

**Property Description**  
 FROM INT OF C/L OF SCL RR R/W & C/L OF BY PASS  
 TH N-35-48-50-W 968.94 FT TH N-54-11-10-E 53 FT TO  
 NELY R/W OF BY PASS FOR POB TH N-35-48-50-W 102 FT  
 Situs: 1185 US 41 BYP S, VENICE 34285

51 BROAD AVENUE LLC  
 452 BAYSHORE DR  
 VENICE, FL 34285

2018

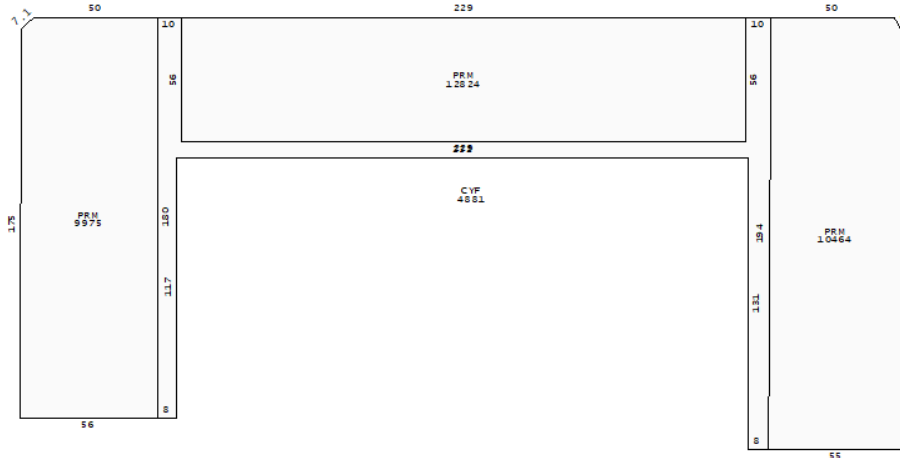
Parcel ID: 0428-03-0003

1620 Community neighborhood ctr/30k-

| Building Characteristics |            |     |        |
|--------------------------|------------|-----|--------|
| Category                 | Type       | %   | Mult.  |
| Exterior                 | STUCCO     | 100 | 1.0000 |
| Frame                    | MASONRY OR | 100 | 1.0000 |
| Heat-Air                 | HEAT & AIR | 100 | 1.0000 |
| Interior Wall            | DRYWALL    | 100 | 1.0000 |
| Roof                     | MANSARD    | 100 | 1.0000 |
| Roof Material            | BUILT-UP   | 100 | 0.9900 |
| Floors                   | CARPET,    | 75  | 0.7500 |
| Floors                   | VINYL OR   | 25  | 0.2500 |
| Wall Height              | WH         | 100 | 0.9800 |
| Size Index               | SZ         | 100 | 0.9600 |
| Quality Adj.             | QA         | 100 | 1.1500 |

Total Adjustments 1.0711

| SAR | Area   | H | Rate  | Cost New |
|-----|--------|---|-------|----------|
| PRM | 12,824 | X | 72.83 | 933,972  |
| PRM | 10,464 | X | 72.83 | 762,093  |
| PRM | 9,975  | X | 72.83 | 726,479  |
| CYF | 4,881  |   | 14.56 | 71,067   |



Sketch by Apex Sketch v5 Pro™

Gross Area: 38,144

Net/Living Area: 33,263

Building: 1 of 1

| Category          | Units | Cost New |
|-------------------|-------|----------|
| Bathrooms         | 35.00 | 0        |
| Extra Fixtures    | 81.00 | 0        |
| Number of Stories | 1.00  | 0        |
| Wall Height       | 12.00 | 0        |

