RESTRICTED APPRAISAL REPORT

A VACANT OCEANFRONT DEVELOPMENT PARCEL
N. ATLANTIC AVE.
DAYTONA BEACH, FL 32118

PREPARED FOR

AVNI GECAJ
ARBENI MANAGEMENT
2465 ARTHUR AVE.
BRONX, NY 10458

AS OF

OCTOBER 26, 2023

HEFFINGTON & ASSOCIATES, LLC
911 BEVILLE ROAD, STE. 8 / DAYTONA BEACH, FL 32119 / (386) 760-7601 / FAX (386) 760-5161

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November 3, 2023

Avni Gecaj
Arbeni Management
2465 Arthur Ave.
Bronx, NY 10458

Re: A Vacant Oceanfront Development Parcel
N. Atlantic Ave.
Daytona Beach, FL 32118

Dear Mr. Gecaj:

In accordance with your request, I hereby submit a Restricted Appraisal Report on the above referenced property. The purpose of the appraisal is to form an opinion of the Market Value of the parcel described herein. The effective date of valuation is October 26, 2023. This property is appraised as a fee simple estate, subject to typical mortgage loan encumbrances and utility easements. The intended use of the appraisal report is for asset determination. The intended user is Arbeni Management, c/o Mr. Avni Gecaj.

This is a "Restricted Appraisal Report". As such, it does not include a detailed discussion of data, reasoning, and analysis that were used in the appraisal process to develop the appraiser's opinion of value. Supporting documentation concerning data, reasoning and analysis is retained in the appraiser's work file. This confidential report is prepared for the sole use and benefit of the client. The appraiser-client relationship is with Daytona Beach Bella Vista, Inc. This report should not be used for any purpose other than the intended use stated herein.

After careful investigation, it is my opinion that the Market Value of the subject property, as of October 26, 2023, was:

FOUR MILLION FIVE HUNDRED FIFTY-FIVE THOUSAND DOLLARS

($4,555,000)

It should be noted that "this appraisal assignment was not made, nor was the appraisal rendered, on the basis of a requested minimum valuation, specific valuation, or an amount which would result in the approval of a loan." The valuation analysis contained within the appraisal report is intended to adhere to the Uniform Standards of Professional Appraisal Practice ("USPAP") adopted by the Appraisal Standards Board of the Appraisal Foundation.

Furthermore, the appraiser has complied with the competency provision under the Uniform Standards of Professional Appraisal Practice.

The Appraisal Institute conducts a voluntary program of continuing education for its designated members. Designated members who meet the minimum standards of this program are awarded periodic educational certification. I am currently certified under this program.*

If you should have any questions concerning this report, please do not hesitate to contact this office.

Respectfully submitted,

HEFFINGTON & ASSOCIATES

*R. Todd Heffington, MAI
Cert Gen RZ2368

RTH/Enclosures

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ADDENDUM

CERTIFICATION

The undersigned do hereby certify that, except as otherwise noted in this appraisal report:

To the best of my knowledge and belief:

1. The statements of fact contained in this appraisal report, upon which the analyses, opinions, and conclusions expressed herein are based, are true and correct.
2. The reported analysis, opinions and conclusions are limited only by the assumptions and limiting conditions and are my personal, impartial, and unbiased professional analysis, opinions, and conclusions.
3. I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
4. I have no personal interest or bias with respect to the subject matter of this appraisal report nor the parties involved. My employment is not contingent on the amount reported.
5. My engagement in this assignment was not contingent upon developing or reporting predetermined results.
6. My 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 opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
7. The reported analyses, opinions and conclusion were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and the Uniform Standards of Professional Appraisal Practice.
8. I have made a personal inspection and careful investigation of the property herein described.
9. Unless stated herein, no one provided significant real property appraisal assistance to the person signing this certification.
10. This appraisal report sets forth all of the limiting conditions (imposed by the terms of my assignment or by the undersigned) affecting the analyses, opinions, and conclusions contained in this report.
11. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
12. I certify that, to the best of my knowledge and belief, the reported analyses, opinions, or conclusions were developed, and this report has been prepared in conformity with the requirements of the State of Florida for state-certified appraisals (Florida Statutes, Chapter 475, Part II). The use of this report is subject to the requirements of the State of Florida related to review by the Florida Appraisal Board.
13. The Appraisal Institute conducts a program of continuing education for its designated members. Designated members who meet the minimum standards of this program are awarded periodic educational certification. I, R. Todd Heffington, MAI, am currently certified under this program.
14. Heffington & Associates has not performed services as an appraiser or in any other capacity regarding the property that is the subject of this report within the three-year period preceding acceptance of this assignment.

R. Todd Heffington, MAI
Cert Gen RZ2368
X Did □ Did Not
Inspect Property

EXTRAORDINARY ASSUMPTIONS

1. The appraiser has not been supplied with a survey or any additional property information. I have relied on the Public Records of Volusia County and the Volusia Property Appraisers information. The available information is assumed to be accurate. I reserve the right to amend this report should a survey or other information be provided that significantly affects the value conclusions in this report.

ASSUMPTIONS AND LIMITING CONDITIONS

1. This appraisal is intended to comply with the Scope of Work requirements enacted July 1, 2006 by the Uniform Standards of Professional Appraisal Practice.

2. This is a Restricted Appraisal Report, which is intended to comply with the reporting requirements set forth under Standard Rule 2-2(b) of the Uniform Standards of Professional Appraisal Practice. As such, it does not include discussions of the data, reasoning, and analyses that were used in the appraisal process to develop the appraiser's opinion of value. The opinions and conclusions set forth in this report may not be understood properly without additional information in the appraiser's work file. The information contained in this report is specific to the needs of the client and for the intended use stated in this report. The appraiser is not responsible for unauthorized use of this report.

3. No responsibility is assumed for legal or title considerations. Title to the property is assumed to be good and marketable unless otherwise stated in this report.

4. The property is appraised free and clear of any or all liens and encumbrances unless otherwise stated in this report.

5. Responsible ownership and competent property management are assumed unless otherwise stated in this report.

6. The information furnished by others is believed to be reliable. However, no warranty is given for its accuracy.

7. All engineering is assumed to be correct. Any plot plans and illustrative material in this report are included only to assist the reader in visualizing the property. The appraisers are not experts in engineering or construction and are not licensed constructions contractors.

8. It is assumed that there are no hidden or unapparent conditions on the property, subsoil, or structures that render it more or less valuable but are not apparent. This appraiser can assume no responsibility for such conditions or for arranging for engineering studies that may be required to discover them.

9. It is assumed that there is full compliance with all federal, state and local environmental regulations and laws unless otherwise stated in this report.

10. It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless a nonconformity has been stated, defined, and considered in this appraisal report.

