

**APPRAISAL OF**



**LOCATED AT:**

733 NW 70th Street  
Miami, FL 33150

**FOR:**

AP Gobal Realty  
1000 NW 57th Court Suite 120  
Miami, FL, 33126

**BORROWER:**

n/a

**AS OF:**

June 27, 2024

**BY:**

Antonio Lazaro Lorenzo

AP Gobal Realty  
1000 NW 57th Court Suite 120  
Miami, FL, 33126

File Number: TL15138

In accordance with your request, I have appraised the real property at:

733 NW 70th Street  
Miami, FL 33150

The purpose of this appraisal is to develop an opinion of the market value of the subject property, as improved. The property rights appraised are the fee simple interest in the site and improvements.

In my opinion, the market value of the property as of June 27, 2024 is:

\$715,000  
Seven Hundred Fifteen Thousand Dollars

The attached report contains the description, analysis and supportive data for the conclusions, final opinion of value, descriptive photographs, limiting conditions and appropriate certifications.



Antonio Lazaro Lorenzo

LAND APPRAISAL REPORT

The purpose of this summary appraisal report is to provide the lender/client with an accurate and adequately supported opinion of the market value of the subject property.

CLIENT AND PROPERTY IDENTIFICATION

Property Address: 733 NW 70th Street City: Miami State: FL Zip: 33150  
 Borrower: n/a Owner of Public Record: Fremont Du Chateaux LLC County: Miami Dade  
 Legal Description: Henry ford sub no 2 pb 9-119 lots 33 & 34 blk 2 or 22449-2649 0604 3  
 Assessor's Parcel #: 01-3114-019-0370 Tax Year: 2023 R.E. Taxes: 2,971.00  
 Neighborhood Name: Henry Ford Subdivision Map Reference: 53-41-14 Census Tract: 19.010  
 Special Assessments: n/a PUD  Yes  No HOA: \$ 0.00  Per Year  Per Month  
 Property Rights Appraised:  Fee Simple  Leasehold  Other (describe) \_\_\_\_\_  
 Assignment Type:  Purchase Transaction  Refinance Transaction  Other (describe) Asset valuation purposes only/hard money (non conforming) loan.  
 Lender/Client: AP Gobal Realty Address: 1000 NW 57th Court Suite 120, Miami, FL 33126

CONTRACT ANALYSIS

I  did  did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed.  
 Contract Price \$: \_\_\_\_\_ Date of Contract: \_\_\_\_\_ Is the property seller the owner of public record?  Yes  No Data Source(s) \_\_\_\_\_  
 Is there any financial assistance (loan charges, sale concessions, gift or down payment assistance, etc.) to be paid by any party on behalf of the borrower?  Yes  No  
 If Yes, report the total dollar amount and describe the items to be paid. \$ \_\_\_\_\_

NEIGHBORHOOD DESCRIPTION

Note: Race and the racial composition of the neighborhood are not appraisal factors.

Neighborhood Characteristics			One-Unit Housing Trends				One-Unit Housing		Present Land Use %		
Location	<input checked="" type="checkbox"/> Urban	<input type="checkbox"/> Suburban	<input type="checkbox"/> Rural	Property Values	<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining	PRICE	AGE	One-Unit	45 %
Built-Up	<input checked="" type="checkbox"/> Over 75%	<input type="checkbox"/> 25-75%	<input type="checkbox"/> Under 25%	Demand/Supply	<input type="checkbox"/> Shortage	<input type="checkbox"/> In Balance	<input type="checkbox"/> Over Supply	\$(000)	(yrs)	2-4 Unit	20 %
Growth	<input type="checkbox"/> Rapid	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Slow	Marketing Time	<input type="checkbox"/> Under 3 mths	<input type="checkbox"/> 3-6 mths	<input type="checkbox"/> Over 6 mths	132 Low	0	Multi-Family	10 %
Neighborhood Boundaries: <u>The subject is east of nw 12th ave , west of nw 7th ave / Interstate I-95 , north of nw 62nd st, south of nw 79th street in Miami.</u>								675 High	105	Commercial	20 %
								370 Pred.	50	Other park	5 %

	Good	Aver.	Fair	Poor		Good	Aver.	Fair	Poor
Convenience to Employment	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Property Compatability	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Convenience to Shopping	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	General Appearance of Properties	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Convenience to Primary Education	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Adequacy of Police/Fire Protection	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Convenience to Recreational Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Protection from Detrimental Conditions	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Employment Stability	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Overall Appeal to Market	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Neighborhood Description: All typical residential amenities are located within close proximity including schools, , shopping facilities and public transportation. The subject area consist of a mixture of multi and single family dwellings close to Holmes Elementary School , Brownsville Middle School, Miami Northwestern Senior High School , Athalie Range park, Stadio Soccer park,

Market Conditions (including support for the above conclusions): Values appear to be increasing and in shortage supply with marketing time estimated at 0-3 months. All single family sales within 12 months from subject sec 14 were used for sales trend above. Median sales prices in 12-6 months \$360,000 6-3 months \$367,000 and 0-3 months \$467,500. Financing in area includes fha,conv, and private

SITE DESCRIPTION

Dimensions: 51x148x149x52+ Area: 7,150  Acres  Sq.Ft. Shape: Rectangular View: Residential  
 Zoning Classification: T-4 Zoning Description: General urban zone  
 Zoning Compliance:  Legal  Legal Nonconforming (Grandfathered Use)  No Zoning  Illegal (describe) \_\_\_\_\_  
 Uses permitted under current zoning regulations: allows for a transition of building massing (size and bulk) between single family and multi-family housing  
 Highest & Best Use: Multi Family Housing  
 Describe any improvements: None  
 Do present improvements conform to zoning?  Yes  No  No improvements If No, explain: \_\_\_\_\_  
 Present use of subject site: Vacant Current or proposed ground rent?  Yes  No If Yes, \$ \_\_\_\_\_  
 Topography: Level to street grade Size: under 25 du/gross ac Drainage: Appears adequate  
 Corner Lot:  Yes  No Underground Utilities:  Yes  No Fenced:  Yes  No If Yes, type: \_\_\_\_\_  
 Special Flood Hazard Area  Yes  No FEMA Flood Zone: AH FEMA Map #: 12086C0304L FEMA Map Date: 09/11/2009

UTILITIES	Public	Other	Provider or Description	Off-Site Improvements	Type/Description	Public	Other
Electricity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Fpl	Street Surface	Asphalt	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Gas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Municipal	Street Type/Influence			
Water	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Municipal	Curb/Gutter	Yes	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sanitary Sewer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Municipal	Sidewalk	Concrete	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other	<input type="checkbox"/>	<input type="checkbox"/>		Street Lights	Pole lights	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other	<input type="checkbox"/>	<input type="checkbox"/>		Alley	None	<input type="checkbox"/>	<input type="checkbox"/>

Are the utilities and off-site improvements typical for the market?  Yes  No If No, describe: \_\_\_\_\_  
 Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)?  Yes  No If Yes, describe: \_\_\_\_\_  
 No adverse easements or encroachments noted at the time of inspection.

Site Comments: Present land use does not affect marketability. The subject is not located in a flood zone with no market data derived indicating any negative or positive market appeal towards sales prices in the area.

# LAND APPRAISAL REPORT

File No. TL15138

There are comparable sites currently offered for sale in the subject neighborhood ranging in price from \$ to \$

There are comparable sites sold in the past 12 months in the subject neighborhood ranging in sale price from \$ to \$

## COMPARABLE SALES

FEATURE	SUBJECT	COMPARABLE SALE NO. 1	COMPARABLE SALE NO. 2	COMPARABLE SALE NO. 3
Address	733 NW 70th Street	1171 NW 66th Street	308 NW 75th Street	5100 N Miami Avenue
City/Sl/Zip	Miami, FL 33150	Miami, FL 33150	Miami, FL 33150	Miami, FL 33127
Proximity to Subject		0.49 miles SW	0.51 miles NE	1.41 miles SE
Data Source(s)				
Verification Source(s)				
Sale Price	\$	\$ 360,000	\$ 375,000	\$ 550,000
Price/	\$ 0.00	\$ 84.91	\$ 43.86	\$ 114.92
Date of Sale (MO/DA/YR)		s01/24;c12/23	s08/23;c06/23	s05/24;c04/24
Days on Market		66	146	806
Financing Type		Cash	Cash	Cash
Concessions		None Noted	None Noted	None Noted
Location	Interior lot	Interior lot	Corner lot 0	Corner lot 0
Property Rights Appraised	Fee Simple	Fee Simple	Fee Simple	Fee Simple
Site Size Sq.Ft.	7,150	4,240	8,550	4,786
View	Residential	Residential	Residential	Residential
Topography	Level to Street Grade	Level to Street Grade	Level to Street Grade	Level to Street Grade
Available Utilities	elec,gas,wtr,ss	elec,gas,wtr,ss	elec,gas,wtr,ss	elec,gas,wtr,ss
Street Frontage	52 ft	86 ft	55 ft	48 ft
Street Type	Asphalt	Asphalt	Asphalt	Asphalt
Water Influence	Sewer	Sewer	Sewer	Sewer
Fencing	None	None	None	None
Improvements	None	None	None	None
Zoning	T4-L	T4-R	T5-R	T4-L
Net Adjustment (Total, in \$)		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 0	<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 0	<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 0
Adjusted sales price of the Comparable Sales (in \$)		Net Adj. 0.0% Gross Adj. 0.0% \$ 360,000	Net Adj. 0.0% Gross Adj. 0.0% \$ 375,000	Net Adj. 0.0% Gross Adj. 0.0% \$ 550,000

The Appraiser has researched the transfer history of the subject property for the past 3 years and the listing history of the subject for the past 12 months prior to the effective date of this appraisal. The appraiser has also researched the transfer and listing history of the comparable sales for the past 12 months.

