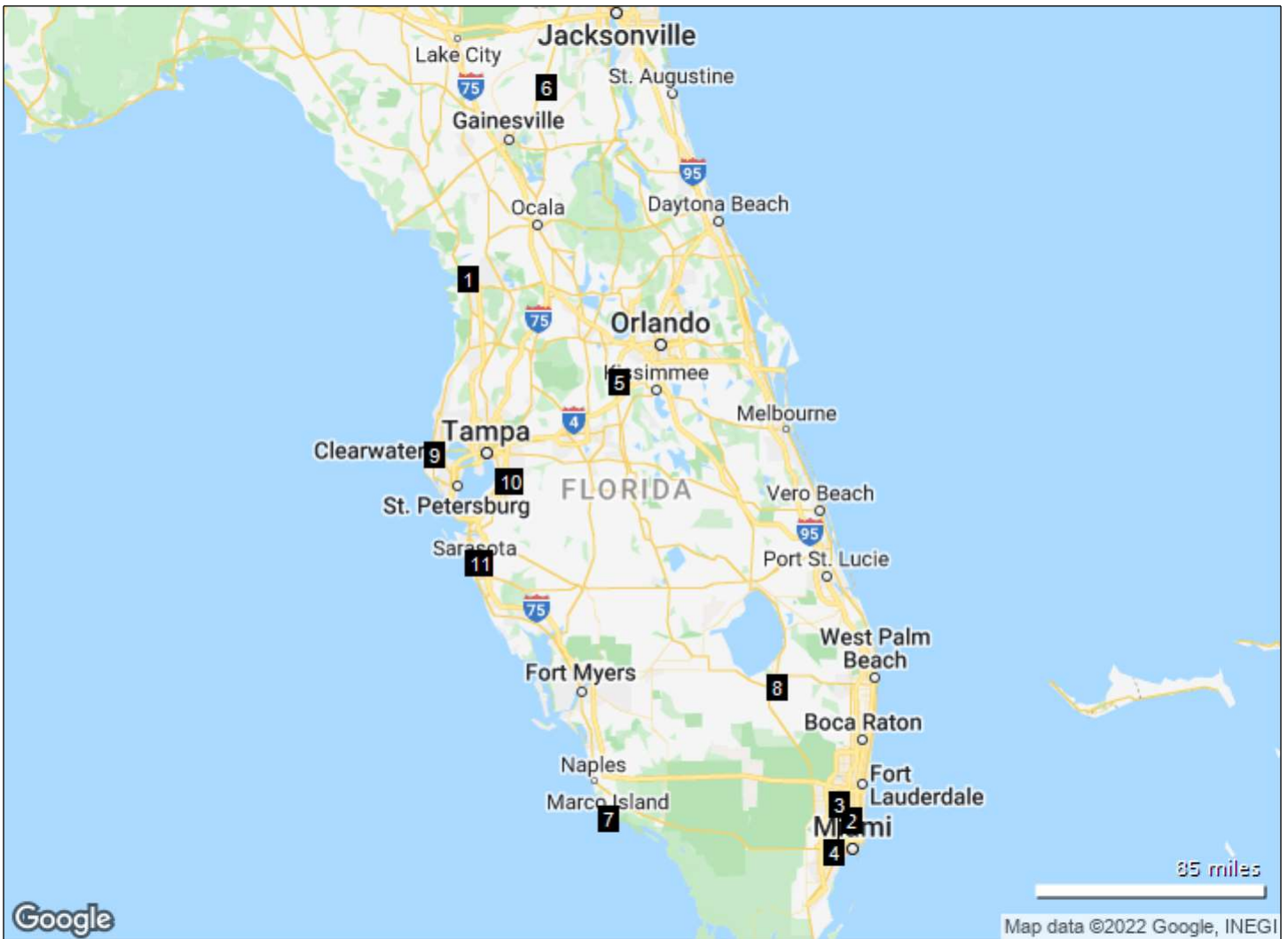


1201 S. Main St Belle Glade, Comparable Market Analysis: Map & One Line Property Reports



	Address	City	Property Info	Sale Info
1	311 NE 4th Ave	Crystal River	11,880 SF Health Care/Hospital	For Sale: \$2,200,000 (\$185.19/SF)
2	17300 NW 7th Ave	Miami Gardens	138,900 SF Health Care/Hospital	Sold: \$11,000,000 (\$79.19/SF)
3	5959 NW 7th St	Miami	161,388 SF Health Care/Hospital	Under Contract: w/Asking Price of -
4	2500 SW 75th Ave	Miami	77,586 SF Health Care/Hospital	Sold: -
5	17430 Bali Blvd	Winter Garden	12,000 SF Health Care/Hospital	Sold: \$9,600,000 (\$800/SF)
6	922 E Call St	Starke	62,514 SF Health Care/Hospital	Sold: \$6,077,200 (\$97.21/SF)
7	40 Heathwood Dr	Marco Island	56,002 SF Health Care/Hospital	Sold: \$3,000,000 (\$53.57/SF)
8	1201 S Main St	Belle Glade	92,095 SF Health Care/Hospital	Under Contract: w/Asking Price of \$7,500,000 (\$81.44/SF)
9	1330 S Missouri Ave	Clearwater	25,000 SF Health Care/Hospital	For Sale: \$10,950,000 (\$438/SF)
10	12920 Summerfield Crossing Blvd	Riverview	63,737 SF Health Care/Hospital	Sold: -
11	1231 N Tuttle Ave	Sarasota	11,946 SF Health Care/Hospital	Sold: \$3,000,000 (\$251.13/SF)

1201 S. Main St :State of Florida Property Reports

1 17300 NW 7th Ave

SOLD

Miami Gardens, FL 33169

Miami/Dade

Recorded Buyer **Haimov Group LLC**

Recorded Seller **BSD of Miami Gardens LLC**

True Seller **Moris Schlager**
299 Hewes St
Brooklyn, NY 11211
(718) 387-7229 (p)



Trakker 23-Z3

Sale Date **Feb 28, 2022**
Sale Price **\$11,000,000**
Price/SF **\$79.19**