11. It is assumed that all required licenses, certificates of occupancy, or other legislative or administrative authority from any local, state, or national governmental, or private entity or organization have been or can be obtained or renewed for any use on which the value estimates contained in this report are based.

12. Any sketch in this report may show approximate dimensions and is included to assist the reader in visualizing the property. Maps and exhibits found in this report are provided for reader reference purposes only. No guarantee as to accuracy is expressed or implied unless otherwise stated in this report. No survey has been made for the purpose of this report.

13. It is assumed that the utilization of the land and improvements is within the boundaries or property liens of the property described and that there is no encroachment or trespass unless otherwise stated in this report.

14. The appraiser is not qualified to detect hazardous waste and/or toxic materials. Any comment by the appraiser that might suggest the possibility of the presence of such substances should not be taken as confirmation of the presence of hazardous waste and/or toxic materials. Such determination would require investigation by a qualified expert in the field of environmental assessment. The presence of substances such as asbestos, urea-formaldehyde foam insulation or other potentially hazardous materials may affect the value of the property. The appraiser's value estimate is predicated on the assumptions that there is no such material on or in the property that would cause a loss in value unless otherwise stated in this report. No responsibility is assumed for any environmental conditions, or for any expertise or engineering knowledge required to discover them. The appraiser's descriptions and resulting comments are the result of the routine observations made during the appraisal process.

15. Unless otherwise stated in this report, the subject property is appraised without a specific compliance survey having been conducted to determine if the property is or is not in conformance with requirements of the Americans with Disabilities Act ("ADA") which became effective January 26, 1992. The presence of architectural and communications barriers that are structural in nature that would restrict access by disabled individuals may adversely affect the property's value, marketability, or utility.

16. Any proposed improvements are assumed to be completed in a good workmanlike manner in accordance with the submitted plans and specifications.

17. The distribution, if any, of the total valuation in this report between land and improvements applies only under the stated program of utilization. The separate allocations for land and buildings must not be used in conjunction with any other appraisal and are invalid if so used.

18. Possession of this report, or a copy thereof, does not carry with it the right of publication. It may not be used for any purpose by any person other than the party to whom it is addressed without the written consent of the appraiser, and in any event, only with proper written qualification and only in its entirety.

19. Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraiser, or the firm with which the appraiser is connected) shall be disseminated to the public through advertising, public relations, news sales, or other media without prior written consent and approval of the appraiser.

20. The appraiser, by reason of this report, is not required to give testimony or attend court or any governmental hearing with reference to the property in question, unless arrangements have been previously made, therefore.

SUBJECT PHOTOGRAPHS

AERIAL VIEW OF SUBJECT SITE

VIEW OF SUBJECT SITE FROM ATLANTIC AVENUE

SUBJECT PHOTOGRAPHS

VIEW OF SUBJECT SITE FROM ATLANTIC AVENUE

VIEW OF SUBJECT SITE FROM BEACH

SUBJECT PHOTOGRAPHS

VIEW OF ATLANTIC OCEAN

VIEW OF ATLANTIC AVENUE FACING SOUTHERLY

RESTRICTED APPRAISAL REPORT

EFFECTIVE DATE OF VALUE: October 26, 2023

DATE OF REPORT: November 3, 2023

CLIENT:
Arbeni Management
C/O Mr. Avni Gecaj
2465 Arthur Ave.
Bronx, NY 10458

APPRAISER:
Heffington & Associates, LLC
911 Beville Road, Suite 8
Daytona Beach, FL 32119-1726

SUBJECT: The subject is an oceanfront development parcel situated on the east side of N. Atlantic Avenue in Daytona Beach, FL. The street address is 1012 N. Atlantic Avenue, Daytona Beach, FL 32118

LEGAL DESCRIPTION: Lengthy legal description. Please see a copy of the last deeds of conveyance presented in the addendum to this report.

OWNER OF RECORD: Arben Properties, LLC

PURPOSE OF THE APPRAISAL: To estimate the "as is" Market Value as defined by the Office of the Controller of the Currency under 12 CFR, Part 34, Subpart C.

A current definition of Market Value is:

"The most probable price which 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, 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 each acting in what they consider their own best interests;
3. A reasonable time is allowed for exposure in 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 the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale."[1]

[1]FDIC Interagency Appraisal and Evaluation Guidelines, December 2, 2010

INTENDED USE AND USER OF THE REPORT: The intended use of the appraisal report is for asset determination. The intended user is Arbeni Management, c/o Mr. Avni Gecaj.

INTEREST VALUED: Fee Simple

SCOPE OF WORK, APPRAISAL DEVELOPMENT AND REPORTING PROCESS:

“Scope of Work” is defined in the Uniform Standards of Professional Appraisal Practice (USPAP), as promulgated by the Appraisal Foundation, as follows:

“The amount and type of information researched, and the analysis applied in an assignment. Scope of work includes, but is not limited to, the following:

- the degree to which the property is inspected or identified;
- the extent of research into physical or economic factors that could affect the property;
- the extent of data research; and
- the type and extent of analysis applied to arrive at opinions or conclusions.”

Inspection:

Please note that a site inspection was conducted on October 26, 2023 to ascertain the physical and economic characteristics of the real estate appraised and to determine the appraisal problem at hand. The property was also identified with the use of Public Records including prior deeds and tax roll information. The legal description as depicted by the public records was relied upon for this report.

Appraisal Problem:

The appraisal problem is to form a market value opinion of the subject property. The date of valuation is October 26, 2023. In order to value the subject property, the appraiser must determine its highest and best use. Then, a search of the market for comparable sales is necessary in order to form an opinion of the value of the property. Any unique or unusual considerations for the subject parcel will be addressed within this report.

Data Researched:

The appraiser(s) maintains a current and comprehensive database of sales and listings for the market area. In addition, market data acquired in previous appraisal work is retained in the appraiser(s) work files. Other sources include but are not limited to the following:

1. Multiple Listing Services
2. Public Records
3. Interviews with brokers, buyers and sellers
4. Appraisal Files
5. Marshall & Swift building cost services
6. Published articles and surveys
7. Loopnet
8. Costar
9. Crexi

Type & Extent of Analysis Applied:

There are three general methodologies of estimating market value, which reflect the various aspects of the economics of real estate such as supply and demand, scarcity, substitution, etc. These approaches are the Cost Approach, Direct Sales Comparison Approach, and Income Capitalization Approach. Careful consideration was given to the applicability of each approach.

In the case of the subject, the site is vacant. The most appropriate method of appraising vacant land of this type is through the Direct Sales Comparison Approach. The Income and Cost Approaches are not considered applicable for this property.

