

**APPRAISAL OF
VACANT MIXED USE LAND CONTAINING
1.395 ACRES
LOCATED AT
1300 BROADWAY
RIVIERA BEACH, FLORIDA 33404**

FOR

**SCOTT EVANS, AICP, INTERIM EXECUTIVE DIRECTOR
RIVIERA BEACH COMMUNITY REDEVELOPMENT AGENCY**

BY

**ROBERT B. BANTING, MAI, SRA
CERT GEN RZ4**

WITH

**ANDERSON & CARR, INC.
521 SOUTH OLIVE AVENUE
WEST PALM BEACH, FLORIDA 33401**

**DATE OF INSPECTION: DECEMBER 5, 2019
DATE OF REPORT: DECEMBER 9, 2019
DATE OF VALUE: DECEMBER 5, 2019**

**FILE NO.: 2190572.000
CLIENT REFERENCE: BROADWAY PARCEL**



December 9, 2019

Mr. Scott Evans, AICP
Interim Executive Director
Riviera Beach Community Redevelopment Agency
2001 Broadway, Suite 300
Riviera Beach, FL 33404

Dear Mr. Evans:

Pursuant to your request, we have personally appraised the real property being vacant mixed use land containing approximately 1.395 acres, or 60,779 square feet of land. The subject property is located on the southeast corner of Broadway and West 13th Street, between East 12th Street and West 13th Street in Riviera Beach. The property address is 1300 Broadway, Riviera Beach, FL, 33404.

The purpose of this appraisal is to estimate the market value of the fee simple estate of the subject property as of December 5, 2019. The intended use of the report is to assist the client and intended user in internal decision making related to a potential land swap. This report has been prepared for no other purpose and for use by no other person or entity than for use by the client for the purpose stated herein. Any other use of this appraisal is considered a misuse and thus the appraisers will not be held responsible for any outcome associated with use by another entity or for another purpose.

We have utilized the sales comparison approach to value, the most common method used for valuing vacant land properties such as the subject property. For the purposes of this report, we have assumed that the right-of-way for old 13th Street is abandoned and will be included in the total site area.

As a result of our analysis, we have developed an opinion that the market value of the fee simple estate (as defined in the report), subject to the definitions, certifications, and limiting conditions set forth in the attached report, as of December 5, 2019 was:

MARKET VALUE:

\$2,000,000

The following presents our analysis and conclusions in a narrative appraisal report. This letter must remain attached to the report, which contains 59 pages plus related exhibits, in order for the value opinion set forth to be considered valid. Your attention is directed to the Assumptions and Limiting Conditions contained within this report.

Respectfully submitted,

ANDERSON & CARR, INC.



Robert B. Banting, MAI, SRA
Cert Gen RZ4



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Qualifications for Robert B. Banting, MAI, SRA, Cert Gen RZ4

Addendum: Plat Map (Plat Book 2, Page 90)



SUMMARY OF IMPORTANT FACTS AND CONCLUSIONS

| | |
|--|---|
| Client: | Scott Evans, AICP, Interim Executive Director Riviera Beach Community Redevelopment Agency |
| Intended User: | Riviera Beach Community Redevelopment Agency |
| Taxpayer of Record: | Multiple parcels with different owners (See page 32) |
| Property Rights Appraised: | Fee Simple Estate |
| Extraordinary Assumptions: | For the purposes of this report, we have assumed that the right-of-way for old 13th Street is abandoned and will be included in the total site area. |
| Hypothetical Conditions: | None |
| Unusual Market Externality: | None |
| Location: | The subject property is located on the southeast corner of Broadway and West 13th Street, between East 12th Street and West 13th Street in Riviera Beach. |
| Site/Land Area: | The subject site contains 60,779 square feet or 1.395 acres. |
| Zoning: | DC- Downtown Core by City of Riviera Beach |
| Land Use Plan: | DMU- Downtown Mixed Use by City of Riviera Beach |
| Flood Zone & Map Reference: | Zone X (unshaded), Community Panel Number 12099C0393F, effective date of October 5, 2017 |
| Census Tract: | 0015.00 |
| Current Use: | Vacant Mixed Use Land |
| Highest and Best Use: | Mixed Use Development |
| Exposure Time: | 6 to 12 months |
| Marketing Time: | 6 to 12 months |



Estimated Property Values:

Value via Cost Approach: N/A
Value via Income Capitalization Approach: N/A
Value via Sales Comparison Approach: \$2,000,000

MARKET VALUE: \$2,000,000

Date of Inspection: December 5, 2019
Date of Report: December 9, 2019
Date of Value: December 5, 2019

Appraiser: Robert B. Banting, MAI, SRA
Cert Gen RZ4



CERTIFICATION

I certify that, to the best of my knowledge and belief:

The statements of fact contained in this report are true and correct.

The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, conclusions, and recommendations.

I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three year period immediately preceding acceptance of this assignment.

I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest with respect to the parties involved.

I have no bias with respect to any property that is the subject of this report or to the parties involved with this assignment.

My engagement in this assignment was not contingent upon developing or reporting predetermined results. This appraisal assignment was not based on a requested minimum valuation, a specific valuation, or the approval of a loan.

My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.

The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics & Standards of Professional Appraisal Practice of the Appraisal Institute, which include the Uniform Standards of Professional Appraisal Practice.

The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

Robert B. Banting MAI, SRA and Zachary Rossetti have made a personal inspection of the property that is the subject of this report.

As of the date of this report, Robert B. Banting, MAI, SRA has completed the continuing education program of the Appraisal Institute.

Zachary Rossetti, licensed real estate sales associate, provided assistance to the person signing this certification.



Robert B. Banting, MAI, SRA
Cert Gen RZ4

ASSUMPTIONS AND LIMITING CONDITIONS

1. Unless otherwise stated, the value appearing in this appraisal represents our opinion of the market value or the value defined as of the date specified. Values of real estate are affected by national and local economic conditions and consequently will vary with future changes in such conditions.
2. Possession of this report or any copy thereof does not carry with it the right of publication nor may it be used for other than its intended use. The physical report(s) remains the property of the appraiser for the use of the client. The fee being charged is for the analytical services only. The report may not be copied or used for any purpose by any person or corporation other than the client or the party to whom it is addressed, without the written consent of an officer of the appraisal firm of Anderson & Carr, Inc. and then only in its entirety.
3. Neither all nor any part of the contents of this report shall be conveyed to the public through advertising, public relations efforts, news, sales or other media without written consent and approval of an officer of Anderson & Carr, Inc. nor may any reference be made in such public communication to the Appraisal Institute or the MAI, SRA or SRPA designations.
4. The appraiser may not divulge the material contents of the report, analytical findings or conclusions, or give a copy of the report to anyone other than the client or his designee, as specified in writing except as may be required by the Appraisal Institute, as they may request in confidence for ethics enforcement or by a court of law or body with the power of subpoena.
5. Liability of Anderson & Carr, Inc. and its employees is limited to the fee collected for the appraisal. There is no accountability or liability to any third party.
6. It is assumed that there are no hidden or unapparent conditions of the property, sub-soil, or structures which make it more or less valuable. The appraiser assumes no responsibility for such conditions or the engineering which might be required to discover these facts.
7. This appraisal is to be used only in its entirety. All conclusions and opinions concerning the analysis which are set forth in the report were prepared by the appraisers whose signatures appear on the appraisal report. No change of any item in the report shall be made by anyone other than the appraiser and the appraiser and firm shall have no responsibility if any such unauthorized change is made.
8. No responsibility is assumed for the legal description provided or other matters legal in character or nature, or matters of survey, nor of any architectural, structural, mechanical, or engineering in nature. No opinion is rendered as to the title which is presumed to be good and merchantable. The property is valued as if free and clear of any and all liens and encumbrances and under responsible ownership and competent property management unless otherwise stated in particular parts of the report.
9. No responsibility is assumed for accuracy of information furnished by or from others, the clients, their designee, or public records. We are not liable for such information or the work of subcontractors. The comparable data relied upon in this report has been confirmed with one or more parties familiar with the transaction or from affidavit when possible. All are considered appropriate for inclusion to the best of our knowledge and belief.



10. The contract for appraisal, consultation or analytical service is fulfilled and the total fee payable upon completion of the report. The appraiser or those assisting the preparation of the report will not be asked or required to give testimony in court or hearing because of having made the appraisal in full or in part; nor engaged in post-appraisal consultation with client or third parties, except under separate and special arrangement and at an additional fee.
11. The sketches and maps in this report are included to assist the reader and are not necessarily to scale. Various photos, if any, are included for the same purpose and are not intended to represent the property in other than actual status as of the date of the photos.
12. Unless otherwise stated in this report, the appraisers have no reason to believe that there may be hazardous materials stored and used at the property. The appraiser, however, is not qualified to detect such substances. The presence of substances such as asbestos, urea-formaldehyde foam insulation or other potentially hazardous materials may affect the value of the property. The value estimate is predicated on the assumption that there is no such material on or in the property that would cause a loss in value. No responsibility is assumed for any such conditions or for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in this field, if desired.
13. If applicable, the distribution of the total valuation of this report between land and improvements applies only under the existing program of utilization. The separate valuations for land and building must not be used in conjunction with any other appraisal, no matter how similar and are invalid if so used.
14. No environmental or impact studies, special market studies or analysis, highest and best use analysis study or feasibility study has been requested or made unless otherwise specified in an agreement for services or in the report. Anderson & Carr, Inc. reserves the unlimited right to alter, amend, revise or rescind any of the statements, findings, opinions, values, estimates or conclusions upon any previous or subsequent study or analysis becoming known to the appraiser.
15. It is assumed that the property is in full compliance with all applicable federal, state, and local environmental regulations and laws unless the lack of compliance is stated, described, and considered in this appraisal report.
16. The value estimated in this appraisal report is gross without consideration given to any encumbrance, lien, restriction, or question of title, unless specifically defined. The estimate of value in the appraisal report is not based in whole or in part upon the race, color, or national origin of the present owners or occupants of the properties in the vicinity of the property appraised.
17. It is assumed that the property conforms to all applicable zoning, use regulations, and restrictions unless a nonconformity has been identified, described, and considered in this appraisal report.
18. It is assumed that all required licenses, certificates of occupancy, consents, and other legislative or administrative authority from any local, state, or national government or private entity or organization have been or can be obtained or renewed for any use on which the opinion of value contained in this report is based.



19. It is assumed that the use of the land and improvements is confined within the boundaries or property lines of the property described and that there is no encroachment or trespass unless noted in the report.

20. This appraisal report has been prepared for the exclusive benefit of the client and intended users, Riviera Beach Community Redevelopment Agency. This report has been prepared for no other purpose and for use by no other person or entity than for use by the client for the purpose stated herein. Any other use of this appraisal is considered a misuse and thus the appraisers will not be held responsible for any outcome associated with use by another entity or for another purpose.

21. ACCEPTANCE OF, AND/OR USE OF THIS APPRAISAL REPORT CONSTITUTES ACCEPTANCE OF THE PRECEDING CONDITIONS.

EXTRAORDINARY ASSUMPTIONS

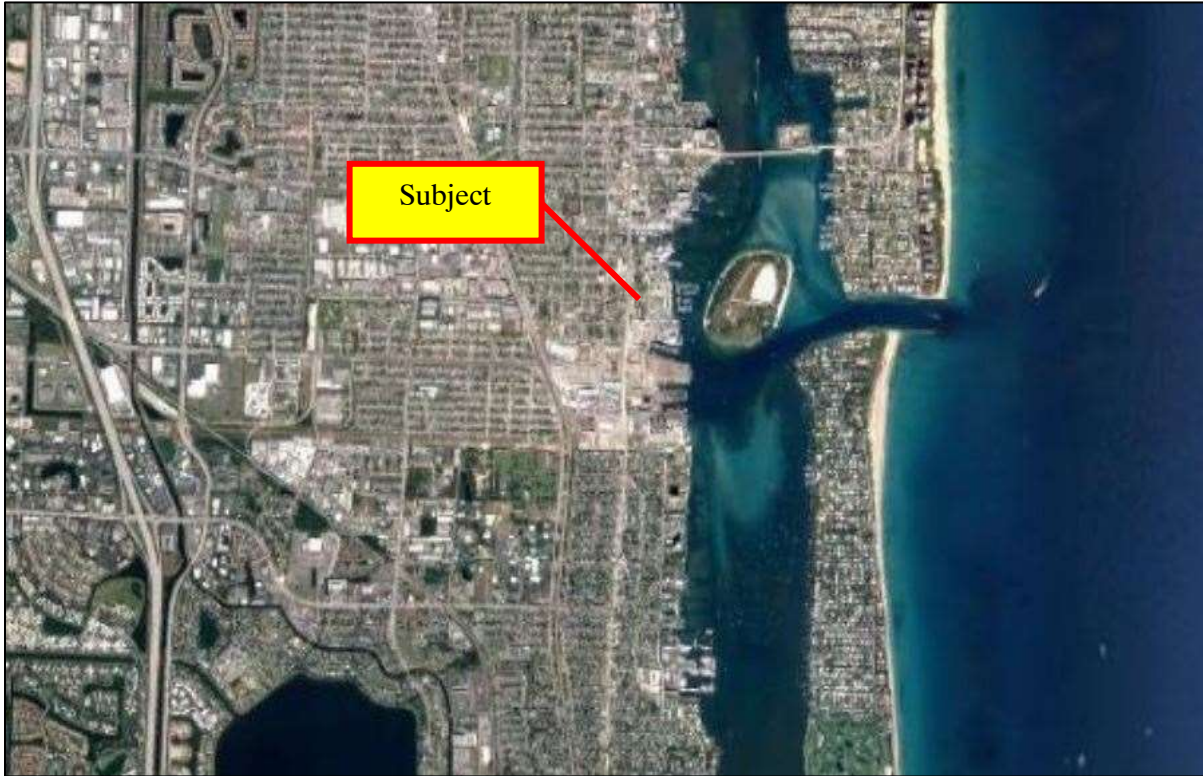
For the purposes of this report, we have assumed that the right-of-way for old 13th Street is abandoned and will be included in the total site area.

