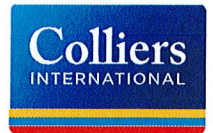


# Broker Opinion of Value

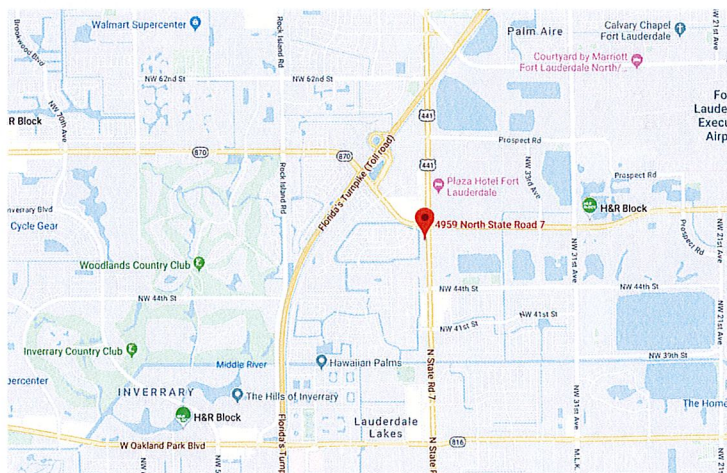


4959 N State Road 7  
Tamarac, FL 33319



OWNER::	In Touch Ministries Church of God
BUILDING SIZE:	10,805 SF
LOT SIZE:	24,997 SF
ZONING:	NC (Neighborhood Commercial)
FOLIO:	4941 1301 0042

The 4959 building is 10,000 SF class C office building in the Suburban Tamarac market. The current occupancy is unknown. Rents in the marketplace are approximately \$15 psf NNN depending on condition of the property. To date, Colliers has not physically inspected the property. We believe fully rented at \$15 NNN of 9,901 RBA (rentable building area) the building could eventually generate approximately \$148,000 per year. At an 8.4% cap rate (market rate per CoStar analytics for that submarket) the property is worth \$1,741,176.



There are zero qualifying comparable sales within one mile of the subject property in the trailing 36 months. We estimate the property will need approximately \$40 in Capex on the gross square footage of 10,805 or \$432,200.

So we estimate the value to be approximately:

**\$1,741,176 less \$432,200 or \$1,308,976 approximately \$121 SF**

## THIS IS NOT AN APPRAISAL

*This Broker Opinion of Value is intended for the sole and exclusive use of the City of Fort Lauderdale and may not be relied upon person or entity other than the Client for any purpose whatsoever. This Broker Opinion of Value represents only the opinion of Colliers International as to the value of the Subject Property, subject to the assumptions and qualifications set forth herein. Colliers International is not licensed to perform real property appraisals. Accordingly, this Broker Opinion of Value does not constitute an appraisal of the Subject Property and has not been prepared in accordance with the Uniform Standards of Professional Appraisal Practice. The Broker Opinion of Value set forth herein is specifically qualified by, and based solely upon, the relevant facts, circumstances, and market conditions that exist as the date of this Broker Opinion of Value and we undertake no obligation to update, modify, or supplement this assessment to the extent that such facts, circumstances or market conditions subsequently change.*

Colliers International South Florida, LLC 200 E. Broward Blvd. | Suite 120

Fort Lauderdale, FL 33301 United States [www.colliers.com](http://www.colliers.com)

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**MARTY KIARD**  
**BROWARD**  
 COUNTY  
 PROPERTY APPRAISER

<b>Site Address</b>	4959 N STATE ROAD 7, TAMARAC FL 33319	<b>ID #</b>	4941 13 01 0042
<b>Property Owner</b>	IN TOUCH MINISTRIES CHURCH OF GOD INC	<b>Millage</b>	3112
<b>Mailing Address</b>	4959 N STATE ROAD 7 TAMARAC FL 33319	<b>Use</b>	17
<b>Abbr Legal Description</b>	FT LAUDERDALE TRUCK FARMS 13-49-41 4-31 B LOT 9 N 100 OF S 767 OF W 250 OF E 350		

The just values displayed below were set in compliance with [Sec. 193.011](#), Fla. Stat., and include a reduction for costs of sale and other adjustments required by [Sec. 193.011\(8\)](#).

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2020	\$199,980	\$1,094,600	\$1,294,580	\$1,294,580	
2019	\$199,980	\$1,094,600	\$1,294,580	\$1,231,900	\$15,547.59
2018	\$199,980	\$1,068,200	\$1,268,180	\$1,119,910	\$14,533.96

2020 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
<b>Just Value</b>	\$1,294,580	\$1,294,580	\$1,294,580	\$1,294,580
<b>Portability</b>	0	0	0	0
<b>Assessed/SOH</b>	\$1,294,580	\$1,294,580	\$1,294,580	\$1,294,580
<b>Homestead</b>	0	0	0	0
<b>Add. Homestead</b>	0	0	0	0
<b>Wid/Vet/Dis</b>	0	0	0	0
<b>Senior</b>	0	0	0	0
<b>Exempt Type</b> 91-10	\$724,970	\$724,970	\$724,970	\$724,970
<b>Taxable</b>	\$569,610	\$569,610	\$569,610	\$569,610

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
6/29/2000	SWD		30742 / 200	\$8.00	24,997	SF
6/30/2000	SWD		30742 / 196			
6/30/2000	SWD		30742 / 194			
6/29/2000	SWD	\$262,500	30742 / 192			
12/28/1994	WD	\$100	23060 / 724			
				<b>Adj. Bldg. S.F. (Card, Sketch)</b>		10805
				<b>Eff./Act. Year Built: 1972/1971</b>		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
31						TM		
C								
4754						13.66		