

PEMBROKE OAKS

7 ACRE MULTIFAMILY DEVELOPMENT

5434 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33023

LISTING
WEBSITE



**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

7925 NW 12th Street, Suite 301, Miami, FL 33126 | 305-235-1500 | leesouthflorida.com

350 UNITS
FULLY ENTITLED, SITE PLAN APPROVED
LIVE LOCAL ACT TAX ADVANTAGES

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Principal
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cteverett@lee-associates.com

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MARKET ADVISORS

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OFFERING MEMORANDUM DISCLAIMER

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the Owner, to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to any interested persons. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the material referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

Neither the Owner or Lee & Associates South Florida nor any of their respective officers, directors, employees, affiliates or representatives make any representation or warranty, express or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real property. The Owner expressly reserves the right, at its sole discretion, to reject any and all expressions of interest or offers to purchase the Property, and/ or to terminate discussions with any entity at any time with our without notice which may arise as a result of review of this Memorandum.

The Owner shall have no legal commitment or obligation to any person reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

SITE OVERVIEW

EXECUTIVE SUMMARY



PEMBROKE OAKS
5434 W Hallandale Beach Blvd
Pembroke Park, FL

\$15,750,000
Asking Price

7.09 AC
Acres

B-1
Zoning

350
Units

PROPERTY HIGHLIGHTS

Property Type:	Land / Multifamily
Approved Units:	350 Units
Rent:	Market / Affordable
Total Bldg Size:	357,525 SF
Lot Size:	7.09 AC
Zoning:	B-1 (Business District)

**A Rare 7.09-Acre
Development Opportunity**

Fully Entitled. 350 Units.

- **Fully Planned 350-Unit Multifamily Community** featuring three mid-rise residential buildings designed to deliver modern rental housing in a high-demand submarket.
- **Live Local Act Tax Exemption** from secured approvals satisfying the program's affordable housing requirements for 40% of units to qualify as affordable housing.
- **Comprehensive Amenity Package** incorporates a structured parking garage, fitness center, leasing office, walking trails, EV charging stations, controlled-access entry, landscaped open space, and resident-focused amenities designed to compete with newly delivered Class A communities.
- **Strategic Infill South Florida Location** along Hallandale Beach Blvd in Pembroke Park offering direct access to major transportation corridors including US-441, I-95 and Florida's Turnpike, with convenient connectivity to Aventura, Hollywood, Fort Lauderdale, and Miami employment centers.

PROPERTY DESCRIPTION



PEMBROKE OAKS: A NEW LANDMARK FOR PEMBROKE PARK

Lee & Associates presents Pembroke Oaks, a ±7.09-acre multifamily development opportunity featuring approved plans for a 350-unit luxury apartment community in the heart of Pembroke Park, Florida. The thoughtfully designed project consists of three mid-rise residential buildings surrounding a centralized parking structure and amenity campus. Planned community features include a leasing office, fitness center, mailroom, structured parking garage, resident and guest access control, walking trails, landscaped open spaces, EV charging stations, and multiple resident gathering areas. Unit interiors are designed with modern finishes and amenities including stainless steel appliances, air conditioning, balconies, washer/dryers, dishwashers, microwaves, refrigerators, disposals, and contemporary kitchens. Community amenities include elevators, on-site management and maintenance, tenant-controlled HVAC, 24-hour access, smoke detection systems, and integrated walking and biking trails throughout the property.

Strategically located at 5434 W. Hallandale Beach Boulevard, Pembroke Park, FL, Pembroke Oaks offers exceptional connectivity to major transportation corridors and employment centers throughout Broward and Miami-Dade Counties. The property features direct frontage along Hallandale Beach Boulevard with controlled ingress and egress, only 0.6 miles east of US 441 and 1.8 miles West of I-95 with convenient access to Florida's Turnpike and the region's major commercial corridors. Residents will benefit from proximity to Aventura, Hollywood, Gulfstream Park, Hard Rock Stadium, Hard Rock Hotel & Casino, retail destinations, dining, entertainment venues, and South Florida's beaches, positioning Pembroke Oaks as a premier multifamily development opportunity in one of South Florida's most dynamic markets.

ARCHITECTURAL RENDERINGS



DEVELOPMENT PARCEL OVERVIEW



PROPERTY DETAILS

LOCATION INFORMATION

BUILDING NAME	Pembroke Oaks 7 AC 350-Unit Multifamily Development Site
STREET ADDRESS	5434 W Hallandale Beach Blvd
CITY, STATE, ZIP	Pembroke Park, FL 33023
COUNTY	Broward
MARKET	South Florida
SUB-MARKET	Pembroke Park
NEAREST HIGHWAY	Turnpike & I-95
NEAREST AIRPORT	Fort Lauderdale Int'l Airport

PROPERTY INFORMATION

PROPERTY TYPE	Land
PROPERTY SUBTYPE	Multifamily
ZONING	B-1 (Business District) Commercial
LOT SIZE	7.09 Acres
LAND SF	308,840 SF
BLDG FAR	1.89
APN #	51-42-30-39-0010

BUILDING INFORMATION

BUILDING SIZE*	357,525 SF
TENANCY	Multiple
UNITS*	350
RENT TYPE	Market/Affordable
NUMBER OF BUILDINGS	3
NUMBER OF FLOORS	9
CONSTRUCTION STATUS	Proposed

