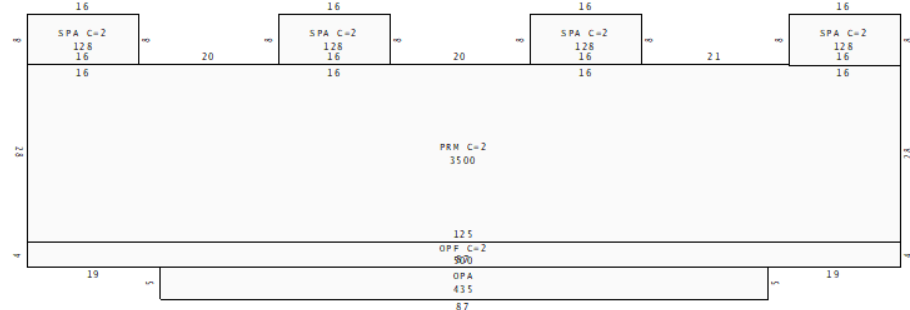


| Building Characteristics | | | |
|--------------------------|------------|-----|--------|
| Category | Type | % | Mult. |
| Roof | HIP | 100 | 1.0100 |
| Floors | CARPET, | 100 | 1.0000 |
| Frame | MASONRY OR | 100 | 1.0000 |
| Heat-Air | HEAT & AIR | 100 | 1.0000 |
| Interior Wall | DRYWALL | 100 | 1.0000 |
| Roof Material | BUILT-UP | 100 | 0.9900 |
| Exterior | CONC BLK | 100 | 0.9700 |
| Wall Height | WH | 100 | 0.9500 |
| Size Index | SZ | 100 | 0.9800 |
| Quality Adj. | QA | 100 | 1.1000 |

Total Adjustments 0.9933

| SAR | Area | H | Rate | Cost New |
|-----|-------|---|-------|----------|
| PRM | 3,500 | X | 79.46 | 278,110 |
| PRM | 3,500 | X | 79.46 | 278,110 |
| OPF | 500 | | 21.45 | 10,725 |
| OPF | 500 | | 21.45 | 10,725 |
| OPA | 435 | | 26.30 | 11,441 |
| SPA | 128 | | 28.55 | 3,654 |
| SPA | 128 | | 28.55 | 3,654 |
| SPA | 128 | | 28.55 | 3,654 |
| SPA | 128 | | 28.55 | 3,654 |
| SPA | 128 | | 28.55 | 3,654 |
| SPA | 128 | | 28.55 | 3,654 |
| SPA | 128 | | 28.55 | 3,654 |



Gross Area: 9,459 Net/Living Area: 7,000 Building: 1 of 5

| Category | Units | Cost New |
|-------------------|-------|----------|
| Extra Fixtures | 32.00 | 0 |
| Living Units | 8.00 | 0 |
| Number of Stories | 2.00 | 0 |
| Wall Height | 9.00 | 0 |
| Half Baths | 0.00 | 0 |
| Bedrooms | 0.00 | 0 |
| Kitchens | 8.00 | 0 |
| Rooms | 0.00 | 0 |

| | |
|-----------------------------|----------------|
| Total Replacement Cost New: | 618,356 |
| Less Total Depr: | 30.00% 185,507 |
| Building Value: | 432,849 |
| Depreciation Adj.: | Adj. 30.00% |
| Average Condition | |

| # | Instrument | Transfer Date | Consideration | Type | QC | QC Description | V/I | Grantor |
|---|------------|---------------|---------------|------|----|----------------|-----|--------------------------|
| 1 | 2003201466 | 9/30/2003 | \$12,500,000 | WD | X2 | Pre-2009 | I | GULF GATE APARTMENTS INC |
| 2 | 2585/579 | 12/28/1993 | \$7,725,000 | WD | X2 | Pre-2009 | I | GULF GATE APARTMENTS |
| 3 | 1789/1604 | 6/1/1985 | | NA | X2 | Pre-2009 | I | |

| # | Code | Description | B# | Qty | Length | Width | Units | Unit Price | Grade | Cond | AYB | EYB | % Depr | Value | Notes |
|---|------|---------------------|----|-----|--------|-------|----------|------------|--------|------|------|------|--------|--------|-------|
| 1 | FENC | Fence, chain link 6 | 1 | 1 | 0 | 0 | 1,412.00 | 18.720 | AVERAG | GD | 1994 | 1994 | 61.159 | 16,166 | |
| 2 | PARK | Parking Spaces | 1 | 1 | 0 | 0 | 225.00 | 0.000 | AVERAG | | 1963 | 1980 | 0.000 | 0 | |
| 3 | PAVE | Asphalt paving | 1 | 1 | 0 | 0 | 5,400.00 | 2.850 | AVERAG | AV | 1963 | 1963 | 40.000 | 6,156 | |

