

REPLACEMENT COST EVALUATION REPORT



Date of Inspection:
May 1, 2021

Client:
Century Park II Condominium

By
Jorge L Canellas
Cert Gen RZ3065

Jorge Luis Canellas

*Appraisal Zone Corp.
18062 NW 87th Court
Miami, Florida 33018*

Certified General # RZ 3065

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CERTIFICATION

May 1, 2021

In accordance with your request, we have produced a replacement cost report of the above referenced property. The sole objective and purpose of this report is to establish replacement cost with the Marshall and Swift cost estimator. This report is intended for sole use by the current owner in obtaining adequate insurance.

This report is based on a physical analysis of the site and improvements. I certify I have no present or contemplated interest in the property evaluated. If any part of my report requires amplification or clarification, please do not hesitate to advise me. The cost estimates and conclusions reported are as of the effective date stated in the body of the report and contingent upon the certification and limiting conditions attached. The reported analyses, opinions, and conclusions are limited only by the accompanying assumptions and limiting conditions and are my personal, unbiased professional analyses, opinions, and conclusions. Our compensation is not contingent upon the reporting a predetermined value, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event.

Based upon our analysis, it was concluded that the Estimated Replacement Cost for the subject property as of May 1, 2021 to be as follows, please see following page:

Respectfully submitted,

Jorge L. Canellas Cert Gen RZ 3065
Marshall & Swift Certified

ESTIMATED REPLACEMENT COST IS AS FOLLOWS:

STREET ADDRESS	GROSS SF	UNITS/ MODEL	EXT CV AREAS/ STORY	YEAR BUILT	ESTIMATED REPLACEMENT COST	ESTIMATED FLOOD
8930 W Flagler St, Miami, FL 33174	52,014 SF	40/ A	2288 SF/ 3	2002	\$ 4,828,640	\$ 4,998,640
8986 W Flagler St, Miami, FL 33174	30,043 SF	23/ B	1321- SF/ 3	2002	\$ 2,887,093	\$ 2,997,093
8980 W Flagler St, Miami, FL 33174	29,787 SF	23/ C	1321 SF/ 3	2002	\$ 2,864,172	\$ 2,974,172
8970 W Flagler St, Miami, FL 33174	52,332 SF	41/ D	2347 SF/ 3	2002	\$ 4,858,574	\$ 5,028,574
9024 W Flagler St, Miami, FL 33174	12,938 SF	9/ E	519 SF/ 2	2002	\$ 1,339,440	\$ 1,399,440
9030 W Flagler St, Miami, FL 33174	5,920 SF	4/ F	260 SF/ 2	2002	\$ 664,566	\$ 699,566
8936 W Flagler St, Miami, FL 33174	30,043 SF	23/ B	1321 SF/ 3	2002	\$ 2,887,093	\$ 2,997,093
8956 W Flagler St, Miami, FL 33174	15,658 SF	12/ G	684 SF/ 3	2002	\$ 1,586,011	\$ 1,651,011
8942 W Flagler St, Miami, FL 33174	14,393 SF	9/ H	519 SF/ 2	2002	\$ 1,472,120	\$ 1,537,120
8890 W Flagler St, Miami, FL 33174	7,340 SF	5/ I	283 SF/ 2	2002	\$ 801,063	\$ 841,063
8886 W Flagler St, Miami, FL 33174	15,760 SF	16/ J	790 SF/ 3	2002	\$ 1,601,256	\$ 1,665,256
8862 W Flagler St, Miami, FL 33174	21,338 SF	14/ K	790 SF/ 2	2002	\$ 2,120,979	\$ 2,210,979
8858 W Flagler St, Miami, FL 33174	22,594 SF	17/ L	979 SF/ 3	2002	\$ 2,216,615	\$ 2,301,615
8830 W Flagler St, Miami, FL 33174	21,594 SF	14/ M	790 SF/ 2	2002	\$ 2,142,448	\$ 2,232,448
8826 W Flagler St, Miami, FL 33174	60,658 SF	44/ N	2524 SF/ 3	2002	\$ 5,578,867	\$ 5,773,867
8854 W Flagler St, Miami, FL 33174	22,766 SF	17/ O	973 SF/ 3	2002	\$ 2,231,188	\$ 2,316,188
8822 W Flagler St, Miami, FL 33174	21,442 SF	14/ P	790 SF/ 2	2002	\$ 2,128,805	\$ 2,218,805
8882 W Flagler St, Miami, FL 33174	19,406 SF	14/ Q	566 SF/ 3	2002	\$ 1,914,611	\$ 1,989,611

8924 W Flagler St, Miami, FL 33174	8,605 SF	6/ R	336 SF/ 2	2002	\$ 925,195	\$ 970,195
9020 W Flagler St, Miami, FL 33174	15,176 SF	12/ S	684 SF/ 3	2002	\$ 1,543,332	\$ 1,603,332
8976 W Flagler St, Miami, FL 33174	7,452 SF	5/ T	283 SF/ 2	2002	\$ 812,334	\$ 852,334
8878 W Flagler St, Miami, FL 33174	11,600 SF	8/ U	442 SF/ 2	2002	\$ 1,211,294	\$ 1,271,294
8850 W Flagler St, Miami, FL 33174	22,970 SF	15/ U	795 SF/ 2	2002	\$ 2,223,829	\$ 2,308,829
8950 W Flagler St, Miami, FL 33174 CLUBHOUSE	3404 SF	N/A	1181 SF/ 1	2002	\$ 547,985	\$ 592,985

POOL/EQUIPMENT			\$ 210,000

SUMMARY OF SALIENT FACTS

Addresses:	8930 W Flagler St, Miami, FL 33174
Valuation Date:	May 1, 2021
Insurance Type:	Insurance Replacement Estimate
Property Rights:	Fee Simple for Improvements only – Insurance Replacement Cost.
Client:	Century Park II Condominium
Description:	2 & 3-Story Residential Condominium Buildings
Exterior:	CBS
Zoning:	Multi-Family
Year Built:	See Grid Above
Cost Sources:	Marshall and Swift Cost Estimator
Intended user:	Insurance agent/Owner
ISO Construction:	ISO Class 2 Joisted Masonry

SUMMARY OF SALIENT FACTS CONTINUED

Project Improvements: As per clients order the appraiser is to estimate the replacement cost for eighteen two & three-story, 318-unit residential condominium buildings located at, 8810 W Flagler St, Miami, Florida. The roof style is hip and gable with tile covering. The building with over 450,000 SF gross building area including the stairs, balconies and walkways. The average floor height is estimated at nine feet per floor and has single hung windows. The subject's foundation as well as the sub-floors are concrete slab. The subject's exterior walls are in good condition covered with stucco and painting. The flooring within the subject is tile and carpet throughout. The project with HVAC wall units consisting of warmed and cooled air conditioning.

The dimensions of the structures were derived from the tax records as well on site measurements. The various building parameters were entered into the cost estimator online service system, resulting in a current cost estimate for replacing the structures and amenities with modern construction materials and similar finishes.

Condition: The subject property is considered to be in good condition. There were no visible repair items noted by the appraiser.

Conditions: This report is subject to the *General Assumptions & Limiting Conditions, and Certificate* herein.

ASSUMPTION AND LIMITING CONDITIONS

The value conclusions and the certification within this report are made expressly subject to the following assumptions and limiting conditions in this report, which are incorporated herein by reference.

