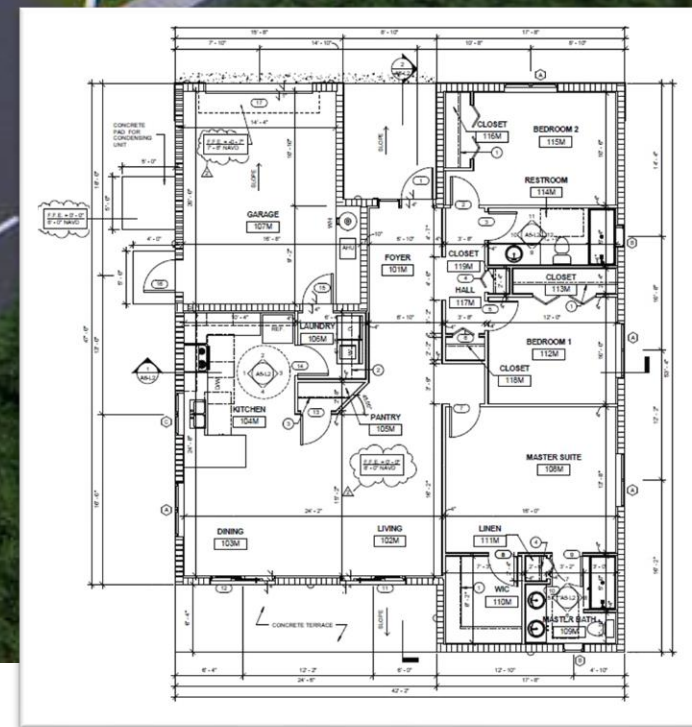


Five (3/2) Homes
Highest & Best Use



4721 SW 26 AVE
DANIA BEACH, FLORIDA
OFFER MEMORANDUM

PeterDacko

Media Realty & Advisors

954-923-2325

954-232-7714

PDacko@MediaRealty.net

CONFIDENTIALITY AND DISCLAIMER

The information contained in the Offer Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Media Realty & Advisors, Inc. (Media Realty) and should not be made available to any other person or entity without the written consent of Media Realty. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. Media Realty has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Media Realty has not verified, and will not verify, any of the information contained herein, nor has Media Realty conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all the information set forth herein.

Peter Dacko

Executive Managing Director of Investments

954.923.2325

954.232.7714

PDacko@MediaRealty.net

License FL BK0600065

TABLE OF CONTENTS

[Media Realty](#)

[Value Conclusion](#)

[Subject Property](#)

[Comparable Sales](#)

[Highest and Best Use](#)

[Price Analysis](#)

List Price

\$1,335,000

Peter Dacko

Executive Managing Director
of Investments

954.923.2325

954.232.7714

PDacko@MediaRealty.net

License FL BK0600065

Discover an outstanding investment opportunity in the heart of Dania Beach! This prime offering includes five contiguous lots on SW 26th Ave. totaling 32,435 sq. ft., zoned RS-6. Approved entitlements are in place for five single-family homes, each boasting a spacious 3-bedroom, 2-bath layout with 2,000 sq. ft. gross and 1,700 sq. ft. net adjustable living space.

Perfectly located near Fort Lauderdale, Miami, and the Hollywood/Fort Lauderdale Airport, Dania Beach offers the ideal blend of easy access to bustling urban centers with a warm, family-oriented community vibe. This area is experiencing incredible growth with increasing property values, driven by new residential and commercial developments. Demand is high for quality homes, with a surge of luxury apartments, condos, and single-family developments marking Dania Beach as one of South Florida's most sought-after neighborhoods. Don't miss the chance to be part of this thriving market!

Dania Beach is seeing exciting growth in its housing market, driven by both residential and commercial development. Here are some of the positive trends:

1. **New Developments and Modernization:** Dania Beach has seen a surge in new residential developments, including luxury apartments, condos, and single-family homes. These projects often incorporate modern amenities, making the area more attractive to a range of buyers and renters, from young professionals to retirees.

2. **Proximity to Key Areas:** Dania Beach's location near Fort Lauderdale, Miami, and the Hollywood-Fort Lauderdale Airport makes it a desirable area for people who want quick access to major cities while enjoying a more laid-back beach community vibe. This ideal positioning supports strong demand in the housing market.

3. **Retail and Dining Expansion:** The area's recent retail and dining expansions, such as the Dania Pointe mixed-use development, bring more lifestyle options, which attract new residents. Dania Pointe alone is a significant draw, offering a blend of shops, restaurants, entertainment venues, and office spaces that create a vibrant community hub.

4. **Infrastructure Improvements:** Local government

investments in infrastructure, including roadways, parks, and beach areas, enhance the overall quality of life. With new park spaces, bike lanes, and waterfront enhancements, the community is becoming more appealing, especially to families and individuals interested in outdoor activities.

5. **Rising Property Values and Demand:** While housing prices have risen, the increase is a reflection of the market's strength and demand for homes in Dania Beach. This rise is good for homeowners, as it means they're seeing appreciable gains in their property values. In addition, Dania Beach has relatively competitive prices compared to its neighboring cities, offering value to buyers.

6. **Community Initiatives and Eco-Friendly Developments:** Dania Beach is fostering eco-conscious developments and community programs. Initiatives like urban green spaces and eco-friendly housing solutions appeal to environmentally conscious buyers, adding to the area's appeal and contributing to sustainable growth.

These developments collectively contribute to a positive housing outlook, making Dania Beach an increasingly attractive place for people looking to invest or settle down in South Florida.



WHY PETER DACKO & MEDIA REALTY

Unique selling proposition

Peter Dacko provides an unparalleled level of service and expertise which lends his clients the ability to achieve cutting-edge net returns. This is because Peter Dacko has an extremely unique skill set. Having been employed with the nation's leaders in real estate investment brokerage services, Peter has adapted the methodologies for the disposition for high-net-worth individuals and their assets and has applied it to the mid-core assets class with the greatest of success. Peter also utilizes the best market strategies gleaned from the residential market creating a seamless platform which emphasizes people first followed by strong underwriting, creating and adhering to specific business plans, maintaining a wide area database of investors and producing the best marketing materials which all the guarantees his ability to meet or exceed your expectations.

With the plethora of experience including over 25 years of commercial brokerage experience, owning a portfolio of residential income mid-core properties, principal owner in the South Florida Appraisal House and the owner/broker of Media Realty, Peter is positioned to facilitate any acquisition or disposition transaction large or small because his skill set and a core philosophy that is unique and specific to the mid-core asset class.

In addition to utilizing the various online platforms to provide exposure such as the Multiple Listing Service, LoopNet, Costar, CREXi, and a host of additional online partnerships, Peter has curated an expansive list of investors specific to the mid-core asset class. **This allows for the shotgun as well as a sniper approach to marketing where it's not uncommon to locate the highest and most probable buyer. To put it in perspective it's like having 75,000 snipers all at the same target at the same time.**

MISSION STATEMENT

Media Realty was created in 2004 with the vision that real estate is the one common denominator that binds the neighborhoods to its residential and business communities alike.

Media Realty is a full-service real estate company with a business platform which includes brokerage services, property management, tenant placement services, and other ancillary services such as valuations, highest and best use analysis and tax abatement. Through our commitment of creating and maintaining long term relationships Media Realty is dedicated to reshaping our neighborhoods with best business practices and community involvement.

Media Realty will enable our clients to maximize their net returns by providing the best information which allows our clients to make the most educated decision in a timely manner.

Media Realty offers a unique value proposition no matter which side of the transaction you are on.

MEDIA REALTY SERVICES



Brokerage Services

Our marketing program is a unique action plan, which encompasses many areas of property promotion.



Commercial Real Estate

Media Realty is a full-service real estate company with a business platform which includes brokerage services



Residential Real Estate

Media Realty Residential is our specialized brokerage arm dedicated to assisting principals in residential transactions.



Property Management

Media Realty is committed to building long-term relationships that will enable our clients to maximize



Land & Development Services

As Dade and Broward counties are virtually built out, Media Realty's highest and best use platform



Market Intelligence

As a commitment to the communities in which we serve, Media Realty believes the flow of information should be free-flowing.



Landlord Tenant Representation

Media Realty understands the importance of finding and leasing to tenants who only show the proper credentials.



Valuation Services

Through our affiliate company, The South Florida Appraisal House, we can provide you with various reports



Brokerage Continuum

Transaction Management Media Realty...Average DOM 33 Media Realty...List Price vs. Sale Price 97.01%

LOCATION



FLORIDA

Florida is a major U.S. state as seen in population and employment figures. As of 2018, Florida's estimated population was 20,878,686 according to the ESRI. Among the 50 states, Florida is ranked as the fourth most populous state. Florida is forecasted to have an annual growth rate of 1.41% over the next five years.

