



BROKER'S PRICE OPINION

B P O



1201 S. Main Street, Belle Glade, Florida 33430

NRT

Former General Hospital Complex on a 14+ Acre Campus



PROPERTY Value Summary: November 6, 2021

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 6, 2021.
Search Area: Local- West Coast of Palm Beach County, Coast of Lake Okeechobee, Florida From: Nov. 6, 2019 –to- Nov. 6, 2021
Average Price Sold Land, Per (SF) \$8.95
 Average Price for this 14.71 acre site in Palm Beach County: \$5,734,870.02
Median Price Sold Land, Per (SF) \$8.79
 Median Price for this 14.71 acre site in Palm Beach County: \$5,632,347.21

Average Price Sold Healthcare Buildings Per (SF) \$164.84
 Average Price for this: 92,095. SF Bldgs. in Palm Beach County: **\$15,180,939.80**
Median Price Sold Healthcare Buildings Per (SF) \$154.67
 Median Price for this : 92,095. SF Bldgs. in Palm Beach County: **\$14,244,333.65**

Broker's Adjusted Median Market Price: \$14,712,264.00

The seller's investment to this date: Approximately \$8,500,000 . Rehabilitations: Buildings, Materials, Systems

FOR MORE DETAILS CONTACT:

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PROPERTY DETAILS: Former General Hospital

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**