Type **1 Star Hospital**
Year Built **1972**

Parcels **34-2112-000-0081**
Comp ID **5917399**
Comp Status **In Progress**

GBA **138,900 SF**
Land Acres **3.65 AC**
Land SF **158,785 SF**
Zoning **BU-2, N Miami Beach, 6500**
Sale Condition **Redevelopment Project**

2 40 Heathwood Dr

SOLD

Marco Island, FL 34145

Collier

Recorded Buyer **Marco Island Senior Living Llc**
1228 E 7th Ave
Tampa, FL 33605

Recorded Seller **Marco Island Hospital Inc**
Naples, FL 34101

True Buyer **Chancey Design Partnership**
1228 E 7th Ave
Tampa, FL 33605
(813) 248-9258 (p)

True Seller **Naples Community Hospital Inc**
350 N 7th St
Naples, FL 34102
(239) 436-5000 (p)



Trakker 57-F5

Sale Date **May 10, 2021**
Sale Price **\$3,000,000**
Price/SF **\$53.57**

Type **3 Star Hospital**
Year Built **1985**
GBA **56,002 SF**
Land Acres **10.00 AC**
Land SF **435,600 SF**
Zoning **MARCO**

Parcels **57540040007**
Comp ID **5520092**
Comp Status **Research Complete**

3 1201 S Main St

UNDER CONTRACT

Belle Glade, FL 33430

Palm Beach

Listing Broker **Coldwell Banker Commercial Realty**
1200 N Federal Hwy, Suite 111
Boca Raton, FL 33432
(561) 395-2233 (p)

Claude Diles Jr.
(561) 395-2233 (p)




Trakker 57-F5


Price **\$7,500,000**
Price/SF **\$81.44**
On Market **740 Days**
Status **Under Contract**


Sale Type **Investment or Owner User**
Type **3 Star Hospital**
Year Built **1964**
GBA **92,095 SF**
Land Acres **14.71 AC**
Land SF **640,768 SF**
Zoning **P, Belle Glade**
Conditions **Build to Suit, Lease Option, Redevelopment Project**