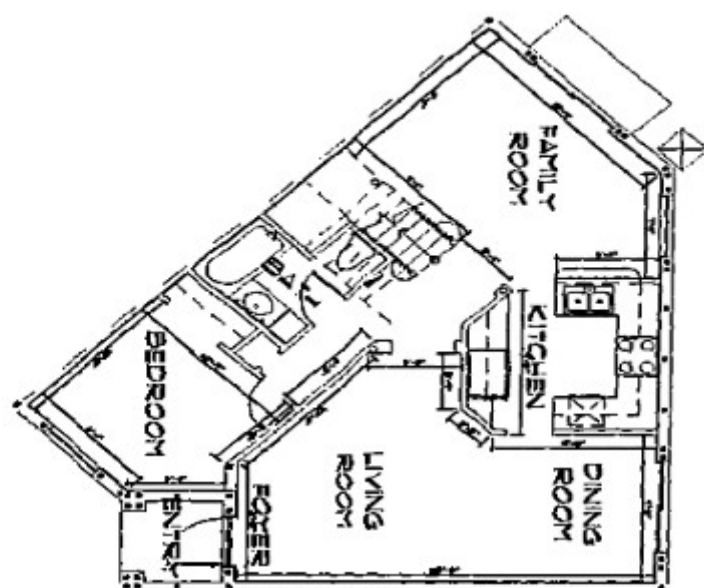
1. No responsibility is accepted for matters legal in nature; titles is presumed to be good and assumed to be held in fee simple. All existing liens and encumbrances, if any, have been disregarded (unless otherwise stipulated within the report) and the property is appraised as though free and clear, under competent ownership and management.
2. The legal description and site drawings furnished (if provided) are assumed to be correct.
3. The maps and sketches are included to assist the reader (if provided). Unless a survey of the property has been provided, no responsibility, whatsoever, in connection with such matters will be recognized
4. It is assumed that the project herein set forth is an allowable use under the zoning, and is further considered its highest and bet use.
5. The land and soil of the area under the report appears firm and solid. The analyst was not supplied with an engineering survey and under this condition this report does not warrant this condition.
6. Existing buildings involved in this appraisal report have been inspected and damage, if any, by termites, dry rot, wet rot, or other infestations have been reported if discovered as a matter of information but no guarantee of the amount or degree of damage is intended.
7. In this report of existing improvements, the physical condition of the improvements was based on visual inspections. No liability is assumed for the soundness of structural members since no engineering tests were made.
8. All furnishings and equipment, except those specifically indicated and typically considered as part or real estate, have been disregarded. Only the real estate has been considered.
9. Information furnished by others including comparable sales data is believed to be reliable, but the appraiser assumes no responsibility for its accuracy.
10. The fees received for preparation of this report were not contingent upon the final value estimate.
11. The appraiser is not required to give testimony or attendance in court by reason of this report with reference to the property in question, unless arrangements have been made previously thereto.
12. Possession of the reports or copies thereof, does not carry with it the right to publications nor may be used for any purpose by any but the applicant, without the written consent of the appraiser and then with the proper qualifications.
13. The valuations may not be used in conjunction with any other report. The conclusions are based upon the program of utilization described herein and have not been separated into parts.
14. Neither all nor any part of the contents of this report shall be conveyed to the public through advertising, public relations, news, sales, or other media, without the written consent and approval of the author, particularly as to the valuation conclusions, the identity of the appraiser or firms with which they are connected or any reference to the Appraisal Institute Inc., and /or the M.A.I. or S.R.A. designations.

ASSUMPTIONS AND LIMITING CONDITIONS (Continued)

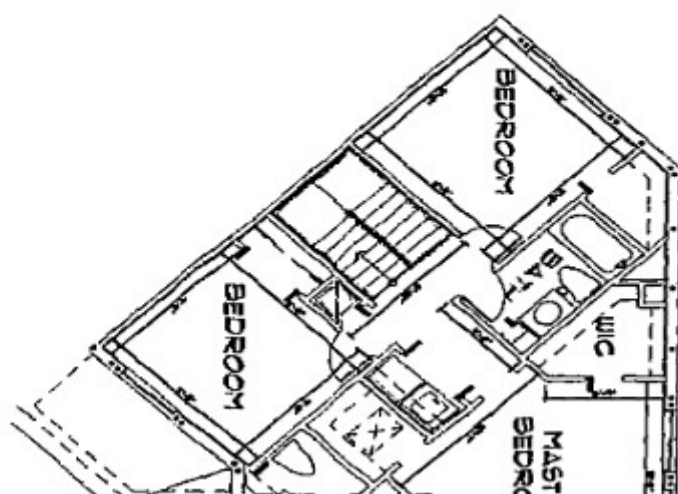
15. The estimate of Replacement Cost applies only to the date specified in the report. Replacement Cost of Real Estate is affected by many related and unrelated economic conditions, local and national, which might necessarily affect the future market of the subject property. We, therefore, assume no liability for an unforeseen precipitous change in the economy, the project, region, or property.
16. Unless otherwise stated in this report, the existence of hazardous substances, including without limitation asbestos, polychlorinated biphenyls, petroleum leakage, agricultural chemicals, urea formaldehyde foam insulation, toxic waste, other contents of environmental conditions, which may or may not be present on the property has not been considered, they were not called to the attention of the Appraiser, not did the appraiser become aware of such during the Appraiser's inspection. The Appraiser has no knowledge of the existence of such materials on or in the property unless otherwise stated. The appraiser, however, is not qualified to test such substances or conditions. The value estimated is predicated on the assumption that there is no such condition on or in the property or in such proximity thereto that it 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. An expert in this field should be retained by the property owner if deemed appropriate.
17. No environmental impact study has been ordered or made. The property is assumed to be in compliance with all applicable regulations unless otherwise noted in the report.
18. The appraiser has not valued the cost of pilings or quantity/ type of pilings, and therefore they have not been calculated into the replacement cost. It is recommended that an engineer look at the property to determine, if pilings do in fact exist in the foundation, the type, and quantity. At that point a cost could be rendered, if needed.
19. The report contains a sketch, which is provided to show the approximate dimensions of the subject's improvements. All measurements of the improvements have been rounded and the appraiser has tried to determine actual measurements as accurately as possible. This is not a survey and is not to be interpreted as a survey of the subject property. The sketch is included only to assist the reader in visualizing the subject and understanding the appraiser's determination of its approximate size.
20. The Replacement Cost figure represents the average estimated cost to rebuild this building after a total loss and includes such things as labor and materials to meet current building codes and general contractor profit and overhead for your location. The actual reconstruction costs for this building may differ from this figure due to changes in economic conditions, power to negotiate, building contractor availability, and specific building contractor attributes. The estimate does not include costs for such items as excavation, land value or detached structures. This information is to be used for insurance purposes only and is provided on the condition and understanding that it represents only an estimate and that the provider is not responsible for good faith errors

