

APPRAISAL REPORT

A PARCEL OF LAND

Located At:

401 NW 3 Street
Miami, FL 33128

Project:

401 NW 3 Street Disposition
Resolution: R-797-00

Prepared For:

Miami-Dade County
Internal Services Department
111 NW 1 Street, Suite 2460
Miami, FL 33128

As Of:

June 8th, 2017

Prepared By:

Peña Appraisal Service Inc.
5402 W. Flagler Street
Miami, Florida 33134

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June 21st, 2017

Miami-Dade County
Internal Services Department
111 NW 1 Street, Suite 2460
Miami, Florida 33128

Reference: Appraisal Report of a parcel of land
Located at: 401 NW 3rd Street, Miami, Florida 33128

Pursuant to your request, we have prepared an appraisal report on the above referenced property for the purpose of estimating its fee simple interest market value as of June 8th, 2017.

The intended use of the report is to determine the fair market value fee simple interest for a decision-making process. Intended users include representatives of Miami-Dade County. The report is not intended to be relied upon by anyone other than its intended user.

According to the public records of Miami-Dade County, the property being appraised consists of one parcel with a square footage of approximately 7,500+/- Square Feet. The site according to Paul Brown (see attached property card) at the City Of Miami Zoning is in the Lummus Park District but not historic. The site as vacant would not require Historic and Environmental Preservation Board approval. There is a residential building on the site of approximately 1,254 square feet of living area with 2 bedrooms and 1 bathroom. The building is known as the LULA H. Hattersley House and is classified as historic. According to Vickie Toranzo of the City Of Miami (see attached email response) any determination of repairs or demolition has to be approved by the Historic and Environmental Preservation Board. The building was moved and placed on this site in approximately 2013. The house and site are in the Lummus Park Historic district which will be discussed further in the report. It was determined by our contractor Tomas Betancourt of Core Construction Corporation that in his opinion (see letter attached) the structure was beyond repairs and a safety issue with possible code violations. I have determined that based on this information the only way to appraise the site is as vacant minus demolition cost.

This appraisal is prepared in accordance with the Uniform Standards of Appraisal Practice (USPAP) published by the Appraisal Foundation; in addition, this report conforms to the Financial Institutions Reform, Recovery and Enforcement Act (FIRREA) of 1989. Neither this assignment nor the concluded value has been based on a requested minimum valuation, a specific valuation, or the approval of a loan.

The appraisal report that follows sets forth the identification of the property, the assumptions, limiting conditions, and certifications. The analysis contained in the report that follows is considered to be a complete appraisal. This appraisal is presented in a narrative format, and it is intended to comply with U.S.P.A.P. Standard Rule 2-2(a) © guidelines for an *Appraisal Report*

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We have inspected the subject property, the immediate area, all the comparable sales, and carefully analyzed the market data on the following pages. We have concluded that the opinion of the market value of the subject property as vacant and unimproved as of June 8th, 2017 is as follows:

FOUR HUNDRED FIFTY-FIVE THOUSAND DOLLARS
\$455,000.00

Respectfully submitted,

PEÑA APPRAISAL SERVICES, INC.



Ralph Peña, Jr.,
State-Certified General Real Estate Appraiser
License # RZ 67(Florida)

TABLE OF CONTENTS

	<u>Page Number</u>
Certificate of Value:	5
Summary of Salient Facts and Conclusions:	6 - 7
Photograph of the Subject:	8 – 11
Introduction	12 - 13
Identification of Property	12
Present Use	12
Sales History	12
Legal Description	12
Purpose & Function of Appraisal	12
Intended Use and User	12
Property Rights Appraised:	13
Definition of Value:	14
Scope of Work	15 – 16
Market Analysis	17 – 29
Property Description:	30 – 34
Assessed Value and Taxes:	35
Highest & Best Use:	36 – 39
Appraisal Process:	40 – 43
The Sales Comparison Approach:	44 – 53
Reconciliation Value:	54
Exposure Time:	55
Statement of Basic Assumptions & Limiting Condition	56 – 57

CERTIFICATION

The undersigned hereby certifies that, to the best of our knowledge and belief:

- The statements of fact contained in this report are true and correct
- The report analyses, opinions and conclusions are limited only by the reported assumptions and limiting conditions and personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- 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.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment. I have not performed any past appraisal or services for these sites.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of value opinion, the attainment of stipulated results, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standard of Professional Appraisal Practice.
- Ralph Peña Jr. has made a personal inspection of the property that is the subject of this report. He is qualified under U.S.P.A.P. competency guidelines having performed similar appraisal assignments in the past.
- This appraisal is for the sole use of *Miami-Dade County* it cannot be transferred to any other institution. "See Summary of Facts and Conclusions for additional conditions"



Ralph Peña, Jr.
State-Certified General Real Estate Appraiser
License # RZ 67(Florida)

SUMMARY OF FACTS AND CONCLUSIONS

Report Type:	Appraisal Report
Effective Date of Value:	June 8 th , 2017
Date of Report:	June 21 st , 2017
Exposure time:	6-12 Months
Property Type:	The subject property being appraised is comprised of historic residential building with 2 bedrooms and 1 bathroom of approximately 1,254 square feet of living area built in 1925. which has been left neglected over the years. It has been determined in the opinion of Core` Contractors Corporation to have safety issues in its present condition and should be demolished.
Location:	401 NW 3 rd Street Miami, FL 33128
Property rights appraised:	Fee Simple Interest
Site:	7,500+/-Sq. Ft
Intended use/user:	This report is expressly prepared for <i>Miami-Dade County</i> . Its intended use is to assist the client in a decision making process. The intended users may include representatives of <i>Miami-Dade County</i> . The report is not intended to be relied upon by anyone other than its intended user or for any purpose other than that which is listed above.
Zoning:	T6-8 L/Urban Core - Limited
Flood Zone:	“AE” Community Map #12086C, Panel #0314L dated September 11, 2009.

SUMMARY OF FACTS AND CONCLUSIONS

Folio Number: 01-0109-000-1270

Highest and Best Use: **As Vacant:** Single Family Residential

Real Estate Taxes: The subject is currently assessed as follows \$380.00 for land. 2016 taxes were exempt.

Value Indications Via:

Cost Approach	N/A
Sales Comparison Approach	\$455,000.00
Income Approach	N/A



Subject Front



Subject Rear



East Side of Building



West Side of Building



Damage to floor beam support



Rotten Main Beams/Center Missing Support



Interior Damage



Beam and Floor Damage



Structural Damage



Close Up of Damage



Lummus Park on S. Side of Street



SW 3rd Street & 4th Avenue facing NW



Street Facing East

IDENTIFICATION OF THE PROPERTY

The subject property has the following street address:

401 NW 3rd Street
Miami, FL 33128

According to the Miami-Dade County Public Records, the subject's legal description is as follow:

LOT 25 BLK 90 MIAMI NORTH according to the plat thereof as recorded in plat book B, page 41 of the Public Records of Miami-Dade County.

OWNER OF RECORD

According to the Miami-Dade County public record, the subject is presently owned by MIAMI DADE COUNTY GSA R/E MGMT whose address is 111 NW 1 Street, Suite 2460, Miami, FL 33128.

SALES HISTORY

According to the Miami-Dade Public Records, the subject has not transferred within the past thirty-six months.

PURPOSE OF THE APPRAISAL

The purpose of this appraisal is to estimate the market value of the site as if vacant. if vacant with a fee simple interest as of the date that the inspection is made.

INTENDED USE OF THE APPRAISAL AND INTENDED USER

This report is expressly prepared for *Miami-Dade County* which is our client, there is no other user intended. The intended use is to assist the client in a in a decision-making process. The intended users may include representatives of *Miami-Dade County*. The report is not intended to be relied upon by anyone other than its intended user or for any purpose other than that which is listed above.

PERTINENT DATES OF INSPECTION, APPRAISAL VALUE AND REPORT

The following dates are applicable for the appraisal report, conclusions and final expressions of the subject's market value:

Date of Inspection:	June 8 th , 2017
Effective Date of Appraisal Value:	June 8 th , 2017
Signature Date:	June 21 st , 2017

PRESENT USE OF THE PROPERTY

The property as stated before has a single-family residence of historic nature which is in fair condition due to neglect.

PROPERTY RIGHTS APPRAISED

Fee Simple Estate

The subject property is appraised on the basis of a fee simple estate. A fee simple estate can be defined as the largest possible estate in real property, the owner of which has absolute use and the right to dispose of it at will.

Private ownership of real property rights is never complete or unrestricted. There are always public or governmental limitations as well as private limitations.

The most basic public limitation is property taxation. Other examples of governmental limitations include eminent domain (the acquisition of all or part of a private real estate for a public use or purpose) and through police power (for interest of public health, public safety and/or the general welfare).

The exercise of private rights in realty can also be limited privately, either voluntarily or involuntarily. Voluntary limitations are contractual and include leases, mortgage, easements, and deed restrictions. They all come about through voluntary acceptance by the owner of the fee simple estate of the property. Involuntarily limitations are placed against the property by others, usually because liens, encroachments, and prescriptive easements.

MARKET VALUE DEFINED¹

The most probable price as of a specified date in cash, or in terms equivalent to cash, or in other precisely revealed terms, for which the specified 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, assuming that neither party is under undue duress.:

- 1) Buyer and seller are typically motivated;
- 2) Both parties are well informed or well advised, and each, acting in what they consider their own best interest;
- 3) A reasonable time allowed for exposure in the open market;
- 4) Payment is made in terms of cash in U.S. dollars or terms of financial arrangements comparable thereto.
- 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 sale.

In essence this appraisal report's market value estimate is based on cash or its equivalent as of a specified date, or specific financing based on rate and terms delineated hereunder, if applicable.

¹The Appraisal of Real Estate 14th Addition 2013 by the Appraisal Institution

Scope of Work and Extent of Investigations

The scope of work is to identify the appraisal problem and to develop a process to best resolve it. The outcome of the appraisal process is an opinion of value made in compliance with Standard 1 of the Uniform Standards of Professional Appraisal Standards (USPAP), the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.

In order to comply with the appraisal process, a number of investigations and analyses have been made. We identified the client and specific other intended users, and the intended use of the value opinion and conclusion. We have identified the type and definition of value to be developed; the real estate to be appraised; the real estate interest to be appraised; any special limiting conditions and assumptions necessary for the appraisal; any extraordinary assumptions; any hypothetical conditions; the effective date of value; exclusion of personal property and its impact, if any, on value. The appropriate appraisal procedures used in the assignment and researched the market information necessary to produce a credible appraisal. We considered the purpose and use of the appraisal, the extent of the data collection process necessary for the assignment, and considered any easements, restrictions or leases affecting the property to the extent they are publicly known.

The effect on use and value of the subject's current land use regulations regarding permissibility, possible modification of land use regulations; economic demand in the area' and the physical adaptability of the real estate to conform to neighborhood and market trends; the highest and best use of the property and any anticipated future public improvements in the area. We have considered the appropriate appraisal procedures and gathered market data necessary for the assignment.

We have inspected the subject property for the sole purpose of determining the general condition, configuration, and size of the property. We have also inspected the surrounding neighborhood, including comparable sales.

The Cost Approach is employed in prospective or relatively newer improvements. Since the subject property is being appraised as vacant land, the Cost Approach is not considered to have any impact on the reliability of the value conclusion developed for the subject in this appraisal.

In the Sales Comparison Approach, recent sales and listings of comparable properties were investigated and analyzed to develop market derived indicators of value. This approach is most used by Fee Simple owner/occupants similar to the subject property.

The Income Capitalization Approach, appeals more to investors interested in the Leased Fee estate of the property. Vacant parcels of land similar to that of the subject property are generally owner occupied. The Income Capitalization Approach was therefore deemed not applicable for the purpose of this appraisal.

The final value opinion is based on a reconciliation of the appropriate approaches to value and consideration of the availability of the reliability of the data utilized in each.

A search was made for comparable vacant lot sales. Listings of properties were also considered. This information was obtained through a search of public records and published data. Sources such as Costar, IRIS, LoopNet, and Multiple Listing Services were also considered. Brokers, property owners and other

individuals with knowledge of the market area and of pertinent transactions were also contacted. Additional published information was also considered and utilized in the appraisal assignment. The analysis of the data and conclusions are based on overall current market trends and future trend expectations of the improvements as is, or modified to conform to generated market demand.

An Appraisal Report that complies with Standard Rule 2-2(a) of USPAP has been prepared to communicate the results of the appraisal process.

Miami-Dade County Area Analysis

Miami-Dade is located in South Florida between Broward County which is to the North and Monroe County located in the South. The county is bordered on the east by the Atlantic Ocean and runs west to approximately the middle of the state. Miami-Dade County is approximately 2,431.26 square miles in size, with the western two-thirds comprised of the Everglades Conservation area and an Indian reservation. Virtually all development is located in the eastern one-third of the county.

Miami-Dade County enjoys an excellent geographic location in that it is the gateway to the Caribbean and Latin America; furthermore, it is situated along several heavily traveled tourist routes and is within a day’s drive of some of Florida’s major tourist destination cities, as shown in the following table

<u>City</u>	<u>Miles from Miami-Dade County</u>
Fort Lauderdale	25
West Palm Beach	74
Key West	160
Orlando	232
Daytona Beach	259
Clearwater	286
Tampa	309
Tallahassee	484

Source: [Microsoft Street finder](#)

TOPOGRAPHY

Topographically, Miami-Dade is a low-lying flat plain, the primary structural features of the county include the Atlantic Coastal Ridge approximately two to three miles inland and paralleling the seacoast and the Everglades (conservation areas). The Coastal Ridge is fairly high (5-25 feet above mean sea level), dry land separating the interior lowlands of the county from the coastal areas is composed of a limestone rock foundation covered by sand. The conservation areas in Miami-Dade west of the Coastal Ridge are relatively flat with an average elevation of nine feet above main sea level.

Miami-Dade County Area Analysis (Continued)

Miami-Dade County has an estimated population, as of 2015, of 2,693,117, the highest in Florida. Growth in population has been steady since 1980 but much less rapid than the three previous decades

A table summarizing the historical population of Miami-Dade County and the State of Florida between 1980 and 2015 is as follow:

	1980	1990	2000	2010	2015 ESTIMATE
Florida	9,746,324	12,937,926	15,982,378	18,801,310	20,271,272
% Change	43.60%	32.70%	23.50%	17.60%	7.80%
Miami-Dade	1,625,781	1,937,094	2,253,362	2,496,435	26,983,117
% Change	28.20%	19.10%	16.30%	10.80%	7.90%

Source: United States Census Bureau – 2015

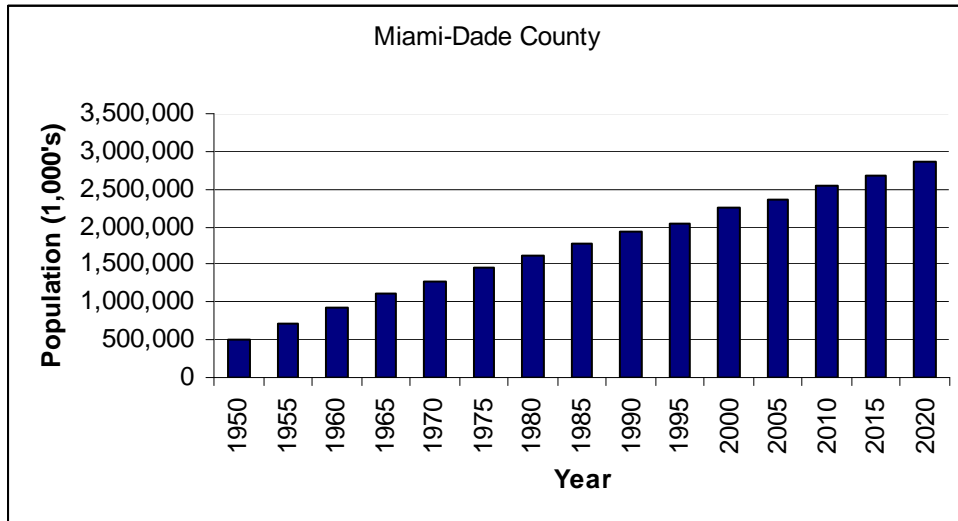
The previous table shows that the percentages of increase in population in Miami-Dade since 1980 have been lower than for Florida as a whole. This is due primarily to the large population of Miami-Dade County by 1980 compared to other Florida counties. Miami-Dade’s population increase in numbers alone has remained higher than for most other counties.

As in any discussion of population data, it is important to recognize that statistics for the City of Miami are frequently incorporated with those for greater metropolitan Miami, which consists of thirty-two (32) independent municipalities and large unincorporated areas, and often statistics are available for the whole of Miami-Dade County. Such distinctions will be noted where appropriate.

Prior to 1980, Miami-Dade County’s population had increased dramatically year to year. From 1980 to 1990, however, the population has increased only 19%. As shown in the charts below the population from 1990 to 2000 has increased by approximately 16% and by 10.80% from 2000 to 2010. As of 2015, the population has been estimated to have a 7.8% increase.

