time of purchase, or other similar factors. Usually applied directly to sale price on a lump sum basis. |
| Real Property Rights | Leased fee, fee simple, leasehold, partial interest, etc. |
| Financing Terms | Seller financing, or assumption of existing financing, at non-market terms. |
| Conditions of Sale | Extraordinary motivation of buyer or seller, such as 1031 exchange transaction, assemblage, or forced sale. |
| Market Conditions | Changes in the economic environment over time that affect the appreciation and depreciation of real estate. |
| Location | Market or submarket area influences on sale price; surrounding land use influences. |
| Size | Inverse relationship that often exists between size and value. |
| Age/Condition | Effective age; physical condition. |
| Quality | Construction quality, market appeal, functional utility. |

The following table summarizes the adjustments we make to each sale.

| IMPROVED SALES ADJUSTMENT GRID | | | | |
|--|----------------------------|------------------|------------------|-----------------------------|
| | Subject | Comparable 1 | Comparable 2 | Comparable 3 |
| Address | 21 Northwest 6th Avenue | 711 SW . 6th St. | 233 SW . 4th St. | 417 Phippen- Walters Rd. |
| City | Dania Beach | Dania Beach | Dania Beach | Dania Beach |
| County | Broward | Broward | Broward | Broward |
| State | Florida | FL | FL | FL |
| Sale Date | | Aug-11 | May-11 | Sep-11 |
| Sale Status | | Closed | Closed | Closed |
| Sale Price | | \$81,000 | \$107,500 | \$139,900 |
| Land Size (SF) | 5,425 | 5,350 | 7,353 | 5,000 |
| Garage | None | None | None | None |
| Pool | None | None | None | None |
| Units | 2 | 2 | 2 | 3 |
| Gross Building Area (SF) | 2,014 | 1,541 | 2,149 | 1,615 |
| Price per SF of Gross Building Area | | \$52.56 | \$50.02 | \$86.63 |
| PROPERTY RIGHTS | | Fee Simple | Fee Simple | Fee Simple |
| FINANCING TERMS | | Cash to seller | Cash to seller | Cash to seller |
| CONDITIONS OF SALE | | Arm's-length | Arm's-length | Arm's-length |
| MARKET CONDITIONS | 10/18/2011 | Aug-11 | May-11 | Sep-11 |
| CUMULATIVE ADJUSTED PRICE | | \$52.56 | \$50.02 | \$86.63 |
| LAND SIZE | | Similar | Superior | Similar |
| LOCATION | | Similar | Similar | Inferior |
| SIZE | | Superior | Similar | Superior |
| AGE/CONDITION | | Similar | Similar | Similar |
| QUALITY | | Similar | Similar | Similar |
| POOL | | Similar | Similar | Similar |
| UNIT COUNT | | Similar | Similar | Superior |
| GARAGE | | Similar | Similar | Similar |
| Overall Adjustment | | Superior | Superior | Superior |

COMPARABLE IMPROVED SALES MAP



VALUE INDICATION – SALES COMPARISON APPROACH

All three sales were considered as superior to the subject. The three sales ranged between \$50.03 and \$86.63. We have placed the greatest weight on Sales 1 and 2 and arrive at a value indication by the sales comparison approach at \$50.00 per square foot.

VALUE INDICATION BY SALES COMPARISON

| | |
|------------------------|-----------|
| Indicated Value per SF | \$50.00 |
| Subject Square Feet | 2,014 |
| Indicated Value | \$100,700 |
| Rounded | \$101,000 |

RECONCILIATION AND CONCLUSION OF VALUE

The values indicated by our analyses are as follows:

| SUMMARY OF VALUE INDICATIONS | |
|-------------------------------------|-----------|
| Cost Approach | Not Used |
| Sales Comparison Approach | \$101,000 |
| Income Capitalization Approach | Not Used |
| Reconciled | \$101,000 |

| VALUE CONCLUSION | | | |
|-------------------------|--------------------|------------------|------------------|
| Appraisal Premise | Interest Appraised | Date of Value | Value Conclusion |
| Market Value | Fee Simple | October 18, 2011 | \$101,000 |

EXTRAORDINARY ASSUMPTIONS & HYPOTHETICAL CONDITIONS

The value conclusions are subject to the following extraordinary assumptions that may affect the assignment results. An extraordinary assumption is uncertain information accepted as fact. If the assumption is found to be false as of the effective date of the appraisal, we reserve the right to modify our value conclusions.

