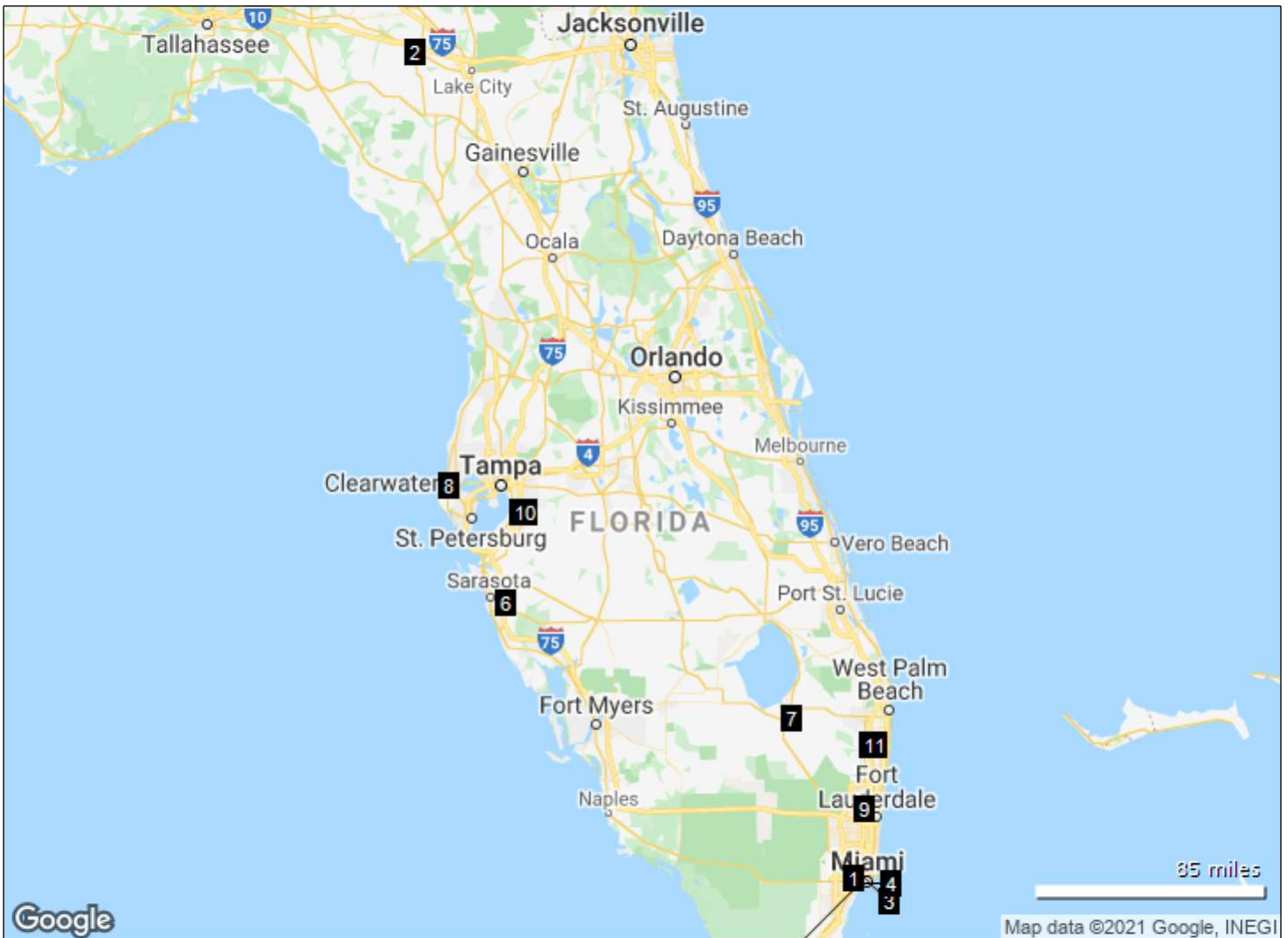








# 1201 S. Main St Belle Glade Florida: Comparable Market Analysis:Map & One Line Reports








|    | Address                                       | City             | Property Info                   | Sale Info                            |
|----|---|------------------|---------------------------------|--------------------------------------|
| 1  | 5959 NW 7th St                                | Miami            | 161,388 SF Health Care/Hospital | For Sale: -                          |
| 2  | 1100 11th St SW (Part of Multi-Property Sale) | Live Oak         | 33,597 SF Health Care/Hospital  | Sold: -                              |
| 3  | 2001 W 68th St (Part of Portfolio)            | Hialeah          | 24,583 SF Health Care/Hospital  | Sold: -                              |
| 4  | 2500 SW 75th Ave                              | Miami            | 77,586 SF Health Care/Hospital  | Sold: -                              |
| 5  | 3100 S Douglas Rd (Part of Portfolio)         | Coral Gables     | 121,969 SF Health Care/Hospital | Sold: \$114,059,600 (\$935.15/SF)    |