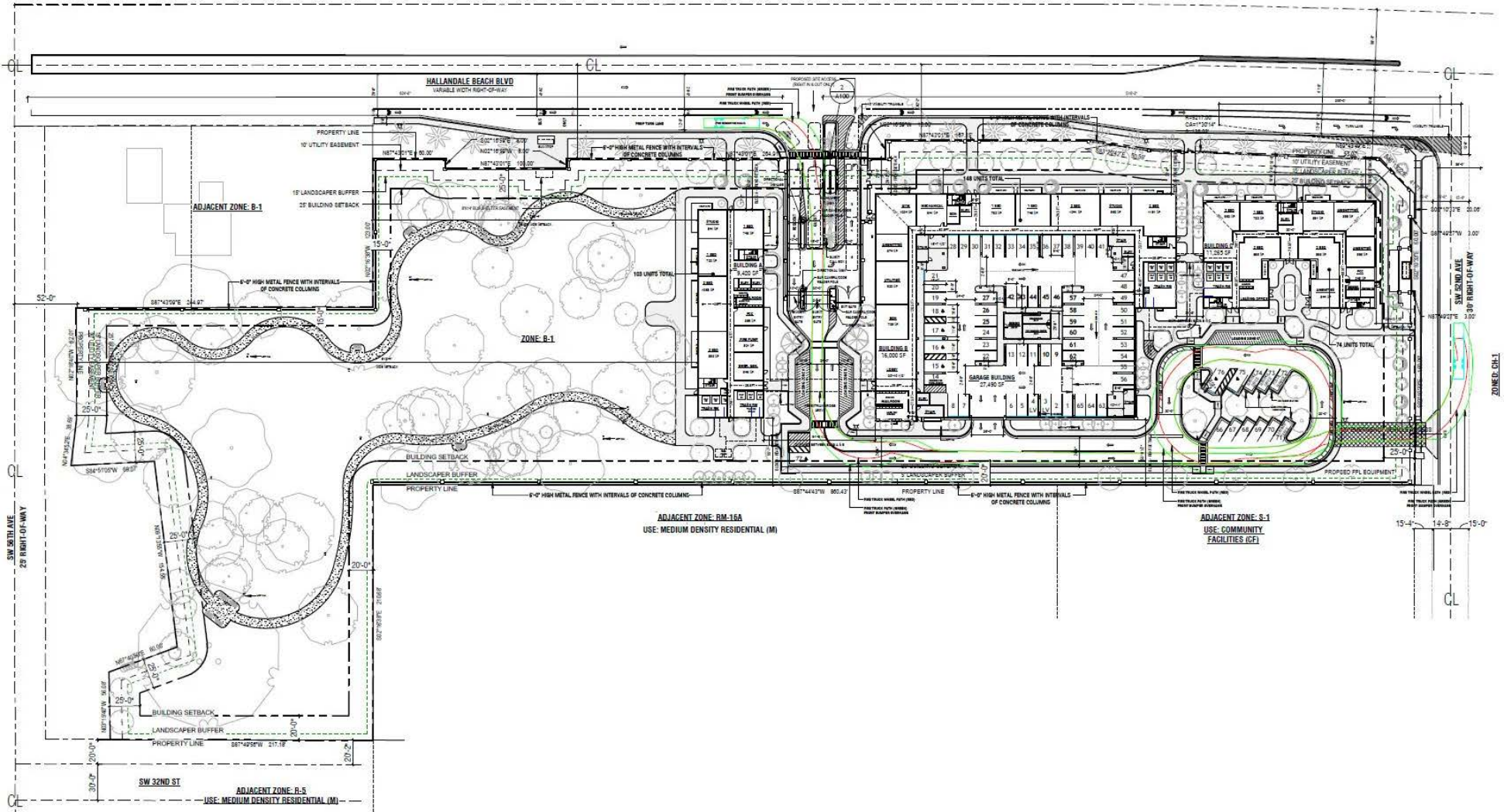
PARKING & TRANSPORTATION

PARKING TYPE*	Structure
NUMBER OF PARKING SPACES*	391
MAJOR BUS LINE	441 Breeze Express Commuter Bus
COMMUTER RAIL	Hollywood Tri-Rail 9 Min / 4 mi
AIRPORT	Fort Lauderdale Int'l Airport 16 min / 9.1 mi

***Plans may be adjusted as long as the number of units does not exceed 350.**

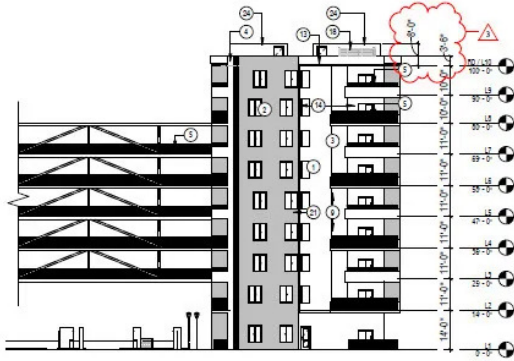
APPROVED SITE PLANS

APPROVED SITE PLANS



*Plans may be adjusted as long as the number of units does not exceed 350.