1. We have not inspected the interior of the property. We have assumed that it is in average condition.

The value conclusions are based on the following hypothetical conditions that may affect the assignment results. A hypothetical condition is a condition contrary to known fact on the effective date of the appraisal but is supposed for the purpose of analysis.

1. None

EXPOSURE AND MARKETING TIMES

Our estimates of exposure and marketing times are as follows:

| EXPOSURE TIME AND MARKETING PERIOD | |
|---|--------|
| Exposure Time (Months) | 6 - 12 |
| Marketing Period (Months) | 6 - 12 |

CERTIFICATION

We certify that, 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 the property that is the subject of this report and no personal interest with respect to the parties involved.
4. We have performed no other services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
5. We have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
6. Our engagement in this assignment was not contingent upon developing or reporting predetermined results.
7. 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.
8. 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 applicable state appraisal regulations.
9. The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.
10. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
11. Harry Newstreet, MAI made a personal inspection of the property that is the subject of this report.
12. No one provided significant real property appraisal assistance to the person(s) signing this certification.

13. We have experience in appraising properties similar to the subject and are in compliance with the Competency Rule of USPAP.
14. As of the date of this report, Harry Newstreet, MAI has completed the continuing education program of the Appraisal Institute.



Harry Newstreet, MAI
Certified General Real Estate Appraiser
Florida Certificate # RZ2278

ASSUMPTIONS AND LIMITING CONDITIONS

This appraisal is based on the following assumptions, except as otherwise noted in the report.

1. The title is marketable and free and clear of all liens, encumbrances, encroachments, easements and restrictions. The property is under responsible ownership and competent management and is available for its highest and best use.
2. There are no existing judgments or pending or threatened litigation that could affect the value of the property.
3. There are no hidden or undisclosed conditions of the land or of the improvements that would render the property more or less valuable. Furthermore, there is no asbestos in the property.
4. The revenue stamps placed on any deed referenced herein to indicate the sale price are in correct relation to the actual dollar amount of the transaction.
5. The property is in compliance with all applicable building, environmental, zoning, and other federal, state and local laws, regulations and codes.
6. The information furnished by others is believed to be reliable, but no warranty is given for its accuracy.

This appraisal is subject to the following limiting conditions, except as otherwise noted in the report.

1. An appraisal is inherently subjective and represents our opinion as to the value of the property appraised.
2. The conclusions stated in our appraisal apply only as of the effective date of the appraisal, and no representation is made as to the effect of subsequent events.
3. No changes in any federal, state or local laws, regulations or codes (including, without limitation, the Internal Revenue Code) are anticipated.
4. No environmental impact studies were either requested or made in conjunction with this appraisal, and we reserve the right to revise or rescind any of the value opinions based upon any subsequent environmental impact studies. If any environmental impact statement is required by law, the appraisal assumes that such statement will be favorable and will be approved by the appropriate regulatory bodies.
5. Unless otherwise agreed to in writing, we are not required to give testimony, respond to any subpoena or attend any court, governmental or other hearing with reference to the property without compensation relative to such additional employment.
6. We have made no survey of the property and assume no responsibility in connection with such matters. Any sketch or survey of the property included in this report is for illustrative purposes only and should not be considered to be scaled accurately for size. The appraisal covers the property as described in this report, and the areas and dimensions set forth are assumed to be correct.