Miami-Dade County Area Analysis (Continued)

Miami-Dade Population Trend²
(1950 TO 2020)



Year	Population	Growth%
1950	495,000	--
1955	715,000	44.4
1960	935,000	30.8
1965	1,101,500	17.8
1970	1,268,000	15.1
1975	1,462,000	15.3
1980	1,626,000	11.2
1985	1,771,000	8.9
1990	1,937,000	9.4
1995	2,047,000	5.7
2000	2,253,362	7.9
2005	2,362,000	6.9
2010	2,551,000	6.6
2015	2,677,000	6.4
2020	2,858,000	6.3

²Source: U.S. Department of Commerce, Bureau of the Census, and Miami-Dade County, Department of Planning and Zoning, 2000

Miami-Dade County Area Analysis (Continued)Population EstimatesCounty & Municipalities³

County & City	Year Incorporated	April 2000 (Estimate)	April 2010 (Estimated)
Aventura	1995	25,267	28,500
BalHarbour	1946	3,305	3,185
Bay Harbour Island	1947	5,146	5,212
Biscayne Park	1931	3,269	3,328
Coral Gables	1925	42,775	44,561
Cutler Bay	2005		40,000
Doral	2003	21,000	30,331
El Portal Village	1937	2,505	2,539
Florida City	1915	7,843	8,787
Golden Beach	1929	919	963
Hialeah	1925	226,419	230,407
Hialeah Gardens	1948	19,297	20,523
Homestead	1913	31,909	38,396
Indian Creek	1939	33	56
Islandia	1960	6	6
Key Biscayne	1991	10,507	11,425
Medley	1949	1,108	1,132
Miami	1896	362,470	386,882
Miami Beach	1915	87,933	93,535
Miami Gardens	2003	100,809	105,457
Miami Lakes	2000	22,676	24,741
Miami Shores	1932	10,380	10,486
Miami Springs	1926	13,712	13,824

³Source: <http://www.beaconcouncil.com/web/Content.aspx?Page=countyMunicipalities>, University of Florida, Bureau of Economics & Business Research, 1966, 1975, 1985, 1995, 2005
Us Census Bureau, 1900-1990

Miami-Dade County Area Analysis (Continued)

Population Estimates

County & Municipalities⁴

North Bay Village	1945	6,733	6,498
North Miami	1926	59,880	60,312
North Miami Beach	1927	40,786	41,131
Opa-locka	1926	14,951	15,439
Palmetto	2002	23,801	24,795
Pinecrest	1996	19,055	19,460
South Miami	1926	10,741	10,578
Sunny Isles	1997	15,315	16,703
Surfside	1935	4,909	5,614
Sweetwater City	1940	14,226	14,373
West Miami	1947	5,863	5,844
Virginia Gardens	1947	2,348	2,366
Unincorporated	-	1,005,151	1,094,686
Miami-Dade	-	2,253,362	2,496,435

Conclusion

The county continued to grow rapidly mostly because of immigration. The population has increased 10% to 2.5 million from a decade ago. Miami-Dade is the second largest county on the east coast of the United States. The population of the county should continue as forecasted with growth with the push to the suburbs continuing as once isolated edges of the county have become sprawling suburbs in such areas as West Kendall which is situated in the western section of the county, Doral also in the west and a current trend is the sprawl to the South increasing the population to such areas as homestead, Florida City and the county's newest municipality which is not stated in the above graph Cutler Bay.

⁴Source: <http://www.beaconcouncil.com/web/Content.aspx?Page=countyMunicipalities>, University of Florida, Bureau of Economics & Business Research, 1966, 1975, 1985, 1995, 2005
Us Census Bureau, 1900-1990

COUNTY MAP



Miami-Dade County Area Analysis (Continued)

GOVERNMENT AND SCHOOL SYSTEM

In 1957, Miami-Dade County became the first metropolitan area in the United States to adopt an area-wide government with broad powers over municipal affairs. A new charter authorizing establishment of metropolitan government with home rule provision for the county permitting area wide control was adopted by the County Electorate by referendum of May 21, 1957. The new government became operative on July 21, 1957, superseding the former county government.

Miami-Dade County has a board of elected county commissioners and a full-time county administration. Other elected county officials are the School Board, the Sheriff, Property Appraiser, Supervisor of Elections, and Clerk of the Courts, State Attorney, Public Defender and Judges. There are many separate municipalities in Miami-Dade with various forms of government structures. The City of Miami is the largest of these municipalities and is the County seat.

Miami-Dade County is considered to have an average public school system and adequate to meet the needs of Miami-Dade's population. The Miami-Dade County Public School District is one of the largest school districts in the nation and the largest in Florida. Additionally, it is the largest district in the nation that is fully accredited by the Southern Association of Colleges and Schools. Accreditation is given based on various quality standards in each school.

There are three public colleges and three private colleges with classes in Miami-Dade County. Several of these are large, good quality institutions headquartered in the tri-county area.

Miami-Dade County Area Analysis (Continued)**ECONOMY****ECONOMY**

Miami-Dade County officials project that the local economy's future outlook is one of growth. Annual population increases are projected to continue through the year 2020 when Miami-Dade's population is forecast to be 2,717,585. This growth may be attributed to the county's continued emergence as an international business center, which has the effect of broadening the area's economic base. As of 2010 Miami-Dade's population was estimated to be 2,496,435 which is roughly 13% of the entire state of Florida's population.

Miami-Dade has a large variety of navigable canals plus the Intercoastal Waterway. There are miles of beaches of which many are publicly owned. Miami-Dade's location makes it a logical part of trade particularly with Central and South America and with Caribbean nations. It also is a logical base for cruise ship industries. The Port adds significantly to Miami-Dade County's economic base.

In the past, tourism and agriculture dominated Miami-Dade County's economy. Until relatively recently, the county's economic base was primarily tourism related. In the past 10-15 years, the county and the state have diversified more adding much more industry. Through the efforts of the Miami-Dade County Economic Development Board and others, the number of industrial firms has increased steadily since 1977. Primary targets have been relatively clean light manufacturing firms. A newly developed industry in Miami-Dade is movie and television production. Numerous major producers have made films in Miami-Dade County. Miami's major drawing factors for industry includes appealing climate and lifestyle, low taxation, strong employment base, cooperative union environment and non-union employment and good available transportation. It is expected that development of light industry will continue to increase in Miami-Dade County.

Tourism is the other primary segment of Miami-Dade's economic base. Despite increased competition from other areas of the state, particularly Central Florida (Walt Disney World) the number of annual tourists has increased or remained stable since 1982. Most tourists visit Miami-Dade County in December through April. Primary reasons are mild winters, beaches and other recreational amenities. As development of industry increases, year round business tourists are expected to increase in numbers.

Agriculture is a primary segment of Miami-Dade's economic base. The industry has seen a small decline, this is due primarily to high property values generated by continued growth in tourism and industry and ever increasing population. As these factors increase, it is expected that agriculture will continue to decline. Remaining agriculture consists primarily of citrus and vegetable farming and raising dairy cattle. Other important resources of Miami-Dade's economic base include retirees, international trade, construction and related trades. Overall, Miami-Dade County is considered to have a solid and well balanced economic base.

Miami-Dade County Area Analysis (Continued)

**Miami Area
Economic Summary**

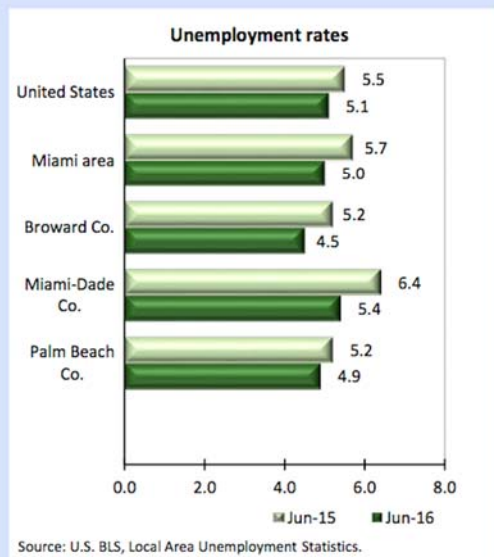


Updated August 03, 2016

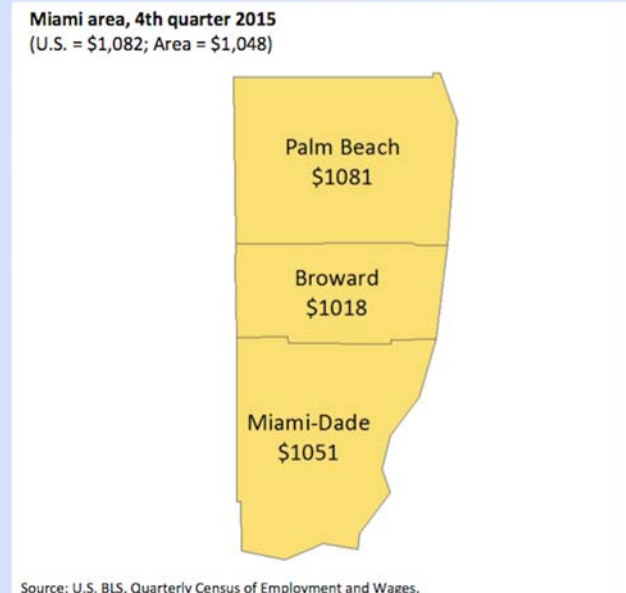
www.bls.gov

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.

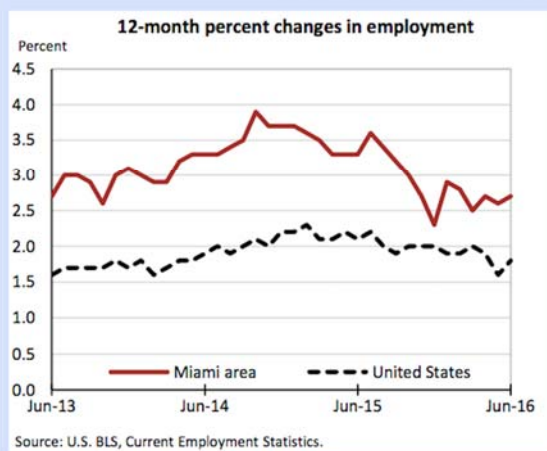
Unemployment rates for the Miami area, selected area counties, and the nation



Average weekly wages for all industries by county



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

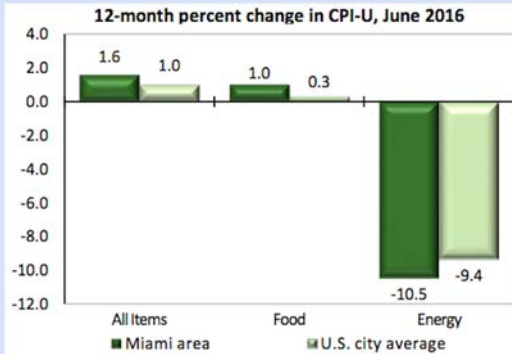


Miami area employment (numbers in thousands)	Jun. 2016	Change from Jun. 2015 to Jun. 2016	
		Number	Percent
Total nonfarm	2,540.5	65.6	2.7
Mining and logging	0.6	0.0	0.0
Construction	119.3	7.3	6.5
Manufacturing	84.3	-0.4	-0.5
Trade, transportation, and utilities	593.8	11.5	2.0
Information	48.1	-0.1	-0.2
Financial activities	182.7	8.1	4.6
Professional and business services	416.0	15.5	3.9
Education and health services	373.6	8.1	2.2
Leisure and hospitality	316.2	12.1	4.0
Other services	122.6	1.6	1.3
Government	283.3	1.9	0.7

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

Miami-Dade County Area Analysis (Continued)

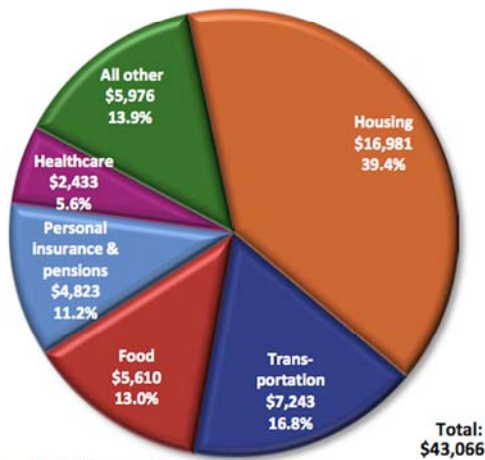
Over-the-year change in the prices paid by urban consumers for selected categories



Source: U.S. BLS, Consumer Price Index.

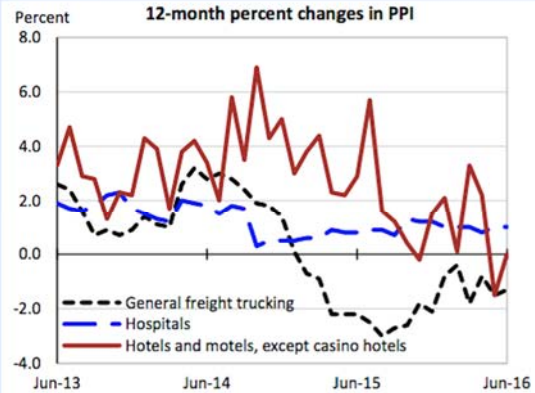
Average annual spending and percent distribution for selected categories

Miami area average annual expenditures 2013-14



Source: U.S. BLS, Consumer Expenditure Survey.

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



Source: U.S. BLS, Producer Price Index.

Average hourly wages for selected occupations

Occupation	Miami area	United States
Total, all occupations	\$21.69	\$23.23
Accountants and auditors	34.35	36.19
Registered nurses	32.50	34.14
Cargo and freight agents	20.28	21.38
Reservation and transportation ticket agents and travel clerks	16.79	17.68
Construction laborers	14.11	17.57
Receptionists and information clerks	13.46	13.67
Retail salespersons	12.06	12.67
Waiters and waitresses	11.55	11.07
Security guards	11.04	13.68
Cooks, fast food	10.81	9.43
Maids and housekeeping cleaners	10.30	11.05

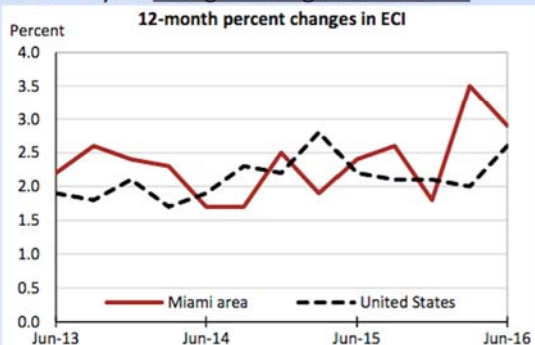
Source: U.S. BLS, Occupational Employment Statistics, May 2015.

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

Private industry, March 2016	South Atlantic (1)	United States
Total compensation	\$30.36	\$32.06
Wages and salaries	21.42	22.33
Total benefits	8.94	9.73
Paid leave	2.17	2.20
Vacation	1.12	1.14
Supplemental pay	0.83	1.16
Insurance	2.40	2.59
Retirement and savings	1.24	1.23
Legally required benefits	2.30	2.54

(1) South Atlantic includes DC, DE, 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



Source: U.S. BLS, Employment Cost Index.

Miami-Dade County Area Analysis (Continued)

Miami-Dade County Households & Average Household Size

Household Status								
	1990 Census		2000 Census		2005 Estimate		2010 Estimate	
Total Households	692,363		776,774		790,022		800,645	
Size of Household:								
1 Person	172,157	24.9%	180,973	23.3%	196,282	24.9%	211,488	26.4%
2 Person	201,716	29.1%	215,033	27.7%	170,574	21.6%	122,878	15.4%
3 Person	121,215	17.5%	141,970	18.3%	100,328	12.7%	72,728	9.1%
4 Person	100,905	14.6%	120,938	15.6%	185,480	23.5%	249,280	31.1%
5 Person	52,093	7.5%	65,837	8.5%	86,788	11.0%	101,663	12.7%
6 Person	23,948	3.5%	30,673	4.0%	31,178	4.0%	28,013	3.5%
7 + Person	20,272	2.9%	21,350	2.8%	19,392	2.5%	14,595	1.8%
Ave Hhld Size	2.75		2.84		2.97		3.10	

Miami-Dade County Area Analysis (Continued)

TRENDS

Residential⁵

Single-family homes sales volume fell 8.3% compared to a year ago to 3,239 sales in 2015:Q4. However, the median sales price of existing single-family homes was up 10.7% from last year, reaching \$273,000 in the fourth quarter. The median single-family sales price has grown 80% since the prices reached their lowest point in 2011: Q1. Cash sales are often considered an indicator of foreign buyers in a market. If so, the continued presence of foreign buyers has remained significant in Miami-Dade though failing, as indicated by the share of all-cash transactions which dropped to 37% of all sales in the fourth quarter of the year compared to 41% in the fourth quarter last year.

Sales of existing condominiums (including townhouses) also fell, down 7.2% from a year ago to 3,784 sales in 2015: Q4. Despite the sluggishness in sales, the median price of condo units remained near a post recovery high at \$203,467 in 2015: Q4, a 7.1% increase from the same quarter of last year. Cash sales still accounted for nearly two thirds of all sales at 65.3 down from 66.9% in the fourth quarter of last year.

While cash remains very important, home sales volumes have still been helped by low mortgage rates. South Florida mortgage rates decreased slightly from the third quarter, down 5 basis points to 3.97% and down 8 basis from the fourth quarter of last year. This trend mirrors the performance at the state and national levels. The Federal Reserve, after repeatedly warning that interest rates were likely to begin to rise as the national economy continued to improve, began to do exactly that in the first three quarters of 2015 before rates fell back again. Mortgage interest rates remain at historically low levels and while future increases are likely, they will also, most likely be gradual.