| # | 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 | UU | Multi Family (Low) | 0390 | 150.00 | U | 24,000.00 | 1 | | Code | Fact | Code | Fact | Code | Fact | 26,400.00 | 3,960,000 |

| Grade | Description | Nbhd Factor | Mkt Area Factor |
|-------|-------------|-------------|-----------------|
| D1 | Commercial | 1.0000 | 0 |

| AYB | EYB | DT | % Good | Last Inspection |
|------|------|----|--------|-----------------|
| 1963 | 1985 | 40 | 70.00% | 1/11/2016 546 |

| SARASOTA COUNTY PROPERTY APPRAISER | | |
|--|----------------------|----------------------|
| PROPERTY RECORD CARD | | |
| VALUE SUMMARY | CURRENT | PRIOR YEAR |
| Building Value | \$ 9,463,600 | \$ 7,414,000 |
| Extra Feature Value | \$ 0 | \$ 473,800 |
| Land Value - Market | \$ 3,960,000 | \$ 3,465,000 |
| Land Value - Ag | \$ 0 | \$ 0 |
| TOTAL JUST VALUE | \$ 13,423,600 | \$ 11,352,800 |
| Values pertaining to County Assessment | | |
| Assessed Value | \$ 11,136,919 | \$ 10,124,472 |
| Exemption Codes | None | None |
| Exemption Amount | \$ 0 | \$ 0 |
| Taxable Value | \$ 11,136,919 | \$ 10,124,472 |

| PARCEL DATA | | | | |
|---|--------------|--------|----------|--------|
| Mkt Area | Nbhd | Sub | Lot SqFt | Zoning |
| 205 | 2703.00 | 1612 | 264,407 | RMF4 |
| Sub Name: GULF GATE REPLAT OF UNITS 02 & 03 | | | | |
| Bldg Type: Apartments 2 Stories | | | | |
| CONDOMINIUM INFORMATION | | | | |
| Floor # | Total Floors | Unit # | View | |

| Permit Information | | | |
|--------------------|-----------|-------|--------------------|
| Number | Date | Cost | Description |
| 20 | 2/14/2020 | 2,400 | AC CHANGE OUT |
| 20 | 2/3/2020 | 2,400 | AC CHANGE OUT UNIT |
| 19 | 10/1/2019 | 2,400 | AC CHANGE OUT UNIT |

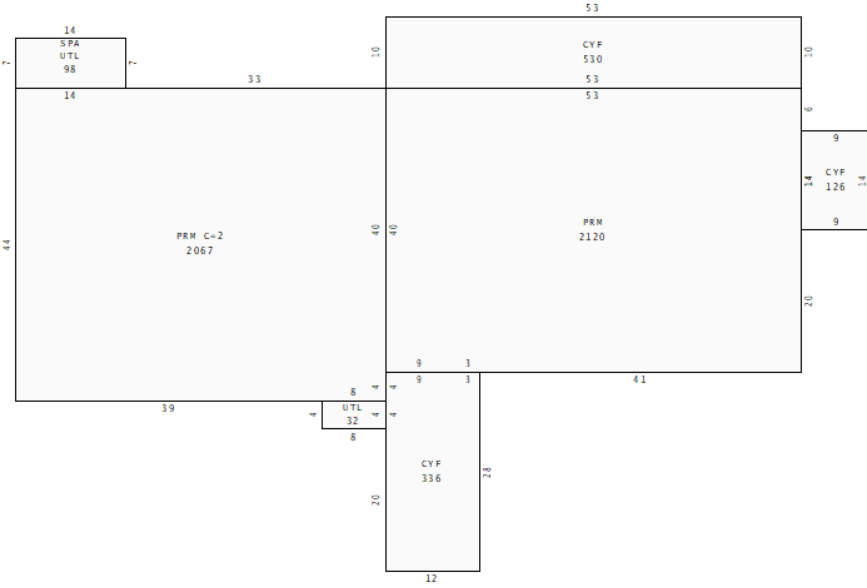
Situs: 6551 GULF GATE DR SARASOTA 34231

0390 Multi-family 100 or more units

| Building Characteristics | | | |
|--------------------------|------------|-----|--------|
| Category | Type | % | Mult. |
| Exterior | STUCCO | 100 | 1.0000 |
| Floors | CARPET, | 100 | 1.0000 |
| Frame | MASONRY OR | 100 | 1.0000 |
| Heat-Air | HEAT & AIR | 100 | 1.0000 |
| Roof Material | ASPHALT OR | 100 | 1.0000 |
| Roof | MANSARD | 100 | 1.0000 |
| Interior Wall | DRYWALL | 75 | 0.7500 |
| Interior Wall | PANEL OR | 25 | 0.2475 |
| Wall Height | WH | 100 | 0.9600 |
| Size Index | SZ | 100 | 0.9800 |
| Quality Adj. | QA | 100 | 1.1000 |

