



Entreken Associates, Inc.

Real Estate Appraisal & Advisory Services

Appraisal Report

Vacant Land
306 Washington Ave S
Clearwater, Pinellas County, Florida



Prepared By:

Entreken Associates, Inc.
6740 Crosswinds Dr N, Suite H
Saint Petersburg, Florida 33710

EAI File #: 20250320

Prepared For:

Mr. Philip Kirkpatrick
City of Clearwater
509 S East Ave, Suite 227
Clearwater, FL 33756

October 3, 2025

Mr. Philip Kirkpatrick
City of Clearwater
509 S East Ave, Suite 227
Clearwater, FL 33756

Re: Appraisal Report
306 Washington Ave S
Clearwater, FL 33756

Dear Mr. Kirkpatrick:

At your request, Entreken Associates, Inc. ("EAI") has prepared an Appraisal Report of the above-referenced property for the purpose of estimating the Fee Simple value of the real estate asset as of the effective date of value.

The subject property is located at the northwest corner of S Washington Ave and Gould St in Clearwater. The subject property is a 3.3582 acre site or 146,283± square foot parcel of land. The subject parcel is identified by the Pinellas County Property Appraiser as Parcel Number(s) 15-29-15-65196-000-0030, 15-29-15-65196-000-0034, 15-29-15-65196-000-0035, 15-29-15-65196-000-0060, 15-29-15-65196-000-0061, 15-29-15-65196-000-0062 & 15-29-15-65196-000-0063. The subject property is more fully described in the body of this report.

To the best of our knowledge and belief, our analyses, opinions, and conclusions were developed, and this report has been prepared in conformance with the standards and reporting requirements set forth in the Uniform Standards of Professional Appraisal Practice (USPAP), as promulgated by the Appraisal Standards Board of the Appraisal Foundation; the FDIC Market Value Definition; the Appraisal Institute's Code of Ethics and Standards of Professional Practice; Title XI of the Federal Financial Institution Reform, Recovery, and Enforcement Act of 1989 (FIRREA); as well as our understanding of the appraisal guidelines of City of Clearwater.

The client of this report is the City of Clearwater. The intended user of this report is the City of Clearwater. The intended use of this report is to establish the as-is fee simple market value of the subject property for internal use. No other use or users are intended or authorized by Entreken Associates, Inc. The scope of this assignment is restricted to the specific identified intended use and user noted above. Under no circumstances, shall any of the following parties be entitled to use or rely on the appraisal or this appraisal report: (i) the borrower(s) on any loans or financing relating to or secured by the subject property, (ii) any guarantor(s) of such loans or financing, or (iii) principals, shareholders, investors, members or partners of such borrower(s) or guarantor(s).

This letter is not an appraisal report, hence, it must not be removed from the attached appraisal report. If this letter is disjoined from the attached appraisal, then the value opinions set forth in this letter are invalid and the analyses, opinions, and conclusions developed herein cannot be properly understood.

We certify that we have no present or contemplated future interest in the property beyond this estimate of value. Wesley R. Sanders, MAI, AI-GRS, CCIM appraised the property in April 2024. We have performed no other services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

Your attention is directed to the Limiting Conditions and Assumptions section of this report. Acceptance of this report constitutes an agreement with these conditions and assumptions. In particular, we note the following:

Hypothetical Conditions

There are no hypothetical conditions for this appraisal.

Extraordinary Assumptions

There are no Extraordinary Assumptions for this appraisal.

Based on the appraisal described in the accompanying report, subject to the Assumptions and Limiting Conditions, Extraordinary Assumptions and Hypothetical Conditions (if any), we have made the following value conclusions as of the following date(s):

Value Conclusions

Premise	Interest Appraised	Effective Date	Value Conclusion	Estimated Marketing
Current As Is Market Value	Fee Simple	9/11/2025	\$2,520,000	3-6 months

It has been a pleasure to assist you in this assignment. If you have any questions concerning the analyses, or if Entreken Associates, Inc. can be of additional service, please contact us.

Respectfully submitted,

Entreken Associates, Inc.



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Summary of Salient Facts and Conclusions

Report Dates

Report Date	10/3/2025
Inspection Date	9/11/2025
As Is Date of Value	9/11/2025

Subject Summary

Property Name	Vacant Land
Property Major Type	Land
Address	306 Washington Ave S
City	Clearwater
County	Pinellas
State	FL
Zip	33756
Tax ID	15-29-15-65196-000-0030;15-29-15-65196-000-0034;15-29-15-65196-000-0035;15-29-15-65196-000-0060;15-29-15-65196-000-0061;15-29-15-65196-000-0062;15-29-15-65196-000-0063
Owner	Community Redevelopment Agency of the City of Clearwater, FL
Land SF	146,283
Acres	3.36
Zoning	D

Highest and Best Use

Highest and Best Use as Vacant	Multifamily Development
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Extraordinary Assumptions

There are no Extraordinary Assumptions for this appraisal.

Hypothetical Conditions

There are no hypothetical conditions for this appraisal.

Projected Exposure and Marketing Time

Exposure time is estimated at 3-6 months for the subject property. Marketing time is estimated at 3-6 months for the subject

Value Conclusions

Premise	Interest Appraised	Effective Date	Value Conclusion	Estimated Marketing
Current As Is Market Value	Fee Simple	9/11/2025	\$2,520,000	3-6 months

Scope of Work

According to the Uniform Standards of Professional Appraisal Practice, it is the appraiser's responsibility to develop and report a scope of work that results in credible results that are appropriate for the appraisal problem and intended user(s). Therefore, the appraiser must identify and consider:

- the client and intended users;
- the intended use of the report;
- the type and definition of value;
- the effective date of value;
- assignment conditions;
- typical client expectations; and
- typical appraisal work by peers for similar assignments.

Intended Use and Users

Intended Use	The intended use of this report is to establish the as-is fee simple market value of the subject property for internal use
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Intended Users	The intended user of this report is the City of Clearwater
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No other use is intended or authorized by Entreken Associates, Inc. The scope of this assignment is restricted to the specific identified intended use and user noted above. Under no circumstances, shall any of the following parties be entitled to use or rely on the appraisal or this appraisal report: (i) the borrower(s) on any loans or financing relating to or secured by the subject property, (ii) any guarantor(s) of such loans or financing, or (iii) principals, shareholders, investors, members or partners of such borrower(s) or guarantor(s).

Definition of Market Value

Market value means the most probable price that a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. Buyer and seller are typically motivated;
2. Both parties are well informed or well advised, and acting in what they consider to be their own best interests;
3. A reasonable time is allowed for exposure to the open market;
4. Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. The price represents a normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

Source: 12 CFR 34.42(g).

Effective Date of Value

The effective date of the appraisal is September 11, 2025.

Scope

Problem

To establish the current as-is market value for internal use

Appraisal Report

Based on the intended users understanding of the subject's physical, economic and legal characteristics, and the intended use of this appraisal, an Appraisal report format was used.

This is an Appraisal Report as defined by Uniform Standards of Professional Appraisal Practice under Standards Rule 2-2(a). This format provides a summary or description of the appraisal process, subject and market data and valuation analyses.

Report Format

Although the current USPAP does not discern between appraisal report formatting, Entreken Associates, Inc., has adapted the following descriptions and comparisons to previous editions of USPAP.

Entreken Associates, Inc. Report format descriptions:

Comprehensive Format - Similar to the former Self-Contained Appraisal Report requirements and provides the greatest depth and detail of analysis in an appraisal.

Summary Format - Similar to the former Summary Appraisal Report requirements and provides a summary of the analysis, property type overviews, and area analysis.

Abbreviated Summary Format - Meets the minimum requirements of the former Summary Appraisal Report and provides a brief summary of data and analysis, as well as summary overviews.

Concise Format: Meets the minimum requirements of USPAP for an Appraisal Report and provides a concise summary of data and analysis. This format also resembles a form report for some sections and has minimal overviews.

The current USPAP Restricted Appraisal Report is equivalent to the former Restricted-Use Appraisal Report and states the valuation conclusions.

This analysis was prepared in a Summary Format.

Additional supporting documentation is retained in our workfile. The significant elements of scope included the following: Inspection of the subject property. Collection, verification, and analysis of market data through searches of our in-house sales database, and multiple subscription-based sales databases. It is our opinion that the scope of research and analysis associated with this Appraisal Report is adequate to produce a credible value conclusion that will serve the needs of the client.

Market Area and Analysis of Market Conditions

A complete analysis of market conditions has been made. We maintain and have access to comprehensive databases for this market area and have reviewed the market for sales and listings relevant to this analysis. The market overview is retained in our files and database.

The reader is cautioned, and reminded that the conclusions presented in this appraisal report apply only as of the effective date(s) indicated. The appraiser makes no representation as to the effect on the subject property of any unforeseen event, subsequent to the effective date of the appraisal.

Highest and Best Use

A highest and best use analysis for the subject has been conducted. Physically possible, legally permissible and financially feasible uses were considered, and the maximally productive use was concluded.

Property Identification

The subject has been identified by the legal description and the assessors' parcel numbers.

Property Rights Appraised

We have appraised the Fee Simple property rights.

Subject Inspection

An exterior inspection of the vacant subject land has been made, and photographs taken.

Property Inspection and Report Compilation Assistance

Role	Name	Inspected	Extent	Date of Inspection
Appraiser	Nathan Stienstra	has	Exterior	9/11/2025
Appraiser	Wesley R. Sanders, MAI, AI-GRS, CCIM	has	Exterior	9/23/2025

Use of Real Estate as of Effective Date of Value

As of the as is effective date of the appraisal, the subject was a Vacant Land property.

Appraisal Process

Typically, the cost, sales comparison, and income approaches are used in determining the value of a property. The indicated value developed by these various approaches is weighed by the Appraiser based on the reliability of market data in determining the final value estimate.

Income Capitalization Approach

The income approach measures the present worth of anticipated future benefits (net income) derived from a property. The approach develops the subject property's estimated net income during the remaining economic life of the improvements. It consists of estimated vacancy, gross income, expenses and other charges. The net income is capitalized to arrive at an indication of value. In the case of multi-tenanted properties, or where a property is not fully leased, a discounted cash flow (DCF) analysis may also be appropriate.

Sales Comparison Approach

The sales comparison approach produces a value estimate by comparing the subject property to recent sales of similar properties in the same or competing market areas. Inherent in this approach is the principle of substitution. The comparative process involves judgment as to the similarity of the subject and the comparable sale with respect value factors such as the time of sale, land size, building size and quality of construction. The estimated value through this approach represents the probable price at which the subject property would be sold as of the date of value.

Cost Approach

The cost approach considers the current cost of reproducing a property, less depreciation. The value of the land, as if vacant and available for development, is added to the depreciated cost in arriving at a value conclusion by the cost approach. This approach is based on the assumption that a purchaser is not warranted in paying more for a property than the cost of the land and duplicating the improvements.

Applicable Appraisal Methods

Methods Utilized

Cost Approach	☐	the subject is vacant land.
Sales Comparison Approach	☒	there is adequate data to develop a value estimate and this approach reflects market behavior for this property type.
Income Approach	☐	the subject is not an income producing property and this approach does not reflect market behavior for this property type.

Conformity

We developed our analyses, opinions and conclusions and prepared this report in conformity with the Uniform Standards of Professional Appraisal Practice (USPAP) of the Appraisal Foundation; the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute; the Financial Institutions Reform, Recovery, and Enforcement Act (FIRREA); and the requirements of our client as we understand them.

Sources of Information

We obtained information from public records, the client, property contact, and a variety of sources as noted throughout the report.

Data Sources

Category	Sources
Market Data	MLS, CoStar, Public Records, Third-party sources including paid subscription services and our internal database
Ownership & Transaction History	Pinellas County Public Records
Assessment & Tax Data	Pinellas County Public Records
Site Data	Pinellas County Public Records and Provided Survey
Zoning Data	City of Clearwater Public Records
Sale Comparables	MLS, CoStar, Public Records, Third-party sources including paid subscription services and our internal database

General

Property Identification

The subject property is a 3.3582 acre site or 146,283± square foot parcel of land.

The subject property is located at 306 Washington Ave S within Clearwater, Pinellas County, Florida. The subject property is identified by the Pinellas County Property Appraiser as Parcel Number(s) 15-29-15-65196-000-0030, 15-29-15-65196-000-0034, 15-29-15-65196-000-0035, 15-29-15-65196-000-0060, 15-29-15-65196-000-0061, 15-29-15-65196-000-0062 & 15-29-15-65196-000-0063.

Legal Description: Abbreviated as: Portions of R.H. Padgett's Subdivision, according to the map or plat thereof as recorded in Plat Book H5, Page 27, Public Records of Hillsborough County, Florida, of which Pinellas County was formerly a part.

The full legal description is in the Addenda of this report.

Inspection Date: September 11, 2025

Date of Report: October 3, 2025

Ownership History: Current ownership of the parcel is under the Community Redevelopment Agency of the City of Clearwater, FL.

We are not aware of any transactions that have involved the subject property in the past three years.

**Personal Property/
Non-Realty Items:**

None.

Real Estate Taxes:

Assessing Authority: Pinellas County
Assessment Year: 2024

The subject property is owned by the City of Clearwater and is tax exempt. The 2024 assessment was \$1,878,840 with a \$547,450 cap adjustment for non-school tax assessments. The taxes were calculated at \$29,706 using 2024 millage rates and assessed values if taxes were due on the property. This assessment seems to be in line with the assessments of similar properties in the area. There were no past due taxes owed as of the inspection date.

The following table presents the current real estate assessment and taxes, if the property were not tax exempt, including non-ad valorem assessments and any cap adjustments applied to the subject property.

Current Real Estate Assessment and Taxes

	School District	All Other	Total
15-29-15-65196-000-0030	\$797,877	\$1,125,952	
15-29-15-65196-000-0034	\$70,924	\$100,088	
15-29-15-65196-000-0035	\$70,924	\$100,088	
15-29-15-65196-000-0060	\$43,368	\$61,200	
15-29-15-65196-000-0061	\$67,761	\$95,625	
15-29-15-65196-000-0062	\$67,761	\$95,625	
15-29-15-65196-000-0063	\$212,775	\$300,262	
Total Assessed Value	\$1,878,840	\$1,878,840	
Less: Total Cap Adjustment	\$0	-\$547,450	
Total Taxable Value	\$1,878,840	\$1,331,390	
Millage Rate	5.82200	14.09610	19.91810
Assessment Per	\$1,000	\$1,000	
Total Ad Valorem Taxes	\$10,939	\$18,767	\$29,706
Total Non-Ad Valorem Taxes			\$0
Total Real Estate Taxes			\$29,706

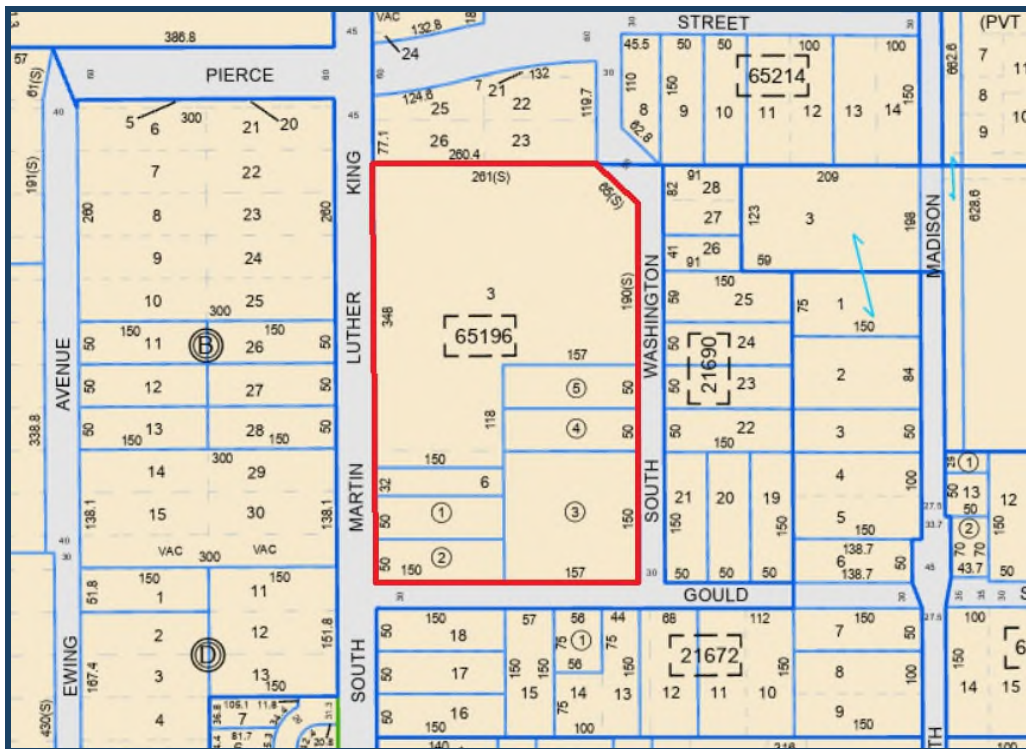
Site Analysis Summary

Location:

The subject is located at the northwest corner of S Washington Ave and Gould St in Clearwater. This location is average for a residential use.



Aerial Map



Plat Map

Site Summary

Parcel ID	15-29-15-65196-000-0030, 15-29-15-65196-000-0034, 15-29-15-65196-000-0035, 15-29-15-65196-000-0060, 15-29-15-65196-000-0061, 15-29-15-65196-000-0062, 15-29-15-65196-000-0063
Location	The subject property is located at the northwest corner of S Washington Ave and Gould St in Clearwater
Map Latitude	27.96295
Map Longitude	-82.79123
Site Analysis & Comments	The site has average and typical utility.

