

**Maxwell Appraisal
& Consulting
Group**

2525 Aurora Road, Suite 105 Melbourne, Florida 32935 Phone: 321-253-0026

March 8, 2016

Dr. Victor R. Boodhoo
1849 Jess Parrish Court
Titusville, Florida 32796

Dear Dr. Boodhoo:

In accordance with your instructions, I have made an appraisal of the medical office property located at 1849 Jess Parrish Court, within the City of Titusville, Brevard County, Florida.

The purpose of this appraisal is to estimate the market value of the unencumbered fee simple interest in the property that is legally described in the attached report.

I have inspected the property, the neighborhood and its environs and have analyzed the market behavior and the factors present that influence real property value. The market has also been examined for the highest and best use of the land.

Valuation discussions and further descriptions are detailed in the accompanying report, which has been made subject to the assumptions and limiting conditions therein. Particular attention should be given to the Extraordinary Assumptions and Hypothetical Conditions stated within this report. Market value, as used in this report, is defined in the body of the report.

Dr. Victor R. Boodhoo

February 26, 2016

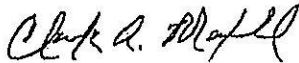
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The property under appraisal consists of a medical office facility located within the immediate neighborhood of the Parrish Medical Center in Titusville. The structure contains 5,808 square feet of building area and is of masonry and stucco construction. The improvements are situated on a .97-acre site. As of the date of valuation, the building was 100% owner occupied and in good condition.

Based upon the results of my investigation and analysis, it is my opinion that the 'as is' market value of the unencumbered fee simple interest in the subject property, as of February 17, 2016, was:

NINE HUNDRED THOUSAND DOLLARS
(\$900,000)

Sincerely,



Clark A. Maxwell, MAI
Cert Gen RZ920