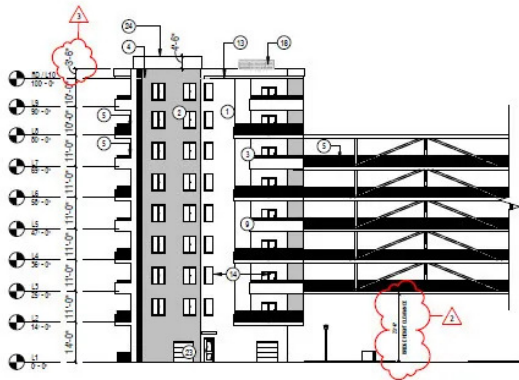
BUILDING A ELEVATION



1 BUILDING A NORTH ELEVATION
SCALE: 3/8" = 1'-0"



2 BUILDING A EAST ELEVATION
SCALE: 3/8" = 1'-0"

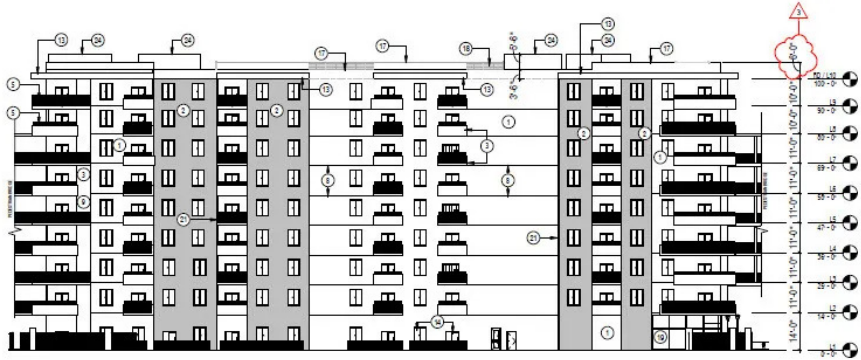


3 BUILDING A SOUTH ELEVATION
SCALE: 3/8" = 1'-0"



4 BUILDING A WEST ELEVATION
SCALE: 3/8" = 1'-0"

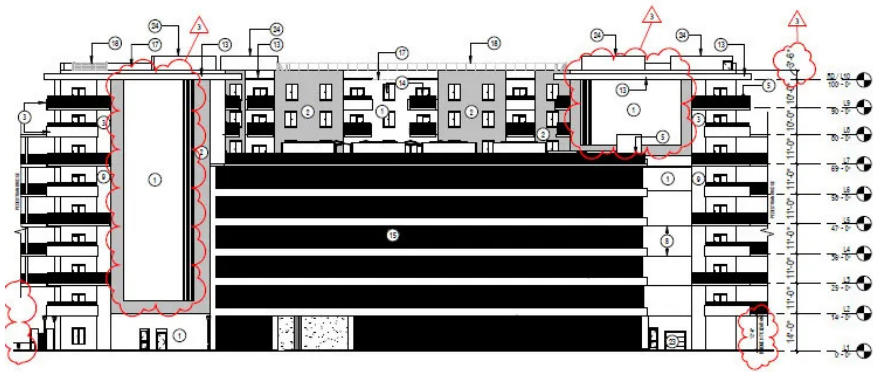
BUILDING B ELEVATION



1 BUILDING B NORTH ELEVATION - NO COLOR
SCALE: 3/8" = 1'-0"



2 BUILDING B EAST ELEVATION
SCALE: 3/8" = 1'-0"

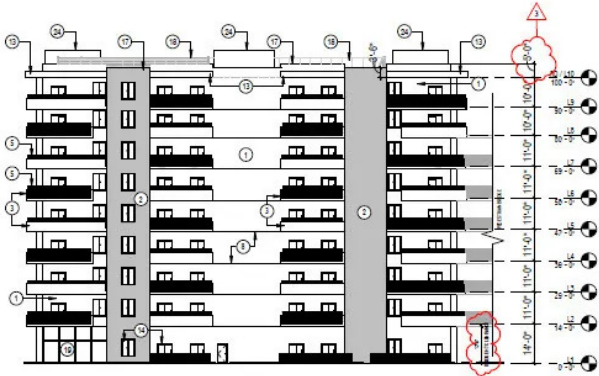


3 BUILDING B SOUTH ELEVATION
SCALE: 3/8" = 1'-0"

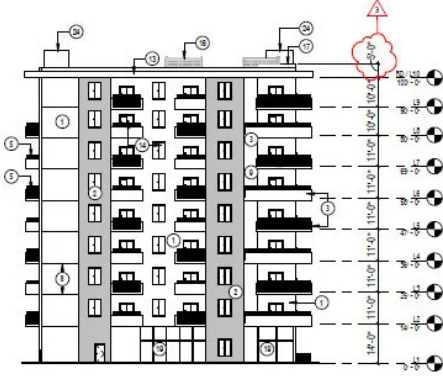


4 BUILDING B WEST ELEVATION
SCALE: 3/8" = 1'-0"

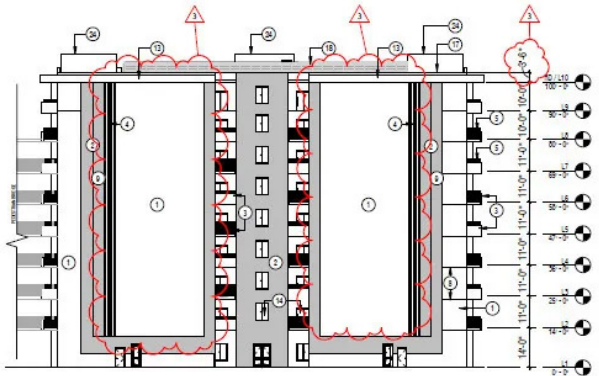
BUILDING C ELEVATION



1 BUILDING C NORTH ELEVATION
SCALE: 3/8" = 1'-0"



2 BUILDING C EAST ELEVATION
SCALE: 3/8" = 1'-0"



3 BUILDING C SOUTH ELEVATION
SCALE: 3/8" = 1'-0"



4 BUILDING C WEST ELEVATION
SCALE: 3/8" = 1'-0"

LIVE LOCAL TAX EXEMPTION



Name of Tax Exemption	Threshold to Qualify	Degree of Tax Exemption	Number of Units Required	AMI Income Percentage	Common Area Value Detail	Rents Permitted	Form Process Detail	Dealine Detail	Can Local Government Opt-Out?
Multifamily Middle Market or "Missing Middle" Tier One: 80-120 Range	"Newly Constructed" = "Substantially Completed" within five years prior to Application	Exempt 75% of the value of the Units	71 or More Units	Tenants' income is greater than 80% of AMI but not more than 120% of AMI	Value of Unit includes proportionate share of common areas and land	May not exceed Chart published by Florida Housing Finance Corporation; or 90% of Market per certified general appraiser report, whichever is less	Submit Form seeking Certification from Housing Finance Corporation	Certification from Housing Finance Corporation due to local Property Appraiser by March 1	Miami-Dade, Broward & Palm Beach Counties May Not Opt-Out
Multifamily Middle Market or "Missing Middle" Tier Two: Full Exemption	"Newly Constructed" = "Substantially Completed" within five years prior to Application	Exempt 100% of the value of the Units	71 or More Units	Tenants' income does not exceed 80% of AMI	Value of Unit includes proportionate share of common areas and land	May not exceed Chart published by Florida Housing Finance Corporation; or 90% of Market per certified general appraiser report, whichever is less	Submit Form seeking Certification from Housing Finance Corporation	Certification from Housing Finance Corporation due to local Property Appraiser by March 1	Miami-Dade, Broward & Palm Beach Counties May Not Opt-Out

LIVE LOCAL TAX EXEMPTION

<https://www.floridahousing.org/live-local-act/multifamily-middle-market-certification>

The Live Local Act (FL Senate Bill 102), offers significant land use, zoning, and tax benefits for developers. A key incentive is the "Missing Middle" Property Tax exemption, providing a **75% or 100% ad valorem tax exemption** for multifamily developments with affordable units based on income thresholds, certified by the Florida Housing Finance Corporation, and meeting specific eligibility criteria.

With nearly 1,000 people moving to Florida every day, the demand for housing is at an all-time high. The Live Local Tax Credit Program is an incredible opportunity to play a vital role in addressing housing needs for Floridians at this critical time while having the added financial benefit of reducing your tax obligation to the state.