Chart 6a: Single Family Home Market

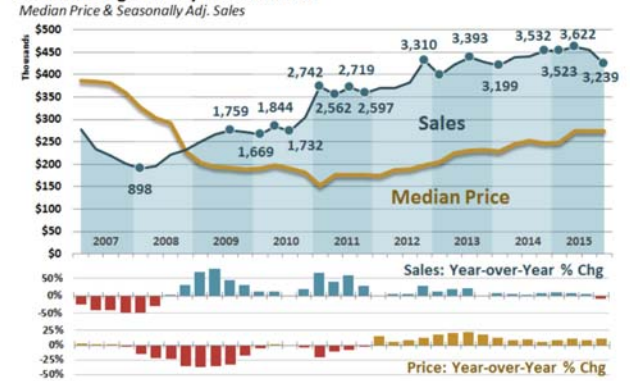
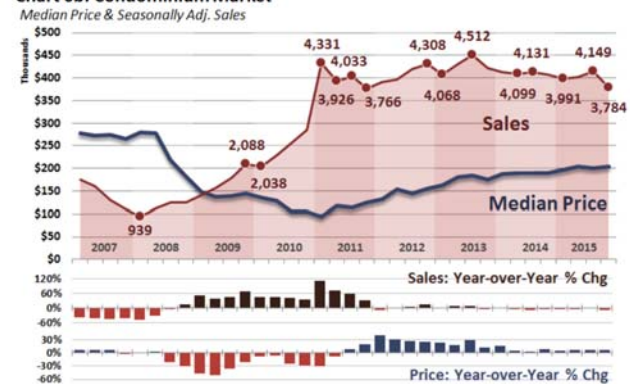


Chart 6b: Condominium Market



Data Source: Miami Assoc. of Realtors; Dept. of RER, Planning Research & Economic Analysis.

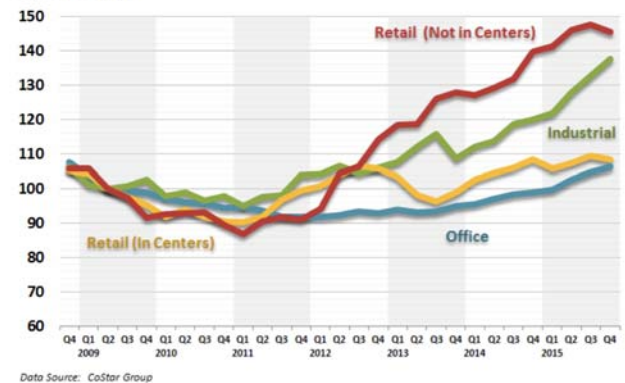
⁵ <http://www.miamidade.gov/business/library/reports/economic-trends/2015/10-oct-through-12-dec.pdf>

Miami-Dade County Area Analysis (Continued)

Commercial Trends

Office Market: Market-wide office vacancy rates continued to show steady improvement, falling to 10% in 2015: Q4, down from over 14% in 2013 Q4 and 12% in 2014: Q4. This rate is still well above the pre-recession vacancy rate (just above 6% in 2006). The square feed available for rent also continued to drop, declining over 1,000,000 SF and a rate of 14.5% in 2014: Q4 to 13.6% in 2015: Q4. Office base rent rates, which had been flat in the \$26.50 per SF range in 2012 and 2013, followed upon the steady improvement since then, up to \$28.94 in 2015: Q4. This, in turn, led average revenue per SF up 7.4% to \$26.04, and nearly 16% since it hit bottom in 2012: Q1. Chart 10 shows an index of average revenue per square foot by type of commercial use where the quarter the current expansion began, Q2 of 2009, set equal to 100.

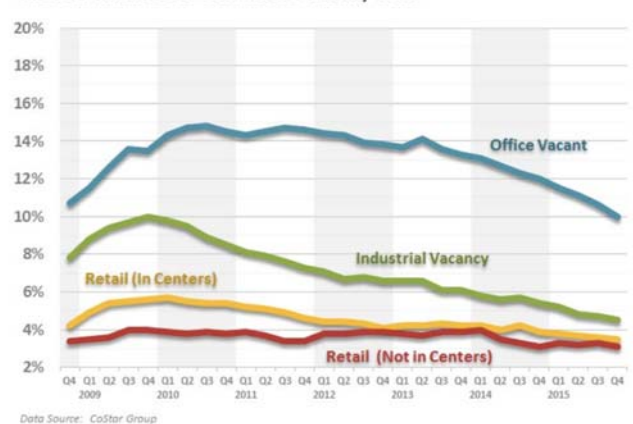
Chart 10: Miami-Dade Index of Revenue per Square Foot (2009:Q2 = 100)



Industrial Market: Warehouse/Manufacturing/Flex Space has continued its strong gains over the last eight quarters. The vacancy rate in warehouse/industrial space dropped to 4.5% in the fourth quarter of this year, the lowest rate since 2007: Q2 and well below the 10% rate observed at the end of the recession in 2009: Q4. The percent of space available fell to 7.6% in 2015: Q4. Industrial lease rates in the fourth quarter rose 13.6% from 2014: Q4, reaching \$10.18 per SF, while revenue per square foot was up 14.7% to \$9.72. Investment in additional industrial space remains robust. Over 2 million SF of new industrial space was delivered over the last four quarters, and over 500,000 additional SF remain under construction.

Retail Market/Shopping Centers: Lease rates for retail space in centers declined just barely, off 0.4% to \$27.61 in 2015: Q4. The absence of additions to rentable building area, up just 1% total over the last three years, has led to higher occupancy rates, supported increases in lease rates and average revenue per SF. Space available for lease increased 76,000 SF over last year and from 5.8% in 2014: Q4 to 5.9% in the fourth quarter of this year. Average revenue per SF was flat year-over year at \$26.64.

Chart 11: Miami-Dade Commercial Vacancy Rates



Stand-alone retail space: Improvement in stand-alone retail space has been much better. The average lease rate continued to rise with the fourth quarter rate reaching \$38.55/SF (4% above 2014: Q4). The average lease rate is up nearly 66% from the low point set in 2011: Q1. Average revenue per SF also increased dramatically over the same time period, up approximately 67% from 2011: Q1. The vacancy rate fell to 3.1% in the fourth quarter. The percentage of available space in the fourth quarter inched up to 5.2%, adding nearly 250,000 SF of space available, whether vacant or not.

Neighborhood Analysis:

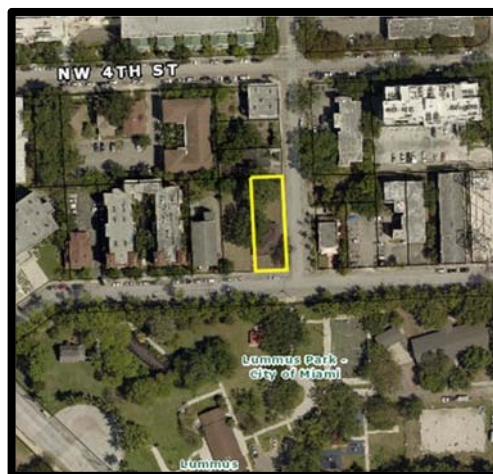
The subject site is situated within the City of Miami within the historic area known as Lummus Park. The surrounding area is mostly single family residential. The site does face NW 3rd Street which is a neighborhood road with low traffic flow. The following is a description of the subject's current improvements as described by the Lummus Park Historic District:

Lula H. Hattersley House

401 NW 3rd Street, *(moved from original location at 428 NW 4th Street)*. Built circa 1914, this house is Frame Vernacular in style. The building's design reflects the pyramidal cottage house type. It is sited on the north side of NW 3rd Street. The rectangular, one-story building has a wood frame structural system that rests on painted concrete block piers. The exterior fabric consists of weatherboard siding, and the hipped roof is covered with composition shingles. A full-façade porch is located on the south elevation and wraps around on the west elevation. The hipped roof porch has turned post supports and features a railing with turned balusters. The building has wood frame, double-hung sash windows with one-over-one light configurations. Architectural detailing is limited to simple window surrounds, corner boards, and exposed rafter tails under the eaves that are decoratively cut. An addition has been attached to the east side of the rear elevation. Some of the jigsaw-cut rafter tails have been replaced with plain, uncut boards. This frame residence represents a fine example of Frame Vernacular architecture in Miami-Dade County between 1910 and 1920. It is architecturally noteworthy for its stylistic features, flared roof details, use of materials, adaptability to the area's climate, cohesiveness within the neighborhood and straightforward functional character. The original owner was Lula H. Hattersley. The original lot was previously owned by the Model Land Company, a subsidiary of the Florida East Coast Railway. Model Land Company, whose president was J. E. Ingraham was one of the many companies formed to promote and sell land the railroad had acquired.

The subject boundaries are delineated NW 7th Street to the North, N. Miami Avenue to the East, NW 12th Avenue to the West, and W. Flagler Street to the South.

In summary, the subject's good location permits easy access to the entire Miami-Dade County area and it is expected that the subject's trade area will strengthen adequately the demand for continuous growth of the neighborhood.



SITE DESCRIPTION

Shape and Size

According to the Miami-Dade County Public records the site is rectangular in shape. The approximate total appears to be 7,500+/- Square Feet with access to NW 4th Avenue and NW 3rd Street.

Street Improvements & Access

The subject is accessible from NW 3rd Street which is a bi directional road with low flows of traffic. The subject faces NW 3rd Street which is an East/West corridor. All roads are asphalt with electric street lamps, fire hydrants and storm sewers. Overall the subject's accessibility from major roadways is similar to all other sites within the neighborhood.

Topography

The site is relatively level and to road grade

Soil and Sub Soil condition

No test of the soil or sub soil were performed; no adverse environmental conditions were noted.

Easements and Encroachments

No easements and encroachments were noted at the time of inspection.

SITE DESCRIPTION (Continued)

Utilities

Utilities available to the subject site include:

Water	Miami-Dade water and sewer
Sewer	Miami-Dade water and sewer
Electrical Service	Florida Power and Light Company
Telephone	Private

Flood Zone

The subject site is located in Flood Zone “AE”, which is a special flood zone area determined within the 100 year flood plain according to the National Flood Insurance Rate Map: Community Number: 12086C; Panel : 0314; Suffix L, effective September 11, 2009. Flood insurance is not required in Zone “AE”.

Census Tract

The subject is located within Census Tract 0036.01

Environmental Conditions

The existence of any environmental hazards such as hazardous waste, toxic substances, radon gas, asbestos containing materials, etc., which may or may not be present in or on the subject property or any site within the vicinity of the subject was not observed and knowledge of any such environmental hazard is not assumed. The appraiser is not qualified to detect such substances. A Phase I environmental inspection is recommended.

SITE DESCRIPTION (Continued)

Zoning/Land Use

Types of T6 Zones

The complexity of the T6 zone is not only achieved by regulating uses, there are also multiple regulations on the capacity (stories & square footage) of the buildings. To achieve this, there are various transect sub-zones within the T6 range (see chart below).

Regulation of capacity in T6

The number located after each T6 is the number of stories that can be built in that transect zone by right.

- T6-8 max. eight (8) stories
- T6-12 max. twelve (12) stories
- T6-24 max. twenty four (24) stories
- T6-36 max. thirty six (36) stories
- T6-48 max. forty-eight (48) stories
- T6-60 max. of sixty (60) stories
- T6-80 max. of eighty (80) stories

Regulation of Use in a T6 zone

Regulating use is an important part of any zoning code. Miami 21 Zoning Code prioritizes building form (shape and bulk) over the regulation of use to allow for mixed-use development. The T6 zone has the greatest number and variety of uses.

Restricted (R) Single family, multifamily residences. Small lodging permitted by exception.

Limited (L) single family, multifamily residences, Hotels, Bed & Breakfasts, and Inns, Office space permitted in a limited capacity

Open (O) same as above without limitations



Illustration of T6-12 waterfront drive



Illustration of T6-8 Transit Corridor
Courtesy of: Dover Kohl Town Planners

REGULATION OF USES

	R	L	O
Residential			
Single Family Residence	R	R	R
Community Residence	R	R	R
Ancillary Unit			
Two Family Residence	R	R	R
Multi Family Housing	R	R	R
Dormitory		R	R
Home Office	R	R	R
Live - Work		R	R
Work - Live			
Lodging			
Bed & Breakfast	E	R	R
Inn	E	R	R
Hotel		R	R
Office			
Office		R	R
Commercial			
Auto Related		W	W
Entertainment Establishment		R	R
Entertainment Establishment - Adult			

A complete version of this diagram (for all transect zones) is found in Article 4, Table 3 of the Miami 21 Zoning Code.

R = the use is permitted by Right
W = the use is permitted by Warrant
E = the use is permitted by Exception

PROPERTY DESCRIPTION

Food Service Establishment	W	R	R
Alcohol Service Establishment		E	E
General Commercial	W	R	R
Marine Retail		W	W
Open Air Retail		W	W
Place of Assembly	E	R	R
Recreational Establishment		R	R
Civic			
Community Facility		W	W
Recreational Facility	E	R	R
Religious Facility	E	R	R
Regional Activity Complex			E
Civil Support			
Community Support Facility		W	W
Infrastructure & Utilities	W	W	W
Major Facility			
Marina	E	W	W
Public Parking	E	W	W
Rescue Mission			
Transit Facilities	E	W	W
Educational			
Childcare	W	W	W
College / University		W	W
Elementary School	E	W	W
Learning Center		R	R
Middle / High School	E	W	W
Pre-School	E	R	R
Research Facility		R	R
Special Training / Vocational		W	W

ASSESED VALUE AND TAXES

For the purpose of tax analysis, the adjusted land size stated in the public records of Miami-Dade County will be used.

The following information is based on the Public Records of Miami-Dade County, Florida; the subject folio numbers are as follows:

Subjects Tax/Assessment Information	
Folio Number	01-0109-000-1270
Building Assessment	\$69
Building Size (Sq.Ft.)	1,254
Building Assessment (Sq.Ft.)	\$18.17
Land Assessment	\$93,750
Land Size (Sq.Ft.)	7,500.00
Land Assessment (Sq.Ft)	\$12.50
Total Assessment	\$77,217
Total Assessment (Sq.Ft.)	\$10.30
Millage	0.0218256
Taxes	\$380.00
Taxes (Sq.Ft.)	\$0.05

The current taxes are consistent with those of similar properties in the surrounding area.

HIGHEST AND BEST USE

The reasonably probable and legal use of vacant land or an improved property that is physically possible, appropriately supported, financially feasible, and that results in the highest value. The four criteria the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity. Alternatively, the probable use of land or improved property—specific with respect to the user and timing of the use—that is adequately supported and results in the highest present value

HIGHEST AND BEST USE (Continued)

Highest and Best Use as Though Vacant

The estimate of Highest and Best Use of the site as vacant requires market analysis of market conditions of among all reasonable, alternative uses, the use that yields the highest present land value, after payments are made for labor, capital, and coordination. The use of a property based on the assumption that the parcel of land is vacant or can be made vacant by demolishing any improvements. The following analysis is intended to demonstrate and support the most probable highest and best use of the subject site as vacant.

The subject as presently configured conforms to the minimum site requirements for the current zoning code. Legally it is permissible to develop single family residences.

After analysis of the physically possible and legally permissible uses to which the subject site could conceivably be put, a study of that use which would be considered economically and financially feasible is required. My analysis of the alternative uses at the subject site indicates that single family use would be considered to represent the Highest and Best Use of the site

HIGHEST AND BEST USE (Continued)

Physically Possible

Analysis of the permissible uses at the subject site take into account those uses which would be permitted relative to existing zoning and/or deed restrictions which are imposed on the site. Although no title information was provided, it is assumed that no deed restrictions are in effect for the subject site.

The current size and configuration of the site meet the requirements of the T6-8 L zoning requirement. Although this zoning allows for multi- family use the current size of the site would not allow for this. A single family residence would be physically possible to develop.

Financially Feasible

After analysis of the physically possible and legally permissible use of the site, a study of whether that use is economically and financially feasible is required. Development of single family residences would be financially feasible for the site as vacant.

Maximum Productivity

Within the past few years there has been a demand for properties along the subject's corridor. The physical characteristics of the site and its location would indicate that single family use is considered the use that is maximally productive.

Conclusion

The subject complies with the current zoning for the development of single family use which is considered the highest and best use as vacant.

Highest and Best Use as Improved

Prior analysis of the highest and best use of the site as if vacant has illustrated that single family use is considered to represent the highest and best use as vacant.

The following analysis is intended to demonstrate and support the most probable highest and best use of the subject as improved.

Physically Possible

The development of single family is physically possible according to current zoning regulations.

Legally Permissible

The subject has a T6-8 L zoning, the subject conforms to the current zoning regulations. The development of single family residences is legally permissible. There are no anticipated zoning changes for the subject.

Financially Feasible

Single Family use is financially feasible and is the one use that is financially feasible.

Maximum Productivity

Single Family use lies within the criteria of the first three tests. The typical construction for the neighborhood is single family; which is the one use that is maximally productive.

Conclusion

As indicated by the results of the four test of this analysis, single family use is the one use that is maximally productive and represents the highest and best use as improved.

THE APPRAISAL PROCESS

The purpose of this appraisal is to estimate the market value of the subject property.

Whenever possible, the three generally-accepted approaches to value will be utilized. If one of the approaches is not employed, an explanation will be given for the rationale. In appraising income-producing properties, the most emphasis is placed on the Income Approach to value. Situations, however, may arise that one of the other approaches is more significant.

The Cost Approach

A basic underlying premise of the Cost Approach is that the cost of production is an appropriate measure of value. Cost is not value. They are not synonymous concepts and are not necessarily equal in amount. If the cost of production of improvements is properly defined and can be measured with reliable market evidence and date, the cost can be an appropriate measure of value.

The method provides means for estimating the present worth of land and improvements. Diminished utility (accrued depreciation) can be measured through this method, including functional, physical, and environmental depreciation.

Replacement cost new is especially helpful in establishing value for construction lending purposes. It aids in establishing Highest and Best Use in build vs. buy decisions.