The appraiser's research  did  did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of the appraisal.

Data Sources: Realist/mls/tax roll/public records/mdpa

The appraiser's research  did  did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.

Data Sources: Realist/mls/tax roll/public records/mdpa

The appraiser's research  did  did not reveal any prior listings of the subject property or comparable sales for the year prior to the effective date of the appraisal.

Data Sources: Mls service

Listing/Transfer History (if more than two, use comments section or an addendum.)	Transfer/Sale (ONLY) of the Subject in past 36 months:	Listing and Transfer history of Comp 1 in past 12 months:	Listing and Transfer history of Comp 2 in past 12 months:	Listing and Transfer history of Comp 3 in past 12 months:
\$	\$	\$	\$	\$
\$	\$	\$	\$	\$

Subject Property Is Currently Listed For Sale?  Yes  No Data Source:

Current Listing History	List Date	List Price	Days on Market	Data Source
	03/23/2024	\$ 100	100	mls

Subject Property has been listed within the last 12 Months?  Yes  No Data Source: mls

12 Month Listing History	List Date	List Price	Days on Market	Data Source
	03/23/2024	\$ 100	100	mls
		\$		

Comments on Prior Sales/Transfers and Current and Prior Listings: The subject is currently listed " This/these is/are an auction based unit(s), membership will be required. You must first become a member to participate, in addition to receive information you must opt in. The range of properties varies. The auction participation fee of "as low as", \$1.00 will be available. Multiple models will be available. All models will be available with next generation tech, and will include the option for a no glass based integrated solar system. A maximum number of members will be able to participate per auction. Act now as upon a particular auction being full, you will not be allowed to participate. Opt in is required to obtain information and participate upon membership that offer other benefits. "

Summary of the Sales Comparison Approach: The subject property is located in the subdivision known as Henry Ford Subdivision. This area comprises of a mixture of multi and single family homes from the 1940's and beyond which generally vary in design, appeal, as well as renovations done through the years. At time of observation the subject is a vacant lot with an irregular shape no recent sales were available to illustrate if the irregular shape deemed an adjustment. Comps#1-#3 are most similar in all aspects to the subject vacant with similar T-4 zoning. Comps#4 & #5 are active listings. No time or sale date adjustment was deemed when paired. In the end the sales range of similar vacant lot sales prices per range from \$43.86 to \$114.92 which illustrates a wide range this can reflect the wide range of motivation of sale for the individual owners within the area. Therefore making it difficult to illustrate a consistent sales trend for design and appeal within the area. Comps#1- #3 were weighed most in the determination of the subjects final estimate of value. The estimated price per sf \$100 for the subject. Appraiser is making an extraordinary assumption that all information found in public records and the mls is accurate and factual. \*\*\*\*

Reconciliation Comments: Greatest weight was placed on the market approach to value as it best reflects the interactions of buyers and sellers in the market place. The cost approach was not deemed reliable as it will not produce credible results. The income approach is not considered applicable as the neighborhood is mainly owner-occupied.

This appraisal is made  "as is", or  subject to the following conditions or inspections: This appraisal report is intended for use by the lender/client for personal use only.

Based on a complete visual inspection of the subject site and those improvements upon said site, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of market value, as defined, of the real property that is the subject of this report is:

Opinion of Market Value: \$ 715,000 , as of: 06/27/2024 , which is the date of inspection and the effective date of this appraisal.

## LAND APPRAISAL REPORT

File No. TL15138

## PRODUCT INFORMATION FOR PUDs (if applicable)

Is the developer/builder in control of the Homeowners' Association (HOA)?  Yes  No Unit type(s):  Detached  Attached

Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA and the subject property is an attached dwelling unit.

Legal Name of Project: \_\_\_\_\_

Total number of phases: \_\_\_\_\_ Total number of units: \_\_\_\_\_ Total number of units sold: \_\_\_\_\_

Total number of units rented: \_\_\_\_\_ Total number of units for sale: \_\_\_\_\_ Data source(s): \_\_\_\_\_

Was the project created by the conversion of existing building(s) into a PUD?  Yes  No If Yes, date of conversion: \_\_\_\_\_Does the project contain any multi-dwelling units?  Yes  No Data Source: \_\_\_\_\_Are the units, common elements, and recreation facilities complete?  Yes  No If No, describe the status of completion: \_\_\_\_\_

Describe common elements and recreational facilities: \_\_\_\_\_

## CERTIFICATIONS AND LIMITING CONDITIONS

This report form is designed to report an appraisal of a parcel of land which may have some minor improvements but is not considered to be an "improved site". All improvements are considered to be of relatively minor value impact on the overall value of the site. This report form is not designed to report on an "improved site" where significant value is derived from the improvements. This appraisal report form may be used for single family, multi-family sites and may be included within a PUD development.

This appraisal report is subject to the following scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions and certifications. Modifications, additions, or deletions to the intended use, intended user, definition of market value, or assumptions and limiting conditions are not permitted. The appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment. Modifications or deletions to the certifications are also not permitted. However, additional certifications that do not constitute material alterations to this appraisal report, such as those required by law or those related to the appraiser's continuing education or membership in an appraisal organization, are permitted.

**SCOPE OF WORK:** The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal report form, including the following definition of market value, statement of assumptions and limiting conditions and certifications. The appraiser must, at a minimum; (1) perform a complete visual inspection of the subject site and any limited improvements, (2) inspect the neighborhood, (3) inspect each of the comparable sales from at least the street, (4) research, verify and analyze data from reliable public and/or private sources, and (5) report his or her analysis, opinions and conclusions in this appraisal report.

**INTENDED USE:** The intended use of the appraisal report is for the lender/client to evaluate the property that is the subject of this appraisal for a mortgage finance transaction.

**INTENDED USER:** The intended user of this report is the lender/client identified within the appraisal report.

**DEFINITION OF MARKET VALUE:** 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 and 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 interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in United States 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. (Source: OCC, OTS, FRS, & FDIC joint regulations published June 7, 1994)

\* Adjustments to the comparables must be made for special or creative concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

**STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS:** The appraiser's certification in this report is subject to the following assumptions and limiting conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect the subject property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title
2. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
3. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
4. The appraiser has noted in this appraisal report any adverse conditions (such as the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing this appraisal. Unless otherwise stated in this appraisal report the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the subject property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties express or implied. The appraiser will not be responsible for any such conditions that do exist or for the engineering or testing that might be required to discover whether such condition exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal must not be considered as an environmental assessment of the property.

**APPRAISER'S CERTIFICATION:** The Appraiser certifies and agrees that:

1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
2. I performed a complete visual inspection of the subject site and any limited improvements. I have reported the information in factual and specific terms. I identified and reported the deficiencies of the subject site that could affect the utility of the site and its usefulness as a building lot(s).
3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of the Appraisal Foundation and that were in place at the time this appraisal report was prepared.
4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further certify that I considered the cost and income approaches to value but did not develop them unless indicated elsewhere within this report as there are no or very limited improvements and these approaches to value are not deemed necessary for credible result and/or reliable indicators of value for this appraisal assignment.
5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.
6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of the sale of the comparable sale, unless otherwise indicated in this report.
7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.
8. I have not used comparable sales that were the result of combining multiple transactions into reported sales
9. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.
10. I have verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.
11. I have knowledge and experience in appraising this type of property in this market area.
12. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.

LAND APPRAISAL REPORT

CERTIFICATIONS AND LIMITING CONDITIONS (continued)


13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believed to be true and correct.
14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.
15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.
16. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.
17. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.
18. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application).
19. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.
20. I identified the lender/client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.
21. The lender/client may disclose or distribute this appraisal report to: the borrower; another lender at the request of the borrower; the mortgagee or its successors and assigns; mortgage insurers; government sponsored enterprises; other secondary market participants; data collection or reporting services; professional appraisal organizations; any department, agency, or instrumentality of the United States; and any state, the District of Columbia, or other jurisdictions; without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent. Such consent must be obtained before this appraisal report may be disclosed or distributed to any other party (including, but not limited to, the public through advertising, public relations, news, sales, or other media).
22. I am aware that any disclosure or distribution of this appraisal report by me or the lender/client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.
23. The borrower, another lender at the request of the borrower, the mortgagee or its successors and assigns, mortgage insurers, government sponsored enterprises, and other secondary market participants may rely on this appraisal report as part of any mortgage finance transaction that involves any one or more of these parties.
24. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature", as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.
25. Any intentional or negligent misrepresentation(s) contained in this appraisal report may result in civil liability and/or criminal penalties including, but not limited to, fine or imprisonment or both under the provisions of Title 18, United States Code, Section 1001, et seq., or similar state laws.

