

MULTIPLE BUILDING PROPERTY SUMMARY



| | | | | |
|------------|------------|--------------|-------------|------------|
| Beds | Full Baths | Half Baths | Sale Price | Sale Date |
| N/A | N/A | N/A | \$900,000 | 08/03/2023 |
| Bldg Sq Ft | Lot Sq Ft | MLS Yr Built | Type | |
| 2,014 | 16,382 | 1991 | AUTO REPAIR | |

OWNER INFORMATION

| | | | |
|---------------------|--------------------------|--------------------------|-----------|
| Owner Name | Peterssen Investment LLC | Tax Billing City & State | Miami, FL |
| Owner Occupied | No | Tax Billing Zip | 33185 |
| Tax Billing Address | 2864 Sw 150th Ct | Tax Billing Zip+4 | 4606 |

COMMUNITY INSIGHTS

| | | | |
|-----------------------------------------------------------------------|-----------|-----------------------------|-----------|
| Median Home Value | \$492,765 | School District | BROWARD |
| Median Home Value Rating | 7 / 10 | Family Friendly Score | 39 / 100 |
| Total Crime Risk Score (for the neighborhood, relative to the nation) | 35 / 100 | Walkable Score | 58 / 100 |
| Total Incidents (1 yr) | 156 | Q1 Home Price Forecast | \$518,519 |
| Standardized Test Rank | 23 / 100 | Last 2 Yr Home Appreciation | 33% |

LOCATION INFORMATION

| | | | |
|-----------------|--------------------------|-----------------------------------------|-------------|
| Subdivision | Carver Ranches Third Add | Section # | 19 |
| School District | Broward County SD | Township # | 51 |
| MLS Area | 3080 | Range # | 42 |
| Census Tract | 1007.00 | Flood Zone Code | X500 |
| Zip Code | 33021 | Within 250 Feet of Multiple Flood Zones | No |
| Zip + 4 | 8036 | Flood Zone Panel | 12011C0727J |
| Carrier Route | C025 | Flood Zone Date | 07/31/2024 |
| Zoning | B-3 | | |

TAX INFORMATION

| | | | |
|---------------------|-------------------------------------------------------------------------------------------|------------|------|
| Folio # | 5142-19-04-0220 | Block # | E |
| Alt. Folio / Tax ID | 51-42-19-04-0220 | % Improved | 52% |
| Lot # | 22 | Tax Area | 3513 |
| Legal Description | CARVER RANCHES THIRD ADD 2 5-17 B LOTS 22,23,24,25,26,27 & 28 BLK E, ALL LESS N 25 FOR RD | | |

ASSESSMENT & TAX

| | | | |
|---------------------------|-----------|-------------|------------|
| Assessment Year | 2023 | 2022 | 2021 |
| Assessed Value - Total | \$306,280 | \$306,280 | \$303,340 |
| Assessed Value - Land | \$147,440 | \$147,440 | \$147,440 |
| Assessed Value - Improved | \$158,840 | \$158,840 | \$155,900 |
| YOY Assessed Change (\$) | \$0 | \$2,940 | |
| YOY Assessed Change (%) | 0% | 0.97% | |
| Market Value - Total | \$306,280 | \$306,280 | \$303,340 |
| Market Value - Land | \$147,440 | \$147,440 | \$147,440 |
| Market Value - Improved | \$158,840 | \$158,840 | \$155,900 |
| Tax Year | Total Tax | Change (\$) | Change (%) |
| 2021 | \$7,119 | | |
| 2022 | \$6,972 | -\$146 | -2.06% |

| CHARACTERISTICS | | | |
|----------------------|--------------|-----------------------|--------------------------------|
| Land Use - State | Auto Service | Adjusted Sq Ft | 2,014 |
| Land Use - CoreLogic | Auto Repair | Plumbing | Plumbing Tile |
| Lot Acres | 0.3761 | Electric Service Type | Type Unknown |
| Lot Sq Ft | 16,382 | Floor Cover | Hardwood |
| Lot Frontage | 48.62 | Interior Wall | Drywall |
| # of Buildings | 2 | Foundation | Stem Wall |
| Year Built | 1991 | Exterior | Brick Veneer |
| Effective Year Built | 1992 | Construction | Masonry |
| Stories | 1 | Condition | Average |
| Building Sq Ft | 2,014 | Roof Material | Concrete Tile |
| Total Sq Ft | MLS: 1,680 | Roof Frame | Conc Jst/Slab/Bar/Jst/Cored PI |