For special purpose, where no-market data exist, the Cost Approach is probably the only approach to valuation. Feasibility of renovation or conversion can be determined by cost-benefit analysis when an investment decision is to be made.

The subject is appraised as vacant unimproved therefore the Cost Approach is not applicable for this assignment.

THE APPRAISAL PROCESS (Continued)

Sales Comparison Approach

The process of deriving a value indication for the subject property by comparing similar properties that have recently sold with 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 as though vacant when an adequate supply of comparable sales is available.⁶

Real Property Rights Conveyed

The sale property may require adjustment to the sale price if the property rights conveyed are reflective of a leased fee estate when contract rents are not at the market level. Also, a leasehold estate may require adjustment if, for example, a property is sold separately from its site. In such cases, the value of the fee simple estate would have to be estimated by adding the leased fee estate to the leasehold estate.

Financing Terms and Condition of Sale

The sale property's price can differ drastically from that of a property considered highly physically competitive because financing arrangements or terms of sale can vary. The financing of each competitive property should be considered and the necessary adjustments should be made to reflect variations in rates, term, and other factors for proper comparison with the subject. The financing is compared as of the date of sale and adjusted for then market rate.

Market Conditions

The condition of the market can change between the time of sale and the date of the appraisal. Therefore, adjustments might need to be reflected. Such changes often result from various factors such as inflation, deflation, demand and supply. Typically, the trend in well-located real estate is for property value to appreciate over time. This is especially pertinent in the area exhibiting natural growth, not speculative growth, due to desirability of the area, new site improvements, and/or population change.

⁶ The appraisal of Real Estate 14 th edition

THE APPRAISAL PROCESS (Continued)

Location

An adjustment for location might be required if the locational characteristics of a competitive property are significantly different from those of the subject. A property's location is analyzed for relative time distance between it and all pertinent destinations and origins.

Physical Characteristics

Physical characteristics can differ between a competitive property and the subject. Appraisers might be required to judge the amount of value that is added or lost by physical difference. Variations in site size, zoning, shape, and exposure for improved properties age, condition, architectural style, and quality of construction are just a few of influencing factors. The appraiser must also recognize in the adjustment process that some transactions are subject to a theory known as economies of scale.

This theory dictates that smaller vacant properties will usually sell at a higher unit price than larger properties with similar physical characteristics. A similar highest and best use between the subject and competitive property is also essential and diminishes the judgmental process and minimize error.

Economic Characteristics

This comparison element usually applies to income producing properties and includes items such as operating expenses, management quality, tenant quality, lease terms and conditions, expense pass-through, etcetera's.

Use

The adjustment process must include an analysis of and address, any difference in highest and best use between the comparable sales and the subject. This includes verifying the ultimate use of the sales property. This is a primary step in the valuation of vacant land.

Non-Realty Components of Value

These items include personal property and business value or goodwill value. Personal property may include furniture, fixtures, and equipment. Some property types inherently include a non-realty component must be addressed. No non-realty components were addressed. This approach is most relevant and relied upon heavily by market participants.

THE APPRAISAL PROCESS (Continued)

The Income Approach

This approach provides an indication of what the purchaser/ investor would most probably have to pay to acquire the right to receive an income stream with the same characteristics (amount, timing, duration, stability, certainty) as those identified for the forecast-income stream of the property being appraised.

The present worth or capitalized value of such an income stream represents the value of the right to receive that income stream. The cost of acquiring a competitive substitute income stream on the market, plus the present worth of the equity portion at time of resale, measures the value of the property rights being appraised.

The acquisition cost is calculated by income capitalization analysis. The rate of capitalization is any annual percentage market derived of simulated rate applied to an annual income flow to convert it into a present worth or value estimate.

The formula utilized is $V=I/R$.

The subject is appraised as vacant and unimproved therefore the Income Approach is not applicable for this assignment.

THE SALES COMPARISON APPROACH

In the sales comparison approach, value is estimated by comparing the property being appraised with similar properties, which have sold. This method of estimating value is applicable when there are a sufficient number of real sales of similar properties. The methodology is based on the premises that market value is directly related to the availability of substitute properties with a similar utility and desirability. If there are not enough sales of comparable properties, the sales comparison approach may be less useful.

In applying the approach, the appraisers researched the market for sales, contracts, offers and listings of competitive properties. These sales are examined and verified with knowledgeable parties with regard to price; property rights conveyed financing terms and conditions, transaction dates, physical condition and buyer and seller motivation. The sale data is then compared to the subject and a value estimate is concluded.

Units of comparison are the components into which the property is divided for comparison purposes. These may include price per square foot, price per front foot, price per room, etc.

Elements of comparison are individual characteristics of sales which cause price to vary. These elements include property rights conveyed, financing terms, condition of sale, market conditions, location, physical characteristics, economic characteristics, use and non-realty items.

The adjustment process for the elements of comparison follows a specific order beginning with property rights conveyed followed by financing items and so on.

The analysis and adjustment process involves both quantitative and qualitative techniques. Quantitative techniques include paired sales analysis, statistical analysis, trend analysis and other techniques.

Qualitative techniques include Relative Comparison Analysis, ranking analysis, and personal interviews. Relative comparison analysis involves studying the relationship of sale data without making quantitative adjustments. For example, a sale property may be considered superior, inferior or equal to the property being appraised. Ranking analysis puts the sale data in order of comparability to the subject property. Personal interviews can be very insightful in making qualitative adjustments.

THE SALES COMPARISON APPROACH (Continued)

The sales comparison approach derives income multipliers and income rates, which are used as units of comparison. The appraiser does not adjust these units but rather explains the difference in reconciling value conclusions.

The last step in the sales comparison approach is to reconcile the sale data into a value estimate. It may also be necessary to reconcile different conclusions reached using varying techniques within the sales comparison approach.

In the Direct Sales Comparison Approach, the principle of substitution is a critical factor through this approach, the Appraiser can determine, by direct comparison of competitive properties a value estimate of the subject property. Through supportable adjustments, value tends to form a pattern for which the Appraiser can determine a value estimate of the property on the date of the appraisal, the physical characteristics and economic forces become criteria in evaluating the sales when analyzed in conjunction with the subject property. The Direct Sales Comparison Approach is very indicative of the behavior patterns of the typical purchaser. The subject is adaptable to an investor seeking a return on equity or to an owner occupant seeking an entire building for partial or full use. Therefore, this approach allows the property to be evaluated as if it were on the general market.

THE SALES COMPARISON APPROACH (Continued)

Land Sale No. 1

Location Data	
Street Address:	1504 NW 14 Street Miami, FL 33125
County:	Miami-Dade
Parcel Number:	01-3135-011-0330

Property Data	
Land Type:	Mixed Use
Zoning:	T6-80/Urban Core - Open
Intended Use:	Commercial
Use at Sale:	Improved 1,750 SqFt Building
Site Area:	7850 SqFt
Utilities:	Electric, Water & Sewer
Topography:	Level

Sales Data	
Transaction Type:	Arms Length
Sales Date:	May 24, 2016
Marketing Time:	284 Days
Buyer:	Joshua Shapiro
Seller:	Don Cohn
Deed Book:	30088
Deed Page:	537
Property Rights:	Fee Simple
Recorded Price:	\$625,000
Financing:	Cash
Cash Equivalent Price:	\$625,000
Adjusted Price:	\$625,000
Verification:	Public Records/MLS#F1353512

Appraisal Indicators	
Adj Price/SF:	\$79.62

Aerial Map



Comments

This sale included a 1,750 SqFt building which was in fair condition due to damages.
 Like the subject, the building was constructed in 1935 and the property was sold for land value.
 This was considered to be a good market indicator in determining the value of the subject property.

THE SALES COMPARISON APPROACH (Continued)

Land Sale No. 2

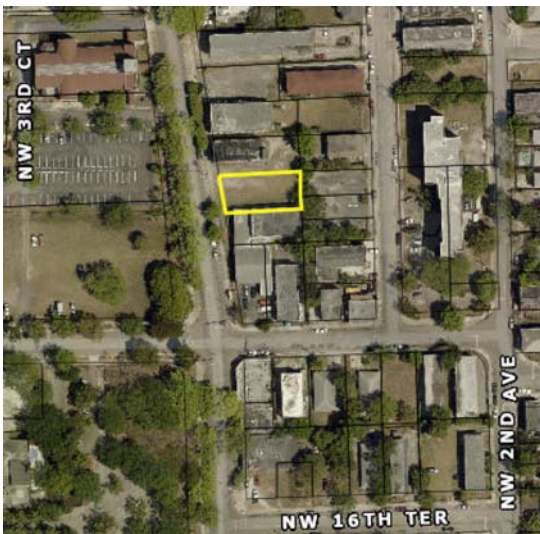
Location Data	
Street Address:	1729 NW 3 Avenue Miami, FL 33136
County:	Miami-Dade
Parcel Number:	01-3136-029-0350

Property Data	
Land Type:	Residential
Zoning:	T3-O/Suburban Zoned - Open
Intended Use:	Residential
Use at Sale:	Unimproved
Site Area:	6,401 SqFt
Utilities:	Electric, Water & Sewer
Topography:	Level

Sales Data	
Transaction Type:	Arms Length
Sales Date:	April 27, 2017
Marketing Time:	473 Days
Buyer:	Magana PMC, LLC
Seller:	Charles Lowell Realty, Investments
Deed Book:	30514
Deed Page:	1542
Property Rights:	Fee Simple
Recorded Price:	\$558,500
Financing:	All Cash
Cash Equivalent Price:	\$558,500
Adjusted Price:	\$558,500
Verification:	Public Records/MLS#H10012549

Appraisal Indicators	
Price/SF:	\$87.25

Aerial Map



Comments

This is an unimproved parcel that allowed for residential use under zoning regulations. Overall, this was considered to be a good market indicator in determining the value of the subject.

THE SALES COMPARISON APPROACH (Continued)

Land Sale No. 3

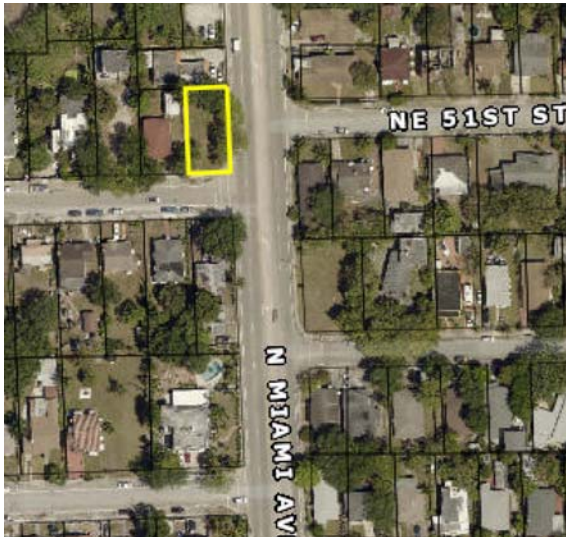
Location Data	
Street Address:	5100 N Miami Avenue Miami, FL 33127
County:	Miami-Dade
Parcel Number:	01-3124-013-1131

Property Data	
Land Type:	Mixed Use
Zoning:	T4-L/General Urban Zone - Limited
Intended Use:	Mixed Use
Use at Sale:	Vacant
Site Area:	4786 SqFt
Utilities:	Electric, Water & Sewer
Topography:	Level

Sales Data	
Transaction Type:	Arms Length
Sales Date:	May 1, 2016
Marketing Time:	188 Day
Buyer:	Boxhaus LLC
Seller:	5100 N Miami, LLC
Deed Book:	30050
Deed Page:	2318
Property Rights:	Fee Simple
Recorded Price:	\$280,000
Financing:	Cash
Cash Equivalent Price:	\$280,000
Adjusted Price:	\$280,000
Verification:	Public Records/MLS#A2126783

Appraisal Indicators	
Price/SF:	\$58.50

Aerial Map



Comments

This unimproved parcel was inferior to the subject in that it was zoned T4-L. This zoning allows for single family, multi-family, and some commercial with restrictions. Overall, this was considered a good market indicator for the property being appraised.

THE SALES COMPARISON APPROACH (Continued)

Land Sale No. 4

Location Data	
Street Address:	1305 NW 2 Avenue Miami, FL 33136
County:	Miami-Dade
Parcel Number:	01-3136-009-0800

Property Data	
Land Type:	Mixed Use
Zoning:	T6-8L/Urban Core Limited
Intended Use:	Mixed Use
Use at Sale:	Unimproved
Site Area:	5000 SqFt
Utilities:	Electric, Water & Sewer
Topography:	Level

Sales Data	
Transaction Type:	Listing
Sales Date:	Available
Marketing Time:	71 Days
Buyer:	N/A
Seller:	Pacifico Holdings, LLC
Deed Book:	NA
Deed Page:	NA
Property Rights:	Fee Simple
List Price:	\$499,000
Financing:	NA
Cash Equivalent Price:	NA
Adjusted Price:	\$499,000
Verification:	MLS#A10228641

Appraisal Indicators	
Price/SF:	\$99.80

Aerial Map



Comments

This is an active listing of an unimproved parcel with similar zoning to the subject property. This listing is being used to support the market value of the subject.

THE SALES COMPARISON APPROACH (Continued)

Land Sale No. 5:

Location Data	
Street Address:	1553 NW 1 Court Miami, FL 33136
County:	Miami-Dade
Parcel Number:	01-3136-051-0300

Property Data	
Land Type:	Residential
Zoning:	T3 O/Sub-Urban Zone- Open
Intended Use:	Residential
Use at Sale:	Vacant
Site Area:	7500 SqFt
Utilities:	Electric, Water & Sewer
Topography:	Level

Sales Data	
Transaction Type:	Listing
Sales Date:	Available
Marketing Time:	315 Days
Buyer:	N/A
Seller:	Amerbrick Developers LLC
Deed Book:	N/A
Deed Page:	N/A
Property Rights:	Fee Simple
List Price:	\$400,000
Financing:	N/A
Cash Equivalent Price:	N/A
Adjusted Price:	\$400,000
Verification:	MLS#A10035877

Appraisal Indicators	
Price/SF:	\$53.33

Aerial Map



Comments

This is an unimproved site that was inferior to the subject in zoning use as it is zoned primarily for single family. This listing was provided to support the market value of the subject property.

THE SALES COMPARISON APPROACH (Continued)

Location Map



THE SALES COMPARISON APPROACH (Continued)

**Vacant Land Sales
Qualitative Adjustments**

Sale Number	Subject	1	2	3	4	5
Date of Sale (Contract) PS Subsequent Closing Date		5/24/16	4/27/17	5/1/16	Listing	Listing
ORBK/PG PS Subsequent ORBK/PG		30088/537	30514/1542	30050/2318	N/A	N/A
Size - SqFt	7,500	7,850	6,401	4,786	5,000	7,500.0
Sales or Asking Price	N/A	\$625,000	\$558,500	\$280,000	\$499,000	\$400,000
Price Per SqFt	N/A	\$79.62	\$87.25	\$58.50	\$99.80	\$53.33
Location	401 NW 3 Street Miami, FL 33128 Low Traffic Volume	1504 NW 14 Street Miami, FL 33125 Low Traffic Volume	1729 NW 3 Avenue Miami, FL 33136 Low Traffic Volume	5100 N. Miami Ave Miami, FL 33127 High Traffic Volume	1305 NW 2 Avenue Miami, FL 33136 High Traffic Volume	1553 NW 1 Court Miami, FL 33136 Low Traffic Volume
County	Miami-Dade	Miami-Dade	Miami-Dade	Miami-Dade	Miami-Dade	Miami_Dade
Zoning	T6-8 L	T6-8O	T3-O	T4-L	T6-8L	T3 O
Transactional Adjustments						
Property Rights	Fee Simple	=	=	=	=	=
Financing Terms	N/A	=	=	=	=	=
Conditions of Sale Adjustment	Arms Length	=	=	=	=	=
Expenditures Immediately After Sale	None	=	=	=	=	=
Market Condition Adj.	N/A	=	=	=	=	=
Property Adjustments						
Location						
Probability of rezoning	Good	=	=	=	=	=
General	Good	=	=	=	=	=
Zoning						
Size & Shape	Rectangular	=	=	=	=	=
Utilities	Typical Utilities	=	=	=	=	=
Site Quality/Wetlands	N/A	=	=	=	=	=
Subject is		Less Than	Less Than	Greater Than	Less Than	Greater Than
Price per SqFt		\$79.62	\$87.25	\$58.50	\$99.80	\$53.33

Property Rights Adjustment

Fee Simple interest is the property rights interest for the subject. The comparable sales had similar property rights.

Financing Adjustment

The financing of the sales utilized within the report are standard financing with no special concession. Some financing information was not disclosed, however are assumed to be the standard financing.

Zoning

Although there were differences in zoning to the subject in allowable use, paired sales did not warrant an adjustment.

Condition of Sale

All comparable sales were arms length transactions.

THE SALES COMPARISON APPROACH (Continued)

Conclusion

All comparable sales were considered good market indicator for the property being appraised. Based on the information submitted from the City Of Miami it was determined that the once the site get approval for demolition the site itself would not require any additional approval from the Historic and Environmental Preservation Board. It is with this assumption that the final value was determined.

Based upon an analysis of the market data, the appraisers are of the opinion that the market value of the subject property lies towards the middle of the market data grid. After carefully weighing all location, physical improvements and amenities, it is the appraiser's conclusion that a unit in place value of \$65.00 per Sq. Ft. is most appropriate.