| # | Instrument | Transfer Date | Consideration | Type | QC | QC Description | V/I | Grantor                 |
|---|------------|---------------|---------------|------|----|----------------|-----|-------------------------|
| 1 | 2017038893 | 03/27/2017    | \$100         | WD   | 11 | Corrective,    | I   | PARKING COMPANY         |
| 2 | 2017016548 | 02/09/2017    | \$3,807,600   | WD   | 01 | Sale qualified | I   | RICHARD M WALTERS TRUST |
| 3 | 2016013009 | 02/03/2016    | \$100         | WD   | 11 | Corrective,    | I   | WALTERS RICHARD         |
| 4 | 2958/149   | 04/10/1997    | \$1,250,000   | TR   | 01 | Sale qualified | I   | UNIVERSAL SWISS INVEST  |

| # | Code | Description    | B# | Qty | Length | Width | Units     | Unit Price | Grade  | Cond | AYB  | EYB  | % Depr | Value  | Notes |
|---|------|----------------|----|-----|--------|-------|-----------|------------|--------|------|------|------|--------|--------|-------|
| 1 | PARK | Parking Spaces | 1  | 1   | 0      | 0     | 90.00     | 0.000      | AVERAG | AG   | 1983 | 1990 | 0.000  | 0      |       |
| 2 | PAVE | Asphalt paving | 1  | 1   | 0      | 0     | 46,000.00 | 1.650      | AVERAG | AV   | 1983 | 1983 | 56.250 | 42,694 |       |

| Grade | Description | Nbhd Factor | Mkt Area Factor |
|-------|-------------|-------------|-----------------|
| D2    | Commercial  | 1.0000      | 0               |

| AYB  | EYB  | DT | % Good | Last Inspection |
|------|------|----|--------|-----------------|
| 1983 | 2007 | 30 | 89.00% | 03/03/2017 726  |

| # | Land Type | Land Type Description  | Land Use | Units      | Unit Type | Base Unit Price | Nbhd Factor | Mkt Factor | Code | Fact | Code | Fact | Code | Fact | Adj. Unit Price | Land Value |
|---|-----------|------------------------|----------|------------|-----------|-----------------|-------------|------------|------|------|------|------|------|------|-----------------|------------|
| 1 | XS        | Retail Shopping Center | 1620     | 117,612.00 | S         | 6.50            | 1           |            | I3   | 1.25 | I2   | 1.00 |      |      | 8.12            | 955,598    |

| Parcel Notes  |  |
|---|--|
| 1185-1245 REGENCY SQUARE<br>IVY STEAKHOUSE SHOGUN<br>ARMY/NAVY POST OFFICE AT&T<br>1 VAC 7/12 |  |

| SARASOTA COUNTY PROPERTY APPRAISER     |                     |                     |
|--|---------------------|---------------------|
| PROPERTY RECORD CARD                   |                     |                     |
| VALUE SUMMARY                          | CURRENT             | PRIOR YEAR          |
| Building Value                         | \$ 2,219,300        | \$ 2,112,400        |
| Extra Feature Value                    | \$ 42,700           | \$ 43,600           |
| Land Value - Market                    | \$ 955,600          | \$ 955,600          |
| Land Value - Ag                        | \$ 0                | \$ 0                |
| <b>TOTAL JUST VALUE</b>                | <b>\$ 3,217,600</b> | <b>\$ 3,111,600</b> |
| Values pertaining to County Assessment |                     |                     |
| Assessed Value                         | \$ 3,217,600        | \$ 2,734,930        |
| Exemption Codes                        | None                | None                |
| Exemption Amount                       | \$ 0                | \$ 0                |
| Taxable Value                          | \$ 3,217,600        | \$ 2,734,930        |

| PARCEL DATA |         |      |          |        |
|-------------|---------|------|----------|--------|
| Mkt Area    | Nbhd    | Sub  | Lot SqFt | Zoning |
| 206         | 2208.00 | 0000 | 117,612  | CI     |

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

| Permit Information |            |        |             |
|--------------------|------------|--------|-------------|
| Number             | Date       | Cost   | Description |
| 18                 | 06/29/2018 | 7,464  | ***INTERNET |
| 18                 | 04/19/2018 | 18,000 | ***INTERNET |
| 17                 | 08/15/2017 | 1,000  | ***INTERNET |