The majority of job growth in the next ten years likely will come in the service industry led by new jobs in business services, health care, and government employment. Manufacturing will continue to be a relatively reduced part of the state's economy.

Florida's geography, climate, and location are important reasons for its population and economic growth. Florida's coastline with 1,197 miles along the Atlantic Ocean and Gulf of Mexico is the longest of any state, except Alaska. Temperature variations are mild, and the southern part of the state has a subtropical climate. Florida is strategically located for access to the Caribbean Islands as well as to South and Central America.

SOUTH FLORIDA

South Florida is the tri-county region consisting of Miami-Dade, Broward, and Palm Beach. The metropolitan area stretches from Miami to West Palm Beach, a distance of about 65 miles, and extends 15 to 20 miles west from the Atlantic Ocean. The three counties are the state's three most populous with an estimated population of 6,076,113, as of 2018, and comprised almost one-third of the state's population.

The South Florida region experienced explosive growth starting in the 1950s when air-conditioned homes made round year living more comfortable. Moving forward, the tri-county region is forecasted to grow at a much slower pace than the past 70 years. Per ESRI, the average growth rate is projected to be between 1.05% and 1.25% during the next five years. Population growth has largely been migration from northern U.S. states and Canada as well as South American countries and Caribbean Islands.

Economic growth in South Florida is centered on services and retail trade for tourists, seasonal residents, permanent residents and retirees. Real estate construction has been a strong economic contributor over the past 50 years. South Florida is also known as a major export / import center for trade with South America and as an attractive location for some clean, high-tech industries.

Within this region, a primary trend has been northward movement of population from Miami-Dade County into Broward County, and from Broward County into Palm Beach County. This trend accelerated with the dislocation of residents due to Hurricane Andrew in 1992. The movement continues today as residents seek less traffic congestion in comparison to Miami-Dade County.

INTRODUCTION TO BROWARD COUNTY

Broward County is located along Florida's southeast coast on the Atlantic Ocean to the east and Lake Okeechobee to the west. The county, located between Miami (Dade County) and West Palm Beach (Palm Beach County), is about 200 miles south of Orlando and 300 miles south of Jacksonville.

Broward County, with approximately 1,200 square miles of land area, is one of the largest counties in the United States and is the second largest of Florida's 67 counties. Elevation changes range from 0-20 feet with the average elevation at 15 feet above sea level. The terrain is generally sandy and flat with some gently sloping coastal ridges.

The county's subtropical climate has an average temperature of 74 degrees Fahrenheit. Winters are mild because of the proximity to the warm Gulf Stream currents of the Atlantic Ocean. Prevailing winds are from the east. Average annual rainfall is 62 inches according to the Broward County Office of Urban Planning and Redevelopment.

Broward County contains 31 incorporated municipalities mostly located east of Florida's Turnpike. County government, mainly located within Fort Lauderdale, handles the unincorporated areas. Population growth has put constant pressure on government planning and services.

Land Use Pattern

Broward County has a well-established area of urban development surrounded by conservation areas and Indian reservations. The urban corridor stretches along the eastern portion of the county while the conservation areas and the reservations are located in the middle and western portions of the county.

Several small coastal communities in Broward County were initially developed in the early 1900s. These small cities and towns were separated from each other with agricultural land or vacant land. By about the 1980s, the land was developed and the coastal area become one continuous developed urban / suburban corridor. This corridor now represents continuous development from the municipalities of Hallandale Beach to Deerfield Beach. Few large parcels are available for development in the county. Several eastern coastal areas developed between the 1920s and the 1960s, including Deerfield Beach, Pompano Beach, Fort Lauderdale, Dania Beach and Hollywood and Hallandale Beach, are now experiencing redevelopment and gentrification.

Population

The county has an estimated population of 1,901,425 in 2018 representing about 9% of the state's population. Population growth from 2018 to 2023 is projected at 1.08%, which is less than the state's projected growth rate at 1.41%. The county's comparatively lower future growth rate reflects the county's advanced stage of development and diminishing supply of land available for development.

Economy

Broward County has an employment base comprised mostly of several sectors: Trade, Transportation and Utilities; Professional and Business Services; Education and Health Services; and Leisure and Hospitality. These sectors are geared toward the seasonal and retiree segments that have been large part of the county's population.

Per the Bureau of Labor Statistics, Broward County's labor force consists of over 1,000,000 people. The county's unemployment rate is 3.5% as of the end of 2017, which is less than the State of Florida at 3.7% and United States at 3.9%. Furthermore, the county's employment growth from December 2015 to July 2018 has been 2.3% annually.

Housing

ESRI indicates Broward County has a total of 737,040 households, of which about 52% are owner occupied. Per ESRI, the median home price in Broward County in 2018 is \$246,132, which is higher than the state median home price at \$212,954.

Services

The county has good medical care facilities consisting of about 35 hospitals and about 7,000 beds. The county has an abundance of licensed physicians, both as private practitioners and employees of the hospitals. A recent trend in local health care is construction of satellite facilities with outpatient services.

Broward County Public Schools was founded in 1915 and is a public school district ranked sixth largest in the nation. Approximately 270,000 students currently attend Broward County schools in 234 schools. Numerous private schools are also available. Overcrowding is present in some areas. Prominent academic colleges in the county consist of Florida Atlantic University, Florida International University, Nova Southeastern University, and Broward Community College. The county has many vocational, technical, and charter schools.

Public water and sewer utilities are provided throughout the county by either incorporated municipalities, special districts, or by the county. Telephone service is provided by BellSouth and other telecommunication vendors. Standard electric service is generally available from Florida Power and Light. Natural gas is provided by main or delivered as liquefied petroleum gas by Peoples Gas System.

Transportation in Broward County consists of Fort Lauderdale/Hollywood International Airport (FLL), Palm Beach Park Airport, Fort Lauderdale Executive Airport, North Perry Airport, Pompano Beach Airpark, Broward County Transit (BCT) public bus services, Port Everglades and Tri-Rail. FLL is conveniently located to serve the air trade area of Broward County and the three surrounding counties. FLL is ranked as the 21st busiest airport (in terms of passenger traffic) in the United States. The airport reports it serviced about 20 million passengers in 2017, which is significantly more than previous years. Fort Lauderdale Executive Airport, North Perry Airport and Pompano Beach Airpark are general aviation airports serving private and corporate airplanes.

INTRODUCTION

DANIA BEACH FLORIDA

Dania Beach, so named by the Danish residents who first lived there, is located in South Florida between Fort Lauderdale and Miami in a culturally diverse community with all the appeal of small town living. It was incorporated into Broward County in November 1904 with only 35 residents. Today with a population of nearly 30,000 people, Dania Beach remains one of Florida's most fascinating cities.

Dania Beach not only provides a luxurious ocean view, but also offers a wide range of activities to pass the time including fishing, windsurfing, snorkeling, kiteboarding and much more.

Stroll the immaculate parks and beaches while taking in the fresh sea breeze with the wide expanse of the gorgeous Atlantic Ocean. There are plenty of places to shop including a historic antiques district with unique vintage finds. Take time to browse Dania Beach's local art galleries, sip coffee at a local shop, or try some famous ice cream. Why not take a gamble and try your hand at Poker? Dania Beach is known for its alluring Poker tournaments. Want something more exciting? Stop by Dania Jai-Alai and watch one of the world's fastest games!

When you are not lying on the sand soaking up the sun, give surfing a try as the blue-green waves that roll onto the beach. Hitch a ride with a sea captain for a day trip at sea or explore the Atlantic's inner depths with some scuba diving.

If you're looking for a nice and relaxing time, come spend the day on the beach and enjoy gorgeous evening sunset.

Dania Beach is definitely not one of your typical beach side towns. Dania Beach provides more to visitors than what meets the eye. From fishing and windsurfing to roller coaster rides and Jai-Alai, Dania Beach offers a variety activities for all ages. So pack your bags and book your flight today. Visit Dania Beach today, a place where relaxation and surf takes precedence.





DANIA BEACH ECONOMIC DEVELOPMENT

Casino & Jai-Alai

The Dania Beach Casino & Jai-Alai - The newest casino in Broward County is here in the City of Dania Beach. Featuring 900 Las Vegas style slot machines, a 24 table card room, nationally known recording artists and comedians, simulcast lounge and sports bar, multiple dining options and live Jai-Alai, the brand new Casino @ Dania Beach offers a gaming and entertainment experience like no other in a friendly and fun environment.

The Place

The place at Dania Beach... a mixed-use project on approximately two acres featuring 144 residential rental units with 8,000 square feet of retail commercial space for restaurant and retail. Amenities also include a rooftop recreation facility, pool and fire-pit with some units available with a 'back-yard". The Place at Dania Beach is located at 180 East Dania Beach Blvd, 33004 and is owned by AHS Development Group.