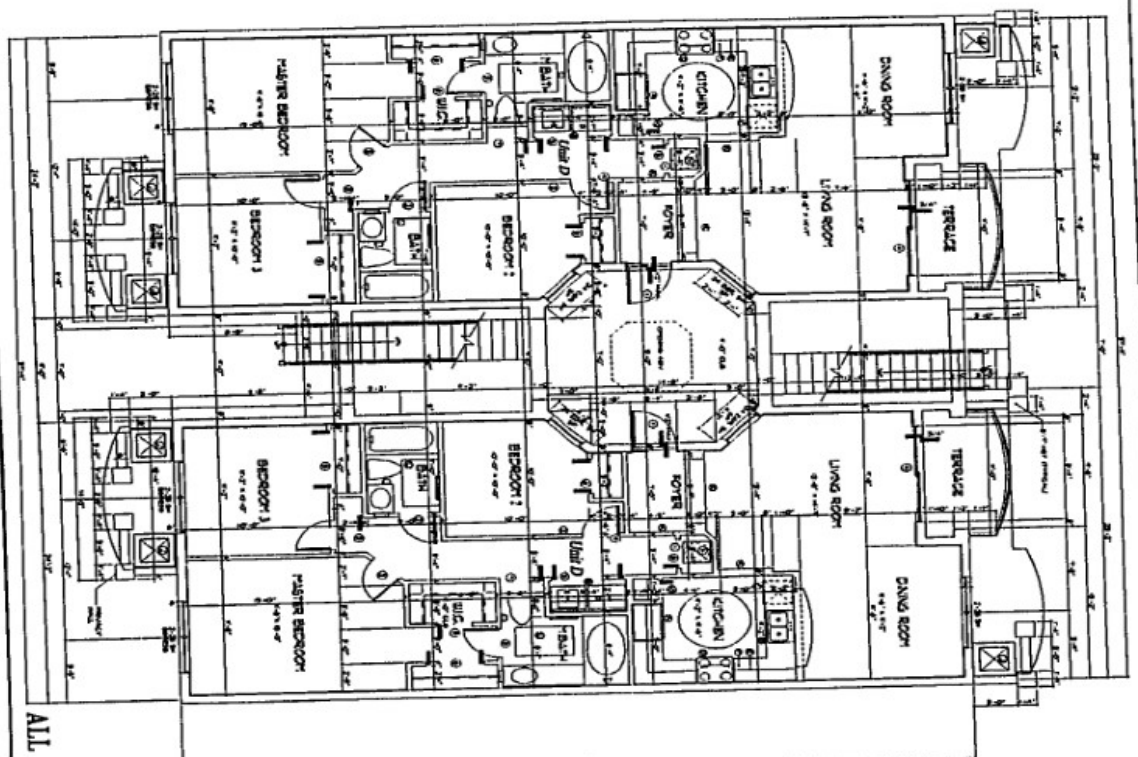
Building Plans/Perimeter



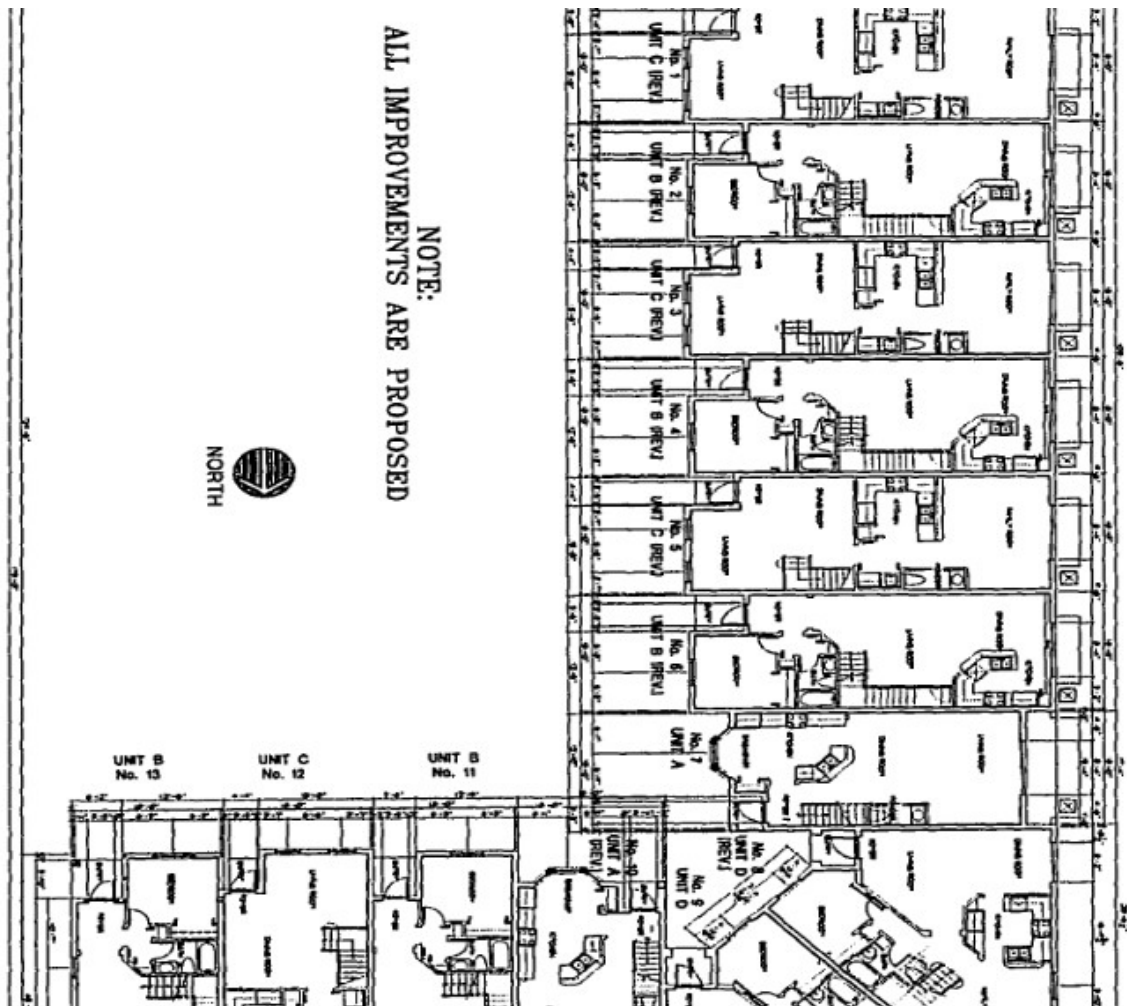


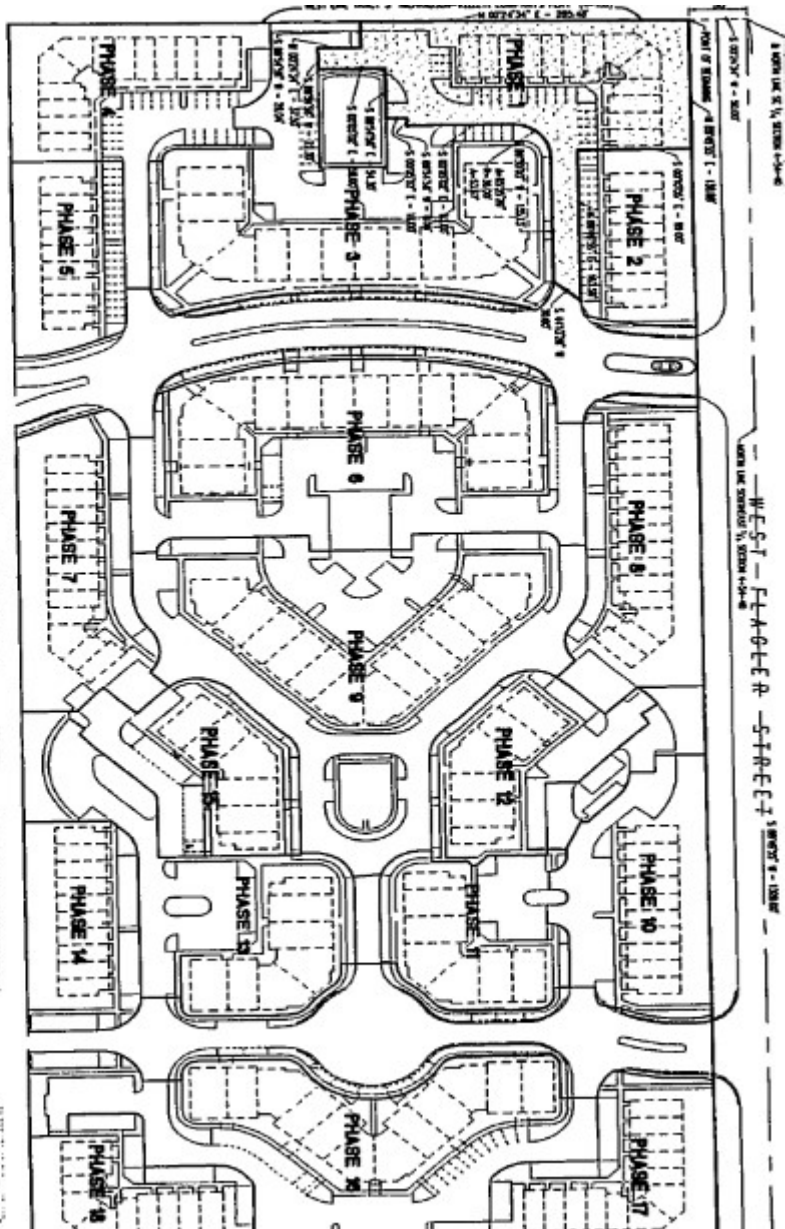
FIRST FL AND DR. AN





ALL





NOTE:
ALL IMPROVEMENTS ARE PROPOSED

NOTE
COMMON ELEMENTS:
LIMITED COMMON ELEMENTS:
ALL parking spaces shall be provided as LIMITED COMMON ELEMENTS.