HYPOTHETICAL CONDITIONS

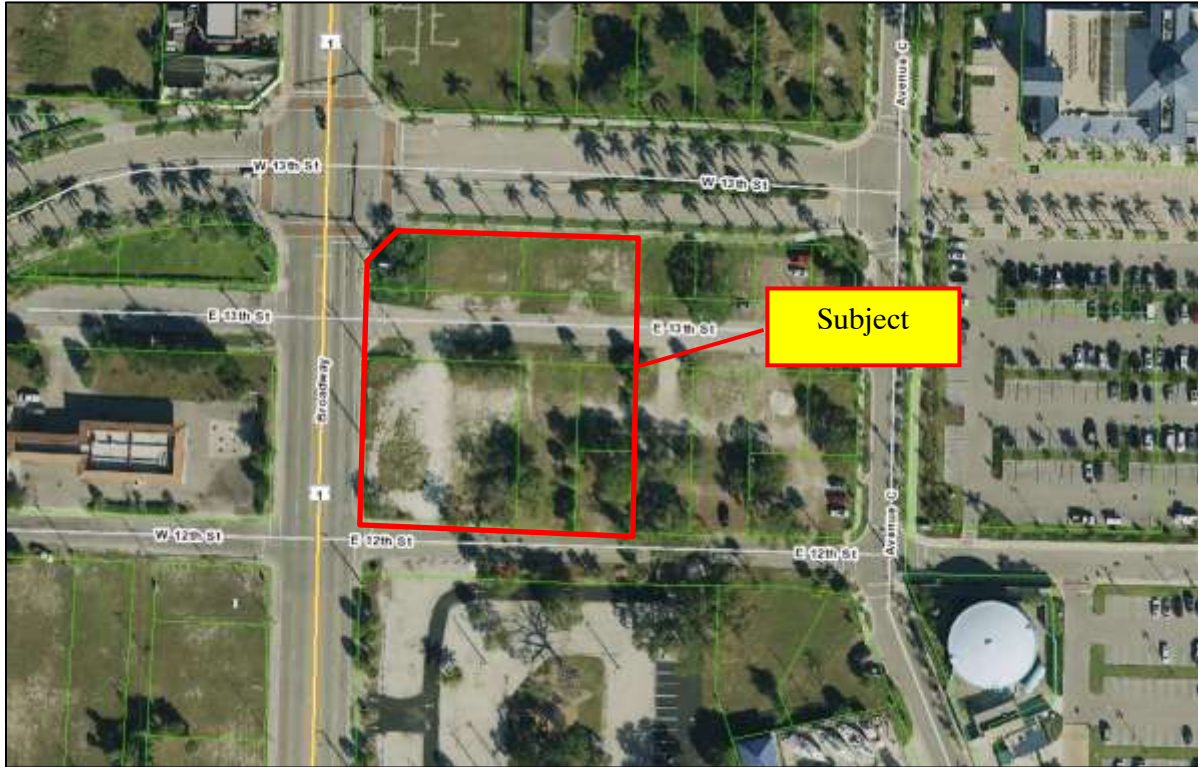
No Hypothetical Conditions were utilized in the preparation of this appraisal.



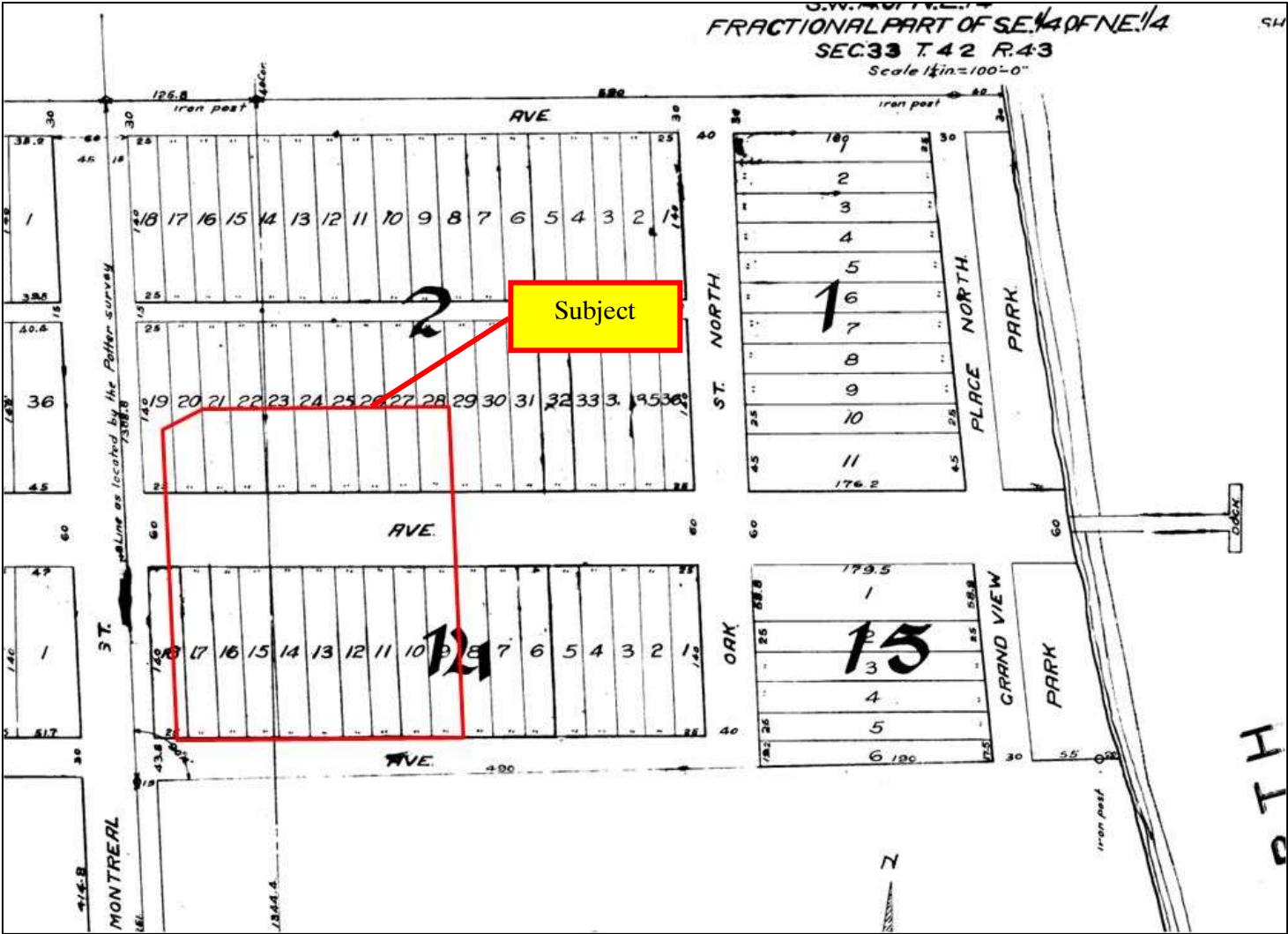
AREA/LOCATION MAPS



AERIAL PHOTOGRAPHS



PLAT MAP (PLAT BOOK 2, PAGE 90)



SUBJECT PROPERTY PHOTOS



West side of Subject from Broadway facing east



North side of Subject facing south





East side of Subject facing west from East 13th Street (assumed abandoned) and Avenue C



South side of Subject facing north



West 13th Street facing east



West 13th Street facing west





East 12th Street facing east



East 12th Street facing east





Broadway facing south



Broadway facing north





Subject from the intersection of Broadway and West 13th Street



PURPOSE AND DATE OF VALUE

The purpose of this appraisal is to estimate the market value, fee simple estate, of the subject property as of December 4, 2019.

PROPERTY APPRAISED

The subject property consists of approximately 1.395 acres located on the southeast corner of Broadway and West 13th Street, between East 12th Street and West 13th Street in Riviera Beach. The subject is zoned DC- Downtown Core by City of Riviera Beach.

LEGAL DESCRIPTION

The legal description for the subject property was taken from the most recent deed for the subject property, recorded in OR Book 15420, Page 0242; 28271/1294; 19995/1741; 19988/1711; 20161/0368; 21373/0513.

Lot 19, LESS the West 15 feet for road Right-of-Way, and all of Lots 20, 21, 22, 23 and 24, Block 2, of the Plat of RIVIERA, as said plat is recorded in Plat Book 2, Pages 90 and 91, Public Records of Palm Beach County, Florida, LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL:

A parcel of land being portions of Lots 19, 20, 21, 22, 23 and 24, Block 2, of the Plat of RIVIERA, as said plat is recorded in Plat Book 2, Pages 90 and 91, Public Records of Palm Beach County, Florida, said parcel of land being more particularly described as follows:

Beginning at the Northeast corner of said Lot 24 run thence S00°50'02"W along the East line of said Lot 24 a distance of 89.41 feet; thence N88°12'17"W a distance of 109.63 feet; thence S46°18'45"W a distance of 35.65 feet; thence N00°49'46"E along the East Right of way line of U.S Highway No. 1 (80.00 feet wide) a distance of 114.88 feet; thence S88°11'19"E along the North line of said Lots 19, 20, 21, 22, 23 and 24 a distance of 135.06 feet to the Point of Beginning.

Lots 25 and 26, Block 2, RIVIERA, according to the Plat thereof, recorded in Plat Book 2, Page 90, of the Public Records of Palm Beach County, Florida

Parcel Identification Number: 56-43-42-33-06-002-0250

And

Lots 27 and 28, Block 2, RIVIERA, according to the Plat thereof, recorded in Plat Book 2, Page 90, of the Public Records of Palm Beach County, Florida

Lots 13, 14, 15, 16, 17 and 18, Block 14, LESS the West 15.00 feet of Lot 18, RIVIERA, according to the Plat as recorded in Plat Book 2, Page(s) 90, of the Public Records of Palm Beach County, Florida.

Parcel Identification Number: 56-43-42-33-06-014-0130

Lots 11 and 12, Block 14 of RIVIERA, according to the Plat thereof as recorded in Plat Book 2, Page(s) 90, of the Public Records of Palm Beach County, Florida.

Parcel Identification Number: 56-43-42-33-06-014-0110



Lots 9 and 10, LESS the South 69 feet thereof, Block 14 of RIVIERA, according to the Plat thereof as recorded in Plat Book 2, Page(s) 90, of the Public Records of Palm Beach County, Florida.

Parcel Identification Number: **56-43-42-33-06-014-0090**

The South 69 feet of Lots 9 and 10, Block 14 of RIVIERA, according to the Plat thereof as recorded in Plat Book 2, Page(s) 90, of the Public Records of Palm Beach County, Florida.

Parcel Identification Number: **56-43-42-33-06-014-0091**

DISCLOSURE OF COMPETENCY

Per the Competency Rule contained within the Uniform Standards of Professional Appraisal Practice, the appraisers hereby affirm that they are competent to complete the appraisal assignment for which they have been engaged by the client.

INTENDED USE AND USER

The intended use of this report is to assist the client and intended user in internal decision making related to a potential land swap. The intended user of the report is Riviera Beach Community Redevelopment Agency.

This report has been prepared utilizing generally accepted appraisal guidelines, techniques, and methodologies as contained within the Uniform Standard of Professional Practice (USPAP), as promulgated by the Appraisal Foundation.

CLIENT

Mr. Scott Evans, AICP
Interim Executive Director
Riviera Beach Community Redevelopment Agency
2001 Broadway, Suite 300
Riviera Beach, FL 33404

DEFINITIONS

Market Value

The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently, knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) Buyer and seller are typically motivated; (2) Both parties are well informed or well advised, and acting in what they consider their own best interests; (3) A reasonable time is allowed for exposure in the open market; (4) Payment is made in terms of cash in U. S. dollars or in terms of financial arrangements comparable thereto; and (5) The price represents normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale. (Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act of 1989 (FIRREA) and the Interagency Appraisal and Evaluation Guidelines, Federal Register, Volume 75, No. 237, December 10, 2010).

Extraordinary Assumption

An assignment specific assumption as of the effective date regarding uncertain information used in an analysis which, if found to be false, could alter the appraiser's opinions or conclusions. Comment: Uncertain information might include physical, legal, or economic characteristics of the subject property; or conditions external to the property, such as market trends; or integrity of data used in an analysis. (USPAP, 2018-2019 ed.).

An extraordinary assumption was used in the process of this appraisal as follows:

For the purposes of this report, we have assumed that the right-of-way for old 13th Street is abandoned and will be included in the total site area.



PROPERTY RIGHTS APPRAISED

The property rights appraised are those of the fee simple estate.

Fee simple estate is defined as absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat (The Dictionary of Real Estate Appraisal, 6th ed., Chicago: Appraisal Institute, 2015).

TYPICAL BUYER PROFILE

The typical purchaser of the subject would be either a developer who would develop the site for lease or resale or an owner/user who would develop the site for his own use. The comparables utilized in the sales comparison approach to value reflect these trends.

SCOPE OF ASSIGNMENT

The traditional appraisal approaches include the cost approach, the sales comparison approach, and the income capitalization approach. We have considered all three approaches in this assignment, and determined the sales comparison approach to be applicable in this assignment.

The cost and income capitalization approaches are not applicable in the valuation of land.

In the process of gathering data for the sales comparison approach to value, we conducted a search of our appraisal files and public information sources such as the Palm Beach County Property Appraiser's public access system and the Palm Beach County Clerk's Office, as well as subscription based information services such as CoStar.com for comparable sales in the relevant market area. We searched for the most similar sales to the subject property.

The sales ultimately selected for further analysis were the best comparable sales we were able to find in this market. We obtained and verified additional information on the comparable properties with a party to the transaction, or a broker or agent of the parties when possible.

We inspected the exterior of the subject property and the comparables. Physical data pertaining to the subject property was obtained from an inspection of the premises and public information sources such as the Palm Beach County Property Appraiser's records. Other data pertaining to the subject property was obtained from the Palm Beach County Clerk's and Tax Collector's offices and local planning and zoning departments.

The product of our research and analysis is formulated within this report for analysis of and direct comparison with the subject property being appraised. Additionally, we have used original research performed in preparation of other appraisals by this office, which is considered appropriate for the subject property.