7. No opinion is expressed as to the value of subsurface oil, gas or mineral rights, if any, and we have assumed that the property is not subject to surface entry for the exploration or removal of such materials, unless otherwise noted in our appraisal.
8. We accept no responsibility for considerations requiring expertise in other fields. Such considerations include, but are not limited to, legal descriptions and other legal matters such as legal title, geologic considerations such as soils and seismic stability, and civil, mechanical, electrical, structural and other engineering and environmental matters.
9. The distribution of the total valuation in the report between land and improvements applies only under the reported highest and best use of the property. The allocations of value for land and improvements must not be used in conjunction with any other appraisal and are invalid if so used. The appraisal report shall be considered only in its entirety. No part of the appraisal report shall be utilized separately or out of context.
10. Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraisers, or any reference to the Appraisal Institute) shall be disseminated through advertising media, public relations media, news media or any other means of communication (including without limitation prospectuses, private offering memoranda and other offering material provided to prospective investors) without the prior written consent of the person signing the report.
11. Information, estimates and opinions contained in the report and obtained from third-party sources are assumed to be reliable and have not been independently verified.
12. Any income and expense estimates contained in the appraisal report are used only for the purpose of estimating value and do not constitute predictions of future operating results.
13. If the property is subject to one or more leases, any estimate of residual value contained in the appraisal may be particularly affected by significant changes in the condition of the economy, of the real estate industry, or of the appraised property at the time these leases expire or otherwise terminate.
14. No consideration has been given to personal property located on the premises or to the cost of moving or relocating such personal property; only the real property has been considered.
15. The current purchasing power of the dollar is the basis for the value stated in our appraisal; we have assumed that no extreme fluctuations in economic cycles will occur.
16. The value found herein is subject to these and to any other assumptions or conditions set forth in the body of this report but which may have been omitted from this list of Assumptions and Limiting Conditions.
17. The analyses contained in the report necessarily incorporate numerous estimates and assumptions regarding property performance, general and local business and economic conditions, the absence of material changes in the competitive environment and other matters. Some estimates or assumptions, however, inevitably will not materialize, and unanticipated events and circumstances may occur; therefore, actual

- results achieved during the period covered by our analysis will vary from our estimates, and the variations may be material.
18. The Americans with Disabilities Act (ADA) became effective January 26, 1992. We have not made a specific survey or analysis of the property to determine whether the physical aspects of the improvements meet the ADA accessibility guidelines. We claim no expertise in ADA issues, and render no opinion regarding compliance of the subject with ADA regulations. Inasmuch as compliance matches each owner's financial ability with the cost to cure the non-conforming physical characteristics of a property, a specific study of both the owner's financial ability and the cost to cure any deficiencies would be needed for the Department of Justice to determine compliance.
 19. The appraisal report is prepared for the exclusive benefit of the Client, its subsidiaries and/or affiliates. It may not be used or relied upon by any other party. All parties who use or rely upon any information in the report without our written consent do so at their own risk.
 20. No studies have been provided to us indicating the presence or absence of hazardous materials on the subject property or in the improvements, and our valuation is predicated upon the assumption that the subject property is free and clear of any environment hazards including, without limitation, hazardous wastes, toxic substances and mold. No representations or warranties are made regarding the environmental condition of the subject property and the person signing the report shall not be responsible for any such environmental conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because we are not experts in the field of environmental conditions, the appraisal report cannot be considered as an environmental assessment of the subject property.
 21. The person signing the report may have reviewed available flood maps and may have noted in the appraisal report whether the subject property is located in an identified Special Flood Hazard Area. We are not qualified to detect such areas and therefore do not guarantee such determinations. The presence of flood plain areas and/or wetlands may affect the value of the property, and the value conclusion is predicated on the assumption that wetlands are non-existent or minimal.
 22. Integra Realty Resources – Miami/Palm Beach is not a building or environmental inspector. Integra Miami/Palm Beach does not guarantee that the subject property is free of defects or environmental problems. Mold may be present in the subject property and a professional inspection is recommended.
 23. The appraisal report and value conclusion for an appraisal assumes the satisfactory completion of construction, repairs or alterations in a workmanlike manner.
 24. It is expressly acknowledged that in any action which may be brought against Integra Realty Resources – Miami/Palm Beach, Integra Realty Resources, Inc. or their respective officers, owners, managers, directors, agents, subcontractors or employees (the "Integra Parties"), arising out of, relating to, or in any way pertaining to this engagement, the appraisal reports, or any estimates or information contained therein, the Integra Parties shall not be responsible or liable for any incidental or consequential damages or losses, unless the appraisal was fraudulent or prepared with