Total Adjustments 1.0323

| SAR | Area | H | Rate | Cost New |
|-----|-------|---|-------|----------|
| PRM | 2,120 | X | 61.94 | 131,313 |
| PRM | 2,067 | X | 61.94 | 128,030 |
| PRM | 2,067 | X | 61.94 | 128,030 |
| CYF | 530 | | 12.39 | 6,567 |
| CYF | 336 | | 12.35 | 4,150 |
| CYF | 126 | | 12.29 | 1,549 |
| SPA | 98 | | 12.64 | 1,239 |
| UTL | 98 | | 18.33 | 1,796 |
| UTL | 32 | | 19.34 | 619 |



Gross Area: 7,474 Net/Living Area: 6,254 Building: 2 of 5

| Category | Units | Cost New |
|-------------------|-------|----------|
| Bathrooms | 4.00 | 0 |
| Extra Fixtures | 21.00 | 0 |
| Living Units | 1.00 | 0 |
| Number of Stories | 2.00 | 0 |
| Wall Height | 10.00 | 0 |

| | |
|-----------------------------|---------|
| Total Replacement Cost New: | 403,292 |
| Less Total Depr: 30.00% | 120,988 |
| Building Value: | 282,304 |
| Depreciation Adj. Adj. | |
| Average Condition | 30.00% |

| # | Instrument | Transfer Date | Consideration | Type | QC | QC Description | V/I | Grantor |
|---|------------|---------------|---------------|------|----|----------------|-----|--------------------------|
| 1 | 2003201466 | 9/30/2003 | \$12,500,000 | WD | X2 | Pre-2009 | I | GULF GATE APARTMENTS INC |
| 2 | 2585/579 | 12/28/1993 | \$7,725,000 | WD | X2 | Pre-2009 | I | GULF GATE APARTMENTS |
| 3 | 1789/1604 | 6/1/1985 | | NA | X2 | Pre-2009 | I | |

| # | Code | Description | B# | Qty | Length | Width | Units | Unit Price | Grade | Cond | AYB | EYB | % Depr | Value | Notes |
|---|------|---------------------|----|-----|--------|--------|------------|------------|--------|------|------|------|--------|---------|-------|
| 1 | FENC | Fence, chain link 4 | 2 | 1 | 0 | 0 | 110.00 | 10.100 | AVERAG | AV | 1974 | 1974 | 39.964 | 444 | |
| 2 | PAVE | Asphalt paving | 2 | 1 | 10 | 13,650 | 136,500.00 | 1.800 | AVERAG | AV | 1974 | 1974 | 42.500 | 104,423 | |
| 3 | PAVE | Concrete paving | 2 | 1 | 0 | 0 | 5,856.00 | 3.555 | AVERAG | GD | 1974 | 1974 | 48.251 | 10,045 | |
| 4 | POOL | Swimming Pool | 2 | 1 | 40 | 20 | 800.00 | 51.600 | AVERAG | AV | 1974 | 1974 | 42.500 | 17,544 | |

| # | 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 | | | |
| | | | | | | | | | | | | | | | | | |

| Grade | Description | Nbhd Factor | Mkt Area Factor |
|-------|-------------|-------------|-----------------|
| D1 | Commercial | 1.0000 | 0 |

| AYB | EYB | DT | % Good | Last Inspection |
|------|------|----|--------|-----------------|
| 1974 | 1990 | 40 | 70.00% | 1/11/2016 546 |