SUBJECT PHOTOS



8930



8930



8936



8936



8980



8980



8970



8970



9024



9024



9030



9030



8936



8936



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8950 CLUBHOUSE



8950 CLUBHOUSE



Pool



Pool

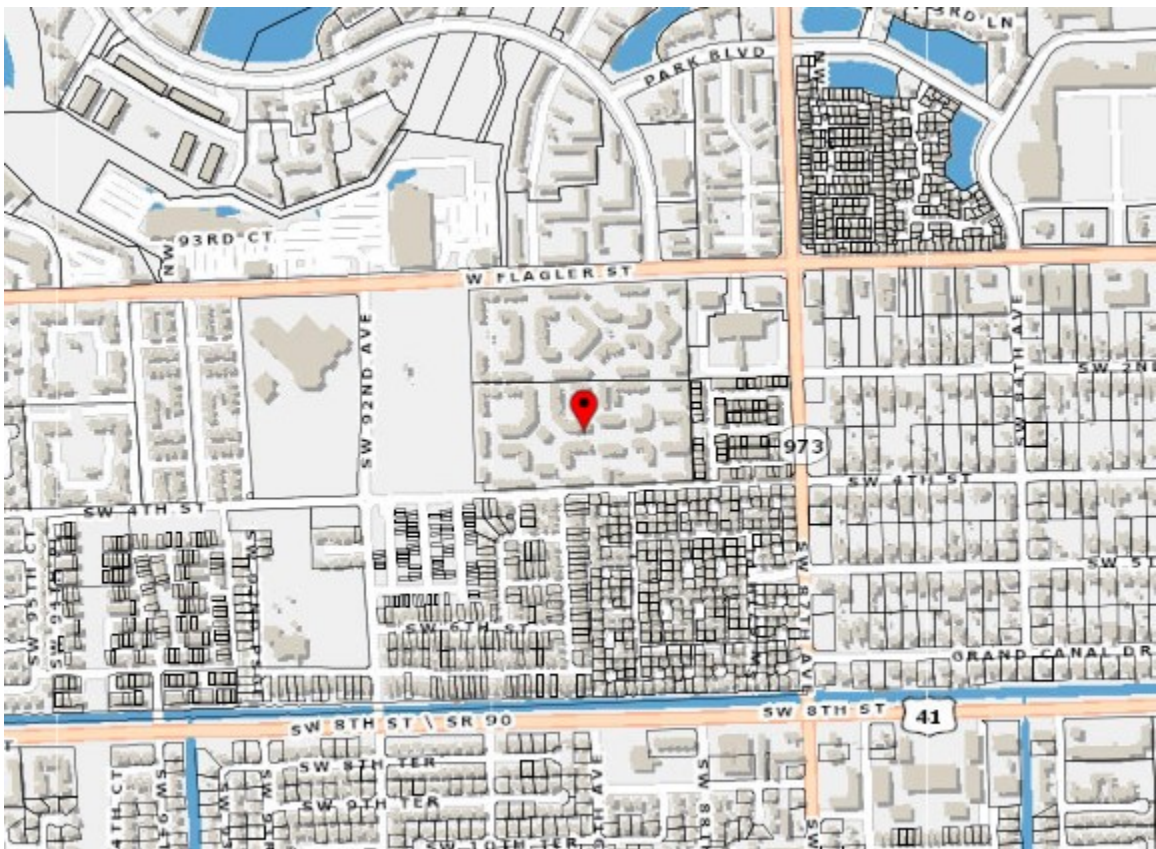
AERIAL MAP



SUBJECT NEIGHBORHOOD

The neighborhood is located in City of Miami, Miami Dade County, Florida and is surrounded by residential neighborhoods.

NEIGHBORHOOD MAP



ISO CLASS 2 CONSTRUCTION DEFINITION

ISO 2 – Joisted Masonry (JM) (noncombustible masonry walls with wood frame roof)

Typically RMS Class 2

Concrete block, masonry, or reinforced masonry load bearing exterior walls

*if reported as CB walls only, verify if wood frame (ISO 2) or steel/noncombustible frame roof (ISO 4)

*verify if wood frame walls (Frame ISO 1) or wood framing in roof only (JM ISO 2)

Stucco, brick veneer, painted CB, or EIFS exterior cladding

Floors in multi-story buildings are wood framed/wood deck or can be concrete on wood or steel deck.

Wood frame roof with wood decking and typical roof covers below:

*Shingles

*Clay/concrete tiles

*BUR (built up roof with gravel or modified bitumen)

*Single-ply membrane

*Less Likely metal sheathing covering

*May be gable, hip, flat or combination of geometries

Roof anchorage

*Toe nailed

*Clips

*Single Wraps

*Double Wraps

Examples: Primarily Habitational, small office/retail, max 3-4 stories

If “tunnel form” construction meaning there is a concrete deck above the top floor ceiling with wood frame roof over the top concrete deck, this will react to wind forces much the same way as typical JM construction. It is slightly better from a fire rating standpoint and from a wind standpoint in terms of potential damage if the wood frame is damaged. Please provide comments in the construction details of SOV for this type of construction.

A subset of JM Construction is Heavy Timber Joisted Masonry JM Class II, also known as ISO 7. This is Joisted Masonry constructed buildings where the following additional conditions exist: Where the entire roof has a minimum thickness of 2 inches with Roof Supported by timber and having a minimum dimension of 6 inches, or where the entire roof assembly is documented to have a UL wind uplift classification of 90 or equivalent.

ISO CLASS 6 CONSTRUCTION DEFINITION

Fire Resistive construction is ISO Class 6. ISO Class 6 encompasses IBC Type IA.

1. Learn the elements of Fire Resistive Construction. The exterior bearing walls and load-bearing portions of exterior walls must be of noncombustible materials or of masonry, but exterior nonbearing walls and wall panels may be slow burning, combustible, or with no fire-resistance rating.
 - Walls:
 - solid masonry, including reinforced concrete not less than four inches thick
 - hollow masonry not less than 12 inches thick
 - hollow masonry less than 12 inches thick, but not less than eight inches thick with a listed fire-resistance rating of not less than two hours
 - assemblies with not less than a two-hour fire-resistance rating
 - Floors and roofs:
 - reinforced concrete not less than four inches thick
 - assemblies with not less than a two-hour fire-resistance rating
 - Structural metal supports:
 - Horizontal and vertical load-bearing protected metal supports — including pre stressed and post tensioned concrete units — with not less than a two-hour fire-resistance rating

Pre- and Post tensioned Concrete

Both pre- and post tensioned concrete units have steel cables installed in the concrete to provide tensile strength. With pre stressed concrete units, builders pull the cables tight before pouring the concrete and release them as the concrete cures. With post tensioned concrete units, builders pull one end of the cable tight after pouring the concrete.

1. Note the fire resistive advantages:
 - uses noncombustible materials
 - allows greater height and area than other construction classes
 - uses load-bearing members or assemblies that resist damage from fire
2. Note that fire-resistive construction has these disadvantages:
 - expensive to construct and repair
 - provides a false sense of security

Purpose and Function of the Evaluation

The purpose of the evaluation is to estimate the replacement cost of the subject property, specifically excluding the cost of the land.

The function of the evaluation is to provide the client with information relative to the replacement cost of the property in connection with insuring the property against casualty loss.

Definition of the Replacement Cost

For purposes of this evaluation the term Replacement Cost shall have the following meaning:

Replacement Cost - The estimated cost to construct and or purchase and put into place at current prices as of the effective evaluation date, structures and equipment with utility equivalent to the structures and equipment being evaluated, using modern and current systems, materials, standards, design and layout.

Evaluation Methodology

The Methodology used in this report consists of the following:

The method of formulating the cost associated with the subject was to describe each building or component of the subject property and to apply applicable unit prices from recognized cost estimating sources common to the industry. These costs include all soft cost as well hard cost associated with the construction of the subject improvements. A summary of all costs is provided with a sum total of all costs deemed part of the cost of replacing the improvements.

Scope of the Evaluation

The format for the reporting the analysis and conclusions of the consultant is that of a Summary Evaluation Report. It presents in an organized manner and summary format, those analysis and conclusions of the consultant.

The scope of the evaluation encompasses the necessary research and analysis as required to prepare a report in accordance with its intended use.

QUALIFICATIONS OF JORGE LUIS CANELLAS

LICENSES

State Certified General Real Estate Appraiser No. RZ 3065
Real Estate Broker, State of Florida

APPRAISAL & REAL ESTATE EXPERIENCE

- May 2005 to Present: Appraisal Zone Corp. - Owner
- May 2005 to Present: Canellas Realty Group - Owner
- January 2002 to May 2005: MAC Appraisal Corp, Miami, Florida – Owner
- February 1999-2002: Residential Appraisers, Miami, Florida – Review Appraiser

Types of Appraisal Assignments

- Commercial
- Single Family Residence
- Condominium
- Multi-Family(1-4 Units)
- Vacant Land
- FHA Financed Properties
- REO Properties

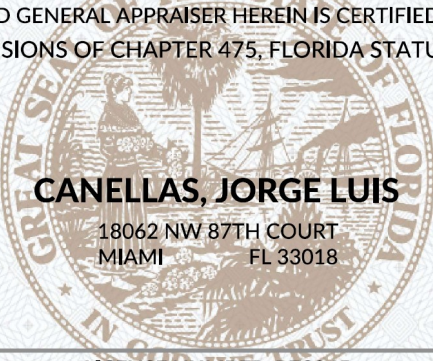
SPECIALIZED EDUCATION

- Real Estate Sales Person : 1996
- Sales Performance Systems : 1996
- Real Estate Mortgage : 2002
- Real Estate Sales Person Continued Education : 1998
- Real Estate Sales Person Continued Education : 2000
- Real Estate Sales Person Continued Education : 2002
- Course 520 Highest and Best Use and Market Analysis :2000
- Uniform Standards of Professional Appraisal Practice : 2002:2004:2007:2010
- Investment Analysis for Appraisers:2004
- Valuation Analysis for Home Mortgage Insurance :2004
- Residential Appraiser (AB-2) 2002
- Residential Appraiser (AB2-B)2002
- Home Inspector : 2003 :2010
- Appraisal Board III: 2007
- Marshall & Swift trained Appraiser:2006
- Techniques of Income Property 2006

MEMBERSHIP IN PROFESSIONAL ORGANIZATIONS

- The foundation of Real Estate Appraisers
- The Realtor Association of Miami
- Residential Associate of the Appraisal Institute
- E & O Insurance up to \$1,000,000.00