- gross negligence. It is further acknowledged that the collective liability of the Integra Parties in any such action shall not exceed the fees paid for the preparation of the appraisal report unless the appraisal was fraudulent or prepared with gross negligence. Finally, it is acknowledged that the fees charged herein are in reliance upon the foregoing limitations of liability.
25. Integra Realty Resources – Miami/Palm Beach, an independently owned and operated company, has prepared the appraisal for the specific purpose stated elsewhere in the report. The intended use of the appraisal is stated in the General Information section of the report. The use of the appraisal report by anyone other than the Client is prohibited except as otherwise provided. Accordingly, the appraisal report is addressed to and shall be solely for the Client's use and benefit unless we provide our prior written consent. We expressly reserve the unrestricted right to withhold our consent to your disclosure of the appraisal report (or any part thereof including, without limitation, conclusions of value and our identity), to any third parties. Stated again for clarification, unless our prior written consent is obtained, no third party may rely on the appraisal report (even if their reliance was foreseeable).
26. The conclusions of this report are estimates based on known current trends and reasonably foreseeable future occurrences. These estimates are based partly on property information, data obtained in public records, interviews, existing trends, buyer-seller decision criteria in the current market, and research conducted by third parties, and such data are not always completely reliable. Integra Realty Resources, Inc. and the undersigned are not responsible for these and other future occurrences that could not have reasonably been foreseen on the effective date of this assignment. Furthermore, it is inevitable that some assumptions will not materialize and that unanticipated events may occur that will likely affect actual performance. While we are of the opinion that our findings are reasonable based on current market conditions, we do not represent that these estimates will actually be achieved, as they are subject to considerable risk and uncertainty. Moreover, we assume competent and effective management and marketing for the duration of the projected holding period of this property.
27. All prospective value estimates presented in this report are estimates and forecasts which are prospective in nature and are subject to considerable risk and uncertainty. In addition to the contingencies noted in the preceding paragraph, several events may occur that could substantially alter the outcome of our estimates such as, but not limited to changes in the economy, interest rates, and capitalization rates, behavior of consumers, investors and lenders, fire and other physical destruction, changes in title or conveyances of easements and deed restrictions, etc. It is assumed that conditions reasonably foreseeable at the present time are consistent or similar with the future.
28. The appraisal is also subject to the following:

EXTRAORDINARY ASSUMPTIONS & HYPOTHETICAL CONDITIONS

The value conclusions are subject to the following extraordinary assumptions that may affect the assignment results. An extraordinary assumption is uncertain information accepted as fact. If the assumption is found to be false as of the effective date of the appraisal, we reserve the right to modify our value conclusions.

1. We have not inspected the interior of the property. We have assumed that it is in average condition.

The value conclusions are based on the following hypothetical conditions that may affect the assignment results. A hypothetical condition is a condition contrary to known fact on the effective date of the appraisal but is supposed for the purpose of analysis.

1. None
-

ADDENDUM A
APPRAISER QUALIFICATIONS

Professional Qualifications

Harry Newstreet, MAI

Experience

Mr. Newstreet takes pride in his recognition for prompt preparation and timely delivery of well-documented appraisals. His commitment to excellence ensures in his clients the confidence that their unique requirements will be handled in an expeditious, professional and accurate manner.

Mr. Newstreet can perform a wide variety of real estate services that cover the entire spectrum of the real estate appraisal field including property appraisal, acquisition, feasibility, development and counseling, as well as in specialized areas such as expert witness testimony in condemnation for right-of-way, valuation, tax problems, professional standards and other real estate matters. Mr. Newstreet has testified in a wide variety of real estate matters and has been qualified as an expert witness in both state and federal courts.

Mr. Newstreet has completed both form and narrative appraisals of nearly every variety of residential and commercial property.

