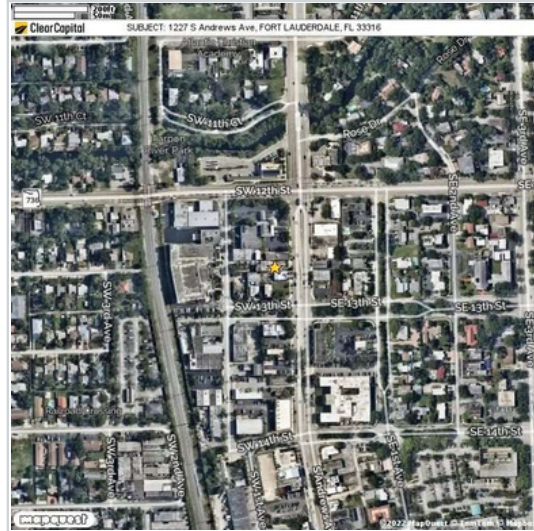
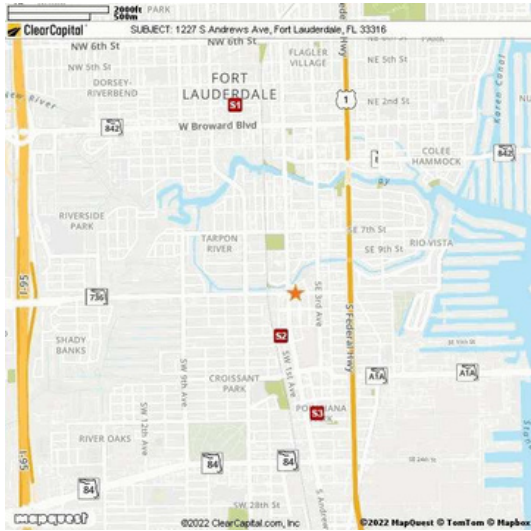


Subject Photo



Value Conclusions



I. Property Overview

Property Type	Industrial	Gross Building Area (GBA)	2,491 SF
Current Use	Industrial Flex	Property Condition	Good
Projected Use	Industrial Flex	Estimated Exterior Repair Cost	\$0
Occupancy	Tenant Occupied	Estimated Interior Repair Cost	\$0
# of Buildings / Units	1 / 1	Total Estimated Repair	\$0
Average Unit Size	--	Extent of Inspection	Exterior & Interior
Year Built	1958		

Condition/Property Comments

The subject is a light industrial complex on the main north/south road that runs through downtown Fort Lauderdale. It is currently being used as a shop by a company that fashions gravestones. It appears to be in minimal good condition, a little below average for the area.

II. Subject 3 Year Sales History & Listing Activity

Current Listing Status Subject is not currently listed. **Source**

Date Listed	Date Sold	List Price	Sale Price	Notes
-------------	-----------	------------	------------	-------

III. Assessed Value & Taxes

Assessor's ID/Parcel Number	504215100180
------------------------------------	--------------

Data Source	County Assessor
--------------------	-----------------

Land	\$156,250
-------------	-----------

Improvements	\$329,550
---------------------	-----------

Total	\$485,800
--------------	-----------

Taxes	\$9,927
--------------	---------

Special Assessments	\$0
----------------------------	-----

Tax Year	2021
-----------------	------

IV. Neighborhood & Market Data

Location Type	Urban
----------------------	-------

Predominant Property Type in Area	Commercial
--	------------

Typical Property Condition in Area	Good
---	------

Predominant Occupancy	Owner
------------------------------	-------

Occupancy Rate	Stable
-----------------------	--------

Current Market Vacancy Rate	0-5%
------------------------------------	------

Overall Real Estate Values	Stable
-----------------------------------	--------

Market for this property type	Increased 4-6% over the past 6 months
--------------------------------------	---------------------------------------

Neighborhood Comments

The subject is located on a main road at the southern edge of the expanding downtown Fort Lauderdale. Nearby properties include low rise, mid rise and high rise, offices, condos and retail. Most properties appear to be in good to excellent condition.

V. Site Description

Zoning	CB
---------------	----

Accessibility/Visibility	Good
---------------------------------	------

Data Source	Public Records
--------------------	----------------

Parking	Sufficient
----------------	------------

Zoning Description	Commercial Business
---------------------------	---------------------

Subject Use	Legal
--------------------	-------

Conclusion of Highest and Best Use

Office General: The subject is located about midway between the main General Hospital complex for Broward county and the Broward County Courthouse complex

Site Comments

The subject is zoned commercial and is thus open to a variety of uses. Visibility and Access are good as it is located on the main north south street through downtown Fort Lauderdale.



Subject 1227 S Andrews Ave

View Front





Subject 1227 S Andrews Ave

View Side



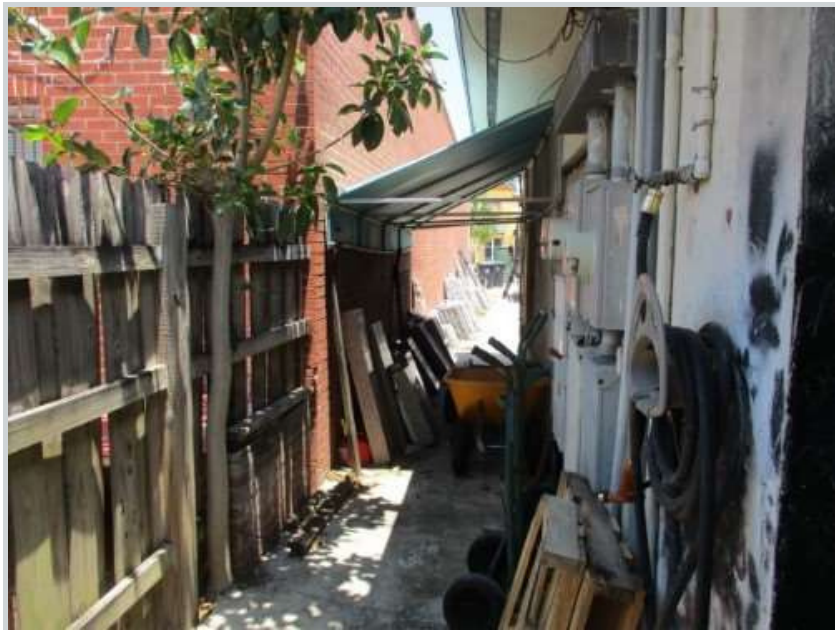
Subject 1227 S Andrews Ave

View Side



Subject 1227 S Andrews Ave

View Side



Subject 1227 S Andrews Ave

View Side



Subject 1227 S Andrews Ave

View Back



Subject 1227 S Andrews Ave

View Back



Subject 1227 S Andrews Ave

View Interior



Subject 1227 S Andrews Ave

View Interior