LIVE LOCAL TAX EXEMPTION

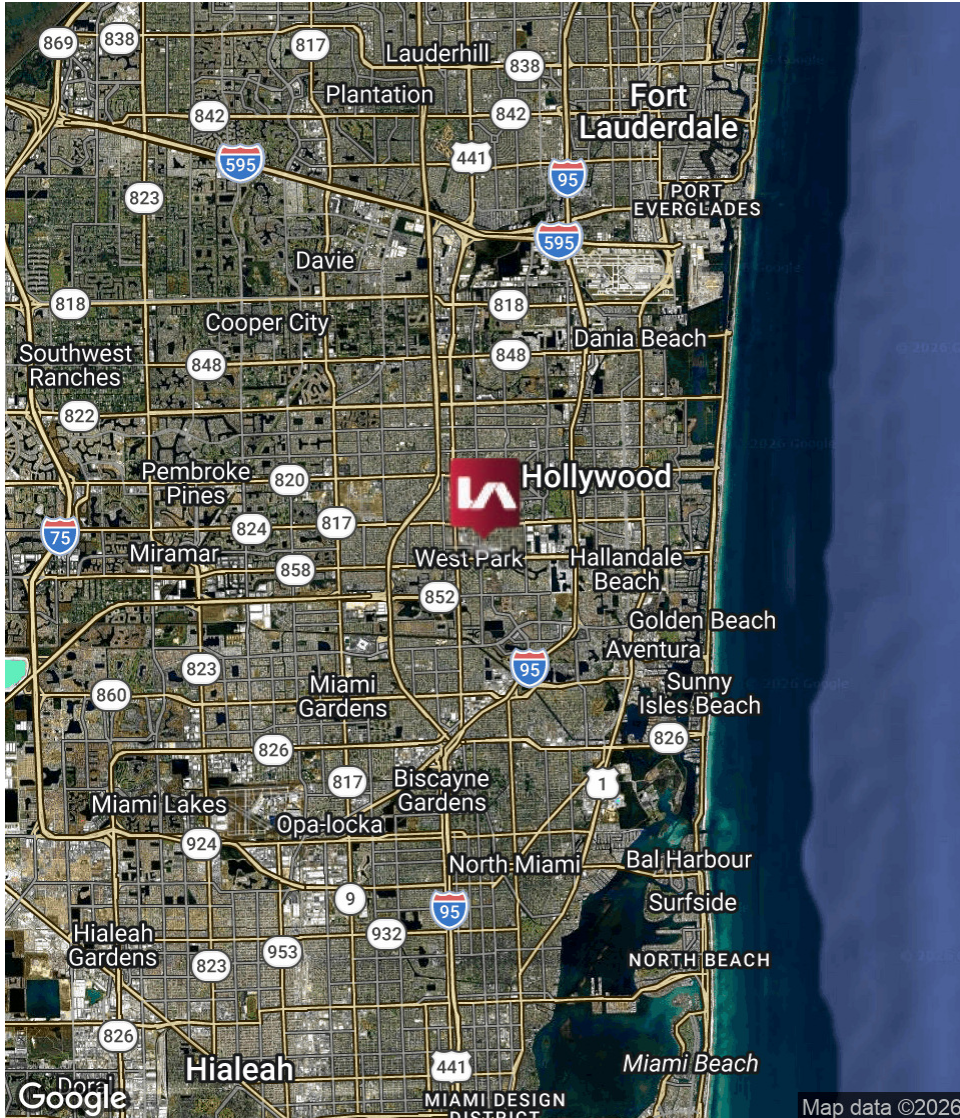
Income Limits and Rent Limits
FLORIDA HOUSING FINANCE CORPORATION
 Multifamily Rental Programs and CWHIP Homeownership Program

County	Percentage Category	Income Limit by Number of Persons in Household										Rent Limit by Number of Bedrooms in Unit					
		1	2	3	4	5	6	7	8	9	10	1	2	3	4	5	
Miami Dade County	20%	15,900	18,160	20,420	22,700	24,520	26,340	28,160	29,980	31,780	33,596	397	425	510	590	658	726
	25%	19,875	22,700	25,525	28,375	30,650	32,925	35,200	37,475	39,725	41,995	496	532	638	737	823	908
	28%	22,260	25,424	28,588	31,780	34,328	36,876	39,424	41,972	44,492	47,034	556	596	714	826	921	1017
	30%	23,850	27,240	30,630	34,050	36,780	39,510	42,240	44,970	47,670	50,394	596	638	765	885	987	1090
	33%	26,235	29,964	33,693	37,455	40,458	43,461	46,464	49,467	52,437	55,433	655	702	842	973	1,086	1,199
	35%	27,825	31,780	35,735	39,725	42,910	46,095	49,280	52,465	56,615	58,793	695	745	893	1,032	1,152	1,271
	40%	31,800	36,320	40,840	45,400	49,040	52,680	56,320	59,960	63,560	67,192	795	851	1,021	1,180	1,317	1,453
	45%	35,775	40,860	45,945	51,075	55,170	59,265	63,360	67,455	71,505	75,591	894	957	1,148	1,328	1,481	1,635
	50%	39,750	45,400	51,050	56,750	61,300	65,850	70,400	74,950	79,450	83,990	993	1,064	1,276	1,475	1,646	1,816
	60%	47,700	54,480	61,260	68,100	73,560	79,020	84,480	89,940	95,340	100,788	1,192	1,277	1,531	1,770	1,975	2,180
	70%	55,650	63,560	71,470	79,450	85,820	92,190	98,560	104,930	111,230	117,586	1,391	1,490	1,786	2,065	2,304	2,543
80%	63,600	72,640	81,680	90,800	98,080	105,360	112,640	119,920	127,120	134,384	1,590	1,703	2,042	2,361	2,634	2,907	
120%	95,400	108,960	122,520	136,200	147,120	158,040	168,960	179,880	190,680	201,576	2,385	2,554	3,063	3,541	3,951	4,360	
Median: 79,400																	