Licenses

Florida, State Certified General, RZ2278, Expires November 2012

Education

- Florida State University – Bachelor of Science, December 1989
- Numerous appraisal related seminars and classes
- Certified by the Appraisal Institute for Continuing Education

Articles and Publications

Smoothing Wrinkles in the Spread: Special Assessment Issues Appraisal Journal April 2000

Qualified Before Courts & Administrative Bodies

Instructor

- Former Adjunct Professor: Florida Atlantic University, College of Business, Real Estate Section

Professional Associations

- Member of the Appraisal Institute (MAI) No. 12441
- Association of Eminent Domain Professionals

Lectures

- The Development Timeline – SFWMD Seminar, May 2004
- Appraisal Issues in CRA's – FAR Convention, September 2004

Expert Witness

- Qualified as an Expert Witness in Federal and State Courts

Experience

- 1993/1994 – Pederson & Trask
- 1995 Rex Consulting
- 1996-1998 – Real Property Analysts, Inc.
- 1998-2004 – Newstreet-Miller & Associates
- 2005 – Present – Harry C. Newstreet & Associates
- 2011 – Present – Integra Realty Resources

AC# 5361043

STATE OF FLORIDA

DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
FLORIDA REAL ESTATE APPRAISAL BOARD

SEQ# L10113003629

| DATE | BATCH NUMBER | LICENSE NBR |
|------------|--------------|-------------|
| 11/30/2010 | 108135205 | RZ2278 |

THE CERTIFIED GENERAL APPRAISER
NAMED BELOW IS CERTIFIED
UNDER THE PROVISIONS OF CHAPTER 475 FS.
EXPIRATION DATE: NOV 30, 2012

NEW STREET, HARRY C
879 SOUTHWEST 17TH STREET
BOCA RATON FL 33436



CHARLIE CRIOT
GOVERNOR

DISPLAY AS REQUIRED BY LAW

CHARLIE LIEM
SECRETARY

INTEGRA REALTY RESOURCES, INC. CORPORATE PROFILE

Integra Realty Resources, Inc. offers the most comprehensive property valuation and counseling coverage in the United States with 59 independently owned and operated offices in 33 states. Integra was created for the purpose of combining the intimate knowledge of well-established local firms with the powerful resources and capabilities of a national company. Integra offers integrated technology, national data and information systems, as well as standardized valuation models and report formats for ease of client review and analysis. Integra's local offices have an average of 25 years of service in the local market, and each is headed by a Managing Director who is an MAI member of the Appraisal Institute.

A listing of IRR's local offices and their Managing Directors follows:

ATLANTA, GA - Sherry L. Watkins, MAI, MRICS
AUSTIN, TX - Randy A. Williams, MAI, SR/WA, FRICS
BALTIMORE, MD - G. Edward Kerr, MAI, MRICS
BOISE, ID - Bradford T. Knipe, MAI, ARA, CCIM, CRE, FRICS
BOSTON, MA - David L. Cary, MAI, MRICS
CHARLOTTE, NC - Fitzhugh L. Stout, MAI, CRE, FRICS
CHICAGO, IL - Gary K. DeClark, MAI, CRE, FRICS
CHICAGO, IL - Eric L. Enloe, MAI, MRICS
CINCINNATI, OH - Gary S. Wright, MAI, SRA, FRICS
CLEVELAND, OH - Douglas P. Sloan, MAI
COLUMBIA, SC - Michael B. Dodds, MAI, CCIM, MRICS
COLUMBUS, OH - Bruce A. Daubner, MAI, FRICS
DALLAS, TX - Mark R. Lamb, MAI, CPA, MRICS
DAYTON, OH - Gary S. Wright, MAI, SRA, FRICS
DENVER, CO - Brad A. Weiman, MAI, MRICS
DETROIT, MI - Anthony Sanna, MAI, CRE, FRICS
FORT WORTH, TX - Donald J. Sherwood, MAI, SR/WA, FRICS
GREENVILLE, SC - Michael B. Dodds, MAI, CCIM, MRICS
HARTFORD, CT - Mark F. Bates, MAI, CRE, FRICS
HOUSTON, TX - David R. Dominy, MAI, CRE, FRICS
INDIANAPOLIS, IN - Michael C. Lady, MAI, SRA, CCIM, MRICS
KANSAS CITY, MO/KS - Kenneth Jagers, MAI, FRICS
LAS VEGAS, NV - Shelli L. Lowe, MAI, SRA, MRICS
LOS ANGELES, CA - John G. Ellis, MAI, CRE, FRICS
LOS ANGELES, CA - Matthew J. Swanson, MAI
LOUISVILLE, KY - George M. Chapman, MAI, SRA, CRE, FRICS
MEMPHIS, TN - J. Walter Allen, MAI, MRICS
MIAMI/PALM BEACH, FL - Scott M. Powell, MAI
MILWAUKEE, WI - Gary K. DeClark, MAI, CRE, FRICS
MINNEAPOLIS, MN - Michael Amundson, MAI, CCIM, MRICS