Site Size Attributes

Gross Land Area (Sq Ft)	146,283
Gross Land Area (Acres)	3.3582
Usable Land Area (Sq Ft)	146,283
Usable Land Area (Acres)	3.3582

Hazardous Material

No hazardous materials were observed on the subject site. However, we are not experts in the matters of the presence or effects of hazardous materials; therefore, we assume hazardous material is not present on the site.

Site Characteristics

Primary Frontage Street Name	S Washington Ave
Secondary Frontage Street Name	Gould St
Frontage - Primary Street (Feet)	505
Frontage - Secondary Street (Feet)	307
Average Depth (Feet)	480
View	Average
Access	Average
Site Visibility	Average
Street Lighting	Yes
Sidewalks	No
Curb and Gutter	Yes
Topography	Gently Sloping
Shape	Roughly rectangular
Soil Conditions	Adequate for development

Site Utilities

Adequacy of Utilities	The subject's utilities are typical and adequate for the market area.
Public Electricity	The site is served by public electricity
Water Supply Type	City water
Sewer Type	City sewer

Site Hazards

FEMA Map #	12103C0108J
FEMA Map Date	8/24/2021
Flood Zone	Zone X
Flood Zone Comments	The subject improvements do not appear to be in a flood prone area. The Zone X classification is in an area located outside the 100-year designated flood hazard area.
Encumbrance / Easement Description	There are no known adverse encumbrances or easements. Please reference Limiting Conditions and Assumptions.
Environmental Issues	There are no known adverse environmental conditions on the subject site. Please reference Limiting Conditions and Assumptions.
Wetlands and Watershed Comments	No wetlands were observed during our site inspection.

For illustration purposes, plans outlining the formerly approved development are shown below.



Concept Plan



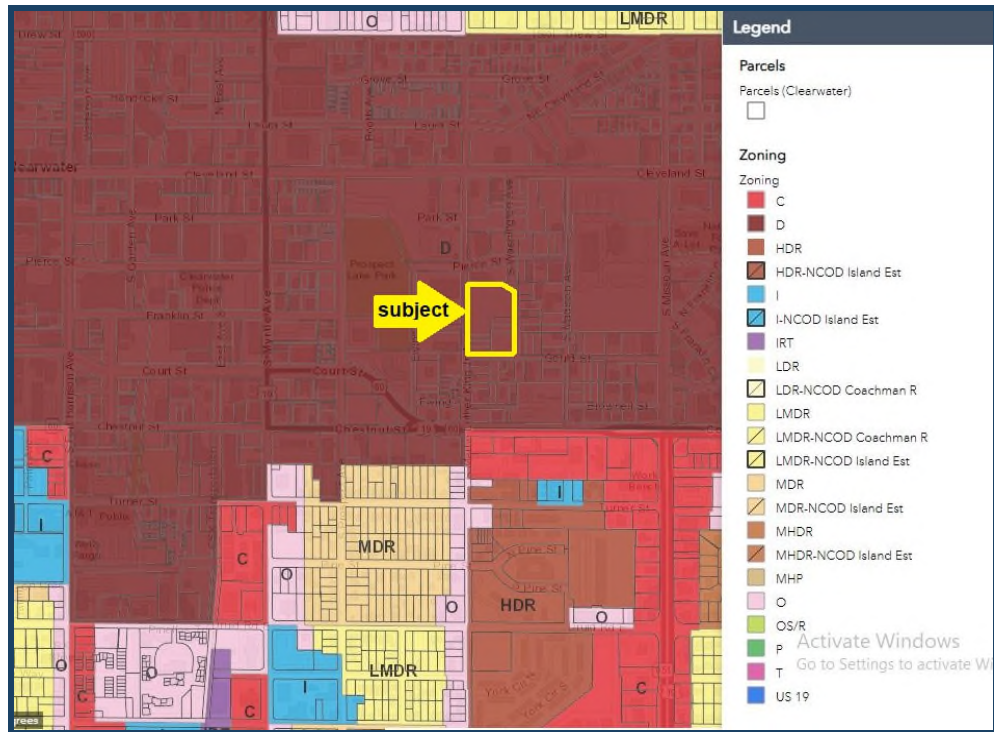
Elevations of the 173 Unit Proposed Project

Site Comments

The site has average and typical utility. The subject property formerly had an approved Development Order for the construction of a 173-unit affordable housing apartment complex. It is our understanding that this Development Order has expired and would require reapproval.

Zoning Summary

Zoning		1
Zoning Authority		City of Clearwater
Zoning District		City of Clearwater
Zoning Code		D
Zoning Type/Description		Downtown/Downtown Prospect Lake Character District
Current Use Permitted		Yes
Current Use Legally Conforming		Yes
Zoning Intent/Summary		The intent and purpose of the Downtown District and Development Standards is to encourage mixed use, pedestrian-oriented development, promote context-sensitive forms, patterns, and intensities of development, support a variety of new housing types to provide for a range of affordability and mix of incomes, preserve and celebrate the unique features of Downtown's community and neighborhoods, encourage the renovation, restoration and/or reuse of existing historic structures, and provide for the design of safe, attractive, and accessible places for working, living, and shopping consistent with the vision, guiding principles, goals, objectives and policies in the Clearwater Downtown Redevelopment Plan. The Prospect Lake Character District is intended for high-intensity residential and mixed-use development in buildings with street-facing entries opening onto pedestrian-friendly streetscapes and with active ground floor uses along many streets. Buildings are designed with façades aligned along public sidewalks with parking and service areas primarily located behind buildings. This character district is intended to create a transition between higher intensity mixed-use areas in the Downtown Core Character District and residential areas to the east in the Downtown Gateway Character District.
Future Land Use		CBD
Future Land Use Description		Central Business District
Zoning Consistent with FLU		Yes
Development Standards		
Max FAR		1.5
Front Set Back Distance		Varies by use
Side Yard Distance		Varies by use
Back Yard Distance		10'
Maximum Building Height		75'
Zoning Parking Requirements		1 space per unit
Site Conforms to current standards		Yes
Zoning Data Source		City of Clearwater Code of Ordinances
Zoning Comments		The D zoning district has a max floor area ratio (FAR) of 1.5, a max density of 50 units per acre and a maximum height of 75'. Development of the site appears feasible.



Zoning Map

Highest and Best Use

Highest and best use may be defined as the reasonably probable and legal use of vacant land or improved property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value.

1. **Legally Permissible:** What uses are permitted by zoning and other legal restrictions?
2. **Physically Possible:** To what use is the site physically adaptable?
3. **Financially Feasible:** Which possible and permissible use will produce any net return to the owner of the site?
4. **Maximally Productive.** Among the feasible uses which use will produce the highest net return, (i.e., the highest present worth)?

Highest and Best Use as Vacant

Legally Permissible	Yes
Zoning Code, District	D, City of Clearwater
Permitted Uses	The Downtown designation has a wide variety of permitted uses. These include multi-family, bars, brewpubs, congregate care facilities, medical clinics, museums, offices, hotels, places of worship, research and technology facilities, restaurants, retail, schools, and community centers to name a few.
Future Land Use	CBD
Legally Permissible Comments	Given the legally permissible uses under the zoning, a multifamily use is given further consideration in determining highest and best use of the site, as vacant.

Physically Possible	
Land Size	3.36 acres, 146,283 square feet
Shape	Roughly rectangular
Topography	Gently Sloping
Utilities	The subject's utilities are typical and adequate for the market area.: The site is served by public electricity, City water, City sewer
Access	Average
Visibility	Average
Functional Utility	Average
Physically Possible Comments	Based on an analysis of the physical characteristics of the site, there does not appear to be any adverse conditions or lack of utility. Thus, there are no apparent physical or functional problems with the site, which would hinder multifamily development.

Financially Feasible	Of the legally permissible uses that are physically possible, we have analyzed the market for sales and rental rates versus the cost to construct for the uses that are financially feasible. This includes multifamily development, which appears to be financially feasible at a lower density than previously proposed based on rental and sale prices, as compared to construction costs.
Maximally Productive	There does not appear to be any reasonably probable use of the subject site that would generate a higher residual land value than a multifamily use. Accordingly, we have concluded that a multifamily use, developed to 25% - 75% of the normal market density permitted by current zoning and development standards, is the maximally productive use of the property. The current zoning would permit up to 168 units (50 units/acre). According to local developers, garage parking is not financially feasible given the costs of constructing a garage versus its contributory value. Densities of approximately 38 units per acre and below can be accommodated via surface parking, saving the significant cost of a parking structure.

Highest and Best Use as Vacant

Multifamily Development

Most Probable Purchaser

Based on opinions of market participants, the subject parcel would most likely be purchased by a local or regional developer.

Sales Comparison Approach – Vacant Site

Land Analysis

To estimate the land value, we have utilized the Sales Comparison Approach. In this approach the appraiser develops an opinion of value by analyzing similar properties and comparing these properties with the subject property. Application of the sales comparison approach requires the comparing and rating of other comparable properties to the property appraised. The aim of this approach is to develop indications of what the comparable sales would have sold for if they had possessed all of the basic and pertinent physical, functional and external characteristics of the subject property.

The steps involved in the Sales Comparison Approach are summarized as follows:

1. Comparable land sales data in the competitive market is obtained and verified, whenever possible;
2. Market-oriented unit(s) of comparison is determined and applied to each of the comparable sales;
3. The elements of comparison that affect the value of the property being appraised are identified and applied to each comparable sale;
4. A net adjustment is applied to each comparable unit sale price to arrive at a range of adjusted sale or unit prices for the subject property; and
5. The adjusted prices are reconciled to an indication of an appropriate value of the subject property.

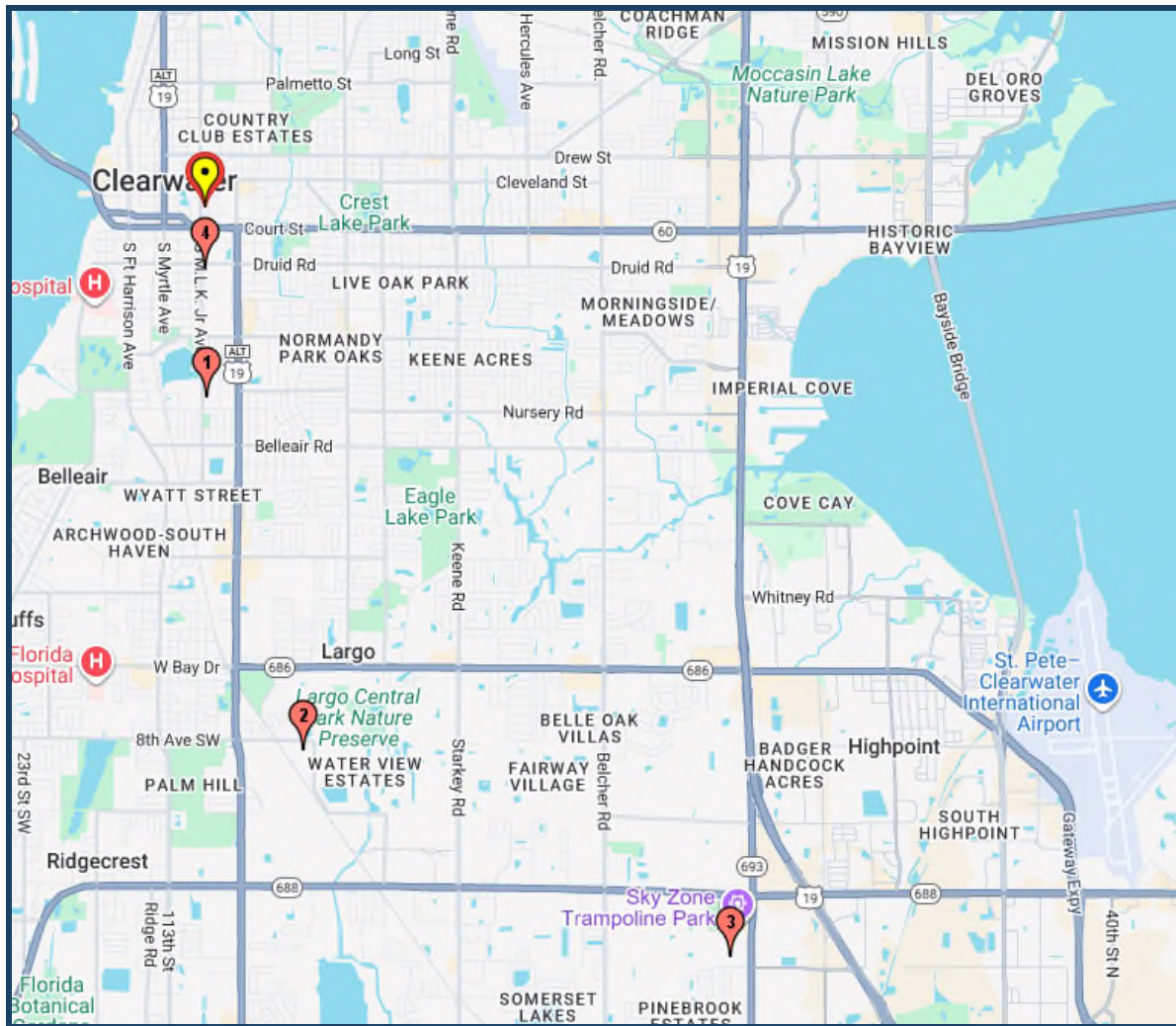
Comparable Sales Data

The subject is located in Clearwater. We have identified recent sales of vacant sites for development.

The comparable land sales selected represent the best available for this analysis. The most widely used unit of comparison in this market for the subject property type is the sale price per square foot of land area. As a result, we have analyzed the comparable sales on a price per land square foot basis.

The comparable land sales included in this appraisal report are summarized in the table below. The following page includes a location map for the comparable land sales and reflects proximity to the subject property. The Addenda contains comparable land sales data sheets. Given the characteristics of the subject site, as well as the information obtained for the comparable data, the comparables were analyzed through the application of a traditional adjustment grid using percentage adjustments.

Comp	Address	City	Date	Price	Acres	Land SF	Price Per Land SF
Subject	306 Washington Ave S	Clearwater		--	3.36	146,283	--
1	1467 S Martin Luther King Jr Ave	Clearwater	5/31/23	\$650,000	1.18	51,482	\$12.63
2	800 8th Ave SE	Largo	2/21/25	\$7,000,000	9.56	416,621	\$16.80
3	6727 126th Ave	Largo	6/9/25	\$3,750,000	4.87	212,150	\$17.68
4	1105 Druid Rd E	Clearwater	8/29/25	\$1,150,000	1.61	70,027	\$16.42



Land Sales Map

The Adjustment Process

The main points of comparison for this analysis include the transactional elements such as property rights conveyed, financial terms, the conditions and/or motivations surrounding the sale, and changes in market conditions since the sale date. Property level adjustments account for differences in the locational, physical and economics elements of the sales as compared to the subject property. The comparable sales utilized herein were analyzed relative to the subject property for the following factors:

Transactional Components

Property Rights Conveyed

Adjustments were made when applicable for conveyance of property rights other than those being appraised herein. No transactional components adjustments were warranted for the comparable land sales.

Financing Terms

Adjustments were made when applicable for extraordinary, special or non-market financing or credits provided by the seller or others which may have influenced the sale price. No adjustment is required.

Conditions of Sale

Adjustments were made when applicable for non-arm's length sale transactions and/or atypical conditions. Each of the sales was an arm's length transaction. No conditions of sale adjustments are required.

Expenditures After Sale

Adjustments were made when applicable for any reported anticipated expenditures that were incurred after the comparable was purchased. No adjustments are required.

Market Conditions

The sales used represent reasonably similar land parcels compared to the subject's underlying land, which sold since May 2023. Analysis of the Clearwater residential land market from May 2023 through the present indicates that values have remained generally stable. While broader residential sales data reflect modest fluctuations, these have not translated into a measurable change in underlying land value. Local market participants, including brokers and developers, report continued demand for well-located residential parcels, and there has been no consistent evidence of either sustained appreciation or depreciation in closed land sales during this period.

Mortgage interest rates and construction costs have influenced buyer activity, but supply of residential lots in Clearwater has remained limited. As a result, pricing for comparable sites has exhibited stability rather than a discernible upward or downward trend. Given the balance of market forces, available sales data, and professional market commentary, it is concluded that an adjustment of market conditions is not warranted.

Property Level Characteristics

Location

The subject property is located at the northwest corner of S Washington Ave and Gould St in Clearwater. Each of the sales was adjusted, if required, for locational characteristics differing from those of the subject property. Sale 1 is located south of downtown Clearwater in a transitioning area of the city, requiring an upward adjustment. Sales 2 and 3 are located in more suburban locations in Largo, requiring downward adjustments for their superior locations. Sale 4 is located a short distance from the subject, just outside of the downtown area, with an upward adjustment required.

Size

The subject site is 146,283 SF or 3.36 acres in size. Differences in land size were also considered. Significantly larger properties oftentimes have a smaller pool of potential buyers, which can result in lower pricing per unit of comparison relative to much smaller properties offering similar utility, based on the economies of scale. In the downtown area, it appears that developer's highest preference is to utilize lots that are approximately 22,000 SF (half acre) to 55,000 SF (1.25 acres) for development. Typically, sales were assemblages or were being marketed with additional sites available to entice larger national developers, as well as smaller, local developers. Therefore, sites between 22,000 SF to 55,000 SF appear to be more desirable than those that are smaller or larger in size, on a price per square foot of land basis. The subject is above that size range at 146,283 SF. Sale 1 is within the preferred size range, with downward adjustments required. Sale 4 is much larger than the subject, requiring an upward adjustment.

Topography

The subject site has a generally level topography. Each of the land sales has a similar topography; therefore, no adjustments were warranted.

Shape

The subject site is generally rectangular. Each of the comparable land sales is also rectangular or nearly rectangular and conducive to development with the exception of Sale 2 with an upward adjustment warranted.

Utilities

The subject and comparables have access to all public utilities with no adjustments warranted.

