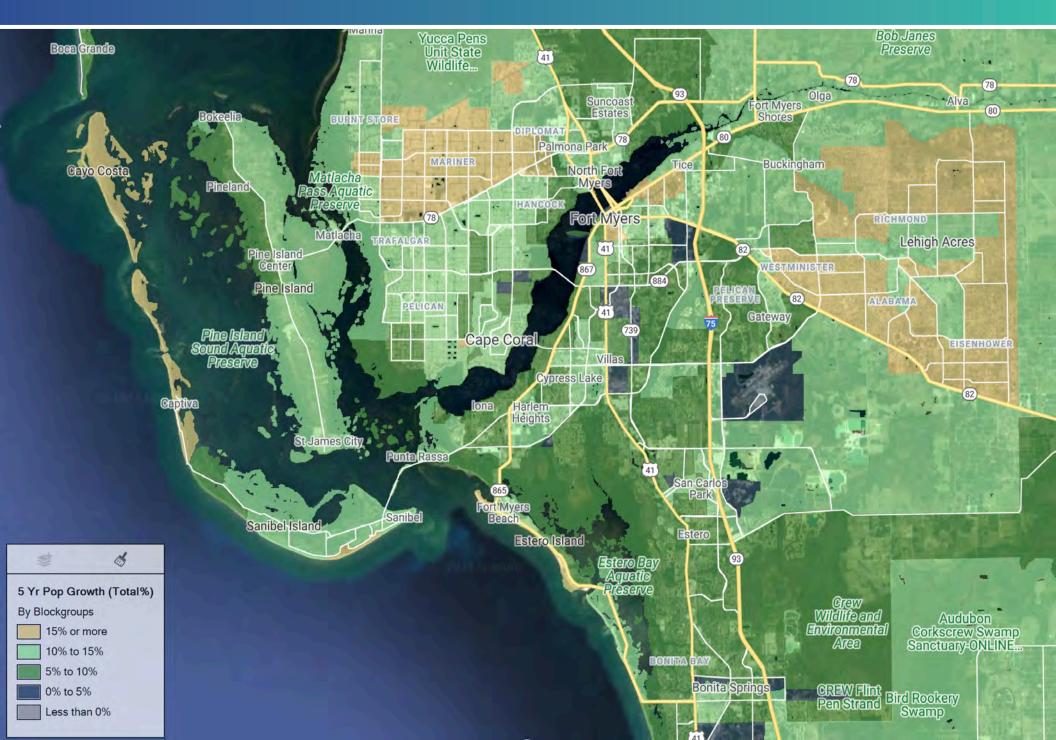


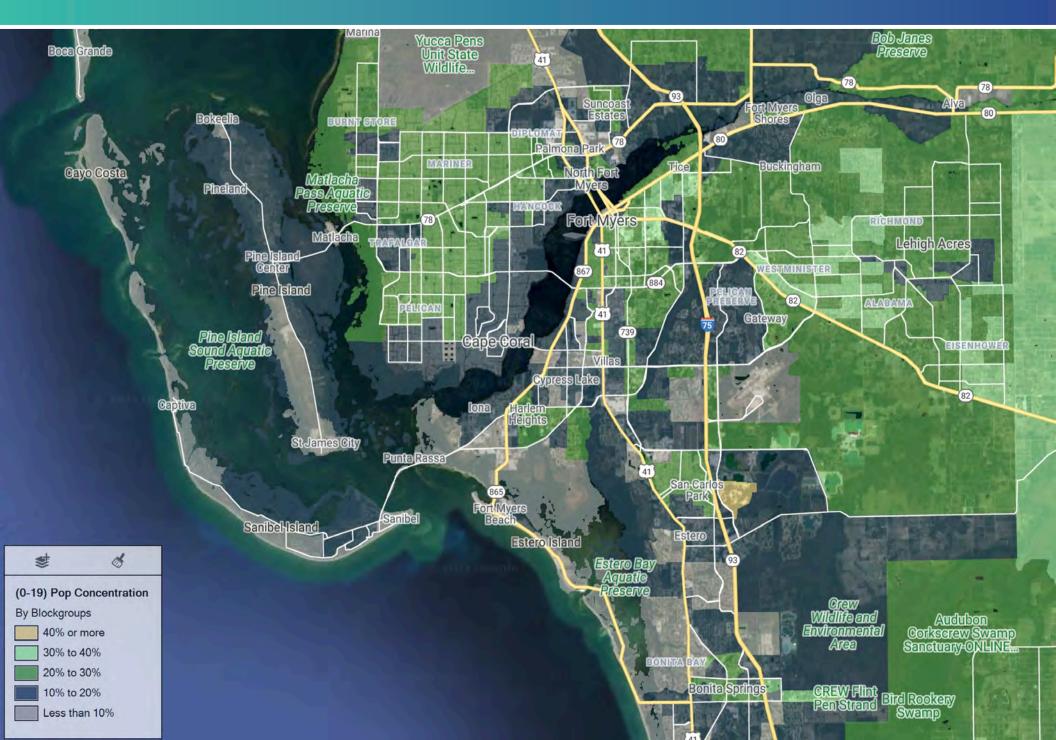
5 YEAR POPULATION GROWTH



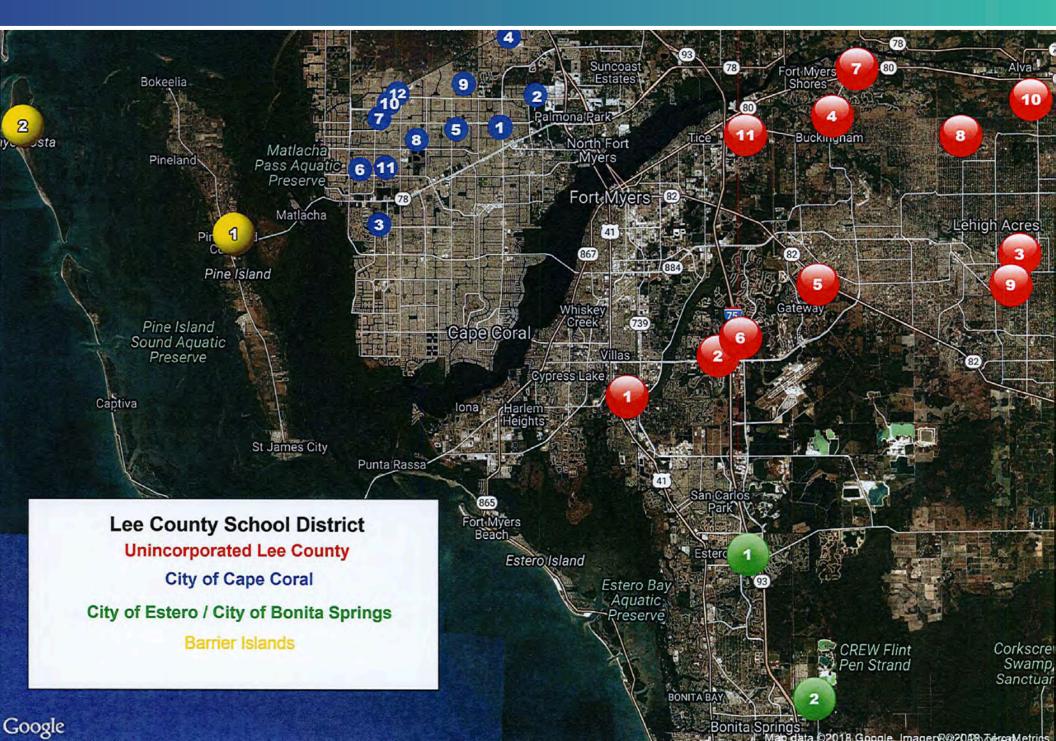


(0-19) POPULATION CONCENTRATION





COMPLETED WORK ON ALL SITES (1-26)