APPRAISER'S LICENSE

	Ron DeSantis, Governor	Halsey Beshears, Secretary	
STATE OF FLORIDA DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION			
FLORIDA REAL ESTATE APPRAISAL BD			
THE CERTIFIED GENERAL APPRAISER HEREIN IS CERTIFIED UNDER THE PROVISIONS OF CHAPTER 475, FLORIDA STATUTES			
 CANELLAS, JORGE LUIS 18062 NW 87TH COURT MIAMI FL 33018			
LICENSE NUMBER: RZ3065			
EXPIRATION DATE: NOVEMBER 30, 2022			
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Valuation Detailed Report

Property Express
SUMMARY REPORT

Policy Number: ESTIMATE-0000601

3/7/2021

VALUATION

Valuation Number:	ESTIMATE-0000601	Effective Date:	03/07/2021
Value Basis:	Reconstruction	Expiration Date:	03/07/2022
		Estimate Expiration Date:	06/05/2021
		Cost as of:	09/2020

BUSINESS

Century Park II Condominium
Clubhouse
Miami, FL 33174 USA

LOCATION 1 - Century Park II Condominium

Century Park II Condominium
Clubhouse
Miami, FL 33174 USA

BUILDING 1: SUPERSTRUCTURE			Reconstruction	Sq.Ft.	\$/Sq.Ft.
Section 1	100%	Clubhouse/Recreation Building	\$490,985	3,404	\$144

Section Totals			Reconstruction	Sq.Ft.	\$/Sq.Ft.
Section 1	100%	Clubhouse/Recreation Building	\$490,985	3,404	\$144

Total Additions: \$57,000

BUILDING TOTAL, Building 1	\$547,985	3,404	\$161
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BUILDING INSURANCE SUMMARY

Total Insured Amount	\$0	
Percent of Insurance to Value	0%	
100% Co-insurance Requirement	\$547,985	\$547,985
-100% Variance	(\$547,985)	

Reconstruction	Sq.Ft.	\$/Sq.Ft.
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LOCATION TOTAL, Location 1	\$547,985	3,404	\$161
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Reconstruction	Sq.Ft.	\$/Sq.Ft.
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VALUATION GRAND TOTAL	\$547,985	3,404	\$161
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End of Report

CoreLogic costs include labor and material, normal profit and overhead as of date of report. Costs represent general estimates which are not to be considered a detailed quantity survey. These costs include generalities and assumptions that are common to the types of structures represented in the software.

The commercial contents values CoreLogic publishes in this report are estimates only and the values CoreLogic produce should not be considered the actual value of commercial contents insurance coverage that should be underwritten for the insured.

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Valuation Detailed Report

Property Express
EQUIPMENT REPORT

Policy Number: ESTIMATE-0000601

3/7/2021

VALUATION

Valuation Number:	ESTIMATE-0000601	Effective Date:	03/07/2021
Value Basis:	Reconstruction	Expiration Date:	03/07/2022
		Estimate Expiration Date:	06/05/2021
		Cost as of:	09/2020

BUSINESS

Century Park II Condominium
Clubhouse
Miami, FL 33174 USA

LOCATION 1 - Century Park II Condominium

Century Park II Condominium
Clubhouse
Miami, FL 33174 USA

Equipment: Building items and site improvements

	Replacement	Depreciated
Building 1, Section 1		
Custom Items		
(1) ext cv area	\$57,000	\$57,000
LOCATION 1 - Century Park II Condominium TOTAL	\$57,000	\$57,000
TOTAL	\$57,000	\$57,000

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Valuation Detailed Report

Property Express
SUMMARY REPORT

Policy Number: ESTIMATE-0000601

3/7/2021

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
Electrical		100% Average Quality		
Elevators		0 Passenger 0 Freight		
Built-ins			\$8,427	
SUBTOTAL RC			\$490,985	\$24,507
ADDITIONS				
Custom Items				
ext cv area			\$57,000	
Total Additions			\$57,000	
TOTAL RC Section 1			\$547,985	\$24,507
TOTAL RC BUILDING 1 1			\$547,985	\$24,507
		Reconstruction	Sq.Ft.	\$/Sq.Ft.
LOCATION TOTAL, Location 1		\$547,985	3,404	\$161
		Reconstruction	Sq.Ft.	\$/Sq.Ft.
VALUATION GRAND TOTAL		\$547,985	3,404	\$161

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Valuation Detailed Report

Property Express

Policy Number: ESTIMATE-0000601

3/7/2021

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
SUPERSTRUCTURE				
Site Preparation				\$733
Foundations			\$18,727	\$15,608
Foundation Wall				
Interior Foundations				
Slab On Ground				
Exterior			\$94,172	
Framing				
Exterior Wall		35% Wall Openings		
Exterior Wall	100% Stucco on Masonry			
Structural Floor				
Roof			\$119,515	
Material	100% Tile, Clay			
Pitch	100% Medium (8:12 to 12:12 pitch)			
Interior			\$86,690	
Floor Finish	100% Tile, Ceramic			
Ceiling Finish	100% Drywall			
Partitions				
Length		113 ft.		
Structure		100% Studs, Girts, etc.		
Finish	100% Drywall			
	100% Paint			
Mechanicals			\$163,454	\$8,167
Heating	100% Rooftop Unit			
Cooling	100% Rooftop Unit			
Fire Protection		100% Sprinkler System		
		100% Manual Fire Alarm System		
		100% Automatic Fire Alarm System		
Plumbing	10 Total Fixtures			

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Valuation Detailed Report

Property Express

3/7/2021

VALUATION

Valuation Number:	ESTIMATE-0000601	Effective Date:	03/07/2021
Value Basis:	Reconstruction	Expiration Date:	03/07/2022
		Estimate Expiration Date:	06/05/2021
		Cost as of:	09/2020

BUSINESS

Century Park II Condominium
Clubhouse
Miami, FL 33174 USA

LOCATION 1 - Century Park II Condominium

Century Park II Condominium
Clubhouse
Miami, FL 33174 USA

Location Adjustments

Climatic Region:	3 - Warm
High Wind Region:	3 - Major Damage
Seismic Zone:	1 - No Damage

BUILDING 1 - 1

Section 1

SUPERSTRUCTURE

Occupancy:	100% Clubhouse/Recreation Building	Story Height:	12 ft.
Construction Type:	100% Masonry (ISO 2)	Number of Stories:	1
Gross Floor Area:	3,404 sq.ft.	Irregular Adjustment:	None
Construction Quality:	2.0 - Average		
Year Built:			

Adjustments

Hillside Construction:	Degree of Slope: Level	Site Accessibility:	Excellent
	Site Position: Unknown	Soil Condition:	Excellent

Fees

Architect Fees:	7% is included
Overhead and Profit:	20% is included

CoreLogic costs include labor and material, normal profit and overhead as of date of report. Costs represent general estimates which are not to be considered a detailed quantity survey. These costs include generalities and assumptions that are common to the types of structures represented in the software.

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Valuation Detailed Report

Property Express
SUMMARY REPORT

Policy Number: ESTIMATE-0000600

3/7/2021

VALUATION

Valuation Number:	ESTIMATE-0000600	Effective Date:	03/05/2021
Value Basis:	Reconstruction	Expiration Date:	03/05/2022
		Estimate Expiration Date:	03/05/2022
		Cost as of:	09/2020

BUSINESS

Century Park II Condominium

Model U

Miami, FL 33174 USA

LOCATION 1 - Century Park II Condominium

Century Park II Condominium

Model U

Miami, FL 33174 USA

BUILDING 1: SUPERSTRUCTURE				Reconstruction	Sq.Ft.	\$/Sq.Ft.
Section 1	100%	Condominium, w/o Interior Finishes		\$1,189,194	11,600	\$103

Section Totals				Reconstruction	Sq.Ft.	\$/Sq.Ft.
Section 1	100%	Condominium, w/o Interior Finishes		\$1,189,194	11,600	\$103

Total Additions: \$22,100

BUILDING TOTAL, Building 1	\$1,211,294	11,600	\$104
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BUILDING INSURANCE SUMMARY

Total Insured Amount \$0

Percent of Insurance to Value 0%

100% Co-insurance Requirement \$1,211,294 \$1,211,294

-100% Variance (\$1,211,294)

Reconstruction	Sq.Ft.	\$/Sq.Ft.
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LOCATION TOTAL, Location 1	\$1,211,294	11,600	\$104
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Reconstruction	Sq.Ft.	\$/Sq.Ft.
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VALUATION GRAND TOTAL	\$1,211,294	11,600	\$104
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End of Report