Parcel Notes
CLUBHOUSE MGMNT SAUNA MAINTENANCE MGRS APT

| SARASOTA COUNTY PROPERTY APPRAISER | | |
|--|----------------------|----------------------|
| PROPERTY RECORD CARD | | |
| VALUE SUMMARY | CURRENT | PRIOR YEAR |
| Building Value | \$ 9,463,600 | \$ 7,414,000 |
| Extra Feature Value | \$ 0 | \$ 473,800 |
| Land Value - Market | \$ 3,960,000 | \$ 3,465,000 |
| Land Value - Ag | \$ 0 | \$ 0 |
| TOTAL JUST VALUE | \$ 13,423,600 | \$ 11,352,800 |
| Values pertaining to County Assessment | | |
| Assessed Value | \$ 11,136,919 | \$ 10,124,472 |
| Exemption Codes | None | None |
| Exemption Amount | \$ 0 | \$ 0 |
| Taxable Value | \$ 11,136,919 | \$ 10,124,472 |

| PARCEL DATA | | | | |
|---|--------------|--------|----------|--------|
| Mkt Area | Nbhd | Sub | Lot SqFt | Zoning |
| 205 | 2703.00 | 1612 | 264,407 | RMF4 |
| Sub Name: GULF GATE REPLAT OF UNITS 02 & 03 | | | | |
| Bldg Type: Office Building | | | | |
| CONDOMINIUM INFORMATION | | | | |
| Floor # | Total Floors | Unit # | View | |
| | | | | |

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

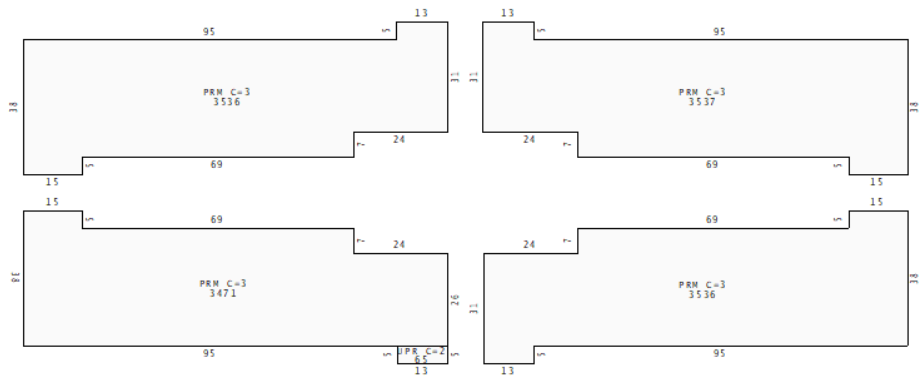
Situs: 2750 GULF GATE DR SARASOTA 34231

0390 Multi-family 100 or more units

| Building Characteristics | | | |
|--------------------------|------------|-----|--------|
| Category | Type | % | Mult. |
| Exterior | STUCCO | 100 | 1.0000 |
| Floors | CARPET, | 100 | 1.0000 |
| Frame | MASONRY OR | 100 | 1.0000 |
| Heat-Air | HEAT & AIR | 100 | 1.0000 |
| Interior Wall | DRYWALL | 100 | 1.0000 |
| Roof Material | BUILT-UP | 100 | 0.9900 |
| Roof | LOW PITCH | 100 | 0.9800 |
| Wall Height | WH | 100 | 0.9500 |
| Size Index | SZ | 100 | 0.9600 |
| Quality Adj. | QA | 100 | 1.1000 |

Total Adjustments 0.9733

| SAR | Area | H | Rate | Cost New |
|-----|-------|---|-------|----------|
| PRM | 3,537 | X | 75.92 | 268,529 |
| PRM | 3,537 | X | 75.92 | 268,529 |
| PRM | 3,537 | X | 75.92 | 268,529 |
| PRM | 3,536 | X | 75.92 | 268,453 |
| PRM | 3,536 | X | 75.92 | 268,453 |
| PRM | 3,536 | X | 75.92 | 268,453 |
| PRM | 3,536 | X | 75.92 | 268,453 |
| PRM | 3,536 | X | 75.92 | 268,453 |
| PRM | 3,536 | X | 75.92 | 268,453 |
| PRM | 3,536 | X | 75.92 | 268,453 |
| PRM | 3471 | X | 75.92 | 263,518 |
| PRM | 3471 | X | 75.92 | 263,518 |