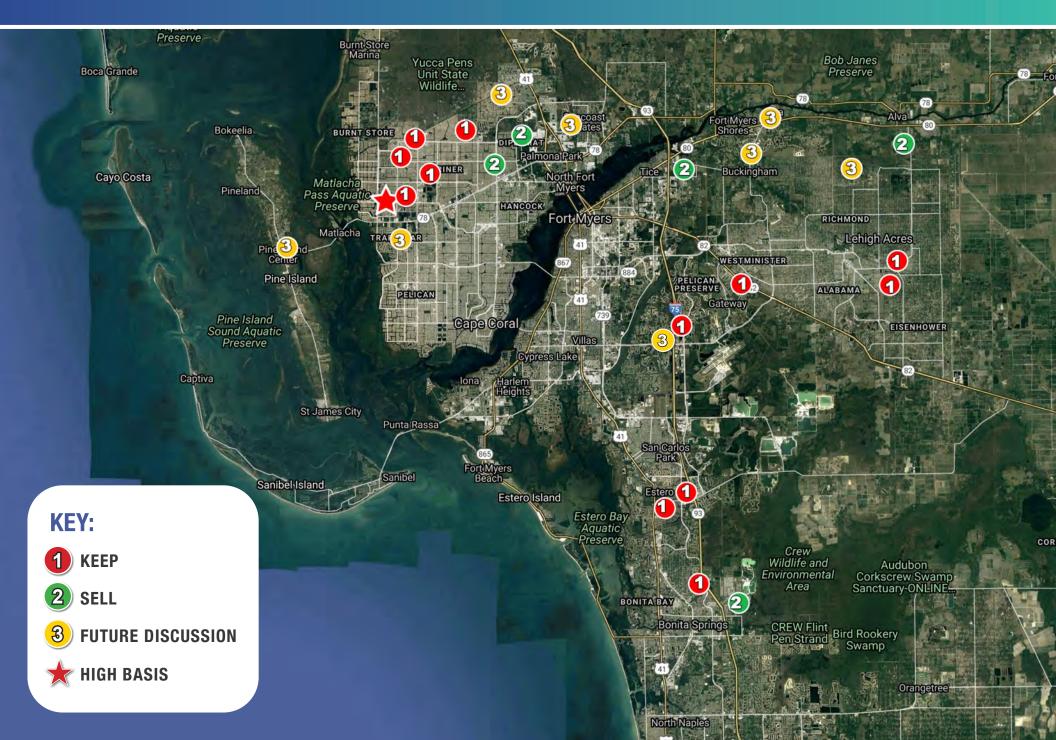
OTCG

SUMMARY & COMPS COMPLETED FOR EACH SITE OTCG

Briter Ophican of Value - LCSD BUB DEPOT Tracker Ophican of Value - VACANT LAND TYD BAR O PART SX MUL COPRESS Prover - FORT MTREE FL Table PART BAR O PART SX MUL COPRESS Prover - FORT MTREE FL Lasse Funds all of second bar Table PART BAR O PART SX MUL COPRESS Prover - FORT MTREE FL Lasse Funds all of second bar Extend ophican of Value - VACANT LAND PROPERTY FATURES From Part SX MUL COPRESS Prover - FORT MTREE FL Transport From Part SX MUL COPRESS Prover - FORT MTREE FL Transport From Part SX MUL COPRESS Prover - FORT MTREE FL Transport From Part SX MUL COPRESS Prover - FORT MTREE FL Transport From Part SX MUL COPRESS Prover - FORT MTREE FL Transport From Part SX MUL COPRESS Prover - FORT MTREE FL Transport From Part SX MUL COPRESS Prover - Fort MTREE FL Transport From Part SX MUL COPRESS Prover - Fort MTREE FL Transport From Part SX MUL COPRESS Prover - Fort MTREE FL Transport From Part SX MUL COPRESS Prover - Fort MTREE FL Transport From Part SX MUL COPRESS Prover - Fort MTREE FL Transport From Part SX MUL COPRESS Prover - Fort MTREE FL Transport From Part SX MUL COPRESS Prover - Fort MTREE FL Transport From Part SX MUL COPRESS Prover - Fort MTREE FL Transport From Part SX MUL COPRESS Prover - Fort MTREE FL Transport <td< th=""><th>Store PEOPERTY FATURES PEOPERTY FATURES PEOPERTY FATURES PEOPERTY FATURES PROPERTY FATURES PEOPERTY FATURES PEOPERTY FATURES PEOPERTY FATURES PEOPERTY FATURES PROPERTY FATURES PEOPERTY FATURES PEOPERTY FATURES PEOPERTY FATURES PEOPERTY FATURES PROPERTY FATURES PEOPERTY FATURES PEOPERTY FATURES PEOPERTY FATURES PEOPERTY FATURES PROPERTY FATURES PEOPERTY FATURES PEOPERTY FATURES PEOPERTY FATURES PEOPERTY FATURES PEOPERTY FATURES PEOPERTY FATURES PEOPERTY FATURES PEOPERTY FATURES PEOPERTY FATURES PEOPERTY FATURES PEOPERTY FATURES PEOPERTY FATURES PEOPERTY FATURES PEOPERTY FATURES PEOPERTY FATURES PEOPERTY FATURES PEOPERTY FATURES PEOPERTY FATURES PEOPERTY FATURES PEOPERTY FATURES PEOPERTY FATURES PEOPERTY FATURES PEOPERTY FATURES PEOPERTY FATURES PEOPERTY FATURES PEOPERTY FATURES PEOPERTY FATURES PEOPERTY FATURES PEOPERTY FATURES PEOPERTY FATURES PEOPERTY FATURES PEOPERTY FATURES PEOPERTY FATURES PEOPERTY</th><th>OTCG</th><th></th><th></th><th>2</th><th>OTCG</th><th></th><th>3</th><th>trinitycre.co</th></td<>	Store PEOPERTY FATURES PEOPERTY FATURES PEOPERTY FATURES PEOPERTY FATURES PROPERTY FATURES PEOPERTY FATURES PEOPERTY FATURES PEOPERTY FATURES PEOPERTY FATURES PROPERTY FATURES PEOPERTY FATURES PEOPERTY FATURES PEOPERTY FATURES PEOPERTY FATURES PROPERTY FATURES PEOPERTY FATURES PEOPERTY FATURES PEOPERTY FATURES PEOPERTY FATURES PROPERTY FATURES PEOPERTY FATURES PEOPERTY FATURES PEOPERTY FATURES PEOPERTY FATURES PEOPERTY FATURES PEOPERTY FATURES PEOPERTY FATURES PEOPERTY FATURES PEOPERTY FATURES PEOPERTY FATURES PEOPERTY FATURES PEOPERTY FATURES PEOPERTY FATURES PEOPERTY FATURES PEOPERTY FATURES PEOPERTY FATURES PEOPERTY FATURES PEOPERTY FATURES PEOPERTY FATURES PEOPERTY FATURES PEOPERTY FATURES PEOPERTY FATURES PEOPERTY FATURES PEOPERTY FATURES PEOPERTY FATURES PEOPERTY FATURES PEOPERTY FATURES PEOPERTY FATURES PEOPERTY FATURES PEOPERTY FATURES PEOPERTY FATURES PEOPERTY FATURES PEOPERTY FATURES PEOPERTY	OTCG			2	OTCG		3	trinitycre.co
List De Lend C PRATE 2X MULE COMPRESS FAVW - FORT MYERS, P1 30(1) PALOMINO LAME : FORT MYERS, P1 30(1) PALOMO AFC - LENGCH ACTES, PL 3000 List de grandbard information and entry and temper and entry and ent	CATCH CATAFT SX MULE CATAFTESS PARKY + FORT INTERS, FL 3012 214 CAND AVE - LENGIN ACRES, FL 3003 Exterior Plans Inter planes include addition and exterior plans in second bit of spreadband that spreadband Exterior Plans Inter planes include addition and exterior plans in second bit of spreadband Exterior Plans Inter planes include addition and exterior plans in second bit of spreadband Exterior Plans Inter planes include addition and exterior plans in second bit of spreadband Exterior Plans Inter plans include addition and exterior plans in second bit of spreadband EXERCISE MARK ALL COMPANY - CATAFT ALL INCLUS Extersor Plans Inter plans include addition and exterior plans in second bit of spreadband Extersor Plans Inter plans include addition and exterior plans in second bit of spreadband Extersor Plans Inter plans include Based addition and exterior plans in second bit of spreadband EXTERSOR INFORMED ALL INFORMED ADDITESTING INFORMED ADDITESTIN	Broker Opinion of Value -	LCSD BUS DEPOT	Broker Opinion of Value -	VACANT LAND	Broker Opinion of Value -	VACANT LAND		No. of Concession, Name
Extract Photo Nore List of sprachose on second List of sprachose on s	Letter Photo Nerre Letter	4701 BEN C PRATT SIX	MILE CYPRESS PKWY · FORT M						
THAP # 20-45-26-00000000 TTAP # 22-45-26-000000000 FV THAP # 44-4570-00001.020 Palo ID 1064899 Stray Aurdiction: Lab (Surry / Varchase (Surry / Varchase Date: 260.007 Tomps / Aurdiction: Lab (Surry / Varchase Date: Stray # S	TRAP #: 29-39-24-00-000000 TATAP #: 29-44-27-00-00001/200 Feb 10 1004499 sessed Value, Lund-Bidg 57,157.67 Axsessed Value, Lund-Bidg 53,438,740 Feb 10 1004499 sessed Value, Lund-Bidg 57,157.67 Axsessed Value, Lund-Bidg 53,438,740 Feb 10 1004499 urchase Date: 87,0000 Bite Acreage: 20 Parchase Finice: 17,400 17,600 20 urchase Date: 87,0000 Bite Acreage: 20 Parchase Finice: 17,400 17,400 20 urchase Date: 87,0000 Bite Acreage: 20 Parchase Finice: 17,400 17	(please include additional inte	erior and exterior photos on second	(please include additional inte	rior and exterior photos on second	(please include additional int	erior and exterior photos on second		