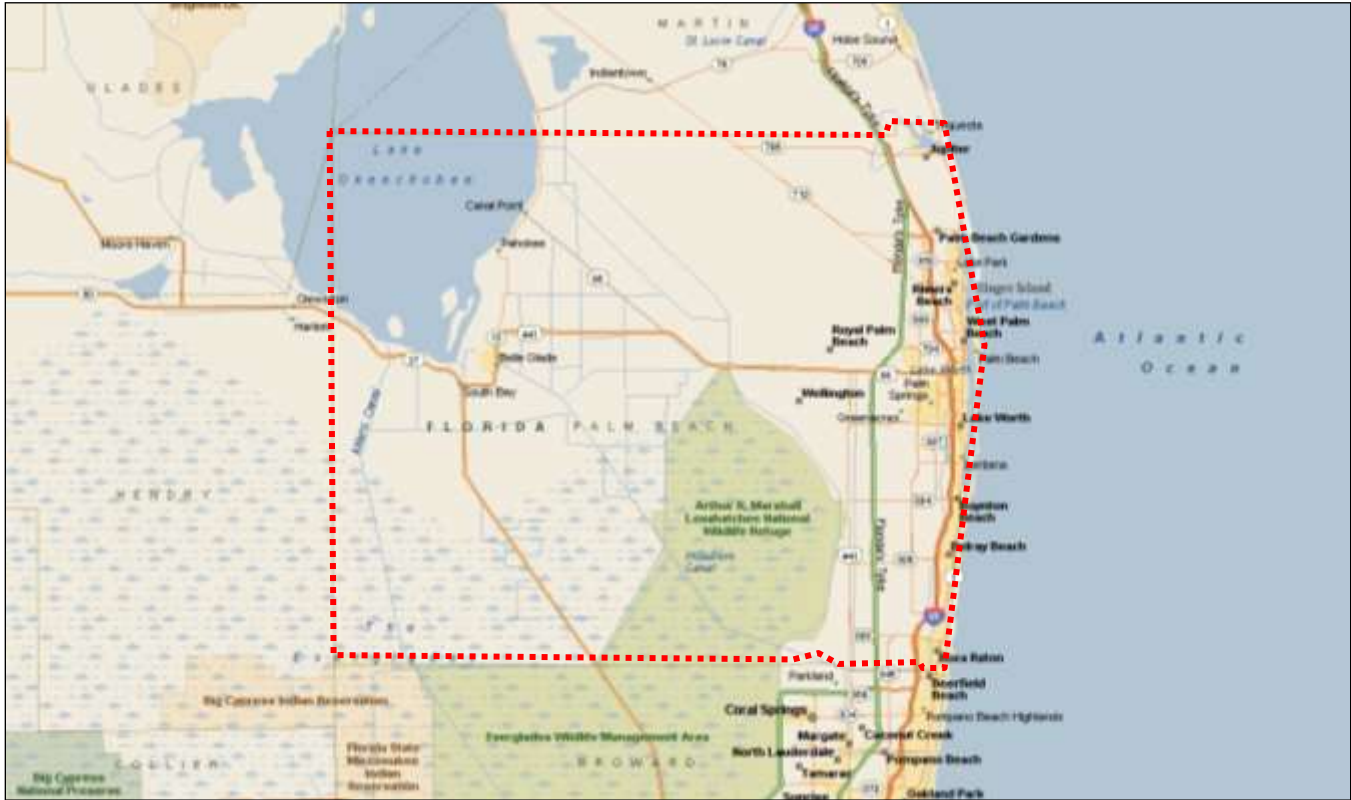
We make no warranty as to the authenticity and reliability of representations made by those with whom we verified sales, rental, and other information. We have taken due care in attempting to verify the data utilized in this analysis. We based our analysis and conclusions on overall patterns rather than on specific representations.



Per USPAP Standard Rule 2-2 this analysis is an Appraisal Report presented in written format. The analysis and conclusions of this appraisal assignment are presented in a narrative appraisal report.



PALM BEACH COUNTY SUMMARY



Geography

Palm Beach County is located along Florida’s Southeast coast. It is bordered by Martin County to the north, Hendry and Glades Counties to the west, Broward County to the south and the Atlantic Ocean to the east. The northwestern portion of the county is made up of Lake Okeechobee, the largest freshwater lake in Florida. The county is located approximately 80 miles north of Miami and 260 miles south of Jacksonville.

Palm Beach County encompasses approximately 2,203 square miles with roughly 1,974 square miles of land area, 229 square miles of water, and 47 miles of coastline. According to the U.S. Census Bureau’s 2015 estimate, Palm Beach County has a population of 1,422,789; an increase of 7.8 percent from the 2010 census statistics of 1,320,134. The vast majority of the county’s growth has been a result of in-migration from the northern states as well as from Miami-Dade and Broward Counties to the south. Palm Beach County ranks as the third most populous county in Florida behind Miami-Dade and Broward Counties.

The county includes 38 incorporated municipalities; the largest of which is West Palm Beach, the county seat. Boca Raton, located at the south end of the county, is the second largest city and one of the highest income retail trade areas in the United States.

Miami-Dade, Broward and Palm Beach Counties are known as the “Gold Coast”. This area is approximately 110 miles from north to south, but only 20 miles wide at its widest points. This is the second longest urbanized area in the United States, just behind the New York Metropolitan area.



Transportation

Vehicular Travel

Interstate 95 is a major north/south thoroughfare that connects Palm Beach County to the southeastern and northeastern portions of the state, and then continues along the Eastern Seaboard to Maine. Florida's Turnpike also passes through the county and provides connections to Miami-Dade and Broward Counties to the south and Orlando to the north, connecting with I-75 around Leesburg, FL. Other north/south highways include A1A, U.S. Highway 1, Congress Avenue, Military Trail and U.S. 441. A1A connects the coastal communities along the eastern edge of the county while U.S. 441 connects the more western communities such as Wellington and Jupiter Farms. There are numerous local east/west roadways with Southern Boulevard and Blue Heron Boulevard providing access to the most western portions of the county including Belle Glade, as well as Florida's West Coast.

Airport

Palm Beach International Airport (PBI) is centrally located 2.5 miles from downtown West Palm Beach and adjacent to I-95 providing air service for communities throughout Palm Beach County. PBI opened in 1988 and has expanded over the past 30 years. There are currently fourteen major airlines operating with numerous domestic flights and international flights to the Bahamas and Canada. The airport's growth necessitated a direct access overpass interchange with I-95 which significantly improved ingress and egress for the airport. Palm Beach County is also home to four commercial executive airports.

Rail Service and Transit

There are two main rail corridors in Palm Beach County, the Florida East Coast railway and CSX railway, partially owned by the Florida Department of Transportation to run the Tri-Rail commuter trains. AmTrak is a passenger train that runs throughout the county connecting passengers to other parts of the country. Brightline, the express intercity high-speed rail system runs service between Miami and West Palm Beach with a single intermediate stop in Ft. Lauderdale. It began service in May 2018, with an extension from West Palm Beach to Orlando via Melbourne planned to open in late 2021. Palm Tran is Palm Beach County's public transportation provider for fixed route passenger bus service. It also operates Palm Tran CONNECTION and provides paratransit services for qualified users. Local municipalities and Tri-rail provide various trolley and shuttle services throughout Palm Beach County.

Port of Palm Beach and Intracoastal Waterway

The Port of Palm Beach is located in Riviera Beach, FL and is an independent taxing authority district with a five member Board of Commissioners. It has an annual cargo tonnage of 5.1 and passenger traffic of 550,000. It is the fourth busiest container port of Florida's 14 deepwater ports and 18th in the United States. Unlike most ports in the US, the Port of Palm Beach is an export port, with approximately 80% of its cargo being exported. The majority of the cargo goes to support the island nations of the Caribbean, supplying 60% of everything consumed in the Bahamas. It is home to Bahamas Paradise Cruise Line offering two day cruises to Grand Bahama Island. The Intracoastal Waterway represents one of Palm Beach County's most identifiable marine destinations. Roughly 43 miles of waterway serve as a regional connector between 23 of the county's municipalities.



Economy

At 2,000 square miles, Palm Beach County is the largest in Florida. The county has experienced very favorable demographic and economic conditions over the past five years. Local economic, job and demographic growth have outpaced the U.S. across the board.

The county’s current population of 1.5 million has grown by close to 15% over the past decade, more than double the rate of the remainder of the country. The county’s labor market has grown by 15% over the past five years with the current unemployment rate according to the U.S. Bureau of Labor Statistics at 3.6%.

Palm Beach County has greatly benefited from Florida’s lack of a state income tax. The region has always been popular with wealthy individuals from across the country and the world, but over the past five years has seen an even greater influx of wealthy individuals active in the financial services industry living in high tax states, bring significant parts of their wealth and business to the area. The tax dynamic, combined with a very strong business services infrastructure and a large talent pool, has created more jobs.

Tourism, construction and agriculture are the county's leading industries. Agricultural output for Palm Beach County ranks highest in the state, nearly doubling Miami-Dade, the next largest agricultural county. The agriculture industry in Palm Beach County consists of roughly 1,400 farms, with over \$1 billion in sales of crops and a \$10 billion economic impact.

The largest employer in Palm Beach County is the Palm Beach County School Board, the tenth largest school district in the United States, with close to 23,000 employees and a \$3.5 billion dollar budget for the 2019-2020 school year. Palm Beach County employment by industry is shown in the following table.

The forecast calls for continued population growth for Palm Beach County in the region of 1.5% per year over the next couple of years and the labor market is forecast to grow just over 3.5% over the next five years.

PALM BEACH EMPLOYMENT BY INDUSTRY IN THOUSANDS

| NAICS Industry | Current Jobs | | Current Growth | | 10 Yr Historical | | 5 Yr Forecast | |
|--|--------------|------------|----------------|--------------|------------------|--------------|---------------|--------------|
| | Jobs | LQ | Market | US | Market | US | Market | US |
| Manufacturing | 21 | 0.4 | 3.85% | 1.19% | 2.89% | 1.01% | -0.37% | -0.03% |
| Trade, Transportation and Utilities | 119 | 1.0 | 1.12% | 0.95% | 2.11% | 1.23% | 0.85% | 0.44% |
| Retail Trade | 80 | 1.2 | -0.14% | 0.05% | 1.94% | 0.90% | 0.77% | 0.38% |
| Financial Activities | 44 | 1.2 | 4.05% | 0.89% | 2.30% | 1.07% | 0.49% | 0.33% |
| Government | 65 | 0.7 | 1.39% | 0.47% | 0.03% | 0.04% | 0.85% | 0.75% |
| Natural Resources, Mining and Construction | 39 | 1.1 | 2.05% | 2.77% | 3.73% | 2.41% | 1.03% | 0.17% |
| Education and Health Services | 104 | 1.0 | 2.04% | 2.03% | 2.67% | 2.11% | 0.54% | 0.54% |
| Professional and Business Services | 120 | 1.3 | 4.19% | 2.20% | 3.66% | 2.72% | 1.09% | 0.93% |
| Information | 11 | 0.9 | -3.31% | -0.71% | 1.20% | 0.12% | 0.80% | 0.58% |
| Leisure and Hospitality | 92 | 1.3 | 2.19% | 2.47% | 3.12% | 2.54% | 0.43% | 0.57% |
| Other Services | 33 | 1.3 | -2.59% | 1.30% | 2.03% | 1.01% | 0.78% | 0.27% |
| Total Employment | 647 | 1.0 | 2.07% | 1.49% | 2.48% | 1.51% | 0.73% | 0.52% |

Source: Oxford Economics
LQ = Location Quotient



Commercial Real Estate

Industrial

Leasing- The vacancy rate for Palm Beach County has always tracked below the national average and is close to all-time lows which can be attributed to modest construction and strong net absorption over the cycle.

Rent- Rent growth has been stable over the last year and is currently at 4.5%. Palm Beach’s \$11.80 per square foot are the highest rents in Florida after Ft. Lauderdale and Miami. The most expensive properties tend to center around Boca Raton in the south end of the county and Palm Beach Gardens/Jupiter in the north. Rent growth should continue to maintain a healthy rate in the near term.

Construction- Construction has picked up in recent years and new supply is expected to increase moderately over the next few years with 1,200,000 SF still under construction.

Sales- Investors have taken an active interest in industrial space and sales volume has increased significantly in the cycle. Sales volume in 2018 was somewhat subdued compared to prior years, but 2019 is off to a good start and the forecast is calling for prices to continue climbing over the next year in the region of 3% to 5 %.

Overview

Palm Beach Industrial

| | | | |
|------------------------|----------------------------|--------------|-------------------|
| 12 Mo Deliveries in SF | 12 Mo Net Absorption in SF | Vacancy Rate | 12 Mo Rent Growth |
| 198 K | (844 K) | 3.6% | 4.5% |

Industrial rents in the Palm Beach metro increased by 5.3% year-over-year as of 19Q2, and have posted an average annual gain of 5% over the past three years. Vacancies in the metro were well below the cycle average as of 19Q2, but trended upwards over the past four quarters. There is 660,000 SF currently underway, representing a 1% expansion of the existing inventory. Over the past three years, 2,137,000 SF has delivered,

or a cumulative inventory expansion of 3.5%. Sales activity was minimal over the past four quarters, prolonging a multi-year stretch of limited investment. Employment gains decelerated over the past year but remained substantial, as total employment increased by 2.6%, or about 16,500 jobs. Over the past five years, employment has increased by 3.2% annually on average, compared to a 1.8% average increase nationally.

KEY INDICATORS

| Current Quarter | RBA | Vacancy Rate | Market Rent | Availability Rate | Net Absorption SF | Deliveries SF | Under Construction |
|------------------------|-------------------|--------------|----------------|-------------------|-------------------|---------------|--------------------|
| Logistics | 41,469,083 | 3.5% | \$11.15 | 6.6% | 100,543 | 41,400 | 1,164,210 |
| Specialized Industrial | 10,154,365 | 2.4% | \$10.83 | 6.9% | 20,856 | 0 | 0 |
| Flex | 11,846,738 | 5.1% | \$14.84 | 6.2% | (172,559) | 0 | 18,650 |
| Market | 63,470,186 | 3.6% | \$11.77 | 6.6% | (51,160) | 41,400 | 1,182,860 |

| Annual Trends | 12 Month | Historical Average | Forecast Average | Peak | When | Trough | When |
|----------------------|----------|--------------------|------------------|-----------|---------|-------------|---------|
| Vacancy Change (YOY) | 1.0% | 5.6% | 4.6% | 11.1% | 2009 Q4 | 2.6% | 2017 Q3 |
| Net Absorption SF | (844 K) | 642,741 | 322,041 | 2,215,501 | 2005 Q3 | (2,383,552) | 2009 Q3 |
| Deliveries SF | 198 K | 786,309 | 766,148 | 1,793,638 | 2002 Q1 | 9,060 | 2013 Q2 |
| Rent Growth | 4.5% | 2.1% | 2.3% | 6.3% | 2000 Q4 | -4.3% | 2009 Q4 |
| Sales Volume | \$416 M | \$176.3 M | N/A | \$416.0 M | 2019 Q2 | \$35.6 M | 2010 Q1 |



Office

Leasing- Supply gains have been negligible and demand was healthy over the past year. The restriction in supply and an economy that continues to perform well have resulted in a vacancy rate that has been largely flat over the past year. The forecast calls for a vacancy rate decrease of about 1% over the next year.