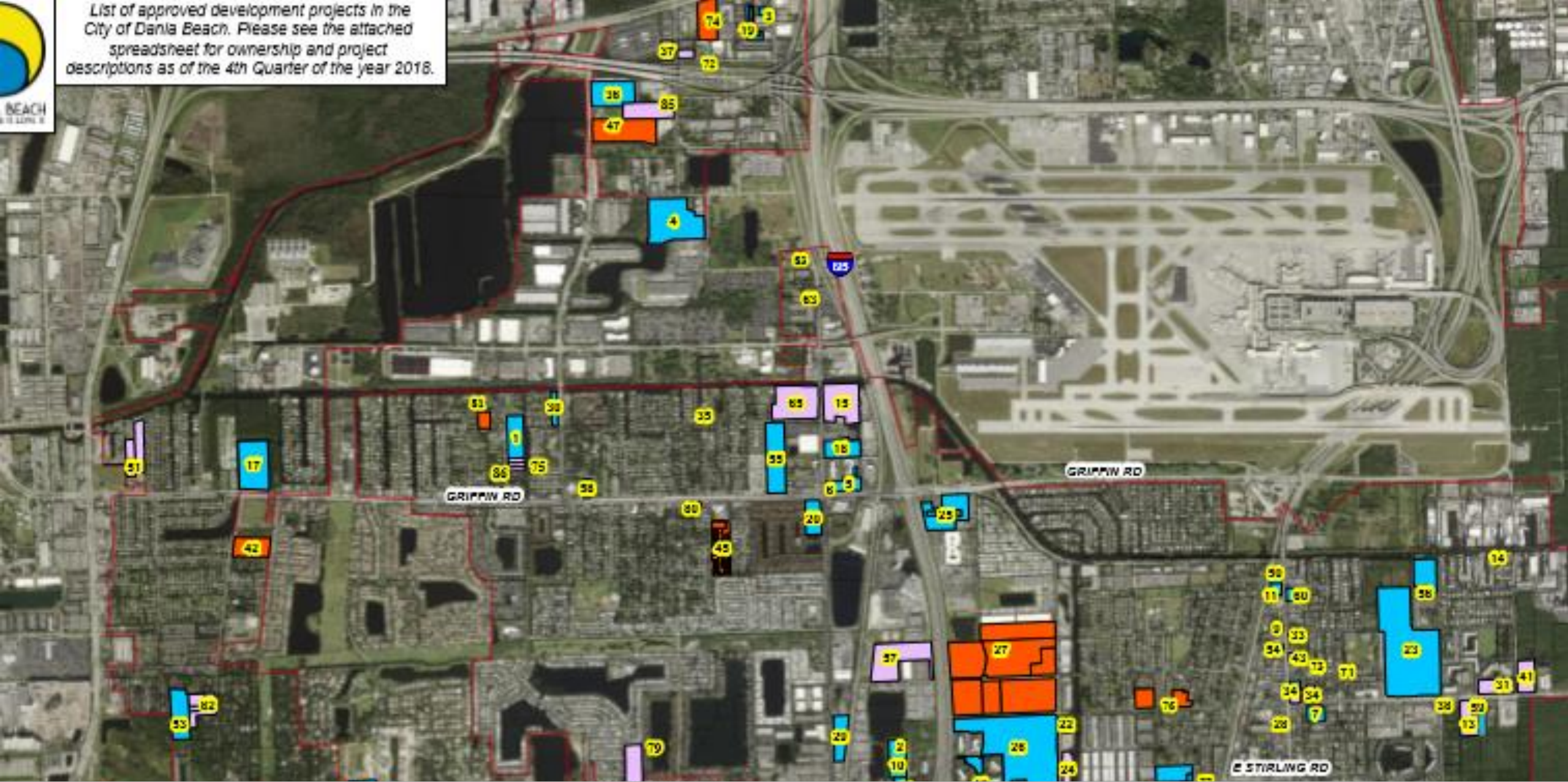


Dania Pointe - Mixed-Use Lifestyle Development. Dania Pointe is a 102-acre premier mixed-use development with almost 1 million square feet of retail and restaurants in addition to Class A offices, hotels, luxury apartments and public event space. With 1,600 linear feet of frontage on 1-95 and immediate proximity to the Fort Lauderdale-Hollywood International Airport, Port Everglades Cruise Port, and the DCOTA Design Center, Dania Pointe's sophisticated mix of shop, work, live, play and stay options will make it Broward County's preeminent lifestyle destination.

[Click Here](#) for more details



List of approved development projects in the City of Dania Beach. Please see the attached spreadsheet for ownership and project descriptions as of the 4th Quarter of the year 2018.



PENDING MAJOR PROJECTS LIST

[Click Here](#) to view City's Pending Projects and Development Pipeline

SUBJECT PROPERTY

The Portfolio

Folio Number	Owner Name	Property Address	Lot SF
<u>504229350020</u>	GMAX FL LLC	4721 SW 26 AVENUE	6113
<u>504229350030</u>	GMAX FL LLC	4711 SW 26 AVENUE	6112
<u>504229350040</u>	GMAX FL LLC	4701 SW 26 AVENUE	6111
<u>504229350050</u>	GMAX FL LLC	4661 SW 26 AVENUE	7050
<u>504229350060</u>	GMAX FL LLC	4651 SW 26 AVENUE	7049
Total Sq Ft			32435

BROWARD COUNTY PROPERTY APPRAISER'S PROPERTY CARD

[Click Here](#) to View Property Card

Site Address	2641 GRIFFIN ROAD, DANIA BEACH FL 33312	ID #	5042 29 35 0070
Property Owner	GMAX FL LLC	Millage	0413
Mailing Address	5201 RAVENSWOOD RD #114 FORT LAUDERDALE FL 33312	Use	10-01

Abbreviated Legal Description	MASRI ESTATES 115-50 B PARCEL A
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The just values displayed below were set in compliance with [Sec. 193.011](#), Fla. Stat., and include a reduction for costs of sale and other adjustments required by [Sec. 193.011\(8\)](#).

! It'S IMPORTANT THAT YOU KNOW:
 The 2025 values currently shown are considered "working values" and are subject to change. These numbers will change frequently online as we make various adjustments until they are finalized.

Property Assessment Values
 Click here to see 2024 Exemptions and Taxable Values as reflected on the Nov. 1, 2024 tax bill.

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2025	\$196,270		\$196,270	\$196,270	
2024	\$196,270		\$196,270	\$182,670	
2023	\$196,270		\$196,270	\$166,070	\$3,411.60

2025 Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	\$196,270	\$196,270	\$196,270	\$196,270
Portability	0	0	0	0
Assessed/SOH	\$196,270	\$196,270	\$196,270	\$196,270
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$196,270	\$196,270	\$196,270	\$196,270

Sales History -- Search Subdivision Sales

Date	Type	Price	Book/Page or CIN
3/12/2021	WD*-D	\$900,000	117129188
1/28/2003	WD*	\$225,000	34624 / 1658
8/16/2000	WD*	\$160,000	30817 / 125
5/16/1983	QC*	\$100	10871 / 315

Land Calculations

Price	Factor	Type
\$26.00	7,549	SF
Adj. Bldg. S.F.		

* Denotes Multi-Parcel Sale (See Deed)

BROWARD COUNTY PROPERTY APPRAISER'S PROPERTY CARD

[Click Here](#) to View Property Card

Site Address	4721 SW 26 AVENUE, DANIA BEACH FL 33312	ID #	5042 29 35 0020
Property Owner	GMAX FL LLC	Millage	0413
Mailing Address	5201 RAVENSWOOD RD #114 FORT LAUDERDALE FL 33312	Use	00

Abbreviated Legal Description	MASRI ESTATES 115-50 B LOT 2
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Property Assessment Values
[Click here to see 2024 Exemptions and Taxable Values as reflected on the Nov. 1, 2024 tax bill.](#)

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2025	\$61,130		\$61,130	\$61,130	
2024	\$61,130		\$61,130	\$61,130	
2023	\$61,130		\$61,130	\$61,130	\$1,195.43

2025 Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	\$61,130	\$61,130	\$61,130	\$61,130
Portability	0	0	0	0
Assessed/SOH	\$61,130	\$61,130	\$61,130	\$61,130
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$61,130	\$61,130	\$61,130	\$61,130

Sales History -- Search Subdivision Sales

Date	Type	Price	Book/Page or CIN
3/12/2021	WD*-D	\$900,000	117129188
1/28/2003	WD*	\$225,000	34624 / 1658
8/16/2000	WD*	\$160,000	30817 / 125
5/16/1983	QC*	\$100	10871 / 315

Land Calculations

Price	Factor	Type
\$10.00	6,113	SF
Adj. Bldg. S.F.		