STRAP # 27-49-29-000000000 STRAP # 27-49-29-000000000 FT STRAP # 24-49-29-000000000 FT STRAP # 24-49-29-000000000 FT STRAP # 24-49-29-0000000000 FT STRAP # 24-49-29-0000000000 FT STRAP # 24-49-29-0000000000 FT STRAP # 24-49-29-00000000000 FT STRAP # 24-49-29-0000000000000000000000000000000	TRAP #: 29-39-24-00-000000 TATAP #: 29-44-27-00-00001/200 Feb 10 1004499 sessed Value, Lund-Bidg 57,157.67 Axsessed Value, Lund-Bidg 53,438,740 Feb 10 1004499 sessed Value, Lund-Bidg 57,157.67 Axsessed Value, Lund-Bidg 53,438,740 Feb 10 1004499 urchase Date: 87,0000 Bite Acreage: 20 Parchase Finice: 17,400 17,600 20 urchase Date: 87,0000 Bite Acreage: 20 Parchase Finice: 17,400 17,400 20 urchase Date: 87,0000 Bite Acreage: 20 Parchase Finice: 17,400 17	PROPERTY FEATURES	and the second second second	PRODERTY FEATURES		PROPERTY FEATURES		KOB C	
Tating JurideCitor: Lee Courty Toring JurideCitor: Lee Courty Type of Construction: Name Marchase D40is: \$71157.67 Assessed V40is: Lunch169 \$500.000 Bite Arrange: 20 Purchase Priz: \$7199.000 Purchase Priz: \$500.000 Bite Arrange: 20 Purchase Priz: \$2007 Purchase Priz: \$500.000 Bite Arrange: 20 Purchase Priz: \$2000 Purchase Priz: \$500.000 Bite Arrange: 20 Highest and bast use: Realt inforting along Six Mite Cypress front Workable a possibility of zoore to multi family depending on CPD as a Priz: Comments (bedow): Comments (Left Curry (minuted strategy interplay inte		25-45-24-00-00005-0000		00.45.05.00.00004.0010		24 44 07 00 00001 0000	Falls ID:	10510500
Statesed Value, Land-Billy ST.152.677 Assessed Value, Land-Billy St.100.000 Site Acreage: 20 Varchase Date: St.100.000 Parchase Price: St.000.00 Parchase	Sessed Value, Lund-Bildy §7,15,67 Sessed Value, Lund-Bildy §1,00,00 Bite Arrange: 20 urchase Date: 82007 Sessed Value, Lund-Bildy \$1,00,00 Bite Arrange: 20 urchase Date: 82007 Sessed Value, Lund-Bildy 81,000,00 Bite Arrange: 20 Hybrids and Lest ture: Felail Intratigne along Stat Mile Oppress Trends Bite Arrange: 81,000,00 Bite Arrange: 1/14/08								
Durchase Prior: 91,000.00 Purchase Prior: 91,000.00 Purchase Prior: 92,000.00 Highest and base use: Relatification state: 82,000.00 Purchase Prior: Purchase Prior: 92,000.00 Highest and base use: Relatification state: 82,000.00 Purchase Prior: Purchase Prior: 1/14/08 Comments (below): World to a possibility of rezone to mult family depending on CPD at high on the prior in th	urchase Price: <u>\$1:80.000</u> Prechase Date: <u>\$7:800</u> Prechase Date: <u>\$7:8000</u> Prechase Date: <u>\$</u>		International and a state of the state of th				Even approximately and include the second se	AND ADDRESS OF A DECEMBER	
Purchase Date: 8/2017 Purchase Date: 1/10/05 Environment (ledow): Microsense (ledow): Comments (ledow): Comments (ledow): Comment (ledow): Would be a possibility of rezore to multi family depending on CPD as ht doing 15 units and ease 42 \$50.000 & key. Comments (ledow): Comments (ledow): Comment (ledow): COMPARABLES (minimum of two) COMPA ComPa CoMPA Comparison (ledow): Comparison (ledow): Comparison (ledow): Comparison (ledow): Comparison (ledow): Comparison (ledow): Comparison (ledow): Comparison (ledow): Comparison (ledow): Comparison (ledow): Comparison (ledow): Comparison (ledow): Comparison (ledow): Comparison (ledow): Compariso	urchase Date: 97/977 Perhase Date: 97/977 Perhase Date: 97/976 Perhase Date: 97/977 Perhase Date: 97/9777 Perhase Date: 97/977 Perhase Date: 97/977 Perhase		presentation and a second s					Site Acreage:	20
Comments (below): Comments (below): Comments (below): Comments (below): Highest and but use: head information (below): Woods be a possibility of reasone to an utile family depending on CPD as to drain 3 and are at \$25,000 a key. COMPARABLES (minimum of two) COMPARABLES (minimum of two) COMPARABLES (minimum of two) COMPARABLES (minimum of two) COMPARABLES (minimum of two) COMPARABLES (minimum of two) COMPARABLES (minimum of two) Address: 12770 Six Mile Operata Playr Address: 12770 Six Mile Operata Playr Address: COMPARABLES (minimum of two) Noderess: 12770 Six Mile Operata Playr Address: 12770 Six Mile Operata Playr Address: 200 Homestead Pd 1242 Grant Brid 41 Homestead Pd Lahigh Acress Fort Myers, FL 33860 For Fort Myers, FL 33860 For Property Description: Property Description: Property Description: Early Acress, FL Lahigh Acress, FL	amments (below): Hybrist and besize: Real information (sk. Mice Cypers formage Envioamental impacts from potential gas/d spillage. COMPARABLES (minimum of two) COMPARABLES (minimum o			menormative in the second se					
COMP A COMP A COMP A COMP A COMP B COMP C Address: 12770 Six Mile Cypress Pkory 7 Address: Fort Myers, FL 33966 Fort Fort Myers, FL 33966 Fort 1242 Grant Bird 44 Homestead Rd Property Description: Woant Se Property Description: Property Description: 1116,443 SF Size (SF): 319,265 SF 413,820 SF 44 Homestead Rd Size (SF): 1,116,443 SF Size (SF): 319,265 SF 413,820 SF 665,597 SF Size (SF): 1,116,443 SF Size (SF): 319,265 SF 413,820 SF 665,597 SF Size Acreage: 25,63 AC Size Acreage: 7,33 AC 9,5 AC 15,28 AC Price AC Land Gross: \$29,313 \$65,316 \$39,035 9 Price 11/20/17 Transaction Date: 11/20/17 Transaction Date: 11/20/17 7/20/17 7/71/17 Comments (below): Comments (below): Comments (bel	COMP A COMP A COMP A COMP A Image: Comparing a comparing location of the compared loca	comments (below): Highest and best use: F	Retail frontage along Six Mile Cypress	s frontage Would be a possibility of	rezone to multi family depending on CPD	Comments (below):	1/14/08	*******	
COMP A COMP A COMP A COMP A COMP A COMP B COMP C defess: 12770 Six Mile Cypress Pknyr 7 Address: 12770 Six Mile Cypress Pknyr 7 Address: 300 Homestead Pd 1242 Grant Bvd 44 Homestead Pd roperty Description: Vacant Size (SF): 1,116,443 SF Size (SF): 319,295 SF 413,820 SF 44 Homestead Pd tis Acress: 25,63 AC Site Acress: 256,3AC Site Acress: 319,295 SF 413,820 SF 465,597 SF tis Acress: 25,63 AC Site Acress: 25,63 AC Site Acress: 290,293 ST 55,316 533,055 rice AS 560,000 Price Actives: 112/017 Transaction Date: 112/017 Transaction Date: 12/2017 7/2017 7/7/7/7 tis for Sigle: 2.1 Comments (below): Comments (below): DATE OF BOV: 4/47/18 High BOV tis Mt. Time (sale): 16.241 State (SF): 112/017 Transaction Date: 12/2017 7/2017 7/7/7/7 transaction Date: 11/20/17 Transaction Date: 12/2017 7/20/17 </td <td>COMP A COMP A COMP A COMP A Image: Comparing a comparing location of the compared loca</td> <td></td> <td>and the second se</td> <td>COMPARARI ES (minimu</td> <td>m of two</td> <td>COMPABABLES (minim</td> <td>um of two)</td> <td></td> <td>and the second se</td>	COMP A COMP A COMP A COMP A Image: Comparing a comparing location of the compared loca		and the second se	COMPARARI ES (minimu	m of two	COMPABABLES (minim	um of two)		and the second se