Sketch by Apex Sketch v5 Pro™

Gross Area: 47,592 Net/Living Area: 42,370 Building: 3 of 5

| Category | Units | Cost New |
|-------------------|-------|----------|
| Bathrooms | 12.00 | 0 |
| Extra Fixtures | 224.0 | 0 |
| Living Units | 47.00 | 0 |
| Number of Stories | 3.00 | 0 |
| Wall Height | 9.00 | 0 |
| Half Baths | 0.00 | 0 |
| Bedrooms | 0.00 | 0 |
| Kitchens | 47.00 | 0 |
| Rooms | 0.00 | 0 |

| | |
|------------------------------------|-----------|
| Total Replacement Cost New: | 3,355,358 |
| Less Total Depr: 30.00% | 1,006,607 |
| Building Value: | 2,348,751 |
| Depreciation Adj. Adj. | |
| Average Condition | 30.00% |

| Grade | Description | Nbhd Factor | Mkt Area Factor | |
|-------|-------------|-------------|-----------------|-----------------|
| D1 | Commercial | 1.0000 | 0 | |
| AYB | EYB | DT | % Good | Last Inspection |
| 1974 | 1990 | 40 | 70.00% | 1/11/2016 546 |

| # | Instrument | Transfer Date | Consideration | Type | QC | QC Description | V/I | Grantor |
|---|------------|---------------|---------------|------|----|----------------|-----|--------------------------|
| 1 | 2003201466 | 9/30/2003 | \$12,500,000 | WD | X2 | Pre-2009 | I | GULF GATE APARTMENTS INC |
| 2 | 2585/579 | 12/28/1993 | \$7,725,000 | WD | X2 | Pre-2009 | I | GULF GATE APARTMENTS |
| 3 | 1789/1604 | 6/1/1985 | | NA | X2 | Pre-2009 | I | |

| # | Code | Description | B# | Qty | Length | Width | Units | Unit Price | Grade | Cond | AYB | EYB | % Depr | Value | Notes |
|---|------|-----------------------|----|-----|--------|-------|-------|------------|--------|------|------|------|--------|---------|-------|
| 1 | ELEV | Elevator - Commercial | 3 | 1 | 0 | 0 | 3.00 | 49950.000 | AVERAG | AV | 1974 | 1974 | 70.000 | 104,895 | |

| # | 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 | | |
| | | | | | | | | | | | | | | | | |

| Grade | | Description | Nbhd Factor | Mkt Area Factor |
|-------|------------|-------------|-------------|-----------------|
| D1 | Commercial | 1.0000 | 0 | |

| SARASOTA COUNTY PROPERTY APPRAISER | | |
|--|----------------------|----------------------|
| PROPERTY RECORD CARD | | |
| VALUE SUMMARY | CURRENT | PRIOR YEAR |
| Building Value | \$ 9,463,600 | \$ 7,414,000 |
| Extra Feature Value | \$ 0 | \$ 473,800 |
| Land Value - Market | \$ 3,960,000 | \$ 3,465,000 |
| Land Value - Ag | \$ 0 | \$ 0 |
| TOTAL JUST VALUE | \$ 13,423,600 | \$ 11,352,800 |
| Values pertaining to County Assessment | | |
| Assessed Value | \$ 11,136,919 | \$ 10,124,472 |
| Exemption Codes | None | None |
| Exemption Amount | \$ 0 | \$ 0 |
| Taxable Value | \$ 11,136,919 | \$ 10,124,472 |

| PARCEL DATA | | | | |
|-------------------------|-----------------------------------|--------|----------|--------|
| Mkt Area | Nbhd | Sub | Lot SqFt | Zoning |
| 205 | 2703.00 | 1612 | 264,407 | RMF4 |
| Sub Name: | GULF GATE REPLAT OF UNITS 02 & 03 | | | |
| Bldg Type: | Apartments 3 Stories And Up | | | |
| CONDOMINIUM INFORMATION | | | | |
| Floor # | Total Floors | Unit # | View | |
| | | | | |

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

| # | Code | Description | B# | Qty | Length | Width | Units | Unit Price | Grade | Cond | AYB | EYB | % Depr | Value | Notes |
|---|------|-----------------------|----|-----|--------|-------|-------|------------|--------|------|------|------|--------|---------|-------|
| 1 | ELEV | Elevator - Commercial | 3 | 1 | 0 | 0 | 3.00 | 49950.000 | AVERAG | AV | 1974 | 1974 | 70.000 | 104,895 | |

| Grade | | Description | Nbhd Factor | Mkt Area Factor |
|-------|------------|-------------|-------------|-----------------|
| D1 | Commercial | 1.0000 | 0 | |