Zoning/Density

The subject property is located in the D zoning district with a maximum density of 50 units per acre. The proposed/permitted densities among the four comparable sales are summarized as follows.

- Sale 1: 1.18 acres-84 units = 71 Units/Ac
- Sale 2: 9.56 acres-336 units = 35 Units/Ac
- Sale 3: 4.87 acres-144 units = 30 Units/Ac
- Sale 4: 1.61 acres-48 units = 30 Units/Ac

There is generally an inverse size and rate relationship where land producing a higher yield (units per acre) typically trades at a higher rate per acre and lower rate per unit. With respect to density, those developments which have significantly higher density per acre generate much lower sale prices per unit due to the impact of economies of scale. Conversely lower density sites tend to generate higher rates per unit. Inherent within this ratio, a typical purchaser will consider the total unit inventory and its risks associated with higher or lower unit count (density) and pay accordingly based on current market indices. As discussed in the Highest and Best Use, the cost for a parking structure currently outweighs the value added for higher unit density.

The four comparable sales indicated a range of density per acre and we have applied adjustments to each sale compared to the subject's permitted density based on the related economies of scale.

While the subject property is zoned to permit relatively high-density residential development at 50 units per acre, this permitted density cannot be fully realized under current market conditions. At the permitted density levels, municipal parking requirements would necessitate a structured parking solution. The cost of constructing a parking garage is significant, often exceeding \$25,000–\$40,000 per space, which substantially increases overall development costs and is not supported by achievable rental rates in the local market.

As a result, although the subject is legally entitled to a higher density than some comparable sites, that entitlement does not automatically translate to superior market value. In practical terms, the site would most likely be developed at a lower density with surface parking, consistent with garden-style multifamily or townhome product. Therefore, the subject's higher permitted density does not justify a premium on a price per square foot of land basis when compared to sites with lower density allowances, since the achievable development intensity is ultimately constrained by economics rather than zoning.

Comparable 1 is currently proposed for a higher density than the subject but was sold at a much lower permitted density and was initially proposed for a 40-unit development or 34 units per acre. As a result, we have not applied an adjustment to Comparable 1. Similarly, Comparable 4 permits a maximum density of 30 units per acre compared to the subject's 50 units per acre. However, the subject's higher permitted density would require structured parking, which is not financially feasible under current market conditions. In practice, the subject would likely be developed at a lower density with surface parking, similar to that permitted for Comparable 4. Accordingly, no adjustment is made for density differences.

Comparables 2 and 3 are zoned for industrial uses and permit multifamily development only through application of Florida's Live Local Act. While the Act provides a legal mechanism to override local zoning and achieve residential density, it also introduces entitlement risk, potential delay, and additional obligations. Specifically, the Act requires that at least 40% of the residential units be set aside as affordable housing for a defined period, which can limit achievable rents and reduce overall project returns. Developers pursuing these sites must also contend with uncertainty regarding local implementation and the timing of approvals, which can increase holding costs and project risk. By contrast, the subject is already zoned to allow residential development as of right, without reliance on the Live Local Act or the accompanying affordability requirements. This makes the subject inherently more flexible, less risky, and more predictable from an entitlement and economic standpoint. As a result, upward adjustments are required to Sales 2 and 3. Accordingly, while Live Local sites have attracted market attention and transact near residential-zoned land values, they carry materially different risk and financial profiles.

Flood Zone

The subject and all the comparables are located in Flood Zone X with no adjustments required.

Summary of Adjustments

The following table presents a summary of the adjustments for the underlying site.

Land Analysis Grid		Comp 1		Comp 2		Comp 3		Comp 4	
Address	306 Washington Ave	1467 S Martin Luther		800 8th Ave SE		6727 126th Ave		1105 Druid Rd E	
City	Clearwater	Clearwater		Largo		Largo		Clearwater	
State	FL	FL		FL		FL		FL	
Date		5/31/2023		2/21/2025		6/9/2025		8/29/2025	
Price	--	\$650,000		\$7,000,000		\$3,750,000		\$1,150,000	
Land SF	146,283	51,482		416,621		212,150		70,027	
Land SF Unit Price		\$12.63		\$16.80		\$17.68		\$16.42	
Transaction Adjustments									
Property Rights	Fee Simple	Fee Simple	0.0%	Fee Simple	0.0%	Fee Simple	0.0%	Fee Simple	0.0%
Financing		Conventional	0.0%	Conventional	0.0%	Conventional	0.0%	Conventional	0.0%
Conditions of Sale		Arm's Length	0.0%	Arm's Length	0.0%	Arm's Length	0.0%	Arm's Length	0.0%
Expend. After Sale		\$0.00		\$0.00		\$0.00		\$0.00	
Adjusted Land SF Unit Price		\$12.63		\$16.80		\$17.68		\$16.42	
Market Trends		0.0%		0.0%		0.0%		0.0%	
Adjusted Land SF Unit Price		\$12.63		\$16.80		\$17.68		\$16.42	
Characteristics Adjustments									
Location		Inferior		Superior		Superior		Inferior	
% Adjustment		25%		-5%		-5%		5%	
\$ Adjustment		\$3.16		-\$0.84		-\$0.88		\$0.82	
Land SF	146,283	51,482		416,621		212,150		70,027	
Acres	3.36	1.18		9.56		4.87		1.61	
% Adjustment		-5%		5%		0%		0%	
Qualitative		Superior		Inferior		Similar		Similar	
\$ Adjustment		-\$0.63		\$0.84		\$0.00		\$0.00	
Topography	Gently Sloping	Gently Sloping		Gently Sloping		Gently Sloping		Gently Sloping	
% Adjustment		0%		0%		0%		0%	
Qualitative		Similar		Similar		Similar		Similar	
\$ Adjustment		\$0.00		\$0.00		\$0.00		\$0.00	
Shape	Roughly rectangular	Roughly rectangular		Irregular		Rectangular		Square	
% Adjustment		0%		5%		0%		0%	
Qualitative		Similar		Inferior		Similar		Similar	
\$ Adjustment		\$0.00		\$0.84		\$0.00		\$0.00	
Utilities	All Utilities Available	All Utilities Available		All Utilities Available		All Utilities Available		All Utilities Available	
% Adjustment		0%		0%		0%		0%	
Qualitative		Similar		Similar		Similar		Similar	
\$ Adjustment		\$0.00		\$0.00		\$0.00		\$0.00	
Zoning	D	C		IL		IL		HDR	
Max No. of Units	168	84		336		144		48	
Proposed/Permitted									
Proposed Density (u/ac)	50	71		35		30		30	
% Adjustment		0%		5%		5%		0%	
Qualitative		Similar		Inferior		Inferior		Similar	
\$ Adjustment		\$0.00		\$0.84		\$0.88		\$0.00	
Flood Zone	Zone X	Zone X		Zone X		Zone X		Zone X	
% Adjustment		0%		0%		0%		0%	
Qualitative		Similar		Similar		Similar		Similar	
\$ Adjustment		\$0.00		\$0.00		\$0.00		\$0.00	
Adjusted Land SF Unit Price		\$15.15		\$18.48		\$17.68		\$17.24	
Net Adjustments		20.0%		10.0%		0.0%		5.0%	

Land Sale Value Metrics – Fee Simple Market Value

The following table presents the metrics for the unadjusted and adjusted land sales. The table also presents the concluded market value per square foot for the subject property. Comparable 4 is located in closest proximity to the subject and is considered most similar to the subject. Comparables 2 and 3 are also given weight in arriving at our reconciled value of \$17.25 per square foot.

Land Value Ranges & As Is Reconciled Value				
Number of Comparables:	4	Unadjusted	Adjusted	%Δ
	Low:	\$12.63	\$15.15	20%
	High:	\$17.68	\$18.48	5%
	Average:	\$15.88	\$17.14	8%
	Median:	\$16.61	\$17.46	5%
Reconciled Value/Unit Value:			\$17.25	land sf
Subject Size:			146,283	
Indicated Value:			\$2,523,382	
Reconciled Final As Is Value:			\$2,520,000	
Two Million Five Hundred Twenty Thousand Dollars				

Final Reconciliation

The process of reconciliation involves the analysis of each approach to value. The quality of data applied, the significance of each approach as it relates to market behavior and defensibility of each approach are considered and weighed. Finally, each is considered separately and comparatively with each other.

Cost Approach

The Cost Approach was not applicable and was not used in this analysis.

Income Approach – Direct Capitalization

The Income Capitalization Approach was not applicable and was not used in this analysis.

Sales Comparison Approach

The Sales Comparison Approach analyzes similar properties, which have sold in the general area of the subject property. The sales used are recent transactions of reasonably similar properties in the subject's immediate area and/or nearby competing market areas. The properties are representative of the most recent transactions involving similar properties available for comparison with the subject. This approach provides a reliable value indication for the subject in the current market.

Summary of Values

Value Premise	As Is
Date of Value	9/11/2025
Value Type	Market Value
Value Perspective	Current
Interest Appraised	Fee Simple
Value Conclusion:	\$2,520,000

Market Value Conclusion

The Sales Comparison Approach was used in valuing the Fee Simple estate as this is the typical method utilized by buyers of property similar to the subject. Based on the data and analyses developed in this analysis, we have reconciled to the following value conclusions, as of September 11, 2025, subject to the Assumptions and Limiting Conditions.

Value Conclusions

Premise	Interest Appraised	Effective Date	Value Conclusion	Estimated Marketing
Current As Is Market Value	Fee Simple	9/11/2025	\$2,520,000	3-6 months

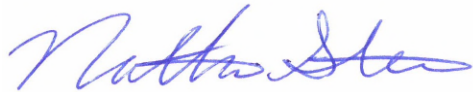
According to the Appraisal Standards Board (ASB) of the Appraisal Foundation, "reasonable marketing time" is an estimate of the amount of time it might take to sell a property interest at the estimated Market Value during the period immediately after the effective date of the report. It is not intended to be a prediction of a specific date of sale and, therefore, may be expressed as a range. Exposure time is defined as the estimated length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at Market Value on the effective date of report. Based upon the sales presented herein, an exposure period of 3-6 months or less is considered reasonable. Marketing time is also concluded at 3-6 months.

Certification Statement

We certify that, to the best of our knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions and conclusions are limited only by the reported assumptions and limiting conditions, and is our personal, impartial, and unbiased professional analyses, opinions and conclusions.
- We have no present or prospective future interest in the property that is the subject of this report, and have no personal interest with respect to the parties involved.
- We have no bias with respect to the property that is the subject of this report, or to the parties involved with this assignment.
- Our engagement in this assignment was not contingent upon developing or reporting predetermined results.
- Our compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- Our analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice (USPAP).
- No one provided significant real property appraisal assistance to the person(s) signing this certification.
- We certify sufficient competence to appraise this property through education and experience, in addition to the internal resources of the firm.
- The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- Wesley R. Sanders, MAI, AI-GRS, CCIM appraised the property in April 2024. We have performed no other services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- We have made a personal inspection of the subject property.

As of the date of this report, Wesley Sanders, MAI, AI-GRS, CCIM has completed the requirements of the continuing education program for Designated Members of the Appraisal Institute. As of the date of this report, Nathan Stienstra and Wesley Sanders, MAI, AI-GRS, CCIM have completed the requirements of the Department of Business and Professional Regulation under the provisions of Chapter 475 FS of the Florida Real Estate Appraisal Board.



Nathan Stienstra
Senior Real Estate Analyst
State-Certified General Real Estate Appraiser RZ4599



Wesley R. Sanders, MAI, AI-GRS, CCIM
Senior Managing Director
State-Certified General Real Estate Appraiser RZ2911

Basic Assumptions and Limiting Conditions

1. By this notice, all persons, companies, or corporations using or relying on this report in any manner bind themselves to accept these contingent and limiting conditions, and all other contingent and limiting conditions contained elsewhere in this report. Do not use any portion of this report unless you fully accept all contingent and limiting conditions contained throughout this document.
2. Throughout this report, the singular term "Appraiser" also refers to the plural term "Appraisers". The terms "Appraiser" and "Appraisers" refer collectively to "Entreken Associates, Inc.", its officers, employees, contractors, and associate appraisers. The masculine terms "he" or "his" also refer to the feminine term "she" or "her".
3. These conditions are an integral part of this appraisal report, and are a preface to any certification, definition, description, fact, or analysis. Moreover, these conditions are intended to establish as a matter of record that the purpose of this report is to provide one or more value opinions for the subject property. All value opinions are prepared solely for the explicitly identified client and other explicitly identified intended users.
4. Value opinions involve only real estate, and inconsequential personal property. Unless explicitly stated otherwise, value conclusions do not include personal property, un-affixed equipment, trade fixtures, business-good will, chattel, or franchise items of material worth.
5. As part of this appraisal, information was gathered and analyzed to form value opinion(s) that pertain solely to one or more explicitly identified effective value dates. The effective value date is the only point in time that the value applies. Information about the subject property, neighborhood, comparables, or other topics discussed in this report was obtained from sensible sources. In accordance with the extent of research disclosed in the Scope of Work section, all information cited herein was examined for accuracy, is believed to be reliable, and is assumed reasonably accurate. However, no guaranties or warranties are made for this information. No liability or responsibility is assumed for any inaccuracy which is outside the control of the Appraiser, beyond the scope of work, or outside reasonable due diligence of the Appraiser.
6. Real estate values are affected by many changing factors. Therefore, any value opinion expressed herein is considered credible only on the effective value date. Every day that passes thereafter, the degree of credibility wanes as the subject changes physically, the economy changes, or market conditions change. The Appraiser reserves the right to amend these analyses and/or value opinion(s) contained within this appraisal report if erroneous, or more factual-information is subsequently discovered. No guarantee is made for the accuracy of estimates or opinions furnished by others, and relied upon in this report.
7. This appraisal is not an engineering, construction, legal, or architectural study. It is not an examination or survey of any kind. Expertise in these areas is not implied. The Appraiser is in no way responsible for any costs incurred to discover, or correct any deficiency in the property. In the case of limited partnerships, syndication offerings, or stock offerings in the real estate, the client agrees that in case of lawsuit (brought by the lender, partner, or part owner in any form of ownership, tenant, or any other party), the client will hold Entreken Associates, Inc., its officers, contractors, employees and associate appraisers completely harmless. Acceptance of, and/or use of this report by the client, or any third party is prima facie evidence that the user understands, and agrees to all these conditions.
8. Unless specifically stated otherwise herein, the Appraiser is unaware of any engineering study made to determine the bearing capacity of the subject land, or nearby lands. Improvements in the vicinity, if any, appear to be structurally sound. It is assumed soil and subsoil conditions are stable and free from features that cause supernormal costs to arise. It is also assumed existing soil conditions of the subject land have proper load bearing qualities to support the existing improvements, or proposed improvements appropriate for the site. No investigations for potential seismic hazards were made. This appraisal assumes there are no conditions of the site, subsoil, or structures, whether latent, patent, or concealed that would render the subject property less valuable. Unless specifically stated otherwise in this document, no earthquake compliance report, engineering report, flood zone analysis, hazardous substance determination, or analysis of these unfavorable attributes was made, or ordered in conjunction with this appraisal report. The client is strongly urged to retain experts in these fields, if so desired.
9. For appraisals of multifamily property, only a portion of all dwellings was observed. A typical ratio of observed dwellings roughly approximates 10% of the total number of units, and this ratio declines as the number of dwellings grows. It is assumed the functionality, physical condition, and interior finish of unseen units are similar to the functionality, physical condition, and interior finish of observed units. If unobserved dwellings significantly differ from those that were viewed in functionality, physical condition, or finish, the Appraiser reserves the right to amend these analysis and/or value opinion(s).
10. If this appraisal values the subject as though construction, repairs, alterations, remodeling, renovation, or rehabilitation will be completed in the future, it is assumed such work will be completed in a timely fashion, using non-defective materials, and proper workmanship. All previously completed work is assumed to substantially conform to plans, specifications, descriptions, or attachments made or referred to herein. It is also assumed all planned, in-progress, or recently completed construction complies with the zoning

ordinance, and all applicable building codes. A prospective value opinion has an effective value date that is beyond or in the future relative to the report preparation date. If this appraisal includes a prospective valuation, it is understood and agreed the Appraiser is not responsible for an unfavorable value effect caused by unforeseeable events that occur before completion of the project.