Hot Myers, FL 33966 For Actr 985: Fort Myers, FL 33966 Fort Property Description: Property Description: Vacant Size (SF): 1,116,443 SF Size (SF): 319,226 SF 413,820 SF 665,597 SF Size (SF): 1,116,443 SF Size (SF): 1,116,443 SF Size (SF): 319,226 SF 413,820 SF 665,597 SF Size Acreage: 25,63 AC Site Acreage: 7,33 AC 9,5 AC 15,28 AC Price / AC Land Gross: S216,433 91,50.02/SF) S7 Price / AC \$218,433 95,002/SF \$8,600,000 \$8,600,000 \$9,5 AC 15,28 AC Price / S5,600,000 Price / S5,600,000 Price / \$8,600,000 \$7,720/17 7/17/17 Iftes from Subject: 2.5 Miles from Subject: 2.1 Miles from Subject: 2.4 mil 1.8 mil 1.91 mil Comments (below): Comments (below): Comments (below): Comments (below): High BOV \$2,500,000 \$125,000/AC Est. Mixt. Time (sale): 18 - 24 Low BO S10,000 (\$12,500/AC) Est. Mixt. Time (sale): 12 - 30 mo. Low BOV: \$2,2500,000 (\$12,500/AC) \$2,400,000 (\$12,500/AC) <t< td=""><td>Code Sist: Fort Myers, FL 33966 Ford Myers, FL 33966 Ford Myers, FL 33966 Ford Myers, FL 33966 Ford Myers, FL 33966 Lehigh Acres, FL <thlehigh <="" acres,="" fl<="" td=""><td></td><td>12770 Six Mile Cypress Pkwy</td><td></td><td>12770 Six Mile Cypress</td><td>687 Address:</td><td>300 Homestead Rd</td><td>1242 Grant Blvd</td><td>44 Homestead Rd</td></thlehigh></td></t<>	Code Sist: Fort Myers, FL 33966 Ford Myers, FL 33966 Ford Myers, FL 33966 Ford Myers, FL 33966 Ford Myers, FL 33966 Lehigh Acres, FL Lehigh Acres, FL <thlehigh <="" acres,="" fl<="" td=""><td></td><td>12770 Six Mile Cypress Pkwy</td><td></td><td>12770 Six Mile Cypress</td><td>687 Address:</td><td>300 Homestead Rd</td><td>1242 Grant Blvd</td><td>44 Homestead Rd</td></thlehigh>		12770 Six Mile Cypress Pkwy		12770 Six Mile Cypress	687 Address:	300 Homestead Rd	1242 Grant Blvd	44 Homestead Rd
size (SF): 1,116,443 SF Size (SF): 319,295 SF 413,820 SF 665,597 SF site Acreage: 25,63 AC Site Acreage: 25,63 AC Site Acreage: 7,33 AC 9,5 AC 15,28 AC price / AC Land Gross: \$215,493,91 (\$5,02/SF) \$\$10 Acreage: 22,63 AC \$\$10 Acreage: 7,33 AC 9,5 AC 15,28 AC price \$\$5,600,000 Price / AC \$\$216,493 (\$5,02/SF) \$\$40 Price / AC Land Gross: \$\$29,331 \$\$6,516 \$\$39,935 price \$\$5,600,000 Price \$\$215,000 \$\$600,000 \$\$664,369 price 2.5 Miles from Subject: 2.1 Transaction Date: 12/26/17 7/20/17 7/17/17 Miles from Subject: 2.5 Miles from Subject: 2.1 Comments (below): Comments (below): High BOV St2,500,000 (\$12,5000/AC) St2,500,000 (\$12,5000/AC) St2,500,000 (\$12,5000/AC) St2,500,000 (\$12,5000/AC) St2,500,000 (\$12,5000/AC) St.500/AC) St2,500,000 (\$12,5000/AC) St1,100,000 (\$55,500/AC) St2,500,000 (\$12,5000/AC) St2,500,000 (\$12,5000/AC) St2,500,000 (\$12,500/AC) St2,500,000 (\$147,500/AC) St2,500,000 (\$147,500/AC) St2,500,000 (\$147,	ze (SF): 1,116,443 SF Size (SF): 319,295 SF 413,820 SF 665,597 SF ite Acreage: 25,63 AC Site Acreage: 7,33 AC 9.5 AC 15,82 AC ice / AC Land Gross: \$218,493,91 (\$5,02/SF) \$3 Price \$216,493 (\$5,02/SF) \$40 rice / S5,600,000 Price \$5,600,000 Price \$218,493 (\$5,02/SF) \$40 \$30,935 ransaction Date: 11/20/17 Transaction Date: 12/26/17 7/20/17 7/17/17 ites from Subject: 2.5 Miles from Subject: 2.1 Comments (below): Comments (below): Comments (below): BOV (Sale) As-is, Where-is, As-of this Date S2,500,000 (Sis,500	ddress:	and a second	For For	and the second s	International Property in the second	Lehigh Acres, FL	Lehigh Acres, FL	Lehigh Acres
inte Acreage: 25.63 AC Site Acreage: 7.33 AC 9.5 AC 15.28 AC intice / AC Land Gross: \$218,493,91 (\$5.02/\$F) \$\$ </td <td>ite Acreage: 25.63 AC Site Acreage: 25.63 AC Site Acreage: 7.33 AC 9.5 AC 15.28 AC rice / AC Land Gross: \$\$218,493.11 \$\$0.225F) \$\$2 Price / AC \$\$218,493 \$\$0.225F) \$\$46 \$\$39,935 rice / AC Land Gross: \$\$218,000 Price \$\$215,000 \$\$00,000 \$\$60,000 \$\$60,000 \$\$60,000 \$\$60,000 \$\$60,000 \$\$60,000 \$\$60,000 \$\$60,000 \$\$60,000 \$\$60,000 \$\$60,000 \$\$60,000 \$\$60,000 \$\$60,000 \$\$60,000 \$\$60,000 \$\$60,000 \$\$60,000 \$\$60,4369 \$\$700,000 \$\$60,000</td> <td>Property Description:</td> <td>Vacant</td> <td>Se Property Description:</td> <td></td> <td>Property Description:</td> <td></td> <td></td> <td></td>	ite Acreage: 25.63 AC Site Acreage: 25.63 AC Site Acreage: 7.33 AC 9.5 AC 15.28 AC rice / AC Land Gross: \$\$218,493.11 \$\$0.225F) \$\$2 Price / AC \$\$218,493 \$\$0.225F) \$\$46 \$\$39,935 rice / AC Land Gross: \$\$218,000 Price \$\$215,000 \$\$00,000 \$\$60,000 \$\$60,000 \$\$60,000 \$\$60,000 \$\$60,000 \$\$60,000 \$\$60,000 \$\$60,000 \$\$60,000 \$\$60,000 \$\$60,000 \$\$60,000 \$\$60,000 \$\$60,000 \$\$60,000 \$\$60,000 \$\$60,000 \$\$60,000 \$\$60,4369 \$\$700,000 \$\$60,000	Property Description:	Vacant	Se Property Description:		Property Description:			
itte Acreage: 25.63 AC Site Acreage: 7.33 AC 9.5 AC 15.28 AC rice / AC Land Gross: \$218,493,91 §5.02/SF) \$3 Price / AC \$36,316 \$309,935 rice / AC Land Gross: \$218,493,91 §5.02/SF) \$3 \$6,516 \$309,935 rice / AC Land Gross: \$229,301 \$6,016 \$309,935 rice / AC Land Gross: \$229,301 \$6,016 \$309,935 rice / AC Land Gross: \$229,000 \$60,000 \$564,369 ransaction Date: 11/20/17 Transaction Date: 12/26/17 7/20/17 7/17/17 Niles from Subject: 2.5 Miles from Subject: 2.1 Miles from Subject: 2.4 miles 1.89 miles 1.91 miles comments (below): Comments (below): Comments (below):	tite Acreage: 25.63 AC Site Acreage: 7.33 AC 9.5 AC 15.28 AC rice / AC Land Gross: \$218,493.91 (\$5.02/SF) \$\$ Price / AC \$218,493 (\$5.02/SF) \$\$ rice / AC Land Gross: \$218,493.91 (\$5.02/SF) \$\$	ize (SF):	1,116,443 SF	Size (SF):	1,116,443 SF	Size (SF):	319,295 SF	413,820 SF	665,597 SF