LOCATION INFORMATION

REGIONAL MAP



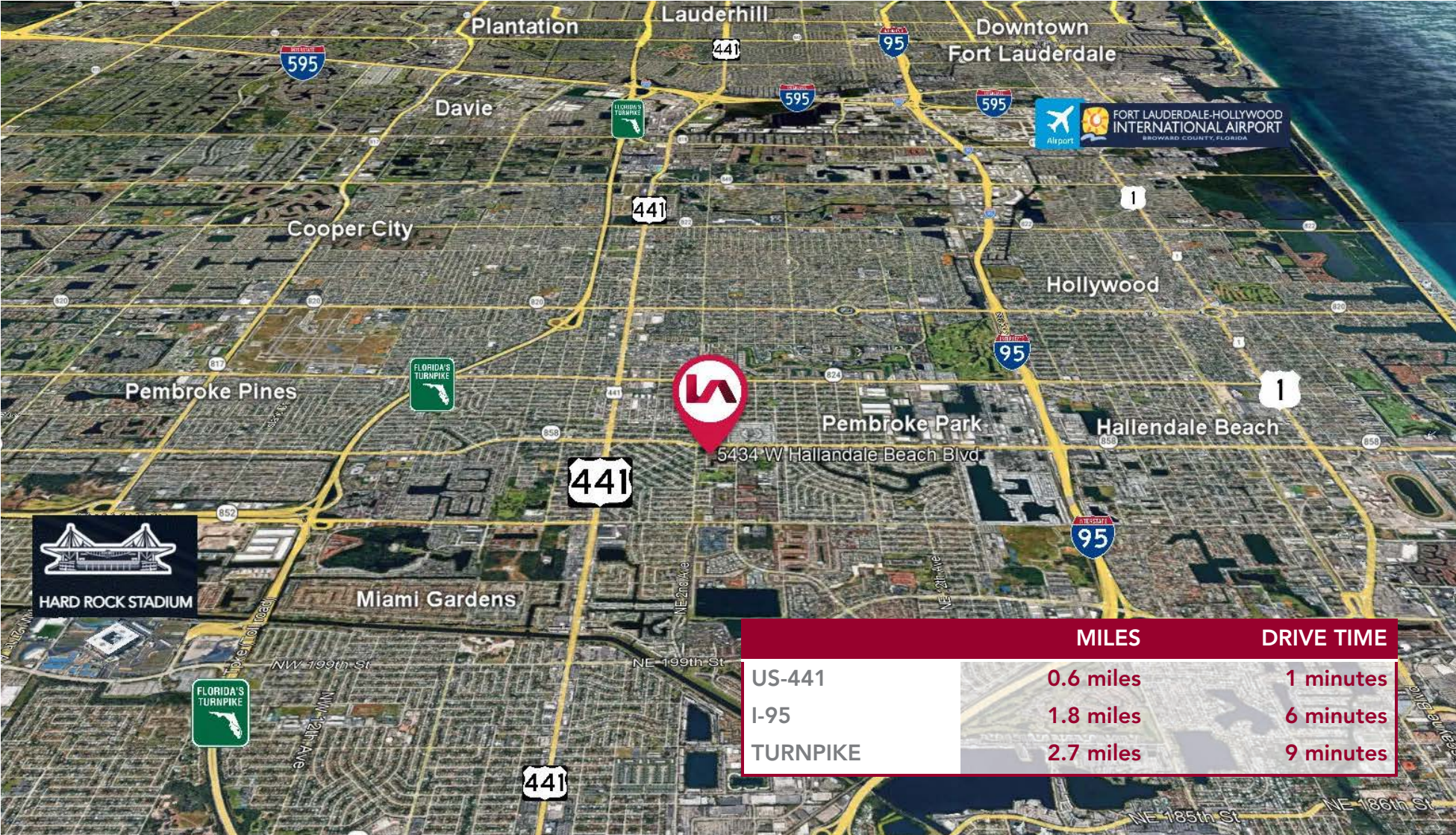
LOCATION OVERVIEW

Pembroke Oaks is situated along Hallandale Beach Boulevard in Pembroke Park, providing direct access to major employment centers, retail destinations, and entertainment venues throughout Broward and Miami-Dade Counties. The property's central South Florida location just 0.6 miles to US-441, 1.8 miles to I-95, 2.7 miles to Florida's Turnpike, offering convenient connectivity to Aventura, Hollywood, Gulfstream Park, and the region's beaches.

CITY INFORMATION

CITY:	Pembroke Park
MARKET:	South Florida
NEAREST HIGHWAY:	Turnpike & I-95
NEAREST AIRPORT:	Fort Lauderdale Int'l Airport

PREMIUM COMMUTER ACCESS

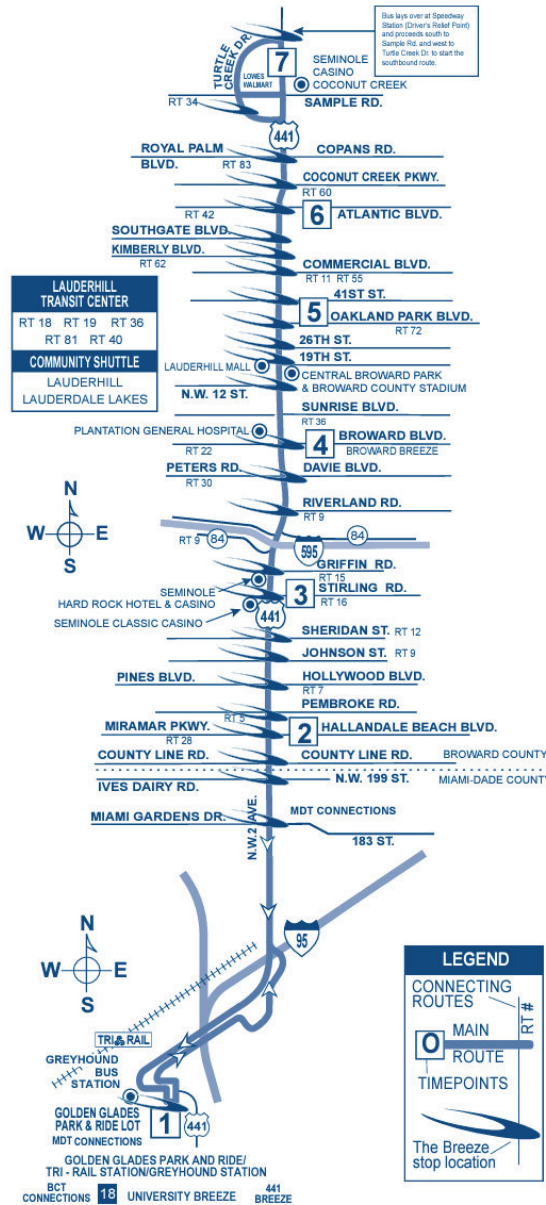


441 BREEZE @ HALLANDALE BEACH BLVD

Broward County Transit

ROUTE 441 BREEZE

The Broward County Transit system serves as a vital public transportation network within Broward County, Florida, facilitating efficient and accessible travel for residents and visitors alike. Among its notable routes, the 441-BREEZE bus line stands out for its significant contributions to the region's mobility. Operating along the U.S. Route 441 corridor, the 441-BREEZE line connects various key destinations, including major employment centers, educational institutions, and cultural hubs. This route not only enhances connectivity within the county but also promotes sustainability by reducing individual car usage, thus alleviating traffic congestion and lowering carbon emissions. Additionally, the 441-BREEZE line offers convenient schedules and modern amenities, ensuring a comfortable commuting experience for passengers throughout Broward County.