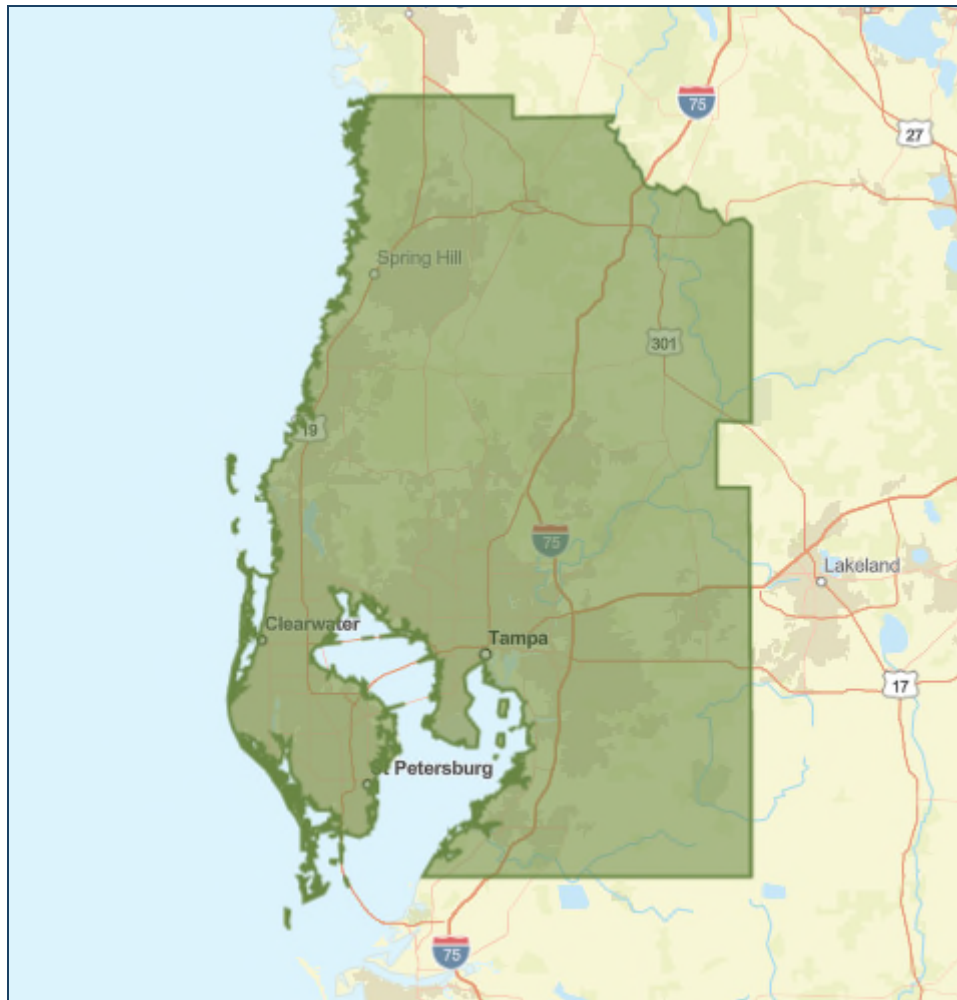
11. This valuation may or may not include an observation of the appraised property by a signatory to this report. The extent of any observation is disclosed in the Scope of Work section of this report. Any observation by a signatory is not, and should not be misconstrued as a professional property inspection. Comments or descriptions about physical condition of the improvements, if any, are based solely on a superficial visual observation. Electric, heating, cooling, plumbing, water supply, sewer or septic, mechanical equipment, and other systems were not tested. No determination was made regarding the operability, capacity, or remaining physical life of any component in, on, or under the real estate appraised. All building components are assumed adequate and in good working order unless stated otherwise. Private water wells and private septic systems are assumed sufficient to comply with federal, state, or local health safety standards. No liability is assumed for the soundness of structural members since structural elements were not tested or studied to determine their structural integrity. The roof cover for all structures is assumed water tight unless otherwise noted. Comments regarding physical condition are included to familiarize the reader with the property. This document is not an engineering or architectural report. If the client has any concern regarding structural, mechanical or protective components of the improvements, or the adequacy or quality of sewer, water or other utilities, the client should hire experts in an appropriate discipline before relying upon this report. No representations are made herein as to these matters unless explicitly stated otherwise in this report.
12. If this appraisal values an interest that is less than the whole fee simple estate, then the following disclosure applies. The value for any fractional interest appraised plus the value of all other complementary fractional interests may or may not equal the value of the entire fee simple estate.
13. An appraised property that is a physical portion of a larger parcel or tract is subject to the following limitations. The value opinion for the property appraised pertains only to that portion defined as the subject. This value opinion should not be construed as applying with equal validity to other complementary portions of the same parcel or tract. The value opinion for the physical portion appraised plus the value of all other complementary physical portions may or may not equal the value of the whole parcel or tract.
14. No liability is assumed for matters of legal nature that affect the value of the subject property. Unless a clear statement to the contrary is made in this report, value opinion(s) formed herein are predicated upon the following assumptions. (A) The real property is appraised as though, and assumed free from all value impairments including yet not limited to title defects, liens, encumbrances, title claims, boundary discrepancies, encroachments, adverse easements, environmental hazards, pest infestation, leases, and atypical physical deficiencies. (B) All real estate taxes and assessments, of any type, are assumed fully paid. (C) The property being appraised is assumed to be owned under responsible and lawful ownership. (D) It is assumed the subject property is operated under competent and informed management. (E) The subject property was appraised as though, and assumed free of indebtedness. (F) The subject real estate is assumed fully compliant with all applicable federal, state, and local environmental regulations and laws. (G) The subject is assumed fully compliant with all applicable zoning ordinances, building codes, use regulations, and restrictions of all types. (H) All licenses, consents, permits, or other documentation required by any relevant legislative or governmental authority, private entity, or organization have been obtained, or can be easily be obtained or renewed for a nominal fee.
15. The allocation of value between the subject's land and improvements, if any, represents our judgment only under the existing use of the property. A re-evaluation should be made if the improvements are removed, substantially altered, or the land is utilized for another purpose.
16. The Appraiser assumes a prospective purchaser of the subject is aware of the following. (A) This appraisal of the subject property does not serve as a warranty on the physical condition of the property. (B) It is the responsibility of the purchaser to carefully examine the property, and to take all necessary precautions before signing a purchase contract. (C) Any estimate for repairs is a non-warranted opinion of the Appraiser.
17. Any exhibits in the report are intended to assist the reader in visualizing the subject property and its surroundings. The drawings are not surveys unless specifically identified as such. No responsibility is assumed for cartographic accuracy. Drawings are not intended to be exact in size, scale, or detail.
18. Conversion of the subject's income into a market value opinion is based upon typical financing terms that were readily available from a disinterested, third party lender on this report's effective date. Atypical financing terms and conditions do not influence market value, but may affect investment value.
19. All information and comments concerning the location, market area, trends, construction quality, construction costs, value loss, physical condition, rents, or any other data for the subject represent estimates and opinions of the Appraiser. Expenses shown in the Income Approach, if used, are only estimates. They are based on past operating history, if available, and are stabilized as generally typical over a reasonable ownership period.
20. The Appraiser is not required to give testimony or appear in court because of having prepared this report unless arrangements are agreed to in advance. If the Appraiser is subpoenaed pursuant to court order, the client agrees to compensate the Appraiser for their court appearance time, court preparation time, and travel

time at their regular hourly rate then in effect plus expenses. In the event the real property appraised is, or becomes the subject of litigation, a condemnation, or other legal proceeding, it is assumed the Appraiser will be given reasonable advanced notice, and reasonable additional time for court preparation.

21. Entreken Associates, Inc. and the Appraiser have no expertise in the field of insect, termite, or pest infestation. We are not qualified to detect the presence of these or any other unfavorable infestation. The Appraiser has no knowledge of the existence of any infestation on, under, above, or within the subject real estate. No overt evidence of infestation is apparent to the untrained eye. However, we have not specifically inspected or tested the subject property to determine the presence of any infestation. No effort was made to dismantle or probe the structure. No effort was exerted to observe enclosed, encased, or otherwise concealed evidence of infestation. The presence of any infestation would likely diminish the property's value. All value opinions in this communication assume there is no infestation of any type affecting the subject real estate. No responsibility is assumed by Entreken Associates, Inc. or the Appraiser for any infestation or for any expertise required to discover any infestation. Our client is urged to retain an expert in this field, if desired.
22. Effective January 26, 1992, the Americans with Disabilities Act (ADA) - a national law, affects all nonresidential real estate or the portion of any property, which is non-residential. The Appraiser has not observed the subject property to determine whether the subject conforms to the requirements of the ADA. It is possible a compliance survey, together with a detailed analysis of ADA requirements, could reveal the subject is not fully compliant. If such a determination was made, the subject's value may or may not be adversely affected. Since the Appraiser has no direct evidence, or knowledge pertaining to the subject's compliance or lack of compliance, this appraisal does not consider possible noncompliance or its effect on the subject's value. All opinions are those of the signatory Appraiser based on the information in this report. No responsibility is assumed by the Appraiser for changes in market conditions, or for the inability of the client, or any other party to achieve their desired results based upon the appraised value. Some of the assumptions or projections made herein can vary depending upon evolving events. We realize some assumptions may never occur and unexpected events or circumstances may occur. Therefore, actual results achieved during the projection period may vary from those set forth in this report. Compensation for appraisal services is dependent solely on the delivery of this report, and no other event or occurrence.
23. No part of this report shall be published or disseminated to the public by the use of advertising media, public relations media, news media, sales media, electronic devices, or other media without the prior written consent of Entreken Associates, Inc. This restriction applies particularly as to analyses, opinions, and conclusions; the identity of the Appraiser; and any reference to the Appraisal Institute or its MAI, SRPA, or SRA designations. Furthermore, no part of this report may be reproduced or incorporated into any information retrieval system without written permission from Entreken Associates, Inc., the copyright holder.

Addenda

Regional Analysis



REGIONAL MAP

Introduction

The subject property is located in Clearwater, Pinellas County, Florida, which is within the Tampa-St. Petersburg-Clearwater Metropolitan Statistical Area (MSA). The Tampa MSA is generally referred to as the Tampa Bay area, which consists of Hernando, Hillsborough, Pasco, and Pinellas Counties, as defined by the US Census Bureau. It includes the major municipalities of Tampa, St. Petersburg, Clearwater, and Brandon. Some publications also include the Citrus, Manatee, Pasco, Polk, and Sarasota counties. However, for this analysis, we have included the four county area. The Tampa Bay area is approximately 80 miles west of Orlando, 270 miles northwest of Miami, and 200 miles southwest of Jacksonville. Because the subject benefits from the strength of the area, an overview of this area is appropriate, followed by a description of the community in which the subject is located. The Tampa Bay MSA is located in Southwest Florida on the Gulf of Mexico and Tampa Bay and encompasses 2,554.5 square miles.

MSA at a Glance - TAMPA-ST. PETERSBURG-CLEARWATER FL

The Tampa Bay Area is a major populated area surrounding Tampa Bay on the west coast of Florida. The metro, comprising of four counties namely: Hillsborough, Pasco, Pinellas and Hernando, is home to some of the best beaches in the country.

Over the years, Tampa has attained the status of a vacation spot especially for families. It is a diverse travel destination which offers distinctive and unique selections of delights and activities. The popular Busch Gardens, where families get a thrill of an amusement park and the fun of a zoo all in one place, is one of the popular places in the area dedicated to animals and wildlife. The historic Ybor City neighborhood, developed by Cuban and Spanish cigar-factory workers is likewise viewed as a dining and nightlife destination.

Together with tourism, part of what made Tampa's future so promising is its economic base. Looking towards the future, developers have been seeking to expand businesses to draw in investors as well as more employment. Service-related and office-oriented jobs turn out to be more appealing, making the city an ideal location for companies in search for regional headquarters, financial firms and high-technology industries. Some of the most notable company headquarters to date are Tech Data Corp., Jabil Circuit Inc., and Raymond James Financial.

Key Demographics

- > In 2024, Tampa Bay gained approximately 68,400 residents, and is among the top 10 metropolitan areas gaining residents in the nation.
- > The median household income for the area is \$73,773 and is \$940 lower than Florida and \$5,295 lower than the national average.
- > The average household size is 2.38
- > The median price of homes currently listed is \$382,500, while the median price of homes sold is \$410,000.
- > Since 2015, the ratio of Median Household Income to Median Home Price decreased in the Tampa Bay area and across Florida, until 2024 when it increased slightly. The same ratio decreased less across the US and was stable the last three years.



Average Annual Rainfall: 46.31"
Average Rainfall Days: 11 days
Average Sunshine: 20.5 days



Annual High Temperature: 81.7 F
Annual Low Temperature: 65 F
Average Annual Temperature: 73.3 F

Source: The Weather Atlas

Economic Drivers



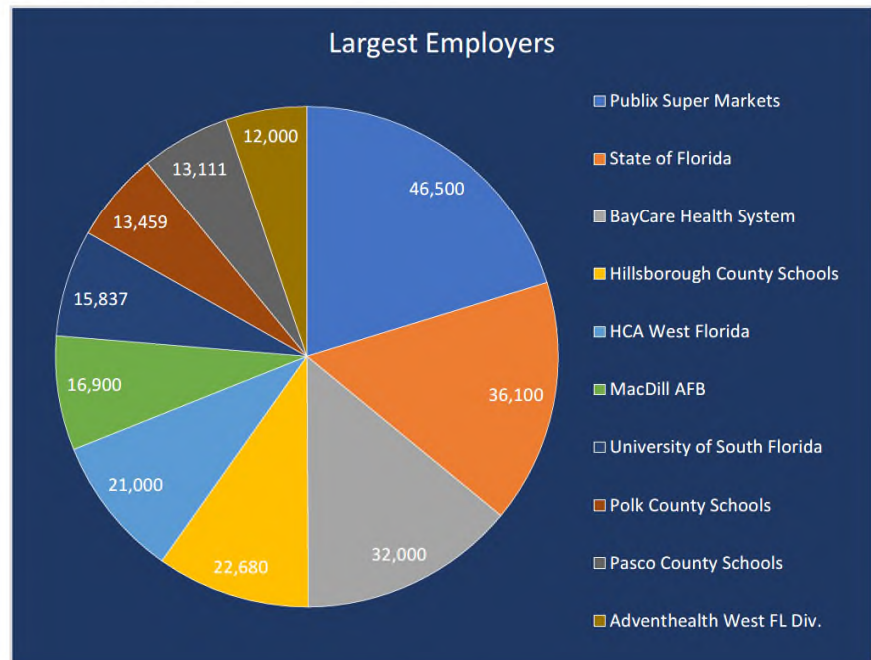
Healthcare



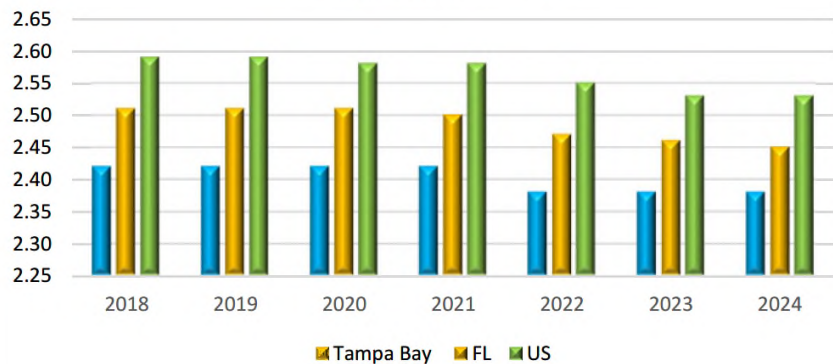
Tourism



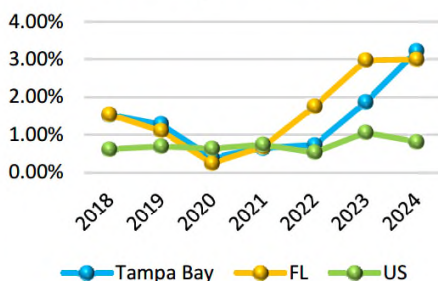
Employment



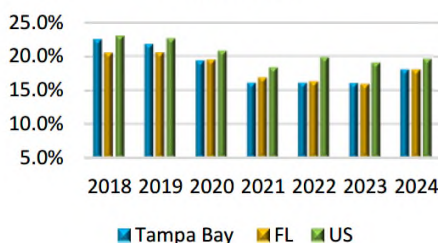
Average Household Size



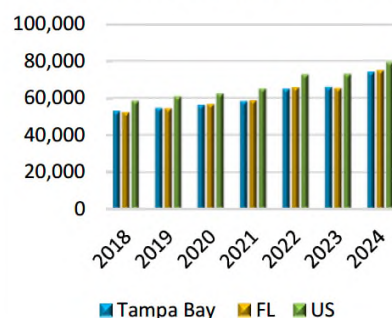
Annual Population Growth



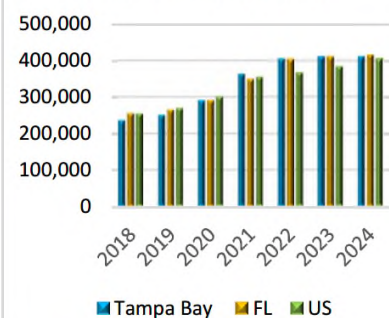
MHI/MHP Ratio



Median Household Income



Median Home Price



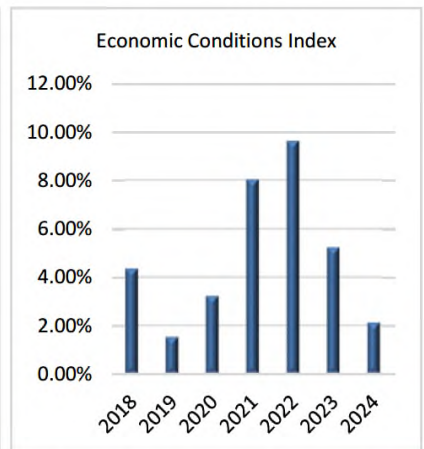
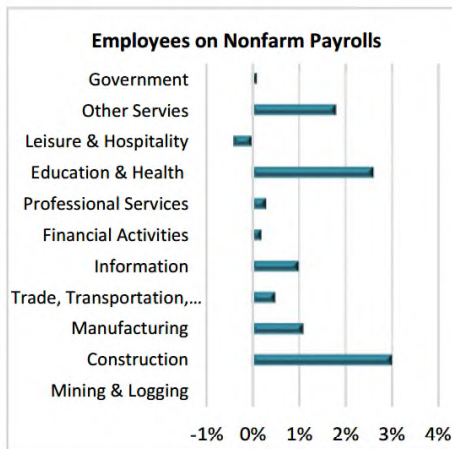
Employment

Tampa Bay's unemployment rate is at 3.3% as of December 2024, according to the Bureau of Labor and Statistics figures. Education and health services make up a considerable portion of Tampa's employment base.