Unit	X	Price/Unit	=	Total Value
7,500 Sq. Ft.	X	\$65.00	=	\$487,500.00
		TOTAL	=	\$487,500.00

LAND VALUE : \$487,500
DEMOLITION: (\$35,000)
 TOTAL: \$452,500

Therefore, the indicated market value of the subject property as vacant and unimproved via the Sales Comparison Approach fee interest as of June 8th, 2017 is:

FOUR HUNDRED FIFTY-FIVE THOUSAND DOLLARS (RD)
\$455,000.00

RECONCILIATION & CONCLUSION OF VALUE

The appraiser has utilized one of the three traditional approaches in the value estimate of the subject property.

The approaches produced the following market value:

SUMMARY OF VALUE	
Cost Approach	N/A
Sales Comparison Approach:	\$455,000.00
Income Approach	N/A

The subject is appraised as an unimproved parcel of land therefore the cost approach was not considered a good value indicator for the property being appraised

The sales comparison approach is the only applicable approach.

The subject is appraised as an unimproved parcel of land therefore the income approach was not considered a good value indicator for the property being appraised

Therefore, the opinion of market value of the subject fee simple as of June 8th, 2017 would be:

FOUR HUNDRED FIFTY-FIVE THOUSAND DOLLARS
\$455,000.00

EXPOSURE TIME

According to the Appraisal Standards Board of the Appraisal Foundation, exposure time may be defined as the following:

The estimated length of time the property interest being appraised would have to be offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal; a retrospective estimate based upon the analysis of past events assuming a competitive and open market.

Exposure time is presumed to precede the effective date of the appraisal. Generally, the exposure period is a function of the type of property under appraisal, the use and the report value estimate.

Support for a reasonable exposure time is based on statistical information about days on the market, information gathered through sales verifications and interviews of market participants.

The estimated appropriate exposure time for the subject property is twelve months at or near the appraisal market value.

STATEMENT OF BASIC ASSUMPTIONS AND LIMITING CONDITIONS

The certification of the Appraiser appearing in the appraisal report is subject to the following conditions and to such other specific and limiting conditions as are set forth by the Appraiser in the report.

1. The Appraiser assumes no responsibility for matters of a legal nature affecting the property appraised of the title thereto, nor does the Appraiser render any opinion as to the title, which is assumed to be good and marketable. The property is appraised as though under responsible ownership.
2. Any sketch in the report may show approximate dimensions and is included to assist the reader in visualizing the property. The appraiser has made no survey of the property.
3. The Appraiser is not required to give testimony or appear in court because of having made the appraisal with reference to the property in question unless arrangements have been previously made therefore.
4. Any distribution of the valuation in the report between land and improvements applies only under the existing program of utilization. The separate valuation for land and building must not be used in conjunction with any other appraisal and are invalid if so used.
5. The Appraiser assumes that there are no hidden or unapparent conditions of the property, subsoil, or structures which would render it more or less valuable. The Appraiser assumes no responsibility for such conditions of for engineering which might be required to discover such factors.
6. Information, estimates, and opinions furnished to the Appraiser and contained in the report were obtained from sources considered reliable and believed to be true and correct.
7. Disclosure of the contents of the appraisal report is governed by the By-laws and Regulations of the professional appraisal organizations with which the Appraiser is affiliated.
8. Neither all, nor any part of the content of the report, or copy thereof (including conclusions as to the property value, the identity of the Appraiser, professional designations, reference to any professional appraisal organization, or the firm with which the Appraiser is connected) shall be used for any purposed by anyone but the client specified in the report, the borrower if appraisal fee paid by same, the lender or its successors and assigns, mortgage insurers, consultants, professional appraisal organization, any state of federally approved financial institution, any department, agency, or instrumentality of the United State or any state or the District of Columbia without the previous written consent of the Appraiser; nor shall it be conveyed by anyone to the public through advertising, public relation, news, or other media without the written concept and approval of the Appraiser.
9. On all appraisals, subject to satisfactory completion, repairs, or alterations, the appraisal report and value conclusion are contingent upon completion of the improvements in a workmanlike manner.

10. Unless otherwise stated in this report, the existence of hazardous substances, including without limitation asbestos, polychlorinated biphenyl, petroleum leakage, or agricultural chemicals, which might or might not be present on the property, or other environmental conditions, were not called to the attention of nor did the appraisers become aware of such during the appraiser's inspection. The appraisers have no knowledge of the existence of such materials on or in the property unless otherwise stated. The appraisers, however, are not qualified to detect or test such substances or conditions. This appraisal has been prepared as delineated in the Function of the Appraisal and does not constitute an expert inspection of the property. If the presence of substances or environmental materials might affect the value of the property, the value estimate is predicted on the assumption that there is no such material or condition on or in the property or in such proximity thereto that it would cause a loss in value. No responsibility is assumed for any such condition, or for any expertise or engineering knowledge required to discover them. If desired, the client or lender should retain an expert on this field. The only way to be certain as to condition of the property with respect to "environmental hazards" is to have an expert in the field inspect the property. The appraisal should not be relied on as to whether or not environmental hazards actually exist on the property.
11. This appraisal is prepared for the exclusive use of *Miami-Dade County*. It may not be relied upon by any other party. Any party who uses or relies upon any information in this report, without the preparer's written consent, does so at their own risk. Any other use of this appraisal is not authorized. If this appraisal is used for any unauthorized purpose, the user shall indemnify and hold harmless the appraisers, officers, directors, and employees, from any and all claims, judgments or other liability, whether or not suit is filed, including reasonable attorney's fee and expenses of litigation.
12. The appraisers have not commissioned a licensed engineer to inspect the subject's structure as to its structural soundness. It is therefore assumed that the structure has been built utilizing quality workmanship and conforms to or exceeds local building codes and is structurally sound.
13. The source of any data used in this report is considered confidential and will only be revealed on a need to know basis. As real estate appraisers, our expertise lies in the areas of collection and analysis of data relevant to a property's market value. Conversely, the Americans with Disabilities Act represent a broad-based piece of civil rights legislation, which was recently enacted. Ostensibly, the American with Disabilities Act includes but is not limited to, accessibility and use of buildings and facilities by persons with varying disabilities. As such, analyzing a property as to its compliance, or lack thereof, with the American Disabilities Act is not within the realm of our expertise. More specifically, an individual property's compliance, or noncompliance, with the act would be best judged by an architect or engineer who is thoroughly familiar with the legislation. Technically an attorney would then also be required to assess the prospective feasibility of compliance, relative to the cost involved. In essence, since the appraiser has not been provided with any expert opinion as to the subject property's conformance with the American Disabilities Act, the appraisers are unable to determine if the subject property complies with the act. Again, as real estate appraisers, such a determination is outside of our discipline and we recommend that *Miami-Dade County* contact appropriately qualified professionals to assist in such determination, if required.
14. The appraiser has not appraised this property in the past.

ADDENDA



Internal Services Department
 Real Estate Development Division
 111 N.W. 1st Street, Suite 2460
 Miami, FL 33128-1994

Proposal and Agreement for Appraisal Services
Internal Services Department, Real Estate Development Division

Firm: Pena Appraisal Services Inc.	Project:	401 NW 3 Street Disposition
Appraiser: Ralph Pena Jr.	Location:	401 NW 3 Street, City of Miami
Resolution: R-797-00	Parcel:	01-0109-000-1270

Miami-Dade County (County) is requesting quotes for an appraisal of property located in the Lummus Park Historic District, as designated by the City of Miami, 401 NW 3 Street. The property includes a 7,500 square foot site improved with a 1,254 square foot single family home in significant disrepair.

The purpose of the appraisal will be to estimate the market value of the fee simple estate. The intent of the appraisal is to facilitate decision making for a potential sale of the property.

The County does not have architectural drawings, plans, or repair estimates for the property, nor confirmation from the City of Miami as to the impact of the historic district on the replacement or repair of improvements. PLEASE PROVIDE with the fee quote a proposed scope to address these issues, including the cost of any additional, licensed consultants as necessary.

There is an experience requirement with this appraisal. Please return a list identifying *relevant* experience verifiable experience with your signed proposal, which will be considered in the award of this appraisal. All attachments should have the appraiser's name at the top of the page.

You may be asked to consult on this project with county administrators as a separate matter from the actual appraisal preparation. Therefore, please submit in the space provided below your per diem rates for hourly, half day and full day appearances.

The report should provide sufficient information for the reader to understand the reasoning and analysis including appropriate summary tables, maps, and market-supportable explanation of adjustments, assumptions, and conclusions. It is imperative that the appraiser appropriately analyze and support Highest and Best use in the report. Additionally, comparables should have a similar highest and best use as the concluded highest and best use for the subject. Verification of comparable market data should reflect the intended use at acquisition, and be made with principals to transactions. Analytical support should be provided in determining the level of contributory value, if any, for interim improvements on comparable sales. Seller or other unique financing should be well qualified and accounted for. If the transaction for a comparable property is suspect or not verifiable, it should be given less weight or not considered. A report based upon all public record verification is generally not supportable and limiting conditions as to same will not be acceptable in the scope of this assignment.

It is agreed by Miami-Dade County and the undersigned that the final work product shall be in compliance with the most current Uniform Standards of Professional Appraisal Practice (USPAP), as promulgated by the Appraisal Standards Board of the Appraisal Foundation, and the requirements of the State of Florida for state-certified appraisers.

It is also agreed that the fee quoted below includes furnishing a work product that complies with the current Miami-Dade County requirements. This includes furnishing a minimum of two (2) copies of the final work product plus an electronic copy in either a pdf or CD/DVD.

The appraiser shall not be entitled to additional fees for correcting or supplementing a final appraisal report submitted in order to have said report comply with and/or contain the information required by Miami-Dade County for the appraisal report package.



Internal Services Department
 Real Estate Development Division
 111 N.W. 1st Street, Suite 2460
 Miami, FL 33128-1994

To be considered responsive to this request, please complete all of the information requested below including appraisal fee, contractor fee if any, total assignment fee, additional scope considerations, update appraisal fee, time for completion, hourly and per diem rates, appraiser name, and signature and return with the requested experience summary to dsoper@miamidadegov with a copy to bkent@miamidadegov on or before Tuesday, May 16, 2017, 3:00 pm.

Upon completion, please deliver the original materials to Dawn M. Soper, Real Estate Officer, Miami-Dade County, Internal Services Department, Real Estate Development Division, 111 N.W. 1 Street, Suite 2460, Miami, Florida 33128.

In accordance with Section 2-11.1 of the Code of Miami-Dade County, questions regarding the proposal may only be answered if submitted in writing to the above address. Questions should be submitted via email to dsoper@miamidadegov with a copy to the Clerk of the Board at clerkbcc@miamidadegov and bkent@miamidadegov until such time as this appraisal assignment is awarded. Should your proposal be selected at the Appraiser Selection Committee meeting, Miami-Dade County shall return a properly executed copy of this document which will serve as your authority to proceed. Thank you for your cooperation.

Appraiser Selection Committee Meeting Date: May, 2017

FEE FOR APPRAISAL REPORT UNDER THIS AGREEMENT: \$ 1,400
 PLUS: APPRAISER'S LICENSED CONSULTANT AS APPLICABLE AND NECESSARY: \$ 500
 TOTAL APPRAISAL ASSIGNMENT FEE: \$ 1,900
 TOTAL UPDATED APPRAISAL ASSIGNMENT FEE: \$ 400

ADDITIONAL SCOPE CONSIDERATIONS:

The appraiser WILL WILL NOT (select one) engage a licensed consultant to address the physical condition of the property for the following reason:

An estimate as to the needed repairs to restore the home is needed by a general contractor.

The historical district designation impact on the necessary building repairs (and market value) will be addressed as follows:

The cost of the repairs and their effects on the subjects marketability will be determined and reflected in the final Opinion of value.

TIME OF COMPLETION FROM RECEIPT OF ACCEPTANCE BY COUNTY: 15 Days

HOURLY: 150 PER DIEM: 1/2 DAY: 500 FULL DAY: 950

RESPECTFULLY SUBMITTED: Ralph Pena Jr. State Certified General Real Estate Appraiser

State Certification No.: RZ67

Date: 5/16/2017

ACCEPTED BY:

[Signature]
 Miami-Dade County

PER THIS PROPOSAL, THE FINISHED PRODUCT IS EXPECTED TO BE DELIVERED TO THIS OFFICE BY REPORT DUE DATE, BASED UPON THE APPRAISER'S QUOTED TIME OF COMPLETION FROM THE DATE OF AWARD BY MIAMI-DADE COUNTY. UNLESS AN EXTENSION IS APPROVED IN WRITING BY MIAMI-DADE COUNTY, THE APPRAISER ACKNOWLEDGES THAT THEY WILL BE IN DEFAULT OF THIS AGREEMENT AND NOT ENTITLED TO COMPENSATION FOR ANY PORTION OF WORK COMPLETED.

attachments: Property Appraiser Record
 Photographs
 Lummus Park Historic District (separate cover pdf attachment)

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Core Contractors Corporation
12321 SW 35 Street
Miami, FL. 33175
Phone: #786-449-9866
Email: tombetancourt@yahoo.com

Pena Appraisal Services Inc.
5402 W. Flagler Street
Miami, FL 33134

Re: Consulting on 401 NW. 3rd Street , Miami, FL. 33126

Att : Ralph Pena Jr.:

On June 8, 2017, I met with Ralph Pena Jr. and William Pupo of Miami-Dade County at the property stated above to determine the condition of the house and whether it could be restored.

Based on a visual inspection the property appeared to be damaged beyond repairs from neglect and upkeep. The main structural beams appear damaged and decayed, the front and side porch have collapsed. A visual inspection from the exterior of the house indicates that the middle of the house floors have also collapsed. There are holes in the roof and rotten trusses. The interior walls and plaster are severally damaged beyond repair. The house appears to be shifting forward and is a safety hazard in its present state. The house was built in 1925 which indicates that it might have lead and asbestos and is an environmental hazard.

In my opinion, the house should be demolished because the damages appear to be beyond repair.

Thank you,



Tomas Betancourt
Certified General Contractor
License # 1506229

Ralph Pena

From: Toranzo, Vickie <vtoranzo@miamigov.com>
Sent: Wednesday, June 14, 2017 3:07 PM
To: Ralph Pena
Cc: Nunez, Efren
Subject: RE: Property located at 401 NW 3rd Street, Miami, FL.

Good afternoon Ralph,

As previously stated, only the Historic and Environmental Preservation Board can consider and approve a demolition. The Preservation Office does not have authority to make a finding or determination.

Should you have additional questions, contact Efren Nunez, Acting Preservation Officer, at 305.416.1402 or via email at EfrenNunez@miamigov.com.

Thank you,

Vickie

From: Ralph Pena [mailto:ralph@penaappraisal.com]
Sent: Wednesday, June 14, 2017 1:26 PM
To: Toranzo, Vickie
Cc: Nunez, Efren
Subject: RE: Property located at 401 NW 3rd Street, Miami, FL.

Vickie

Can I make the assumption, that should you find this building to be beyond repair, that a building similar in design and architecture would be required to replace it.

Thanks

Ralph Pena Jr.
State Certified General
Real Estate Appraiser RZ67
President
Pena Appraisal Services Inc.
Off: 305-448-5241
Cell: 305-992-8787

From: Toranzo, Vickie [mailto:vtoranzo@miamigov.com]
Sent: Wednesday, June 14, 2017 10:28 AM
To: Ralph Pena <ralph@penaappraisal.com>
Cc: Nunez, Efren <EfrenNunez@miamigov.com>
Subject: RE: Property located at 401 NW 3rd Street, Miami, FL.

Good afternoon Mr. Pena,

This property is located within the Lummus Park Historic District, which is listed on the City of Miami Registry of Historic Places and the National Register of Historic Places. Requests for demolition can only be granted by the Historic and Environmental Preservation Board.

Regards,

Vickie

Vickie Toranzo
Historic Preservation Planner
City of Miami Planning and Zoning Department
444 SW 2nd Avenue, 3rd Floor
Miami, FL 33130
305.416.1137
vtoranzo@miamigov.com

For more information : www.historicpreservationmiami.com

From: Ralph Pena [<mailto:ralph@penaappraisal.com>]
Sent: Wednesday, June 14, 2017 10:18 AM
To: Toranzo, Vickie
Subject: Property located at 401 NW 3rd Street, Miami, FL.

Vickie

I am doing an appraisal of the above stated home also known as the Lula H. Hattersley Home. I am inquiring as to whether the home has any historic designation. I was at the property with a building contractor and he determined that it was beyond repair and is a safety hazard that needs to be demolished. I checked with Paul Brown at zoning and he said the site itself is not designated historic. I would appreciate any information you could give me on this.