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Valuation Detailed Report

Property Express
EQUIPMENT REPORT

Policy Number: ESTIMATE-0000600

3/7/2021

VALUATION

Valuation Number:	ESTIMATE-0000600	Effective Date:	03/05/2021
Value Basis:	Reconstruction	Expiration Date:	03/05/2022
		Estimate Expiration Date:	03/05/2022
		Cost as of:	09/2020

BUSINESS

Century Park II Condominium
Model U
Miami, FL 33174 USA

LOCATION 1 - Century Park II Condominium

Century Park II Condominium
Model U
Miami, FL 33174 USA

Equipment: Building items and site improvements

	Replacement	Depreciated
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Building 1, Section 1

Custom Items

(1) ex cv area	\$22,100	\$22,100
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LOCATION 1 - Century Park II Condominium TOTAL	\$22,100	\$22,100
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TOTAL	\$22,100	\$22,100
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Valuation Detailed Report

Property Express
SUMMARY REPORT

Policy Number: ESTIMATE-0000600

3/7/2021

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
Electrical		100% Average Quality		
Elevators		0 Passenger 0 Freight		
Built-ins			\$100,126	
SUBTOTAL RC			\$1,189,194	\$57,156
ADDITIONS				
Custom Items				
ex cv area			\$22,100	
Total Additions			\$22,100	
TOTAL RC Section 1			\$1,211,294	\$57,156
TOTAL RC BUILDING 1 1			\$1,211,294	\$57,156
		Reconstruction	Sq.Ft.	\$/Sq.Ft.
LOCATION TOTAL, Location 1		\$1,211,294	11,600	\$104
		Reconstruction	Sq.Ft.	\$/Sq.Ft.
VALUATION GRAND TOTAL		\$1,211,294	11,600	\$104

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Valuation Detailed Report

Property Express

Policy Number: ESTIMATE-0000600

3/7/2021

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
SUPERSTRUCTURE				
Site Preparation				\$1,305
Foundations			\$33,347	\$31,159
Foundation Wall				
Interior Foundations				
Slab On Ground				
Exterior			\$267,838	
Framing				
Exterior Wall		25% Wall Openings		
Exterior Wall	100% Stucco on Masonry			
Structural Floor				
Roof			\$177,115	
Material	100% Tile, Clay			
Pitch	100% Low (2:12 to 6:12 pitch)			
Interior			\$265,735	
Floor Finish				
Ceiling Finish		100% Drywall		
Partitions				
Length		1,657 ft.		
Structure		100% Studs, Girts, etc.		
Finish		100% Drywall		
Mechanicals			\$345,032	\$24,692
Heating		100% Forced Warm Air		
Cooling	100% Forced Cool Air			
Fire Protection		0% Manual Fire Alarm System		
	100% Sprinkler System			
	100% Automatic Fire Alarm System			
Plumbing		78 Total Fixtures		

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Valuation Detailed Report

Property Express

3/7/2021

VALUATION

Valuation Number:	ESTIMATE-0000600	Effective Date:	03/05/2021
Value Basis:	Reconstruction	Expiration Date:	03/05/2022
		Estimate Expiration Date:	03/05/2022
		Cost as of:	09/2020

BUSINESS

Century Park II Condominium
Model U
Miami, FL 33174 USA

LOCATION 1 - Century Park II Condominium

Century Park II Condominium
Model U
Miami, FL 33174 USA

Location Adjustments

Climatic Region:	3 - Warm
High Wind Region:	3 - Major Damage
Seismic Zone:	1 - No Damage

BUILDING 1 - 1

Section 1

SUPERSTRUCTURE

Occupancy:	100% Condominium, w/o Interior Finishes	Story Height:	9 ft.
Construction Type:	100% Masonry (ISO 2)	Number of Stories:	2
Gross Floor Area:	11,600 sq.ft.	Irregular Adjustment:	None
Construction Quality:	2.0 - Average		
Year Built:			

Adjustments

Hillside Construction:	Degree of Slope: Level	Site Accessibility:	Excellent
	Site Position: Unknown	Soil Condition:	Excellent

Fees

Architect Fees:	7% is included
Overhead and Profit:	20% is included

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Valuation Detailed Report

Property Express
SUMMARY REPORT

Policy Number: ESTIMATE-0000600

3/7/2021

VALUATION

Valuation Number:	ESTIMATE-0000600	Effective Date:	03/05/2021
Value Basis:	Reconstruction	Expiration Date:	03/05/2022
		Estimate Expiration Date:	03/05/2022
		Cost as of:	09/2020

BUSINESS

Century Park II Condominium

Model T

Miami, FL 33174 USA

LOCATION 1 - Century Park II Condominium

Century Park II Condominium

Model T

Miami, FL 33174 USA

BUILDING 1: SUPERSTRUCTURE			Reconstruction	Sq.Ft.	\$/Sq.Ft.
Section 1	100%	Condominium, w/o Interior Finishes	\$798,184	7,452	\$107

Section Totals			Reconstruction	Sq.Ft.	\$/Sq.Ft.
Section 1	100%	Condominium, w/o Interior Finishes	\$798,184	7,452	\$107

Total Additions: \$14,150

BUILDING TOTAL, Building 1	\$812,334	7,452	\$109
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BUILDING INSURANCE SUMMARY

Total Insured Amount	\$0	
Percent of Insurance to Value	0%	
100% Co-insurance Requirement	\$812,334	\$812,334
-100% Variance	(\$812,334)	

Reconstruction	Sq.Ft.	\$/Sq.Ft.
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LOCATION TOTAL, Location 1	\$812,334	7,452	\$109
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Reconstruction	Sq.Ft.	\$/Sq.Ft.
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VALUATION GRAND TOTAL	\$812,334	7,452	\$109
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End of Report

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Valuation Detailed Report

Property Express
EQUIPMENT REPORT

Policy Number: ESTIMATE-0000600

3/7/2021

VALUATION

Valuation Number:	ESTIMATE-0000600	Effective Date:	03/05/2021
Value Basis:	Reconstruction	Expiration Date:	03/05/2022
		Estimate Expiration Date:	03/05/2022
		Cost as of:	09/2020

BUSINESS

Century Park II Condominium
Model T
Miami, FL 33174 USA

LOCATION 1 - Century Park II Condominium

Century Park II Condominium
Model T
Miami, FL 33174 USA

Equipment: Building items and site improvements

	Replacement	Depreciated
Building 1, Section 1		
Custom Items		
(1) ex cv area	\$14,150	\$14,150
LOCATION 1 - Century Park II Condominium TOTAL	\$14,150	\$14,150
TOTAL	\$14,150	\$14,150

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Valuation Detailed Report

Property Express
SUMMARY REPORT

Policy Number: ESTIMATE-0000600

3/7/2021

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
Electrical		100% Average Quality		
Elevators		0 Passenger 0 Freight		
Built-ins			\$64,322	
SUBTOTAL RC			\$798,184	\$41,122
ADDITIONS				
Custom Items				
ex cv area			\$14,150	
Total Additions			\$14,150	
TOTAL RC Section 1			\$812,334	\$41,122
TOTAL RC BUILDING 1 1			\$812,334	\$41,122
		Reconstruction	Sq.Ft.	\$/Sq.Ft.
LOCATION TOTAL, Location 1		\$812,334	7,452	\$109
		Reconstruction	Sq.Ft.	\$/Sq.Ft.
VALUATION GRAND TOTAL		\$812,334	7,452	\$109

CoreLogic costs include labor and material, normal profit and overhead as of date of report. Costs represent general estimates which are not to be considered a detailed quantity survey. These costs include generalities and assumptions that are common to the types of structures represented in the software.