wrice \$5,600,000 Price \$215,000 \$60,000 \$564,369 ransaction Date: 11/20/17 Transaction Date: 11/20/17 Transaction Date: 12/26/17 7/20/17 7/17/17 Alles from Subject: 2.5 Miles from Subject: 2.1 Miles from Subject: 2.4 mi 1.89 mi 1.91 mi comments (below): Comments (below): Comments (below): High set and Best Use: Condo/MF complex with 16 units per acre, 320 units @ \$5,000-\$10,000/ unit land cost. High set and Best Use: Condo/MF complex with 16 units per acre, 320 units @ \$5,000-\$10,000/ unit land cost. BOV (Sale) As-is, Where-is, As-of this Date BOV (Sale) As-is, Where-is, As-of this Date BOV (Sale) As-is, Where-is, As-of this Date S2,500,000 (\$125,000/AC) BOV (Sale) As-is, Where-is, As-of this Date BOV (Sale) As-is, Where-is, As-of this Date BOV (Sale) As-is, Where-is, As-of this Date S2,500,000 (\$125,000/AC) Contract (range of months) If if igh BOV Low BOV: \$1,100,000 (\$55,000/AC) (range of months) Recommer (range of months) Recommer Vortact Contracti Contracti Prepared By: Dan O'Berski Prepared By: Dan O'Berski Company Name: Trinity Commercial Gro	Price \$5,600,000 Price \$215,000 \$60,000 \$564,389 ransaction Date: 11/20/17 Transaction Date: 11/20/17 Transaction Date: 12/26/17 7/20/17 7/17/17 illes from Subject: 2.5 Miles from Subject: 2.1 Comments (below): 2.4 mi 1.89 mi 1.91 mi BOV (Sale) As-is, Where-is, As-of this Date EOV (Sale) As-is, Where-is, As-of this Date Eaver, 320 unit @ \$5,000.\$10,000/ unit land cost. ATE OF BOV: 4/17/18 High BOV Est. Mkt. Time (sale): 18 - 24 Low BOV: \$2,500,000 (\$125,000/AC) (range of months) Recommer (range of months) Recommer Is and Commercial Group Is an O'Berski Is an O'Berski \$2,500,000 (\$147,500/AC) CONTACT Contract Contract Contract Contract	ite Acreage:	25.63 AC		25.63 AC		7.33 AC	9.5 AC	15.28 AC
ransaction Date: 11/20/17 Transaction Date: 11/20/17 Transaction Date: 11/20/17 Transaction Date: 12/26/17 7/20/17 7/20/17 7/17/17 Illes from Subject: 2.5 Miles from Subject: 2.1 Miles from Subject: 2.1 Comments (below): BOV (Sale) As-is, Where-is, As-of this Date Comments (below): Highest and Best Use: Condo/MF complex with 16 units per acre, 320 units @ \$5,000-\$10,000/ unit land cost. High BOV (Sale) As-is, Where-is, As-of this Date Comments (below): Highest and Best Use: Condo/MF complex with 16 units per acre, 320 units @ \$5,000-\$10,000/ unit land cost. High BOV (Sale) As-is, Where-is, As-of this Date BOV (Sale) As-is, Where-is, As-of this Date Comments (below): St. Mkt. Time (sale): 18 - 24 Low BOV (Sale) As-is, Where-is, As-of this Date Bov (Sale) As-is, Where-is, As-of this Date Common (range of months) Recommer (range of m	ransaction Date: 11/20/17 Transaction Date: 11/20/17 Transaction Date: 12/26/17 7/20/17 7/20/17 7/17/17 liles from Subject: 2.5 Miles from Subject: 2.1 Miles from Subject: 2.1 Comments (below): Comments (below): Comments (below): Highest and Best Use: Condo/MF complex with 16 units per acre, 320 units © \$5,000-\$10,000/ unit land cost. BOV (Sale) As-is, Where-is, As-of this Date BOV (Sale) As-is, Where-is, As-of t	rice / AC Land Gross:	\$218,493.91 (\$5.02/SF)	\$3 Price / AC	\$218,493 (\$5.02/SF)	\$460 Price / AC Land Gross:	\$29,331	\$6,316	\$39,935
Integration Date: 1120 fT Integration Date: 1120 fT Ides from Subject: 2.5 Miles from Subject: 2.1 Miles from Subject: 2.4 mi 1.89 mi 1.91 mi omments (below): Comments (below): Comments (below): Comments (below): Image: Comments (below): Imag	ansection bate. 11120 fr Interstant of the company name: 11120 fr 11120 fr Interstant of the company name: 11120 fr 11120 fr 11120 fr 11120 fr Interstant of the company name: 11120 fr 111	rice	\$5,600,000	Price	\$5,600,000	Price:	\$215,000	\$60,000	\$564,369
inters from outgrout 2.10 omments (below): Comments (below): Comments (below): Comments (below): BOV (Sale) As-is, Where-is, As-of this Date BOV (Sale) As-is, Where-is, As-of this Date BOV (Sale) As-is, Where-is, As-of this Date BOV (Sale) As-is, Where-is, As-of this Date ATE OF BOV: 4/17/18 High BO DATE OF BOV: 4/17/18 High BO Its: 18 - 24 Low BOV Est. Mkt. Time (sale): 18 - 24 Low BOV Recommer (range of months) Recommer (range of months) Recommer Prepared By: ONTACT Contraction repared By: Dan O'Berski prepared By: Company Name: Trinity Commercial Group Trinity Commercial Group	Internet of outprocess Internet outproces Internet outprocess Internet outpro	ransaction Date:	11/20/17	Transaction Date:	11/20/17	Transaction Date:	12/26/17	7/20/17	7/17/17
BOV (Sale) As-is, Where-is, As-of this Date BOV (Sale) As-is, Where-is, As-of this Date BOV (Sale) As-is, Where-is, As-of this Date BOV (Sale) As-is, Where-is, As-of this Date BOV (Sale) As-is, Where-is, As-of this Date BOV (Sale) As-is, Where-is, As-of this Date BOV (Sale) As-is, Where-is, As-of this Date BOV (Sale) As-is, Where-is, As-of this Date BOV (Sale) As-is, Where-is, As-of this Date BOV (Sale) As-is, Where-is, As-of this Date BOV (Sale) As-is, Where-is, As-of this Date BOV (Sale) As-is, Where-is, As-of this Date Sale OF BOV: 4/17/18 High BO DATE OF BOV: 4/27/18 High BOV: \$2,500,000 (\$125,000/AC) (range of months) Recomme Recomme Low BOV: \$1,100,000 (\$55,000/AC) \$1,100,000 (\$55,000/AC) (range of months) Recomme Recomme Recommed List \$: \$2,950,000 (\$147,500/AC) CONTACT CONTACT Prepared By: Dan O'Berski Prepared By: Dan. O'Berski Company Name: Trinity Commercial Group Company Name: Trinity Commercial Group Trinity Commercial Group	BOV (Sale) As-is, Where-is, As-of this Date BOV (Sale) As-is, Where-is, As-of this Date BOV (Sale) As-is, Where-is, As-of this Date BOV (Sale) As-is, Where-is, As-of this Date BOV (Sale) As-is, Where-is, As-of this Date BOV (Sale) As-is, Where-is, As-of this Date ATE OF BOV: 4/17/18 High BO DATE OF BOV: 4/17/18 High BOV st. Mkt. Time (sale): 18 - 24 Low BOV (Sale) As-is, Where-is, As-of this Date Low BOV: \$2,500,000 (\$125,000/AC) (range of months) Recommer (range of months) Iz - 30 mo. Low BOV: Est. Mkt. Time (sale): 12 - 30 mo. Low BOV: Est. Mkt. Time (sale): 18 - 24 mo. Low BOV: \$1,100,000 (\$25,000/AC) Recommer (same of months) Recommend List \$: \$2,950,000 (\$125,000/AC) Recommend List \$: \$2,950,000 (\$125,000/AC) Recommend List \$: \$2,950,000 (\$125,000/AC) Recommend List \$: \$2,950,000 (\$12,000/AC)	files from Subject:	2.5	Miles from Subject:	2.1	Miles from Subject:	2.4 mi	1.89 mi	1.91 mi