Thanks

Ralph Pena Jr.
State Certified General
Real Estate Appraiser RZ67
President
Pena Appraisal Services Inc.
Off: 305-448-5241
Cell: 305-992-8787

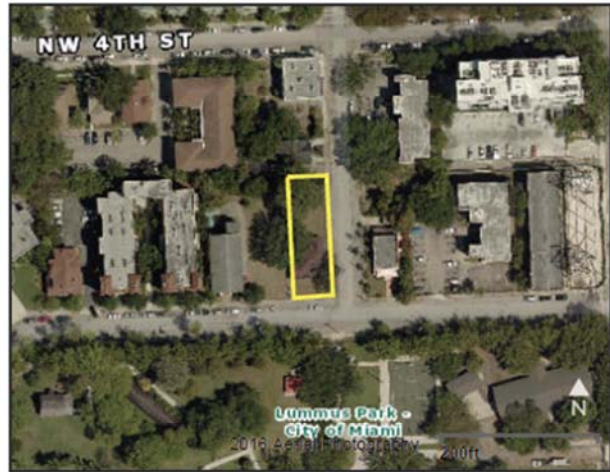


OFFICE OF THE PROPERTY APPRAISER

Detailed Report

Generated On : 5/31/2017

Property Information	
Folio:	01-0109-000-1270
Property Address:	401 NW 3 ST Miami, FL 33128-1602
Owner	MIAMI DADE COUNTY GSA R/E MGMT
Mailing Address	111 NW 1 ST STE 2460 MIAMI, FL 33128 USA
PA Primary Zone	6106 RESIDENTIAL-LIBERAL RETAI
Primary Land Use	8647 COUNTY : DADE COUNTY
Beds / Baths / Half	2 / 1 / 0
Floors	1
Living Units	1
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	1,254 Sq.Ft
Lot Size	7,500 Sq.Ft
Year Built	1925



Assessment Information			
Year	2016	2015	2014
Land Value	\$93,750	\$75,000	\$63,750
Building Value	\$69	\$69	\$67
XF Value	\$0	\$0	\$0
Market Value	\$93,819	\$75,069	\$63,817
Assessed Value	\$77,217	\$70,198	\$63,817

Benefits Information				
Benefit	Type	2016	2015	2014
Non-Homestead Cap	Assessment Reduction	\$16,602	\$4,871	
County	Exemption	\$77,217	\$70,198	\$63,817

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

Taxable Value Information			
	2016	2015	2014
County			
Exemption Value	\$77,217	\$70,198	\$63,817
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$93,819	\$75,069	\$63,817
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$77,217	\$70,198	\$63,817
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$77,217	\$70,198	\$63,817
Taxable Value	\$0	\$0	\$0

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 assumes no liability, see full disclaimer and User Agreement at <http://www.miamidade.gov/info/disclaimer.asp>

Version:



OFFICE OF THE PROPERTY APPRAISER

Generated On : 5/31/2017

Property Information

Folio: 01-0109-000-1270

Property Address: 401 NW 3 ST

Roll Year 2016 Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	T6-8 L	6106	Square Ft.	7,500.00	\$93,750

Building Information						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
1	1	1925			1,254	\$69

Extra Features			
Description	Year Built	Units	Calc Value

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Version:



OFFICE OF THE PROPERTY APPRAISER

Generated On : 5/31/2017

Property Information

Folio: 01-0109-000-1270

Property Address: 401 NW 3 ST

Roll Year **2015** Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	T6-8 L	6106	Square Ft.	7,500.00	\$75,000

Building Information						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
1	1	1925			1,254	\$69

Extra Features			
Description	Year Built	Units	Calc Value

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Version:



OFFICE OF THE PROPERTY APPRAISER

Generated On : 5/31/2017

Property Information

Folio: 01-0109-000-1270

Property Address: 401 NW 3 ST Miami, FL 33128-1602

Roll Year **2014** Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	T6-8 L	6106	Square Ft.	7,500.00	\$63,750

Building Information						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
1	1	1925			1,254	\$67

Extra Features			
Description	Year Built	Units	Calc Value

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Version:



OFFICE OF THE PROPERTY APPRAISER

Generated On : 5/31/2017

Property Information

Folio: 01-0109-000-1270

Property Address: 401 NW 3 ST

Full Legal Description
MIAMI NORTH PB B-41
LOT 25 BLK 90
LOT SIZE 7500 SQUARE FEET
COC 23587-2465 06 2005 3

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
05/04/2012	\$0	28102-0570	Federal, state or local government agency
06/01/2005	\$0	23587-2465	Sales which are disqualified as a result of examination of the deed
04/01/2000	\$75,000	19062-1498	Sales which are qualified

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Version:

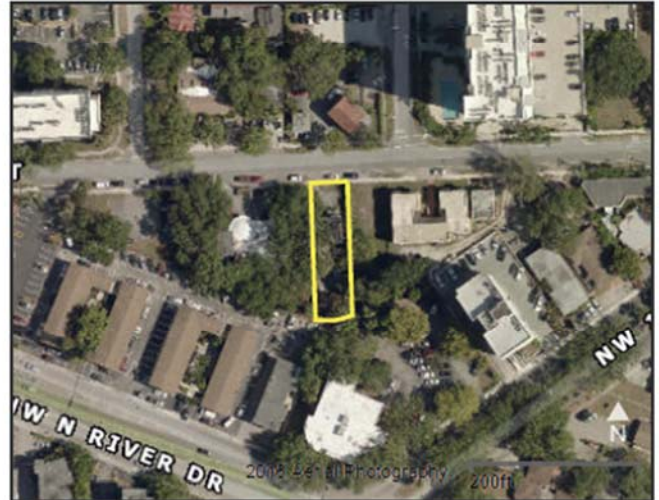


OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 6/23/2017

Property Information	
Folio:	01-3135-011-0330
Property Address:	1504 NW 14 ST , FL
Owner	1504 LOT LLC
Mailing Address	13205 ARCH CREEK TER NORTH MIAMI, FL 33181 USA
PA Primary Zone	6100 COMMERCIAL - NEIGHBORHOOD
Primary Land Use	1813 OFFICE BUILDING - MULTISTORY : OFFICE BUILDING
Beds / Baths / Half	0 / 0 / 0
Floors	2
Living Units	0
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	1,750 Sq.Ft
Lot Size	7,850 Sq.Ft
Year Built	1925



Assessment Information			
Year	2016	2015	2014
Land Value	\$314,000	\$274,750	\$204,100
Building Value	\$71,956	\$64,761	\$62,363
XF Value	\$8,383	\$8,215	\$8,331
Market Value	\$394,339	\$347,726	\$274,794
Assessed Value	\$332,500	\$302,273	\$274,794

Benefits Information				
Benefit	Type	2016	2015	2014
Non-Homestead Cap	Assessment Reduction	\$61,839	\$45,453	

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

Short Legal Description
ST JOHN PARK PB 5-19 LOT 53 LOT SIZE 7850 SQ FT OR 20224-1129 0102 4

Taxable Value Information			
	2016	2015	2014
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$332,500	\$302,273	\$274,794
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$394,339	\$347,726	\$274,794
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$332,500	\$302,273	\$274,794
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$332,500	\$302,273	\$274,794

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
09/20/2016	\$100	30238-2804	Corrective, tax or QCD; min consideration
08/15/2016	\$100	30193-1235	Corrective, tax or QCD; min consideration
05/24/2016	\$625,000	30088-0537	Qual by exam of deed
01/01/2002	\$0	20224-1129	Sales which are disqualified as a result of examination of the deed

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Commercial/Business/Agricultural/Industrial Land
1504 NW NW 14 Street
 MIAMI, FL 33125-2612
 ML#: F1353512
 Rng Price: List Price: \$575,000
 LLP: Sold Price: \$625,000
 Status: Closed Sale
 Short Sale: No REO: No
 Listing Brkr: FLI GLBC /Global Compass R.E. Invstmnt
 County: Miami-Dade County
 Area: 41
 Geo Area:
 Legal: ST JOHN PARK PB 5-19LOT 53 LOT SIZE 7850 SQ FT OR 20224
 -1129 0102 4 ----
 Virtual Tour:

Location Information

Folio#:	<u>0131350110330</u>	Parcel #:	0330	Lot:	
Folio#2:		Folio# 3:		Section:	35
Municipal Code:	0	Town/Range:	31	Zoning:	48/MULTI
Subdivision #:	11	Map Coord:	3531		
Subdivision:	ST JOHN PARK				

General Information

Type Property:	Commercial	Lot Front:	0	Lot Depth:	0
Style:	Unimproved Business/Commercial	Prop Desc:			
Environ Audit:	None	Cnty Land Use:	OFFI		
Comp Plan Use:	Professional, Open Land			Auction:	
Lot Desc:				Acres:	0.0000
Jurisdiction:	City	For Lease:		Lse SqFt:	
Apx Lot Size:	X	Lot SqFt:	7,850		
Elevation:		Ownership:			
Usage:	Unimproved Business/Commercial	Ground Cover:			
Land Fill:					
Location:	City Location				
Road:	Public Road				
Road Surface:					
Trees:					
Land Improve:					

Remarks

Remarks: Great lot with old office building on property ready to be torn down and developed. Perfect for developer or attorneys!! Great price in HOT CIVIC CENTER AREA!! Selling for Lot value AS IS for quick closing. Walk to Courthouse!

Driving Directions:

Broker Remarks: Call Listing agent for more info on cell.

Additional Information

Waterfront:	No	Rail Type:	
Water Access:			
Water View:			
Misc Info:			
Docs Avail:			
Deed Restrict:			
Soil Type:			
Utils Avail:	Electric	Sewer:	Public Sanitation
Utils on Site:	Electric		
Water:	Municipal Water		

Financial Information

Assumable:		\$/SOH Value:	\$328,112	Assessed \$:	\$274,794
Total Mortg:	0	Terms:		Owner Agent:	
Tax Amount:	\$8,172	Tax Year:	2014	Flood Zone:	
Special Info:		Other Income:		Gross Op Inc:	
Possession Info:	Before Closing	Insurance Exp:		RE Taxes:	
Gross Sched Inc:	\$0	Total Exp:		Pd of State:	0
Net Operating Inc:					
Other Exp:					
Source of Exp:					

Agent/Office Information

Office:	<u>FLI GLBC /Global Compass R.E. Invstmnt</u>	Agent Ph:	786-326-8885
Agent:	<u>FL13254660 /Belvaldo Valdes</u>	Office Fax:	

Ofc Addr: 4703 SW 8th Street
 Miami, FL 33134
Agent Ph 2: 786-210-2366
Board: F-Greater Ft Lauderdale REALTORS
Agent Email: ralph@valdes2.com
Office Ph: 786-326-8885
Agent License: 3254660
Owner Name:
Buy Agt Comp:
VAR Dual Rt:
Trans Brk Comp: 2.5%
AVM: Yes
Own Phone:
NonRep Cmp:
Blogging: Yes
Addr on Inet: Yes
Photo Instr: Realtor to Upload Images 1-35
List Type: Exclusive Right to Sell/Rent
Show Instr: Call Listing Agent
List Date: 08/02/2015
Stat Change Dt: 08/21/2016
Joint Agcy:
Occupancy:
Expire Date:
Pending Dt: 05/12/2016
DOM: 284
Orig LP: \$575,000
Closing Dt: 05/24/2016
Expt Clse Dt: 05/23/2016
Internet: Yes
Intrnt URL:
Intrnt Rmrks: Great lot in hot CIVIC CENTER area. Ready to be torn down and build,!!! Perfect for DEVELOPER/Walk to Courthouse!

Sold Information

Selling Office: [NWP01 /](#)
Selling Agent: [3115961 /Natalya Klochkov](#)
Selling Agt Lic: 3115961
Sell \$ Per SqFt: \$79.62
Sold Finance: Cash
Seller Contrb: No
Selling Office Phone:
Selling Agent Phone:
Sale Price: \$625,000
Sell \$ Per Acre:
 Prepared By: Ralph Pena
 Date Printed: 06/18/2017 10:11 PM

Property History

CLD/
 F1353512 - Closed Sale
 1504 NW NW 14 STREET
 Miami, FL 33125-2612
 L - \$575,000
 C - \$625,000

MLS#: F1298581 **1504 NW 14 St** Commercial/Business/Agricultural/Industrial Land **DOM:**

Price	Chg Type	Chg Info	Eff Date	Agent ID	Office ID	DOM
\$575,000	X	A -> X	07/31/2015	F13254660	FLGLBC	
\$575,000	DECR	\$599,000 -> \$575,000	03/12/2015	F13254660	FLGLBC	
\$599,000	NEW	ACTV -> \$599,000	07/12/2014	F13254660	FLGLBC	



MLS#: F1353512 **1504 NW NW 14 Street** Commercial/Business/Agricultural/Industrial Land **DOM:284**

Price	Chg Type	Chg Info	Eff Date	Agent ID	Office ID	DOM
\$625,000	CS	(\$625,000)	05/24/2016	F13254660	FLGLBC	296
\$575,000	PS	A -> PS	05/12/2016	F13254660	FLGLBC	284
\$575,000	NEW	ACTV -> \$575,000	08/02/2015	F13254660	FLGLBC	



Photos

F1353512 [1504 NW NW 14 Street Miami, FL 33125](#) \$625,000



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OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 6/23/2017

Property Information	
Folio:	01-3136-029-0350
Property Address:	1729 NW 3 AVE Miami, FL 33136-1609
Owner	MAGANA PMC LLC
Mailing Address	2751 S OCEAN DR PH 2S HOLLYWOOD, FL 33019 USA
PA Primary Zone	5700 DUPLEXES - GENERAL
Primary Land Use	0081 VACANT RESIDENTIAL : VACANT LAND
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	6,400.8 Sq.Ft
Year Built	0



Assessment Information			
Year	2017	2016	2015
Land Value	\$48,110	\$48,110	\$19,040
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$48,110	\$48,110	\$19,040
Assessed Value	\$48,110	\$48,110	\$18,979

Benefits Information				
Benefit	Type	2017	2016	2015
Non-Homestead Cap	Assessment Reduction			\$61
Religious	Exemption			\$18,979

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

Short Legal Description
ERICKSONS RESUB LOTS 3 & 4 BLK 17 PB B-156 LOT 33 LOT SIZE 50.400 X 127 COC 24913-3010 09 2006 5

Taxable Value Information			
	2017	2016	2015
County			
Exemption Value	\$0	\$0	\$18,979
Taxable Value	\$48,110	\$48,110	\$0
School Board			
Exemption Value	\$0	\$0	\$19,040
Taxable Value	\$48,110	\$48,110	\$0
City			
Exemption Value	\$0	\$0	\$18,979
Taxable Value	\$48,110	\$48,110	\$0
Regional			
Exemption Value	\$0	\$0	\$18,979
Taxable Value	\$48,110	\$48,110	\$0

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
04/10/2017	\$558,500	30514-1542	Qual on DOS, multi-parcel sale
08/28/2015	\$398,000	29760-0143	Qual on DOS, multi-parcel sale
09/01/2006	\$0	24913-3010	Sales which are disqualified as a result of examination of the deed
04/01/1986	\$11,500	12869-2025	Other disqualified

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Commercial/Business/Agricultural/Industrial Land

[1729 NW 3rd Ave](#)

MIAMI, FL 33136

ML#: H10012549

Rng Price:

LLP:

Short Sale: No

Listing Brkr: [CHRL/Charles Lowell Realty LLC](#)

County: Miami-Dade County

Area: 31

Geo Area:

Legal: ERICKSONS RESUB LOTS 3 & 4 BLK 17 PB B-156 LOT 33 LOT SIZE 50.400 X 127 COC 24913-3010 09 2006 5

Virtual Tour:

List Price: \$199,000

Sold Price: \$558,500

Status: Closed Sale

REO: No

Location Information

Folio #: [0131360290350](#)

Folio #2:

Municipal Code: 1

Subdivision #: 29

Subdivision: Ericksons

Parcel #: 0350

Folio # 3:

Town/Range: 57

Map Coord:

Lot:

Section: 36

Zoning: 57

General Information

Type Property: Commercial

Style: Unimproved Business/Commercial

Environ Audit: Unknown

Comp Plan Use: Open Land, Other Plan Use

Lot Desc: Less Than 1 Acre

Jurisdiction: City

Apx Lot Size: 8506

Elevation:

Usage: Unimproved Business/Commercial

Land Fill:

Location: City Location

Road: City/County Maintained

Road Surface:

Trees:

Land Improve:

Lot Front: 50

Prop Desc:

Lot Depth: 141

Cnty Land Use:

For Lease:

Lot SqFt:

Ownership:

Ground Cover:

Auction: No

Acres: 0.2000

Lse SqFt:

Remarks

Remarks: BEST VALUE ON THE MARKET! THIS IS AN OUTSTANDING OPPORTUNITY FOR ANYONE LOOKING TO INVEST IN A PRIME LOCATION OF DOWNTOWN MIAMI'S NEXT EXPANSION OF THE MID TOWN/DESIGN DISTRICT CORRIDOR. CLOSE TO THE NEWLY PROPOSED MLS SOCCER STADIUM, MIAMI HEAT ARENA AND MORE. THE OWNER IS SEEKING TO SALE THIS PROPERTY IN A PACKAGE DEAL WITH THE ADJACENT VACANT 12 B/R APT BLDG PROPERTY (ML# H10087619) FOR A TOTAL PRICE OF 798k. GREAT SITE DEVELOPMENT POTENTIAL!