| 6  | 6150 Edgelake Dr (Part of Portfolio)          | Sarasota         | 46,883 SF Health Care/Hospital  | Sold: \$22,631,972 (\$482.73/SF)     |
| 7  | 1201 S Main St                                | Belle Glade      | 92,095 SF Health Care/Hospital  | For Sale: \$12,000,000 (\$130.30/SF) |
| 8  | 1330 S Missouri Ave                           | Clearwater       | 25,000 SF Health Care/Hospital  | For Sale: \$10,950,000 (\$438/SF)    |
| 9  | 5000 W Oakland Park Blvd (Part of Portfolio)  | Lauderdale Lakes | 545,510 SF Health Care/Hospital | Sold: -                              |
| 10 | 12920 Summerfield Crossing Blvd               | Riverview        | 63,737 SF Health Care/Hospital  | Sold: -                              |
| 11 | 7900 Venture Center Way (Part of Portfolio)   | Boynton Beach    | 47,177 SF Health Care/Hospital  | Sold: \$16,458,750 (\$348.87/SF)     |

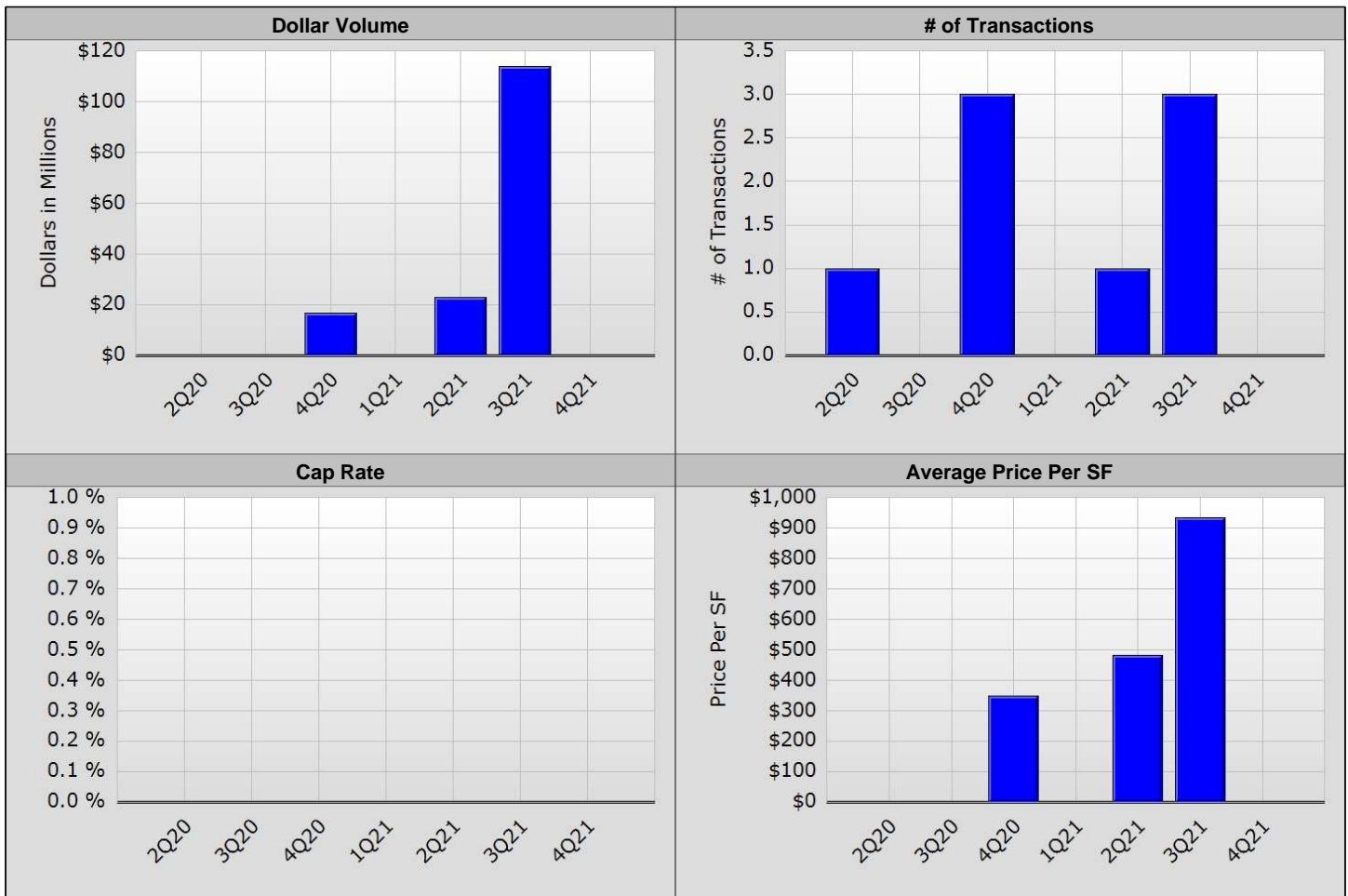
# 1201 St. Main St Belle Glade Florida: Comparable Market Analysis: Comparable Properties