For the Direct Sales Comparison Approach, a search for vacant oceanfront commercial/multi-family land sales to compare with the subject is required. The process of collecting data involved a search for commercial land sales in the Volusia County Area, with an emphasis placed on the East Volusia County Area. The extent of confirming the sales included person-to-person contact in the field, or telephone calls from my office. An attempt was made to confirm all of the sales found. Often times, sales which are deemed desirable simply cannot be confirmed with either the buyer, seller, broker, or closing agency. If this were the case, these unconfirmed sales were not used. Those sales used were confirmed as to their "arm's length" nature, financing and its effect on value, if any, motivations of buyers and sellers, and other factors. The confirmed prices were then compared to the prices indicated by the documentary stamps. If conflicts between the two existed, an attempt was made to reconcile the difference. Each confirmed sale was inspected prior to its inclusion in this report.

After analyzing the comparable sales and comparing them with the subject, an opinion of value for the parent tract is concluded.

Reporting Option:

This appraisal is presented in a “Restricted Appraisal Report” format in accordance with standards rule 2-2(b) of the uniform standards of professional appraisal practice. This reporting format is consistent with the intended use of the appraisal. It is the intent of this appraisal report to comply with contemporary report writing standards as well as the standards and report writing requirements of the Uniform Standards of Professional Appraisal Practice.

REAL ESTATE APPRAISED

Street Address or Location

The subject consists of two abutting vacant oceanfront parcels located on the east side of N. Atlantic Avenue, in Daytona Beach, Volusia County, FL. The sites are currently undeveloped. The parcels are located at 1012 N. Atlantic Avenue, in Daytona Beach.

Property Type

Vacant oceanfront development site

Existing Use

Vacant oceanfront development site

Size & Shape

Based on the available maps, the subject is a rectangular shaped parcel with frontage along N. Atlantic Avenue and the Atlantic Ocean. The site contains a total of approximately 72,000 square feet, which includes land beyond the seawall. Based on a scaling of the available aerial maps, the usable land area, which runs to the bulkhead line, approximates 69,600 square feet. The site has approximately 240 linear feet of frontage along the east side of Atlantic Avenue and along the Atlantic Ocean beach along the existing seawall line.

Topography/Soil Characteristics

The subject site is cleared and level at, or near, the grade of N. Atlantic Avenue, and above the Atlantic Ocean beach.

Basic topography consists of a cleared and generally level site with sandy soil. The land is slightly rolling.

Flood Zone

Based on the FEMA Flood Insurance Rate Map #12127C0357J, dated September 29, 2017, the western 1/2 to 2/3 of the subject site appears to be located within a Flood Zone X, areas outside of the .2% annual chance flood plain. The eastern 1/3 to 1/2 is located in a zone VE which is a special flood hazard area.

I was not furnished with a soil analysis of the subsoil conditions for the subject site, and the detection of any subsoil instabilities is beyond the scope of my expertise. Therefore, I assume no liability for any adverse soil conditions which may be found to exist. In addition, the value estimate presented herein is based on the assumption that the subject property is not adversely affected by environmental contaminants. The appraiser reserves the right to amend the appraised value if any environmental hazards are found to exist.

Street Improvements

Access to the parent tract is from N. Atlantic Avenue (S.R. A1A). N. Atlantic Avenue is a primary north/south route along the East Coast of Florida. Atlantic Avenue is a four lane, asphalt paved right-of-way with center turn lanes.

Utilities and Services

Municipal water and sewer are available to the site and are provided by the City of Daytona Beach.

Easements and Encroachments

No survey has been provided. With the exception of a Florida Coastal Construction Control Line, a Daytona Beach Setback Line, and typical right-of-way, utility, ingress and egress easements, no adverse easements or encroachments were noted.

The Coastal Construction Control Line “establishes an area of jurisdiction in which special siting and design criteria are applied for construction and related activities. These standards may be more stringent than those already applied in the rest of the coastal building zone because of the greater forces expected to occur in the more seaward zone of the beach during a storm event.” Without a survey, the location of the CCCL is not possible. Based on a scaling of the available map, it would appear that the CCCL is between 120 to 150 feet east of the western property line.

The Daytona Beach Setback Line limits vertical construction for anything to its east. Therefore, no permanent vertical structures such as buildings, concession stands, pool houses, etc., may be constructed in this zone. However, horizontal structures such as pools, shuffleboard courts, may be within this area. Based on a scaling of the available maps, the Daytona Beach Setback Line appears to be approximately 190 feet east of the western property line.

Land Use Planning, Zoning, Concurrency

The subject is currently zoned **T-1, Tourist Accommodations,** by the City of Daytona Beach. Its Future Land Use Designation is **Tourist Accommodations**. The minimal lot size for the current zoning is 40,000 square feet for oceanfront lots, with a minimum width of 75 feet and a minimum depth of 200 feet. Front yard setbacks are 25 feet. Side yard setbacks are 15 feet, plus one foot for each 2 feet of building height over 55 feet above mean sea level. The rear yard setback shall be the Atlantic Ocean building line. Other setbacks may apply depending on numerous other specific factors. The maximum lot coverage is 60 percent. The maximum residential density is 40 units per acre. The permitted Floor Area Ratio is 3.

Permitted uses within this district include, but are not limited to, accommodations, clubs and lodges, duplexes, hotels, motels, multi-family dwellings, parking lots and garages, and single family lots. There are numerous conditional uses.

Based on the permitted density, the maximum residential density for the subject site would be 66 units, based on its size of 1.653 acres, or 63 units based on the site size inside the seawall. However, this density would have to meet the FAR requirements as well as site development requirements. The permitted density for Hotel/Motel uses is dependent on the FAR and the building height. There is no maximum unit density. Without a survey and engineer, estimating an accurate maximum density for the subject site is not possible, and beyond the expertise of the appraiser.

There are no known pending public developments or regulations likely to have an effect on the future zoning of the subject property. Based on an analysis of various parcels in this area, concurrency is not a limiting factor with respect to new development.

IMPROVEMENTS

The subject site is vacant. There is an existing bulkhead/seawall.

PROPERTY TAXES

Based on the information provided, the subject of this appraisal consists of two parcel numbers associated with the subject property in the 2023 Volusia County tax rolls. The current millage rate is 17.9279. The Parcel Numbers and real property assessments for the subject property are as follows:

Parcel # 5305-01-46-0190

Land -	$1,215,000
Improvements -	$ 2,386
Just Assessed Value	$1,217,386
County Taxable	$1,190,625
2023 Gross Taxes	$21,490.15

Parcel # 5305-01-46-0170

Land -	$1,701,000
Improvements -	$ 3,341
Just Assessed Value	$1,704,341
County Taxable	$1,666,875
2023 Gross Taxes	$30,086.23

The subject’s assessed values appear to be in line with that of similarly zoned properties in the area. However, the assessed values are below the estimated market value derived herein.

No special assessments were noted. It should be noted that the Volusia County Property Appraiser's value estimate for the subject property was not relied upon as an indicator of Market Value in the appraiser’s valuation analysis and has been included herein for informational purposes only.

As of the date of value, the 2022 and previous years taxes have been paid.