Driving Directions: 1729 NW 3RD AVE MIAMI, FL

Broker Remarks: THIS IS AN OUTSTANDING OPPORTUNITY FOR ANYONE LOOKING TO INVEST IN A PRIME LOCATION. CALL LISTING AGENT PRIOR TO ALL VISITS

Additional Information

Waterfront: No

Water Access:

Water View:

Misc Info:

Docs Avail:

Deed Restrict:

Soil Type:

Utills Avail: Electric, Other Utilities Available, Sewer, Water

Utills on Site: Electric, Sewer, Water

Water: Municipal Water

Rail Type:

Sewer: Public Sanitation

Financial Information

Assumable:

Total Mortg: 0

Tax Amount: \$0

Special Info: Owner Licensed Real Estate Agent

Possession Info: Funding

Gross Sched Inc: \$0

Net Operating Inc:

Other Exp:

Source of Exp:

\$/SOH Value:

Terms: All Cash

Tax Year: 2014

Other Income:

Insurance Exp:

Total Exp:

Assessed \$:

Owner Agent: Yes

Flood Zone:

Gross Op Inc:

RE Taxes:

Pd of State: 2016

Agent/Office Information

Office: [CHBL /Charles Lowell Realty LLC](#)
 Agent: [0667953 /Lowell Crawford](#)
 Ofc Addr: 8100 NW 155th St Ste 100
 Miami Lakes, FL 33016

Agent Ph: 786-287-3512
 Office Fax: 954-474-7168
 Agt Ph 2:

Board: H-So Broward Board of REALTORS
 Office Ph: 786-287-3512
 CoOffice: [CHBL /Charles Lowell Realty LLC](#)
 CoAgent: [0667953 /Lowell Crawford](#)
 CoAgt Fax:
 CoAgt Email: [Lcrawford07@gmail.com](#)

Agent Email: [Lcrawford07@gmail.com](#)
 Agent License: 0667953

CoOfc Ph: 305-224-2310
 CoAgt Ph: 786-287-3512
 CoAgent Lic: 0667953

Owner Name:
 Buy Agt Comp: 3% Trans Brk Comp: 3%
 VAR Dual Rt: AVM: No
 Addr on Inet: Yes
 Photo Instr: Realtor to Upload Images 1-35
 List Type: Exclusive Right to Sell/Rent
 Show Instr: Call Listing Agent
 List Date: 01/07/2016 Stat Change Dt: 04/27/2017
 Expire Date:
 Pending Dt: 04/24/2017 DOM: 473
 Closing Dt: 04/27/2017 Expt Clse Dt: 04/28/2017
 Intrnt URL:
 Intrnt Rmrks: THIS IS AN OUTSTANDING OPPORTUNITY FOR ANYONE LOOKING TO INVEST IN A PRIME LOCATION. CALL LISTING AGENT PRIOR TO ALL VISITS.

Own Phone:
 NonRep Cmp: 3%
 Blogging: Yes

Joint Agcy:
 Occupancy:

Prev LP: \$249,000
 Orig LP: \$350,000
 Internet: Yes
 Withdrn Dt:

Sold Information

Selling Office: [BMRV01 /Ross Milroy Realty LLC](#)
 Selling Agent: [3253110 /Jorge Magana](#)
 Selling Agt Lic: 3253110
 Sell \$ Per SqFt:
 Sold Finance: Cash
 Seller Contrb: No

Selling Office Phone: 305-788-1220
 Selling Agent Phone:
 Sale Price: \$558,500
 Sell \$ Per Acre:

Prepared By: Ralph Pena

Date Printed: 06/18/2017 10:16 PM

Property History

CLD/ 1729 NW 3RD AVE L - \$199,000
 H10012549 - Closed Sale Miami, FL 33136 C - \$558,500

MLS#: [H928676](#)

[1729 NW 3rd Ave](#)

Commercial/Business/Agricultural/Industrial Land DOM:



Price	Chg Type	Chg Info	Eff Date	Agent ID	Office ID	DOM
\$400,000	X	A -> X	12/31/2015	0667953	CHBL	108
\$400,000	NEW	ACTV -> \$400,000	09/14/2015	0667953	CHBL	

MLS#: [H10012549](#)

[1729 NW 3rd Ave](#)

Commercial/Business/Agricultural/Industrial Land DOM:473



Price	Chg Type	Chg Info	Eff Date	Agent ID	Office ID	DOM
\$558,500	CS	(\$558,500)	04/27/2017	0667953	CHBL	476
\$199,000	DECR	\$249,000 -> \$199,000	02/20/2017	0667953	CHBL	410
\$249,000	DECR	\$299,000 -> \$249,000	02/09/2017	0667953	CHBL	399
\$299,000	DECR	\$499,000 -> \$299,000	11/19/2016	0667953	CHBL	317
\$499,000	INCR	\$199,000 -> \$499,000	10/28/2016	0667953	CHBL	295
\$199,000	DECR	\$300,000 -> \$199,000	10/16/2016	0667953	CHBL	283
\$300,000	DECR	\$499,000 -> \$300,000	08/24/2016	0667953	CHBL	230
\$499,000	DECR	\$7,000,000 -> \$499,000	07/09/2016	0667953	CHBL	184
\$7,000,000	INCR	\$350,000 -> \$7,000,000	05/21/2016	0667953	CHBL	135
\$350,000	NEW	ACTV -> \$350,000	01/07/2016	0667953	CHBL	

Photos

H10012549

[1729 NW 3rd Ave Miami, FL 33136](#)

\$558,500

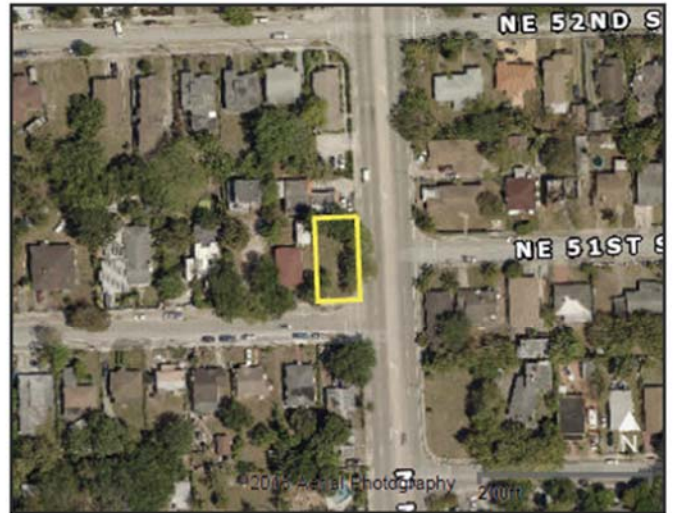


OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 6/23/2017

Property Information	
Folio:	01-3124-013-1131
Property Address:	5100 N MIAMI AVE Miami, FL 33127-2122
Owner	BOXHAUS LLC
Mailing Address	888 BISCAYNE BLVD 505 MIAMI, FL 33132 USA
PA Primary Zone	3901 KING HGTS ORCHARD VILLA
Primary Land Use	0081 VACANT RESIDENTIAL : VACANT LAND
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	4,786 Sq.Ft
Year Built	0



Assessment Information			
Year	2016	2015	2014
Land Value	\$95,720	\$71,790	\$46,569
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$95,720	\$71,790	\$46,569
Assessed Value	\$95,720	\$7,236	\$6,579

Taxable Value Information			
	2016	2015	2014
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$95,720	\$7,236	\$6,579
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$95,720	\$71,790	\$46,569
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$95,720	\$7,236	\$6,579
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$95,720	\$7,236	\$6,579

Benefits Information				
Benefit	Type	2016	2015	2014
Non-Homestead Cap	Assessment Reduction		\$64,554	\$39,990

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

Short Legal Description
34 53 41 PB 3-183
RAILWAY SHOPS ADDN 2ND AMD
S95.5FT OF LOT 24 LESS E10FT
BLK 6
LOT SIZE 49.850 X 96

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
04/20/2016	\$280,000	30050-2318	Qual by exam of deed
04/16/2015	\$30,000	29585-3498	Not exposed to open-market; atypical motivation
02/01/1995	\$0	00000-00000	Sales which are disqualified as a result of examination of the deed
03/01/1972	\$30,000	00000-00000	Sales which are qualified

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[Message/Schedule](#)

Commercial/Business/Agricultural/Industrial Land
5100 N Miami Av
 MIAMI, FL 33127-2122
ML#: A2126783 **List Price:** \$329,000
Rng Price: **Sold Price:** \$280,000
LLP: **Status:** Closed Sale
Short Sale: No **REO:** No
Listing Brkr: [LYLE01 /Chariff Realty Group](#)
County: Miami-Dade County
Area: 32
Geo Area:
Legal: 34 53 41 PB 3-183RAILWAY SHOPS ADDN 2ND AMD S95.5FT OF LOT 24 LESS E10FT BLK 6 LOT
Virtual Tour:

Location Information

Folio #: 0131240131131	Parcel #: 1131	Lot:
Folio #2:	Folio # 3:	Section: 24
Municipal Code: 1	Town/Range: 31	Zoning: 39/MULTI
Subdivision #: 13	Map Coord: 2431	
Subdivision: 34 53 41		

General Information

Type Property: Commercial	Lot Front: 96	Lot Depth: 50
Style: Unimproved Business/Commercial	Prop Desc:	
Environ Audit: Unknown	Cnty Land Use:	
Comp Plan Use: Urban Commercial		Auction: No
Lot Desc: Less Than 1 Acre		Acres: 0.1100
Jurisdiction: City	For Lease:	Lse SqFt:
Apx Lot Size: X	Lot SqFt: 4,786	
Elevation:	Ownership:	
Usage: Unimproved Business/Commercial	Ground Cover:	
Land Fill:		
Location: Corner Location, Corner Lot		
Road: City/County Maintained		
Road Surface:		
Trees:		
Land Improve:		

Remarks

Remarks: Vacant land just north of the Design District, within walking distance to luxury retail, eateries and galleries. This land is commercially zoned and ideal for a live/work space, gallery, showroom or mixed-use project. This property is walking distance from properties leasing at \$100-175/SF and sales at over \$2000/SF.

Driving Directions:

Broker Remarks: [Submit an Offer](#) CONTACT LIANA RIVERA: liana@chariff.com

Additional Information

Waterfront: No	Rail Type:
Water Access:	
Water View:	
Misc Info:	
Docs Avail:	
Deed Restrict:	
Soil Type:	
Utils Avail: Other Utilities Available	Sewer: Other Sewer
Utils on Site: Other Utilities Available	
Water: Other	

Financial Information

Assumable:	\$/SOH Value: \$46,569	Assessed \$:
Total Mortg: 0	Terms:	Owner Agent:
Tax Amount: \$468	Tax Year: 2014	Flood Zone:
Special Info:		Gross Op Inc:
Possession Info: Funding, Other	Other Income:	RE Taxes:
Gross Sched Inc: \$0	Insurance Exp:	Pd of State: 0
Net Operating Inc:	Total Exp:	
Other Exp:		
Source of Exp:		

Agent/Office Information

Office: [LYLE01 /Chariff Realty Group](#) **Agent Ph:** 305-213-0363

Agent: [3121663 / Iliana Rivera](#)
 Ofc Addr: 5801 Biscayne Blvd.
 Miami, FL 33137

Office Fax: 305-576-7494
 Agt Ph 2: 305-213-0363

Board: A-Miami Association of REALTORS
 Office Ph: 305-576-7474

Agent Email: iliana@chariff.com
 Agent License: 3121663

CoOffice: [/](#)
 CoAgent: [3035127 / Mauricio Zapata](#)

CoOfc Ph:
 CoAgt Ph: 305-608-5300
 CoAgent Lic: 3035127

CoAgt Fax:
 CoAgt Email:

Own Phone:
 NonRep Cmp:
 Blogging: No

Owner Name:
 Buy Agt Comp: 3.0% Trans Brk Comp: 3.0%
 VAR Dual Rt: AVM: No

Joint Agcy:
 Occupancy:

Addr on Inet: Yes
 Photo Instr: Realtor to Upload Images 1-35
 List Type: Exclusive Right to Sell/Rent

Prev LP: \$379,000
 Orig LP: \$595,000

Show Instr: Call Listing Agent, Call Listing Office
 List Date: 06/05/2015 Stat Change Dt: 08/24/2016

Internet: Yes
 Withdrn Dt:

Expire Date: 12/10/2015 DOM: 188
 Pending Dt: 05/01/2016 Expt Clse Dt: 04/20/2016

Closing Dt: 05/01/2016
 Intran URL:
 Intran Rmrks: Vacant land just north of the Design District, within walking distance to luxury retail, eateries and galleries.

Sold Information

Selling Office: [LAMB01 / Lamondin Real Estate Corp](#)
 Selling Agent: [3224931 / Lawrence Lamondin](#)
 Selling Agt Lic: 3224931
 Sell \$ Per SqFt: \$58.50
 Sold Finance: Cash
 Seller Contrib: No

Selling Office Phone: 305-794-5853
 Selling Agent Phone: 305-496-7507
 Sale Price: \$280,000
 Sell \$ Per Acre:

Prepared By: Ralph Pena

Date Printed: 06/18/2017 10:22 PM

Property History

CLD/ 5100 N MIAMI AV L - \$329,000
 A2126783 - Closed Sale Miami, FL 33127-2122 C - \$280,000

MLS#: [A2060119](#)

[5100 N Miami Av](#)

Residential Land/Boat Docks

DOM:0



Price	Chg Type	Chg Info	Eff Date	Agent ID	Office ID	DOM
\$30,000	CS	(\$30,000)	04/17/2015	0540177	PFR	0
\$30,000	DECR	\$300,000 -> \$30,000	01/20/2015	0540177	PFR	0
\$30,000	PS	A -> PS	01/07/2015	0540177	PFR	0
\$30,000	NEW	ACTV -> \$300,000	01/07/2015	0540177	PFR	0

MLS#: [A2126783](#)

[5100 N Miami Av](#)

Commercial/Business/Agricultural/Industrial Land

DOM:188



Price	Chg Type	Chg Info	Eff Date	Agent ID	Office ID	DOM
\$280,000	CS	(\$280,000)	08/24/2016	3121663	LYE01	445
\$329,000	PS	A -> PS	01/08/2016	3121663	LYE01	216
\$329,000	DECR	\$379,000 -> \$329,000	11/23/2015	3121663	LYE01	
\$379,000	DECR	\$399,000 -> \$379,000	10/12/2015	3121663	LYE01	
\$399,000	DECR	\$595,000 -> \$399,000	09/25/2015	3121663	LYE01	
\$595,000	NEW	ACTV -> \$595,000	06/05/2015	3121663	LYE01	

Photos

A2126783

[5100 N Miami Av Miami, FL 33127](#)

\$280,000



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OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 6/23/2017

Property Information	
Folio:	01-3136-009-0800
Property Address:	1305 NW 2 AVE Miami, FL 33136-2603
Owner	PACIFICO HOLDINGS LLC
Mailing Address	PO BOX 414353 MIAMI BEACH, FL 33141 USA
PA Primary Zone	6106 RESIDENTIAL-LIBERAL RETAI
Primary Land Use	1081 VACANT LAND - COMMERCIAL : VACANT LAND
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	5,000 Sq.Ft
Year Built	0



Assessment Information			
Year	2017	2016	2015
Land Value	\$255,000	\$240,000	\$150,000
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$255,000	\$240,000	\$150,000
Assessed Value	\$181,500	\$165,000	\$150,000

Benefits Information				
Benefit	Type	2017	2016	2015
Non-Homestead Cap	Assessment Reduction	\$73,500	\$75,000	

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

Short Legal Description
ALICE BALDWIN ET AL SUB PB B-87 & PB 6-43 LOT 9 BLK 7 LOT SIZE 50.000 X 100 OR 15586-0773 0792 1

Taxable Value Information			
	2017	2016	2015
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$181,500	\$165,000	\$150,000
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$255,000	\$240,000	\$150,000
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$181,500	\$165,000	\$150,000
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$181,500	\$165,000	\$150,000

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
05/16/2014	\$100	29157-2870	Corrective, tax or QCD; min consideration
04/25/2014	\$100	29121-0185	Corrective, tax or QCD; min consideration
10/21/2013	\$100	28874-4121	Corrective, tax or QCD; min consideration
09/16/2011	\$19,026	27831-0591	Corrective, tax or QCD; min consideration

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Commercial/Business/Agricultural/Industrial Land

[1305 NW 2nd Ave](#)

MIAMI, FL 33136

ML#: A10228641

List Price: \$499,000

Rng Price:

LLP:

Status: **Active**

Short Sale: No

REO: No

Listing Brkr: [DVI R01 / Lombardi Properties](#)

County: Miami-Dade County

Area: 31

Geo Area:

Legal: ALICE BALDWIN ET AL SUB PB B-87 & PB 6-43 LOT 9 BLK 7 LOT SIZE 50.000 X 100OR 15586-0773 0792 1

Virtual Tour:

[Message/Schedule](#)

View 6/26/2017

Location Information

Folio#: [0131360090800](#)
 Folio#2:
 Municipal Code: 1
 Subdivision #: 9
 Subdivision: Alice Baldwin Et Al Sub

Parcel #: 0800
 Folio# 3:
 Town/Range: 31
 Map Coord:

Lot:
 Section: 36
 Zoning: R-3

General Information

Type Property: Other
 Style: Other Style
 Environ Audit: Unknown
 Comp Plan Use: Other Plan Use
 Lot Desc: Less Than 1 Acre, Regular Lot
 Jurisdiction: City
 Apx Lot Size: 5000
 Elevation:
 Usage: Other Usage
 Land Fill:
 Location: Corner Lot, Near Airport
 Road: Other Road
 Road Surface:
 Trees: Other Trees
 Land Improve:

Lot Front: 0
 Prop Desc:
 Cnty Land Use:

Lot Depth: 0

For Lease:
 Lot SqFt: 5,000
 Ownership:

Auction: No
 Acres: 0.1100
 Lse SqFt:

Ground Cover:

Remarks

Remarks: 5,000 SF Corner lot Zoned T6-8L in Overtown. Blocks from the proposed Overtown Gateway Project and just minutes from Downtown Miami and Wynwood. Easy access to I-95.

Driving Directions: On the corner of NW 13th St and NW 2nd Avenue.

Broker Remarks: [Submit an Offer](#) 5,000 SF Corner lot Zoned T6-8L in Overtown.