Parcels **04-37-44-05-01-023-0040**

1201 S. Main St :State of Florida Property Reports

4 1330 S Missouri Ave		FOR SALE
Clearwater, FL 33756 Listing Broker Klein & Heuchan, Inc. 1744 N Belcher Rd, Suite 200 Clearwater, FL 33765 (727) 441-1951 (p)	Pinellas Uli Cramer (727) 216-5934 (p)	
Price \$10,950,000 Price/SF \$438.00 On Market 370 Days Status Active Parcels 22-29-15-48978-005-0170	Sale Type Owner User Type 2 Star Hospital Year Built 1960; Renov 2018 GBA 25,000 SF Land Acres 1.18 AC Land SF 51,401 SF Zoning Commercial General	

5 5959 NW 7th St - Children and Family Hospital		UNDER CONTRACT
Miami, FL 33126 Listing Broker Realty Trust Group 3000 Bayport Dr, Suite 860 Tampa, FL 33607 (865) 521-0630 (p)	Miami/Dade Thomas Wittenberg (678) 525-4365 (p)	
Price Not Disclosed On Market 708 Days Status Under Contract Parcels 01-3051-004-0010, 30-3036-002-0030	Sale Type Investment or Owner User Type 3 Star Hospital Year Built 1962; Renov 2014 GBA 161,388 SF Land Acres 9.69 AC Land SF 422,096 SF Zoning G/I Conditions High Vacancy Property, Redevelopment Project	

6 922 E Call St - Shands Starke Regional Medical Center		SOLD
Starke, FL 32091 Recorded Buyer North Florida Regl Medical Ct 1 Park Plz Nashville, TN 37203 True Buyer North Florida Regional Medical Cente... 6400 W Newberry Rd Gainesville, FL 32605 (352) 333-5141 (p)	Bradford Recorded Seller Starke HMA, LLC 5811 Pelican Bay Blvd Naples, FL 34108 True Seller Community Health Systems, Inc 368 NE Franklin St Lake City, FL 32055 (615) 465-7000 (p)	
Sale Date Apr 27, 2020 Sale Price \$6,077,200 Price/SF \$97.21 Parcels 02941-A-00100, 02941-A-00300, 02941-A-00600 Comp ID 5151052 Comp Status Research Complete	Type 3 Star Hospital Year Built 1987 GBA 62,514 SF Land Acres 8.54 AC Land SF 372,002 SF	

1201 S. Main St :State of Florida Property Reports

7 2500 SW 75th Ave - Westchester General Hospital

SOLD

Miami, FL 33155

Miami/Dade

True Buyer **Keralty**
Calle 100 11b-67
Bogota
011 57 1 6466060 (p)

Recorded Seller **Westchester General Hospital**
2500 SW 75th Ave
Miami, FL 33155
True Seller **Gregory Fox**
(305) 264-5252 (p)



Sale Date **Oct 29, 2020**
Sale Price **Not Disclosed**

Type **3 Star Hospital**
Year Built **1965**
GBA **77,586 SF**
Land Acres **2.01 AC**
Land SF **87,399 SF**
Zoning **BU-3, 6600**

Parcels **30-4014-015-0010**
Comp ID **5278293**
Comp Status **Research Complete**

8 12920 Summerfield Crossing Blvd - South Hillsborough VA Clinic

SOLD

Riverview, FL 33579

Hillsborough

True Buyer **Net Lease Capital Advisors**
10 Tara Blvd
Nashua, NH 03062
(603) 598-9500 (p)

Recorded Seller **VA Hillsborough Investors, LLC**
10201 N Illinois St
Indianapolis, IN 46290
True Seller **Hokanson Companies Inc**
10201 N Illinois St
Indianapolis, IN 46290
(317) 633-6300 (p)