Property Description
BLK 8, GULF GATE REPLAT OF UNITS 2 & 3

GULF GATE APARTMENTS LLC
C/O CONDOR CORP
2320 LEXINGTON AVE S

2020

Parcel ID: 0104-01-0037

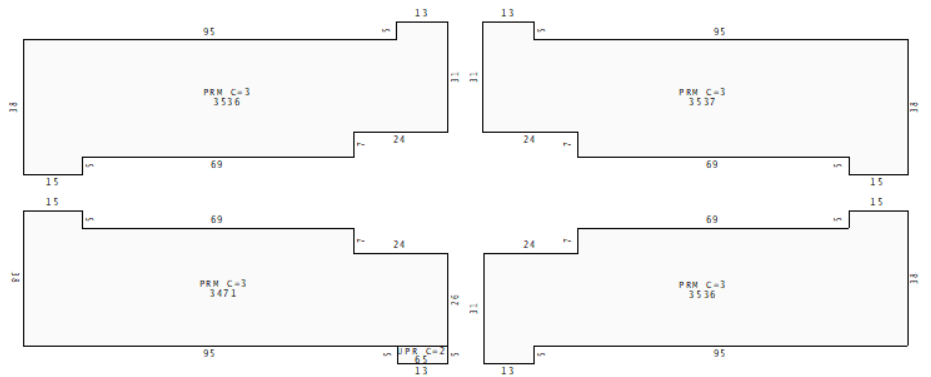
Situs: 6553 GULF GATE DR SARASOTA 34231

0390 Multi-family 100 or more units

| Building Characteristics | | | |
|--------------------------|------------|-----|--------|
| Category | Type | % | Mult. |
| Exterior | STUCCO | 100 | 1.0000 |
| Floors | CARPET, | 100 | 1.0000 |
| Frame | MASONRY OR | 100 | 1.0000 |
| Interior Wall | DRYWALL | 100 | 1.0000 |
| Heat-Air | AIR COND, | 100 | 0.9900 |
| Roof Material | BUILT-UP | 100 | 0.9900 |
| Roof | LOW PITCH | 100 | 0.9800 |
| Wall Height | WH | 100 | 0.9500 |
| Size Index | SZ | 100 | 0.9600 |
| Quality Adj. | QA | 100 | 1.1000 |

Total Adjustments 0.9636

| SAR | Area | H | Rate | Cost New |
|-----|-------|---|-------|----------|
| PRM | 3,537 | X | 75.16 | 265,841 |
| PRM | 3,537 | X | 75.16 | 265,841 |
| PRM | 3,537 | X | 75.16 | 265,841 |
| PRM | 3,536 | X | 75.16 | 265,766 |
| PRM | 3,536 | X | 75.16 | 265,766 |
| PRM | 3,536 | X | 75.16 | 265,766 |
| PRM | 3,536 | X | 75.16 | 265,766 |
| PRM | 3,536 | X | 75.16 | 265,766 |
| PRM | 3,536 | X | 75.16 | 265,766 |
| PRM | 3,536 | X | 75.16 | 265,766 |
| PRM | 3471 | X | 75.16 | 260,880 |
| PRM | 3471 | X | 75.16 | 260,880 |



Sketch by Apex Sketch v5 Pro™
Gross Area: 47,592 Net/Living Area: 42,370 Building: 4 of 5

| SARASOTA COUNTY PROPERTY APPRAISER | | |
|--|----------------------|----------------------|
| PROPERTY RECORD CARD | | |
| VALUE SUMMARY | CURRENT | PRIOR YEAR |
| Building Value | \$ 9,463,600 | \$ 7,414,000 |
| Extra Feature Value | \$ 0 | \$ 473,800 |
| Land Value - Market | \$ 3,960,000 | \$ 3,465,000 |
| Land Value - Ag | \$ 0 | \$ 0 |
| TOTAL JUST VALUE | \$ 13,423,600 | \$ 11,352,800 |
| Values pertaining to County Assessment | | |
| Assessed Value | \$ 11,136,919 | \$ 10,124,472 |
| Exemption Codes | None | None |
| Exemption Amount | \$ 0 | \$ 0 |
| Taxable Value | \$ 11,136,919 | \$ 10,124,472 |

| PARCEL DATA | | | | |
|---|--------------|--------|----------|--------|
| Mkt Area | Nbhd | Sub | Lot SqFt | Zoning |
| 205 | 2703.00 | 1612 | 264,407 | RMF4 |
| Sub Name: GULF GATE REPLAT OF UNITS 02 & 03 | | | | |
| Bldg Type: Apartments 3 Stories And Up | | | | |
| CONDOMINIUM INFORMATION | | | | |
| Floor # | Total Floors | Unit # | View | |
| | | | | |