BOV (Sale) As-is, Where-is, As-of this Date BOV (Sale) As-is, Where-is, As-of this Date DATE OF BOV: 4/17/18 High BO DATE OF BOV: 4/17/18 High BOV \$2,500,000 (\$125,000/AC) State Arrow and the sale): 18 - 24 Low BOV Est. Mkt. Time (sale): 12 - 30 mo. Low BOV: 4/27/18 High BOV: \$2,500,000 (\$125,000/AC) (range of months) Recomme (range of months) Low BOV: \$1,100,000 (\$55,000/AC) \$1,100,000 (\$55,000/AC) CONTACT CONTACT CONTACT CONTACT CONTACT CONTACT Prepared By: Dan O'Berski Prepared By: Dan O'Berski Prepared By: Dan O'Berski Company Name: Trinity Commercial Group Trinity Commercial Group Trinity Commercial Group Trinity Commercial Group	BOV (Sale) As-is, Where-is, As-of this Date BOV (Sale) As-is, Where-is, As-of this Date ATE OF BOV: 4/17/18 High BO ATE OF BOV: 4/17/18 High BO DATE OF BOV: 4/17/18 Kitk. Time (sale): 18 - 24 Low BOY Est. Mkt. Time (sale): (range of months) Recommer (range of months) Recommer CONTACT CONTACT repared By: Dan O'Berski Trinitly Commercial Group Company Name: Trinitly Commercial Group Company Name: Trinitly Commercial Group Email: Dan O'Berski@trinitycre.com Date Prepared By: Man.oberski@trinitycre.com Date Prepared: Mate Det Mate Det Mate Det Mate Det Mate Towner Water Data Dolor Berski@trinitycre.com Date Prepared:						ondo/MF complex with 16 units per ad	cre, 320 units @ \$5.000-\$10.000/ uni	t land cost.
ATE OF BOV: 4/17/18 High BO DATE OF BOV: 4/17/18 High BO DATE OF BOV: 4/17/18 High BOV 22,500,000 (\$125,000/AC] Est. Mkt. Time (sale): 18 - 24 Low BO Est. Mkt. Time (sale): 12 - 30 mo. Low BOV: (range of months) Recomme (range of months) Recomme (range of months) Recomme (ran	Det Celle High BO DATE OF BOV: 4/17/18 High BO DATE OF BOV: 4/17/18 High BOV \$2,500,000 (\$125,000/AC) st. Mkt. Time (sale): 18 - 24 Low BOV Est. Mkt. Time (sale): 12 - 30 mo. Low BOV: Est. Mkt. Time (sale): 18 - 24 mo. Low BOV: \$1,100,000 (\$55,000/AC) (range of months) Recomm (range of months) Recomme CONTACT S2,950,000 (\$147,500/AC) CONTACT CONTACT CONTACT CONTACT CONTACT S2,950,000 (\$147,500/AC) repared By: Dan O'Berski Prepared By: Dan O'Berski Prepared By: Dan. O'Berski ompany Name: Trinity Commercial Group Company Name: Trinity Commercial Group Trinity Commercial Group mail: dan.oberski@trinitycre.com Email: dan.oberski@trinitycre.com Da Prepared: 4/27/18 High B DOR Horizon Group Email: dan.oberski@trinitycre.com Da Da Prepared: 4/27/18 High S A BROKERESTIMATE OF VALUE OR A COMPANITYE MARKET MARK TOR VALUE OR A COMPANITYE MARKET MARKET MARK TOR VALUE OR A COMPANITYE MARKET MARK TOR VALUE OR								
Alternative (sale): 18 - 24 Low BOV Est. Mkt. Time (sale): 12 - 30 mo. Low BOV: \$1,100,000 (\$55,000/AC) (range of months) Recomme Recomme Recomme Recomme \$2,950,000 (\$147,500/AC) CONTACT CONTACT CONTACT CONTACT CONTACT S2,950,000 (\$147,500/AC) repared By: Dan O'Berski Prepared By: Dan O'Berski Prepared By: Dan. O'Berski company Name: Trinity Commercial Group Company Name: Trinity Commercial Group Trinity Commercial Group	NRL Clip Gold Only Dot Only Dot Only Dot Only Dot Only Dot Only Dot Status of the clip								
Company Name: Trinity Commercial Group Prepared By: Dan O'Berski	Crange of months) Recomme (range of months) Recomme (range of months) Recomme CONTACT CONTACT CONTACT CONTACT S2.950,000 (\$147,500/AC) repared By: Dan O'Berski Prepared By: Dan O'Berski Company Name: Trinity Commercial Group Company Societation Soci	ATE OF BOV:							
Contact Contact	Contact Contact repared By: Dan O'Berski Ompany Name: Trinity Commercial Group Company Name: Trinity Commercial Group dan.oberski@trinitycre.com Email: dan.oberski@trinitycre.com Email: bis a biologita bis marked by: Data O'Berski@trinitycre.com		18 - 24				10 - 24 MO.		
repared By: Dan O'Berski Prepared By: Dan O'Berski Prepared By: Dan O'Berski Company Name: Trinity Commercial Group Company Company Com	repared By: Dan O'Berski ompany Name: Trinity Commercial Group Company Name: Trinity Commercial	st. Mkt. Time (sale):		1 2 10	Reco	Anniel		necommend List 5:	\$2,950,000 (\$147,500/AC)
sompany Name: Trinity Commercial Group Company Name: Trinity Commercial Group Company Name: Trinity Commercial Group	Compared by: Dail of Delskin ompared by: Dail of Delskin ompared by: Trinity Commercial Group ompared by: Compared by: operations: Compared by: operations: Compared by: operations: Compared by: operation: Dail of Delskin operation: Dail of Delskin <t< td=""><td>st. Mkt. Time (sale): (range of months)</td><td></td><td>CONTACT</td><td>and with the same</td><td></td><td></td><td>and the second s</td><td>a state of the second sec</td></t<>	st. Mkt. Time (sale): (range of months)		CONTACT	and with the same			and the second s	a state of the second sec
ompany valie. minty commercial croup	mail: dan.oberski@trinitycre.com I Email: dan.oberski@trinitycre.com Date Prepared: 4/27/18	st. Mkt. Time (sale): (range of months)		CONTACT			Dan. O'Berski		
imail: dan.oberski@trinitycre.com demail: dan.oberski@trinitycre.com Dal Email: Dan O'Berski@trinitycre.com Date Prepared: 4/27/18	The control of the second seco	st. Mkt. Time (sale): (range of months) CONTACT						AN AND AND AND AND AND AND AND AND AND A	
	IS IS A BROKER ESTIMATE OF VALUE OR A COMPARATIVE MARKET ANALYSIS AND SHOULD NOT BE CONSIDERED AN ANYPAISAL. This is a optision of value or a comparative market analysis and should not be considered an anypaisal. This is a BROKER ESTIMATE OF VALUE OR A COMPARATIVE MARKET ANALYSIS AND SHOULD NOT BE CONSIDERED AN ANYPAISAL.	st. Mkt. Time (sale): (range of months) CONTACT repared By:	Trinity Commercial Group	Prepared By:	Trinity Commercial Group	Company Name:			