The 441-BREEZE bus line (Golden Glades) has 29 stops departing from Turtle Creek Dr & Us 441 and ending at Golden Glades Park & Ride.

POINTS OF INTEREST

- Lauderhill Mall
- Plantation General Hospital
- Central Broward Park & Broward County Stadium
- Seminole Casino Coconut Creek
- Seminole Hard Rock Hotel & Casino
- Seminole Classic Casino
- Tri-Rail
- Greyhound Bus Terminal

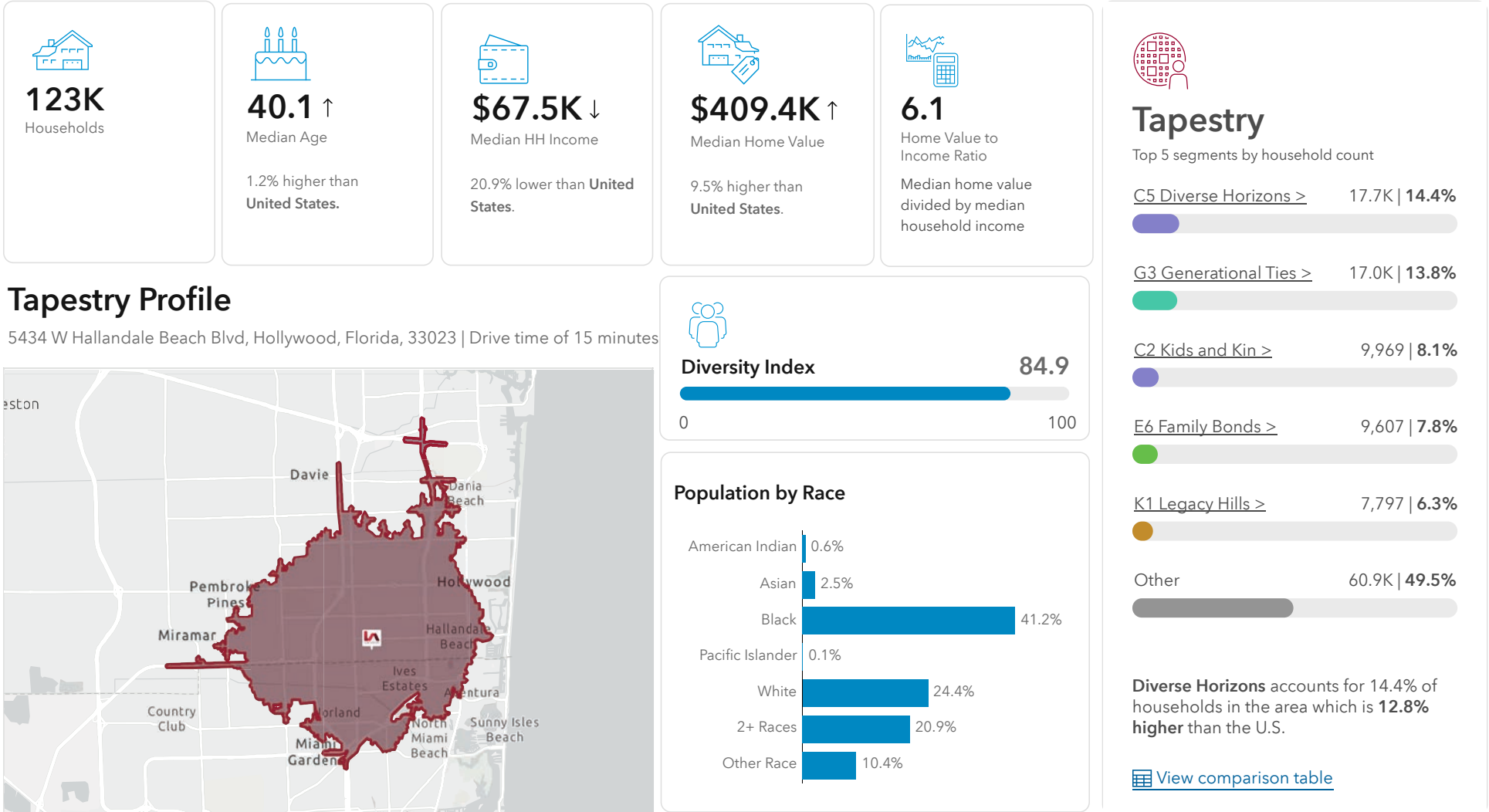
NEARBY AMENITIES





MARKET TAPESTRY & DEMOGRAPHICS

DOMINANT MARKET TAPESTRY: 15 MIN RADIUS

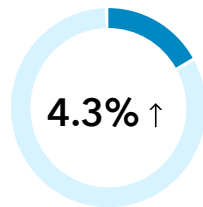
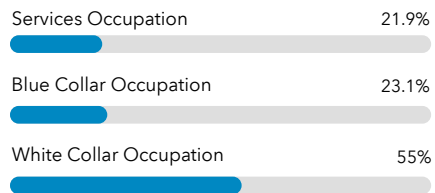


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DOMINANT MARKET TAPESTRY: 15 MIN RADIUS



Occupation Type



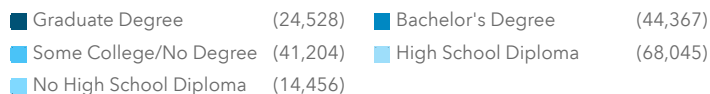
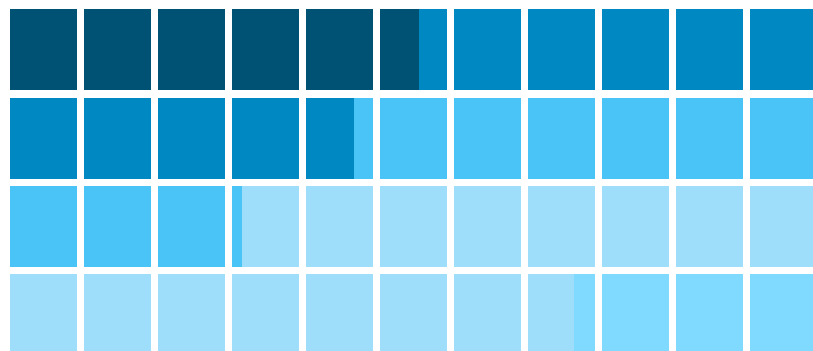
Unemployment Rate
This is 12% higher than Florida.