**SUPERVISORY APPRAISER'S CERTIFICATION:** The Supervisory Appraiser certifies and agrees that:

1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.
4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
5. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature", as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

**SIGNATURES**

**APPRAISER**

Signature  \_\_\_\_\_  
 Name Antonio Lazaro Lorenzo  
 Company Name 1st Class Appraisals Inc.  
 Company Address 6855 N Waterway Dr  
Miami, FL 33155  
 Telephone Number 786-486-8669  
 Email Address 1stclassappraisals@gmail.Com  
 Date of Signature and Report 06/30/2024  
 Effective Date of Appraisal 06/27/2024  
 State Certification # St Cert Res RD4659  
 or State License # \_\_\_\_\_  
 or Other (describe) \_\_\_\_\_ State # \_\_\_\_\_  
 State FL  
 Expiration Date of Certification or License 11/30/2024

**ADDRESS OF PROPERTY APPRAISED**

733 NW 70th Street  
Miami, FL 33150

APPRAISED VALUE OF SUBJECT PROPERTY \$ \_\_\_\_\_ 715,000

**LENDER/CLIENT**

Name No Amc  
 Company Name AP Gobal Realty  
 Company Address 1000 NW 57th Court Suite 120  
Miami, FL 33126  
 Email Address \_\_\_\_\_

**SUPERVISORY APPRAISER (ONLY IF REQUIRED)**

Signature \_\_\_\_\_  
 Name \_\_\_\_\_  
 Company Name \_\_\_\_\_  
 Company Address \_\_\_\_\_  
 Telephone Number \_\_\_\_\_  
 Email Address \_\_\_\_\_  
 Date of Signature \_\_\_\_\_  
 State Certification # \_\_\_\_\_  
 or State License # \_\_\_\_\_  
 State \_\_\_\_\_  
 Expiration Date of Certification or License \_\_\_\_\_

**SUBJECT PROPERTY**

Did not inspect subject property  
 Did inspect exterior of subject property from street  
 Date of Inspection \_\_\_\_\_

**COMPARABLE SALES**

Did not inspect exterior of comparable sales from street  
 Did inspect exterior of comparable sales from street  
 Date of Inspection \_\_\_\_\_



ADDENDUM

Borrower: n/a	File No.: TL15138
Property Address: 733 NW 70th Street	Case No.:
City: Miami	State: FL Zip: 33150
Lender: AP Gobal Realty	

This appraisal was developed for no one else beside the specific client identified in the report and any intended user(s) also identified in the report. The intended use is for the client and intended users named in this report and is not to be used or relied upon by anyone else for any purpose. A party receiving a report copy from the client does not, as a consequence, become a party to the appraiser-client relationship.

Due to the coronavirus global pandemic, the stock and commodities markets have been extremely volatile since mid-february. The federal open market committee has made emergency provisions and cuts in interest rates in order to mitigate economic disruptions. Limits on travel and in-person meetings have in the short term affected businesses and caused educational closings which are disrupting many industries and home economies. As financial markets struggle to quantify these risks, it is difficult to draw strong inferences about the mid and longer term economy and its influence on real estate values. Given the current risk factors, the leader is cautioned to consider that real estate values are not static and the results of atypical events may be impactful, depending on the duration and extent of the covid-19 threat.

Exposure Time

Appraiser has not provided any prior services on the subject property in the 36 months prior to accepting the current assignment and or other services as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

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 day of the appraisal; a retrospective opinion based on an analysis of past events assuming a competitive and open market. The appraiser has determined that the property would have to be exposed for 30 to 120 days based on the analysis of market times for the neighborhood. I certify, as the appraiser, that i have completed all aspects of this valuation, including reconciling my opinion of value, free of influence from the client, clients representatives, borrower, or any other party to the transaction.

Neighborhood Market Conditions

Appraiser recognizes that the estimated value for the subject property is sometimes lower or higher than predominate value this is due to the data in the housing trend reflecting all dwellings sold in the subject area which include any and all fee simple homes as well as all types of sales foreclosure, short sale, estate and arms length.

Specific Zoning Classification/Zoning Description

Pa primary zone 3901 general urban 36 u/a limited  
primary land use 0081 vacant residential : vacant land  
existing land use: 804-vacant, non-protected, privately-owned.  
zoning code:t4-l-general urban zone

Zoning Compliance

Statements regarding zoning compliance are intended in the most general sense. Zoning and building ordinances vary significantly from one municipality to another and are applied on a case by case basis. The scope of this assignment does not include a detailed analysis of every characteristic of the subject property/s site and improvements relative to current zoning and building ordinances. The subject is located on a site zoned allows for a transition of building massing (size and bulk) between single family and multi-family housing. Only in the general sense it is considered to "legally comply" with the local zoning ordinance. The appraiser has not made a detailed comparison of every property characteristics relative to local zoning and building ordinances.

Highest and Best Use

Assumption that a parcel of land is vacant or can be made vacant through demolition of any improvements. Highest and best use of property as improved. The use that should be made of a property as it exists. The opinion of highest and best use indicated in this report takes into account these factors and the nature of the subject property as it compares with the surrounding neighborhood.

Site Comments

Attic and crawl spaces are not part of the appraiser's complete visual inspection. Therefore the appraisal does not address quality or condition issues related to the attic or crawlspace areas. At time of viewing , specific signs of infestation, dampness or settlement were not noticed by the appraiser. However the appraiser is not an expert in these areas and did not conduct the type of intensive inspection required to discover infestation or dampness or settlement. If concerned the client is invited to employ the services of an expert in this area of infestation or excessive moisture or dampness, or settlement. The reader is directed to Limiting condition 5 on page 4 of this report to understand the limitation on the appraiser's responsibilities relative to hidden or not appeared physical deficiencies or adverse conditions of the property.

The appraiser should not be relied on as a substitute for the home inspection.

The gla for the subject provided in this report is based on actual field measurements by the appraiser at the time of inspection. These field measurements may differ from mls and public record data since these other sources may include areas below grade, garages, porches etc.

Gross living area of the and comparable was verified using public record, mls listing in conjunction with a visual observance by the appraiser.

The tax roll building size usually varies from the actual floor size. In some single story buildings, the living area and the adjusted area are the same. For multiple story buildings and those with garages,porches, utility rooms and other variations, the assessor's area does not equal the actual floor area. The factors the assessor uses are as follows:  
base living area = 100 pct / carport, no walls = 33 pct. / garage = 50 pct. / patio with roof = 33 pct. / new fl room = 60 pct. / utility = 50 pct. / roof area overhang > 3 feet, with no concrete walkway = 25 pct. / roof area overhang >3 feet, with concrete walkway = 33 pct.  
the finished square footage calculations for the subject property were made based on on-site measurements adhering to the american national standard institute's standard ansi z765-2003 for single-family residential buildings. Due to possible discrepancies caused by on-site nuisances a survey is recommended for verification of reported dimensions

Cost Approach Comments

Replacement costs figures used in the cost approach are for valuation purposes only. No one, client or third party, should rely on these figures for insurance purposes. The definition of the market value used in this urar is not a definition of insurable value, and must not be interchanged. Actual reconstruction cost can easily exceed the replacement cost figures in this appraisal.



# ADDENDUM

Borrower: n/a	File No.: TL15138	
Property Address: 733 NW 70th Street	Case No.:	
City: Miami	State: FL	Zip: 33150
Lender: AP Gobal Realty		

## Condition of the Property

The actual condition of items like foundation walls, exterior walls and roof surface can be difficult to assess. Often significant portions of these items can be hidden from view and even under the best conditions the appraiser can only view surface areas. The origin of many problems related to foundation walls, exterior walls or roof surfaces are internal and thus hidden from the appraiser's view. The reader is reminded that Limiting condition 5 on page 4 of this report that the appraiser had no knowledge of any hidden or not appeared physical deficiencies or adverse conditions of the property such as , but not limited to needed repairs, deteriorations, the presence of hazardous wastes, toxic substances, adverse environmental conditions etc. that would make the property less valuable and hs warranties , express or implied. The appraiser will not be responsible for any such conditions that do not exist or for any engineering or testing that might be required to discover whether such conditions exist.

The reader is reminded that there is Limiting Conditions in this report and the appraiser had no knowledge of any hidden or unapparent physical deficiencies or adverser conditions of the property (such as but not limited to needed repairs, deteriorations, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc. that would make the property less valuable and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. The appraiser will no be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist.

## Comments on Sales Comparison

The sales range on page 2 top section illustrates comparable properties offered for sale and sold within 12 months . This range shows comparables which are most similar however within that most similar appeal they may vary due to multiple factors which contribute to sales prices nowadays like current condition , distress terms, design, additional features, repairs required so forth. This range should not be relied upon to estimate value for the subject, nor affect marketability of the subject.

Appliances are typically included in the sale of real estate in the South Florida market, nonetheless they are considered personal property. For the purpose of the appraisal report though no personal property of any kind is being included when arriving at the subjects final estimate of market value

Condition and updating of the comparable sales were based on review of the mls descriptions and photos (where available); these were the appraiser's determination based on the best available information. As these are opinions, data may differ slightly from other appraiser's in the area.

The appraiser utilized public record data for verification of comparable gross living area; this was considered the most accurate method for comparison as mls listing sheets tend to include basement size to increase living space for marketing purposes. While there may be differences in gross living area between this report and peer data; these are based on the appraiser's opinion, experience in the marketplace and considered the most accurate method.

A digital signature has been applied to this report by the appraiser. I certify that his is a true and original signature. This and all reports that are issued via electronic data exchange are released in a "locked" or "read only" mode. As such, the appraiser is the sole individual who can amend or change this report  
Purpose of appraisal The purpose of this report is to estimate the market value of the subject property as of the date indicated. The subject is appraised on the basis of conventional, fha and other financing, unaffected by any special financing, fees, costs or credits. Scope of the appraisal The "scope of the appraisal" means the extent of the process of collecting, confirming and reporting data pertinent to the formation of a market value estimate for the subject property.