* Denotes Multi-Parcel Sale (See Deed)

BROWARD COUNTY PROPERTY APPRAISER'S PROPERTY CARD

[Click Here](#) to View Property Card

Site Address	4711 SW 26 AVENUE, DANIA BEACH FL 33312	ID #	5042 29 35 0030
Property Owner	GMAX FL LLC	Millage	0413
Mailing Address	5201 RAVENSWOOD RD #114 FORT LAUDERDALE FL 33312	Use	00

Abbreviated Legal Description	MASRI ESTATES 115-50 B LOT 3
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Property Assessment Values
[Click here to see 2024 Exemptions and Taxable Values as reflected on the Nov. 1, 2024 tax bill.](#)

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2025	\$61,120		\$61,120	\$61,120	
2024	\$61,120		\$61,120	\$61,120	
2023	\$61,120		\$61,120	\$61,120	\$1,195.24

2025 Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	\$61,120	\$61,120	\$61,120	\$61,120
Portability	0	0	0	0
Assessed/SOH	\$61,120	\$61,120	\$61,120	\$61,120
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$61,120	\$61,120	\$61,120	\$61,120

Sales History -- Search Subdivision Sales

Date	Type	Price	Book/Page or CIN
3/12/2021	WD*-D	\$900,000	117129188
1/28/2003	WD*	\$225,000	34624 / 1658
8/16/2000	WD*	\$160,000	30817 / 125
5/16/1983	QC*	\$100	10871 / 314

Land Calculations

Price	Factor	Type
\$10.00	6,112	SF
Adj. Bldg. S.F.		

* Denotes Multi-Parcel Sale (See Deed)

BROWARD COUNTY PROPERTY APPRAISER'S PROPERTY CARD

[Click Here](#) to View Property Card

Site Address	4661 SW 26 AVENUE, DANIA BEACH FL 33312	ID #	5042 29 35 0050
Property Owner	GMAX FL LLC	Millage	0413
Mailing Address	5201 RAVENSWOOD RD #114 FORT LAUDERDALE FL 33312	Use	00

Abbreviated Legal Description	MASRI ESTATES 115-50 B LOT 5
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Property Assessment Values
[Click here to see 2024 Exemptions and Taxable Values as reflected on the Nov. 1, 2024 tax bill.](#)

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2025	\$70,500		\$70,500	\$70,500	
2024	\$70,500		\$70,500	\$70,500	
2023	\$70,500		\$70,500	\$70,500	\$1,376.73

2025 Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	\$70,500	\$70,500	\$70,500	\$70,500
Portability	0	0	0	0
Assessed/SOH	\$70,500	\$70,500	\$70,500	\$70,500
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$70,500	\$70,500	\$70,500	\$70,500

Sales History -- Search Subdivision Sales

Date	Type	Price	Book/Page or CIN
3/12/2021	WD*-D	\$900,000	117129188
1/28/2003	WD*	\$225,000	34624 / 1658
8/16/2000	WD*	\$160,000	30817 / 125
5/16/1983	QC*	\$100	10871 / 314

Land Calculations

Price	Factor	Type
\$10.00	7,050	SF
Adj. Bldg. S.F.		

* Denotes Multi-Parcel Sale (See Deed)

BROWARD COUNTY PROPERTY APPRAISER'S PROPERTY CARD

[Click Here](#) to View Property Card

Site Address	4701 SW 26 AVENUE, DANIA BEACH FL 33312	ID #	5042 29 35 0040
Property Owner	GMAX FL LLC	Millage	0413
Mailing Address	5201 RAVENSWOOD RD #114 FORT LAUDERDALE FL 33312	Use	00

Abbreviated Legal Description	MASRI ESTATES 115-50 B LOT 4
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Property Assessment Values
[Click here to see 2024 Exemptions and Taxable Values as reflected on the Nov. 1, 2024 tax bill.](#)

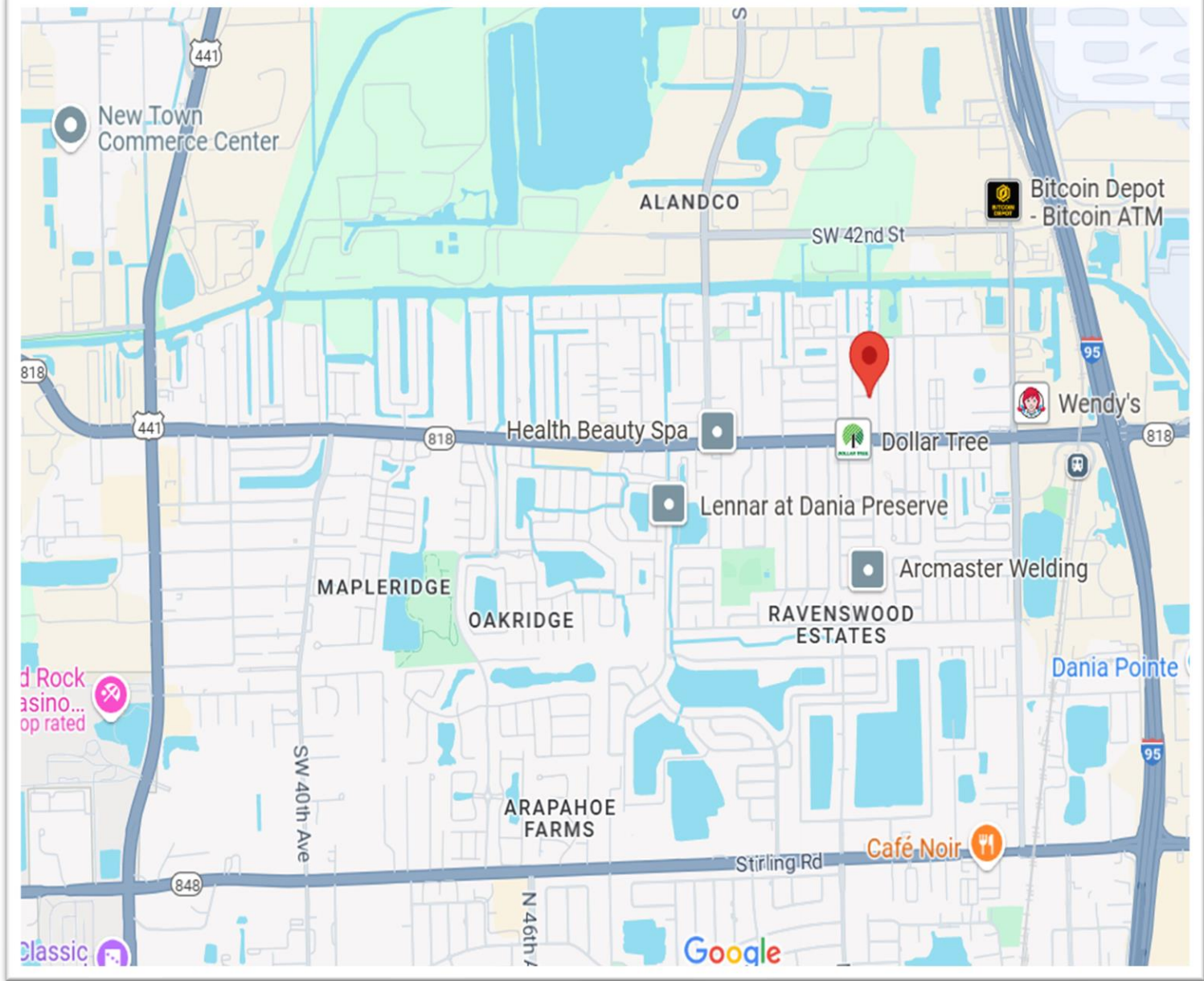
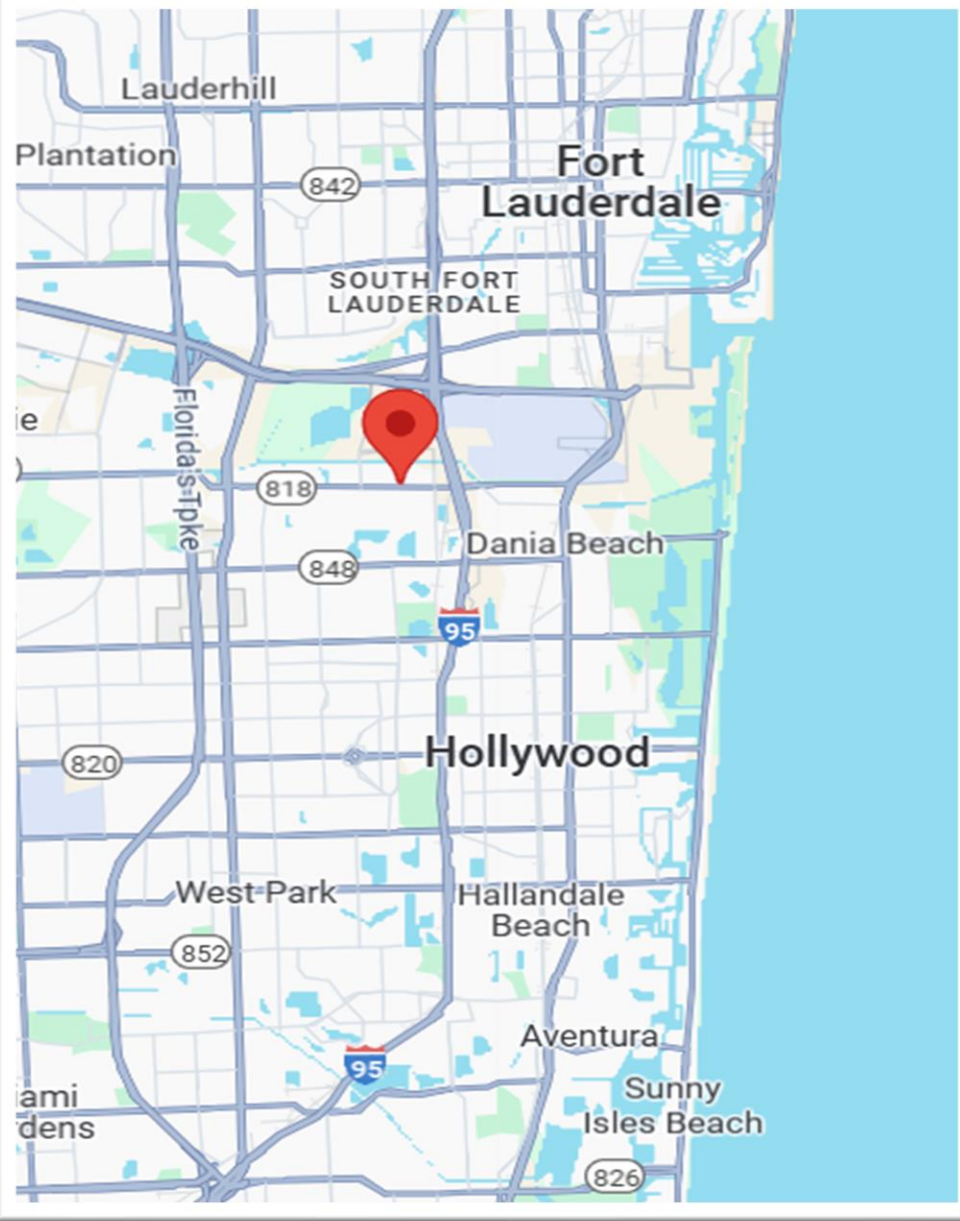
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2025	\$61,110		\$61,110	\$61,110	
2024	\$61,110		\$61,110	\$61,110	
2023	\$61,110		\$61,110	\$61,110	\$1,195.06

