

**Property Description**  
 PORTION OF SEC 24-36-18 DESC AS, BEG AT NE COR OF  
 LOT 6 GATEWAY TO SARASOTA, PHASE 1, TH  
 S-88-31-35-W 397.30 FT TO NW COR OF SAID LOT 6 TH  
 Situs: 301 N CATTLEMEN RD SARASOTA 34232

GATEWAY PROFESSIONAL INVESTMENT LLC  
 610 N WYMORE RD STE 200  
 MAITLAND, FL 32751

2020

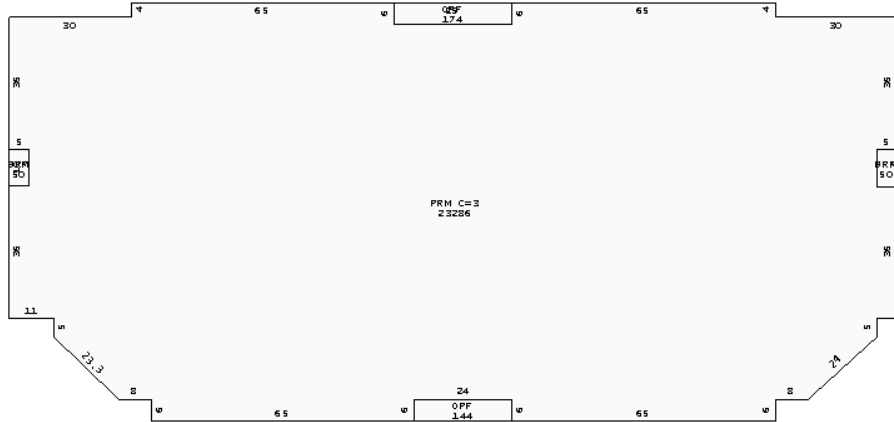
Parcel ID: 0046-07-0003

1830 Office /multi story=>2

| Building Characteristics |             |     |        |
|--------------------------|-------------|-----|--------|
| Category                 | Type        | %   | Mult.  |
| Frame                    | FIREPROOF   | 100 | 1.0700 |
| Roof Material            | ELASTOMERIC | 100 | 1.0100 |
| Fire/Sprinkler           | SPRINKLERS  | 100 | 1.0000 |
| Foundation               | CONC. SLAB  | 100 | 1.0000 |
| Insulation               | ROOF WALL   | 100 | 1.0000 |
| Interior Wall            | DRYWALL     | 100 | 1.0000 |
| Heat-Air                 | HEAT-       | 100 | 0.9800 |
| Roof                     | FLAT        | 100 | 0.9800 |
| Exterior                 | CONC BLK    | 100 | 0.9700 |
| Floors                   | CARPET,     | 85  | 0.8500 |
| Floors                   | CERAMIC     | 15  | 0.1515 |
| Wall Height              | WH          | 100 | 0.9800 |
| Size Index               | SZ          | 100 | 0.9600 |
| Quality Adj.             | QA          | 100 | 2.0000 |

Total Adjustments 1.8972

| SAR | Area   | H | Rate   | Cost New  |
|-----|--------|---|--------|-----------|
| PRM | 23,286 | X | 113.83 | 2,650,645 |
| PRM | 23,286 | X | 113.83 | 2,650,645 |
| PRM | 23,286 | X | 113.83 | 2,650,645 |
| OPF | 174    |   | 22.90  | 3,985     |
| OPF | 144    |   | 22.92  | 3,300     |
| OPF | 50     |   | 22.76  | 1,138     |
| OPF | 50     |   | 22.76  | 1,138     |
| PRM | 50     | X | 113.84 | 5,692     |
| PRM | 50     | X | 113.84 | 5,692     |



Gross Area: 70,376 Net/Living Area: 69,958 Building: 1 of 2

| Category          | Units | Cost New |
|-------------------|-------|----------|
| Number of Stories | 3.00  | 0        |
| Wall Height       | 12.00 | 0        |

|                             |                  |
|-----------------------------|------------------|
| Total Replacement Cost New: | 7,972,880        |
| Less Total Depr:            | 14.00% 1,116,203 |
| Building Value:             | 6,856,677        |
| Depreciation Adj.           | Adj.             |
| Average Condition           | 14.00%           |

| Grade | Description | Nbhd Factor | Mkt Area Factor |
|-------|-------------|-------------|-----------------|
| A2    | Commercial  | 1.0000      | 0               |

| AYB  | EYB  | DT | % Good | Last Inspection |
|------|------|----|--------|-----------------|
| 1999 | 2006 | 30 | 86.00% | 12/31/2019 708  |