| 1   | 5959 NW 7th St - Children and Family Hospital                                      | FOR SALE  |
|---|--|---|
| Miami, FL 33126                               | Miami/Dade County  |    |
| Asking Price: -                               | Sale Type: <b>Investment Or Owner User</b>   |   |
| Price/SF: -                                   | Bldg Type: <b>Health CareHospital</b>  |   |
| Days on Market: <b>543</b>                    | Bldg Status: <b>Built 1962 Renov 2014</b>  |   |
| Sale Status: <b>Active</b>                    | RBA: <b>161,388 SF</b>   |   |
| Actual Cap Rate: -                            | Parcel No: <b>01-3051-004-0010, 30-3036-002-0030</b>                               |   |
|   | Sale Conditions: <b>High Vacancy Property, Redevelopment Project</b>               |   |
| 2   | 1100 11th St SW - Shands Live Oak Regional Medical Center (Part of Multi-Property) | SOLD  |
| Live Oak, FL 32064                            | Suwannee County  |    |
| Sale Date: <b>04/27/2020</b>                  | Bldg Type: <b>Health CareHospital</b>  |   |
| Sale Price: -                                 | Year Built/Age: <b>Built 1992 Age: 28</b>  |   |
| Price/SF: -                                   | RBA: <b>33,597 SF</b>  |   |
| Pro Forma Cap -                               | Parcel No:   |   |
| Actual Cap Rate: -                            | Sale Conditions: -   |   |
| Comp ID: <b>5161204</b>                       |  |   |
| Research Status: <b>Research Complete</b>     |  |   |
| 3   | 2001 W 68th St - Mental Health Center (Part of Portfolio)                          | SOLD  |
| Hialeah, FL 33016                             | Miami/Dade County  |    |
| Sale Date: <b>08/01/2021</b>                  | Bldg Type: <b>Health CareHospital</b>  |   |
| Sale Price: -                                 | Year Built/Age: <b>Built 1995 Age: 26</b>  |   |
| Price/SF: -                                   | RBA: <b>24,583 SF</b>  |   |
| Pro Forma Cap -                               | Parcel No:   |   |
| Actual Cap Rate: -                            | Sale Conditions: <b>Bulk/Portfolio Sale</b>  |   |
| Comp ID: <b>5628824</b>                       |  |   |
| Research Status: <b>Research Complete</b>     |  |   |
| 4   | 2500 SW 75th Ave - Westchester General Hospital                                    | SOLD  |
| Miami, FL 33155                               | Miami/Dade County  |  |
| Sale Date: <b>10/29/2020</b>                  | Bldg Type: <b>Health CareHospital</b>  |   |
| Sale Price: -                                 | Year Built/Age: <b>Built 1965 Age: 55</b>  |   |
| Price/SF: -                                   | RBA: <b>77,586 SF</b>  |   |
| Pro Forma Cap -                               | Parcel No: <b>30-4014-015-0010</b>   |   |
| Actual Cap Rate: -                            | Sale Conditions: -   |   |
| Comp ID: <b>5278293</b>                       |  |   |
| Research Status: <b>Research Complete</b>     |  |   |
| 5   | 3100 S Douglas Rd - Coral Gables Hospital (Part of Portfolio)                      | SOLD  |
| Coral Gables, FL 33134                        | Miami/Dade County  |  |
| Sale Date: <b>08/01/2021</b>                  | Bldg Type: <b>Health CareHospital</b>  |   |
| Sale Price: <b>\$114,059,600 - Full Value</b> | Year Built/Age: <b>Built 1959 Age: 62</b>  |   |
| Price/SF: <b>\$935.15</b>                     | RBA: <b>121,969 SF</b>   |   |
| Pro Forma Cap -                               | Parcel No:   |   |
| Actual Cap Rate: -                            | Sale Conditions: <b>Bulk/Portfolio Sale</b>  |   |
| Comp ID: <b>5628824</b>                       |  |   |
| Research Status: <b>Full Value</b>            |  |   |
| 6   | 6150 Edgelake Dr - PAM Specialty Hospital of Sarasota (Part of Portfolio)          | SOLD  |
| Sarasota, FL 34240                            | Sarasota County  |  |
| Sale Date: <b>06/30/2021</b>                  | Bldg Type: <b>Health CareHospital</b>  |   |
| Sale Price: <b>\$22,631,972 - Allocated</b>   | Year Built/Age: <b>Built 2005 Age: 16</b>  |   |
| Price/SF: <b>\$482.73</b>                     | RBA: <b>46,883 SF</b>  |   |
| Pro Forma Cap -                               | Parcel No:   |   |
| Actual Cap Rate: -                            | Sale Conditions: <b>Bulk/Portfolio Sale</b>  |   |
| Comp ID: <b>5582596</b>                       |  |   |
| Research Status: <b>Allocated</b>             |  |   |