| FEATURES | |
|-----------------|----------|
| Feature Type | Size/Qty |
| Casppav | 4,750 |
| Concrete Paving | 1,550 |

| SELL SCORE | |
|-------------|---------------------|
| Value As Of | 2024-08-18 04:34:11 |

| LISTING INFORMATION | | | |
|------------------------|---------------------------|------------------------|-------------|
| MLS Listing # | A11634167 | MLS Orig. List Price | \$1,200,000 |
| MLS Status | Cancelled | MLS Status Change Date | 08/15/2024 |
| MLS Area | 3020 | MLS Withdrawn Date | 08/15/2024 |
| MLS Current List Price | \$1,200,000 | MLS Listing Date | 08/02/2024 |

| | | | | | |
|---------------------|------------|-------------|-------------|--------------|-------------|
| MLS Listing # | A11334380 | A11104287 | A10914833 | A10887665 | A10829823 |
| MLS Status | Expired | Expired | Expired | Cancelled | Expired |
| MLS Listing Date | 01/27/2023 | 09/27/2021 | 08/21/2020 | 07/06/2020 | 03/05/2020 |
| MLS List Price | \$950,000 | \$1,150,000 | \$999,999 | \$1,300,000 | \$1,300,000 |
| MLS Orig List Price | \$950,000 | \$1,250,000 | \$1,200,000 | \$13,000,000 | \$1,500,000 |
| MLS Expr Date | 04/30/2023 | 09/26/2022 | 02/20/2021 | 09/06/2020 | 07/05/2020 |
| MLS Wthdr Date | | | | 07/07/2020 | |

| | | | |
|---------------------|-------------|-------------|-------------|
| MLS Listing # | A10700437 | A10599981 | A10524632 |
| MLS Status | Expired | Cancelled | Cancelled |
| MLS Listing Date | 07/02/2019 | 01/14/2019 | 08/21/2018 |
| MLS List Price | \$1,700,000 | \$2,000,000 | \$2,000,000 |
| MLS Orig List Price | \$1,800,000 | \$2,000,000 | \$2,000,000 |
| MLS Expr Date | 01/02/2020 | 07/13/2019 | 02/15/2019 |
| MLS Wthdr Date | | 07/01/2019 | 01/09/2019 |

| LAST MARKET SALE & SALES HISTORY | | | |
|----------------------------------|------------|-----------------|---------------------------|
| Sale Date | 08/03/2023 | Owner Name | Peterssen Investment LLC |
| Recording Date | 08/10/2023 | Seller | Tj & Associates Inc |
| Sale Price | \$900,000 | Deed Type | Warranty Deed |
| Price Per Adj Sq Ft | \$446.87 | Document Number | 119035173 |

| | | | | |
|-----------------|--------------------------|-----------------------|----------------|---------------|
| Sale Date | 08/03/2023 | 05/01/2002 | 06/02/1988 | 10/1971 |
| Recording Date | 08/10/2023 | 07/31/2002 | 06/06/1988 | |
| Sale Price | \$900,000 | \$260,000 | \$24,000 | \$3,000 |
| Buyer Name | Peterssen Investment LLC | Tj & Associates Inc | Pierson John | |
| Seller Name | Tj & Associates Inc | Pierson John & Zonnie | Stewart Andrew | |
| Document Type | Warranty Deed | Warranty Deed | Warranty Deed | Warranty Deed |
| Title Company | Titlelogic | Attorney Only | | |
| Document Number | 119035173 | 33546-1280 | 15495-947 | |

| MORTGAGE HISTORY | | | | | |
|------------------|------------|------------|------------|------------|------------|
| Mortgage Date | 08/10/2023 | 08/10/2023 | 08/16/2007 | 03/31/2006 | 05/26/2005 |
| Mortgage Amount | \$450,000 | \$360,000 | \$468,750 | \$56,000 | \$279,000 |