OWNERSHIP & SALES HISTORY

The property is under the ownership of Arben Properties Co, LLC. The subject has not transferred in the previous three years. The subject is currently listed for sale by the client with the commercial parcel on the west side of Atlantic Avenue for $8,000,000.

HIGHEST AND BEST USE ANALYSIS

As If Vacant - Residential Condominium or Hotel Development

As Improved – Site is vacant

ESTIMATED EXPOSURE TIME

Exposure Time may be 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 the appraisal; a retrospective estimate based upon an analysis of past events assuming a competitive and open market."[1]

The estimated exposure time for the parent tract on the open market is greatly dependent upon the following: 1) the market conditions in effect at the time of marketing; 2) the effort, influence and exposure applied to this marketing program; and 3) the availability of financing for this type of property.

Similar properties have been on the market for some time, and the recent hurricanes appear to have impacted the demand for most oceanfront real estate. However, there is a current contract and a recent sale occurring after the hurricanes and few available oceanfront development parcels. Therefore, it is my opinion that the subject property could have sold within 12 months of the date of value. However, as a result of the recent hurricanes, interest rate hikes and insurance concerns, a longer exposure time is reasonable.

This opinion also considers the subject being placed on the market with a concentrated marketing effort by a knowledgeable and competent professional, at the appraised value.

APPROACHES TO VALUE

As discussed in the Scope of Work, the subject property is a vacant parcel of land. The Direct Sales Comparison Approach is the best indicator of value for subject site.

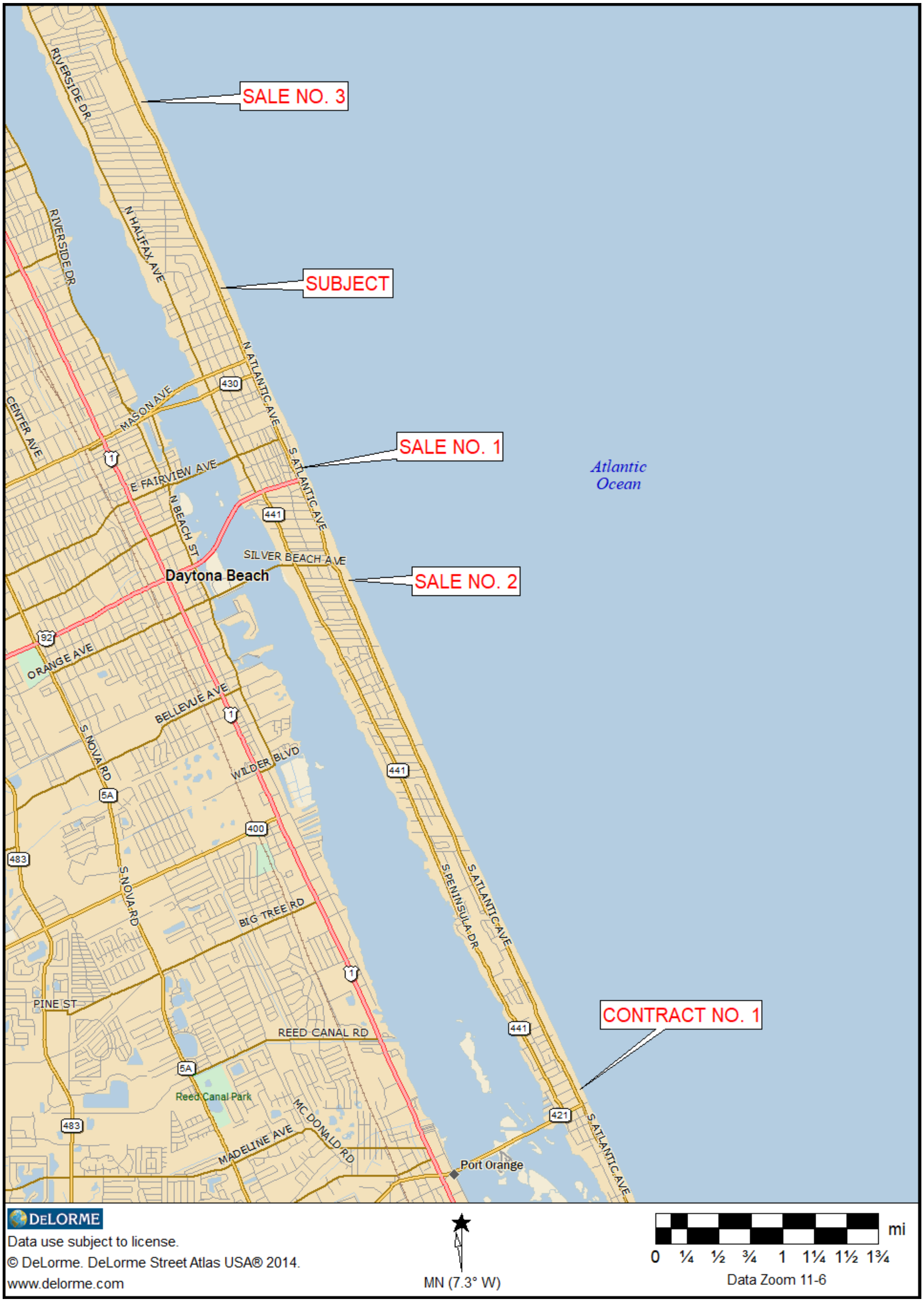
DIRECT SALES COMPARISON APPROACH

In the Direct Sales Comparison Approach, the principle of substitution applies, whereby the value of a property that is replaceable, tends to be set by the cost of acquiring an equally desirable substitute property. The Direct Sales Comparison Approach is most applicable when there is sufficient data available for analysis. In other words, the validity of this approach is very much dependent upon the availability and quantity of data, and the relevancy or quality of the data.

In order to arrive at a reasonable estimate of market value, I researched and analyzed sales and listings of similar oceanfront sites in the Daytona Beach Area. A comparable sales map and Grid Sheet Analysis of each transaction are presented on the following pages.

[1] Standards Of Professional Appraisal Practice Of The Appraisal Institute, 1998 Edition, The Appraisal Foundation, 1998, Page 77.