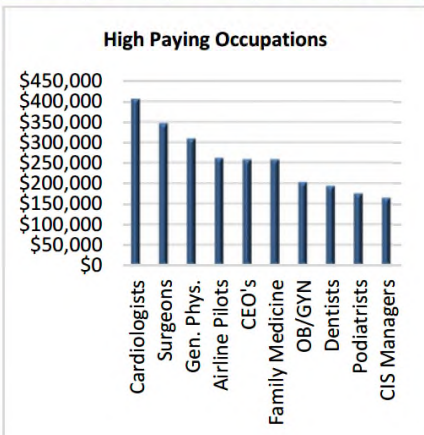
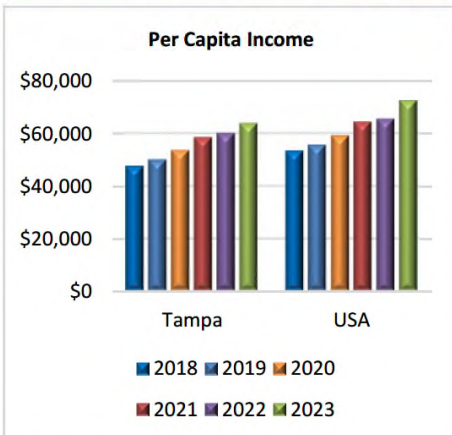
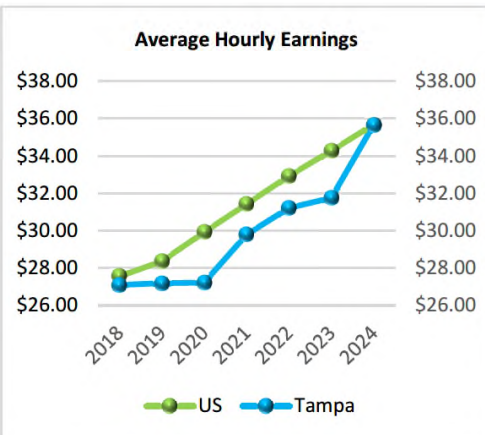
The region is home to several universities, the largest of which is the University of South Florida, which is a large area employer. In addition, several hospital groups in the Tampa region, such as BayCare, AdventHealth, and Tampa General Hospital, have a presence. All three have been expanding in the region with new hospitals, outpatient facilities, and medical offices, adding more medical jobs to the area.

Income

An ordinary individual in Tampa works an average of 40 hours for the entire week. The median household income was reported at \$73,773 for 2024 and is projected to increase to \$89,225 in five years. It has been also noted that Tampa enjoys a lower cost of living compared to other American cities of similar size and other Florida cities such as Miami, Fort Lauderdale, and Sarasota.



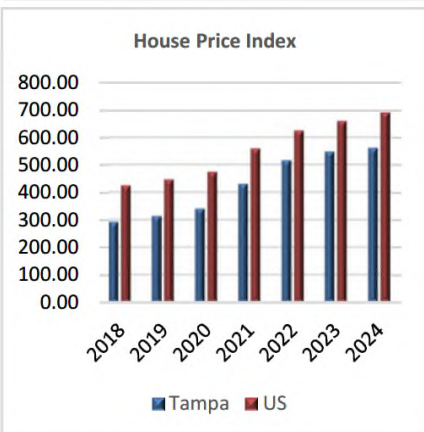
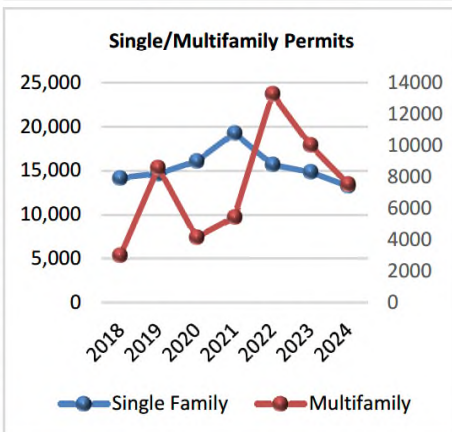
ECONOMIC INDICATORS	2017	2018	2019	2020	2021	2022	2023
Gross Domestic Product (% change)	3.9	5.6	5.5	3.4	12.1	11.2	-
Total Employment (% change)	2.1	2.14	2.5	-3.02	6.2	5.1	2.0
Unemployment Rate (%)	3.7	3.3	2.8	5.4	3.0	2.2	3.2
Personal Income Growth (\$ in ths)	45.6	47.5	50	53.6	58.5	60	-
Median Household Income (\$ in ths)	54.4	55.9	57.9	55.9	64.9	64.7	65.6
Population (# in mill)	3.11	3.16	3.20	3.18	3.22	3.25	3.28
Net Migration (# in ths)	41.2	34.8	35.7	14.0	45.9	54.7	-
Single-family Permits (# in ths)	12.6	14.2	14.8	15.9	19.3	15.6	13.5 YTD
Multi-family Permits (# in ths)	5.6	3.5	8.7	3.8	5.5	13.2	9.4 YTD
House Price Index (1995Q1=100)	268.96	290.21	312.23	338.62	428.74	514.18	545.33



Housing

A prominent number of homes under development in 2024 were single-family. As of December 2024, there were 13,254 dwelling units built at an average value of \$382,682.

Tampa Bay currently has a combination of strong economy that creates new jobs, more commercial transformations and developments which keep locals and more people to move and look for work, while enjoying what the area has to offer.



Sources: Tampa Hillsborough EDC, VisitTampaBay, Dept. of Numbers, BLS, Census Bureau, Texas A&M REC

Employment

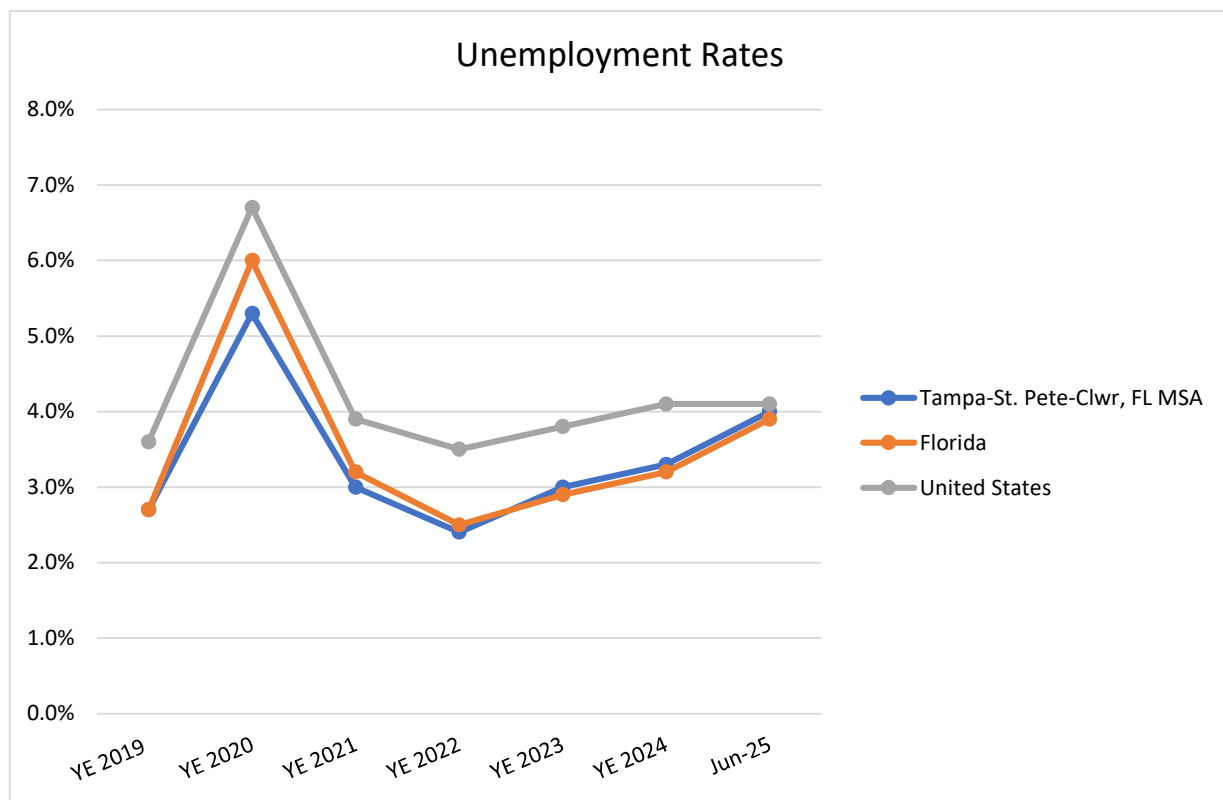
Tampa Bay's unemployment rate is at 4.0% as of June 2025, according to the Bureau of Labor and Statistics figures. Education and health services make up a considerable portion of Tampa's employment base.

The region is home to several universities, the largest of which is the University of South Florida, which is a large area employer. In addition, several hospital groups in the Tampa region, such as BayCare, AdventHealth, and Tampa General Hospital, have a presence. All three have been expanding in the region with new hospitals, outpatient facilities, and medical offices, adding more medical jobs to the area.

Unemployment

The following table exhibits current and past unemployment rates as obtained from the Bureau of Labor Statistics. Overall, the metro and the state had a lower unemployment rate than the nation. This, combined with the pro-business philosophy of Florida, has increased investor demand for real estate in Florida over the past few years.

Unemployment Rates							
Area	YE 2019	YE 2020	YE 2021	YE 2022	YE 2023	YE 2024	Jun-25
Tampa-St. Pete-Clr, FL MSA	2.7%	5.3%	3.0%	2.4%	3.0%	3.3%	4.0%
Florida	2.7%	6.0%	3.2%	2.5%	2.9%	3.2%	3.9%
United States	3.6%	6.7%	3.9%	3.5%	3.8%	4.1%	4.1%



The following table provides the employment by industry for the Tampa Bay MSA.

Employment by Industry - Tampa Bay MSA		
Industry	Jun-25	Percent of Employment
Construction	98,400	6.3%
Manufacturing	76,400	4.9%
Trade, Transportation, Utilities	281,600	18.1%
Information	29,100	1.9%
Financial Activities	145,300	9.3%
Professional and Business Services	288,900	18.6%
Education and Health Services	253,200	16.3%
Leisure and Hospitality	175,200	11.3%
Other Services	54,300	3.5%
Government	153,500	9.9%

Major Employers

The following table indicates the major employers within the Tampa Bay MSA.

Major Employers - Tampa Bay MSA	
Company	No. of Employees
Publix Super Markets	46,500
State of Florida	36,100
Baycare Health System	32,000
Hillsborough County School District	22,680
HCA West Florida Division	21,000
MacDill Air Force Base	18,000
AdventHealth Tampa	18,000
University of South Florida	16,280
Raymond James Financial	13,348
Tampa General Hospital	10,000

Tourism

Visitors to the Tampa Bay area contributed a direct impact in excess of \$9.4 billion in fiscal year 2024, which included spending by international visitors, and domestic day and overnight visitors. Visit Tampa Bay said overall, total taxable hotel revenue for Tampa Bay has reached \$1,391,000,000 for fiscal year 2024. Tourist development tax collections for fiscal year 2024 reached \$70,000,000. Those numbers surpass pre-pandemic levels and represent a winning streak that will only continue.

Pinellas County is known for the beaches of the barrier islands including from Clearwater Beach in the north to St. Pete Beach in the south. The St. Petersburg/Clearwater area is the leading destination on the Gulf Coast.

Busch Gardens Tampa Bay launches the Serengeti Flyer, the tallest and fastest ride of its kind, while Adventure Island Water Park offers its new rides called Rapids Racer and Wahoo Remix. ZooTampa at Lowry Park has also expanded its site to treat some of the injured Florida manatees.

The Gulf Coast draws visitors for the outdoor and on-the-water recreational opportunities such as golf with a myriad of public, municipal and private courses. The area is known as one of the best fishing grounds with both inshore and offshore opportunities and charter companies operating out of the many marinas in the area. Clearwater Beach is known as one of the best beaches in the world (Trip Advisor's #1 in 2018) with many attractions including the Clearwater Marine Aquarium that's home to two of the world's most famous dolphins.

There are many museums and other cultural attractions that draw tourists including the Dali Museum, the Chihuly Collection, St. Petersburg Museum of History and Imagine Museum to name a few. The St. Petersburg Arts Alliance partnered with St. Petersburg to ensure a strong arts-related economic presence and foster growth in the seven arts districts.

Largo offers several attractions including the Florida Botanical Gardens, and the Pinellas County Heritage Village, an open-air historical village and museum dating to the mid-19th Century. The Pinellas Trail is a linear trail extending from St. Petersburg to Tarpon Springs through Largo. The 45-mile trail is developed mostly along abandoned rail lines and is open for cyclists, joggers, and skaters.

Linkages

Interstate 275 traverses north and south through the center of the county. This limited-access highway provides access to Interstate 75 to the north and Saint Petersburg to the south. Interstate 75 is a limited-access highway which traverses north and south through the center of the county. This highway provides access to Manatee County to the south and Hernando and Pasco counties to the north. Interstate 4 is a limited access highway that terminates in Hillsborough County and travels east to Orlando. There are several limited-access toll roads that traverse through the county and numerous county roads.

There are three major bridges that provide access to Pinellas County from Hillsborough County. These include the West Courtney Campbell Causeway (State Route 60), the Howard Frankland Bridge (Interstate 275/State Route 93) and U.S. Highway 92/State Route 600.

Overall, the linkages throughout the county are ample with good access to other areas of the Tampa Bay area.

Transportation

The Tampa Bay MSA is home to two major airports including St. Pete-Clearwater International Airport (PIE) in Pinellas County, and Tampa International Airport (TPA) in Hillsborough County.

Tampa International Airport is an international airport approximately 6.0 miles west of Downtown Tampa. It is served by over twenty major airlines, including Southwest Airlines which operates up to 121 flights per day. Over the 12 months ending in February 2025, the airport reportedly handled 24,609,398 passengers, making it the 26th busiest airport in North America. From March 1, 2025 to April 6, 2025, the airports spring break period, TPA anticipates a record breaking 3.3 million passengers to pass through the airport. The airports busiest day for 2025 is expected to be on March 15th, with as many as 101,000 passengers projected. TPA is also planning a \$790 million Airside D project that is scheduled for completion in late 2027.

St. Pete-Clearwater International Airport saw a 14% increase in passengers in 2024. The airport connects Pinellas County with smaller cities across North America and is seeing growth in its Canadian business and is planning a \$110 million terminal expansion.

Mass transit is provided by the public transports available for each county as stated below:

Pinellas County	Pinellas Suncoast Transit Authority (PSTA)
Hillsborough County	Hillsborough Area Regional Transit Authority (HART)
Pasco County	Pasco County Public Transportation (PCPT)
Hernando County	Hernando County Transit Services (TheBus)

Population

The 2025 population data is the most current available for the Tampa MSA with growth as illustrated below. As employment has increased over the past few years, the population growth has also increased. The four county Tampa MSA had an estimated 2025 population of 3,385,153 which is expected to increase by 1.09% per year until 2030.

	2025 Population	2030 Population Estimation	2025-2030 Population: Annual Growth
Tampa-St. Petersburg-Clearwater	3,385,153	3,574,464	1.09%
Florida	23,027,836	24,297,976	1.08%
USA	339,887,819	347,149,422	0.42%

Median Household Income

Total median household income for the region is presented in the following table. Overall, the subject's MSA is similar to the state. However, is slightly below the nation.

	2025 Median Household Income	2025 Average Household Income	2025 Per Capita Income
Tampa-St. Petersburg-Clearwater	\$78,083	\$109,563	\$45,617
Florida	\$78,205	\$111,382	\$44,891
USA	\$81,624	\$116,179	\$45,360

Residential Real Estate

House Price Appreciation:

Median price for houses is \$405,000 in July 2025 compared to \$416,000 in July 2024, which was a -2.6% change. Condo/townhome median pricing is down -9.4% during the same timeframe, down to \$267,250 from \$295,000. Some of these lower prices can be attributed to as is sold properties that were flooded during the 2024 hurricanes that devastated tens of thousands of Tampa Bay properties.

Active listings are up 22.8% from last year in the Single-Family home market and up 12.4% in the Townhouse/Condo market. This is due to the decreased sales volume and decrease in demand for housing.

The tables below summarize the most important housing market indicators for the Tampa, FL metro in July 2025.

Single-Family				Townhouses and Condos			
Summary Statistics	July 2025	July 2024	Percent Change Year-over-Year	Summary Statistics	July 2025	July 2024	Percent Change Year-over-Year
Closed Sales	3,508	3,627	-3.3%	Closed Sales	1,044	1,291	-19.1%
Paid in Cash	874	843	3.7%	Paid in Cash	482	557	-13.5%
Median Sale Price	\$405,000	\$416,000	-2.6%	Median Sale Price	\$267,250	\$295,000	-9.4%
Average Sale Price	\$504,161	\$522,334	-3.5%	Average Sale Price	\$351,378	\$401,729	-12.5%
Dollar Volume	\$1.8 Billion	\$1.9 Billion	-6.6%	Dollar Volume	\$366.8 Million	\$518.6 Million	-29.3%
Median Percent of Original List Price Received	95.7%	96.9%	-1.2%	Median Percent of Original List Price Received	93.1%	94.8%	-1.8%
Median Time to Contract	39 Days	29 Days	34.5%	Median Time to Contract	59 Days	47 Days	25.5%
Median Time to Sale	79 Days	71 Days	11.3%	Median Time to Sale	98 Days	87 Days	12.6%
New Pending Sales	3,439	3,448	-0.3%	New Pending Sales	1,032	1,237	-16.6%
New Listings	4,531	4,620	-1.9%	New Listings	1,494	1,806	-17.3%
Pending Inventory	4,287	4,449	-3.6%	Pending Inventory	1,249	1,573	-20.6%
Inventory (Active Listings)	14,168	11,542	22.8%	Inventory (Active Listings)	6,994	6,223	12.4%
Months Supply of Inventory	4.4	3.5	25.7%	Months Supply of Inventory	6.8	5.0	36.0%

Source: Greater Tampa Realtors

The Tampa, FL metro had a weakening seller's market in July 2025. For the Single-Family segment, months' supply stood at 4.4 months. For the Townhouse/Condo segment, it stood at 6.8 months. On a market segment basis, entry-level markets tend to have a somewhat lower demarcation point between a buyer's and seller's market (estimated around 5 months) and move-up markets tend to have a somewhat higher demarcation point between a buyer's and seller's market (estimated around 7 months). This is because even in a balanced market, the less expensive entry-level homes usually sell more quickly than move-up homes. Lower levels of months' inventory tend to lead to upward price pressures. This is especially common in the entry-level market, where supply has been most constrained since 2012 and which has led to reduced affordability.