| | | | | | |
|------------------------|--------------------------|--------------------------|----------------------|----------------------|---------------------|
| Mortgage Lender | City Nat'l Bk/FI | City Nat'l Bk/FI | Metwest Com'l Lndr | | Sf Partners Mtg LLC |
| Borrower Name | Peterssen Investment LLC | Peterssen Investment LLC | T J & Associates Inc | Jones Theophilus | TJ & Associates Inc |
| Borrower Name 2 | | | | T J & Associates Inc | |
| Mortgage Type | Conventional | Conventional | Conventional | Private Party Lender | Conventional |
| Mortgage Purpose | Resale | Resale | Refi | Refi | Refi |
| Mortgage Term | | 20 | 30 | | 25 |
| Mortgage Term | | Years | Years | | Years |
| Mortgage Int Rate Type | | | | | Fixed Rate Loan |

| | | | | | |
|------------------------|--|--|----------------------|--|--|
| Mortgage Date | | | 07/31/2002 | | |
| Mortgage Amount | | | \$208,000 | | |
| Mortgage Lender | | | | | |
| Borrower Name | | | TJ & Associates Inc | | |
| Borrower Name 2 | | | | | |
| Mortgage Type | | | Private Party Lender | | |
| Mortgage Purpose | | | Seller/Carry Back | | |
| Mortgage Term | | | 10 | | |
| Mortgage Term | | | Years | | |
| Mortgage Int Rate Type | | | Fixed Rate Loan | | |

| FORECLOSURE HISTORY | |
|-------------------------|-------------|
| Document Type | Lis Pendens |
| Foreclosure Filing Date | 05/15/2009 |
| Recording Date | 05/22/2009 |
| Document Number | 108632849 |
| Book Number | 46249 |
| Page Number | 917 |
| Lien Type | Mtg |

PROPERTY MAP

*Lot Dimensions are Estimated

BUILDING 1 OF 2

| CHARACTERISTICS | | | |
|----------------------|--------------|-----------------------|---------------|
| Land Use - State | Auto Service | Plumbing | Plumbing Tile |
| Land Use - CoreLogic | Auto Repair | Electric Service Type | Type Unknown |
| Lot Acres | 0.3761 | Floor Cover | Hardwood |
| Lot Sq Ft | 16,382 | Interior Wall | Drywall |
| Lot Frontage | 48.62 | Foundation | Stem Wall |

| | |
|----------------------|-------|
| Year Built | 1991 |
| Effective Year Built | 1992 |
| Stories | 1 |
| Building Sq Ft | 1,720 |
| Adjusted Sq Ft | 1,720 |

| | |
|---------------|--------------------------------|
| Exterior | Brick Veneer |
| Construction | Masonry |
| Condition | Average |
| Roof Material | Concrete Tile |
| Roof Frame | Conc Jst/Slab/Bar/Jst/Cored PI |

| |
|-----------------|
| FEATURES |
|-----------------|

| | |
|-----------------|----------|
| Feature Type | Size/Qty |
| Casppav | 4,750 |
| Concrete Paving | 1,550 |

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|------------------------|
| BUILDING 2 OF 2 |
|------------------------|

| |
|------------------------|
| CHARACTERISTICS |
|------------------------|

| | |
|----------------------|--------------|
| Land Use - State | Auto Service |
| Land Use - CoreLogic | Auto Repair |
| Lot Acres | 0.3761 |
| Lot Sq Ft | 16,382 |
| Lot Frontage | 48.62 |
| Year Built | 1991 |
| Effective Year Built | 1992 |
| Stories | 1 |
| Building Sq Ft | 294 |
| Adjusted Sq Ft | 294 |

| | |
|-----------------------|----------------|
| Plumbing | Standard |
| Electric Service Type | Type Unknown |
| Flooring Material | Concrete |
| Interior Wall | Drywall |
| Foundation | Stem Wall |
| Exterior | Concrete Block |
| Condition | Average |
| Roof Material | Asphalt |
| Roof Shape | Flat |