# 1201 St. Main St Belle Glade Florida: Comparable Market Analysis: Comparable Properties

| 7  | 1201 S Main St   | FOR SALE  |
|----|--|---|
|    | <p><b>Belle Glade, FL 33430</b></p> <p>Asking Price: <b>\$12,000,000</b><br/>                     Price/SF: <b>\$130.30</b><br/>                     Days on Market: <b>575</b><br/>                     Sale Status: <b>Active</b></p> <p>Actual Cap Rate: -</p> <p><b>Palm Beach County</b></p> <p>Sale Type: <b>Investment Or Owner User</b><br/>                     Bldg Type: <b>Health CareHospital</b><br/>                     Bldg Status: <b>Built 1964</b><br/>                     RBA: <b>92,095 SF</b></p> <p>Parcel No: <b>04-37-44-05-01-023-0040</b><br/>                     Sale Conditions: <b>Build to Suit, Redevelopment Project</b></p>                                   |    |
| 8  | 1330 S Missouri Ave  | FOR SALE  |
|    | <p><b>Clearwater, FL 33756</b></p> <p>Asking Price: <b>\$10,950,000</b><br/>                     Price/SF: <b>\$438.00</b><br/>                     Days on Market: <b>205</b><br/>                     Sale Status: <b>Active</b></p> <p>Actual Cap Rate: -</p> <p><b>Pinellas County</b></p> <p>Sale Type: <b>Owner User</b><br/>                     Bldg Type: <b>Health CareHospital</b><br/>                     Bldg Status: <b>Built 1960 Renov 2018</b><br/>                     RBA: <b>25,000 SF</b></p> <p>Parcel No: <b>22-29-15-48978-005-0170</b><br/>                     Sale Conditions: -</p>   |    |
| 9  | 5000 W Oakland Park Blvd - Florida Medical Center (Part of Portfolio)  | SOLD  |
|    | <p><b>Lauderdale Lakes, FL 33313</b></p> <p>Sale Date: <b>08/01/2021</b><br/>                     Sale Price: -<br/>                     Price/SF: -</p> <p>Pro Forma Cap -<br/>                     Actual Cap Rate: -<br/>                     Comp ID: <b>5628824</b><br/>                     Research Status: <b>Research Complete</b></p> <p><b>Broward County</b></p> <p>Bldg Type: <b>Health CareHospital</b><br/>                     Year Built/Age: <b>Built 1973 Age: 48</b><br/>                     RBA: <b>545,510 SF</b></p> <p>Parcel No:<br/>                     Sale Conditions: <b>Bulk/Portfolio Sale</b></p>  |    |
| 10 | 12920 Summerfield Crossing Blvd - South Hillsborough VA Clinic   | SOLD  |
|    | <p><b>Riverview, FL 33579</b></p> <p>Sale Date: <b>10/30/2020 (109 days on mkt)</b><br/>                     Sale Price: -<br/>                     Price/SF: -</p> <p>Pro Forma Cap -<br/>                     Actual Cap Rate: -<br/>                     Comp ID: <b>5278585</b><br/>                     Research Status: <b>Research Complete</b></p> <p><b>Hillsborough County</b></p> <p>Bldg Type: <b>Health CareHospital</b><br/>                     Year Built/Age: <b>Built 2018 Age: 2</b><br/>                     RBA: <b>63,737 SF</b></p> <p>Parcel No: <b>U-08-31-20-ZZZ-000003-13770.3</b><br/>                     Sale Conditions: <b>Entity Buy/Membership Interests</b></p> |  |
| 11 | 7900 Venture Center Way - Ventura Health and Rehabilitation Center (Part of Portfolio)   | SOLD  |