Additional Information

Waterfront: No
 Water Access:
 Water View:
 Misc Info:
 Docs Avail:
 Deed Restrict:
 Soil Type:
 Utils Avail: Other Utilities Available
 Utils on Site: No Utilities
 Water: Other

Rail Type:

Sewer: Other Sewer

Financial Information

Assumable:
 Total Mortg: 0
 Tax Amount: \$4,150
 Special Info:
 Possession Info: Funding
 Gross Sched Inc: \$0
 Net Operating Inc:
 Other Exp:
 Source of Exp:

\$/SOH Value:
 Terms:
 Tax Year: 2016

Assessed \$:
 Owner Agent: No

Other Income:
 Insurance Exp:
 Total Exp:

Flood Zone:
 Gross Op Inc:
 RE Taxes:
 Pd of State: 0

Agent/Office Information

Office: [DVI R01 / Lombardi Properties](#)
 Agent: [3241967 / Justin Vance](#)
 Ofc Addr: 167 N.W. 25 Street

Agent Ph: 305-563-1918
 Office Fax: 305-695-1601
 Agt Ph 2: 305-563-1918

Miami, FL 33127

Board: A-Miami Association of REALTORS
 Office Ph: 305-695-1600
 Owner Name:
 Buy Agt Comp: 3.0%
 VAR Dual Rt:
 Addr on Inet: Yes
 Photo Instr: Realtor to Upload Images 1-35
 List Type: Exclusive Right to Sell/Rent
 Show Instr: Call Listing Agent
 List Date:
 Expire Date:
 Pending Dt:
 Closing Dt:
 Intrnt URL:
 Intrnt Rmrks: 5,000 SF Corner lot Zoned T6-8L in Overtown.

Agent Email: Justin@jombardproperties.com
 Agent License: 3241962

Own Phone:
 NonRep Cmp: 3.0%
 Blogging: Yes

Joint Agcy:
 Occupancy:

Prev LP: \$525,000
 Orig LP: \$525,000
 Internet: Yes
 Withdrn Dt:

Stat Change Dt: 04/14/2017
 DOM:
 Expt Clse Dt:

Prepared By: Ralph Pena

Date Printed: 06/18/2017 10:27 PM

Property History

CLD/ 1305 NW 2nd Ave L - \$499,000
 A10228641 - Active Miami, FL 33136

MLS#: [A10227479](#)



		1305 NW 2nd Ave		Residential Land/Boat Docks		DOM:	
Price	Chg Type	Chg Info	Eff Date	Agent ID	Office ID	DOM	
\$525,000	X	A -> X	04/15/2017	3241962	DVL801	49	
\$525,000	BOM	PS -> A	04/14/2017	3241962	DVL801	46	
\$525,000	PS	A -> PS	04/04/2017	3241962	DVL801	47	
\$525,000	NEW	ACTV -> \$525,000	02/16/2017	3241962	DVL801		

MLS#: [A10228641](#)



		1305 NW 2nd Ave		Commercial/Business/Agricultural/Industrial Land		DOM:	
Price	Chg Type	Chg Info	Eff Date	Agent ID	Office ID	DOM	
\$499,000	DECR	\$525,000 -> \$499,000	05/09/2017	3241962	DVL801	71	
\$525,000	BOM	PS -> A	04/14/2017	3241962	DVL801	45	
\$525,000	PS	A -> PS	04/04/2017	3241962	DVL801	46	
\$525,000	NEW	ACTV -> \$525,000	02/17/2017	3241962	DVL801		

MLS#: [A10259556](#)



		1305 NW 2nd Ave		Residential Land/Boat Docks		DOM:	
Price	Chg Type	Chg Info	Eff Date	Agent ID	Office ID	DOM	
\$499,000	X	A -> X	05/15/2017	3241962	DVL801	89	
\$499,000	DECR	\$525,000 -> \$499,000	05/09/2017	3241962	DVL801	82	
\$525,000	NEW	ACTV -> \$525,000	02/16/2017	3241962	DVL801		

Photos

A10228641 [1305 NW 2nd Ave Miami, FL 33136](#) \$499,000



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OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 6/23/2017

Property Information	
Folio:	01-3136-051-0300
Property Address:	1553 NW 1 CT Miami, FL 33136-1903
Owner	AMERBRICK DEVELOPERS INC
Mailing Address	7800 SW 57 AVE STE 127 MIAMI, FL 33143 USA
PA Primary Zone	5700 DUPLEXES - GENERAL
Primary Land Use	1081 VACANT LAND - COMMERCIAL : VACANT LAND
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	7,500 Sq.Ft
Year Built	0



Assessment Information			
Year	2017	2016	2015
Land Value	\$56,400	\$56,400	\$28,200
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$56,400	\$56,400	\$28,200
Assessed Value	\$34,122	\$31,020	\$28,200

Benefits Information				
Benefit	Type	2017	2016	2015
Non-Homestead Cap	Assessment Reduction	\$22,278	\$25,380	

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

Short Legal Description	
25-36 53 41	
WADELLES RESUB PB 1-169	
LOTS 2 & 3 BLK 38	
LOT SIZE 60.000 X 125	
75R 208684	

Taxable Value Information			
	2017	2016	2015
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$34,122	\$31,020	\$28,200
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$56,400	\$56,400	\$28,200
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$34,122	\$31,020	\$28,200
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$34,122	\$31,020	\$28,200

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
11/30/2011	\$68,000	27915-1952	Qual by exam of deed
05/01/2005	\$0	23417-2731	Sales which are disqualified as a result of examination of the deed
10/01/1975	\$42,500	00000-00000	Sales which are qualified

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 assumes no liability, see full disclaimer and User Agreement at <http://www.miamidade.gov/info/disclaimer.asp>

Version:

**Commercial/Business/Agricultural/Industrial Land****1553 NW 1st Ct**

MIAMI, FL 33136-1903

ML#: A10035877

List Price: \$400,000

Rng Price:

LLP:

Status: **Active**

Short Sale: No

REO: No

Listing Brkr: [REIS01 /Miami Investment Property](#)

County: Miami-Dade County

Area: 31

Geo Area:

Legal: 25-36 53 41 WADDELLS RESUB PB 1-169 LOTS 2 & 3 BLK 38

LOT SIZE 60.000 X 125 75R 208684 COC 23417-2731 05 2005

4

Virtual Tour: [Click Here](#)[Message/Schedule](#)**Location Information**Folio#: [0131360510300](#)

Folio#2:

Municipal Code: 1

Subdivision #: 51

Subdivision: Waddells Resub

Parcel #: 0300

Folio# 3:

Town/Range: 31

Map Coord: 3631

Lot:

Section: 36

Zoning: R-3

General Information

Type Property: Income

Style: Other Style

Environ Audit: None

Comp Plan Use: Urban Commercial

Lot Desc: Less Than 1 Acre

Jurisdiction: City

Apx Lot Size: 7500

Elevation:

Usage: Unimproved Business/Commercial, Other Usage

Land Fill:

Location: Corner Location, Corner Lot, Near Airport, Urban Area Development

Road: City/County Maintained, Public Road

Road Surface:

Trees:

Land Improve:

Lot Front: 60

Prop Desc:

Cnty Land Use:

Lot Depth: 125

For Lease: No

Lot SqFt: 7,500

Ownership:

Ground Cover:

Auction: No

Acres: 0.1800

Lse SqFt:

Remarks

Remarks: This property is located in up and coming Overtown just blocks from Wynwood, Biscayne Blvd, Omni, Miami Herald Site, Miami Ave (restaurants, art galleries & more). This is a corner 2 story stand alone mixed use BLG - Residential/Convenience store. Site allows for future development of approx 16 units. BLG is gutted/shell.

Driving Directions: BISCAYNE BLVD TO 20 ST, WEST TO MIAMI AVE, WEST TO NW 1 CT, SOUTH TO 1553

Broker Remarks: [Submit an Offer](#) This property is located in up and coming Overtown just blocks from Wynwood, Biscayne Blvd, Omni, Miami Herald Site, Miami Ave (restaurants, art galler

Additional Information

Waterfront: No

Water Access:

Water View:

Misc Info:

Docs Avail:

Deed Restrict:

Soil Type:

Utils Avail: No Utilities

Utils on Site: No Utilities

Water: Other

Rail Type:

Sewer: Other Sewer

Financial Information

Assumable: No

Total Mortg: 0

Tax Amount: \$627

Special Info:

Possession Info: Funding

Gross Sched Inc: \$0

Net Operating Inc:

Other Exp:

Source of Exp:

\$/SOH Value:

Terms: Cash Only

Tax Year: 2015

Other Income:

Insurance Exp:

Total Exp:

Assessed \$:

Owner Agent:

Flood Zone:

Gross Op Inc:

RE Taxes:

Pd of State: NA

Agent/Office InformationOffice: [REIS01 /Miami Investment Property](#)

Agent Ph: 786-797-7037

Agent: [3239540 / Fabio Visconti](#)
Ofc Addr: 110 Washington Ave
 Miami Beach, FL 33139

Office Fax: 305-695-1777
Agt Ph 2:

Board: A-Miami Association of REALTORS
Office Ph: 305-695-6955

Agent Email: viscontirealty@gmail.com
Agent License: 3239540

Owner Name:
Buy Agt Comp: 3.0% **Trans Brk Comp:** 3.0%
VAR Dual Rt: **AVM:** Yes
Addr on Inet: Yes
Photo Instr: Realtor to Upload Images 1-35
List Type: Exclusive Right to Sell/Rent
Show Instr: Call Listing Agent, Go Directly
List Date: **Stat Change Dt:** 02/17/2016
Expire Date: **DOM:**
Pending Dt: **Expt Clse Dt:**
Closing Dt:
Intrnt URL:
Intrnt Rmrks: This is a stand alone corner mixed use property. Residential/Convenience Store.

Own Phone:
NonRep Cmp:
Blogging: Yes
Joint Agcy:
Occupancy:
Prev LP: \$325,000
Orig LP: \$550,000
Internet: Yes
Withdrn Dt:

Prepared By: Ralph Pena

Date Printed: 06/18/2017 10:32 PM

Property History

CLD/ 1553 NW 1st Ct L - \$400,000
 A10035877 - Active Miami, FL 33136-1903

MLS#: [A1558307](#)

[1553 NW 1st Ct](#)

Commercial/Industrial

DOM: 48



Price	Chg Type	Chg Info	Eff Date	Agent ID	Office ID	DOM
\$68,000	CS	(\$68,000)	11/30/2011	0675896	CH8801	
\$80,000	NEW	ACTV -> \$80,000	09/15/2011	0675896	CH8801	

MLS#: [A10035877](#)

[1553 NW 1st Ct](#)

Commercial/Business/Agricultural/Industrial Land

DOM:



Price	Chg Type	Chg Info	Eff Date	Agent ID	Office ID	DOM
\$400,000	INCR	\$325,000 -> \$400,000	12/28/2016	3239540	REIS01	315
\$325,000	INCR	\$275,000 -> \$325,000	09/06/2016	3239540	REIS01	202
\$275,000	DECR	\$350,000 -> \$275,000	08/05/2016	3239540	REIS01	170
\$350,000	INCR	\$275,000 -> \$350,000	07/23/2016	3239540	REIS01	157
\$275,000	DECR	\$325,000 -> \$275,000	07/19/2016	3239540	REIS01	153
\$325,000	DECR	\$375,000 -> \$325,000	06/28/2016	3239540	REIS01	132
\$375,000	DECR	\$450,000 -> \$375,000	05/29/2016	3239540	REIS01	102
\$450,000	DECR	\$550,000 -> \$450,000	03/12/2016	3239540	REIS01	24
\$550,000	NEW	ACTV -> \$550,000	02/17/2016	3239540	REIS01	

Photos

A10035877

[1553 NW 1st Ct Miami, FL 33136](#)

\$400,000





ARPS 2 GIS Screen System

Welcome!

Home	Screen16	Screen24	Screen27	Screen28	Screen32
Screen34	Help				

Screen 24: Building Ledger Inquiry

Quick Help

Input: partial address or partial folio

Minimum Length: 7 characters

Output: a table containing Building Information for a selected address/folio

Example: 0141210; 777 bri, 1900 bis...

Links to: Details View; click on a result row and check the Details Table Below

Enter 7 characters or digits for a list of suggestions to appear. For example: 0141210 will return a list of folios - the more you type the shorter the list will become. For an address you can enter something like 444 sw 2 or 777 bri an a list of addresses beginning with the input prefix will display.

401 NW 3 ST

Print Report

Search:

Show 10 entries

Address ID	SubAddress ID	Folio	Address	Owner Name
44118	-1	0101090001270	401 NW 3 ST	MIAMI DADE COUNTY GSA R/E MGMT

Showing 1 to 1 of 1 entries

First Previous 1 Next Last

Building Specifications								
Building ID	Parcel ID	Bldg SQFT	Floors	Units	Lot Size	Legal Indicator	Condo	YR Built
111	10350	1254	1	1	7500	1	NO	1925

Primary Zoning			

M21 Zone	Transect	Building Height	Intensity	FLR Ratio
16 R L	16	11	1	

Other Overlays				
Special Area Plan	Area_Spec_Des	SetBack Section	SetBack Area	SetBack SubArea

Use & Other Information			
CLUC	CLUC Description	DRI Zone	F901 Zone
47	Miami Dade County		0541

Historic and Environmental Preservation					
Scenic_Corr	Hist_Site	Arch_Zone	EPD	Hist_Dist	Arch_Conserv
N	N	N	N	Y	Y

Peña Appraisal Service Inc.
Real Estate Appraisers & Consultants
5402 W. Flagler Street
Miami, Florida 33134
Telephone (305) 448-5241
Cell: (305)992-8787
Email: orders@penaappraisal.com

RALPH PEÑA JR.

SUMMARY OF PROFESSIONAL EXPERIENCE

Ralph Pena Jr. has been active in Real Estate since 1972 and is President of Peña Appraisal Services, Inc. I hold State Certified General Real Estate Appraiser License number Sixty Seven in the State of Florida

PROFESSIONAL EXPERIENCE

State Certified General Appraiser Lic. #RZ67

Florida Real Estate Broker since 1976 Lic.#0068030

National Association of Realtors

Miami Board of Realtors

H.U.D. Certified Appraiser

V.A Certified Appraiser

Certified for Uniform Standards for Federal Land Acquisitions (Yellow Book)

Expert Witness as a Real Estate Appraiser in the Federal Courts of the United States along with the Family Courts and Bankruptcy Courts for both Miami-Dade and Broward County, Florida.

I have experience working with Miami-Dade County, City Of Miami and City Of North Miami to name a few of the local Government agencies I have worked with.

Some of the Federal and State agencies include Internal Revenue, F.A.A. and State Department of Transportation.

Peña Appraisal Service Inc.
Real Estate Appraisers & Consultants
5402 W. Flagler Street
Miami, Florida 33134
Telephone (305) 448-5241
Cell: (305)992-8787
Email: orders@penaappraisal.com

EDUCATION

Society Real Estate Appraisal Residential Course 101

National Society of Fee Appraisers Residential Appraiser Course & Narrative Appraisal Course

American Institute of Real Estate Appraisers Course A-1

American Institute of Real Estate Appraisers Course A-2, Residential Evaluation

American Institute of Real Estate Appraisers, Standards Professional Practice Certified Appraisers Course 1 "Introduction to Revised URAR (FNMA 1004) and Valuation Issues Regarding CRA and Community Homebuyer Programs"

Case Studies in Uniform Standards

Appraisal Institute -Condemnation Appraising Basic Principles & Applications

Appraising Wetlands, Appraising Conservation Easements and Other Less Than Fee Interest

Environmental Hazards Impact on Real Estate Value

General Contractors Course

Completed U.S.P.A.P. and all current State Courses.

Peña Appraisal Service Inc.
Real Estate Appraisers & Consultants
5402 W. Flagler Street
Miami, Florida 33134
Telephone (305) 448-5241
Cell: (305)992-8787
Email: orders@penaappraisal.com

PROPERTY TYPES APPRAISED

residential

Condo, Multi-Family Project (Townhouse, Condo, Etc) • Low Income and/or Affordable Housing • Mobile Home Park • Multi-family (5+ units)

Land

Acreage (Mixed Use) • Acreage (Non-Residential) • Acreage (Residential) • Coastal / Lakeshore, Riverfront, Other Waterfront • Subdivision (Commercial, Industrial, etc) • Subdivision (Residential) • Wetland, Swamp, Marsh

Commercial

Automobile Dealership • Branch Bank / Financial Building • Condominium (Office / Retail / Etc.) • Office Building (High Rise, over three stories) • Parking Facility (Lot or Garage) • Restaurant / Bar / Night Club • Retail (Single Tenant or Free Standing) • Self Storage • Shopping Center (Local, Strip, Neighborhood, Community, Etc.) • Shopping Center (Power Center, Outlet Center, Lifestyle, Etc.) • Shopping Center (Super Regional, Regional Mall)

Industrial

Industrial (Heavy Manufacturing) • Industrial (Small Office Warehouse / Mfg.) • Industrial Light (Distribution, Storage) • Tank Farm / Petroleum Storage • Truck Terminal / Hub / Transit Facility

Public

Educational Institution (Public) • Recreation and Park • Religious Facility

EXPERIENCE INDUSTRIAL BUILDINGS

I have appraised several historical homes in the past in the Coral Gables area Key West and City of Miami.. I clearly meet all Uniform Standards Of Professional Appraisal Practice (U.S.P.A.P). competency requirements. Because of the fiduciary relationship, I have with my clients I cannot give exact addresses. Should you need any additional information I can be reached at the above email or phone number.

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
FLORIDA REAL ESTATE APPRAISAL BD

LICENSE NUMBER

RZ67

The CERTIFIED GENERAL APPRAISER
Named below IS CERTIFIED
Under the provisions of Chapter 475 FS.
Expiration date: NOV 30, 2018

PENA, RALPH JR
5402 W. FLAGLER STREET
MIAMI FL 33134