The appraisal is based on the information gathered by the appraiser from public records, other identified sources, inspection of the subject property and neighborhood, and selection of comparable sales within the subject market area. The original source of the comparables are shown in the data source section of the market grid, along with sources of confirmation, if available. When conflicting information was provided, the source deemed most reliable was used. Data believed unreliable was not included in the report, nor used as a basis for the value conclusion. All of the relevant aspects of the verified data relied upon, as known to the appraiser, is reported within this report. Descriptive factors and a discussion of the data are included within the appropriate sections of this report.

Highest and best use. The reasonable probable and legal use of vacant land or improved property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value. The four criteria the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum profitability. Highest and best use of land or site as though vacant. The use of a property based on the assumption that a parcel of land is vacant or can be made vacant through demolition of any improvements. Highest and best use of property has improved. The use that should be made of a property as it exists. The opinion of highest and best indicated in this report takes into account these factors and the nature of the subject property as it compares with the surrounding neighborhood.

## Condition of components

The appraisal calls for opinions of condition on certain components of the subject improvements including, but not limited to; appliances, heating/cooling, surfaces, electrical, mechanical, roof, and plumbing systems. The conditions indicated in this report are based on observations made at the time of inspection. They rely on reasonable expectations as to adequacy as well as visual indications; and are based upon neighborhood standards. The observations do not constitute certifications; and if certification is required a legally qualified consultant should be retained.

## Zoning and building compliance

The opinion of zoning compliance expressed in this report is based on inspection of the property, and generally available information with respect to the assigned zoning classification, and does not represent a certification of compliance. This report also assumes that the property as inspected was built in compliance with all applicable codes, regulations and that all necessary permits were obtained.

## Environmental

Unless otherwise stated in this report, the existence of hazardous material, storage items, containers, or material that are not intended for normal and average consumer usage around the home, which may or may not be present on the property, was not observed by the appraiser. The appraiser has no knowledge of the existence of such materials on or in the property. The appraiser, however, is not qualified to detect such substances. The presence of substances such as asbestos, urea-formalness foam insulation, or other potentially hazardous materials may affect the value of the property. The value estimate is predicated on the assumption that there is no such material on or in the property that would cause a loss in value. No responsibility is assumed for any such conditions or for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in this field, if desired.

## Flood zone

The flood zone indicated on this report was obtained from flood insurance rate maps (firm), issued by the federal emergency management agency (foam). The zone indicated in the yes/no space on the first page of this report refers to whether or not the subject property lies in a foam or hud defined flood hazard area. It does not refer to flood insurance requirements, which are set by policy of lenders and participants in the mortgage markets. Occasionally, a property will be located on or near a flood zone boundary line making it difficult to determine the exact zone, given the limited detail of the firm maps. In these instances the most hazardous zone will be indicated on the report. Final verification of the zone should be made by engineering survey.

## Personal property

Personal property, including those items which are not permanently attached/affixed to the real property, have not been included in the estimate of value unless otherwise indicated. Examples of the aforementioned include above ground pools, countertop microwaves ovens, moveable dishwashers, furniture, etc.

## Subject sketch

The appraiser is not a surveyor; therefore the dimensions are approximate and the diagram is for visual aid only.

## Square footing - comparable sales

# ADDENDUM

Borrower: n/a	File No.: TL15138	
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The appraiser uses actual living area in the market analysis for the subject and the comparable sale properties. The living area utilized for the comparable sales has been obtained from the public records/tax rolls/mls and or listing agents and may have been further modified by the field appraiser's observation of the actual improvements. The living area of the comparable sales has been estimated to the best of the appraiser's observations and information obtainable. However, the appraiser has not measured the sale properties or had the benefit of surveys, unless otherwise noted.

#### Taxes/legal description

This information has been derived through public record sources/tax rolls as provided by ascent to our office.

#### Cost Approach

The replacement costs utilized within this appraisal are obtained from the "marshall & swift cost handbook" and or local builders and rounded. The appropriate cost adjustments were made for size and style of the improvements. These cost figures are frequently compared to actual construction costs supplied by local builders.

The site value was based upon recent sales of comparable sites in the subject's general neighborhood or competing neighborhoods when available. If no land sales were available, the site value was abstracted from improved sales from within the subject's immediate area.

If the subject property is a condominium unit, the cost approach is not considered appropriate and therefore was not utilized in this report.

It is typical for a cost approach of a property to come in lower or higher than the estimated market value of a property. This is due to cost approach and sales comparison being two different approaches in which the values are derived with two different methods. The estimated cost approach can be done by data provided from multiple sources like marshall & swift cost service, local builder, and or on line providers like building cost net while the sales approach is what a typical buyer would pay based on supply and demand for property and not necessarily what it's worth to reproduce or re built.

The land-to-total value ratio of the subject property sometimes exceeds frma 30% guideline. This is due to the shortage of vacant land for construction of additional housing. This is common throughout the neighborhood and should have no adverse effect on the marketability of the subject property.

#### Market Approach

The adjustments for sales/financing concessions are not necessarily the stated value of the concessions, but rather the market-indicated impact of such concessions. Whenever possible, financial considerations have been verified by buyer, seller or sales agent. It is the appraiser's opinion that the comparable sales utilized are the most reflective of the market for the subject property.

It should be noted that not every adjustment can be extracted or supported by available data with a high degree of accuracy. Some adjustments have elements of subjectivity and professional judgment, which the appraiser has applied based on prior observations between buyer/seller in the marketplace. This is considered to be typical appraisal practice within the industry.

#### MLS

When available and verifiable, mls photos may/may not have been utilized and are deemed accurate but not warranted. The utilization of comparable mls photos does not adversely affect the marketability of the comparables and subject in the opinion of market value.

#### Information given and provided by others

It is assumed that the information supplied by "others" is accurate. The appraiser assumes no responsibility for independently verifying this information. If the client has any questions regarding this information, it is the clients responsibility to seek whatever independent verification is deemed necessary.

#### Income Approach

The income approach is premised on capitalizing a net operating income from a property to arrive at an indicated value. Residential property is typically purchased for its intangible assets, and not for the purposes of generating income. Furthermore, the lack of reliable rental data makes this approach too weak to utilize.

#### Extraordinary Assumptions

This appraisal report was made under the extraordinary assumption that the information as available from public sources, including the Property Appraiser's Office disclosed information, is correctly reported. The appraiser has used the county records, aerial photos, any MLS available information, Realtor and seller disclosures, lenders, mortgage brokers, sales offices, developers, home owner's associations, title companies, and/or other public sources. It is assumed that they are true and correct, were deemed reasonably reliable, without misrepresentations and/or omissions.

That the subject does not reflect any type of open or expired permits, liens of any kind, violations, assessments or fines present. Should any of these conditions are to be found to be applicable, the appraiser reserves the right to re-evaluate the analysis based upon the newly discovered information. Any substantial differences could alter the accuracy of this appraisal report and the opinion of market value given for the subject property. The extraordinary assumptions made in the report are normal assumptions used throughout a typical valuation assignment, were other appraisal assignments are completed. These issues are mostly out of the appraiser's control, but influence other appraiser's and appraisal assignments in a similar fashion throughout the industry.

The appraiser has not checked the building permit history and or records and is beyond the scope of the report. The floor plan included is to calculate the square footage (GLA) for the structure physically on the site and to assist the reader in visualizing the floor plan. However, this should not be relied on by a buyer or seller or a third party, because the intent of the sketch is to determine the approximate size and layout of the property. Any buyer or 3rd party should investigate the permit records and make their own determination and not rely on the appraiser's sketch.

#### Inspection:

This appraisal is not a "Home inspection", and the appraiser is not acting as a home inspector when preparing the report. The appraisal only establishes the value of the property for lending purposes. Buyers or any interested parties, need to secure their own home inspections through the services of a qualified inspector. Appraisals are no guarantee that the property is free from defects and that all of the structure is in compliance. This report is not intended to substitute a home inspection, which also typically include at a minimum, structural, roof, termite inspections, etc., by a qualified professional, licensed to render such an opinion. None of the statements contained herein are to be misconstrued as making any warranties, expressed or implied, as to the structural integrity of the improvements. When performing the inspection of the property, the appraiser visually observed areas that were readily accessible. The appraiser is not required to disturb or remove anything that obstructs access or visibility. The appraiser did not inspect for deficiencies on elements or areas not typically exposed to view or inaccessible. The appraiser assumes no hidden defects. The appraiser only performed a visual observation of accessible areas and the appraisal report cannot be relied upon to disturb conditions and/or defects in the property.

#### Smoke Detector & Carbon Monoxide:

The current Florida Fire Prevention code requires dual powered (battery and house current) smoke detectors, inside and outside each sleeping room and on every floor level for New Construction. On

ADDENDUM

Borrower: n/a

File No.: TL15138

Property Address: 733 NW 70th Street

Case No.:

City: Miami

State: FL

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floors without bedrooms, detectors should be installed in or near living areas, such as dens, living rooms, or family rooms. Florida. Effective July 1, 2008. Requires CO alarms in the New Construction of every building that includes a fossil-fuel-burning heater or appliance, fireplace, or an attached garage. CO alarms must be installed within 10 feet of each room used for sleeping.