| Category | Units | Cost New |
|-------------------|-------|----------|
| Bathrooms | 12.00 | 0 |
| Extra Fixtures | 224.0 | 0 |
| Living Units | 47.00 | 0 |
| Number of Stories | 3.00 | 0 |
| Wall Height | 9.00 | 0 |
| Half Baths | 0.00 | 0 |
| Bedrooms | 0.00 | 0 |
| Kitchens | 47.00 | 0 |
| Rooms | 0.00 | 0 |

| | |
|------------------------------------|-----------|
| Total Replacement Cost New: | 3,321,771 |
| Less Total Depr: 30.00% | 996,531 |
| Building Value: | 2,325,240 |
| Depreciation Adj. Adj. | |
| Average Condition | 30.00% |

| # | Instrument | Transfer Date | Consideration | Type | QC | QC Description | V/I | Grantor |
|---|------------|---------------|---------------|------|----|----------------|-----|--------------------------|
| 1 | 2003201466 | 9/30/2003 | \$12,500,000 | WD | X2 | Pre-2009 | I | GULF GATE APARTMENTS INC |
| 2 | 2585/579 | 12/28/1993 | \$7,725,000 | WD | X2 | Pre-2009 | I | GULF GATE APARTMENTS |
| 3 | 1789/1604 | 6/1/1985 | | NA | X2 | Pre-2009 | I | |

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

| # | Code | Description | B# | Qty | Length | Width | Units | Unit Price | Grade | Cond | AYB | EYB | % Depr | Value | Notes |
|---|------|-----------------------|----|-----|--------|-------|-------|------------|--------|------|------|------|--------|---------|-------|
| 1 | ELEV | Elevator - Commercial | 4 | 1 | 0 | 0 | 3.00 | 49950.000 | AVERAG | AV | 1974 | 1974 | 70.000 | 104,895 | |

| # | 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 | | |
| | | | | | | | | | | | | | | | | |

| Grade | Description | Nbhd Factor | Mkt Area Factor | |
|-------|-------------|-------------|-----------------|-----------------|
| D1 | Commercial | 1.0000 | 0 | |
| AYB | EYB | DT | % Good | Last Inspection |
| 1974 | 1990 | 40 | 70.00% | 1/11/2016 546 |

Parcel Notes
11-1BR/1BA 24-2BR/1BA 12-2BR/2BA

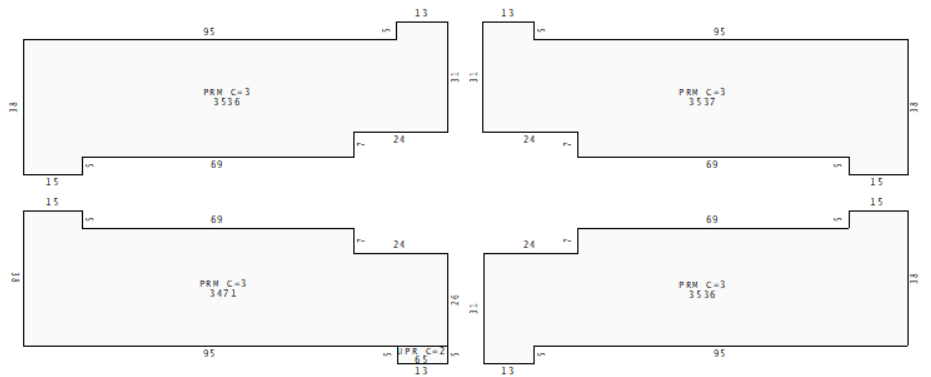
Situs: 6557 GULF GATE DR SARASOTA 34231

0390 Multi-family 100 or more units

| Building Characteristics | | | |
|--------------------------|------------|-----|--------|
| Category | Type | % | Mult. |
| Exterior | STUCCO | 100 | 1.0000 |
| Floors | CARPET, | 100 | 1.0000 |
| Frame | MASONRY OR | 100 | 1.0000 |
| Interior Wall | DRYWALL | 100 | 1.0000 |
| Heat-Air | AIR COND, | 100 | 0.9900 |
| Roof Material | BUILT-UP | 100 | 0.9900 |
| Roof | LOW PITCH | 100 | 0.9800 |
| Wall Height | WH | 100 | 0.9500 |
| Size Index | SZ | 100 | 0.9600 |
| Quality Adj. | QA | 100 | 1.1000 |