Rent- At nearly \$33 per SF, office rents are higher in Palm Beach County than almost any other Florida metro. The only other comparable metro is Miami Strong demand and restricted supply has supported rent growth very well in the metro over the past year.

Construction- The Palm Beach market saw very little new office supply over the past three years with deliveries of about 150,000 square feet over the past year. The construction pipeline going forward stands at 1,000,000 square feet amounting to close to 1% of metro’s inventory. The restricted supply pipeline positions the metro well in light of a potential slowdown in demand.

Sales- Investment has picked up considerably across the metro specifically in the Boca Raton and Delray submarkets as investors attempt to capitalize on the improving economy and healthy fundamentals.

Overview

Palm Beach Office

| | | | |
|------------------------|----------------------------|--------------|-------------------|
| 12 Mo Deliveries in SF | 12 Mo Net Absorption in SF | Vacancy Rate | 12 Mo Rent Growth |
| 327 K | 281 K | 9.5% | 4.7% |

Office rents in the Palm Beach metro increased by 4.1% year-over-year as of 19Q2, and have posted an average annual gain of 4.9% over the past three years. Vacancies in the metro were well below the cycle average as of 19Q2, and trended downwards over the past four quarters. There is 1,000,000 SF currently underway, representing a 1.8% expansion of the existing inventory. Over the past three years, 318,000 SF has

delivered, or a cumulative inventory expansion of 0.6%. Sales activity was minimal over the past four quarters, prolonging a multi-year stretch of limited investment. Employment gains decelerated over the past year but remained substantial, as total employment increased by 2.6%, or about 16,500 jobs. Over the past five years, employment has increased by 3.2% annually on average, compared to a 1.8% average increase nationally.

KEY INDICATORS

| Current Quarter | RBA | Vacancy Rate | Market Rent | Availability Rate | Net Absorption SF | Deliveries SF | Under Construction |
|----------------------|-------------------|--------------------|------------------|-------------------|-------------------|---------------|--------------------|
| 4 & 5 Star | 13,057,542 | 11.9% | \$41.92 | 16.9% | (593) | 0 | 1,082,331 |
| 3 Star | 28,411,968 | 9.4% | \$30.99 | 12.3% | (100,618) | 0 | 25,000 |
| 1 & 2 Star | 14,763,906 | 7.6% | \$27.04 | 9.1% | (11,645) | 0 | 2,000 |
| Market | 56,233,416 | 9.5% | \$32.67 | 12.6% | (113,058) | 0 | 1,109,331 |
| Annual Trends | 12 Month | Historical Average | Forecast Average | Peak | When | Trough | When |
| Vacancy Change (YOY) | -0.3% | 11.7% | 9.9% | 17.4% | 2010 Q3 | 6.6% | 2000 Q1 |
| Net Absorption SF | 281 K | 580,780 | 521,329 | 2,128,264 | 2004 Q4 | (1,307,795) | 2008 Q1 |
| Deliveries SF | 327 K | 798,651 | 809,852 | 2,684,789 | 2008 Q4 | 27,005 | 2012 Q2 |
| Rent Growth | 4.7% | 2.3% | 1.8% | 9.2% | 2016 Q3 | -7.8% | 2009 Q4 |
| Sales Volume | \$620 M | \$605.2 M | N/A | \$1.4 B | 2015 Q2 | \$101.6 M | 2009 Q4 |



Retail

Leasing- Palm Beach County remains one of the top metros in the National Index for population growth, combined with median household growth above the national median, should translate into increased retail spending that will continue to support long-term demand.

Rent- Rent growth slowed over the past few years, but is in line with the national average. Annual rent growth is currently 3.7% with rental rates at \$28.00 per square foot. The Palm Beach submarket, which encompasses most of the coastal retail property, has the highest retail asking rents in the metro at over \$60/SF.

Construction- Palm Beach has historically been active in retail development, but this cycle has been much more moderate, adding about 360,000 SF last year. Development is forecast to uptick slightly over the next few years.

Sales- Sales activity and pricing continues to fall. While overall pricing in 2018 averaged less than \$200/SF, the highest prices are generated in the urban core of Palm Beach with a few sales surpassing \$1,000/SF. There have been a handful of notable trades in 2019.

Overview

| Palm Beach Retail | | | |
|------------------------|----------------------------|--------------|-------------------|
| 12 Mo Deliveries in SF | 12 Mo Net Absorption in SF | Vacancy Rate | 12 Mo Rent Growth |
| 504 K | 408 K | 4.2% | 3.7% |

Retail rents in the Palm Beach metro increased by 2.8% year-over-year as of 19Q2, and have posted an average annual gain of 4.3% over the past three years. Vacancies in the metro were below the cycle average as of 19Q2, and, more or less, were unchanged over the past four quarters. There is 440,000 SF currently underway, representing a 0.5% expansion of the existing inventory. Over the past three years, 1,239,000 SF has

delivered, or a cumulative inventory expansion of 1.5%. Sales activity was minimal over the past four quarters, prolonging a multi-year stretch of limited investment. Employment gains decelerated over the past year but remained substantial, as total employment increased by 2.6%, or about 16,500 jobs. Over the past five years, employment has increased by 3.2% annually on average, compared to a 1.8% average increase nationally.

KEY INDICATORS

| Current Quarter | RBA | Vacancy Rate | Market Rent | Availability Rate | Net Absorption SF | Deliveries SF | Under Construction |
|----------------------|-------------------|--------------------|------------------|-------------------|-------------------|---------------|--------------------|
| Malls | 10,209,894 | 1.2% | \$33.78 | 1.8% | 101,217 | 0 | 0 |
| Power Center | 3,955,628 | 5.6% | \$30.54 | 5.9% | (149) | 0 | 0 |
| Neighborhood Center | 30,297,518 | 5.5% | \$26.61 | 7.6% | (4,968) | 5,000 | 163,181 |
| Strip Center | 5,039,417 | 6.0% | \$25.25 | 7.0% | (52,467) | 0 | 0 |
| General Retail | 30,477,505 | 3.4% | \$26.87 | 4.6% | 33,869 | 10,000 | 200,384 |
| Other | 1,105,315 | 3.6% | \$28.57 | 4.4% | (11,500) | 0 | 85,151 |
| Market | 81,085,277 | 4.2% | \$27.73 | 5.6% | 66,002 | 15,000 | 448,716 |
| Annual Trends | 12 Month | Historical Average | Forecast Average | Peak | When | Trough | When |
| Vacancy Change (YOY) | -0.1% | 5.8% | 4.4% | 8.6% | 2010 Q1 | 3.4% | 2006 Q1 |
| Net Absorption SF | 408 K | 587,075 | 311,514 | 1,487,538 | 2013 Q1 | (929,613) | 2009 Q3 |
| Deliveries SF | 504 K | 818,084 | 555,132 | 2,521,269 | 2006 Q4 | 162,200 | 2014 Q1 |
| Rent Growth | 3.7% | 1.8% | 1.8% | 7.3% | 2007 Q2 | -6.1% | 2009 Q3 |
| Sales Volume | \$922 M | \$617.6 M | N/A | \$1.6 B | 2015 Q3 | \$136.7 M | 2009 Q3 |



Multi-Family

Vacancy- Strong demand has allowed vacancies to compress below the historical average. The metro is forecast to grow at one of the fastest rates in the country.

Rent- Palm Beach continues to experience some of the strongest rent growths in SF. The affluence of this metro may help maintain higher rents despite supply-side pressure. Recently the best rent growth has been in Boca Raton and Delray, two of the metro’s most expensive submarkets.

Construction- Palm Beach has been one of the fastest growing metros in the country this cycle, growing by about 30%. Development reached a cyclical high in 2018 when 2,600 units came on line.

Sales- Investors seeking quality assets are making moves in Palm Beach with over \$1 billion in annual transactions over the past three years. Average pricing is now close to \$210,000/unit.

Overview

Palm Beach Multi-Family

| | | | |
|------------------------|-------------------------|--------------|---------------------------|
| 12 Mo. Delivered Units | 12 Mo. Absorption Units | Vacancy Rate | 12 Mo. Asking Rent Growth |
| 1,604 | 2,504 | 6.6% | 2.9% |

Strong employment and population trends have enticed developers to be quite active in Palm Beach, with apartment inventory increasing by almost 30% this cycle. Although 2018 was one of the heaviest years in the metro’s history for supply additions, strong demand has allowed vacancies to compress. Another wave of

construction is set to hit the market in the near term, but healthy economic indicators should keep vacancies near the historical average. Rent growth continues to improve and is projected to stay strong in 2019. Investors are flooding into this high-growth market, with sales surpassing \$1 billion each year since 2016.

KEY INDICATORS

| Current Quarter | Units | Vacancy Rate | Asking Rent | Effective Rent | Absorption Units | Delivered Units | Under Constr Units |
|-----------------|---------------|--------------|----------------|----------------|------------------|-----------------|--------------------|
| 4 & 5 Star | 26,836 | 8.2% | \$1,867 | \$1,846 | 28 | 0 | 2,460 |
| 3 Star | 25,365 | 5.3% | \$1,476 | \$1,467 | (17) | 0 | 430 |
| 1 & 2 Star | 12,149 | 6.0% | \$1,076 | \$1,068 | (6) | 0 | 0 |
| Market | 64,350 | 6.6% | \$1,617 | \$1,603 | 5 | 0 | 2,890 |

| Annual Trends | 12 Month | Historical Average | Forecast Average | Peak | When | Trough | When |
|-----------------------------|----------|--------------------|------------------|--------|---------|---------|---------|
| Vacancy Change (YOY) | -1.6% | 7.9% | 6.8% | 10.1% | 2009 Q1 | 5.3% | 2014 Q3 |
| Absorption Units | 2,504 | 1,140 | 1,290 | 3,529 | 2018 Q3 | (233) | 2006 Q3 |
| Delivered Units | 1,804 | 1,257 | 1,435 | 2,948 | 2017 Q2 | 0 | 2011 Q4 |
| Demolished Units | 17 | 53 | 62 | 285 | 2010 Q1 | 0 | 2018 Q4 |
| Asking Rent Growth (YOY) | 2.9% | 2.4% | 1.5% | 6.8% | 2006 Q3 | -3.2% | 2008 Q4 |
| Effective Rent Growth (YOY) | 3.5% | 2.4% | 1.5% | 6.8% | 2006 Q3 | -3.2% | 2008 Q4 |
| Sales Volume | \$1.2 B | \$527.0M | N/A | \$1.9B | 2018 Q2 | \$62.6M | 2009 Q1 |



Residential Real Estate

PALM BEACH COUNTY

Local Market Update

AUGUST 2019

| SINGLE FAMILY HOMES | 08/19 | 08/18 | % CHANGE |
|---------------------------------------|-----------|-----------|---------------|
| Closed Sales | 1,566 | 1,576 | -0.6% |
| Closed Sales (Paid In Cash) | 450 | 514 | -12.5% |
| Median Sale Price | \$355,000 | \$340,000 | 4.4% |
| Median % Original List Price Received | 94.9% | 95.2% | -0.3% |
| Median Days to Contract | 48 Days | 47 Days | 2.1% |
| Inventory (Active Listings) | 6,210 | 6,622 | -6.2% |
| Months Supply of Inventory | 4.3 | 4.6 | -6.5% |
| TOWNHOUSES/CONDOS | 08/19 | 08/18 | % CHANGE |
| Closed Sales | 1,141 | 1,198 | -4.8% |
| Closed Sales (Paid In Cash) | 604 | 664 | -9.0% |
| Median Sale Price | \$182,500 | \$185,000 | -1.4% |
| Median % Original List Price Received | 94.2% | 94.2% | 0.0% |
| Median Days to Contract | 58 Days | 46 Days | 26.1% |
| Inventory (Active Listings) | 5,275 | 5,564 | -5.2% |
| Months Supply of Inventory | 4.7 | 4.9 | -4.1% |

Statistics provided by Florida Realtors® Research and distributed by:
Realtors® of the Palm Beaches and Greater Fort Lauderdale



Economy

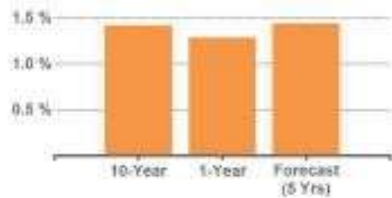
Palm Beach Industrial

DEMOGRAPHIC TRENDS

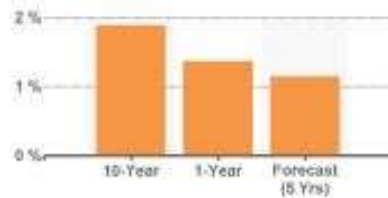
| Demographic Category | Current Level | | Current Change | | 10-Year Change | | Forecast Change (6 Yrs) | |
|-------------------------|---------------|-------------|----------------|-------|----------------|-------|-------------------------|------|
| | Metro | U.S. | Metro | U.S. | Metro | U.S. | Metro | U.S. |
| Population | 1,506,007 | 329,509,489 | 1.3% | 0.7% | 1.4% | 0.7% | 1.4% | 0.7% |
| Households | 558,487 | 121,322,227 | 1.1% | 0.5% | 0.9% | 0.6% | 1.3% | 0.6% |
| Median Household Income | \$83,275 | \$64,004 | 2.8% | 3.3% | 2.3% | 2.4% | 3.7% | 4.3% |
| Labor Force | 741,448 | 183,628,547 | 1.4% | 1.0% | 1.9% | 0.6% | 1.2% | 0.5% |
| Unemployment | 3.4% | 3.6% | 0% | -0.2% | -0.8% | -0.6% | - | - |