| # | Instrument | Transfer Date | Consideration | Type | QC | QC Description | V/I | Grantor                  |
|---|------------|---------------|---------------|------|----|----------------|-----|--------------------------|
| 1 | 2019121220 | 08/27/2019    | \$100         | QC   | 11 | Corrective,    | I   | SARASOTA COMMERCE CENTER |
| 2 | 2019121219 | 08/27/2019    | \$45,200,000  | WD   | 05 | Qualified -    | I   | SARASOTA COMMERCE CENTER |
| 3 | 2015058311 | 05/07/2015    | \$19,830,000  | WD   | 02 | Sale qualified | I   | GATEWAY A/B FUND VII LP  |
| 4 | 2006128800 | 07/12/2006    | \$28,400,000  | WD   | 01 | Sale qualified | I   | SARASOTA GATEWAY ASSOC   |

| # | Code | Description           | B# | Qty | Length | Width | Units     | Unit Price | Grade  | Cond | AYB  | EYB  | % Depr  | Value   | Notes |
|---|------|-----------------------|----|-----|--------|-------|-----------|------------|--------|------|------|------|---------|---------|-------|
| 1 | ELEV | Elevator - Commercial | 1  | 2   | 0      | 0     | 3.00      | 49950.000  | AVERAG | AV   | 1999 | 2006 | 172.000 | 257,742 |       |
| 2 | PARK | Parking Spaces        | 1  | 1   | 0      | 0     | 320.00    | 0.000      | AVERAG | AV   | 1999 | 2000 | 0.000   | 0       |       |
| 3 | PAVE | Asphalt paving        | 1  | 1   | 0      | 0     | 64,000.00 | 2.405      | GOOD   | AV   | 1999 | 2006 | 82.500  | 126,984 |       |

| # | Land Type | Land Type Description | Land Use | Units      | Unit Type | Base Unit Price | Nbhd Factor | Mkt Factor | Land Influences |      |  |  |  |  | Adj. Unit Price | Land Value |           |
|---|-----------|-----------------------|----------|------------|-----------|-----------------|-------------|------------|-----------------|------|--|--|--|--|-----------------|------------|-----------|
| 1 | CLND      | Commercial Land       | 18       | 437,710.00 | S         | 15.50           | 1           |            | I2              | 1.00 |  |  |  |  |                 | 9.96       | 4,359,066 |

**SARASOTA COUNTY PROPERTY APPRAISER**  
**PROPERTY RECORD CARD**

| VALUE SUMMARY           | CURRENT              | PRIOR YEAR           |
|-------------------------|----------------------|----------------------|
| Building Value          | \$ 13,714,700        | \$ 13,414,000        |
| Extra Feature Value     | \$ 786,100           | \$ 824,800           |
| Land Value - Market     | \$ 4,359,100         | \$ 3,937,200         |
| Land Value - Ag         | \$ 0                 | \$ 0                 |
| <b>TOTAL JUST VALUE</b> | <b>\$ 18,859,900</b> | <b>\$ 18,176,000</b> |

| Values pertaining to County Assessment |               |               |
|--|---------------|---------------|
| Assessed Value                         | \$ 18,859,900 | \$ 18,176,000 |
| Exemption Codes                        | None          | None          |
| Exemption Amount                       | \$ 0          | \$ 0          |
| Taxable Value                          | \$ 18,859,900 | \$ 18,176,000 |

| PARCEL DATA |         |      |          |        |
|-------------|---------|------|----------|--------|
| Mkt Area    | Nbhd    | Sub  | Lot SqFt | Zoning |
| 204         | 2144.90 | 0662 | 437,710  | PCD    |

|            |                       |
|------------|-----------------------|
| Sub Name:  | PALMER FARMS 1ST UNIT |
| Bldg Type: | Office Building       |

| CONDOMINIUM INFORMATION |              |        |      |
|-------------------------|--------------|--------|------|
| Floor #                 | Total Floors | Unit # | View |
|                         |              |        |      |

| Permit Information |            |         |                 |
|--------------------|------------|---------|-----------------|
| Number             | Date       | Cost    | Description     |
| 19                 | 01/15/2020 | 0       | ***SARASOTA     |
| 19                 | 12/17/2019 | 50,000  | OFFICE SUITE*** |
| 19                 | 11/19/2019 | 100,000 | Interior        |

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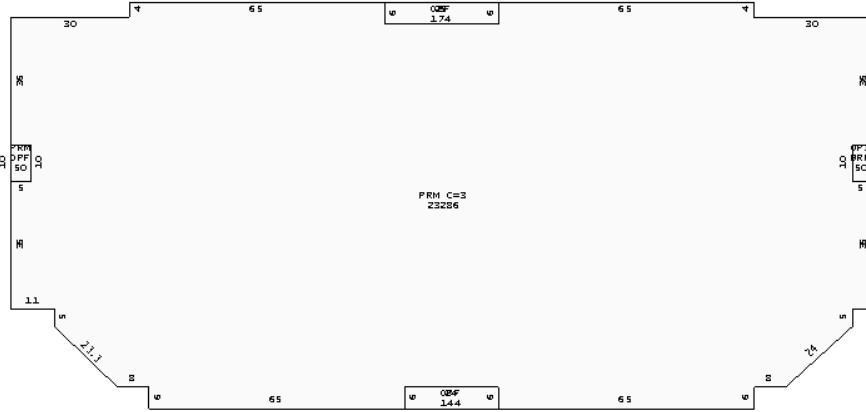
Parcel ID: 0046-07-0003

