



# BROKER'S PRICE OPINION

# B P O



**1201 S. Main Street, Belle Glade, Florida 33430**

**NRT**

**Former General Hospital on a 14+ Acre Campus**



## PROPERTY Value Summary November 5, 2021

## PROPERTY DETAILS

Palm Beach County Appraiser's office is the source of the subject property data. Statistics from Costar's Sold Commercial Property data base: Comparable Market Analysis Trend and Statistics Report November 5, 2021: Search Area: FLORIDA, U.S.A. From: Nov. 5, 2019 – to- Nov. 5, 2021

**Average Price Sold Health Care Buildings Per (SF) \$708.93 in Florida USA**  
Average Price for these: 92,095 SF, GBA: Buildings in Palm Beach County, and the State of Florida: **\$65,288,908.35**

**Median Price Sold Health Care Buildings Per (SF) \$482.73 in Florida USA**  
Median Price for these: 92,095 SF, GBA: Buildings in Palm Beach County, and the State of Florida: **\$44,457,019.35**

**Broker's Adjusted Average Price: \$54,872,963.85**

**To this date the seller's investment: Approximately \$8,500,000 Million dollars in rehabilitations: Buildings, Materials, Systems,**

### FOR MORE DETAILS CONTACT:

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**LAND: Square Feet: 640,767.6 Acres: 14.71**  
**1201 S. Main St., Belle Glade, Florida 33430**

**SELLER'S ASKING PRICE: \$12,000,000.00**

**FEATURE: 176 Bed Health Care Hospital Buildings, Year Built: 1964, GBA: 92,095 SF, Floors: 3, Typical Floor: 30,698 SF with a residential house and several other utility buildings on campus.**

**Legal Description: S/D OF 5-44-37 BY STATE SURVEY N 3/4 OF LT 23 (LESS E 630.87 FT OF N 990.38 FT & N 30 FT RD R/W) & N 3/4 OF LT 24 (LESS N 30 FT RD R/W & SR 80 R/W)**

**AREA DESCRIPTION: Belle Glade is a city in Palm Beach County, Florida, on Second largest natural freshwater lake in the contiguous 48 USA: Lake Okeechobee cost, gateway to the Everglades. A best place to live: Moderate Real Estate Prices, Fair Schools and Employers. Things to do here are fishing: boating, camping and other outdoor activities – even golf!**  
Prepared for: **Passages Malibu, LLC, PFBG LLC c/o: Chris Prentiss**