2025 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$61,110	\$61,110	\$61,110	\$61,110
Portability	0	0	0	0
Assessed/SOH	\$61,110	\$61,110	\$61,110	\$61,110
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$61,110	\$61,110	\$61,110	\$61,110

Sales History -- Search Subdivision Sales			
Date	Type	Price	Book/Page or CIN
3/12/2021	WD*-D	\$900,000	117129188
1/28/2003	WD*	\$225,000	34624 / 1658
8/16/2000	WD*	\$160,000	30817 / 125
5/16/1983	QC*	\$100	10871 / 314

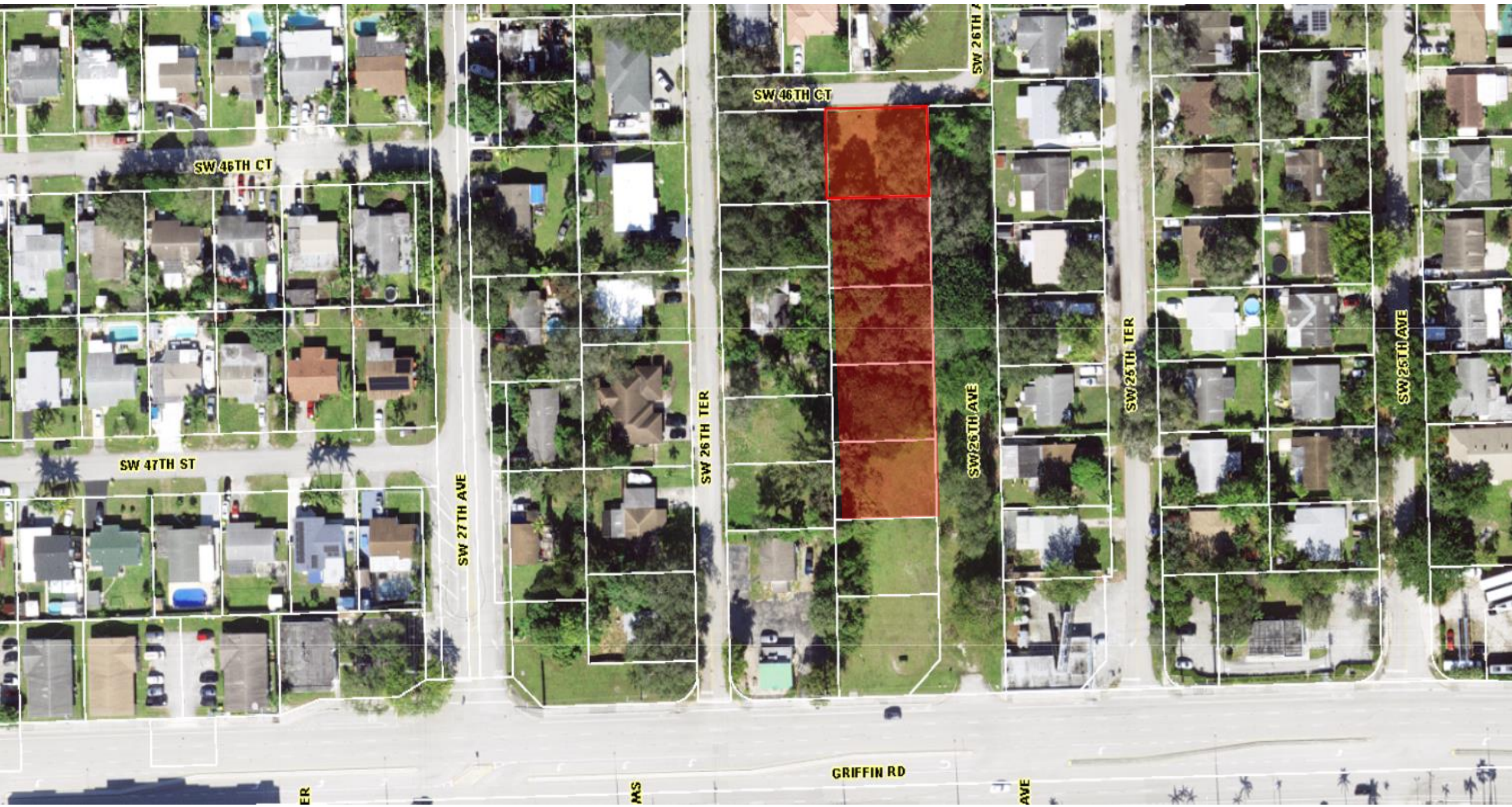
Land Calculations		
Price	Factor	Type
\$10.00	6,111	SF
Adj. Bldg. S.F.		