Source: Oxford Economics

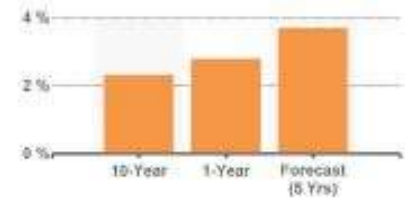
POPULATION GROWTH



LABOR FORCE GROWTH



INCOME GROWTH



Source: Oxford Economics

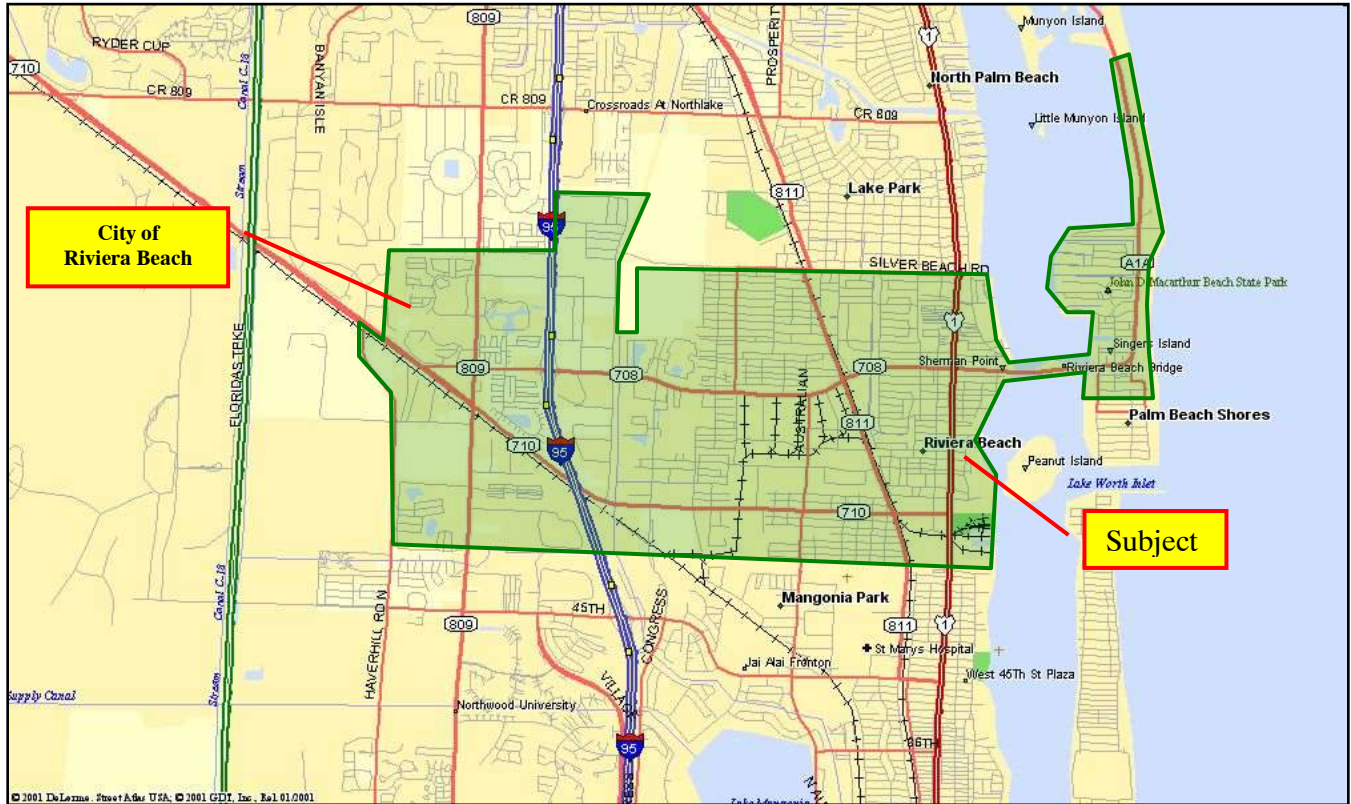
Conclusion

Some of the factors that fed Palm Beach County’s past growth diminished in 2007 with a decline in the national economy which included reduced home prices and high unemployment. This trend continued until the middle of 2011 when signs of stabilization began to emerge. In the fourth quarter 2011, sales activity began to show signs of recovery. A slow but steady rebound in the market has continued into the third quarter of 2019.

Unemployment rates have steadily decreased and home prices are trending upward. The market is experiencing a steady climb from the depths of the recession which has spurred investors into action. The long-term outlook for Palm Beach County is considered positive due to the broad employment base and desirability as a winter tourist destination. As population grows, more supporting commercial, industrial, and service development will be required. These factors, combined with a finite quantity of developable land create a positive real estate outlook for the future.



NEIGHBORHOOD SUMMARY



The City of Riviera Beach was incorporated in 1922 and lies within the north/central coastal area of Palm Beach County. It covers a land area of approximately six square miles and is bound on the east by the waters of Lake Worth and the Atlantic Ocean, on the north and south by Lake Park and West Palm Beach, with Mangonia Park and Military Trail on the west.

Major arteries of transportation include Blue Heron Boulevard, Port Road, and Silver Beach Road, which run east/west and US 1, President Barack Obama Highway, and Australian Avenue, which run north/south. Blue Heron Boulevard has the only interchange with Interstate 95 and is primarily four lanes and has a modern, sixty-five foot clearance, fixed span bridge to Singer Island.

The primary direction of growth has been westerly along the major arteries of traffic. This growth trend is expected to continue into the foreseeable future, as the general area becomes more extensively developed. However, over the past few years urban redevelopment has become the norm for coastal Palm Beach County and Riviera Beach is attempting to follow suit.

The city has made several attempts at urban redevelopment over the past. The most ambitious plan includes the transformation of the Riviera Beach Marina which is underway. Known as Marina Village, this mixed use project plans to include waterfront restaurants, entertainment, a hotel, and retail and office development that will also provide the hundreds of parking spaces needed to handle the increased number of visitors. Opened in 2016, the redeveloped Riviera Beach Marina Village has transformed the city's working waterfront into a modern and vibrant destination enjoyed by both residents and visitors alike.

The brand new Riviera Beach Marina Event Center is home to Rafiki Tiki restaurant, a café, and several meeting and banquet rooms that can accommodate groups and clubs, family events and business gatherings for anywhere from 10 to 300 people.

The multi-million dollar re-imagining of Bicentennial Park gives visitors a relaxing space to unwind along the banks of the Intracoastal Waterway, with a stage that is home to shows, concerts and festivals.

Additionally, Johnson Development Associates recently purchased the 7.21 acre industrial site at 1301 President Barack Obama Highway and plan to construct a 120,282 sq. ft. light industrial building. According to the Business Development Board of Palm Beach County, this development is expected to have a capital investment of approximately \$10 million into the local economy.

The subject's immediate neighborhood is considered to be the stretch of Broadway running north from the Port of Palm Beach to Blue Heron Boulevard. Uses within the immediate neighborhood include a mix of neighborhood commercial to marine commercial uses along the Broadway frontage.

Along the waterfront, land uses are almost entirely commercial, marine oriented in nature south of Blue Heron Boulevard, and waterfront residential to the north of Blue Heron Boulevard. Uses to the south of the subject along the same Broadway corridor in West Palm Beach are almost exclusively neighborhood commercial in nature, with residential uses along the waterfront and to the west of Broadway.

The subject locale is centrally located close to the Port of Palm Beach and Riviera Beach Marina Village with easy access to I-95 via Blue Heron Boulevard just north of the subject. Commercial property values, demand, occupancy and rental rates have slowly increased over the past several years in and this trend is expected to continue into the foreseeable future.



PROPERTY DATA

Palm Beach County Property Control Number(s)/Taxpayer of Record

| | |
|-------------------------|------------------------------------|
| 56-43-42-33-06-002-0191 | Riviera Beach CRA |
| 56-43-42-33-06-002-0250 | Riviera Beach CRA |
| 56-43-42-33-06-014-0090 | Courtney Elizabeth Properties, LLC |
| 56-43-42-33-06-014-0091 | Gerald Properties, LLC |
| 56-43-42-33-06-014-0110 | Courtney Elizabeth Properties, LLC |
| 56-43-42-33-06-014-0130 | Gerald Properties, LLC |

Assessed Value and Taxes for 2019

The following information was taken from the Palm Beach County Property Appraiser's and Tax Collector's web sites.

| 2019 SUBJECT ASSESSMENTS & TAXES | | | | | | | | | |
|----------------------------------|-----------------|--------------|--------------------|-----------------------------|------------------|---------------|----------------|--------------------|-----------|
| Parcel ID | Appraised Value | | | Assessed and Taxable Values | | | Taxes | | |
| | Land | Improvements | Total Market Value | Assessed Value | Exemption Amount | Taxable Value | Ad Valorem Tax | Non Ad Valorem Tax | Total Tax |
| 56-43-42-33-06-002-0191 | \$95,146 | \$0 | \$95,146 | \$89,992 | \$89,992 | \$0 | \$0 | \$0 | \$0 |
| 56-43-42-33-06-002-0250 | \$48,057 | \$0 | \$48,057 | \$48,057 | \$48,057 | \$0 | \$0 | \$0 | \$0 |
| 56-43-42-33-06-014-0130 | \$0 | \$0 | \$248,000 | \$248,000 | \$0 | \$248,000 | \$5,496 | \$0 | \$5,496 |
| 56-43-42-33-06-014-0110 | \$70,799 | \$0 | \$70,799 | \$70,799 | \$0 | \$70,799 | \$1,569 | \$0 | \$1,569 |
| 56-43-42-33-06-014-0090 | \$34,690 | \$0 | \$34,690 | \$34,690 | \$0 | \$34,690 | \$769 | \$0 | \$769 |
| 56-43-42-33-06-014-0091 | \$33,649 | \$0 | \$33,649 | \$33,649 | \$0 | \$33,649 | \$746 | \$0 | \$746 |
| Totals | \$282,341 | \$0 | \$391,203 | \$525,187 | \$138,049 | \$248,000 | \$8,580 | \$0 | \$8,580 |

A typical informed buyer would recognize the possibility of a reassessment following a sale of the property and the possibility that taxes could change as a result, if the assessed value is substantially different than the true market value.

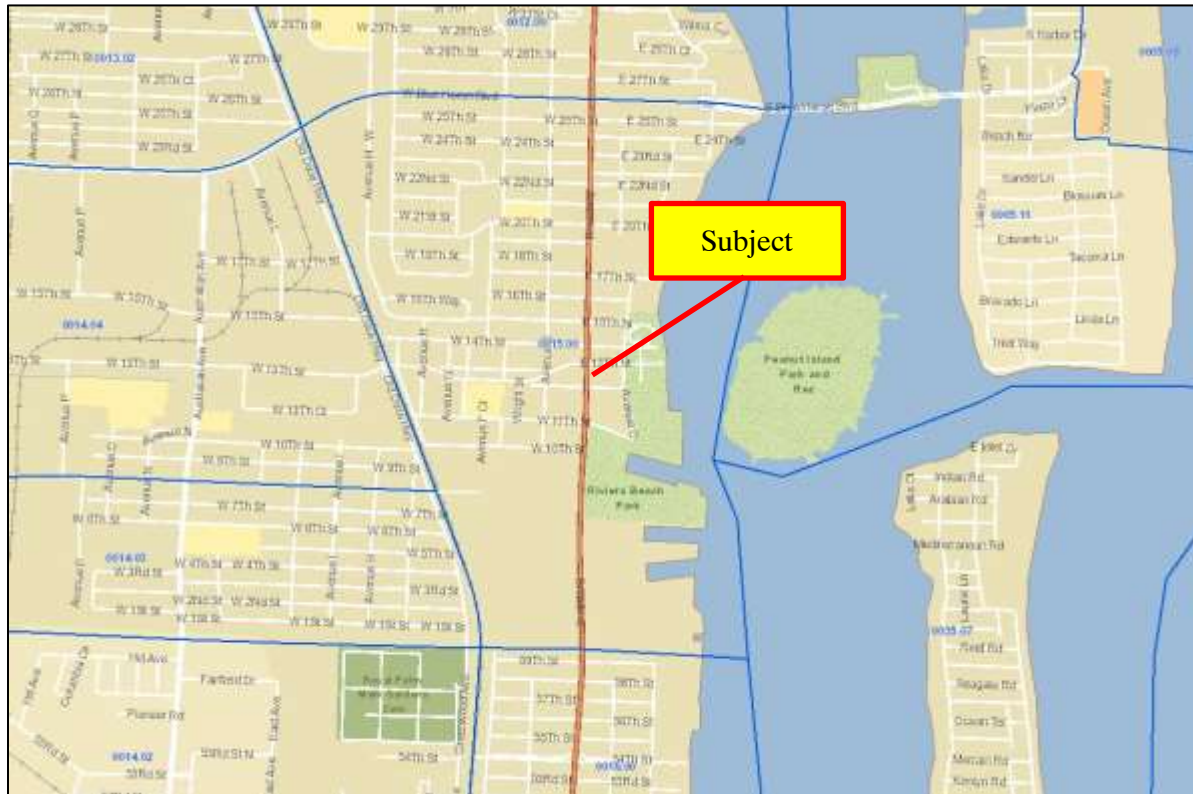
Our value conclusion does not discount for any taxes owed on the property, current or delinquent. The value assumes the property is free and clear and not subject to any prior year's delinquencies or outstanding tax certificates. The appraisers strongly suggest any potential buyer, mortgagee, or other investor in the property fully investigate the tax status of the subject property with the County's Tax Collectors office.



Census Tract

The subject property is located in census tract 0015.00.