CURRENT DISPOSITION STRATEGY

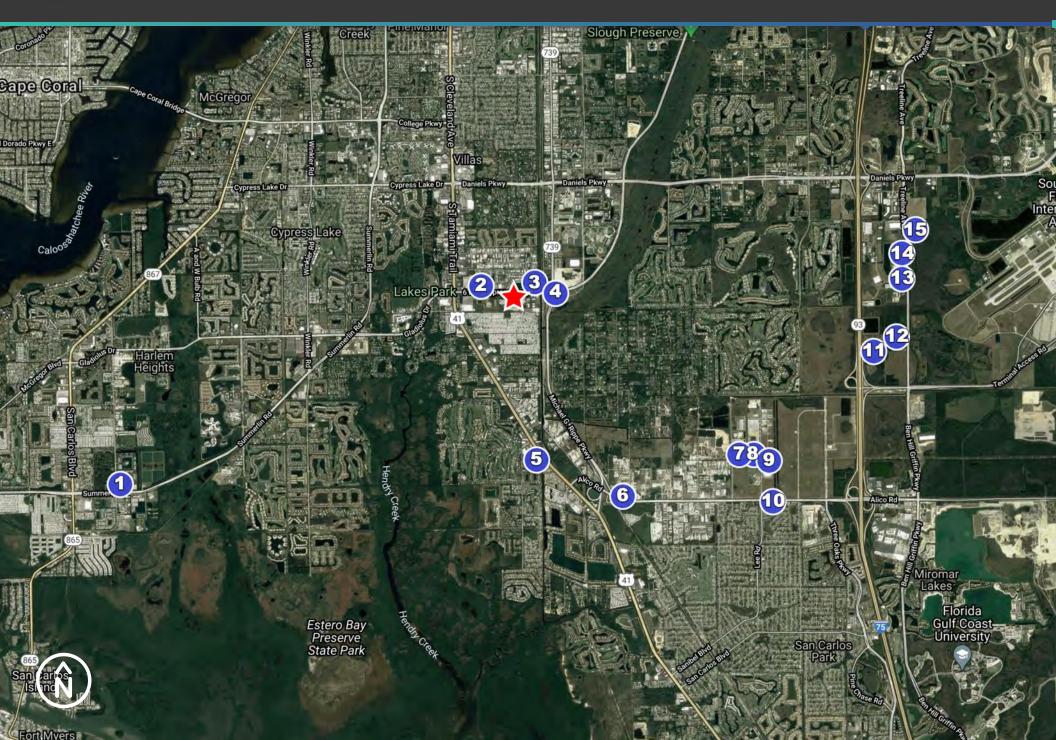




SIX MILE CYPRESS PKWY COMPS PACKAGE









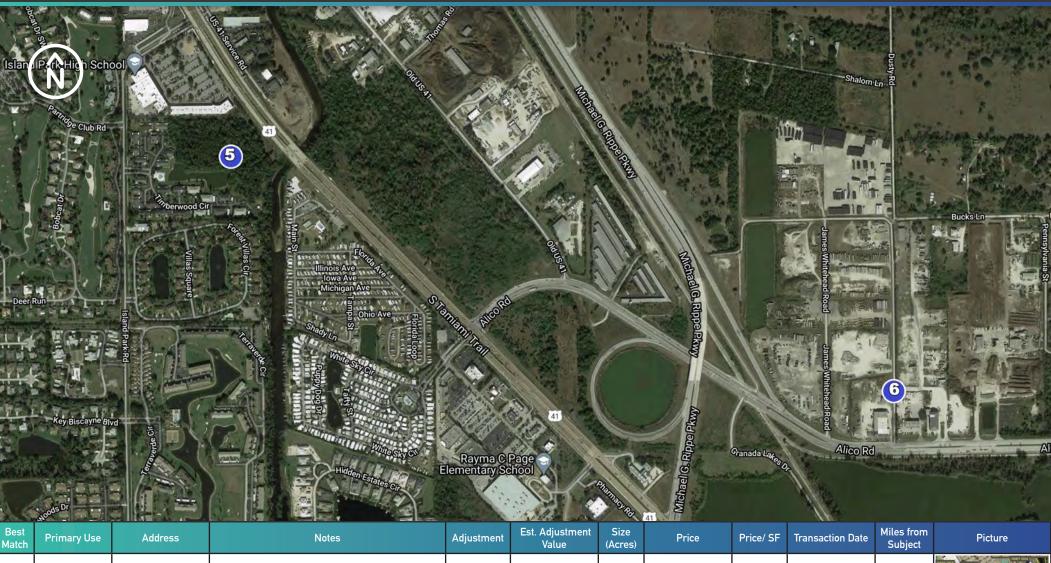






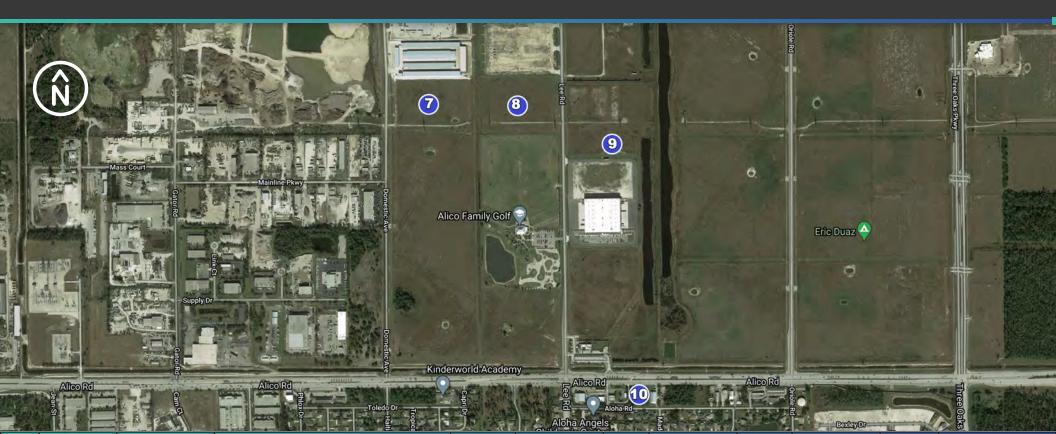
Best Match	Primary Use	Address	Notes	Adjustment	Est. Adjustment Value	Size (Acres)	Price	Price/ SF	Transaction Date	Miles from Subject	Picture
2	Retail	5531 Six Mile Commercial Ct	End User Purchase, Cleared, Filled w/ PAD delivery as stated above the subject site is inferior due to cross access with Home Depot and entry access to 41 as well as likely cost of deliverable on these sites being in the \$150k-\$200k (\$4-\$6psf) per acre because of roads, zoning, utilities, water management and time to delivery	-65%	\$5.06	2.82	\$1.780,000	\$14.45	10/8/18	0.1 miles	
3	Industrial Office	5851 Halifax Ave	Cleared & Filled, Site Zoned IL, but deal completed 12.17 par adjustment for improvement. Adjustment due to small size	-10%	\$5.03	4.83	\$1,180,000	\$5.59	12/15/17	.20 miles	
4	Retail/Gas	14575 Ben C Pratt	Cleared, Filled, Zoned (retail) with PAD Delivery for Racetrac. These cost depending on delivery can add up to as much as \$350,000 per acre. The use is also the highest payer in the market and will only take one location in a market. Very difficult and rare to replicate away from true intersection of two high volume roads intersecting.	-75%	\$5.89	1.91	\$1.963.037	\$23.56	11/14/16	0.4 miles	