* Denotes Multi-Parcel Sale (See Deed)



LOCATION MAP

[Click to view Google Map](#)



MEDIA
realty
Mid-Core

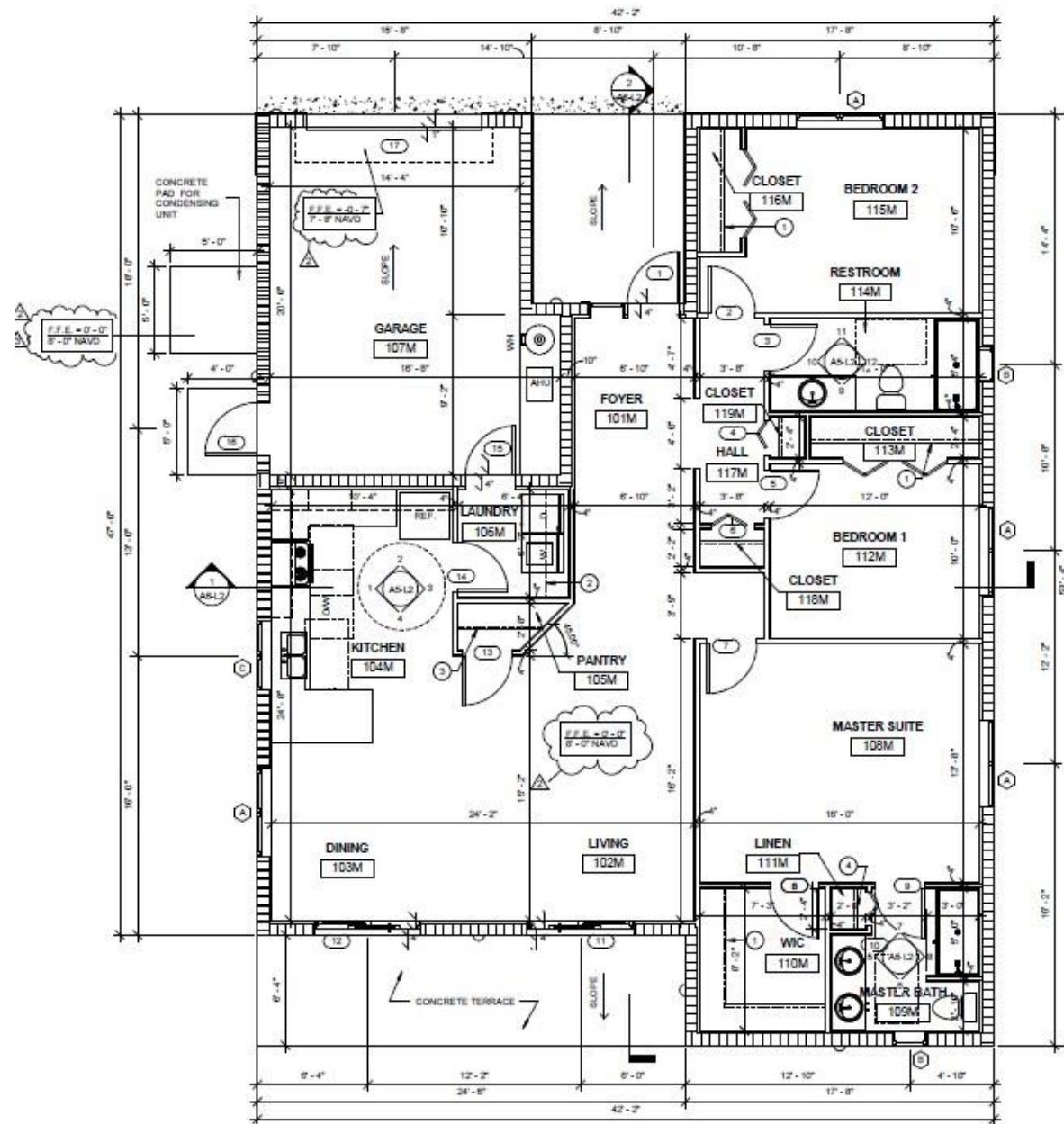
AERIAL VIEW

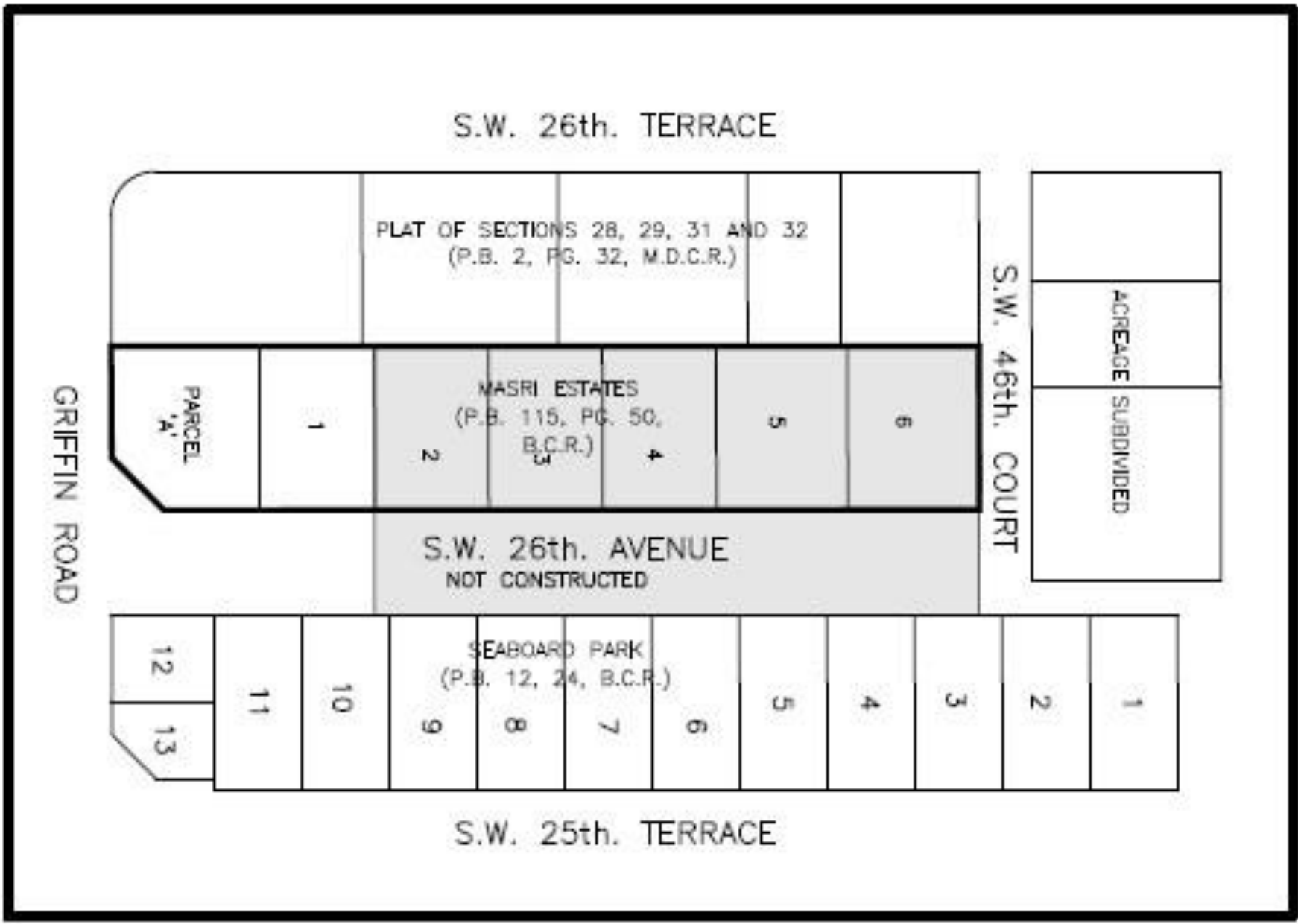
Zoning: RS-6000

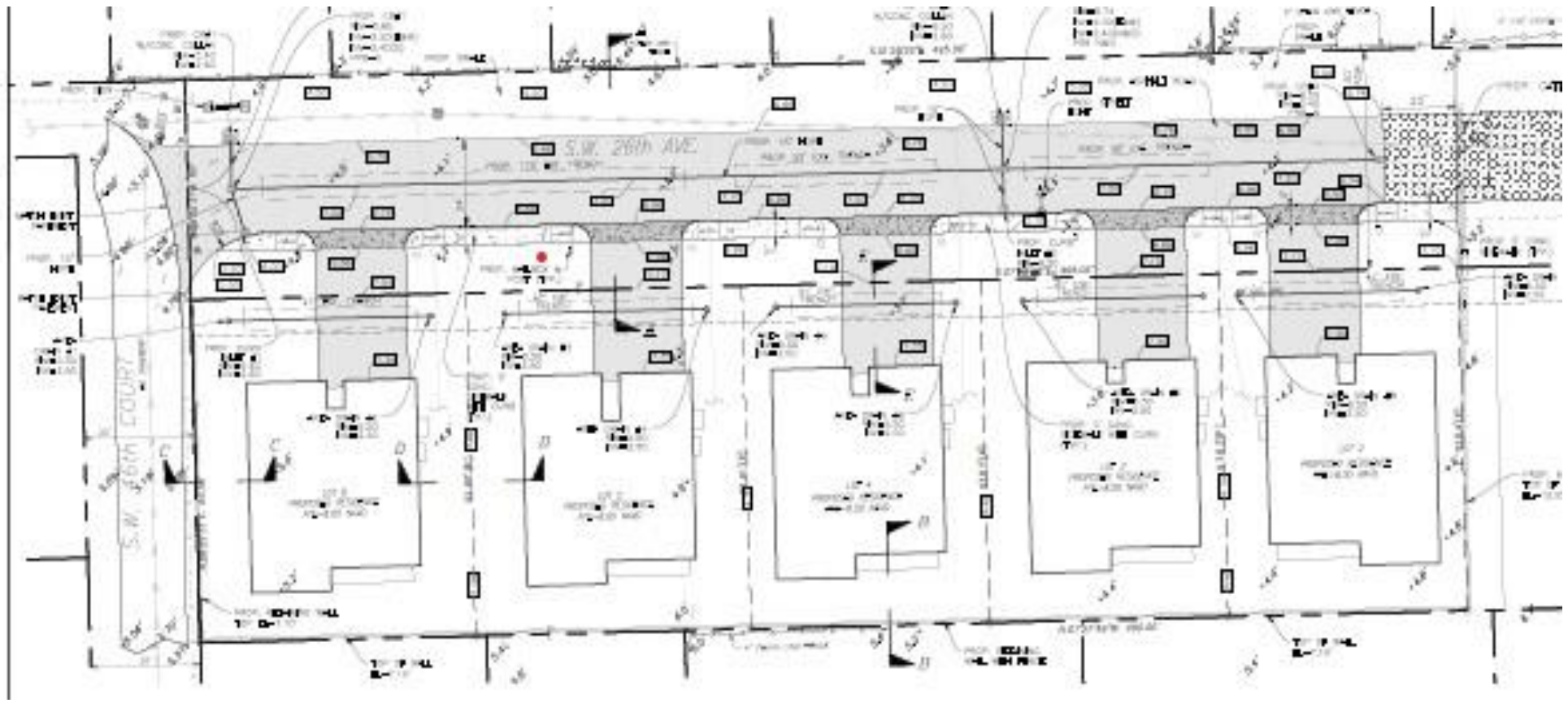


Impact Fees & Tree Mitigation

PERMIT #	ADDRESS	TYPE OF PERMIT	FEE\$	
2022-00001716	4721 SW 26 AVE	BUILDING PERMIT	\$10,854.13	
2022-00001717	4711 SW 26 AVE	BUILDING PERMIT	\$11,204.13	APPROX
2022-00001718	4701 SW 26 AVE	BUILDING PERMIT	\$10,854.13	
2022-00001719	4681 SW 26 AVE	BUILDING PERMIT	\$10,854.13	
2022-00001720	4651 SW 26 AVE	BUILDING PERMIT	\$11,204.13	
2022-00002132	ROW SW 26 AVE	ROW PERMIT	\$18,700.00	
2022-00002131	ROW SW 26 AVE	LANDSCAPE COMPLETE LOT + TREE MITIGATION	\$100,319.00	
			\$173,989.65	TOTAL











COMPARABLE SALES

COMMENTS DIRECT SALES COMPARISON



A comparable sale is property that is similar to the subject property in most respects. It is located in a nearby location. It has recently sold for a fair market value. The selection of comparable sales is in most appraisals is the single most determining factor in establishing the value. The responsibility is to fully research the local real estate market and determine which comparable sales represent the best value characteristics of the subject property.



The market or direct sales comparison approach to an estimate of value is a process of comparing market data, that is, prices paid for similar properties, prices asked by owners, and offers made by prospective buyers or the tenants willing to buy or lease. Typically a comparison grid is used and adjustments are made to each comparable sales used for major differences between the comparable and the subject property for such items as location, construction quality and significant amenities, etc. In the market approach, the attempts are made to both gauge and reflect the anticipated reaction by a typical purchaser to the subject property.

PROPERTY SALE GRID

SINGLE FAMILY

Address	City Name	Current Price	Sale Price	Closing Date	Tot Sqft	Sq Ft Living	Bed	Bath	1/2 Bath	#Garage Spaces	Lot Sq FT		
4721 SW 26 Ave	Dania Beach				2,080	1,750	3	2		1.5			
2331 Raleigh St	Hollywood	\$540,000					3	2		1	4,200		