NAPLES, FL - Carlton J. Lloyd, MAI
NASHVILLE, TN - R. Paul Perutelli, MAI, SRA, MRICS
NEW JERSEY COASTAL - Anthony Graziano, MAI, CRE, FRICS
NEW JERSEY NORTHERN - Barry J. Krauser, MAI, CRE, FRICS
NEW YORK, NY - Raymond T. Cirz, MAI, CRE, FRICS
ORANGE COUNTY, CA - Larry D. Webb, MAI, FRICS
ORLANDO, FL - Charles J. Lentz, MAI, MRICS
PHILADELPHIA, PA - Joseph Pasquarella, MAI, CRE, FRICS
PHOENIX, AZ - Walter Winus, Jr., MAI, CRE, FRICS
PITTSBURGH, PA - Paul D. Griffith, MAI, MRICS
PORTLAND, OR - Brian A. Glanville, MAI, CRE, FRICS
PROVIDENCE, RI - Gerard H. McDonough, MAI
RALEIGH, NC - Chris R. Morris, MAI, MRICS
RICHMOND, VA - Kenneth L. Brown, MAI, CCIM, MRICS
SACRAMENTO, CA - Scott Beebe, MAI, FRICS
ST. LOUIS, MO - Kenneth Jagers, MAI, FRICS
SALT LAKE CITY, UT - Darrin Liddell, MAI, CCIM, MRICS
SAN ANTONIO, TX - Martyn C. Glen, MAI, CRE, FRICS
SAN DIEGO, CA - Jeff Greenwald, MAI, SRA, FRICS
SAN FRANCISCO, CA - Jan Kleczewski, MAI, FRICS
SARASOTA, FL - Carlton J. Lloyd, MAI
SARASOTA, FL - Craig L. Smith, MAI, MRICS
SAVANNAH, GA - J. Carl Schultz, Jr., MAI, SRA, CRE, FRICS
SEATTLE, WA - Allen N. Safer, MAI, MRICS
SYRACUSE, NY - William J. Kimball, MAI, FRICS
TAMPA, FL - Bradford L. Johnson, MAI, MRICS
TULSA, OK - Robert E. Gray, MAI, FRICS
WASHINGTON, DC - Patrick C. Kerr, MAI, SRA, FRICS
WILMINGTON, DE - Douglas L. Nickel, MAI, FRICS
IRR de MEXICO - Oscar J. Franck Terrazas, MRICS

Corporate Office

1133 Avenue of the Americas, 27th Floor, New York, New York 10036
Telephone: (212) 255-7858; Fax: (646) 424-1869; E-mail info@irr.com
Website: www.irr.com

ADDENDUM B
PROPERTY INFORMATION

SURPLUS PROPERTY 16

Broward County Property Appraiser's Network

11/23/11 2:44 PM



| | | | |
|------------------------|--|----------------|-----------------|
| Site Address | 21 NW 6 AVENUE , DANIA BEACH | ID # | 5042 34 01 2481 |
| Property Owner | CITY OF DANIA BEACH | Millage | 0413 |
| Mailing Address | 100 W DANIA BEACH BLVD DANIA BEACH FL 33004-3643 | Use | 08 |

| | |
|--------------------------|---|
| Legal Description | TOWN OF MODELO (DANIA) B-49 D LOT 13 BLK 17 |
|--------------------------|---|