Mortgage Risk:

AEI measures the level of mortgage risk present in a metro through the mortgage default rate. A higher mortgage default rate implies greater access to credit, but also indicates greater likelihood of default. While at first glance, greater access may seem like a positive, especially for first-time buyers trying to enter the market, when market conditions are tight, it actually works to their detriment. During a seller's market, greater access to credit is capitalized into higher house prices, which then generally results in home prices rising faster than, for example, incomes or rents.

In the Tampa, FL metro, the most recent mortgage default rate data is for the 4th quarter of 2024, which stood at 11.8%, compared to 11.9% for the nation. The mortgage default rate in the Tampa, FL metro decreased from a year ago, when the mortgage default rate stood at 12.2%.

The mortgage default rate varied substantially by market segment for the Tampa, FL metro. The mortgage default rate for entry-level buyers was 14.9%, but only 8.8% for move-up buyers.

Expected mortgage rate increases is not likely to be positive for the residential housing market. We expect pricing to stabilize and likely only moderately increase in 2025. This depends heavily on the net positive in-migration of people moving to the area from other parts of the country.

New Construction Activity:

In the fourth quarter of 2024, new construction share of sales added 22.6% overall to the Tampa, FL metro housing stock. This is higher than the nation, for which the new construction contribution during the same time period was 16.0%. Additions to the existing housing stock during this period varied substantially by market segment. While 19.6% was added to the entry-level tier stock, 26.9% was added to the move-up tier stock.

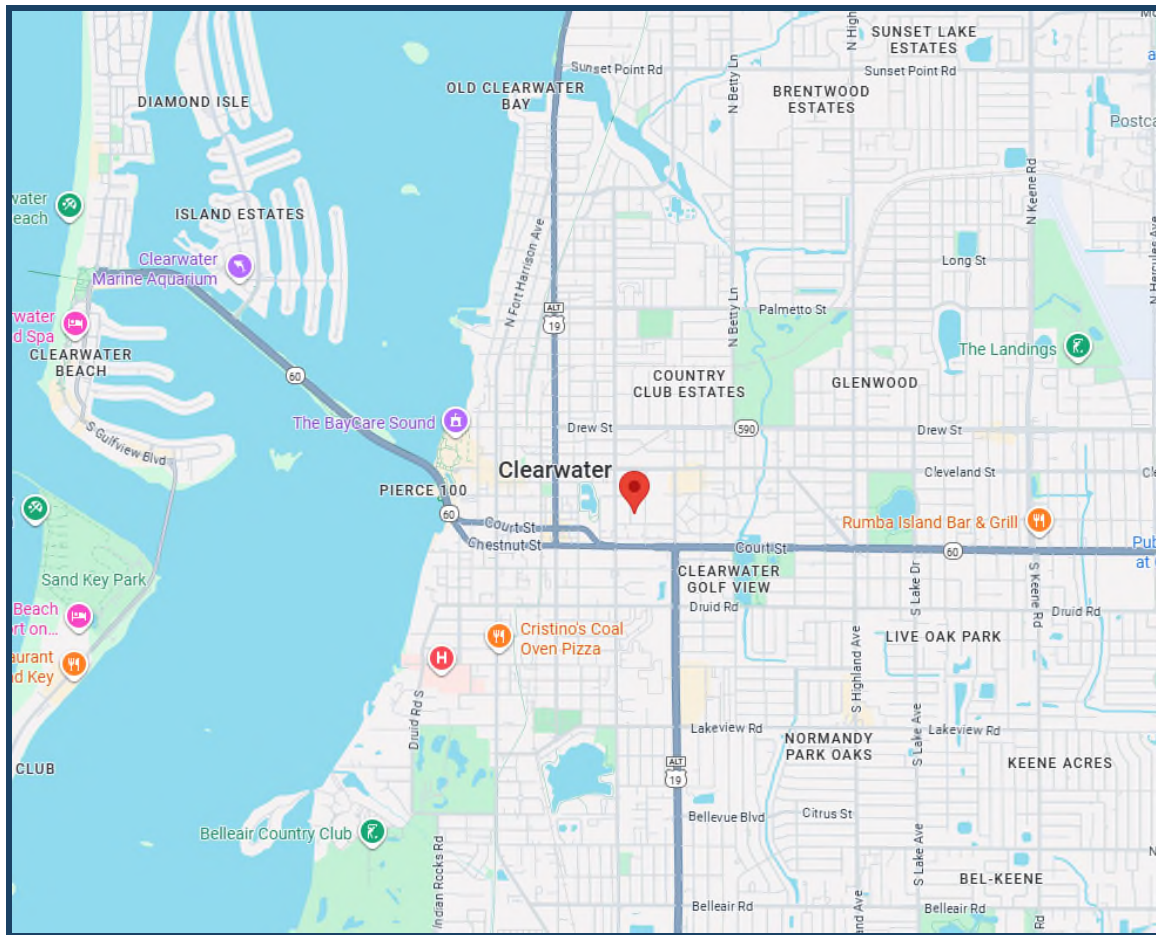
MSA Conclusion

Housing demand and prices are slowing, and 2024 housing permits declined by 0.7% from the previous year, but housing prices are still at the highest levels since 2008. As the economy continued to improve throughout late 2022, not only did housing prices continue to rise, but residential rental rates also increased. These trends continued into 2023 and 2024 throughout the residential and commercial real estate sectors. It is unclear what effect rising interest rates will have on the economy and real estate markets. Healthcare is another key driver for the metro area—jobs in the medical profession are over 15% of the area's workforce and pay slightly more than the local average. Hiring in these elective fields is evidence that residents are optimistic about the region's recovery. This increase is also attributable to the extra demand created by the large, fast-growing senior population. Among major metro areas, the Tampa MSA maintains the largest percentage of residents older than 65, even with a population growth trend of under 20-year olds outpacing the country as a whole.

Tampa-St. Petersburg-Clearwater is expected to be similar to slightly outpace the nation over the next two years, as a slowed, but continued influx of residents, mostly retirees, will drive demand for housing and other locally produced services. These transplants will contribute to its tax base, but not add as much to its tightening labor supply as a high percentage appear to be retirees and remote employees. This will also help to continue to drive the construction market. Overall, these factors have led to the lowest unemployment levels in Tampa Bay since before the COVID pandemic, a growing labor force with more people entering the job market, while driving up wages. While the hospitality industry in the beaches area has been robust over the past few years, continually breaking records, the industry is also expected to continue to slowly recover outside the beaches areas, as the US and world economies improve. The beaches continue to be some of the utmost traveled to destinations with outdoor venues. These factors will ensure that Tampa Bay's income expands faster than the nation's over the forecast horizon. Robust healthcare and the outdoor lifestyle demand will be a catalyst for the foreseeable future and the outlook for the long-term economy is positive.

Neighborhood Analysis

Due to the summary format of the report, detailed information relative to the city trends have been summarized as follows.



Overview

Pinellas County was founded in 1912. The county seat, Clearwater, was incorporated in 1891. It totals 608 square miles, made up of 274 square miles of land and 334 square miles of water. The subject's neighborhood is located in the City of Clearwater, within Pinellas County. The address is 306 Washington Ave S and the borders include Sunset Point Rd to the north, Keene Rd to the east, Belleair Rd to the south, and the Intracoastal Waterway to the west.

Access/Visibility

Within the immediate area of the subject property, transportation access helps define the character of its development. This portion of Pinellas County has average to good access with the primary north and south roadways being Alt US-19 and Keene Rd, and the primary east and west roadways being Gulf to Bay Blvd, Drew St and Sunset Point Rd. Gulf to Bay Blvd gives the subject neighborhood quick access to Hillsborough County. There are a number of secondary and tertiary streets traversing the neighborhood to provide good access.

Land Use Patterns

Development within the neighborhood includes low-density commercial/retail development along major thoroughfares such as Court St and S Missouri Ave., with residential developments located on secondary thoroughfares scattered throughout the neighborhood. Residential makes up most of the development in the neighborhood on the south side of Court St, and the north side of Court St to Drew St has mixed development as it's part of Downtown Clearwater. There is very little industrial development. The developable area in the PMA is approximately 95% developed, with most vacant land being parcels that were previously developed and were demolished for re-development. The approximate breakdown of land uses is as follows: Single-family 45%, Multifamily 15%, Retail 25%, Office 10%, Industrial 3%, and Vacant Land 2%. The neighborhood is in the stability phase of its life cycle.

New retail and mixed-use developments are also underway within 5 miles of the subject. The Clearwater Downtown Redevelopment Plan Area serves as a long-term vision for Downtown Clearwater and surrounding residential and commercial areas. It includes a 540-acre community redevelopment area namely Imagine Clearwater; a \$55 million master plan along downtown's waterfront that will offer high-rise office, mixed-use residential and retail space, and the North Marina Master Plan area on the other hand covers 64 acres just north of Downtown Clearwater which focuses on attracting commercial, retail, restaurants and more residential to the neighborhood.

The City of Clearwater has broken ground on a new city hall at Myrtle Ave and Pierce St, south of the Municipal Services Building downtown. Plans include a 41,679 square foot city hall along with a public plaza green space that connects to the Pinellas Trail. The existing parking lot of the Municipal Services Building will support the new city hall, and onsite parking will be added for the development. The project is estimated to cost \$44.8 million, \$31.5 million for the new city hall and \$13.3 million for renovation of the Municipal Services Building. Expected completion is July of 2026.

A three-acre waterfront site at 551 Gulf Boulevard has been acquired for the development of a pair of nine-story buildings with 86 luxury residences, a resort-style pool deck and a 270-foot wide private beach. Amenities include an owner's restaurant, valet service, club room, "world-class" gym, media room, a spa and sauna, a steam room, a spa lounge and exterior and hot and cold plunge pools. Residences are expected to range in size from 2,078 to 3,443 square feet, with prices from \$2.5 million to \$12 million. Sales for the project launched in January 2025, and vertical construction is set to begin in late 2025.

A new \$32 million, 81-unit affordable housing community named Clearwater Gardens is being constructed at 1260 Cleveland St in Clearwater, just east of downtown. The four-story building will include 52 one-bedroom units, 8 two-bed one-bath units and 21 two-bed two-bath units. Units will range from 605 square feet to 929 square feet and will be open to households with incomes ranging from 30% of the area median income to 80%. Amenities will include resident programs and activities as well as a library, children's game room, coworking space and a tech lab. There will also be a community garden for residents on the northeast corner of the property next to an existing community garden. Construction is expected to take 18 months to complete.

Opal Sol, a new 248 unit all-suite resort recently opened on the east side of S Gulfview Blvd in Clearwater Beach, across the street from its sister property, Opal Sands Resort. Property amenities include three pools, two with waterfront views, the full-service Opal Spa and four restaurants. Rooms range from studio to three bedrooms, and guests have access to additional dining and amenities at Opal Sands. Opal Sol offers 57,194 square feet of event space that when combined with Opal Sands, offers over 106,000 square feet of indoor/outdoor, and ancillary space that can accommodate groups of up to 700 attendees.

Public Facilities/ Services

Public utilities (sewer, water, trash) are available to most portions of the neighborhood and provided by Pinellas County Utilities, while TECO Energy provides electricity. Fire and police protection are adequate to meet the needs of the neighborhood's residents and are provided by the Clearwater Police Department and Clearwater Fire Rescue. Public transportation is available in the neighborhood and adequate medical services are also provided.

Neighborhood Demographics

The following tables present the subject neighborhood demographics for a one-, three- and five-mile radius from the subject property.

Demographic Data

Population characteristics and income levels were obtained from STBOnline for 1, 3, and 5-mile radii near the subject's location. A summary of the information is presented in the following tables.

POPULATION

	1 mile	3 miles	5 miles
2010 Population	14,366	89,139	214,721
2020 Population	15,090	93,566	224,781
2025 Population	14,654	94,303	228,146
2030 Population	14,970	94,085	228,463
2010-2020 Annual Rate	0.49%	0.49%	0.46%
2020-2025 Annual Rate	-0.56%	0.15%	0.28%
2025-2030 Annual Rate	0.43%	-0.05%	0.03%
2020 Median Age	43.9	46.8	50.2
2025 Median Age	45.2	47.5	51.0

TAMPA-ST. PETERSBURG-CLEARWATER MSA



FLORIDA



UNITED STATES



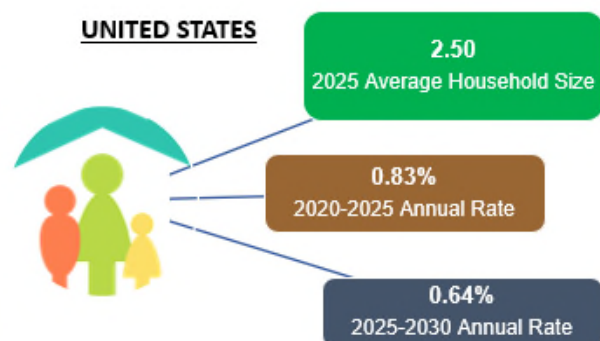
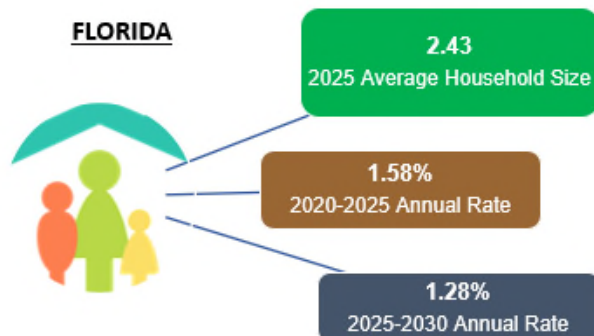
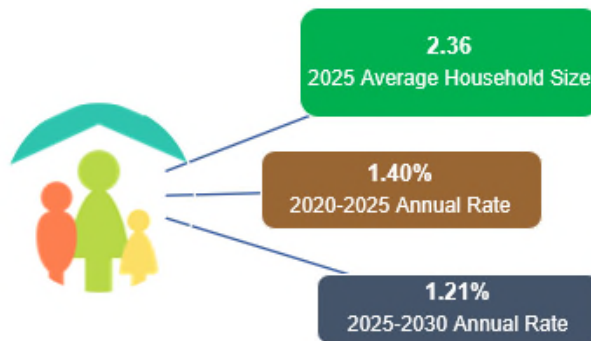
Within 3 miles of the subject, the current year population is 94,303. In 2020, the Census count in the area was 93,566. The rate of change since 2020 was 0.15% annually. The five-year projection for the population in the area is 94,085 representing a negative change of -0.05% annually from 2025 to 2030.

HOUSEHOLD

	1 mile	3 miles	5 miles
2025 Wealth Index	56	92	86
2010 Households	6,189	38,504	99,732
2020 Households	6,828	40,610	104,823
2025 Households	6,992	41,799	108,398
2030 Households	7,305	42,265	109,945
2010-2020 Annual Rate	0.99%	0.53%	0.50%
2020-2025 Annual Rate	0.45%	0.55%	0.64%
2025-2030 Annual Rate	0.88%	0.22%	0.28%
2025 Average Household Size	1.97	2.16	2.05

The household count within 3 miles of the subject has changed from 40,610 in 2020 to 41,799 in the current year, a change of 0.55% annually. The five-year projection of households is 42,265, a change of 0.22% annually from the current year total. Average household size is currently 2.16.

TAMPA-ST. PETERSBURG-CLEARWATER MSA



INCOME

	1 mile	3 miles	5 miles
Mortgage Income			
2025 Percent of Income for Mortgage	46.9%	38.7%	35.6%
Median Household Income			
2025 Median Household Income	\$52,196	\$68,029	\$66,953
2030 Median Household Income	\$61,598	\$78,993	\$76,796
2025-2030 Annual Rate	3.37%	3.03%	2.78%
Average Household Income			
2025 Average Household Income	\$81,324	\$102,192	\$96,370
2030 Average Household Income	\$90,578	\$115,280	\$108,452
2025-2030 Annual Rate	2.18%	2.44%	2.39%
Per Capita Income			
2025 Per Capita Income	\$37,973	\$45,449	\$45,887
2030 Per Capita Income	\$43,312	\$51,947	\$52,289
2025-2030 Annual Rate	2.67%	2.71%	2.65%

Current median household income is \$68,029 within 3 miles of the subject, compared to \$81,624 for all U.S. households. Median household income is projected to be \$78,993 in five years, compared to \$92,476 all U.S. households.

Current average household income is \$102,192 in this area, compared to \$116,179 for all U.S. households. Average household income is projected to be \$115,280 in five years, compared to \$128,612 for all U.S. households.

Current per capita income is \$45,449 in the area, compared to the U.S. per capita income of \$45,360. The per capita income is projected to be \$51,947 in five years, compared to \$50,744 for all U.S. households.