2339 Mckinley St	Hollywood	\$549,000			1,800	1,220	3	3	1	2		\$450.00	
311 NW 10th St	Hallandale Beach	\$550,000					3	2	1	0	5,369		
309 NW 10th St	Hallandale Beach	\$550,000				1,480	3	2	1	0	5,369	\$371.62	
4173 N Oak Pl	Dania Beach	\$599,000			1,988	1,582	3	3		0		\$378.63	
5485 W Oak Way Unit#548	Dania Beach	\$599,000			1,988	1,582	3	3		2		\$378.63	
2526 Pierce St Unit#8	Hollywood	\$639,000					3	2	1	2			
720 SW 10th St	Dania Beach	\$649,999				1,495	3	2		1	5,350	\$434.78	
2526 Pierce St Unit#10	Hollywood	\$650,000				1,498	3	2	1	2		\$433.91	
2511 Pierce St Unit#1	Hollywood	\$680,000				1,486	3	2	1	1		\$457.60	
2526 Pierce Unit#11	Hollywood	\$685,000				1,498	3	2	1	2		\$457.28	
2323 Raleigh St	Hollywood	\$528,000					3	2		2	4,200		
5070 SW 37 St	Pembroke Park	\$532,090				1,368	3	2	1	1		\$388.95	
5180 SW 37 St	Pembroke Park	\$532,090				1,368	3	2	1	1		\$388.95	
313 NW 10th St	Hallandale Beach	\$560,000					3	2	1	0	5,345		
2511 Harding St	Hollywood	\$592,000					3	2		3	6,733		
737 NW 4th St	Hallandale Beach	\$458,000	\$400,000	5/15/2024	1,150	1,150	2	2		2	4,000	\$398.26	\$347.83
2329 Raleigh St	Hollywood	\$528,000	\$540,000	10/7/2024			3	2		1	4,200		
2331 Douglas St	Hollywood	\$550,000	\$550,000	9/6/2024		1,560	3	2		0	4,204	\$352.56	\$352.56
4181 N Oak Pl Unit#4181	Dania Beach	\$595,000	\$585,000	10/28/2024	1,988	1,582	3	2	1	2		\$376.11	\$369.79
4125 N Oak Pl Unit#4125	Dania Beach	\$595,000	\$595,000	10/9/2024	1,988	1,582	3	3		2		\$376.11	\$376.11
5501 W OAK WAY Unit#5501	Dania Beach	\$600,000	\$600,000	5/28/2024		1,700	3	2	1	3		\$352.94	\$352.94
5463 W Oak Way	Dania Beach	\$600,000	\$590,000	8/16/2024	1,988	1,582	3	2	1	0		\$379.27	\$372.95
5465 W Oak Way	Dania Beach	\$605,000	\$605,000	6/24/2024	1,988	1,582	3	2	1	3		\$382.43	\$382.43
5527 W Oak Way Unit#1	Dania Beach	\$609,000	\$590,000	7/31/2024		1,600	3	2	1	0		\$380.63	\$368.75
4005 SW 24th St	West Park	\$610,000	\$628,000	7/25/2024		1,713	4	2	1	1	7,098	\$356.10	\$366.61
4555 SW 21st St	West Park	\$654,000	\$654,000	10/25/2024		1500	4	2	1	2	6,381	\$436.00	\$436.00
218 SW 1st Ave	Dania Beach	\$849,000	\$600,000	7/25/2024	3,237	1,704	3	3	0	4	7,351	\$498.24	\$352.11
											\$401.38	\$370.73	