Total Adjustments 0.9636

| SAR | Area | H | Rate | Cost New |
|-----|-------|---|-------|----------|
| PRM | 3,537 | X | 75.16 | 265,841 |
| PRM | 3,537 | X | 75.16 | 265,841 |
| PRM | 3,537 | X | 75.16 | 265,841 |
| PRM | 3,536 | X | 75.16 | 265,766 |
| PRM | 3,536 | X | 75.16 | 265,766 |
| PRM | 3,536 | X | 75.16 | 265,766 |
| PRM | 3,536 | X | 75.16 | 265,766 |
| PRM | 3,536 | X | 75.16 | 265,766 |
| PRM | 3,536 | X | 75.16 | 265,766 |
| PRM | 3,536 | X | 75.16 | 265,766 |
| PRM | 3471 | X | 75.16 | 260,880 |
| PRM | 3471 | X | 75.16 | 260,880 |



Sketch by Apex Sketch v5 Pro™
Gross Area: 47,592 Net/Living Area: 42,370 Building: 5 of 5

| SARASOTA COUNTY PROPERTY APPRAISER | | |
|--|----------------------|----------------------|
| PROPERTY RECORD CARD | | |
| VALUE SUMMARY | CURRENT | PRIOR YEAR |
| Building Value | \$ 9,463,600 | \$ 7,414,000 |
| Extra Feature Value | \$ 0 | \$ 473,800 |
| Land Value - Market | \$ 3,960,000 | \$ 3,465,000 |
| Land Value - Ag | \$ 0 | \$ 0 |
| TOTAL JUST VALUE | \$ 13,423,600 | \$ 11,352,800 |
| Values pertaining to County Assessment | | |
| Assessed Value | \$ 11,136,919 | \$ 10,124,472 |
| Exemption Codes | None | None |
| Exemption Amount | \$ 0 | \$ 0 |
| Taxable Value | \$ 11,136,919 | \$ 10,124,472 |

| PARCEL DATA | | | | |
|---|--------------|--------|----------|--------|
| Mkt Area | Nbhd | Sub | Lot SqFt | Zoning |
| 205 | 2703.00 | 1612 | 264,407 | RMF4 |
| Sub Name: GULF GATE REPLAT OF UNITS 02 & 03 | | | | |
| Bldg Type: Apartments 3 Stories And Up | | | | |
| CONDOMINIUM INFORMATION | | | | |
| Floor # | Total Floors | Unit # | View | |
| | | | | |

| Category | Units | Cost New |
|-------------------|-------|----------|
| Bathrooms | 12.00 | 0 |
| Extra Fixtures | 224.0 | 0 |
| Living Units | 47.00 | 0 |
| Number of Stories | 3.00 | 0 |
| Wall Height | 9.00 | 0 |
| Half Baths | 0.00 | 0 |
| Bedrooms | 0.00 | 0 |
| Kitchens | 47.00 | 0 |
| Rooms | 0.00 | 0 |

| | |
|------------------------------------|-----------|
| Total Replacement Cost New: | 3,321,771 |
| Less Total Depr: 30.00% | 996,531 |
| Building Value: | 2,325,240 |
| Depreciation Adj. Adj. | |
| Average Condition | 30.00% |

| # | Instrument | Transfer Date | Consideration | Type | QC | QC Description | V/I | Grantor |
|---|------------|---------------|---------------|------|----|----------------|-----|--------------------------|
| 1 | 2003201466 | 9/30/2003 | \$12,500,000 | WD | X2 | Pre-2009 | I | GULF GATE APARTMENTS INC |
| 2 | 2585/579 | 12/28/1993 | \$7,725,000 | WD | X2 | Pre-2009 | I | GULF GATE APARTMENTS |
| 3 | 1789/1604 | 6/1/1985 | | NA | X2 | Pre-2009 | I | |

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

| # | Code | Description | B# | Qty | Length | Width | Units | Unit Price | Grade | Cond | AYB | EYB | % Depr | Value | Notes |
|---|------|-----------------------|----|-----|--------|-------|-------|------------|--------|------|------|------|--------|---------|-------|
| 1 | ELEV | Elevator - Commercial | 5 | 1 | 0 | 0 | 3.00 | 49950.000 | AVERAG | AV | 1974 | 1974 | 70.000 | 104,895 | |

| # | 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 | | |
| | | | | | | | | | | | | | | | | |

| Grade | Description | Nbhd Factor | Mkt Area Factor | |
|-------|-------------|-------------|-----------------|-----------------|
| D1 | Commercial | 1.0000 | 0 | |
| AYB | EYB | DT | % Good | Last Inspection |
| 1974 | 1990 | 40 | 70.00% | 1/11/2016 546 |

| Parcel Notes | |
|----------------------------------|--|
| 11-1BR/1BA 24-2BR/1BA 12-2BR/2BA | |