COMPARABLE SALES MAP



COMPARABLE LAND SALES CHART

DESCRIPTION	SUBJECT	SALE NO. 1	SALE NO. 2	SALE NO. 3	CONTRACT NO. 1
O.R. BOOK/PAGE	**N/A**	**8187/4983**	**8275/2046**	**8339/3604**	**CURRENT CONTRACT**
TAX ID#	**5305-01-46-0170 & 0190**	**4214-19-07-0010**	**5309-38-01-0010**	**4225-01-11-0030**	**5335-03-01-0310**
SALE PRICE	**$8,000,000**	**$5,300,000**	**$3,000,000**	**$4,000,000**	**$4,500,000**
PRICE/OCEANFRONT FOOT	**$33,333**	**$14,402**	**$14,354**	**$22,222**	**$22,500**
PRICE/SF TO SEAWALL	**$114.94**	**$55.56**	**$55.10**	**$70.05**	**$99.81**
PRICE/POTENTIAL UNIT	**$121,212**	**$75,714**	**$60,000**	**$76,923**	**$52,326**
PROPERTY RIGHTS	FEE SIMPLE	FEE SIMPLE	FEE SIMPLE	FEE SIMPLE	FEE SIMPLE
FINANCING	CURRENT LISTING	NORMAL	NORMAL	NORMAL	NORMAL
CONDITIONS OF SALE	CURRENT LISTING	ARM'S LENGTH	ARMS LENGTH	ARMS LENGTH	ARMS LENGTH
SALE DATE	CURRENT LISTING	01/2022	06/2022	11/2022	CURRENT CONTRACT
LOCATION/ACCESS	1012 N. ATLANTIC AVE DAYTONA BEACH	251 S. ATLANTIC AVE ORMOND BEACH	1299 S. ATLANTIC AVE. DAYTONA BEACH	2696 N. ATLANTIC AVE. DAYTONA BEACH	3411 S. ATLANTIC AVE DAYTONA BEACH SHORES
BEACH DRIVING	DRIVING BEACH	DRIVING BEACH	DRIVING BEACH	DRIVING BEACH	DRIVING BEACH
SIZE (GROSS)	72,000	95,396	54,450	57,099	62,726
SIZE (INSIDE SEAWALL)	69,600	95,396	54,450	57,099	45,084
FF ON BEACH	240	368	209	180	200
SHAPE	RECTANGULAR	RECTANGULAR	SLIGHTLY IRREGULAR	RECTANGULAR	SLIGHTLY IRREGULAR
TOPOGRAPHY	CLEARED	CLEARED	CLEARED	CLEARED	CLEARED
UTILITIES	ALL AVAILABLE	ALL AVAILABLE	ALL AVAILABLE	ALL AVAILABLE	ALL AVAILABLE
ZONING	T1, DAYTONA BEACH	B-6, ORMOND BEACH	T1, DAYTONA BEACH	T1, DAYTONA BEACH	RMF-1, DAYTONA BEACH SHORES
DENSITY - RESIDENTIAL	40 UNITS/AC - 3.0 FAR	32 UNITS/AC	40 UNITS/AC - 3.0 FAR	40 UNITS/AC - 3.0 FAR	60 UNITS/AC
POTENTIAL UNITS (TO SEAWALL)	66	70	50	52	86
IMPACT FEE CREDITS	NONE	IMPACT FEE CREDITS	IMPACT FEE CREDITS	IMPACT FEE CREDITS	IMPACT FEE CREDITS
PRICE/OCEANFRONT FOOT	**$33,333**	**$14,402**	**$14,354**	**$22,222**	**$22,500**
PRICE/SF TO SEAWALL	**$114.94**	**$55.56**	**$55.10**	**$70.05**	**$99.81**
PRICE/POTENTIAL UNIT	**$126,984**	**$75,714**	**$60,000**	**$76,923**	**$52,326**

AVERAGE $/OCEANFRONT FOOT	**$18,370**
AVERAGE PRICE/SF TO SEAWALL	**$70.13**
AVERAGE PRICE/POTENTIAL UNIT	**$66,241**

Sales Analysis and Reconciliation of Land Sales

I have researched sales along the Atlantic Ocean within Volusia County. I have included both closed sales and s current contract.

Due to the numerous factors involved in this type of sale, including potential density, actual density obtained, height restrictions, setbacks, coastal construction lines, floor area ratio limits, permitted uses, concessions and other requirements by municipalities, etc., it is nearly impossible to make reasonably supported adjustments to the comparables. For this reason, no adjustments have been applied.

There do not appear to be any reasonably discernable reasons for the differences in unit price between the sales. I have attempted to analyze and compare the sales in terms of several factors including price per oceanfront foot, price per square foot of useable land area, price per square foot of gross land area, price per potential dwelling unit of gross land area (based on zoning), and price per potential dwelling unit of useable land area (based on zoning).

Most, if not all of the properties purchased along the ocean frontage either rezone or apply for greater density than is permitted, and the purchase prices are generally based on the achievable density, after rezoning. These potential densities are generally achieved after the contracts are written, and cannot be calculated for the subject or the sales without significant planning, engineering, etc. Therefore, based on my analysis, the price per oceanfront foot, price per square foot of useable land area, and price per potential dwelling unit of gross land area (based on zoning), are the most consistent units of measure.

Market Conditions

In general, the overall market has experienced value increases of 6 to 20 percent per year since 2020, with the market leveling and stabilizing in mid-2022. The sales used herein all occurred in 2022, but their contract dates were not provided.

Based on the indicated price per front foot and price per square foot, market conditions adjustments may be applicable. However, based on the price per potential dwelling unit, there is no discernable adjustment for market conditions for the dates indicated by the sales. Therefore, no market conditions adjustments have been applied.

Reconciliation

The comparable sales and contract used herein indicate a range of values of $14,354 to $22,500 ($18,370 Average) per oceanfront foot, $55.10 to $99.81 ($70.13 Average) per useable square foot, and $52,326 to $76.923 ($66,241 Average) per potential unit.

No one sale is considered the best indicator of value, and all sales have been given equal consideration. Considering the average adjusted values indicated above, the following values for the subject are calculated:

Average Price/Oceanfront Foot	$18,370 x 240 Front Feet	= $4,408,708
Average Price/Sf To Seawall	$ 70.13 x 69,600 Square Feet	= $4,881,078
Average Price/Potential Unit	$66,241 x 66 Potential Units	= $4,371,891
Average Of All Indicators		= $4,553,893
Rounded To		$4,555,000

Therefore, I have estimated the value of the subject to be:

ESTIMATED VALUE: $4,555,000

RECONCILIATION OF VALUE

The Cost Approach and Income Approach were not processed in this report. The Direct Sales Comparison Approach indicated a value of $4,555,000.

Based on the facts and data contained in this report, as well as my knowledge and appraisal experience, in my judgment, the "As Is" Market Value of the subject property as of October 26, 2023, was $4,555,000.

FOUR MILLION FIVE HUNDRED FIFTY-FIVE THOUSAND DOLLARS

($4,555,000)

****

A D D E N D U M

****

LAST DEED OF CONVEYANCE/LEGAL DESCRIPTION
SURVEY
FLOOD ZONE MAP
ZONING DESCRIPTION
QUALIFICATIONS OF THE APPRAISER

LAST DEED OF CONVEYANCE/LEGAL DESCRIPTION

04/30/2002 12:40
Doc stamps 11900.00
(Transfer Amt $1700000)
Instrument # 2002-093712
Book: 4856
Page: 3460

Prepared by and return to:
Berrien Becks, Sr.