Reconciliation

Each approach demonstrated is considered to be a reflection of market behavior. The final reliance is placed upon the market approach to value because of the reliability and availability of market data. In addition, it is most reflective of buyers and sellers attitudes within the local market. The cost approach is considered a supportive indicator of value.

SUBJECT PROPERTY PHOTO ADDENDUM

Borrower: <i>n/a</i>	File No.: TL15138	
Property Address: 733 NW 70th Street	Case No.:	
City: Miami	State: FL	Zip: 33150
Lender: AP Goba Realty		

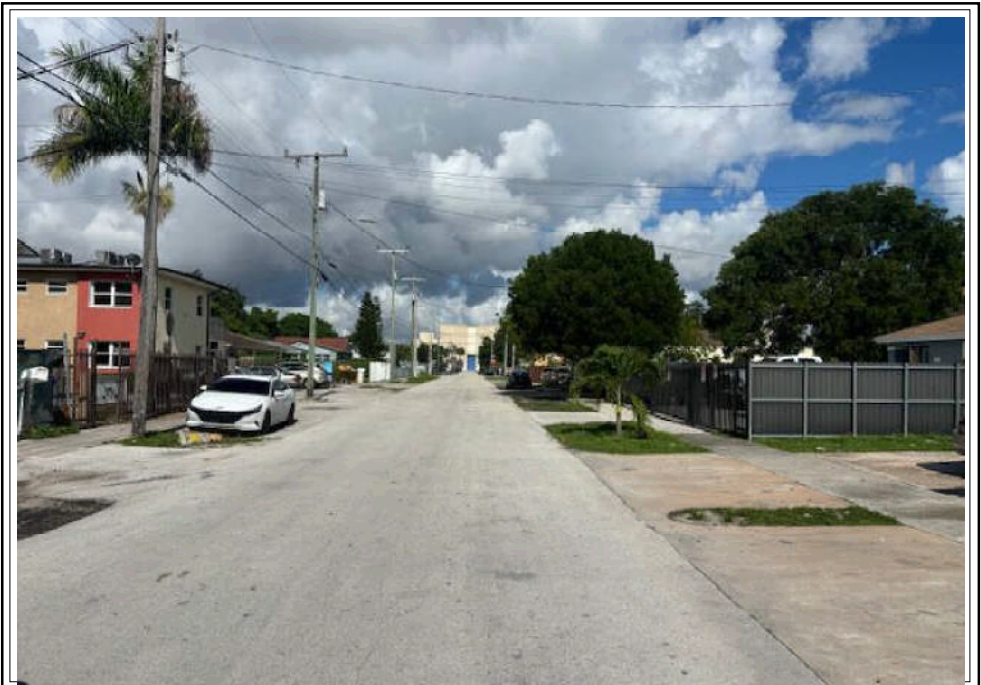


**FRONT VIEW OF  
SUBJECT PROPERTY**

Appraised Date: June 27, 2024  
Appraised Value: \$ 715,000



**REAR VIEW OF  
SUBJECT PROPERTY**



**STREET SCENE**



Borrower: n/a  
Property Address: 733 NW 70th Street  
City: Miami  
Lender: AP Gobal Realty

File No.: TL15138  
Case No.:  
State: FL  
Zip: 33150



additional street view



additional street view



next door



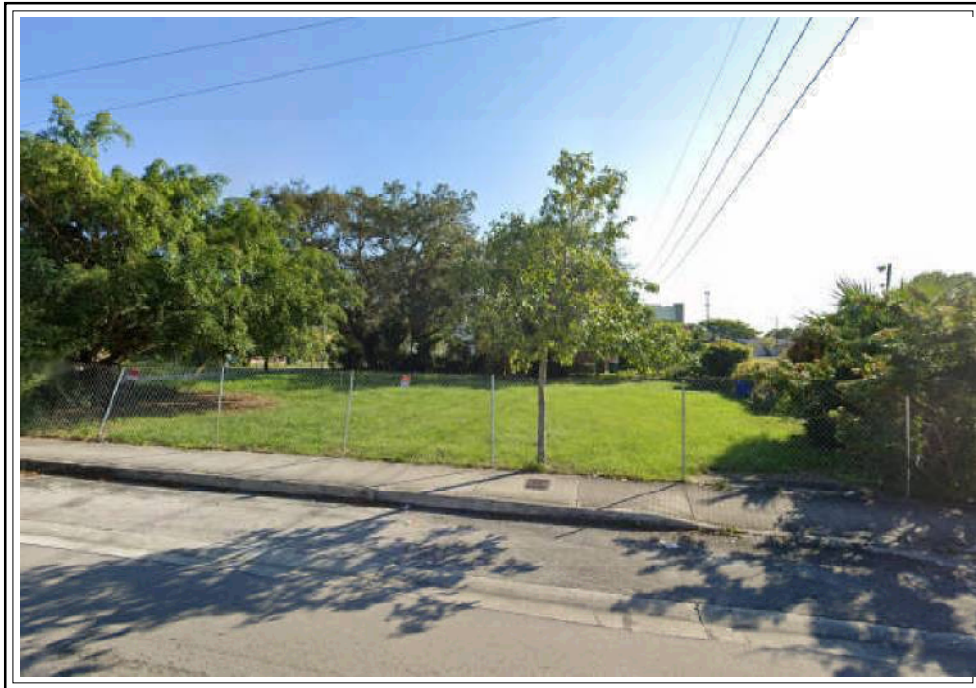
COMPARABLE PROPERTY PHOTO ADDENDUM

Borrower: n/a	File No.: TL15138	
Property Address: 733 NW 70th Street	Case No.:	
City: Miami	State: FL	Zip: 33150
Lender: AP Gobal Realty		