|    | <p><b>Boynton Beach, FL 33437</b></p> <p>Sale Date: <b>11/02/2020</b><br/>                     Sale Price: <b>\$16,458,750 - Full Value</b><br/>                     Price/SF: <b>\$348.87</b></p> <p>Pro Forma Cap -<br/>                     Actual Cap Rate: -<br/>                     Comp ID: <b>5304929</b><br/>                     Research Status: <b>Full Value</b></p> <p><b>Palm Beach County</b></p> <p>Bldg Type: <b>Health CareHospital</b><br/>                     Year Built/Age: <b>Built 1999 Age: 21</b><br/>                     RBA: <b>47,177 SF</b></p> <p>Parcel No:<br/>                     Sale Conditions: <b>Bulk/Portfolio Sale</b></p>                           |  |

# Trend Report



| Legend:                   |                            | Report Time Frame: 4/1/2020 - 11/5/2021 |                       |
|---------------------------|----------------------------|---|-----------------------|
|                           |                            | Sale Date: 11/5/2019 - 11/5/2021        |                       |
|                           |                            | Sold Transactions                       | For Sale & UC/Pending |
| Current Survey            | Sold Transactions          | 8                                       | 3                     |
|                           |                            |   |                       |
| Time Interval - Quarterly | Number of Transactions     | 8                                       | 3                     |
|                           | Total Dollar Volume        | \$153,150,322                           | \$22,950,000          |
|                           | Total Bldg Square Feet     | 961,042                                 | 278,483               |
|                           | Total Land in Acres        | 85.92                                   | 25.58                 |
|                           | Total Land in SF           | 3,742,675                               | 1,114,265             |
|                           | Average Price              | \$51,050,107                            | \$7,650,000           |
|                           | Average Number of SF       | 120,130                                 | 92,828                |
|                           | Average Price Per Bldg SF  | \$708.93                                | \$195.99              |
|                           | Median Price Per SF        | \$482.73                                | \$284.15              |
|                           | Average Number of Acres    | 10.74                                   | 8.53                  |
|                           | Average Number of SF(Land) | 467,834                                 | 371,422               |
|                           | Average Price Per Unit     | -                                       | -                     |
|                           | Median Price Per Unit      | -                                       | -                     |
| Average Number of Units   | -                          | -                                       |                       |

### Survey Criteria

basic criteria: Type of Property - **Health Care**; Property Size - **from 20,000 SF**; Secondary Type - **Hospital**; Sale Price - **from \$8,000,000**; - **Include Undisclosed Sale Price**; Sale Date - **11/5/2019 - 11/5/2021**; Sale Status - **Sold, For Sale, Under Contract/Pending**; Return and Search on Portfolio Sales as Individual Properties - **Yes**; Exclude Non-Arms Length Comps - **Yes**