Population by Occupation

Occupation	Employed	Percent	U.S. Percent	Location Quotient
Total	180,743	100.0%	100.0%	-
White Collar	99,496	55.0%	62.5%	0.88
Management	16,579	9.2%	11.8%	0.78
Business/Financial	8,136	4.5%	6.4%	0.70
Computer/Mathematical	3,130	1.7%	4.0%	0.43
Architecture/Engineering	1,785	1.0%	2.3%	0.42
Life/Physical/Social Sciences	1,045	0.6%	1.3%	0.45
Community/Social Service	2,672	1.5%	1.8%	0.82
Legal	2,294	1.3%	1.2%	1.09
Education/Training/Library	8,953	5.0%	6.3%	0.78
Arts/Design/Entertainment	3,764	2.1%	2.1%	0.97
Healthcare Practitioner	10,485	5.8%	6.7%	0.87
Sales and Sales Related	18,173	10.1%	8.4%	1.20
Office/Administrative Support	22,480	12.4%	10.1%	1.24
Blue Collar	41,715	23.1%	21.0%	1.10
Farming/Fishing/Forestry	219	0.1%	0.5%	0.25
Construction/Extraction	11,111	6.2%	4.9%	1.26
Installation/Maintenance/Rep	6,079	3.4%	2.9%	1.15
Production	5,093	2.8%	5.0%	0.56
Transportation/Material	19,213	10.6%	7.7%	1.39
Services	39,532	21.9%	16.5%	1.32
Healthcare Support	8,603	4.8%	3.5%	1.34
Protective Service	6,458	3.6%	2.1%	1.72
Food Preparation/Serving	9,576	5.3%	5.1%	1.04
Building Maintenance	9,739	5.4%	3.4%	1.59
Personal Care/Service	5,156	2.9%	2.4%	1.18

Data Note: Location Quotients compare the industry/occupation share of a local area's employment relative to that same share nationally. A value lower/greater than 1 indicates that the local area is less/more specialized in that industry or occupation category than the US as a whole.

Educational Attainment



Source: This infographic contains data provided by Esri (2025). © 2026 Esri

RETAIL LANDSCAPE: 15 MIN RADIUS

BUSINESSES



Retail Trade Businesses

2,462



Food Service/Drinking Businesses

910



HealthCare/Social Assistance

1,743



19,717
Total
Businesses

CONSUMER TRENDS

ANNUAL HOUSEHOLD SPENDING



\$1,979

Apparel &
Services



\$184

Computers
& Hardware



\$3,317

Eating Out



\$5,938

Groceries

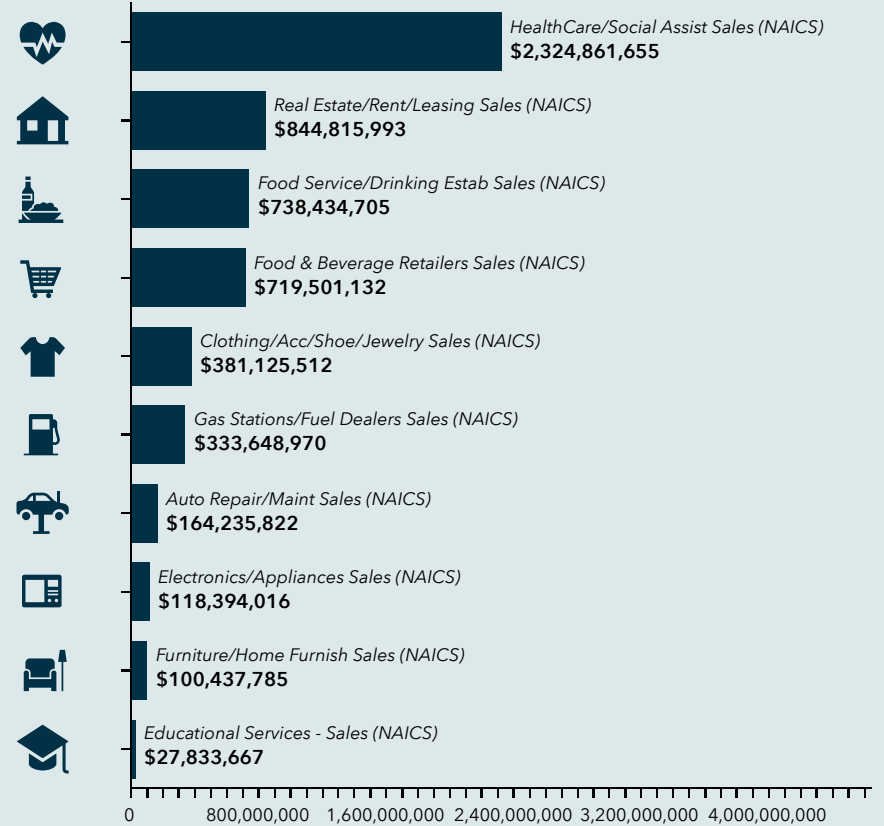


\$5,771

Health Care

ANNUAL BUSINESS REVENUE

NAICS Industry Sales



DEMOGRAPHIC PROFILE: 5, 10, 15 MIN RADIUS

KEY FACTS

24,992 Population	37.4 Median Age
3.0 Average Household Size	\$84,065 Average Household Income