TAMPA-ST. PETERSBURG-CLEARWATER MSA



FLORIDA



UNITED STATES

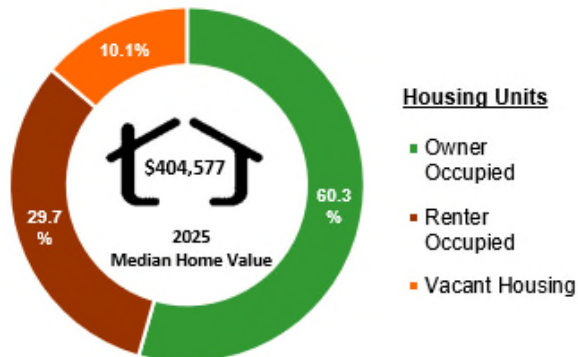


HOUSING

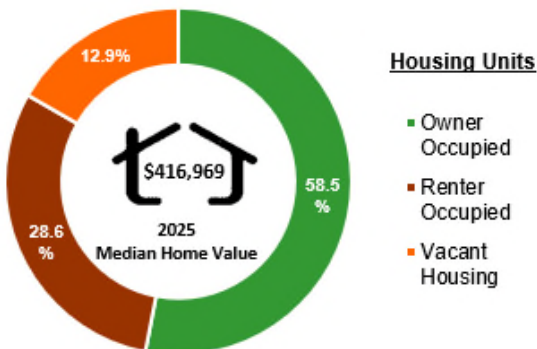
	1 mile	3 miles	5 miles
2025 Housing Affordability Index	49	59	64
2010 Total Housing Units	7,938	48,525	122,850
2010 Owner Occupied Housing Units	2,004	22,916	62,788
2010 Renter Occupied Housing Units	4,185	15,588	36,944
2010 Vacant Housing Units	1,749	10,021	23,118
2020 Total Housing Units	8,285	49,217	124,977
2020 Owner Occupied Housing Units	2,327	23,822	63,782
2020 Renter Occupied Housing Units	4,501	16,788	41,041
2020 Vacant Housing Units	1,370	8,649	20,245
2025 Total Housing Units	8,434	50,198	127,928
2025 Owner Occupied Housing Units	2,605	25,378	68,030
2025 Renter Occupied Housing Units	4,387	16,421	40,368
2025 Vacant Housing Units	1,442	8,399	19,530
2030 Total Housing Units	8,743	50,759	129,464
2030 Owner Occupied Housing Units	2,778	26,670	71,409
2030 Renter Occupied Housing Units	4,527	15,595	38,535
2030 Vacant Housing Units	1,438	8,494	19,519

Currently, 50.6% of the 50,198 housing units within 3 miles of the subject are owner occupied; 32.7%, renter occupied; and 16.7% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.3% are renter occupied; and 9.8% are vacant. In 2020, there were 49,217 housing units in the area and 17.6% vacant housing units.

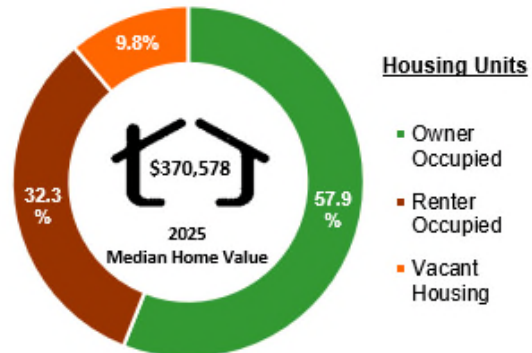
TAMPA-ST. PETERSBURG-CLEARWATER MSA



FLORIDA



UNITED STATES



Conclusion

The subject is located in the City of Clearwater and is within three miles of the heart Clearwater Beach. There have been significant increases in tourism and growth within the Clearwater Beach area over the past five years. Consequently, this growth has had a huge impact on the City of Clearwater and surrounding area tax base, retail/restaurant sales and overall home values. The area is nearly completely developed. The neighborhood is well located and is within commuting distance of other areas of Pinellas County and surrounding communities along the barrier islands. The accessibility of the locale is enhanced by its proximity to Gulf to Bay Blvd, ALT 19, Keene Rd, US 19 and S Missouri Ave. Given its location characteristics and being mostly built-out, a slow population growth is expected within 3 miles of the subject over the next several years. Demand for properties is expected to be stable to increasing with the new Imagine Clearwater waterfront development. The long-term outlook for the neighborhood is anticipated to be one of continued slow growth, re-development, and demand into the foreseeable future.

Legal Description

PARCEL I.D. NUMBER 15/29/15/65196/000/0030

Part of Lot 3, R.H. PADGETT'S SUB described as the North 330 feet of the West 150 feet of Lot 3, and the East 157 feet of the West 3007 feet Less the South 110 feet of Lot 3, together with the North 18 feet of the West 150 feet of Lot 6, Less right-of-ways.

PARCEL I.D. NUMBER 15/29/15/65196/000/0034

R.H. PADGETT'S SUB., The South 50 feet of the East 157 feet of the West 307 feet of Lot 3.

PARCEL I.D. NUMBER 15/29/15/65196/000/0060

R.H. PADGETT'S SUB., The South 32 feet of the North 50 feet of the West 150 feet of Lot 6.

PARCEL I.D. NUMBER 15/29/15/65196/000/0061

R.H. PADGETT'S SUB., The North 50 feet of the South 100 feet of the North 150 feet of the West 150 feet of Lot 6

PARCEL I.D. NUMBER 15/29/15/65196/000/0062

R.H. PADGETT'S SUB., The South 50 feet of the North 150 feet of the West 150 feet of Lot 6

PARCEL I.D. NUMBER 15/29/15/65196/000/0063

R.H. PADGETT'S SUB., The East 157 feet of the West 307 feet of the North 150 feet of Lot 6

All according to the map of plat thereof as recorded in Plat Book H, Page 27 of the Public Records of Hillsborough County, Florida, of which Pinellas County was formerly a part.

PARCEL I.D. NUMBER 15/29/15/65196/000/0035

Beginning at the Southeast corner of the east one hundred fifty seven (157) feet of the West three hundred seven (307) feet of Lot 3 of R.H. Padgett's Subdivision according to the revised map or plat thereof as the same is recorded in Plat Book 4, Page 32, of the Public Records of Pinellas County, Florida, and run North fifty (50) feet for a point of beginning; *from said point run West one hundred fifty seven (157) feet, thence North fifty (50) feet, thence East one hundred fifty seven (157) feet, thence South fifty (50) feet to point of beginning.*

Subject Photographs



View Looking Southeast Across Subject



View Looking South Along S MLK Jr Ave



View Looking East Across Subject



View Looking Southeast Across Subject



View Looking East Along Gould St



View Looking North Along S MLK Jr Ave



View Looking Northeast Across Subject



View Looking Northeast Across Subject



View Looking North Across Subject



View Looking Northwest Across Subject



View Looking North Along S Washington Ave



View Looking West Along Gould St



View Looking Northwest Across Subject



View Looking West Across Subject



View Looking Northwest Across Subject



View Looking West Along Northern Boundary of Subject



View Looking Southwest Across Subject



View Looking South Along S Washington Ave

Land Sale Comparables

Land Comparable 1

Property Data

ID	24823
Address	1467 S Martin Luther King Jr Ave
City	Clearwater
State	FL
Zip	33756
County	Pinellas
Latitude	27.943725
Longitude	-82.791039
Tax ID	22-29-15-00000-310-0200
Book/Page or Reference	22469/1394



Transaction

Transaction Type	Closed Sale	Date	5/31/2023
Financing	Conventional	Actual Price	\$650,000
Property Rights	Fee Simple	Price Adjustment	--
Conditions of Sale	Arm's Length	Price	\$650,000
Days on Market	--	Price Per Land SF	\$12.63
Grantor	H.S.W. Associates, Inc.	Price Per Acre	\$549,981
Grantee	1467 LLC	Price Per Unit	\$16,250
Legal Description	Long Legal	Sale Verification Source	Broker Listing, Third Party Source, Public Records

Site

Acres	1.18	Topography	Gently Sloping
Land SF	51,482	Zoning	C
Road Frontage	S Martin Luther King Jr Ave	Flood Zone	Zone X
Shape	Roughly rectangular	Encumbrance or Easement	None Noted
Utilities	All Utilities Available	Environmental Issues	None Noted

Sale Comments

This 1.18-acre commercial land property located at 1467 S Martin Luther King Jr. Ave, Clearwater, FL was sold on May 31, 2023 for a reported price of \$650,000. The developers initial plan for the site was to build a three-story, 40-unit building with 10 units set aside for households making no more than 120% of AMI. The current zoning of the site allows for 24 units per acre, but with an affordable housing density bonus, the developer could build up to 42 units. Through the Live Local Act, the developer was able to achieve approvals for a 5 story, 84 unit affordable housing development with 84 parking spaces.

Land Comparable 2

Property Data

ID	26629
Address	800 8th Ave SE
City	Largo
State	FL
Zip	33771
County	Pinellas
Latitude	27.908237
Longitude	-82.780106
Tax ID	03-30-15-47970-100-0100
Book/Page or Reference	2025048281



Transaction

Transaction Type	Closed Sale	Date	2/21/2025
Financing	Conventional	Actual Price	\$7,000,000
Property Rights	Fee Simple	Price Adjustment	--
Conditions of Sale	Arm's Length	Price	\$7,000,000
Days on Market	--	Price Per Land SF	\$16.80
Grantor	BDG SR64 LLC,	Price Per Acre	\$731,888
Grantee	CRP X Maple Largo Owner LLC,	Price Per Unit	--
Legal Description	Lake Largo Hammock Sub No. 2 Ne 1/4, Sec 03-30-15 Lots 1, 2 & 3 Less Rd R/W	Sale Verification Source	Vendor, Third Party Source, Public Records

Site

Acres	9.56	Topography	Gently Sloping
Land SF	416,621	Zoning	IL
Road Frontage	8th Ave SE	Flood Zone	Zone X
Shape	Irregular	Encumbrance or Easement	None Noted
Utilities	All Utilities Available	Environmental Issues	None Noted

Sale Comments

This property is a 9.56-acre tract of industrial-zoned land located at 800 8th Avenue SE in Largo. Formerly an antenna farm, the site was sold by Belleair Development Group to Trammell Crow Residential on February 21, 2025 for \$7,000,000, equating to \$731,888 per acre or \$16.80 per square foot. The buyer, Trammell Crow Residential, acquired the property with plans to develop Allora Largo, a 336-unit garden-style apartment community across seven buildings, marking the first workforce housing development in Largo under Florida's Live Local Act. The project is required to dedicate at least 40% of units as workforce housing, reserved for households earning at or below 120% of AMI, with the remainder at market rate.

Land Comparable 3

Property Data

ID	26632
Address	6727 126th Ave
City	Largo
State	FL
Zip	33773
County	Pinellas
Latitude	27.887415
Longitude	-82.731547
Tax ID	07-30-16-70956-100-1302
Book/Page or Reference	2025174924



Transaction

Transaction Type	Closed Sale	Date	6/9/2025
Financing	Conventional	Actual Price	\$3,750,000
Property Rights	Fee Simple	Price Adjustment	--
Conditions of Sale	Arm's Length	Price	\$3,750,000
Days on Market	--	Price Per Land SF	\$17.68
Grantor	6727 127th LLC,	Price Per Acre	\$769,975
Grantee	Largo 126 Apartments Ltd.,	Price Per Unit	--
Legal Description	The south half (½) of Lot 13, in	Sale Verification Source	Broker Listing, Third Party Source, Public Records

Site

Acres	4.87	Topography	Gently Sloping
Land SF	212,150	Zoning	IL
Road Frontage	126th Ave N	Flood Zone	Zone X
Shape	Rectangular	Encumbrance or Easement	None Noted
Utilities	All Utilities Available	Environmental Issues	None Noted

Sale Comments

The subject comparable is a 4.87-acre residential development site located at 6727 126th Avenue North in Largo. The property lies just west of US-693 (66th Street North) and north of Ulmerton Road, within a densely populated suburban corridor. The site carried M-1 zoning at the time of sale, but was targeted for redevelopment under the Live Local Act into a high-density affordable housing project. On June 9, 2025, the property sold for \$3,750,000, equating to \$769,975 per acre or \$17.68 per square foot. The buyer, Lincoln Avenue Communities (via Largo 126 Apartments Ltd.), acquired the site from a private seller, Tomasz Rzedzian, in an arms-length transaction brokered by KSR Realty. The development, branded as "Olea on 126," has been approved for a 144-unit affordable apartment community consisting of three four-story buildings. Units will serve households earning 40% to 80% of the Area Median Income (AMI), with a mix of two-, three-, and four-bedroom apartments. Amenities will include a clubhouse, covered patio, and recreational areas, with financing structured through tax credit equity, permanent debt, deferred developer fee, and \$7.92 million in Penny for Pinellas funding committed by Pinellas County. The total development cost is estimated at \$55 million, with a 30-year affordability period secured through a Land Use Restriction Agreement (LURA).

Land Comparable 4

Property Data

ID	26628
Address	1105 Druid Rd E
City	Clearwater
State	FL
Zip	33756
County	Pinellas
Latitude	27.956762
Longitude	-82.791217
Tax ID	15-29-15-00000-340-0300
Book/Page or Reference	2025254044



Transaction

Transaction Type	Closed Sale	Date	8/29/2025
Financing	Conventional	Actual Price	\$1,150,000
Property Rights	Fee Simple	Price Adjustment	--
Conditions of Sale	Arm's Length	Price	\$1,150,000
Days on Market	336	Price Per Land SF	\$16.42
Grantor	Clearwater Commons, LLC,	Price Per Acre	\$715,352
Grantee	Sam Karamountzos	Price Per Unit	--
Legal Description	Long Legal	Sale Verification Source	Broker Listing, Third Party Source, Public

Site

Acres	1.61	Topography	Gently Sloping
Land SF	70,027	Zoning	HDR
Road Frontage	Druid Rd	Flood Zone	Zone X
Shape	Square	Encumbrance or Easement	None Noted
Utilities	All Utilities Available	Environmental Issues	None Noted

Sale Comments

The property is a 1.61-acre vacant development site located at the corner of Druid Road East and Martin Luther King Jr. Avenue in Clearwater. The parcel lies within the Downtown Clearwater submarket and has a High Density Residential (HDR) zoning designation, with potential for multifamily, assisted care living, or hotel development. The City of Clearwater previously approved an Assisted Care Living Facility (ACLF) of 112 beds in 2009, with entitlements allowing up to 145 beds and a proposed design for a five-story, 53-foot-tall building. The site benefits from 265 feet of frontage along Druid Road and full utility service, and it is situated across from the 150-unit Bruce Manor Nursing Home. On August 29, 2025, the property sold for \$1,150,000 after a year on the market, with a \$1.8 million asking price. The sale equated to \$715,352 per acre or \$16.42 per square foot. The buyer, Odin Enterprise Inc., acquired the site through a 1031 exchange, with no immediate plans for construction.

Definitions

Definitions are from The Dictionary of Real Estate Appraisal, 7th Edition (Dictionary), the Building Owners and Managers Association International (BOMA), and the International Council of Shopping Centers (ICSC).

Absolute Net Lease

A lease in which the tenant pays all expenses including structural maintenance, building reserves, and management; often a long-term lease to a credit tenant.¹

Amortization

1. The process of retiring a debt or recovering a capital investment, typically through scheduled, systematic repayment of the principal; a program of periodic contributions to a sinking fund or debt retirement fund.¹
2. The gradual reduction of an amount over time, such as tax depreciation of intangible items.

As Is Market Value

The estimate of the market value of real property in its current physical condition, use, and zoning as of the appraisal date.¹

Base Rent

The minimum rent stipulated in a lease.¹

Base Year

The year on which escalation clauses in a lease are based.¹

Building Common Area

In office buildings, the areas of the building that provide services to building tenants but that are not included in the office area or store area of any specific tenant. These areas may include, but shall not be limited to, main and auxiliary lobbies, atrium spaces at the level of the finished floor, concierge areas or security desks, conference rooms, lounges or vending areas, food service facilities, health or fitness centers, daycare facilities, locker or shower facilities, mail rooms, fire control rooms, fully enclosed courtyards outside the exterior walls, and building core and service areas such as fully enclosed mechanical or equipment rooms. Specifically excluded from building common area are floor common areas, parking space, portions of loading docks outside the building line, and major vertical penetrations.²

Building Rentable Area

The sum of all floor rentable areas. Floor rentable area is the result of subtracting from the gross measured area of a floor the major vertical penetrations on that same floor. It is generally fixed for the life of the building and is rarely affected by changes in corridor size or configuration.²

Certificate of Occupancy (COO)

A formal written acknowledgment by an appropriate unit of local government that a new construction or renovation project is at the stage where it meets applicable health and safety codes and is ready for commercial or residential occupancy.¹

Common Area Maintenance (CAM)

The expense of operating and maintaining common areas; may or may not include management charges and usually does not include capital expenditures on tenant improvements or other improvements to the property.¹

The amount of money charged to tenants for their shares of maintaining a [shopping] center's common area. The charge that a tenant pays for shared services and facilities such as electricity, security, and maintenance of parking lots. Items charged to common area maintenance may include cleaning services, parking lot sweeping and maintenance, snow removal, security and upkeep.³

Condominium

An attached, detached, or stacked unit within or attached to a structure with common areas that are held as tenants in common (an undivided interest) with other owners in the project. The units can be residential, commercial, industrial, or parking spaces or boat docks. These units are commonly defined by state laws in their locations. Because units can be stacked on top of other units, these units can be defined both vertically and horizontally.¹

Conservation Easement

An interest in real estate restricting future land use to preservation, conservation, wildlife habitat, or some combination of those uses. A conservation easement may permit farming, timber harvesting, or other uses of a rural nature as well as some types of conservation-oriented development to continue, subject to the easement.¹

Contributory Value

A type of value that reflects the amount a property or component of a property contributes to the value of another asset or to the property as a whole.