Sale Date **Oct 30, 2020**
Sale Price **Not Disclosed**

Type **3 Star Hospital**
Year Built **2018**
GBA **63,737 SF**
Land Acres **15.00 AC**
Land SF **653,400 SF**
Zoning **PD**
Sale Condition **Entity Buy/Membership Interests**

Parcels **U-08-31-20-ZZZ-000003-13770.3**
Comp ID **5278585**
Comp Status **Research Complete**

9 1231 N Tuttle Ave

SOLD

Sarasota, FL 34237

Sarasota

Recorded Buyer **Can Florida II, LLC**
833 E Michigan St
Milwaukee, WI 53202

Recorded Seller **Can Community Health, Inc**
4440 Fruitville Rd
Sarasota, FL 34232

True Buyer **ICAP Development LLC**
833 E Michigan St
Milwaukee, WI 53202
(414) 276-9500 (p)

True Seller **CAN Community Health Inc.**
4101 S Hospital Dr
Plantation, FL 33317
(754) 701-6911 (p)



Sale Date **Feb 14, 2020**
Sale Price **\$3,000,000**
Price/SF **\$251.13**

Type **3 Star Hospital**
Year Built **2000**
GBA **11,946 SF**
Land Acres **1.17 AC**
Land SF **50,769 SF**
Zoning **MCI**

Parcels **2023-08-0113**
Comp ID **5080454**
Comp Status **Research Complete**

1201 S. Main St :State of Florida Property Reports

10 17430 Bali Blvd

SOLD

Winter Garden, FL 34787

Recorded Buyer **Adventhealth Polk North Inc**
900 900 Hope Way
Altamonte Springs, FL

True Buyer **Adventist Health System**
111 N Orlando Ave
Winter Park, FL 32789
(407) 357-1000 (p)

Orange

Recorded Seller **Haines City Hma Llc**
4000 Meridian Blvd
Franklin, TN 37067

True Seller **Community Health Systems, Inc**
368 NE Franklin St
Lake City, FL 32055
(615) 465-7000 (p)



Sale Date **Aug 27, 2019**

Sale Price **\$9,600,000**

Price/SF **\$800.00**

Parcels **31-2427-0000-00-033**

Comp ID **4896240**

Comp Status **Research Complete**

Type **4 Star Hospital**

Year Built **2019**

GBA **12,000 SF**

Land Acres **4.25 AC**

Land SF **185,130 SF**

Zoning **P-D**

11 311 NE 4th Ave

FOR SALE

Crystal River, FL 34429

Listing Broker **Century 21 J.W. Morton Real Estate, Inc.**
1645 W Main St
Inverness, FL 34450
(352) 726-6668 (p)

Citrus

Elias Kirallah
(352) 726-6668 (p)