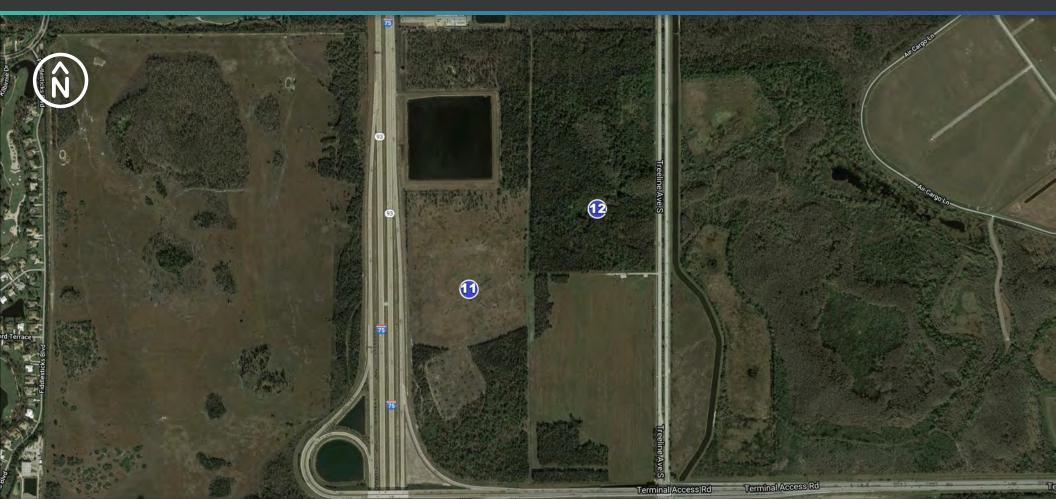
Match	Primary Use	Address	Notes	Adjustment	Value	(Acres)	Price	Price/ SF	Transaction Date	Subject	Picture
5	Retail, office, industrial	16700 S Tamiami Tl	Raw, zoned C-1, Allows for more uses but very similar condition of the land. Size matches our parcel and indicative of likely most realistic comp.	100%	\$3.74	9.8	\$800.000	\$1.87	11/2/20	1.93 miles	
6	Industrial	7061 Alico Rd	Cleared Filled, zoned IL, this was a great buy and we would adjust this substantially based on todays revenues and value adjusted based on timing	55%	\$3.21	11.1	\$1,000,000	\$2.07	10/1/18	2.51 miles	





Best Match	Primary Use	Address	Notes	Adjustment	Est. Adjustment Value	Size (Acres)	Price	Price/ SF	Transaction Date	Miles from Subject	Picture
7	Industrial	16878 Domestic Ave	User, Raw Dirt, zoned IL, cleared	0%	\$5.20	10.35	\$2,350,000	\$5.20	9/30/19	3.70 miles	
8	Industrial	16230 Lee Rd	User Driven, Cleared, zoned IPD, time dated transaction adding to some value brought to today	15%	\$5.16	10.97	\$2,140,000	\$4.49	12/12/18	3.45 miles	
9	Industrial Office	16251 Lee Rd	Cleared & Filled, Zoned IPD, inferior location and inferior size. Adjustment not made due to site improvements and correct timing	0%	\$4.49	4.05	\$871,000	\$4.49	4/2/19	3.51 miles	
10	Retail/office/ industrial	8684 Alico Rd	Raw Dirt, zoned C-1A, Mid Block, Small space, likely unable to really drive value in retail or industrial due to proximity to residential uses	0%	\$6.53	1.44	\$410,000	\$6.53	5/3/19	3.86 miles	





Best Match	Primary Use	Address	Notes	Adjustment	Est. Adjustment Value	Size (Acres)	Price	Price/ SF	Transaction Date	Miles from Subject	Picture
11	Industrial	Terminal Access	Developer Purchased - Raw land with initial clearing of grub but no significant improvements. The fact that this site is on 75 is an advantage over subject site but likely offset by ease of access of our parcel. Adjustment is almost 100% due to size swing. Site was mostly cleared grazing land	75%	\$1.87	122.75	\$5,700,000	\$1.07	12/12/19	4.3 miles	
12	Industrial	15220 Treeline and Parcel North	Developer purchased - Site is almost completed treed as subject site and closing occurred in best proximate timing. Adjustment to pricing solely based on size of transaction and what appears to be several cypress heads reducing the usable land mass by estimated 15-20%	90%	\$2.31	79.86	\$4,225,000	\$1.21	12/3/20	4.3 miles	





Best Match	Primary Use	Address	Notes	Adjustment	Est. Adjustment Value	Size (Acres)	Price	Price/ SF	Transaction Date	Miles from Subject	Picture
13	Industrial Office	14555 Global Pkwy	End User Purchased, Similar zoning, cleared, filled, part of development, net usable meaning water management is handled off site increasing the net usable between 10- 20% and superior location	-45%	\$5.50		\$572.000	\$10.00	3/15/21	4.7 miles	
14	Industrial Office	14519 Global Pkwy	End User Purchased, Similar zoning, cleared, filled, part of development, net usable meaning water management is handled off site increasing the net usable between 10- 20% and superior location. Less Discount because of Time adjustment already calculated in	-40%	\$4.14		\$451,177	\$6.90	10/14/19	4.7 miles	
15	_	Treeline Assem- blage	Zoned I, Assemblege three owner sale to one purchase at simultaneous closing. Adjustment off set for time but mostly for size of transaction	10%	\$3.43	38	\$5,162,907	\$3.12	9/30/19	4.8 miles	



ESTIMATED COSTS - SUBJECT LAND	11 ACRES ASSUMED	PRICE PSF						
SOFT COSTS	SUBJECT - 479	,160 SF						
LEGAL	\$50,000.00	\$0.10						
FINANCING EXPENSES	NA							
ACCOUNTING ADMIN & OH*	NA							
APPRAISAL FEES (5 PARCELS *1500)	\$7,500.00	\$0.02						
TITLE INSURANCE								
INTEREST								
IMPACT FEES	PASSED TO BUYER							
ENGINEERING	\$75,000.00	\$0.16						
OVERSIGHT/PM (5% ON \$1.5MM)	\$75,000.00	\$0.16						
HARD COSTS								
CLEARING	\$150,000.00	\$0.31						
FILLING (\$85K PER ACRE)	\$935,000.00	\$1.95						
WATER AND SEWER	UNKNOWN							
OFF SITE IMPROVEMENTS - TURN LANES AND ADDITIONAL ACCESS REQUIRED	\$250,000.00	\$0.52						
CONTINGENCY 5% (\$1.5MM)	\$75,000.00	\$0.16						
EST. TOTALS	\$1,617,500.00	\$3.38						
*EXCLUDED BECAUSE OF DISTRICT OWNERSHIP POSITION								