Census Tract Map

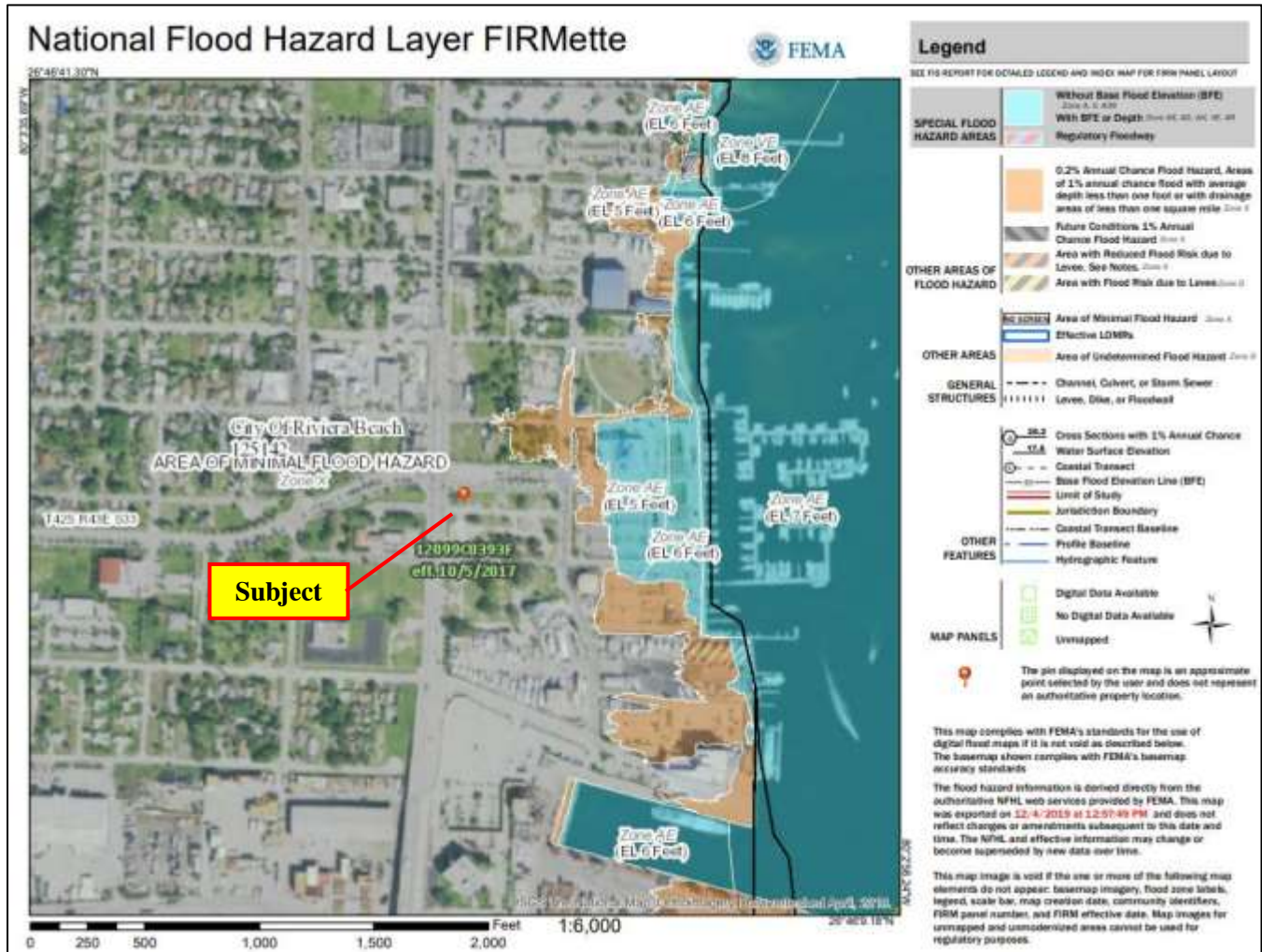


Flood Zone Designation

The subject property is located on the National Flood Insurance Program Map on Community Panel Number 12099C0393F, effective date of October 5, 2017. The subject appears to lie in an area designated as Zone X (unshaded).

Flood Zone X (unshaded) is determined to be outside the 0.2% annual chance floodplain.

Flood Map

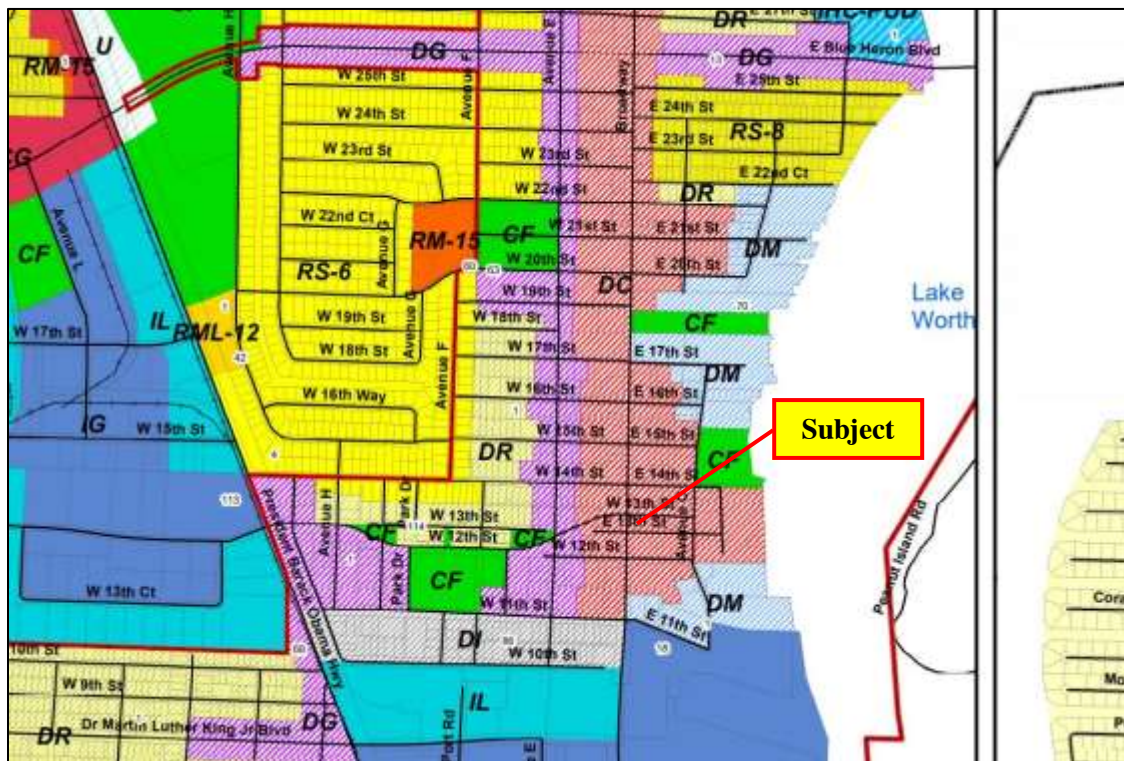


Zoning and Future Land Use

The subject property's use is dictated by the City of Riviera Beach Zoning Code and Comprehensive Plan. The City of Riviera Beach zoning and future land use maps indicate the subject property has a zoning designation of DC- Downtown Core with an underlying land use designation of DMU- Downtown Mixed Use.

Permitted uses under this zoning category generally include numerous uses including but not limited to retail, personal offices, hospitals, marine related businesses including retail, showrooms and office uses for sales and repair, daycare, hotels/motels, adult living facilities, churches, and civic open space. The subject's current use as vacant mixed use land appears to be in line with the current zoning as a permitted use and the current zoning is in harmony with the future land use designation.

Zoning Map



Concurrency

The strongest growth control measure ever imposed was passed by the Florida Legislature and became effective on February 1, 1990. This was mandated by Chapter 163, Florida Statutes, otherwise known as the Growth Management Law. One provision of this law is referred to as Concurrency which dramatically limits the ability to develop real property. It is basically the requirement that adequate infrastructure be available to serve new development. Eight types of infrastructure are affected including traffic, potable water, sewer, drainage, solid waste, recreation and open space, mass transit, and fire rescue.

In May of 2011, House Bill 7172 amended the Growth Management act in an effort to spur economic growth through streamlining and lessening growth management controls. Transportation concurrency requirements were exempted in dense urban land areas with populations of at least 1,000 people per square mile. Also, within dense urban land areas, the DRI process has been exempted. State review of local comprehensive plans was streamlined and zoning changes are now allowed to be considered concurrently with land use plan amendments.

It is the appraisers' understanding that the subject is not subject to any concurrency restrictions. Should the property be altered or redeveloped, the matter of concurrency would need to be revisited at that time.

Utilities

The following utilities are available to the subject property: Municipal water and sewer, electricity, and telephone.

Subject Property Sales History

The appraisers have not been provided with a title abstract on the property appraised nor have they conducted a title search of their own. The Palm Beach County Property Appraiser's records indicate that the subject properties last sold and were recorded in Palm Beach County OR Book and Page as follows:

| Parcel Control # | Sale Date | Sale Price | OR Book/Page |
|-------------------------|-------------------|-------------|--------------|
| 56-43-42-33-06-002-0191 | June 4, 2003 | \$34,503 | 15420/0240 |
| 56-43-42-33-06-002-0250 | May 19, 2015 | \$10 | 28271/1294 |
| 56-43-42-33-06-014-0090 | February 24, 2006 | \$1,100,000 | 19995/1741 |
| 56-43-42-33-06-014-0091 | February 16, 2006 | \$400,000 | 19988/1711 |
| 56-43-42-33-06-014-0110 | March 31, 2006 | \$365,000 | 20161/0368 |
| 56-43-42-33-06-014-0130 | January 18, 2007 | \$365,000 | 21373/0513 |

To the appraisers' knowledge the subject property is not currently listed for sale or subject to a current purchase agreement.



Site Analysis

The following analysis is based upon a personal inspection of the site and Palm Beach County Public Records.

Location

The subject property is located on the southeast corner of Broadway and West 13th Street, between East 12th Street and West 13th Street in Riviera Beach. The property address is 1300 Broadway, Riviera Beach, FL, 33404.

Size and Shape

We have relied on the site size for the property from the Palm Beach County Property Appraiser's records, Legal Descriptions and the Plat Map as recorded in Plat Book 2, Page 90 of the Palm Beach County Public Records. The site is a rectangular shaped parcel of land having roughly 255 feet on the east side of Broadway. The subject site area is approximately 60,779 square feet or 1.395 acres. This includes the abandoned right of way for East 13th Street, which measures 60 feet in width and 235 feet in length.

Topography and Drainage

The site is level and near road grade. Drainage appears to be adequate for its current use. No apparent drainage problems were noted during the inspection. However, we have not had the opportunity to visit the site during a time of heavy rainfall. It is assumed that the subject does not suffer from any detrimental drainage problems.

Access

Access is via the west side Broadway and the north side of East 12th Street.

Easements or Encroachments

Typical utility easements are believed to exist. The survey that was provided did not delineate the boundaries of any potentially detrimental easements or encroachments. The appraisers did not note any such conditions during our on-site inspection, nor did the property owner disclose any. We have no reason to believe that there are any easements or encroachments on the property that would affect its use in such a way as to have a negative impact on value.

Soil/Environmental Conditions

We have not been provided with nor have we commissioned a soil or sub-soil condition report. The subject's land appears to be composed of typical loose South Florida sand.

The appraisers have no reason to believe that there may be hazardous materials stored and used at the property. The appraiser, however, is not qualified to detect such substances. The presence of substances such as asbestos, urea-formaldehyde foam insulation or other potentially hazardous materials may affect the value of the property. The value estimate is predicated on the assumption that there is no such material

on or in the property that would cause a loss in value. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in this field, if desired.



HIGHEST AND BEST USE

The Appraisal Institute defines highest and best use as follows:

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

The analysis of highest and best use normally applies these considerations in a three step process, involving the analysis of the highest and best use of the site as if vacant, determination of the ideal improvement, and a comparison of the existing improvement with the ideal improvement, in order to estimate the highest and best use as improved. The subject is vacant land, therefore only the first two steps apply.

The subject site contains roughly 1.395 acres and could physically support a number of uses. These physically possible uses must be legal, reasonable, probable, and a logical continuation of surrounding uses within the subject property's neighborhood. The subject is currently zoned DC- Downtown Core for DMU- Downtown Mixed Use. The surrounding area has been developed mainly with commercial and marine related uses in the past.

In consideration of the site's location, land use classification, zoning and surrounding uses, the highest and best use for the subject, as if vacant, would be development with some type of mixed use development in keeping with the zoning, land use, and neighborhood uses.



EXPOSURE AND MARKETING TIME

Exposure time is: 1) The time a property remains on the market; 2) The estimated length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal; 3) A retrospective estimate based on an analysis of past events assuming a competitive and open market.

Marketing time is an opinion of the amount of time it might take to sell a real or personal property interest at the concluded market value level during the period immediately after the effective date of an appraisal. Marketing time differs from exposure time, which is always presumed to precede the effective date of an appraisal. Advisory Opinion 7 of the Appraisal Standards Board of The Appraisal Foundation and Statement on Appraisal Standards No. 6, Reasonable Exposure Time in Real Property and Personal Property Market Value Opinions address the determination of reasonable exposure and marketing time. (Source: Appraisal Institute, The Dictionary of Real Estate Appraisal, 6th ed., Chicago: Appraisal Institute, 2015).

Credit markets are now showing signs of easing and financing for commercial properties appears to be more readily available at this time. Most properties offered for sale have been exposed on the market for six to twelve months or longer.

The local MLS reports 59 commercial land sales in Palm Beach County since December 2017 with marketing times from 0 to 1,576 days and a mean marketing time of 147 days or almost 5 months.

The CoStar Group reported the sale of 86 commercial land sales in Palm Beach County since December 2017 where they reported marketing times. The marketing time ranged from 18 days to 5,040 days, with an average of 665 days. We note that the Costar data is skewed by many properties that were significantly overpriced by unmotivated sellers and/or were not properly marketed and languished on the market for several years. In fact, one sale sat on the market for over 13.5 years. The majority of the sales, 73 of the transactions, took place in 3 year or less and reflect a marketing time of 366 days or about 1 year. We believe if appropriately priced and marketed the subject would sell in the lower portion of the time frame range exhibited by the CoStar data.

Considering the preceding, as well as sales that have taken place in the local market, and assuming a prudent pricing strategy, we estimate an exposure time of 6 to 12 months. Looking forward, we feel this would be a reasonable estimate for marketing time as well.