Price **\$2,200,000**

Price/SF **\$185.19**

On Market **28 Days**

Status **Active**

Parcels **17E-18S-21-0140-00000-0330**

Sale Type **Owner User**

Type **3 Star Hospital**

Year Built **2012**

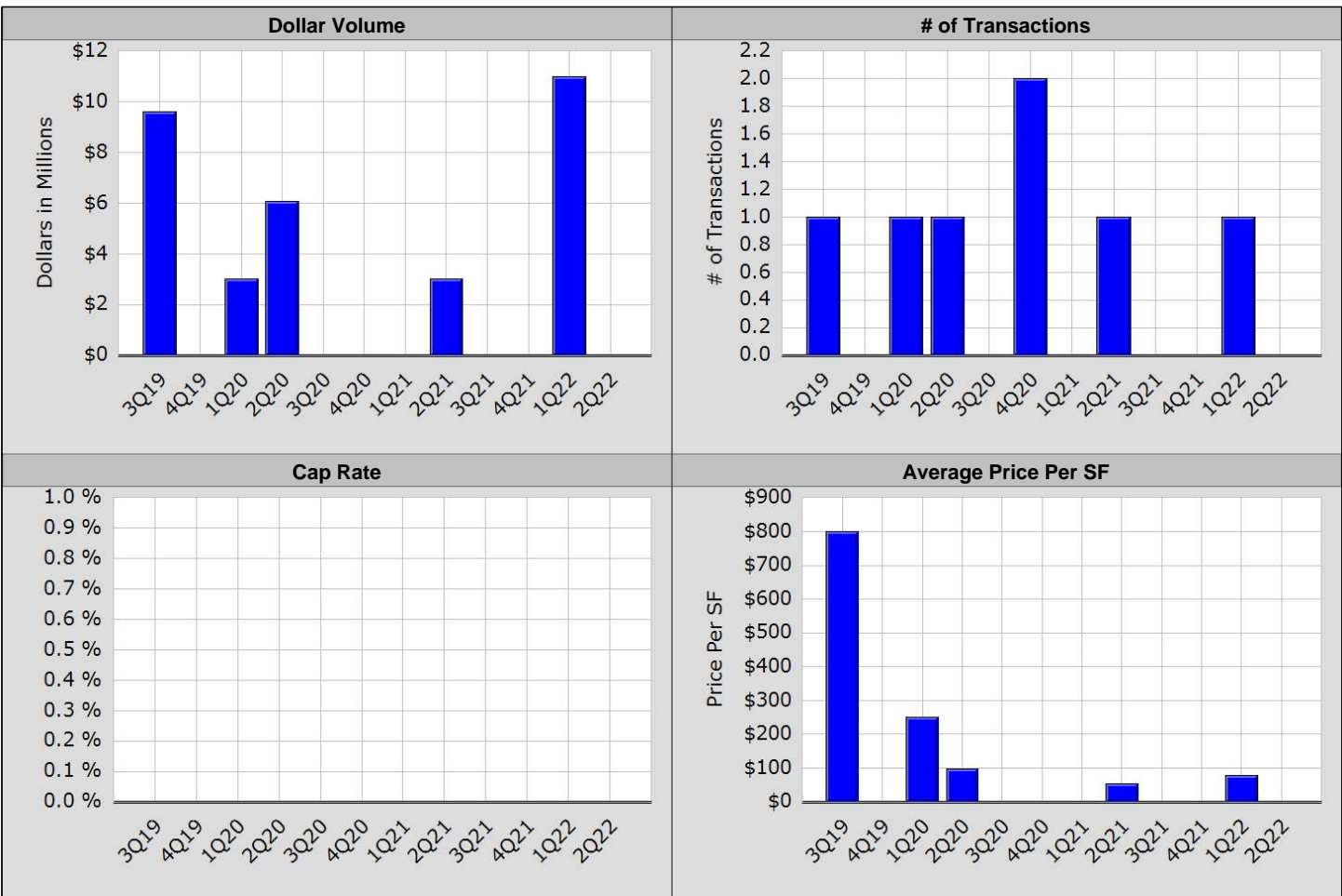
GBA **11,880 SF**

Land Acres **0.81 AC**

Land SF **35,284 SF**

Zoning **CH Commercial**

1201 S. Main St Belle Glade, Comparable Market Analysis: Trend and Statistics Report



Legend:		Report Time Frame: 7/1/2019 - 4/20/2022	
		Sale Date: 4/20/2018 - 4/20/2022	
		Sold Transactions	For Sale & UC/Pending
Current Survey Sold Transactions	Number of Transactions	7	4
	Total Dollar Volume	\$32,677,200	\$20,650,000
	Total Bldg Square Feet	422,685	290,363
	Total Land in Acres	44.62	26.39
	Total Land in SF	1,943,647	1,149,548
	Average Price	\$6,535,440	\$5,162,500
	Average Number of SF	60,384	72,591
	Average Price Per Bldg SF	\$116.14	\$160.11
	Median Price Per SF	\$97.21	\$185.19
	Average Number of Acres	6.37	6.60
	Average Number of SF(Land)	277,664	287,387
	Average Price Per Unit	-	-
	Median Price Per Unit	-	-
	Average Number of Units	-	-