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

| Property Assessment Values | | | | | |
|--|----------|----------|---------------------|----------------------|----------|
| Click here to see 2011 Exemptions and Taxable Values to be reflected on Nov. 1, 2011 tax bill. | | | | | |
| Year | Land | Building | Just / Market Value | Assessed / SOH Value | Tax |
| 2012 | \$32,550 | \$50,300 | \$82,850 | \$82,850 | |
| 2011 | \$32,550 | \$50,300 | \$82,850 | \$82,850 | |
| 2010 | \$43,400 | \$51,300 | \$94,700 | \$94,700 | \$702.71 |

IMPORTANT: The 2012 values currently shown are "roll over" values from 2011. These numbers will change frequently online as we make various adjustments until they are finalized on June 1. Please check back here AFTER June 1, 2012, to see the actual proposed 2012 assessments and portability values.

| 2012 Exemptions and Taxable Values by Taxing Authority | | | | |
|--|----------|--------------|-----------|-------------|
| | County | School Board | Municipal | Independent |
| Just Value | \$82,850 | \$82,850 | \$82,850 | \$82,850 |
| Portability | 0 | 0 | 0 | 0 |
| Assessed/SOH | \$82,850 | \$82,850 | \$82,850 | \$82,850 |
| Homestead | 0 | 0 | 0 | 0 |
| Add. Homestead | 0 | 0 | 0 | 0 |
| Wid/Vet/Dis | 0 | 0 | 0 | 0 |
| Senior | 0 | 0 | 0 | 0 |
| Exempt Type 14 | \$82,850 | \$82,850 | \$82,850 | \$82,850 |
| Taxable | 0 | 0 | 0 | 0 |

| Sales History | | | | | Land Calculations | | |
|---------------|-------|----------|-------|------|--|--------|------|
| Date | Type | Price | Book | Page | Price | Factor | Type |
| 5/4/2010 | CET-T | \$100 | 47134 | 404 | \$6.00 | 5,425 | SF |
| 12/1/1991 | WD | \$68,000 | 19059 | 590 | | | |
| 11/1/1971 | WD | \$26,000 | | | | | |
| 6/1/1971 | WD | \$3,000 | | | | | |
| | | | | | Adj. Bldg. S.F. (See Sketch) 2014 | | |

| |
|----------------------------|
| Special Assessments |
|----------------------------|

SURPLUS PROPERTY 16

Broward County Property Appraiser's Network

11/23/11 2:45 PM

| Fire | Garbage | Light | Drainage | Improvement | Safe |
|------|---------|-------|----------|-------------|------|
| 04 | | | | | |
| X | | | | | |
| 2 | | | | | |

http://www.bcpa.net/RecInfo.asp?URL_Folio=504234012481

Page 2 of 2

ADDENDUM C
COMPARABLE DATA

Location & Property Identification

Property Name: 711 SW 6th Street
 Sub-Property Type: Multi-Family
 Address: 711 SW. 6th St.
 City/State/Zip: Dania Beach, FL 33004
 County: Broward

Market Orientation: Suburban
 Property Location: South side of SW 6th Street between Phippen Road and SW 12th Avenue



Lat./Long.: 26.042237/-80.150030 IRR Event ID (498665)

Sale Information

Sale Price: \$81,000
 Eff. R.E. Sale Price: \$81,000
 Sale Date: 08/12/2011
 Sale Status: Closed
 \$/SF GBA: \$52.56
 \$/SF NRA: \$52.56
 Eff. Price/Unit: \$40,500 /Apt. Unit
 Case Study Type: none
 Grantor/Seller: Woodbridge Realty Florida, INC
 Grantee/Buyer: MC Mudanzas, LLC
 Property Rights: Fee Simple
 % of Interest Conveyed: 100.00
 Document Type: Warranty Deed
 Recording No.: 48110/542
 Verified By: Harry Newstreet, MAI
 Verification Source: Public Records/MLS
 Verification Type: Secondary Verification

Acres(Gross): 0.12
 Land-SF(Gross): 5,350
 Year Built: 1964
 No. of Units/Unit Type: 2/Apt. Units
 Density-Unit/Gross Acre: 16.67
 Bldg. to Land Ratio FAR: 0.28
 Zoning Code: NBHD-RES
 Zoning Desc.: Neighborhood Residential
 Source of Land Info.: Public Records

Comments

The property was recently renovated. The original asking price was \$89,900. The property was on the market for approximately 142 days.