SALES COMPARISON APPROACH

The sales comparison approach is the process of deriving a value indication for the subject property by comparing market information for similar properties with the property being appraised, identifying appropriate units of comparison, and making qualitative comparisons with or quantitative adjustments to the sale prices (or unit prices, as appropriate) of the comparable properties based on relevant, market-derived elements of comparison. (Appraisal Institute, *The Dictionary of Real Estate Appraisal*, 6th ed., Chicago: Appraisal Institute, 2015.)

The sales comparison approach requires that the appraiser locate recent sales of similar properties and through an adjustment process arrive at an indication of what these properties would have sold for if they possessed all of the salient characteristics of the subject property. These adjusted sales prices are then correlated into an estimate of the market value of the property via the sales comparison approach to value.

A search of the Palm Beach County official records, local multiple listing service records, discussions with local brokers and appraisers and a personal inspection of the subject area produced several sales of similar type properties. The sales used in the analysis were the best comparables that we were able to verify with public records and/or a party to the transaction.

The following pages feature a detailed write up of each comparable used in the analysis, a location map and summary of the selected comparable sales data, which is followed by a discussion of the pertinent adjustments and conclusion of value.



SALE NO. 1 - 30 East 22nd Street, Riviera Beach, FL 33404
 AC File No.: 2190572

ID: 911119



OR Book/Page: 29328/0962
 Sale Status: Sale

Type: Land
 Sub-Type: Multi-Family (> 1 Unit)

Date: August 31, 2017

Grantor: Mary Gerngrohs

Grantee: RBY, LLC

Legal: Lot 15 and the East 1/2 of Lot 16, Block 9, Cocconut Lodge, recorded in Plat Book 6, Page 68, revised by Revised Plat of Cocconut Lodge recorded in Plat Book 7, Page 52, Public Records of Palm Beach County, Florida.

Folio No.: 56-43-42-28-11-003-0150

Location: North side of East 22nd Street, south of Blue Heron Boulevard, just east of Broadway and west of Avenue C, Riviera Beach.

Zoning: DR - Downtown Residential by Riviera Beach

Land Use: DMU- Downtown Mixed Use

Utilities: Municipal water and sewer, electricity, and telephone



Site Size: Square Feet: 8,477 Acres: 0.194
 Shape: Rectangular Street Frontage (Ft.): 75
 Topography/Elevation: Level, near road grade

Use: Use at Time of Sale: Vacant Land
 Intended Use: Assemblage for Redevelopment
 Highest and Best Use: Assemblage for Redevelopment

Verification: Source: John Tracy
 Relationship: Listing Agent
 Conditions of Sale: Arm's-length
 Verified By: Z. Rossetti
 Date: December 6, 2019

Sales History: No transactions in the previous five years

Sales Price: \$300,000

Price/SF Land: \$35.39

Price/Acre: \$1,546,392

Financing: Cash to seller

Comments:

This is a sale of a 0.1946 acre site east of Broadway in Riviera Beach. The site was purchased by Rybovich and was assembled with adjacent properties on this block for the development of a boat yard. The site was improved with a 3,280 square foot tri-plex at the time of sale. The improvements did not contribute to the value and have been demolished since the time of sale.



SALE NO. 2 - 131 Federal Highway, Lake Park, FL 33403
AC File No.: 2180604.000

ID: 910405



OR Book/Page: 29891/1955
Sale Status: Sale

Type: Land
Sub-Type: Commercial

Date: May 30, 2018

Grantor: Leasing of South Florida, Inc.

Grantee: Forest Development, LLC

Legal: Long legal being portions of Block 114, Kelsey City, Plat Book 8, Page 15 and 23, Palm Beach County, Florida

Folio No.: 36-43-42-20-01-114-0130, 36-43-42-20-01-114-0090, 36-43-42-20-01-114-0352, 36-43-42-20-01-114-0351, 36-43-42-20-01-114-0010

Location: Southeast corner of Federal Highway and Cypress Drive, roughly 0.9 miles south of Northlake Boulevard, Lake Park

Zoning: C1 - Business District by Lake Park

Land Use: Federal Highway Mixed Use District

Utilities: Municipal water and sewer, electricity, and telephone



Site Size: Square Feet: 86,467 Acres: 1.985
 Shape: Irregular Street Frontage (Ft.): 375
 Topography/Elevation: Level, near road grade

Use: Use at Time of Sale: Commercial
 Intended Use: Commercial/Mixed Use
 Highest and Best Use: Commercial/Mixed use

Verification: Source: public records
 Relationship: public records
 Conditions of Sale: Arm's-length
 Verified By: B. Arnold
 Date: December 31, 2018

Sales History: No arm's length transactions in the previous five years

Sales Price: \$4,200,000

Price/SF Land: \$48.57

Price/Acre: \$2,115,869

Financing: \$3,800,000 provided by 60 Beach, LLC

Comments:

Property was improved with several commercial buildings at the time of sale, but was purchased for eventual redevelopment. The site is located adjacent to the Lake Park public marina. Buyer is proposing a residential condominium project with a restaurant fronting the marina. The proposed project is currently called Nautilus 211. See nautilus211.com for details.



SALE NO. 3 - 19 East 22nd Court, Riviera Beach, FL 33404
AC File No.: 2190572

ID: 911120



OR Book/Page: 30034/1094
Sale Status: Sale

Type: Land
Sub-Type: Commercial

Date: August 2, 2018

Grantor: Jennifer Weigel

Grantee: RBY, LLC

Legal: Lot West 1/2 of Lot 16 and Lot 17, Block 3, Revised Plat of Coconut Lodge recorded in Plat Book 7, Page 52, Public Records of Palm Beach County, Florida.

Folio No.: 56-43-42-28-11-003-0161

Location: South side of East 22nd Court, south of Blue Heron Boulevard, just east of Broadway and west of Avenue C, Riviera Beach.

Zoning: DC - Downtown Core by Riviera Beach

Land Use: DMU- Downtown Mixed Use

Utilities: Municipal water and sewer, electricity, and telephone



Site Size: Square Feet: 8,477 Acres: 0.194
 Shape: Rectangular Street Frontage (Ft.): 75
 Topography/Elevation: Level, near road grade

Use: Use at Time of Sale: Vacant Land
 Intended Use: Assemblage for Redevelopment
 Highest and Best Use: Assemblage for Redevelopment

Verification: Source: Public Records
 Relationship: Public Records
 Conditions of Sale: Arm's-length
 Verified By: Z. Rossetti
 Date: December 6, 2019

Sales History: No transactions in the previous five years

Sales Price: \$300,000

Price/SF Land: \$35.39

Price/Acre: \$1,546,392

Financing: Cash to seller

Comments:

This is a sale of a 0.1946 acre site east of Broadway in Riviera Beach. The site was purchased by Rybovich and was assembled with adjacent properties on this block for the development of a boat yard. The site was improved with a single family home at the time of sale. The improvements did not contribute to the value and have been demolished since the time of sale. None of the parties involved in this transaction could be reached to verify the detail of this sale.



SALE NO. 4 - 1429 Broadway, Riviera Beach, FL 33404
AC File No.: 2190007.001

ID: 910525



OR Book/Page: 30131/0511
Sale Status: Sale

Type: Land
Sub-Type: Commercial

Date: September 18, 2018

Grantor: Richard G. McKee, Jr. and William G. Mars (BK 30131 PG 511) and Mariner Marine of the Palm Beaches, Inc. (BK 30131 PG 514)

Grantee: Marine Real Estate Holdings, LLC

Legal: Lots 1, 2 and 3 (less the East 5 feet) and Lots 6, 7, 8, 9, 10, 21, 22, 23, 24 and 25, Block 4, Inlet Grove, Plat Book 8, Page 14, Palm Beach County, Florida

Folio No.: 56-43-42-33-04-004-0011, 56-43-42-33-04-004-0021, 56-43-42-33-04-004-0031, 56-43-42-33-04-004-0060, 56-43-42-33-04-004-0070, 56-43-42-33-04-004-0080, 56-43-42-33-04-004-0090, 56-43-42-33-04-004-0010, 56-43-42-33-04-004-0210, 56-43-42-33-04-004-0220, 56-43-42-33-04-004-0240, 56-43-42-33-04-004-0250

Location: Southwest corner of Broadway and West 15th Street, Riviera Beach

Zoning: DC - Downtown Core by Riviera Beach

Land Use: Downtown Mixed Use

Utilities: Municipal water and sewer, electricity, and telephone



Site Size: Square Feet: 82,851 Acres: 1.902
 Shape: Irregular Street Frontage (Ft.): 0
 Topography/Elevation: Level, near road grade

Use: Use at Time of Sale: Boat sales and service
 Intended Use: Commercial
 Highest and Best Use: Commercial

Verification: Source: Lawrence W. Smith, Esq, Costar, public records
 Relationship: Buyer's attorney, Costar w/ seller
 Conditions of Sale: Arm's-length
 Verified By: B. Arnold
 Date: March 12, 2019

Sales History: No transactions in the previous five years

Sales Price: \$2,100,000

Price/SF Land: \$25.35

Price/Acre: \$1,104,101

Financing: \$1,785,000 provided by M&T Bank

Comments:

This transaction was recorded in two deeds; ORBK/PG 30131/511 (\$1,134,000) and ORBK/PG 30131/514 (\$966,000). Property is fenced and had historically been used for boat sales and service. The site has a 6,255 square foot single tenant office/warehouse building built in 1986 and a 929 square foot office building built in 1949. The property is located in close proximity to the City of Riviera Beach's newly renovated municipal marina. The buyer later purchased a similar property located at the northwest corner of Broadway and West 15th Street from the same seller in January 2019.



SALE NO. 5 - 1501 Broadway, Riviera Beach, FL 33404
AC File No.: 2190007.001

ID: 910524



OR Book/Page: 30376/1047
Sale Status: Sale

Type: Land
Sub-Type: Commercial

Date: January 22, 2019

Grantor: 1501 Broadway, LLC

Grantee: Marine Real Estate Holdings, LLC

Legal: Lots 4 and 5 (less the East 5 feet), and Lots 6, 7, 17, 18 and 19, Block 5, Inlet Grove, Plat Book 6, Page 87 and Plat Book 8, Page 14, Palm Beach County, Florida

Folio No.: 56-43-42-33-04-005-0040, 56-43-42-33-04-005-0190, 56-43-42-33-04-005-0180, 56-43-42-33-04-005-0170, 56-43-42-33-04-005-0070

Location: Northwest corner of Broadway and West 15th Street, Riviera Beach

Zoning: DC - Downtown Core by Riviera Beach

Land Use: Downtown Mixed Use

Utilities: Municipal water and sewer, electricity, and telephone



Site Size: Square Feet: 44,871 Acres: 1.030
 Shape: Irregular Street Frontage (Ft.): 480
 Topography/Elevation: Level, near road grade

Use: Use at Time of Sale: Boat sales and service
 Intended Use: Commercial
 Highest and Best Use: Commercial

Verification: Source: Lawrence W. Smith, Esq., Costar, public records
 Relationship: Buyer's attorney, Costar w/ seller
 Conditions of Sale: Arm's-length
 Verified By: B. Arnold
 Date: March 12, 2019

Sales History: No transactions in the previous five years

Sales Price: \$1,500,000

Price/SF Land: \$33.43

Price/Acre: \$1,456,311

Financing: None recorded

Comments:

Property is fenced and had historically been used for boat sales and service. The site has a 1,751 square foot single tenant CBS commercial building built in 1983. The property is located in close proximity to the City of Riviera Beaches newly renovated municipal marina. The buyer had previously purchased a similar property located at the southwest corner of Broadway and West 15th Street from the same seller in September 2018.



SALE NO. 6 - Broadway, Riviera Beach, FL 33404
AC File No.: 2190572

ID: 911121



OR Book/Page: 30574/1459
Sale Status: Sale

Type: Land
Sub-Type: Commercial

Date: April 26, 2019

Grantor: Gerald Properties, LLC

Grantee: Jamco, Inc.

Legal: Long Legal- A portion of Lots 13 & 14, Block 23, Riviera, Plat Book 2, Page 90 AND Lots 11 thru 14, Central Addition to Riviera, Plat Book 10, Page 71, Public Records of Palm Beach County, Florida.

Folio No.: 56-43-42-33-06-023-0130; 56-43-42-33-02-000-0110

Location: Northeast corner of Broadway and East 11th Street, just north of Port of Palm Beach.