Survey Criteria

basic criteria: Type of Property - **Health Care**; Property Size - **from 10,000 SF**; Secondary Type - **Hospital**; Year Built - **1900 - 2021**; Sale Date - **4/20/2018 - 4/20/2022**; Sale Status - **Sold, For Sale, Under Contract/Pending**; Sale Type - **Investment, Owner User**; - **Exclude All Condo Sales**; - **Exclude All Bulk Portfolio Sales**; Return and Search on Portfolio Sales as Individual Properties - **Yes**; - **Exclude All Multiple Property Sales**; Exclude Non-Arms Length Comps - **Yes**

property criteria: Building Status - **Existing, Under Construction, Under Renovation, Deferred, Abandoned**

1201 S. Main St Belle Glade, Comparable Market Analysis: Trend and Statistics Report

	3Q19 07/1-9/30/19		1Q20 01/1-3/31/20	
	Sold Transaction	For Sale & UC/Pending	Sold Transaction	For Sale & UC/Pending
Number of Transactions	1	0	1	0
Total Dollar Volume	\$9,600,000	\$0	\$3,000,000	\$0
Total Bldg Square Feet	12,000	0	11,946	0
Total Land in Acres	4.25	-	1.17	-
Total Land in SF	185,130	-	50,965	-
Average Price	\$9,600,000	-	\$3,000,000	-
Average Number of SF	12,000	0	11,946	0
Average Price Per Bldg SF	\$800.00	-	\$251.13	-
Median Price Per SF	\$800.00	-	\$251.13	-
Average Number of Acres	4.25	-	1.17	-
Average Number of SF(Land)	185,130	-	50,965	-
Average Price Per Unit	-	-	-	-
Median Price Per Unit	-	-	-	-
Average Number of Units	-	-	-	-

	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	2	0
Total Dollar Volume	\$6,077,200	\$0	\$0	\$0
Total Bldg Square Feet	62,514	0	141,323	0
Total Land in Acres	8.54	-	17.01	-
Total Land in SF	372,002	-	740,956	-
Average Price	\$6,077,200	-	-	-
Average Number of SF	62,514	0	70,662	0
Average Price Per Bldg SF	\$97.21	-	-	-
Median Price Per SF	\$97.21	-	-	-
Average Number of Acres	8.54	-	8.51	-
Average Number of SF(Land)	372,002	-	370,478	-
Average Price Per Unit	-	-	-	-
Median Price Per Unit	-	-	-	-
Average Number of Units	-	-	-	-

	2Q21 04/1-6/30/21		1Q22 01/1-3/31/22	
	Sold Transaction	For Sale & UC/Pending	Sold Transaction	For Sale & UC/Pending
Number of Transactions	1	0	1	0
Total Dollar Volume	\$3,000,000	\$0	\$11,000,000	\$0
Total Bldg Square Feet	56,002	0	138,900	0
Total Land in Acres	10.00	-	3.65	-
Total Land in SF	435,600	-	158,994	-
Average Price	\$3,000,000	-	\$11,000,000	-
Average Number of SF	56,002	0	138,900	0
Average Price Per Bldg SF	\$53.57	-	\$79.19	-
Median Price Per SF	\$53.57	-	\$79.19	-
Average Number of Acres	10.00	-	3.65	-
Average Number of SF(Land)	435,600	-	158,994	-
Average Price Per Unit	-	-	-	-
Median Price Per Unit	-	-	-	-
Average Number of Units	-	-	-	-

4/20/2022



1201 S. Main St Belle Glade, Comparable Market Analysis: Trend and Statistics Report

	2Q22 04/1-6/30/22			
	Sold Transaction	For Sale & UC/Pending		
Number of Transactions	0	4		
Total Dollar Volume	\$0	\$20,650,000		
Total Bldg Square Feet	0	290,363		
Total Land in Acres	-	26.39		
Total Land in SF	-	1,149,548		
Average Price	-	\$5,162,500		
Average Number of SF	0	72,591		
Average Price Per Bldg SF	-	\$160.11		
Median Price Per SF	-	\$185.19		
Average Number of Acres	-	6.60		
Average Number of SF(Land)	-	287,387		
Average Price Per Unit	-	-		
Median Price Per Unit	-	-		
Average Number of Units	-	-		