Berrien Becks, Sr. P. A.
P. O. Drawer 2140
Daytona Beach, FL 32115

File Number: **98-3126**

Parcel Identification No. **4236-09-02-0230; 5305-01-46-0190; &**
4236-09-02-0231; 5305-01-46-0170

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this **23rd** day of **April, 2002** between **Ormond Enterprises, Inc., a Florida corporation and Stanley L. Allen** whose post office address is **1121 North Halifax Avenue, Daytona Beach,** of the County of **Volusia**, State of **Florida**, 32118, grantor*, and **Arben Properties Co. LLC** whose post office address is **2001 S. Ridgewood Avenue, South Daytona,** of the County of **Volusia**, State of **Florida**, 32119, grantee*,

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Volusia County, Florida**, to-wit:

The Northerly 172.5 feet of the Southerly 572.5 feet of the Easterly 170 feet of Lot B, Seabreeze Golf Course Subdivision, according to the plat thereof as recorded in Plat Book 11, Page 99, Public Records of Volusia County, Florida, less the North 50 feet thereof and less that part of subject property taken by the Department of Transportation for State Road purposes.

The Northerly 50 feet of the Southerly 572.5 feet of the Easterly 170 feet of Lot B, Seabreeze Golf Course Subdivision, according to the plat thereof as recorded in Plat Book 11, Page 99, Public Records of Volusia County, Florida, less that portion used to widen Atlantic Avenue.

The Southerly 40 feet of Lot 16 and all of Lots 17, 18, 19 and 20, Block 46, East Daytona, according to the plat thereof as recorded in Plat Book 2, Page 106, Public Records of Volusia County, Florida; and excepting therefrom the portion used to widen Atlantic Avenue.

SUBJECT TO RESTRICTIONS, RESERVATIONS AND EASEMENTS OF RECORD, IF ANY, ANY MENTION OF WHICH HEREIN SHALL NOT SERVE TO REIMPOSE THE SAME.

THE ABOVE DESCRIBED PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF STANLEY L. ALLEN, WHO RESIDES AT 2518 S. PENINSULA DRIVE, DAYTONA BEACH, FLORIDA, AT THE TIME OF THE EXECUTION OF THIS DEED.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Ormond Enterprises, Inc., a Florida corporation

Witness Name: Sylvia Van De Mark

By: Kimball K Ross
Kimball K. Ross
Vice President

Witness Name: Barry E. Hughes

(Corporate Seal)

Witness Name: Sylvia Van De Mark

Stanley L. Allen (Seal)
Stanley L. Allen

Witness Name: Barry E. Hughes

State of Florida
County of Volusia

The foregoing instrument was acknowledged before me this 23rd day of April, 2002 by Stanley L. Allen, who [X] is personally known or [ ] has produced a driver's license as identification.

[Notary Seal]

NOTARY PUBLIC - STATE OF FLORIDA
SYLVIA VAN DE MARK
COMMISSION # CC763207
EXPIRES 9/7/2002
BONDED THRU ASA 1-888-NOTARY1

Notary Public

Printed Name: Sylvia Van De Mark

My Commission Expires: ______

State of Florida
County of Volusia

The foregoing instrument was acknowledged before me this 23rd day of April, 2002 by Kimball K. Ross/ Vice President of Ormond Enterprises, Inc., a Florida corporation, on behalf of the corporation. He/she [ ] is personally known to me or [X] has produced a driver's license as identification.

[Notary Seal]

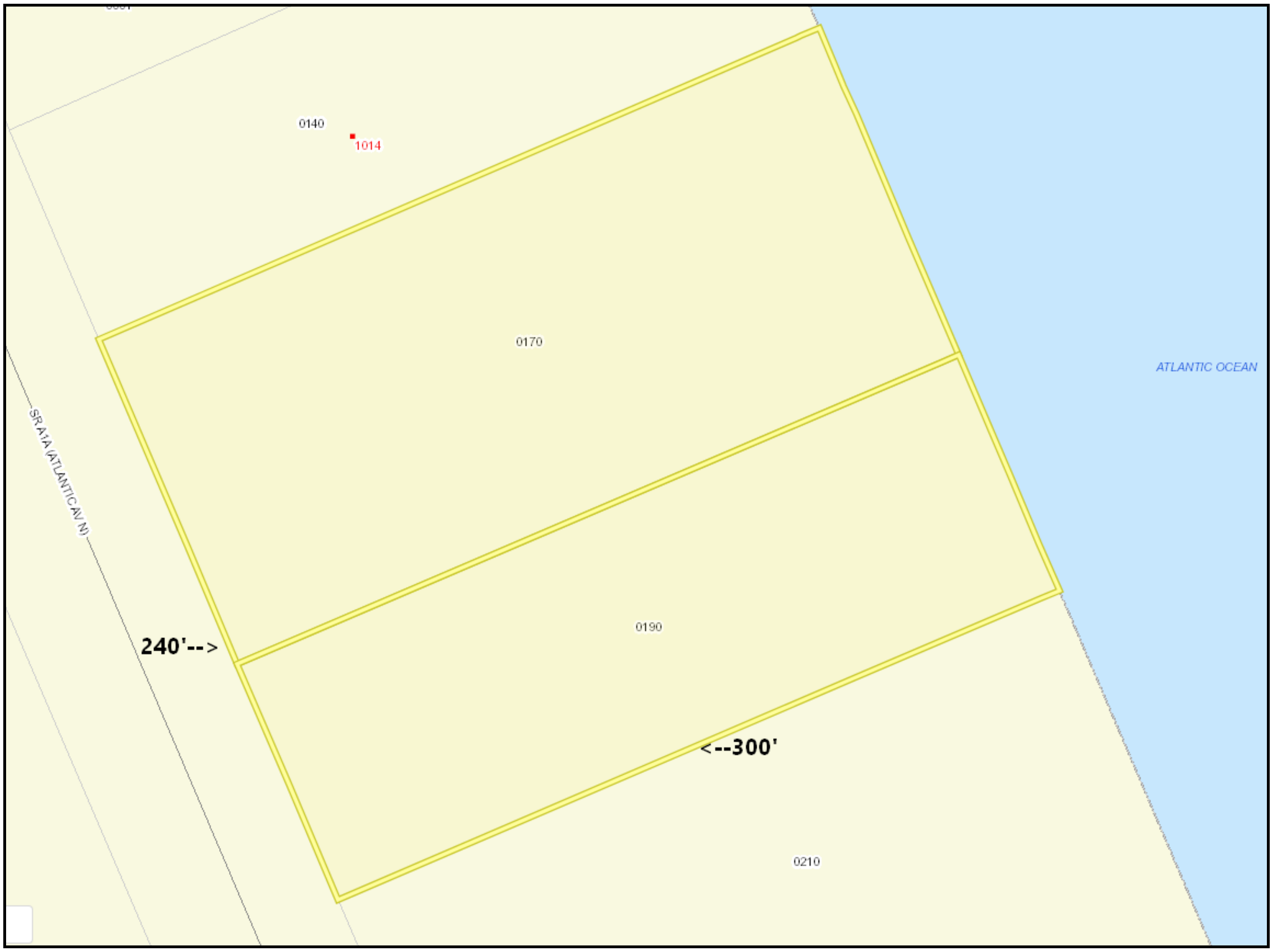
NOTARY PUBLIC - STATE OF FLORIDA
SYLVIA VAN DE MARK
COMMISSION # CC763207
EXPIRES 9/7/2002
BONDED THRU ASA 1-888-NOTARY1