Zoning: DM - Downtown Marine by Riviera Beach

Land Use: WW- Working Waterfront

Utilities: Municipal water and sewer, electricity, and telephone



Site Size: Square Feet: 42,332 Acres: 0.971
 Shape: Irregular Street Frontage (Ft.): 160
 Topography/Elevation: Level, near road grade

Use: Use at Time of Sale: Boat Yard
 Intended Use: Boat Yard/working waterfront
 Highest and Best Use: Boat yard/working waterfront

Verification: Source: Martin Murphy
 Relationship: Buyer
 Conditions of Sale: Arm's-length
 Verified By: Z. Rossetti
 Date: December 6, 2019

Sales History: No transactions in the previous five years

Sales Price: \$1,350,000

Price/SF Land: \$31.89

Price/Acre: \$1,390,319

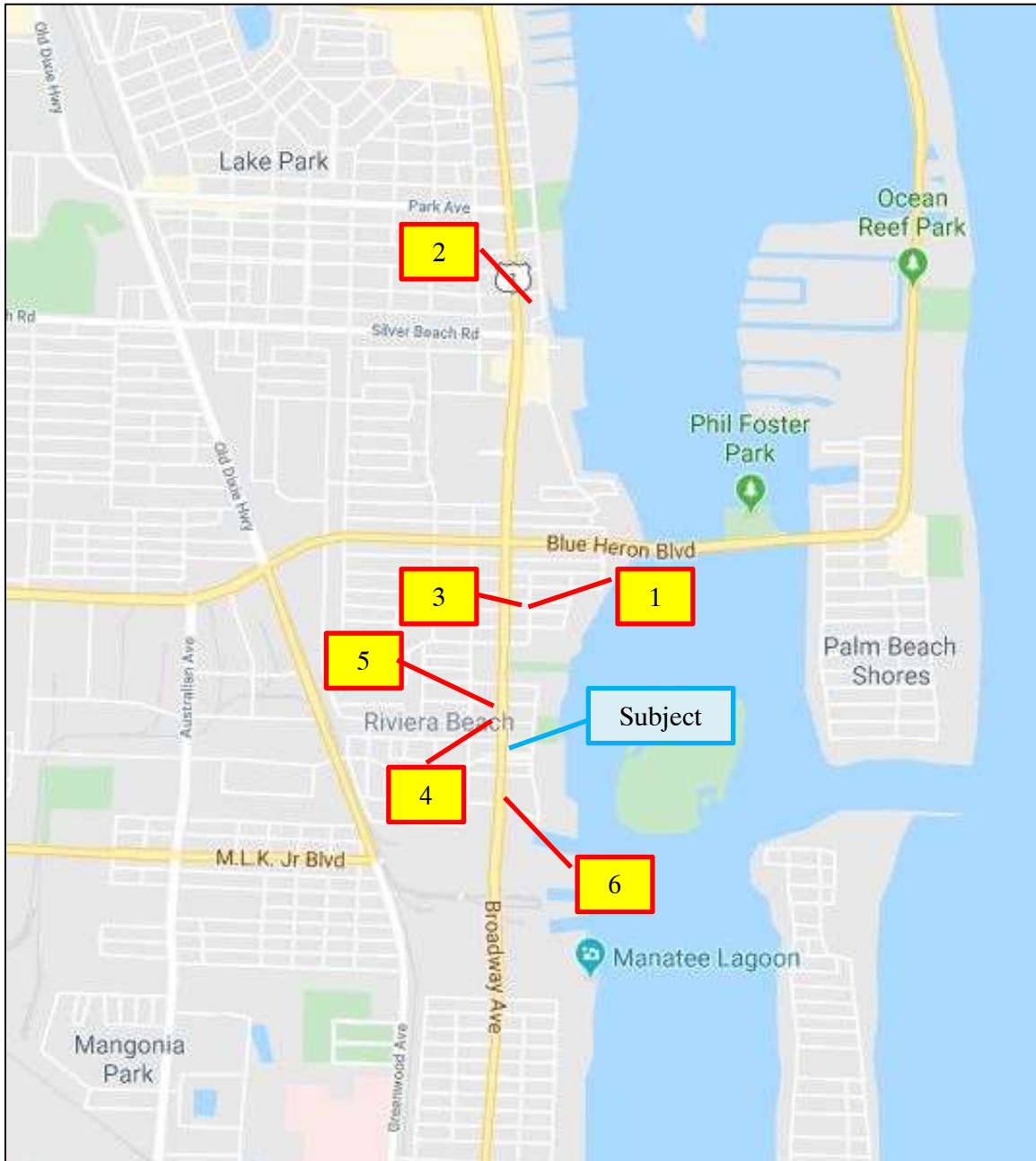
Financing: Cash to seller

Comments:

This is the sale of 2 adjacent parcels on the east side of Broadway in Riviera Beach. The site was being used as a boat yard at the time of sale. The buyer purchased the properties to assemble with the adjacent properties that they own and continues to use the properties as boat yard.



Comparable Sales Location Maps



| SALES SUMMARY TABLE | | | | | |
|---------------------|---------------|---------------------------|---------------------------------|---------------|---------------------|
| Sale No. Date | OR Bk Page | Property Address | <u>Land Area</u> SF Acres | Sale Price | Price/SF of Land |
| 1 | 29328 | 30 East 22nd Street | 8,477 | \$300,000 | \$35.39 |
| Aug-17 | 0962 | Riviera Beach | 0.19 | | |
| 2 | 29891 | 131 Federal Highway | 86,467 | \$4,200,000 | \$48.57 |
| May-18 | 1955 | Lake Park | 1.99 | | |
| 3 | 30034 | 19 East 22nd Court | 8,477 | \$300,000 | \$35.39 |
| Aug-18 | 1094 | Riviera Beach | 0.19 | | |
| 4 | 30131 | 1429 Broadway | 82,851 | \$2,100,000 | \$25.35 |
| Sep-18 | 0511 | Riviera Beach | 1.90 | | |
| 5 | 30376 | 1501 Broadway | 44,871 | \$1,500,000 | \$33.43 |
| Jan-19 | 1047 | Riviera Beach | 1.03 | | |
| 6 | 30574 | Broadway | 42,332 | \$1,350,000 | \$31.89 |
| Apr-19 | 1459 | Riviera Beach | 0.97 | | |
| Subj. Dec-19 | N/A | Broadway Riviera Beach | 60,779 1.40 | N/A | N/A |



Sales Summary and Discussion

In this analysis, we considered differences between the sales and the subject in terms of property rights sold, conditions of sale, financing, market conditions (trend or time adjustment), location, land size, and site conditions.

The appraisers based the comparisons on a standardized unit of measure, the sale price per square foot of land. The sale price per square foot of land correlates well among the comparable sales and is commonly used by buyers in this type of analysis.

Property Rights

The property rights transferred were believed to be those of the fee simple estate. No differences between the sales and the subject are reflected.

Conditions of Sale

All sales were reportedly market oriented. No adjustment consideration for conditions of sale was necessary.

Financing

We considered any indication of favorable financing. All sales were either on a cash basis or had market oriented financing, therefore, no differences were noted nor were adjustments made.

Market Conditions

The sales occurred over the period from August 31, 2017 to April 26, 2019. The date of value is December 5, 2019. The sales in this data set indicate that values have been stable during this time period therefore no adjustments were necessary.

Location

The subject property is located at the southeast corner of Broadway and West 13th Street in Riviera Beach. Sale 2 is superior in location so a downward adjustment was made. Sales 1, 3, 4, 5 and 6 are similar in locations so no adjustments were necessary.

Size

Generally, larger properties will sell for a somewhat lower price per square foot of land than smaller ones, and vice versa, when all else is equal. The sales in this data set appear to follow this pattern and some adjustment is warranted. Sales 1 and 3 are smaller in size so downward adjustments are warranted. Sales 2, 4, 5 and 6 are similar in size so no adjustment is warranted.



Site Conditions

Properties of all different shapes can typically be developed. Some properties, however, allow for a more efficient development of the site providing for the maximum development intensity. Neither the subject nor the comparables appear to be impacted by their shape in such a manner as to limit their development. Another factor considered here is the existence of any physically detrimental site conditions such as contamination or muck. Neither the subject nor any of the comparables were known to suffer from any detrimental site conditions.

Zoning/Land Use

The subject property has a zoning designation of DC- Downtown Core by City of Riviera Beach with an underlying future land use of DMU- Downtown Mixed Use by City of Riviera Beach.

Though they may vary by municipality, all of the comparables have similar mixed use oriented designations that allow for similar uses as the subject. No adjustment is warranted.



| QUANTITATIVE SALES ADJUSTMENT CHART - PRICE/LAND SF | | | | | | | | | | | | |
|---|---------------------|---------|---------------|------------------------------|---------------------------------------|--------------------------------------|----------|-----------|-----------------|-----------------|---------------------------|--------------------|
| Sale Date | Property Address | Land SF | Price/Land SF | Financing/Adj. Price/Land SF | Conditions of Sale/Adj. Price/Land SF | Market Conditions/Adj. Price/Land SF | Location | Land Size | Site Conditions | Zoning/Land Use | Final Combined Adjustment | Overall Indication |
| 1 | 30 East 22nd Street | 8,477 | \$35.39 | 0% | 0% | 0% | 0% | -5% | 0% | 0% | -5% | \$33.62 |
| Aug-17 | Riviera Beach | | | \$35.39 | \$35.39 | \$35.39 | | | | | | |
| 2 | 131 Federal Highway | 86,467 | \$48.57 | 0% | 0% | 0% | -15% | 0% | 0% | 0% | -15% | \$41.29 |
| May-18 | Lake Park | | | \$48.57 | \$48.57 | \$48.57 | | | | | | |
| 3 | 19 East 22nd Court | 8,477 | \$35.39 | 0% | 0% | 0% | 0% | -5% | 0% | 0% | -5% | \$33.62 |
| Aug-18 | Riviera Beach | | | \$35.39 | \$35.39 | \$35.39 | | | | | | |
| 4 | 1429 Broadway | 82,851 | \$25.35 | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | \$25.35 |
| Sep-18 | Riviera Beach | | | \$25.35 | \$25.35 | \$25.35 | | | | | | |
| 5 | 1501 Broadway | 44,871 | \$33.43 | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | \$33.43 |
| Jan-19 | Riviera Beach | | | \$33.43 | \$33.43 | \$33.43 | | | | | | |
| 6 | Broadway | 42,332 | \$31.89 | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | \$31.89 |
| Apr-19 | Riviera Beach | | | \$31.89 | \$31.89 | \$31.89 | | | | | | |
| Subj. | Broadway | 60,779 | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| Dec-19 | Riviera Beach | | | | | | | | | | | |



Conclusion

Considering all of these differences, we developed the preceding quantitative comparison chart listing the sales as they compare to the subject property, based on a price per square foot of land. Not all categories considered are depicted. Those omitted reflect no differences between the sales and the subject property.

The unadjusted range of value indicated by the sales is roughly \$25.35 to \$48.57 per square foot of land area. The preceding quantitative comparison chart shows the value range for the subject property after adjustment based on a price per square foot of land area to be from \$25.35 to \$41.29 with a mean of \$33.20. Considering all of the salient factors discussed previously and stable market conditions, the appraisers feel a conclusion in the middle portion of the indicated range is most appropriate. Given the preceding data and discussions, it is concluded that the market reflects a value per square foot of land area for the subject property of \$33.00 as of December 5, 2019. Total value is calculated as follows:

60,779 Square Feet @ \$33.00 per Square Foot = \$2,005,707

Rounded To:

MARKET VALUE VIA SALES COMPARISON APPROACH: \$2,000,000



QUALIFICATIONS OF APPRAISER ROBERT B. BANTING, MAI, SRA

PROFESSIONAL DESIGNATIONS - YEAR RECEIVED

MAI - Member Appraisal Institute - 1984
SRA - Senior Residential Appraiser, Appraisal Institute - 1977
SRPA - Senior Real Property Appraiser, Appraisal Institute - 1980
State-Certified General Real Estate Appraiser, State of Florida, License No. RZ4 - 1991

EDUCATION AND SPECIAL TRAINING

Licensed Real Estate Broker - #3748 - State of Florida
Graduate, University of Florida, College of Business Administration, BSBA (Major - Real Estate & Urban Land Studies) 1973
Successfully completed and passed the following Society of Real Estate Appraisers (SREA) and American Institute of Real Estate Appraisers (AIREA) courses and/or exams: Note: the SREA & AIREA merged in 1991 to form the Appraisal Institute.

SREA R2: Case Study of Single Family Residence
SREA 201: Principles of Income Property Appraising
SREA: Single Family Residence Demonstration Report
SREA: Income Property Demonstration Report
AIREA 1B: Capitalization Theory and Techniques
SREA 101: Introduction to Appraising Real Property
AIREA: Case Studies in Real Estate Valuation
AIREA: Standards of Professional Practice
AIREA: Introduction to Real Estate Investment Analysis
AIREA 2-2: Valuation Analysis and Report Writing
AIREA: Comprehensive Examination
AIREA: Litigation Valuation
AIREA: Standards of Professional Practice Part C

ATTENDED VARIOUS APPRAISAL SEMINARS AND COURSES, INCLUDING:

| | | |
|------------------------------------|---|---|
| The Internet and Appraising | Golf Course Valuation | Discounting Condominiums & Subdivisions |
| Narrative Report Writing | Appraising for Condemnation | Condemnation: Legal Rules & Appraisal Practices |
| Condominium Appraisal | Reviewing Appraisals | Analyzing Commercial Lease Clauses |
| Eminent Domain Trials | Tax Considerations in Real Estate | Testing Reasonableness/Discounted Cash Flow |
| Mortgage Equity Analysis | Partnerships & Syndications | Hotel and Motel Valuation |
| Advanced Appraisal Techniques | Federal Appraisal Requirements | Analytic Uses of Computer in the Appraisal Shop |
| Valuation of Leases and Leaseholds | Valuation Litigation Mock Trial | Residential Construction From The Inside Out |
| Rates, Ratios, and Reasonableness | Analyzing Income Producing Properties | Development of Major/Large Residential Projects |
| Standards of Professional Practice | Regression Analysis In Appraisal Practice | Federal Appraisal Requirements |

Engaged in appraising and consulting assignments including market research, rental studies, feasibility analysis, expert witness testimony, cash flow analysis, settlement conferences, and brokerage covering all types of real estate since 1972.

President of Anderson & Carr, Inc., Realtors and Appraisers, established 1947

Past President Palm Beach County Chapter, Society of Real Estate Appraisers (SREA)

Realtor Member of Central Palm Beach County Association of Realtors

Special Master for Palm Beach County Property Appraisal Adjustment Board

Qualified as an Expert Witness providing testimony in matters of condemnation, property disputes, bankruptcy court, foreclosures, and other issues of real property valuation.

Member of Admissions Committee, Appraisal Institute - South Florida Chapter

Member of Review and Counseling Committee, Appraisal Institute - South Florida Chapter

Approved appraiser for State of Florida, Department of Transportation and Department Natural Resources.

Instructor of seminars, sponsored by the West Palm Beach Board of Realtors.

Authored articles for The Palm Beach Post and Realtor newsletter.

Real Estate Advisory Board Member, University of Florida.

TYPES OF PROPERTY APPRAISED - PARTIAL LISTING

| | | | |
|-------------------|-----------------------|---------------------------|------------------------|
| Air Rights | Medical Buildings | Apartment Buildings | Churches |
| Amusement Parks | Department Stores | Hotels - Motels | Marinas |
| Condominiums | Industrial Buildings | Office Buildings | Residences - All Types |
| Mobile Home Parks | Service Stations | Special Purpose Buildings | Restaurants |
| Auto Dealerships | Vacant Lots - Acreage | Residential Projects | Golf Courses |
| Shopping Centers | Leasehold Interests | Financial Institutions | Easements |

"I am currently certified under the continuing education program of the Appraisal Institute."

Appraiser Licenses



RICK SCOTT, GOVERNOR

JONATHAN ZACHEM, SECRETARY



**STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION**

FLORIDA REAL ESTATE APPRAISAL BD

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

BANTING, ROBERT B

521 S OLIVE AVE
WEST PALM BEACH FL 33401

LICENSE NUMBER: RZ4

EXPIRATION DATE: NOVEMBER 30, 2020

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ADDENDUM