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Valuation Detailed Report

Property Express

Policy Number: ESTIMATE-0000600

3/7/2021

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
SUPERSTRUCTURE				
Site Preparation				\$838
Foundations			\$21,422	\$24,455
Foundation Wall				
Interior Foundations				
Slab On Ground				
Exterior			\$197,967	
Framing				
Exterior Wall		25% Wall Openings		
Exterior Wall	100% Stucco on Masonry			
Structural Floor				
Roof			\$119,680	
Material	100% Tile, Clay			
Pitch	100% Low (2:12 to 6:12 pitch)			
Interior			\$173,390	
Floor Finish				
Ceiling Finish		100% Drywall		
Partitions				
Length		1,064 ft.		
Structure		100% Studs, Girts, etc.		
Finish		100% Drywall		
Mechanicals			\$221,402	\$15,828
Heating		100% Forced Warm Air		
Cooling	100% Forced Cool Air			
Fire Protection		0% Manual Fire Alarm System		
	100% Sprinkler System			
	100% Automatic Fire Alarm System			
Plumbing		50 Total Fixtures		

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Valuation Detailed Report

Property Express

3/7/2021

VALUATION

Valuation Number:	ESTIMATE-0000600	Effective Date:	03/05/2021
Value Basis:	Reconstruction	Expiration Date:	03/05/2022
		Estimate Expiration Date:	03/05/2022
		Cost as of:	09/2020

BUSINESS

Century Park II Condominium
Model T
Miami, FL 33174 USA

LOCATION 1 - Century Park II Condominium

Century Park II Condominium
Model T
Miami, FL 33174 USA

Location Adjustments

Climatic Region:	3 - Warm
High Wind Region:	3 - Major Damage
Seismic Zone:	1 - No Damage

BUILDING 1 - 1

Section 1

SUPERSTRUCTURE

Occupancy:	100% Condominium, w/o Interior Finishes	Story Height:	9 ft.
Construction Type:	100% Masonry (ISO 2)	Number of Stories:	2
Gross Floor Area:	7,452 sq.ft.	Irregular Adjustment:	None
Construction Quality:	2.0 - Average		
Year Built:			

Adjustments

Hillside Construction:	Degree of Slope: Level	Site Accessibility:	Excellent
	Site Position: Unknown	Soil Condition:	Excellent

Fees

Architect Fees:	7% is included
Overhead and Profit:	20% is included

CoreLogic costs include labor and material, normal profit and overhead as of date of report. Costs represent general estimates which are not to be considered a detailed quantity survey. These costs include generalities and assumptions that are common to the types of structures represented in the software.

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Valuation Detailed Report

Property Express
SUMMARY REPORT

Policy Number: ESTIMATE-0000600

3/7/2021

VALUATION

Valuation Number:	ESTIMATE-0000600	Effective Date:	03/05/2021
Value Basis:	Reconstruction	Expiration Date:	03/05/2022
		Estimate Expiration Date:	03/05/2022
		Cost as of:	09/2020

BUSINESS

Century Park II Condominium
Model S
Miami, FL 33174 USA

LOCATION 1 - Century Park II Condominium

Century Park II Condominium
Model S
Miami, FL 33174 USA

BUILDING 1: SUPERSTRUCTURE				Reconstruction	Sq.Ft.	\$/Sq.Ft.
Section 1	100%	Condominium, w/o Interior Finishes		\$1,509,132	15,176	\$99

Section Totals				Reconstruction	Sq.Ft.	\$/Sq.Ft.
Section 1	100%	Condominium, w/o Interior Finishes		\$1,509,132	15,176	\$99

Total Additions: \$34,200

BUILDING TOTAL, Building 1	\$1,543,332	15,176	\$102
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BUILDING INSURANCE SUMMARY

Total Insured Amount	\$0	
Percent of Insurance to Value	0%	
100% Co-insurance Requirement	\$1,543,332	\$1,543,332
-100% Variance	(\$1,543,332)	

Reconstruction	Sq.Ft.	\$/Sq.Ft.
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LOCATION TOTAL, Location 1	\$1,543,332	15,176	\$102
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Reconstruction	Sq.Ft.	\$/Sq.Ft.
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VALUATION GRAND TOTAL	\$1,543,332	15,176	\$102
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End of Report

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Valuation Detailed Report

Property Express
EQUIPMENT REPORT

Policy Number: ESTIMATE-0000600

3/7/2021

VALUATION

Valuation Number:	ESTIMATE-0000600	Effective Date:	03/05/2021
Value Basis:	Reconstruction	Expiration Date:	03/05/2022
		Estimate Expiration Date:	03/05/2022
		Cost as of:	09/2020

BUSINESS

Century Park II Condominium
Model S
Miami, FL 33174 USA

LOCATION 1 - Century Park II Condominium

Century Park II Condominium
Model S
Miami, FL 33174 USA

Equipment: Building items and site improvements

	Replacement	Depreciated
Building 1, Section 1		
Custom Items		
(1) ex cv area	\$34,200	\$34,200
LOCATION 1 - Century Park II Condominium TOTAL	\$34,200	\$34,200
TOTAL	\$34,200	\$34,200

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Valuation Detailed Report

Property Express
SUMMARY REPORT

Policy Number: ESTIMATE-0000600

3/7/2021

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
Electrical		100% Average Quality		
Elevators		0 Passenger 0 Freight		
Built-ins			\$130,993	
SUBTOTAL RC			\$1,509,132	\$62,326
ADDITIONS				
Custom Items				
ex cv area			\$34,200	
Total Additions			\$34,200	
TOTAL RC Section 1			\$1,543,332	\$62,326
TOTAL RC BUILDING 1 1			\$1,543,332	\$62,326
		Reconstruction	Sq.Ft.	\$/Sq.Ft.
LOCATION TOTAL, Location 1		\$1,543,332	15,176	\$102
		Reconstruction	Sq.Ft.	\$/Sq.Ft.
VALUATION GRAND TOTAL		\$1,543,332	15,176	\$102

CoreLogic costs include labor and material, normal profit and overhead as of date of report. Costs represent general estimates which are not to be considered a detailed quantity survey. These costs include generalities and assumptions that are common to the types of structures represented in the software.

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Valuation Detailed Report

Property Express

Policy Number: ESTIMATE-0000600

3/7/2021

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
SUPERSTRUCTURE				
Site Preparation				\$1,138
Foundations			\$29,084	\$28,898
Foundation Wall				
Interior Foundations				
Slab On Ground				
Exterior			\$391,727	
Framing				
Exterior Wall		25% Wall Openings		
Exterior Wall	100% Stucco on Masonry			
Structural Floor				
Roof			\$156,766	
Material	100% Tile, Clay			
Pitch	100% Low (2:12 to 6:12 pitch)			
Interior			\$349,271	
Floor Finish				
Ceiling Finish		100% Drywall		
Partitions				
Length		2,168 ft.		
Structure		100% Studs, Girts, etc.		
Finish		100% Drywall		
Mechanicals			\$451,291	\$32,289
Heating		100% Forced Warm Air		
Cooling	100% Forced Cool Air			
Fire Protection		0% Manual Fire Alarm System		
	100% Sprinkler System			
	100% Automatic Fire Alarm System			
Plumbing		102 Total Fixtures		

CoreLogic costs include labor and material, normal profit and overhead as of date of report. Costs represent general estimates which are not to be considered a detailed quantity survey. These costs include generalities and assumptions that are common to the types of structures represented in the software.

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Valuation Detailed Report

Property Express

3/7/2021

VALUATION

Valuation Number:	ESTIMATE-0000600	Effective Date:	03/05/2021
Value Basis:	Reconstruction	Expiration Date:	03/05/2022
		Estimate Expiration Date:	03/05/2022
		Cost as of:	09/2020

BUSINESS

Century Park II Condominium
Model S
Miami, FL 33174 USA

LOCATION 1 - Century Park II Condominium

Century Park II Condominium
Model S
Miami, FL 33174 USA

Location Adjustments

Climatic Region:	3 - Warm
High Wind Region:	3 - Major Damage
Seismic Zone:	1 - No Damage

BUILDING 1 - 1

Section 1

SUPERSTRUCTURE

Occupancy:	100% Condominium, w/o Interior Finishes	Story Height:	9 ft.
Construction Type:	100% Masonry (ISO 2)	Number of Stories:	3
Gross Floor Area:	15,176 sq.ft.	Irregular Adjustment:	None
Construction Quality:	2.0 - Average		
Year Built:			

Adjustments

Hillside Construction:	Degree of Slope: Level	Site Accessibility:	Excellent
	Site Position: Unknown	Soil Condition:	Excellent

Fees

Architect Fees:	7% is included
Overhead and Profit:	20% is included

CoreLogic costs include labor and material, normal profit and overhead as of date of report. Costs represent general estimates which are not to be considered a detailed quantity survey. These costs include generalities and assumptions that are common to the types of structures represented in the software.

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Valuation Detailed Report

Property Express
SUMMARY REPORT

Policy Number: ESTIMATE-0000600

3/7/2021

VALUATION

Valuation Number:	ESTIMATE-0000600	Effective Date:	03/05/2021
Value Basis:	Reconstruction	Expiration Date:	03/05/2022
		Estimate Expiration Date:	03/05/2022
		Cost as of:	09/2020

BUSINESS

Century Park II Condominium
Model R
Miami, FL 33174 USA

LOCATION 1 - Century Park II Condominium

Century Park II Condominium
Model R
Miami, FL 33174 USA

BUILDING 1: SUPERSTRUCTURE			Reconstruction	Sq.Ft.	\$/Sq.Ft.
Section 1	100%	Condominium, w/o Interior Finishes	\$908,395	8,605	\$106

Section Totals			Reconstruction	Sq.Ft.	\$/Sq.Ft.
Section 1	100%	Condominium, w/o Interior Finishes	\$908,395	8,605	\$106

Total Additions: \$16,800

BUILDING TOTAL, Building 1	\$925,195	8,605	\$108
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BUILDING INSURANCE SUMMARY

Total Insured Amount	\$0	
Percent of Insurance to Value	0%	
100% Co-insurance Requirement	\$925,195	\$925,195
-100% Variance	(\$925,195)	

	Reconstruction	Sq.Ft.	\$/Sq.Ft.
LOCATION TOTAL, Location 1	\$925,195	8,605	\$108

	Reconstruction	Sq.Ft.	\$/Sq.Ft.
VALUATION GRAND TOTAL	\$925,195	8,605	\$108

End of Report

CoreLogic costs include labor and material, normal profit and overhead as of date of report. Costs represent general estimates which are not to be considered a detailed quantity survey. These costs include generalities and assumptions that are common to the types of structures represented in the software.