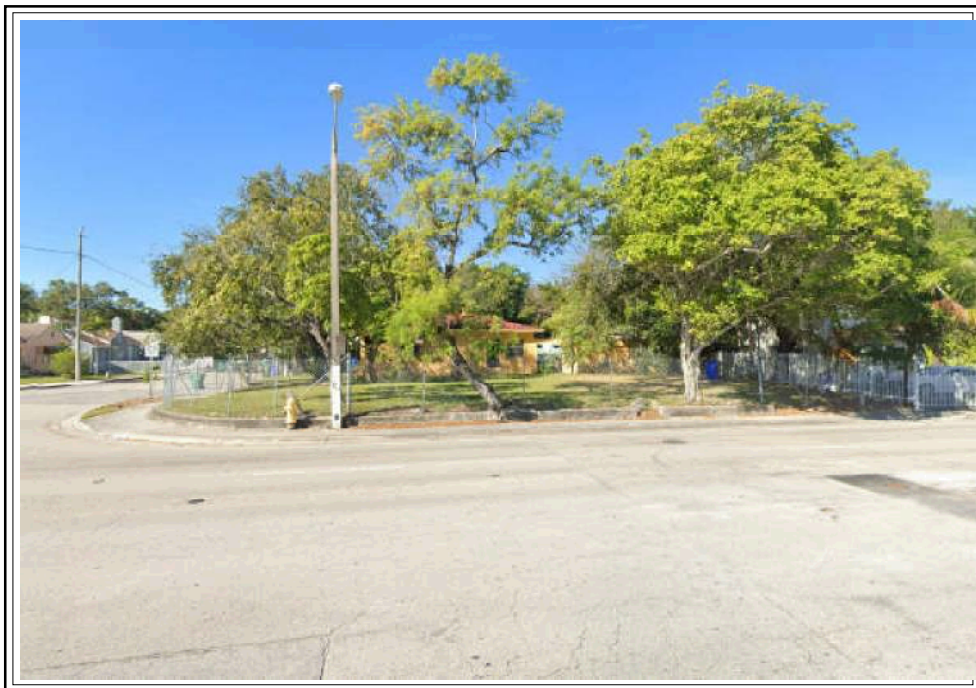
COMPARABLE SALE #1

1171 NW 66th Street  
Miami, FL 33150  
Sale Date: s01/24;c12/23  
Sale Price: \$ 360,000



COMPARABLE SALE #2

308 NW 75th Street  
Miami, FL 33150  
Sale Date: s08/23;c06/23  
Sale Price: \$ 375,000



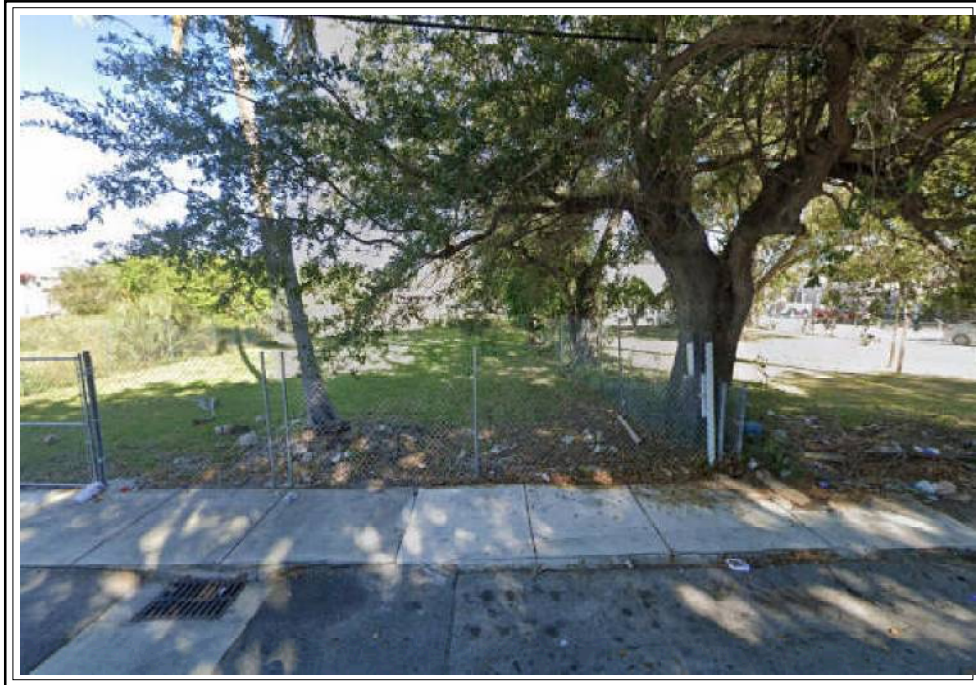
COMPARABLE SALE #3

5100 N Miami Avenue  
Miami, FL 33127  
Sale Date: s05/24;c04/24  
Sale Price: \$ 550,000



COMPARABLE PROPERTY PHOTO ADDENDUM

Borrower: <i>n/a</i>	File No.: TL15138	
Property Address: 733 NW 70th Street	Case No.:	
City: Miami	State: FL	Zip: 33150
Lender: AP Gobal Realty		



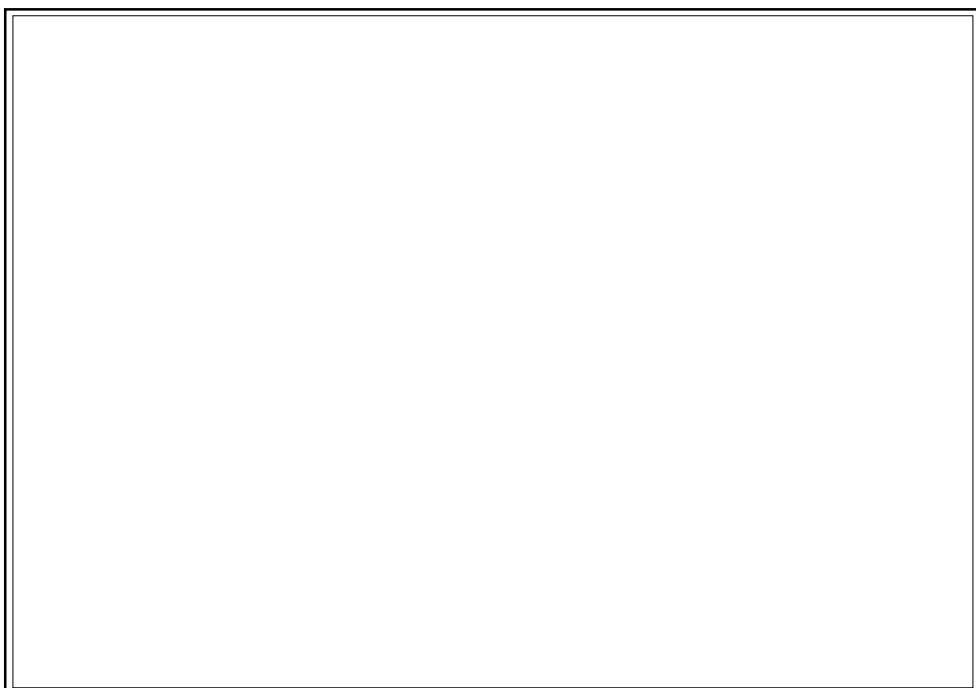
COMPARABLE SALE #4

81 NE 53rd Street  
Miami, FL 33137  
Sale Date: Active  
Sale Price: \$ 625,000



COMPARABLE SALE #5

70 NW 53rd Street  
Miami, FL 33137  
Sale Date: Active  
Sale Price: \$ 849,000



COMPARABLE SALE #6

Sale Date:  
Sale Price: \$

PLAT MAP

Borrower: n/a

File No.: TL15138

Property Address: 733 NW 70th Street

Case No.:

City: Miami

State: FL

Zip: 33150

Lender: AP Gobal Realty





FLOOD MAP

Borrower: n/a

File No.: TL15138

Property Address: 733 NW 70th Street

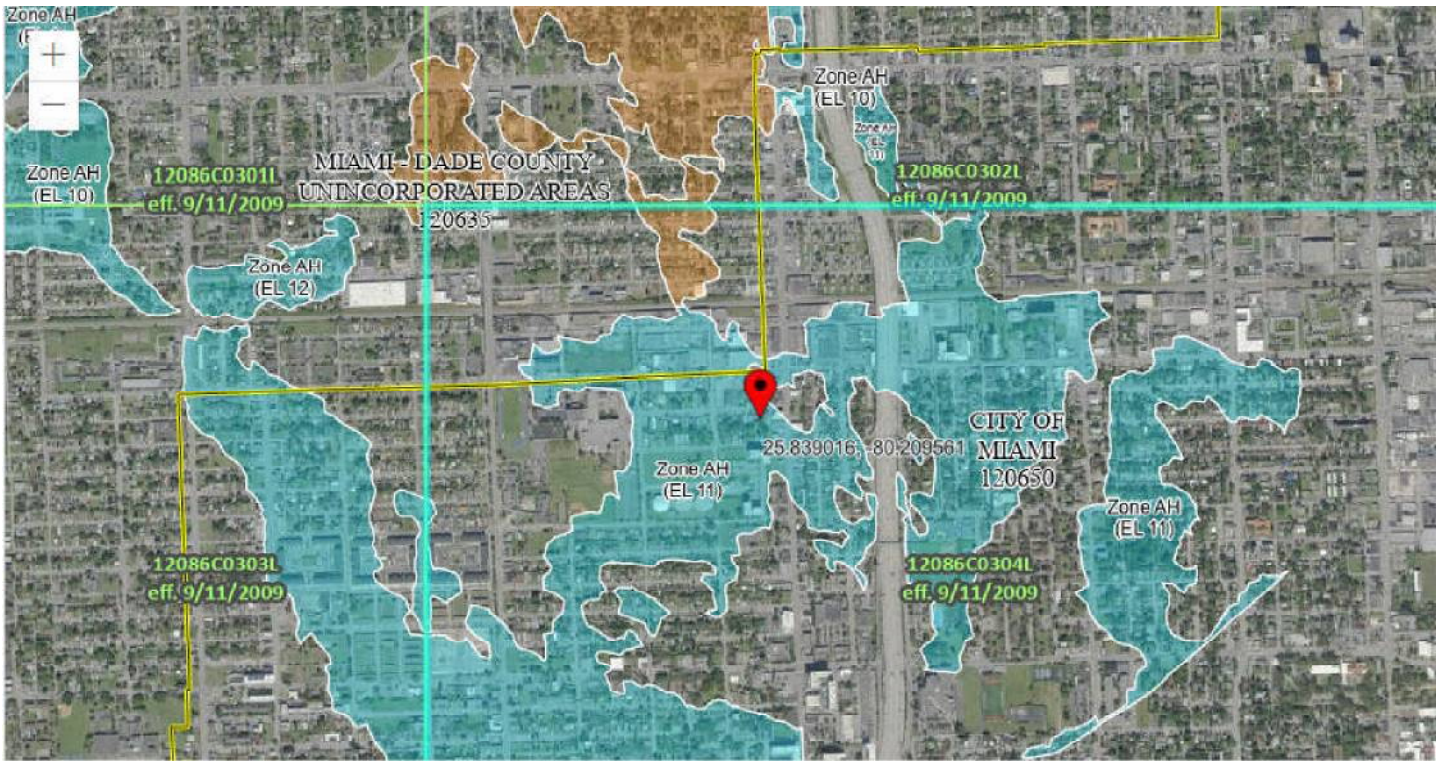
Case No.:

City: Miami

State: FL

Zip: 33150

Lender: AP Gobal Realty



Borrower: n/a

File No.: TL15138

Property Address: 733 NW 70th Street

Case No.:

City: Miami

State: FL

Zip: 33150

Lender: AP Gobal Realty

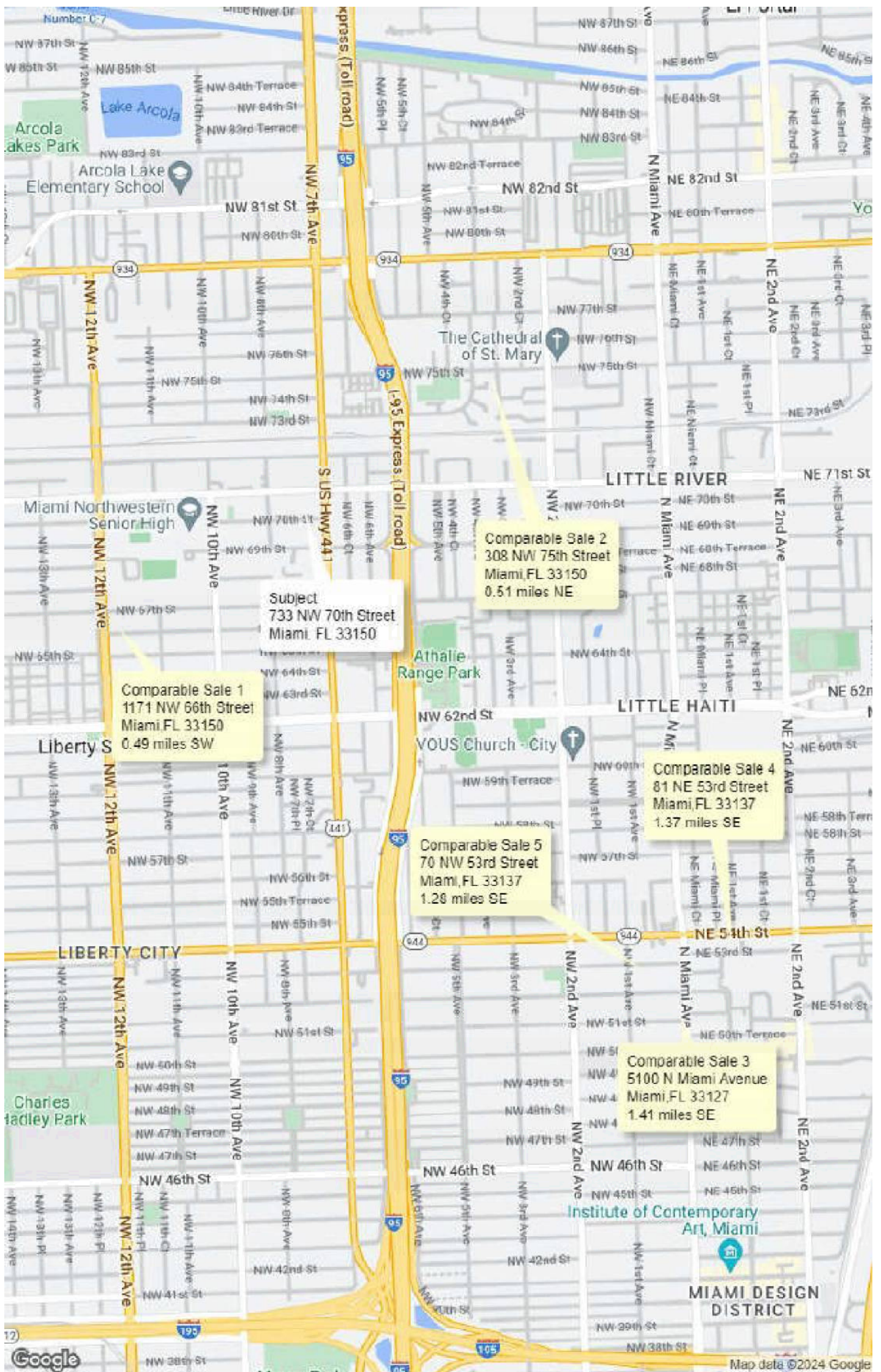




LOCATION MAP

Borrower: n/a  
Property Address: 733 NW 70th Street  
City: Miami  
Lender: AP Gobar Realty

File No.: TL15138  
Case No.:  
State: FL  
Zip: 33150

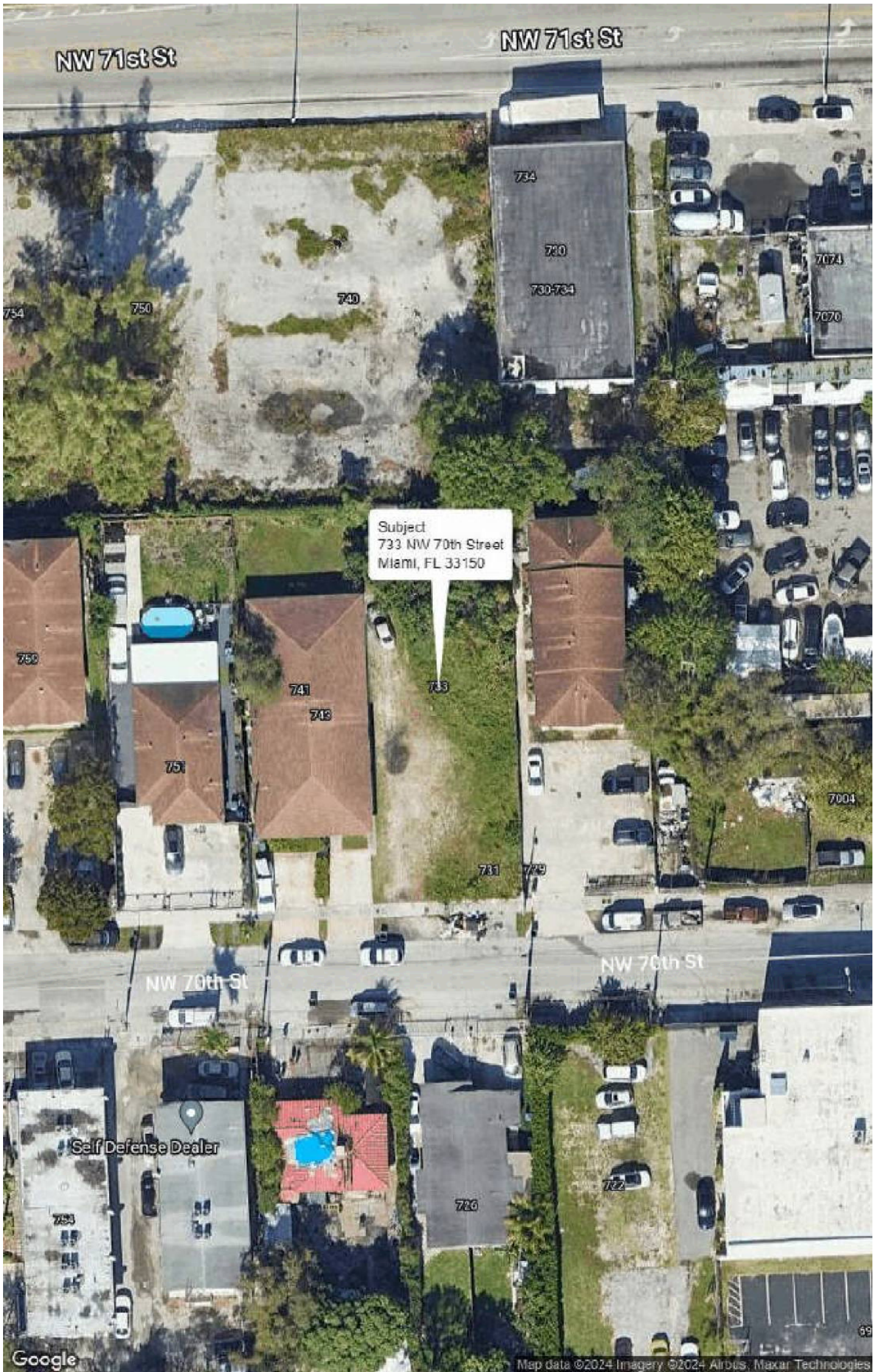




AERIAL MAP

Borrower: n/a  
Property Address: 733 NW 70th Street  
City: Miami  
Lender: AP Gobal Realty

File No.: TL15138  
Case No.:  
State: FL  
Zip: 33150





Borrower: n/a	File No.: TL15138
Property Address: 733 NW 70th Street	Case No.:
City: Miami	State: FL
Lender: AP Gobal Realty	Zip: 33150

Listing

**Single Family**

<b>ML:</b> F10430623	<b>BC:</b> <a href="#">FLL276656445 /Eco-Way Realty</a>	<b>REO:</b> No	<b>ST:</b> A
<b>AD:</b> 733 NW 70TH ST	<b>AR:</b> 31	<b>LLP:</b> \$1	<b>LP:</b> \$100
<b>CT:</b> Miami-Dade County	<b>Zip:</b> 33150	<b>SS:</b>	<b>#I:</b> 2
<b>City:</b> Miami		<b>Zn:</b> 3901	
<b>Style:</b> R30-No Pool/No Water		<b>F#:</b> <a href="#">0131140190370</a>	
<b>Lg:</b> HENRY FORD SUB NO 2 PB 9-119 LOTS 33 & 34 BLK 2 OR 22449-2649 0604 3			
<b>MC:</b> 1	<b>TN:</b> 31	<b>SE:</b> 14	<b>SD:</b> 19
<b>Type:</b> /Single		<b>Map:</b>	<b>St:</b> FL
<b>DV:</b>		<b>MN:</b>	<b>SN:</b> Henry Ford Sub 2

<b>LA:</b> 4,620	<b>TA:</b>	<b>CONV:</b>	<b>YR:</b> 2023/New Construction
<b>ASF:</b>	<b>BA:</b>		
<b>Bed:</b> 4		<b>FBth:</b> 4	<b>HBth:</b> 1
<b>Garag:</b> 0/DET	<b>CPT:</b> 0	<b>WF:</b>	<b>FACE:</b> North West
<b>PARK:</b> OTHER			<b>SF/FF:</b> 7,150
<b>LT:</b>	<b>LTDS:</b> Less Than 1/4 Acre Lot		
<b>F\$:</b>			<b>SPA:</b>
<b>WTFR:</b> No			<b>VIEW:</b> GARDEN
<b>WTAC:</b>			<b>DSGN:</b> /3plusSTORY
<b>CONST:</b> METAL,NEWCONST,OTHER			<b>ROOF:</b> METAL,OTHER
<b>FLOOR:</b> CERAMIC,OTHER,TILE			<b>DINE:</b>
<b>ROOMS:</b> UTILLAU			<b>PL:</b>
<b>POOL:</b> No			<b>HS:</b>
<b>ES:</b>	<b>MS:</b>		
<b>REM:</b>	THIS/THESE IS/ARE AN AUCTION BASED UNIT(S), MEMBERSHIP WILL BE REQUIRED. YOU MUST FIRST BECOME A MEMBER TO PARTICIPATE, IN ADDITION TO RECEIVE INFORMA... <a href="#">SEE FULL REMARKS</a>		
<b>BK REM:</b>	THIS IS AN AUCTION BASED LISTING. IT REQUIRES BOTH YOU AND YOUR INTENDED MEMBER TO JOIN. NOTE AND PLEASE ENSURE YOU FOLLOW THE INSTRUCTION OF BECOMING A JOIN AGENT PRIOR TO CALLING OUR OFFICES FOR ADDITIOINAL DIRECTIONS. MUST HAVE A WORKING SMART PHO		