The change in the value of a property as a whole, whether positive or negative, resulting from the addition or deletion of a property component. Also called deprival value in some countries.¹

Depreciation

1. In appraisal, a loss in property value of improvements from any cause; the difference between the cost of an improvement on the effective date of the appraisal and the value of the improvement on the same date.
2. In accounting, an allocation of the original cost of an asset, amortizing the cost over the asset's life; calculated using a variety of standard techniques.¹

Disposition Value

The most probable price that a specified interest in property should bring under the following conditions:

- Consummation of a sale within a specified time, which is shorter than the typical exposure time for such a property in that market.
- The property is subjected to market conditions prevailing as of the date of valuation;
- Both the buyer and seller are acting prudently and knowledgeably;
- The seller is under compulsion to sell;
- The buyer is typically motivated;
- Both parties are acting in what they consider to be their best interests;
- An adequate marketing effort will be made during the exposure time;
- Payment will be made in cash in U.S. dollars (or the local currency) or in terms of financial arrangements comparable thereto; and
- The price represents the normal consideration for the property sold, unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.⁴

Easement

The right to use another's land for a stated purpose.¹

Effective Date

1. The date on which the appraisal opinion applies. (SVP)
2. The date to which an appraiser's analyses, opinions, and conclusions apply.
3. The date that a lease goes into effect.¹

Effective Gross Income (EGI)

The anticipated income from all operations of the real estate after an allowance is made for vacancy and collection losses and an addition is made for any other income.¹

Effective Rent

Total base rent, or minimum rent stipulated in a lease, over the specified lease term minus rent concessions; the rent that is effectively paid by a tenant net of financial concessions provided by a landlord. (TIs).¹

Excess Land

Land that is not needed to serve or support the existing use. The highest and best use of the excess land may or may not be the same as the highest and best use of the improved parcel. Excess land has the potential to be sold separately and is valued separately.¹

¹ Dictionary of Real Estate Appraisal, 7th Edition

² Building Owners and Managers Association (BOMA)

³ International Council of Shopping Centers (ICSC), 4th Edition

⁴ Dictionary of Real Estate Appraisal, 7th Edition

Expense Stop

A clause in a lease that limits the landlord's expense obligation, which results in the lessee paying operating expenses above a stated level or amount.¹

Exposure Time

1. The time a property remains on the market.
2. An opinion, based on supporting market data, of the length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal.¹

Extraordinary Assumption

An assignment-specific assumption as of the effective date regarding uncertain information used in an analysis which, if found to be false, could alter the appraiser's opinions or conclusions. Comment: Uncertain information might include physical, legal, or economic characteristics of the subject property; or conditions external to the property, such as market conditions or trends; or about the integrity of data used in an analysis.¹

Fee Simple Estate

Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.¹

Floor Common Area

In an office building, the areas on a floor such as washrooms, janitorial closets, electrical rooms, telephone rooms, mechanical rooms, elevator lobbies, and public corridors which are available primarily for the use of tenants on that floor.⁵

Full Service (Gross) Lease

A lease in which the landlord receives stipulated rent and is obligated to pay all of the property's operating and fixed expenses; also called a *full service lease*.¹

Furniture, Fixtures, and Equipment (FF&E)

Business trade fixtures and personal property, exclusive of inventory.¹

Going-Concern Value

An outdated label for the market value of all the tangible and intangible assets of an established and operating business with an indefinite life, as if sold in aggregate; more accurately termed the *market value of the going concern* or *market value of the total assets of the business*.⁶

Gross Building Area (GBA)

1. Total floor area of a building, excluding unenclosed areas, measured from the exterior of the walls of the above-grade area. This includes mezzanines and basements if and when typically included in the market area of the type of property involved.
2. Gross leasable area plus all common areas.
3. For residential space, the total area of all floor levels measured from the exterior of the walls and including the superstructure and substructure basement; typically does not include garage space.¹

Gross Leasable Area (GLA)

Total floor area designed for the occupancy and exclusive use of tenants, including basements and mezzanines; measured from the center of joint partitioning to the outside wall surfaces.¹

Gross Up Method

A method of calculating variable operating expenses in income-producing properties when less than 100% occupancy is assumed. Expenses reimbursed based on the amount of occupied space, rather than on the total building area, are described as "grossed up."¹

Gross Retail Sellout

The sum of the separate and distinct market value opinions for each of the units in a condominium, subdivision development, or portfolio of properties, as of the date of valuation. The aggregate of retail values does not represent the value of all the units as though sold together in a single transaction; it is simply the total of the individual market value conclusions. An appraisal has an effective date, but summing the sale prices of multiple units over an extended period of time will not be the

value on that one day unless the prices are discounted to make the value equivalent to what another developer or investor would pay for the bulk purchase of the units. Also called the *aggregate of the retail values* or *aggregate retail selling price*.¹

Ground Lease

A lease that grants the right to use and occupy land. Improvements made by the ground lessee typically revert to the ground lessor at the end of the lease term.¹

Ground Rent

The rent paid for the right to use and occupy land according to the terms of a ground lease; the portion of the total rent allocated to the underlying land.¹

Hypothetical Condition

1. A condition that is presumed to be true when it is known to be false. (SVP – Standards of Valuation Practice)
2. A condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis. Comment: Hypothetical conditions are contrary to known facts about physical, legal, or economic characteristics of the subject property; or about conditions external to the property, such as market conditions or trends; or about the integrity of data used in an analysis. (USPAP, 2020-2021 ed.)¹

Insurable Value

A type of value for insurance purposes. (Typically this includes replacement cost less basement excavation, foundation, underground piping and architect's fees).¹

Investment Value

1. The value of a property to a particular investor or class of investors based on the investor's specific requirements. Investment value may be different from market value because it depends on a set of investment criteria that are not necessarily typical of the market.¹
2. The value of an asset to the owner or a prospective owner given individual investment or operational objectives. (IVS)

Leased Fee Interest

The ownership interest held by the lessor, which includes the right to receive the contract rent specified in the lease plus the reversionary right when the lease expires.¹

Leasehold Interest

The right held by the lessee to use and occupy real estate for a stated term and under the conditions specified in the lease.¹

Liquidation Value

The most probable price that a specified interest in property should bring under the following conditions:

- Consummation of a sale within a short time period.
- The property is subjected to market conditions prevailing as of the date of valuation.
- Both the buyer and seller are acting prudently and knowledgeably.
- The seller is under extreme compulsion to sell.
- The buyer is typically motivated.
- Both parties are acting in what they consider to be their best interests.
- A normal marketing effort is not possible due to the brief exposure time.
- Payment will be made in cash in U.S. dollars (or the local currency) or in terms of financial arrangements comparable thereto.
- The price represents the normal consideration for the property sold, unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.¹

Market Rent

The most probable rent that a property should bring in a competitive and open market under all conditions requisite to a fair lease transaction, the lessee and lessor each acting prudently and knowledgeably, and assuming the rent is not affected by undue

⁵ Building Owners and Managers Association (BOMA)

⁶ Dictionary of Real Estate Appraisal, 7th Edition



stimulus. Implicit in this definition is the execution of a lease as of a specified date under conditions whereby

- Lessee and lessor are typically motivated;
- Both parties are well informed or well advised, and acting in what they consider their best interests;
- Payment is made in terms of cash or in terms of financial arrangements comparable thereto; and
- The rent reflects specified terms and conditions typically found in that market, such as permitted uses, use restrictions, expense obligations, duration, concessions, rental adjustments and revaluations, renewal and purchase options, frequency of payments (annual, monthly, etc.), and tenant improvements (TIs).¹

Market Value

The most probable price that a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- Buyer and seller are typically motivated;
- Both parties are well informed or well advised, and acting in what they consider their own best interests;
- A reasonable time is allowed for exposure in the open market;
- Payment is made in terms of cash in United States dollars or in terms of financial arrangements comparable thereto; and
- The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.¹

Marketing Time

An opinion of the amount of time to sell a property interest at the concluded market value or at a benchmark price during the period immediately after the effective date of an appraisal. Marketing time differs from exposure time, which precedes the effective date of an appraisal. (Advisory Opinion 7 and Advisory Opinion 35 of the Appraisal Standards Board of the Appraisal Foundation address the determination of reasonable exposure and marketing time.)¹

Modified Gross Lease

A lease in which the landlord receives stipulated rent and is obligated to pay some, but not all, of the property's operating and fixed expenses. Since assignment of expenses varies among modified gross leases, expense responsibility must always be specified. In some markets, a modified gross lease may be called a *double net lease*, *net net lease*, *partial net lease*, or *semi-gross lease*.¹

Operating Expense Ratio

The ratio of total operating expenses to effective gross income (TOE/EGI); the complement of the net income ratio, i.e., $OER = 1 - NIR$ ¹

Partial Interest

Divided or undivided rights in real estate that represent less than the whole, i.e., a fractional interest such as a tenancy in common or easement.¹

Pass Through

A tenant's portion of operating expenses that may be composed of common area maintenance (CAM), real property taxes, property insurance, and any other expenses determined in the lease agreement to be paid by the tenant.¹

Potential Gross Income (PGI)

The total income attributable to property at full occupancy before vacancy and operating expenses are deducted.¹

Prospective Opinion of Value

A value opinion effective as of a specified future date. The term does not define a type of value. Instead, it identifies a value opinion as being effective at some specific future date. An opinion of value as of a prospective date is frequently sought in connection with projects that are proposed, under construction, or under conversion to a new use, or those that have not yet achieved sellout or a stabilized level of long-term occupancy.¹

Rentable Area

For office or retail buildings, the tenant's pro rata portion of the entire office floor, excluding elements of the building that penetrate through the floor to the areas below. The rentable area of a floor is computed by measuring the inside finished surface of the dominant portion of the permanent building walls, excluding any major permanent penetrations of the floor. Alternatively, the amount of space on which the rent is based; calculated according to local practice.¹

Replacement Cost

The estimated cost to construct, at current prices as of a specific date, a substitute for a building or other improvements, using modern materials and current standards, design, and layout.¹

Reproduction Cost

The estimated cost to construct, at current prices as of the effective date of the appraisal, an exact duplicate or replica of the building being appraised, using the same or similar materials, construction standards, design, layout, and quality of workmanship and embodying all of the deficiencies, superadequacies, and obsolescence of the subject building.¹

Retrospective Value Opinion

A value opinion effective as of a specified historical date. The term *retrospective* does not define a type of value. Instead, it identifies a value opinion as being effective at some specific prior date. Value as of a historical date is frequently sought in connection with property tax appeals, damage models, lease renegotiation, deficiency judgments, estate tax, and condemnation. Inclusion of the type of value with this term is appropriate, e.g., "retrospective market value opinion."¹

Surplus Land

Land that is not currently needed to support the existing use but cannot be separated from the property and sold off for another use. Surplus land does not have an independent highest and best use and may or may not contribute value to the improved parcel.¹

Triple Net (Net Net Net) Lease

An alternative term for a type of net lease. In some markets, a net net net lease is defined as a lease in which the tenant assumes all expenses (fixed and variable) of operating a property except that the landlord is responsible for structural maintenance, building reserves, and management; also called *NNN lease*, *net net net lease*, or *fully net lease*.¹

Use Value

The value of a property based on a specific use, which may or may not be the property's highest and best use. If the specified use is the property's highest and best use, use value will be equivalent to market value. If the specified use is not the property's highest and best use, use value will be equivalent to the property's market value based on the hypothetical condition that the only possible use is the specified use.

Value-in-Use

The amount determined by discounting the future cash flows (including the ultimate proceeds of disposal) expected to be derived from the use of an asset at an appropriate rate that allows for the risk of the activities concerned.

Qualifications



Qualifications of Nathan Stienstra Senior Real Estate Analyst

EDUCATION

Bachelor of Business Administration - General Management (Honours) Brock University
Post-Graduate Certificate in Real Property Valuation (PGCV) program at the University of British Columbia

REAL ESTATE EDUCATION AND COURSES

Foundations of Real Estate Appraisal
Real Estate Investment Analysis and Advanced Income
Appraisal
Case Studies in Appraisal I
Case Studies in Appraisal II
Commercial Property Analysis

Urban and Real Estate Economics
USPAP
Florida State Law Update for R.E. Appraisers
Expert Evidence in Property Valuation Disputes
Numerous other courses and seminars completed

REAL ESTATE EXPERIENCE

Mr. Stienstra is a Commercial Real Estate Appraiser with Entreen Associates, Inc., a real estate valuation and consulting firm. Mr. Stienstra has worked in the Commercial Real Estate Appraisal field for over 18 years encompassing nearly all property types including office, industrial, retail, subdivisions and multi-family.

He has extensive experience in feasibility studies, rent studies, and valuing many different types of commercial properties for the purposes of financing, possible sale or purchase, renovation feasibility, ad valorem assessment, corporate and estate planning, and asset disposition.

Mr. Stienstra started his career as a commercial appraiser in 2006 in Ontario, Canada and has completed hundreds of appraisal assignments for various clients. In 2025, he became licensed as a State Certified General Appraiser. Mr. Stienstra has been with Entreen Associates, Inc. since 2023.

PROFESSIONAL DESIGNATIONS AND MEMBERSHIPS

Member, Appraisal Institute of Canada (AACI Designated Member).



Ron DeSantis, Governor

Melanie S. Griffin, Secretary



STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

FLORIDA REAL ESTATE APPRAISAL BD

THE CERTIFIED GENERAL APPRAISER HEREIN IS CERTIFIED UNDER THE
PROVISIONS OF CHAPTER 475, FLORIDA STATUTES

STIENSTRA, NATHAN

6740 CROSSWINDS DR N
ST. PETERSBURG FL 33710

LICENSE NUMBER: RZ4599

EXPIRATION DATE: NOVEMBER 30, 2026

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ISSUED: 01/06/2025

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Qualifications of Wesley R. Sanders, MAI, AI-GRS, CCIM Senior Managing Director

EDUCATION

Bachelor of Science in Economics, Texas A&M University, College Station, TX
Associate in Arts in English, Blinn College, Brenham, TX
Associate in Science in Business, Blinn College, Brenham, TX

REAL ESTATE EDUCATION AND COURSES

Real Estate Appraisal	Advanced Applications	Uniform Standards of Professional Appraisal Practice
Real Estate Principles I and II	Advanced Income Capitalization	Litigation Appraising: Specialized Topics and Applications
Real Estate Brokerage	Real Estate Development	Understanding and Testing DCF Valuation Models
Law of Agency	Hotel Appraising	Report Writing & Valuation Analysis
Law of Contracts	Real Estate Math	Advanced CCIM Education
Commercial Real Estate	Advanced Sales Comparison & Cost Approaches	Avoiding Bias
Business Practices and Ethics	Florida State Law Update for R.E. Appraisers	<i>Numerous other courses and seminars completed</i>
Highest & Best Use and Market Analysis	Fundamentals of Separating Real Property	
Comprehensive Guide to Real Estate Finance	Litigation Skills for the Appraiser	
Appraisal Review Theory – General		
ARGUS Financial Software Training		

REAL ESTATE EXPERIENCE

Mr. Sanders is a Senior Managing Director of a real estate valuation and consulting firm. In the real estate profession for 20+ years, Mr. Sanders has a wide variety of real estate experience. Mr. Sanders is active in the valuation industry with completion and review of over 900 appraisals in the past few years and several thousand over his career. This includes the appraisal of a wide variety of property types, including office buildings, hotel, multifamily (conventional, student-housing, LIHTC, Fannie, Freddie, HUD 221(d) and 223(f), M.A.P. certified), industrial warehouses, gas stations, single and multi-tenant retail centers, net leased properties, self-storage and cold-storage facilities, breweries, subdivisions, proposed and existing condominium high rises, proposed water-front condominium developments, vacant land, parking garages, hotels, and special-use properties.

He has extensive experience in feasibility studies, rent studies, and valuing many different types of commercial properties for the purposes of financing, possible sale or purchase, renovation feasibility, ad valorem assessment, corporate and estate planning, and asset disposition.

He has testified as a qualified expert in Circuit Court (Second Judicial Circuit, Leon County Florida and Sixth Judicial Circuit, Pinellas County Florida), testified in US District Court (Middle District of Florida), and Deposed as a qualified expert in Circuit Court (Multiple Counties). Valuation Trends speaker at the 2014 Annual Conference for the Aggie Real Estate Network in Dallas, TX. He has also led a seminar on brewery valuation multiple times for the Appraisal Institute. National appraisal and market studies have included properties in over 15 states in the Midwest, Southeast, Northeast, and Puerto Rico.

Since 2014, Wes has closed almost \$30M in commercial real estate sales transactions. He was also directly involved in analyzing, underwriting, submitting offers, or valuations, on over \$1.5B in properties during the same timeframe. He has been involved with multiple multifamily redevelopment projects, yielding investors significant returns, well above expectations.

PROFESSIONAL DESIGNATIONS AND MEMBERSHIPS

Certified Commercial Investment Member, CCIM Institute (CCIM Designated Member).
Member, Appraisal Institute (MAI and AI-GRS Designated Member).

Currently serving as a Chairman on the National Board of Directors for the Appraisal Institute, the largest appraisal association in the United States. He previously served on the Florida Gulf Coast Chapter of the Appraisal Institute's Education Committee in 2011, Florida Gulf Coast Chapter Board of Directors (2012-2014), and other positions before serving as the Chapter President in 2018. He also served as the 2016-2017 Region X Government Relations Committee Chairman after two years as Vice Chairman. Recipient of the AI Volunteer of Distinction on numerous occasions.

Certified General Real Estate Appraiser in Texas and Florida. Previously licensed in multiple other states. Licensed Real Estate Broker in Texas.

Member of the National Association of Realtors, North Texas Commercial Association of Realtors, Florida Gulf Coast Chapter of the Appraisal Institute, and a Designated Member of the CCIM Institute.



Ron DeSantis, Governor

Melanie S. Griffin, Secretary



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SANDERS, WESLEY ROY

3720 DELTA STREET
SARASOTA FL 34232

LICENSE NUMBER: RZ2911

EXPIRATION DATE: NOVEMBER 30, 2026

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