HOUSING MARKET



4,685

Owner Occupied Housing Units

\$514,423

Average Home Value

57

Housing Affordability Index



3,650

Renter Occupied Housing Units

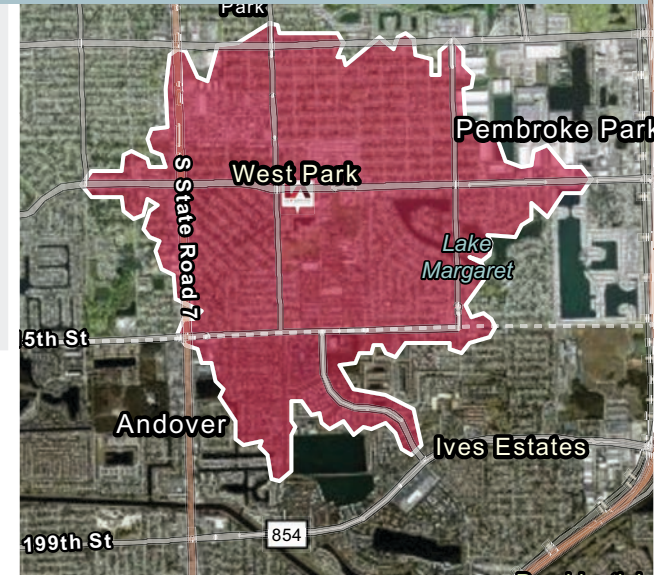
0.94%

Units Compound Annual Growth Rate

124

Vacant Units For Rent

Drive time of 5 minutes



TOTAL HOUSING UNITS

8,526 2020 Total Housing Units	8,953 2025 Total Housing Units	9,015 2030 Total Housing Units
--	--	--

EMPLOYMENT TRENDS

54%
White Collar



24%
Blue Collar

22%
Services

Unemployment Rate
5.1%

DAYTIME POPULATION

16,881 Daytime Population Total	5,114 Daytime Population: Workers	11,767 Daytime Population: Residents
---	---	--

NEARBY AMENITIES

22 Grocery Stores	41 Restaurants & Bars	231 Retail Stores
-----------------------------	---------------------------------	-----------------------------

BUSINESS

1,082 Total Businesses	5,184 Total Employees
\$1,000,146,491 Total Sales	

DEMOGRAPHIC PROFILE: 5, 10, 15 MIN RADIUS

KEY FACTS

134,906 Population	40.0 Median Age
2.8 Average Household Size	\$87,626 Average Household Income

HOUSING MARKET



28,072

Owner Occupied Housing Units

\$453,647

Average Home Value

61

Housing Affordability Index



20,660

Renter Occupied Housing Units

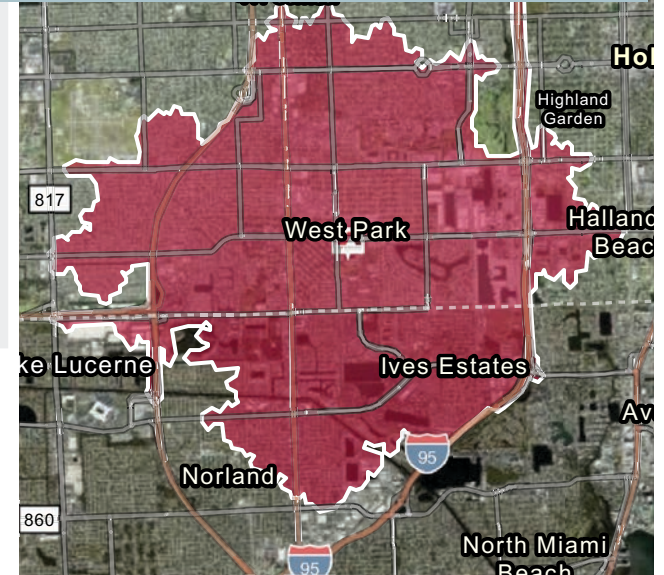
0.61%

Units Compound Annual Growth Rate

989

Vacant Units For Rent

Drive time of 10 minutes



TOTAL HOUSING UNITS

51,100 2020 Total Housing Units	52,758 2025 Total Housing Units	53,455 2030 Total Housing Units
---	---	---

EMPLOYMENT TRENDS

59%
White Collar



23%
Blue Collar

18%
Services

Unemployment Rate
4.3%

DAYTIME POPULATION

109,121 Daytime Population Total	44,298 Daytime Population: Workers	64,823 Daytime Population: Residents
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NEARBY AMENITIES

124 Grocery Stores	274 Restaurants & Bars	1,338 Retail Stores
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BUSINESS

7,342 Total Businesses	42,789 Total Employees
\$8,385,390,396 Total Sales	

DEMOGRAPHIC PROFILE: 5, 10, 15 MIN RADIUS

KEY FACTS

338,701 Population	40.1 Median Age
2.7 Average Household Size	\$90,303 Average Household Income

HOUSING MARKET



70,219

Owner Occupied Housing Units

\$478,949

Average Home Value

58

Housing Affordability Index



52,788

Renter Occupied Housing Units

0.58%

Units Compound Annual Growth Rate

2,749

Vacant Units For Rent

TOTAL HOUSING UNITS

129,551 2020 Total Housing Units	133,545 2025 Total Housing Units	136,528 2030 Total Housing Units
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EMPLOYMENT TRENDS

60%
White Collar

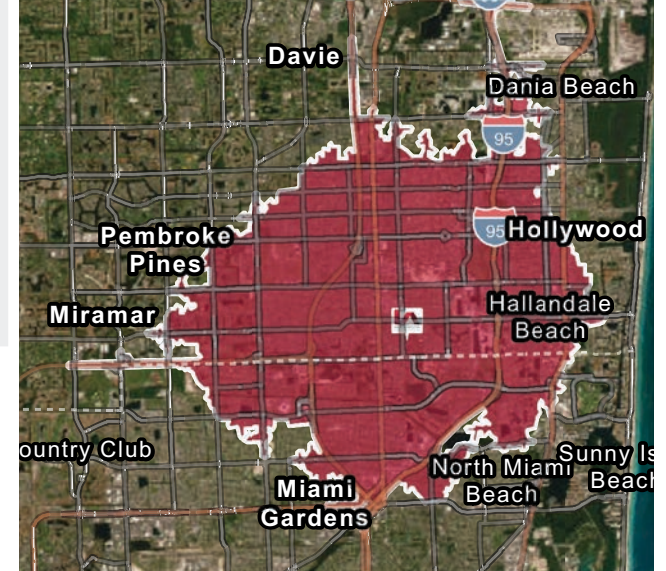


17%
Services

23%
Blue Collar

Unemployment Rate
4.3%

Drive time of 15 minutes



DAYTIME POPULATION

301,705 Daytime Population Total	139,627 Daytime Population: Workers	162,078 Daytime Population: Residents
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NEARBY AMENITIES

363 Grocery Stores	871 Restaurants & Bars	3,467 Retail Stores
------------------------------	----------------------------------	-------------------------------

BUSINESS

19,722 Total Businesses	134,845 Total Employees
\$24,869,642,701 Total Sales	

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