Notary Public

Printed Name: Sylvia Van De Mark

My Commission Expires: ______

SITE SKETCH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1014
0170
ATLANTIC OCEAN
SR A1A (ATLANTIC AV N)
240'-->
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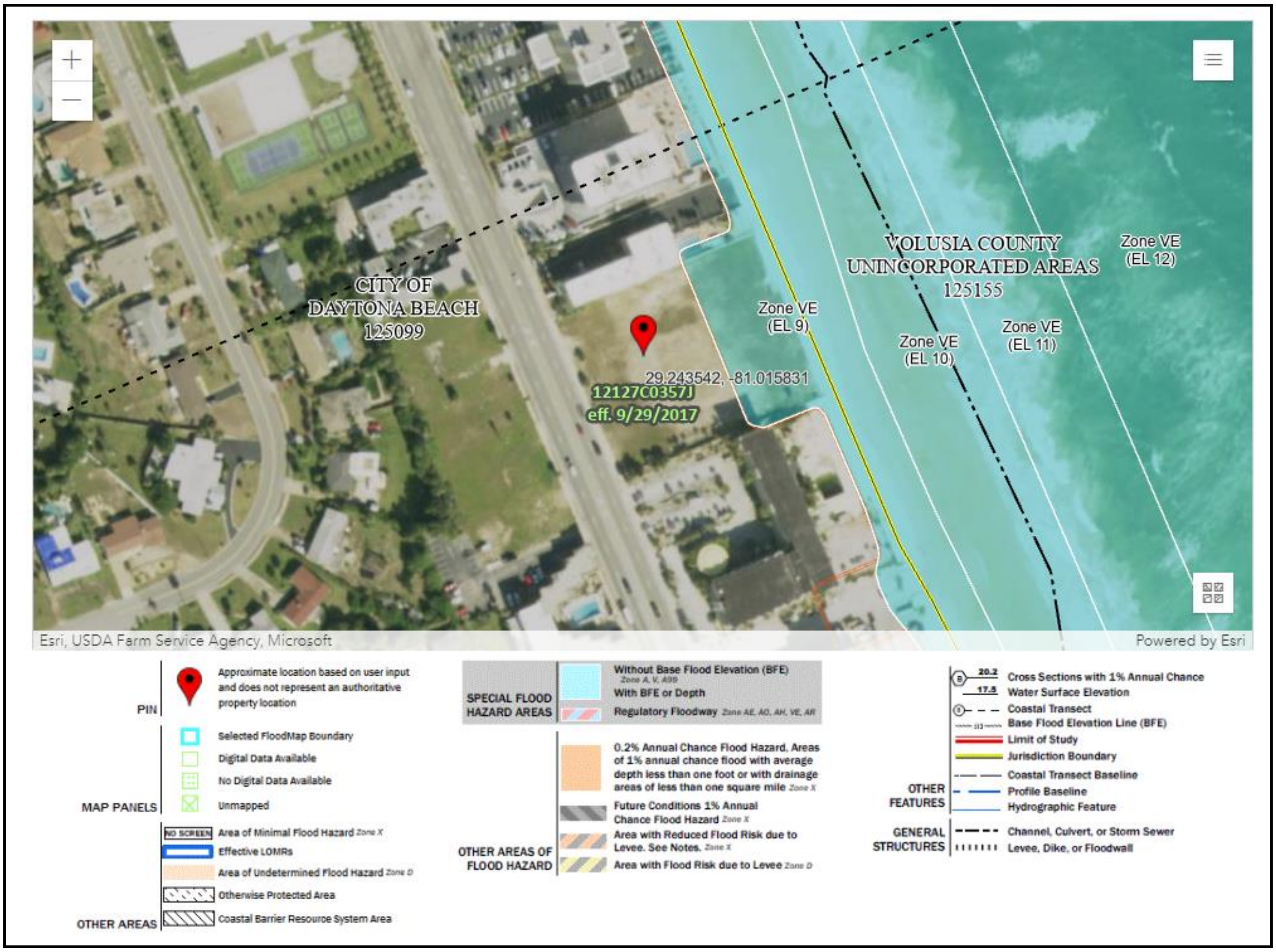
<--300'
0210

FLOOD ZONE MAP



ZONING DESCRIPTION

Daytona Beach, Florida, Land Development Code >> - LAND DEVELOPMENT CODE >> Article 10 - TOURIST DISTRICTS >> SECTION 2. TOURIST DISTRICTS USE SCHEDULE >>

SECTION 2. TOURIST DISTRICTS USE SCHEDULE

Sec. 2.1. Schedule of uses for tourist districts.

Sec. 2.1. Schedule of uses for tourist districts.

Zoning District	Permitted Uses	Conditional Uses Refer to Section 3 or Article 17	Special Uses Refer to Section 4 or Article 17
Tourist Accom. T-1	Accommodations Clubs & lodges Duplexes Hotels Motels Multifamily dwellings Parking lots & garages Single-family dwellings	Auto rental office Carnivals & circuses Churches Cocktail lounges Drug, florist, gift, & beach apparel shops Games of skill Multifamily complex Newsstands Personal services Poolside activities Restaurants A-1 & A-2 Snack bars Swimming pools Ticket offices Cemeteries Country club & golf courses Day care centers Off-site parking Schools Townhouse subdivisions	
Tourist, office, & rest. T-2	T-1 permitted uses Business services Professional services Restaurant A-1 Hair & nail salons	T-1 conditional uses Community res. homes Day care centers Nursing/convalescent homes Schools Accessory retail sales & service	Cemeteries Country club & golf courses Fraternities & sororities Off-site parking Townhouse subdivisions
Tourist & office T-2A	T-1 permitted uses Business services Professional services	T-2 conditional uses	T-2 special uses except fraternities & sororities
Tourist, office, & retail T-3	T-2 permitted uses Personal services Pickup, self-serve, & coin laundries Retail sales & services Restaurant A-2	T-2 conditional uses Alcoholic beverages accessory to food service establishment	T-2a special uses Alcoholic beverages Funeral homes
Tourist, office, retail, & auto service T-4	T-3 permitted uses Indoor recreation area Vehicular service, light	T-2 conditional uses Alcoholic beverages accessory to food service establishment Beach concession vehicle storage Light recreation vehicle rentals Light vehicle rentals	T-3 special uses

Tourist, highway interchange T-5	Business services Clubs & lodges Cocktail lounges Hotels Motels Multifamily residential Personal services Professional services Retail sales & services Restaurants A-1 & A-2 Tourist accommodations Vehicular service, light	T-1 conditional uses	T-1 Special uses

(Ord. No. 01-253, § 1, 6-20-2001; Ord. No. 05-108, § 4, 3-16-2005; Ord. No. 08-303, § 1, 11-19-2008)

Sec. 5.1. General requirements for lots and buildings.