<b>DIR:</b>			<b>CF:</b>
<b>BEDRM:</b> 1BRplusGRND			
<b>PBTH:</b>	<b>PETS:</b>		
<b>INTER:</b> 1FLENTRY			
<b>EQUIP:</b> DISHWASH,DISPOSAL,DRYER,ELECWHTR,HOOKUP,ICEMAKER,MICRO,OTHER,RANGEE,SOLWHTR			
<b>WNDW:</b>	<b>REST:</b>		<b>HOPA:</b> No HOPA
<b>EXTER:</b> LIGHTING,FENCE			<b>GST SF:</b>
<b>GUEST:</b>			
<b>SUBDV:</b> NONE			
<b>MAINT:</b>			
<b>HEAT:</b> CENTRAL	<b>SPRINK:</b>		<b>CABLE:</b>
<b>COOL:</b> CENTRAL	<b>WTR:</b> MUNICIPL		<b>SEWER:</b> MUNICIPL

<b>TRMS:</b> Other Terms	<b>ASSUME:</b>	<b>DAV/SOH:</b> \$286,000
<b>MPR:</b> No	<b>FEE:</b> 350/Monthly	<b>DAV/ASY:</b> \$286,000
<b>TX:</b> \$2,971	<b>TAX:</b> NEWCONST	<b>TM:</b>

<b>SPEC:</b>	<b>POSS:</b>	<b>IDX:</b> Yes
<b>LPID:</b> <a href="#">FLL3131996 Roberto Torres</a>	<b>APH:</b> (786) 402-7475	<b>OPH:</b> (754) 667-2005
<b>2PID:</b>	<b>2AG:</b>	<b>FAX:</b>
<b>LTY:</b> Exclusive Agency		<b>2PH:</b> (786) 402-7475
<b>ON:</b> NOT DISCLOSED	<b>ON#:</b>	<b>WD:</b>
<b>URL:</b> <a href="https://eco-onebrandhomes.com/">https://eco-onebrandhomes.com/</a>		<b>VT:</b> <a href="#">Click Here</a>
<b>EMAIL:</b> <a href="mailto:torresr50029@gmail.com">torresr50029@gmail.com</a>		

<b>COBA:</b> 0.0%	<b>COTB:</b> 0.0%	<b>CONR:</b> 0.0%	<b>VAR:</b> Yes
<b>JA:</b>		<b>LD:</b>	<b>XD:</b>
<b>BRD:</b> BeachesMLS			
<b>OCCUP:</b>	<b>SHOW:</b> Appointment Only, See Broker Remarks		
<b>PREV ST:</b>	<b>ST CHNG:</b> 03/23/2024		<b>L1:</b>
<b>PREV \$:</b>		<b>OLP:</b> \$100	<b>L2:</b>
<b>INet:</b> Yes			
<b>FEE INC:</b>			

<b>PD:</b>	<b>CONT:</b>	<b>DM:</b> 100	<b>FURN:</b>	<b>CD:</b>	<b>SP:</b>
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Borrower: n/a

File No.: TL15138

Property Address: 733 NW 70th Street


Case No.:

City: Miami

State: FL

Zip: 33150

Lender: AP Goba Realty

 Property History

RE1/  
[F10430623](#) - Active

733 NW 70th St  
Miami, FL 33150-3834

L - \$100

MLS#: [F10430623](#)

[733 NW 70th St](#)

Single Family

Price	Chg Type	Chg Info	Eff Date	Agent ID	Office ID	DOM
\$100	NEW	ACTV -> \$100.00	03/23/2024	<a href="#">FLL3131996</a>	<a href="#">FLL27665644</a>	0

MLS#: [A10611887](#)

[733 NW 70th St](#)

Residential Land/Boat Docks

Price	Chg Type	Chg Info	Eff Date	Agent ID	Office ID	DOM
\$115,000	CS	(\$115,000)	06/10/2019	<a href="#">3233253</a>	<a href="#">WRAL01</a>	86
\$150,000	PS	A -> PS	05/01/2019	<a href="#">3233253</a>	<a href="#">WRAL01</a>	86
\$150,000	NEW	ACTV -> \$150,000	02/04/2019	<a href="#">3233253</a>	<a href="#">WRAL01</a>	

MLS#: [A10485444](#)

[733 NW 70th St](#)

Residential Land/Boat Docks

Price	Chg Type	Chg Info	Eff Date	Agent ID	Office ID	DOM
\$150,000	C	A -> C	02/01/2019	<a href="#">3151960</a>	<a href="#">ROBR01</a>	234
\$150,000	NEW	ACTV -> \$150,000	06/12/2018	<a href="#">3151960</a>	<a href="#">ROBR01</a>	

MLS#: [A10381142](#)

[733 NW 70th St](#)

Land-  
Commercial/Business/Agricultural/Industrial

Price	Chg Type	Chg Info	Eff Date	Agent ID	Office ID	DOM
\$150,000	X	A -> X	06/01/2018	<a href="#">3151960</a>	<a href="#">ROBR01</a>	183
\$150,000	NEW	ACTV -> \$150,000	12/01/2017	<a href="#">3151960</a>	<a href="#">ROBR01</a>	

Borrower: n/a

File No.: TL15138

Property Address: 733 NW 70th Street

Case No.:

City: Miami

State: FL

Zip: 33150

Lender: AP Gopal Realty



Ron DeSantis, Governor

Melanie S. Griffin, Secretary



**STATE OF FLORIDA  
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION**

**FLORIDA REAL ESTATE APPRAISAL BD**

THE CERTIFIED RESIDENTIAL APPRAISER HEREIN IS CERTIFIED UNDER THE  
PROVISIONS OF CHAPTER 475, FLORIDA STATUTES

**LORENZO, ANTONIO LAZARO**

6855 N WATERWAY DRIVE  
MIAMI FL 33155

**LICENSE NUMBER: RD4659**

**EXPIRATION DATE: NOVEMBER 30, 2024**

Always verify licenses online at [MyFloridaLicense.com](http://MyFloridaLicense.com)



Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.



Borrower: n/a

File No.: TL15138

Property Address: 733 NW 70th Street

Case No.:

City: Miami

State: FL

Zip: 33150

Lender: AP Goba Realty



301 E. Fourth Street, Cincinnati, OH 45202

**DECLARATIONS**  
for  
**REAL ESTATE APPRAISERS**  
**ERRORS & OMISSIONS INSURANCE POLICY**

**THIS IS BOTH A CLAIMS MADE AND REPORTED INSURANCE POLICY.**

**THIS POLICY APPLIES TO THOSE CLAIMS THAT ARE FIRST MADE AGAINST THE INSURED AND REPORTED IN WRITING TO THE COMPANY DURING THE POLICY PERIOD.**

Insurance is afforded by the company indicated below: (A capital stock corporation)

Great American Assurance Company

Note: The Insurance Company selected above shall herein be referred to as the **Company**.

Policy Number: **RAP3365989-23**

Renewal of: **RAP3365989-22**

Program Administrator: **Herbert H. Landy Insurance Agency Inc.**  
**100 River Ridge Drive, Suite 301 Norwood, MA 02062**

Item 1. **Named Insured:** **Antonio L. Lorenzo**

Item 2. **Address:** **6855 N Waterway Drive**

City, State, Zip Code: **Miami, FL 33155**

Item 3. **Policy Period:** From **08/18/2023** To **08/18/2024**  
*(Month, Day, Year) (Month, Day, Year)*

(Both dates at 12:01 a.m. Standard Time at the address of the **Named Insured** as stated in Item 2.)

Item 4. **Limits of Liability:**

- A. \$ **1,000,000** **Damages Limit of Liability – Each Claim**
- B. \$ **1,000,000** **Claim Expenses Limit of Liability – Each Claim**
- C. \$ **1,000,000** **Damages Limit of Liability – Policy Aggregate**
- D. \$ **1,000,000** **Claim Expenses Limit of Liability – Policy Aggregate**

Item 5. **Deductible (Inclusive of Claim Expenses):**

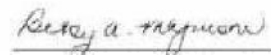
- A. \$ **500** **Each Claim**
- B. \$ **1,000** **Aggregate**

Item 6. **Premium:** \$ **1,015.00** **Additional 2.0% FL Guaranty Association Assessment \$20.30**

Item 7. **Retroactive Date (if applicable):** **08/18/2013**

Item 8. **Forms, Notices and Endorsements attached:**

**D42100 (03/15) D42300 FL (05/13) IL7324 (07/21)**  
**D42402 (05/13) D42412 (03/17) D42413 (06/17) D42414 (08/19)**

  
Authorized Representative