1830 Office /multi story=>2

| Building Characteristics |             |     |        |
|--------------------------|-------------|-----|--------|
| Category                 | Type        | %   | Mult.  |
| Frame                    | FIREPROOF   | 100 | 1.0700 |
| Roof Material            | ELASTOMERIC | 100 | 1.0100 |
| Fire/Sprinkler           | SPRINKLERS  | 100 | 1.0000 |
| Foundation               | CONC. SLAB  | 100 | 1.0000 |
| Insulation               | ROOF WALL   | 100 | 1.0000 |
| Interior Wall            | DRYWALL     | 100 | 1.0000 |
| Heat-Air                 | HEAT-       | 100 | 0.9800 |
| Roof                     | FLAT        | 100 | 0.9800 |
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| OPF | 174    |   | 22.90  | 3,985     |
| OPF | 144    |   | 22.92  | 3,300     |
| OPA | 50     |   | 29.60  | 1,480     |
| OPF | 50     |   | 22.76  | 1,138     |
| PRM | 50     | X | 113.84 | 5,692     |
| PRM | 50     | X | 113.84 | 5,692     |
| OPF | 50     |   | 22.76  | 1,138     |



Gross Area: 70,426 Net/Living Area: 69,958 Building: 2 of 2

| Category          | Units | Cost New |
|-------------------|-------|----------|
| Number of Stories | 3.00  | 0        |
| Wall Height       | 12.00 | 0        |

|                             |                  |
|-----------------------------|------------------|
| Total Replacement Cost New: | 7,974,360        |
| Less Total Depr:            | 14.00% 1,116,410 |
| Building Value:             | 6,857,950        |
| Depreciation Adj.           | Adj.             |
| Average Condition           | 14.00%           |

| Grade | Description | Nbhd Factor | Mkt Area Factor |
|-------|-------------|-------------|-----------------|
| A2    | Commercial  | 1.0000      | 0               |

| AYB  | EYB  | DT | % Good | Last Inspection |
|------|------|----|--------|-----------------|
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| # | Code | Description           | B# | Qty | Length | Width | Units     | Unit Price | Grade  | Cond | AYB  | EYB  | % Depr  | Value   | Notes |
|---|------|-----------------------|----|-----|--------|-------|-----------|------------|--------|------|------|------|---------|---------|-------|
| 1 | CARP | Carport Detached      | 2  | 1   | 122    | 20    | 2,440.00  | 8.900      | AVERAG | AV   | 2002 | 2006 | 76.759  | 16,669  |       |
| 2 | ELEV | Elevator - Commercial | 2  | 2   | 0      | 0     | 3.00      | 49950.000  | AVERAG | AV   | 2000 | 2006 | 172.000 | 257,742 |       |
| 3 | PARK | Parking Spaces        | 2  | 1   | 0      | 0     | 184.00    | 0.000      | AVERAG | AV   | 2000 | 2001 | 0.000   | 0       |       |
| 4 | PAVE | Asphalt paving        | 2  | 1   | 0      | 0     | 64,000.00 | 2.405      | GOOD   | AV   | 2000 | 2006 | 82.500  | 126,984 |       |

| # | Land Type | Land Type Description | Land Use | Units | Unit Type | Base Unit Price | Nbhd Factor | Mkt Factor | Land Influences |      |      |      |      |      | Adj. Unit Price | Land Value |  |
|---|-----------|-----------------------|----------|-------|-----------|-----------------|-------------|------------|-----------------|------|------|------|------|------|-----------------|------------|--|
|   |           |                       |          |       |           |                 |             |            | Code            | Fact | Code | Fact | Code | Fact |                 |            |  |
|   |           |                       |          |       |           |                 |             |            |                 |      |      |      |      |      |                 |            |  |

| Parcel Notes |  |  |  |  |
|--------------|--|--|--|--|
|              |  |  |  |  |

| SARASOTA COUNTY PROPERTY APPRAISER     |                      |                      |
|--|----------------------|----------------------|
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|            |                       |
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| Bldg Type: | Office Building       |

| CONDOMINIUM INFORMATION |              |        |      |
|-------------------------|--------------|--------|------|
| Floor #                 | Total Floors | Unit # | View |
|                         |              |        |      |

| Permit Information |      |      |             |
|--------------------|------|------|-------------|
| Number             | Date | Cost | Description |
|                    |      |      |             |