(a) The lot and building requirements set forth in this section 5 shall apply to all development in the tourist districts, except for all single-family uses in T districts, which shall comply with the lot and building requirements established in LDC article 9, section 5, for R-3 districts.

(b) All development shall be required to provide parking as set forth in article 8 of the LDC.

(c) All development shall comply with the limits on the applicable floor area ratios (FAR) set forth in the City's comprehensive plan. Parking garages and drive aisles shall not be included in the gross floor area of the building for the purpose of calculating FAR, subject to the provisions of LDC article 10, section 5.2(b)(2).

(d) The table below, and the notes referenced in the table, sets forth general lot and building requirements. For purposes of the table, the notes, and this section 5, the "front yard" for any corner oceanfront lot shall be adjacent to and face Atlantic Avenue.

Zone		Min. Lot Area Sq. Ft.	Min. Lot Width at Bldg. Line	Min. Lot Depth	Min. Front Yard	Min. Side Yard Interior	Min. Side Yard Street	Min. Rear Yard	Max. % of Lot Cover.	Max. Bldg. or Struct. Height	Max. Res. Density units per acre	
T-1	Oceanfront	40,000	75	200	25'	Note 1	Note 1	Note 3	60% and Note 4	None	40 upa	
		All other	10,000	50'	None	20'	Notes 1, 2	10' and Notes 1, 2	10' plus 4" for each ft. of bldg. height over 35'	60%	None	40 upa
T-2, T-2a		10,000	50'	None	20'	Notes 1, 2	10' and Notes 1, 2	Same as T-1	60%	None	40 upa	
T-3		10,000	50'	None	10'	Notes 1, 2	10' and Notes 1, 2	Same as T-1	60%	None	40 upa	
T-4		10,000	50'	None	10'	Notes 1, 2	10' and Notes 1, 2	Same as T-1	60%	None	40 upa	
T-5		39,375	175'	225'	50' on major arterial 20' on minor arterial	15' plus 4" for each ft. of bldg. height over 35'	15' plus 4" for each ft. of bldg. height over 35'	15' plus 4" for each ft. of bldg. height over 35'	60% and Note 4	None	20 upa	

Note 1. *Minimum side yard, oceanfront lots.*

(a) *General requirement.* Subject to the maximum north-south width set forth in subsection (b) of this Note 1, and any adjustments authorized by art. 10, sec. 5.3 and 5.4, the minimum side yard shall be fifteen feet, plus one foot for each two feet of building height over 55 feet above mean sea level.

(b) *Maximum north-south width.*

1.

Existing structures 250 feet in width or greater measured along Atlantic Avenue may not be increased in width. Existing structures less than 250 feet in width may be increased to 250 feet if all minimum setback requirements are met.

2. New structures shall not exceed 250 feet in width. Where two or more structures are to be developed on the same property, each structure shall be treated as though it were on an individual lot. In order to allow the proper relationship between structures and amenities, the side setbacks may be less than required, provided the separation between buildings shall not be less than the distance of the largest required side setback, and the setback that was lost shall be provided elsewhere on the site.

Note 2. *Minimum side yard, all others.* For lots with street frontage of 100 feet or less the minimum side yard shall be ten feet plus four inches for each foot of building height over 42.5 feet. For lots with street frontage over 100 feet the minimum side yard shall be 15 feet, plus four inches for each foot of building height over 57.5 feet.

Note 3. *Minimum rear setback, oceanfront lots.*

(a) *General requirement.* Subject to the adjustment authorized by subsection (b) of this Note 3, for oceanfront lots, the minimum rear setback shall be the Atlantic Ocean building line established by article 16, section 5.3(c), LDC.

(b) *Encroachments permitted; conditions.* Any principle building may encroach into the minimum rear yard setback set forth in (a) of this Note 3, to a point no less than 50 feet from and parallel to either of the following: (i) the bulkhead, or (ii) where there is no existing bulkhead, the bulkhead line established by article 16, section 5.3(c), LDC. In either case, the front yard for the principle building shall be increased by the same distance as the encroachment into the minimum rear setback.

Note 4. *Lot coverage.* Off-street parking, drives, and walkways shall occupy no more than 75 percent of any front, side, or rear yard. A minimum of 25 percent of the front, side, and rear side yards shall be landscaped.

(Ord. No. 05-108, § 7, 3-16-2005)

QUALIFICATIONS OF THE APPRAISER

R. TODD HEFFINGTON, MAI
911 BEVILLE ROAD, STE. 8
DAYTONA BEACH, FL 32119
Email: todd@heffingtonandassociates.com

BUSINESS AND PROFESSIONAL AFFILIATIONS

Member, Appraisal Institute
State Certified General Real Estate Appraiser - State of Florida, License RZ2368
Florida Real Estate Salesman, License SL 0589200
Member DeLand-West Volusia Board of Realtors

EDUCATION

B.S. Degree Real Estate, University of Florida, 1992
Master of the Arts Degree in Real Estate, University of Florida, 1994
Numerous continuing education courses and seminars

APPRAISAL EXPERIENCE

Clayton, Roper, and Marshall, May 1993 through August 1993
Heffington & Associates, September 1, 1993 to Present

Completed appraisals on Single-family Residences, Vacant Residential Land, Agricultural Land, Producing Agricultural Properties, Vacant Commercial Properties, Apartment Developments, Industrial Properties, Golf Courses, Office Buildings, Condemnation Appraisals

COURT QUALIFICATIONS

Qualified as expert witness for Real Estate Valuation
Provided testimony in court hearings for condemnation, deficiency judgments, etc.

PARTIAL LIST OF CLIENTS

Surety Bank
Fairwinds Credit Union
Intracoastal bank
Ameris Bank
City of Daytona Beach
City of New Smyrna Beach
City of South Daytona
County Volusia
School Board of Volusia County
Daytona Beach International Airport

South State Bank N.A.
Farm Credit of Florida
Mainstreet Community Bank
Seacoast Bank
Wells Fargo
City of DeLand
City of Ormond Beach
City of Port Orange
Florida Department of Transportation
Halifax Health