# Trend Report

|                            | 2Q20 04/1-6/30/20 |                       | 4Q20 10/1-12/31/20 |                       |
|----------------------------|-------------------|-----------------------|--------------------|-----------------------|
|                            | Sold Transaction  | For Sale & UC/Pending | Sold Transaction   | For Sale & UC/Pending |
| Number of Transactions     | 1                 | 0                     | 3                  | 0                     |
| Total Dollar Volume        | \$0               | \$0                   | \$16,458,750       | \$0                   |
| Total Bldg Square Feet     | 33,597            | 0                     | 188,500            | 0                     |
| Total Land in Acres        | 33.58             | -                     | 21.77              | -                     |
| Total Land in SF           | 1,462,745         | -                     | 948,301            | -                     |
| Average Price              | -                 | -                     | \$16,458,750       | -                     |
| Average Number of SF       | 33,597            | 0                     | 62,833             | 0                     |
| Average Price Per Bldg SF  | -                 | -                     | \$348.87           | -                     |
| Median Price Per SF        | -                 | -                     | \$348.87           | -                     |
| Average Number of Acres    | 33.58             | -                     | 7.26               | -                     |
| Average Number of SF(Land) | 1,462,745         | -                     | 316,100            | -                     |
| Average Price Per Unit     | -                 | -                     | -                  | -                     |
| Median Price Per Unit      | -                 | -                     | -                  | -                     |
| Average Number of Units    | -                 | -                     | -                  | -                     |

|                            | 2Q21 04/1-6/30/21 |                       | 3Q21 07/1-9/30/21 |                       |
|----------------------------|-------------------|-----------------------|-------------------|-----------------------|
|                            | Sold Transaction  | For Sale & UC/Pending | Sold Transaction  | For Sale & UC/Pending |
| Number of Transactions     | 1                 | 0                     | 3                 | 0                     |
| Total Dollar Volume        | \$22,631,972      | \$0                   | \$114,059,600     | \$0                   |
| Total Bldg Square Feet     | 46,883            | 0                     | 692,062           | 0                     |
| Total Land in Acres        | 6.42              | -                     | 24.15             | -                     |
| Total Land in SF           | 279,655           | -                     | 1,051,974         | -                     |
| Average Price              | \$22,631,972      | -                     | \$114,059,600     | -                     |
| Average Number of SF       | 46,883            | 0                     | 230,687           | 0                     |
| Average Price Per Bldg SF  | \$482.73          | -                     | \$935.15          | -                     |
| Median Price Per SF        | \$482.73          | -                     | \$935.15          | -                     |
| Average Number of Acres    | 6.42              | -                     | 8.05              | -                     |
| Average Number of SF(Land) | 279,655           | -                     | 350,658           | -                     |
| Average Price Per Unit     | -                 | -                     | -                 | -                     |
| Median Price Per Unit      | -                 | -                     | -                 | -                     |
| Average Number of Units    | -                 | -                     | -                 | -                     |

|                            | 4Q21 10/1-12/31/21 |                       |  |  |
|----------------------------|--------------------|-----------------------|--|--|
|                            | Sold Transaction   | For Sale & UC/Pending |  |  |
| Number of Transactions     | 0                  | 3                     |  |  |
| Total Dollar Volume        | \$0                | \$22,950,000          |  |  |
| Total Bldg Square Feet     | 0                  | 278,483               |  |  |
| Total Land in Acres        | -                  | 25.58                 |  |  |
| Total Land in SF           | -                  | 1,114,265             |  |  |
| Average Price              | -                  | \$7,650,000           |  |  |
| Average Number of SF       | 0                  | 92,828                |  |  |
| Average Price Per Bldg SF  | -                  | \$195.99              |  |  |
| Median Price Per SF        | -                  | \$284.15              |  |  |
| Average Number of Acres    | -                  | 8.53                  |  |  |
| Average Number of SF(Land) | -                  | 371,422               |  |  |
| Average Price Per Unit     | -                  | -                     |  |  |
| Median Price Per Unit      | -                  | -                     |  |  |
| Average Number of Units    | -                  | -                     |  |  |