COMPARABLE GRID

NEW CONSTRUCTION SFR & TOWNHOUSE

PRIMARY EMPHASIS

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PROPERTY SALE GRID

LAND SALES

Property Address	Property City	Asking Price	Sale Price	Sale Date	Land Area SF	Asking Price Per SF	Sold Price Per SF	Zoning	Secondary Type
222 NE 4th Ct	Hallandale Beach	595,000			10229	\$58.17		Central RAC	Residential
833-839 NW 12th Ave	Fort Lauderdale	550,000			8975	\$61.28		RMM-25	Residential
1005 NE 17th St	Fort Lauderdale	750,000			11021	\$68.05		RM-15	Residential
6208 SW 26th St	Miramar	649,000			13405	\$48.41		A1	Residential
1955 SW 29th Ave	Fort Lauderdale	3,200,000			43560	\$73.46		RD-12.22	Residential
147 31st Ave	Lauderhill	2,100,000			74923	\$28.03		RS-4	Residential
1338 NE 35th St	Oakland Park	1,750,000			23451	\$74.62		R-2	Residential
2605 N Andrews Ave	Wilton Manors	3,900,000			57064	\$68.34		TOC - W	Residential
6101 Buchanan St	Hollywood	960,000			21170	\$45.35		C-MU	Residential
2815 Jackson St	Hollywood	1,490,000			20500	\$72.68		MC-1	Residential
5830 Liberty St	Hollywood	1,099,000			38000	\$28.92		SR7 RM-18	Residential
2339 Lincoln Street	Hollywood	1,900,000			27508	\$69.07			Residential
2338 McKinley St	Hollywood	345,995			6740	\$51.33		DH-1	Residential
5838 McKinley St	Hollywood	995,000			45741	\$21.75		SR7 RM-18	Residential
2455 Polk St	Hollywood	1,500,000			20473	\$73.27		MC-1	Residential
2720 Polk Street	Hollywood	4,400,000			50921	\$86.41		TC-1 & MC-1	Residential
2399 Sistrunk Blvd	Fort Lauderdale	749,985			10019	\$74.86		GP-1	Residential
1102 NW 6th	Fort Lauderdale	297,500	\$295,000	2/9/2023	6534	\$45.53	\$45.15	NW-RACMUw	Residential
1424 SW 33rd Ct	Fort Lauderdale		\$175,000	7/10/2023	6247		\$28.01	RS-8	Residential
1460 SW 23rd St	Fort Lauderdale		\$6,000,000	8/25/2023	214579		\$27.96	RD-15	Residential
3721 SW 12th Pl	Fort Lauderdale		\$275,000	10/19/2023	10019		\$27.45	RMM-25	Residential
6310 SW 25th St	Miramar	699,997	\$635,000	2/16/2024	14064	\$49.77	\$45.15	TOC-RM	Residential
1409 NE 24th St	Wilton Manors	715,000	\$677,908	2/23/2024	10454	\$68.39	\$64.85	RM-16	Residential
736 NW 3rd Ave	Fort Lauderdale	550,000	\$550,000	3/22/2024	10250	\$53.66	\$53.66	08	Residential
2317 NW 6th St	Fort Lauderdale		\$200,000	3/29/2024	5227		\$38.26	NWRAC-MUw	Residential
2323 Polk St	Hollywood	1,300,000	\$1,200,000	7/24/2024	20515	\$63.37	\$58.49	DH-2	Residential
4211 NE 8th Ave	Oakland Park	349,900	\$405,000	10/18/2024	11500	\$30.43	\$35.22	RM-16	Residential
						57.18	42.42		



COMPARABLE GRID

SUBJECT AREA LAND SALES

PRIMARY EMPHASIS

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Address	City Name	Original List Price	Current Price	Sale Price	Closing Date	ADOM	Lot Sq Footage	LP\$/SqFt	SP\$/SqFt
4651 SW 26th Avenue	Dania Beach					94	36,500	\$0.00	
0 N 22 ave	Hollywood	\$140,000	\$99,000			243			
45 Sw Way	Dania Beach	\$395,000	\$299,000			371	9,758	\$30.64	
1380 SW 3rd Ave	Dania Beach	\$399,000	\$399,000			23	7,425	\$53.74	
1350 SW 3rd Ave	Dania Beach	\$399,000	\$399,000			23	7,425	\$53.74	
2205 Coolidge St	Hollywood	\$499,000	\$399,000			240	6,718	\$59.39	
00 Phippen Rd	Dania Beach	\$400,000	\$400,000			282	5,168	\$77.40	
4873 SW 26th Ave	Dania Beach	\$425,000	\$425,000			118	7,500	\$56.67	
2411 Cleveland St	Hollywood	\$480,000	\$465,000			98	6,747	\$68.92	
4875 SW 28th Ave	Fort Lauderdale	\$470,000	\$470,000			149	12,307	\$38.19	
5912 Arthur St	Hollywood	\$425,000	\$475,000			52	11,195	\$42.43	
221 NW 13th Ct	Dania Beach	\$290,500	\$210,000			119	7,310	\$28.73	
2339 Mckinley St	Hollywood	\$677,555	\$345,995			301	6,740	\$51.33	
N 22nd AVE N 22nd Ave	Hollywood	\$89,900	\$89,900			175	3,874	\$23.21	
2224 Hope St	Hollywood	\$139,990	\$140,000	\$140,000	5/24/2024	8	4,153	\$33.71	\$33.71
W. Dania Beach W Dania Beach Blvd	Dania Beach	\$164,900	\$170,000	\$170,000	9/20/2024	10	6,749	\$25.19	\$25.19
0 NW 8th Ave	Dania Beach	\$165,000	\$140,000	\$140,000	12/8/2023	26	5,391	\$25.97	\$25.97
710 SW 3rd Pl	Dania Beach	\$199,900	\$150,000	\$150,000	4/18/2024	92	5,188	\$28.91	\$28.91
5925 Liberty St	Hollywood	\$199,000	\$160,000	\$160,000	3/8/2024	58	4,160	\$38.46	\$38.46
0000 SW 26th Ave	Dania Beach	\$249,900	\$224,000	\$224,000	8/2/2024	167	7,251	\$30.89	\$30.89
52 Sw St	Dania Beach	\$249,000	\$460,000	\$460,000	4/9/2024	175	8,047	\$57.16	\$57.16
4958 SW 28th Ave	Dania Beach	\$350,000	\$365,000	\$365,000	10/24/2024	9	11,183	\$32.64	\$32.64



COMPARABLE GRID

LAND COMPS
PRIMARY EMPHASIS

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Highest & Best Use | Configurations



HIGHEST & BEST USE

Highest and Best Use

As it pertains to your property, whether vacant or in its interim use, Media Realty has the skill set to land value through the practices associated with highest and best use and residual land value.

Media Realty will take into consideration the property's zoning, density/FAR, parking, setbacks regulations and coverage area to determine the properties floor plate. From there, utilizing industry standards, take off the vertical elevation to determine construction and soft costs.

The land value is the **surplus after development cost and profit have been deducted from the value of the completed development.**



(1) Legally permissible - Legally permissible primarily pertains to the zoning of the property and its restrictions



(2) Physically possible - Consideration must be given to the size, shape, topography and accessibility of the site when determining what is physically possible



(3) Financially feasible - Financially feasible may also consider whether the property is economically feasible. This pertains to the highest and best use as if vacant.



(4) Most profitable. The most profitable use generally pertains to commercial properties. The bottom line is what would be the highest net income for a proposed structure.

RESIDUAL LAND VALUE 5 SFR CONFIGURATION

Residual valuation is the process of valuing land with development potential.

The sum of money available for the purchase of land can be calculated from the value of the completed development minus the costs of development (including profit). The complexity lies in the calculation of inflation, finance terms, interest and cash flow against a programmed timeframe.

Development costs may include:

Building costs, Professional fees, Marketing and sales costs, Financing, Contingency, Other ancillary costs and Land acquisition costs.

Purchaser must conduct their own due diligence and may not rely on this residual land value analysis

Cost to Build \$150 per square foot

LAND VALUE \$1,335,000

LAND AREA	Acres	Sq. Ft.		
Total	0.74	32,435		
Total SQ		32,435		

DEVELOPMENT PLAN AND PROJECT VALUE					
Residential	Units	Sq. Ft.	Price/SF	Total Price	Total Value
One Bedroom					
Two Bedroom					
Two Bedroom Duplex					
Three Bedroom 2 Bath	5	1,700	\$426	\$725,000	\$3,625,000
Halls and Lobbies					
Cap Rate					
Total Residential	5	9,350			\$3,625,000
Commercial		Sq. Ft.			Total Value
Ground Floor Retail & Office					
Cap Rate					
Total Commercial					
Total Project Value		9,350			\$3,625,000

PROJECT COSTS					
Construction Costs	Units or Stalls	Sq. Ft.	Cost/Sq. Ft.	Cost/Unit or Stall	Total Value
Residential Building Costs		9,350	\$150		\$1,402,500
Commercial Building Costs		0			\$0
Site Development		32,435	\$8		\$259,480
Parking	5	1,550	\$50		\$77,500
Total Construction Costs					\$1,739,480

Per Unit Costs					
Impact Fees	5			\$10,500	\$52,500
Tree Mitigation					\$100,000
Total Per Unit Costs					\$152,500

Soft Costs	%	Applied to:	Total Value
Design		Construction only	\$0
Marketing	1.0%	Total project value	\$36,250
Construction Management	4.0%	Construction only	\$69,579
Finance (Based on Construction and Absorption Period)	8.8%	Construction (60%) and per unit	\$99,329
Taxes	1.0%	Construction and per unit	\$18,920
Contingency	2.0%	Construction and per unit	\$37,840
Total Soft Costs			\$261,918

Total Project Costs Without Land					\$2,153,898
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Total Cost of Project					\$2,153,898
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Residual Land Value (Maximum Supported Investment less Total Project Costs Without Land)					\$1,471,102
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Cost Per Acre					\$1,975,681
Cost Per Sq. Ft.					\$45.36
Cost Per Unit					\$294,220