Improvement and Site Data

MSA: Miami-Fort
 Lauderdale-Miami Beach,
 FL Metropolitan Statistical
 Area

Legal/Tax/Parcel ID: 5142-03-34-0780
 GBA-SF: 1,541
 NRA-SF: 1,541

711 SW 6th Street

Location & Property Identification

Property Name: 233 SW 4th Street
 Sub-Property Type: Multi-Family
 Address: 233 SW. 4th St.
 City/State/Zip: Dania Beach, FL 33004
 County: Broward

Market Orientation: Suburban
 Property Location: South side of SW 4th Street between SW 2nd Avenue and SW 4th Avenue.



Lat./Long.: 26.044186/-80.146355 IRR Event ID (498669)

Sale Information

Sale Price: \$107,500
 Eff. R.E. Sale Price: \$107,500
 Sale Date: 05/03/2011
 Sale Status: Closed
 \$/SF GBA: \$50.02
 \$/SF NRA: \$50.02
 Eff. Price/Unit: \$53,750 /Apt. Unit
 Case Study Type: none
 Grantor/Seller: HSBC Bank USA
 Grantee/Buyer: Theresa M Schmitz
 Property Rights: Fee Simple
 % of Interest Conveyed: 100.00
 Document Type: Deed
 Recording No.: 47891/501
 Verified By: Harry Newstreet, MAI
 Verification Source: Public Records/MLS
 Verification Type: Secondary Verification

Acres(Gross): 0.17
 Land-SF(Gross): 7,353
 Year Built: 1974
 No. of Units/Unit Type: 2/Apt. Units
 Density-Unit/Gross Acre: 11.76
 Bldg. to Land Ratio FAR: 0.29
 Zoning Code: NBHD-RES
 Zoning Desc.: Neighborhood Residential
 Source of Land Info.: Public Records

Comments

The property was an REO that was on the market 9 days. The original asking price was \$94,900.

Improvement and Site Data

MSA: Miami-Fort
 Lauderdale-Miami Beach,
 FL Metropolitan Statistical
 Area
 Legal/Tax/Parcel ID: 5142-03-04-0582
 GBA-SF: 2,149
 NRA-SF: 2,149

233 SW 4th Street

Location & Property Identification

Property Name: 417 Phippen-Waiters Rd
 Sub-Property Type: Multi-Family
 Address: 417 Phippen-Waiters Rd.
 City/State/Zip: Dania Beach, FL 33004
 County: Broward

 Market Orientation: Suburban



IRR Event ID (508694)

Sale Information

Sale Price: \$139,900
 Eff. R.E. Sale Price: \$139,900
 Sale Date: 09/02/2011
 Sale Status: Closed
 \$/SF GBA: \$86.63
 \$/SF NRA: \$86.63
 Eff. Price/Unit: \$46,633 /Unit
 Case Study Type: none
 Grantor/Seller: Top US Investment, LLC
 Grantee/Buyer: Sara H. Homes
 Property Rights: Fee Simple
 % of Interest Conveyed: 100.00
 Document Type: Deed
 Recording No.: OR Book 48174, Page 1798
 Verified By: Harry Newstreet, MAI
 Verification Source: Public Records/MLS
 Verification Type: Secondary Verification

Zoning Desc.: Industrial
 Source of Land Info.: Public Records

Comments

This was not an REO or a short sale. The original asking price was \$139,900 and the property was on the market 189 days. There are three units, each with one bedroom and one bathroom.

Improvement and Site Data

GBA-SF: 1,615
 NRA-SF: 1,615
 Acres(Gross): 0.11
 Land-SF(Gross): 5,000
 Year Built: 1955
 Density-Unit/Gross Acre: 27.27
 Bldg. to Land Ratio FAR: 0.32
 Zoning Code: IR