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Valuation Detailed Report

Property Express
EQUIPMENT REPORT

Policy Number: ESTIMATE-0000600

3/7/2021

VALUATION

Valuation Number:	ESTIMATE-0000600	Effective Date:	03/05/2021
Value Basis:	Reconstruction	Expiration Date:	03/05/2022
		Estimate Expiration Date:	03/05/2022
		Cost as of:	09/2020

BUSINESS

Century Park II Condominium
Model R
Miami, FL 33174 USA

LOCATION 1 - Century Park II Condominium

Century Park II Condominium
Model R
Miami, FL 33174 USA

Equipment: Building items and site improvements

	Replacement	Depreciated
Building 1, Section 1		
Custom Items		
(1) ex cv area	\$16,800	\$16,800
LOCATION 1 - Century Park II Condominium TOTAL	\$16,800	\$16,800
TOTAL	\$16,800	\$16,800

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Valuation Detailed Report

Property Express
SUMMARY REPORT

Policy Number: ESTIMATE-0000600

3/7/2021

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
Electrical		100% Average Quality		
Elevators		0 Passenger 0 Freight		
Built-ins			\$74,275	
SUBTOTAL RC			\$908,395	\$45,776
ADDITIONS				
Custom Items				
ex cv area			\$16,800	
Total Additions			\$16,800	
TOTAL RC Section 1			\$925,195	\$45,776
TOTAL RC BUILDING 1 1			\$925,195	\$45,776
		Reconstruction	Sq.Ft.	\$/Sq.Ft.
LOCATION TOTAL, Location 1		\$925,195	8,605	\$108
		Reconstruction	Sq.Ft.	\$/Sq.Ft.
VALUATION GRAND TOTAL		\$925,195	8,605	\$108

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Valuation Detailed Report

Property Express

Policy Number: ESTIMATE-0000600

3/7/2021

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
SUPERSTRUCTURE				
Site Preparation				\$968
Foundations			\$24,737	\$26,447
Foundation Wall				
Interior Foundations				
Slab On Ground				
Exterior			\$218,139	
Framing				
Exterior Wall		25% Wall Openings		
Exterior Wall	100% Stucco on Masonry			
Structural Floor				
Roof			\$135,816	
Material	100% Tile, Clay			
Pitch	100% Low (2:12 to 6:12 pitch)			
Interior			\$199,158	
Floor Finish				
Ceiling Finish		100% Drywall		
Partitions				
Length		1,229 ft.		
Structure		100% Studs, Girts, etc.		
Finish		100% Drywall		
Mechanicals			\$256,270	\$18,361
Heating		100% Forced Warm Air		
Cooling	100% Forced Cool Air			
Fire Protection		0% Manual Fire Alarm System		
	100% Sprinkler System			
	100% Automatic Fire Alarm System			
Plumbing		58 Total Fixtures		

CoreLogic costs include labor and material, normal profit and overhead as of date of report. Costs represent general estimates which are not to be considered a detailed quantity survey. These costs include generalities and assumptions that are common to the types of structures represented in the software.

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Valuation Detailed Report

Property Express

3/7/2021

VALUATION

Valuation Number:	ESTIMATE-0000600	Effective Date:	03/05/2021
Value Basis:	Reconstruction	Expiration Date:	03/05/2022
		Estimate Expiration Date:	03/05/2022
		Cost as of:	09/2020

BUSINESS

Century Park II Condominium
Model R
Miami, FL 33174 USA

LOCATION 1 - Century Park II Condominium

Century Park II Condominium
Model R
Miami, FL 33174 USA

Location Adjustments

Climatic Region:	3 - Warm
High Wind Region:	3 - Major Damage
Seismic Zone:	1 - No Damage

BUILDING 1 - 1

Section 1

SUPERSTRUCTURE

Occupancy:	100% Condominium, w/o Interior Finishes	Story Height:	9 ft.
Construction Type:	100% Masonry (ISO 2)	Number of Stories:	2
Gross Floor Area:	8,605 sq.ft.	Irregular Adjustment:	None
Construction Quality:	2.0 - Average		
Year Built:			

Adjustments

Hillside Construction:	Degree of Slope: Level	Site Accessibility:	Excellent
	Site Position: Unknown	Soil Condition:	Excellent

Fees

Architect Fees:	7% is included
Overhead and Profit:	20% is included

CoreLogic costs include labor and material, normal profit and overhead as of date of report. Costs represent general estimates which are not to be considered a detailed quantity survey. These costs include generalities and assumptions that are common to the types of structures represented in the software.

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Valuation Detailed Report

Property Express
SUMMARY REPORT

Policy Number: ESTIMATE-0000600

3/7/2021

VALUATION

Valuation Number:	ESTIMATE-0000600	Effective Date:	03/05/2021
Value Basis:	Reconstruction	Expiration Date:	03/05/2022
		Estimate Expiration Date:	03/05/2022
		Cost as of:	09/2020

BUSINESS

Century Park II Condominium

Model Q

Miami, FL 33174 USA

LOCATION 1 - Century Park II Condominium

Century Park II Condominium

Model Q

Miami, FL 33174 USA

BUILDING 1: SUPERSTRUCTURE			Reconstruction	Sq.Ft.	\$/Sq.Ft.
Section 1	100%	Condominium, w/o Interior Finishes	\$1,886,311	19,406	\$97

Section Totals			Reconstruction	Sq.Ft.	\$/Sq.Ft.
Section 1	100%	Condominium, w/o Interior Finishes	\$1,886,311	19,406	\$97

Total Additions: \$28,300

BUILDING TOTAL, Building 1	\$1,914,611	19,406	\$99
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BUILDING INSURANCE SUMMARY

Total Insured Amount \$0

Percent of Insurance to Value 0%

100% Co-insurance Requirement \$1,914,611 \$1,914,611

-100% Variance (\$1,914,611)

Reconstruction	Sq.Ft.	\$/Sq.Ft.
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LOCATION TOTAL, Location 1	\$1,914,611	19,406	\$99
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Reconstruction	Sq.Ft.	\$/Sq.Ft.
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VALUATION GRAND TOTAL	\$1,914,611	19,406	\$99
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End of Report

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Valuation Detailed Report

Property Express
EQUIPMENT REPORT

Policy Number: ESTIMATE-0000600

3/7/2021

VALUATION

Valuation Number:	ESTIMATE-0000600	Effective Date:	03/05/2021
Value Basis:	Reconstruction	Expiration Date:	03/05/2022
		Estimate Expiration Date:	03/05/2022
		Cost as of:	09/2020

BUSINESS

Century Park II Condominium
Model Q
Miami, FL 33174 USA

LOCATION 1 - Century Park II Condominium

Century Park II Condominium
Model Q
Miami, FL 33174 USA

Equipment: Building items and site improvements

	Replacement	Depreciated
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Building 1, Section 1

Custom Items

(1) ex cv area	\$28,300	\$28,300
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LOCATION 1 - Century Park II Condominium TOTAL	\$28,300	\$28,300
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TOTAL	\$28,300	\$28,300
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Valuation Detailed Report

Property Express
SUMMARY REPORT

Policy Number: ESTIMATE-0000600

3/7/2021

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
Electrical		100% Average Quality		
Elevators		0 Passenger 0 Freight		
Built-ins			\$167,504	
SUBTOTAL RC			\$1,886,311	\$75,708
ADDITIONS				
Custom Items				
ex cv area			\$28,300	
Total Additions			\$28,300	
TOTAL RC Section 1			\$1,914,611	\$75,708
TOTAL RC BUILDING 1 1			\$1,914,611	\$75,708
		Reconstruction	Sq.Ft.	\$/Sq.Ft.
LOCATION TOTAL, Location 1		\$1,914,611	19,406	\$99
		Reconstruction	Sq.Ft.	\$/Sq.Ft.
VALUATION GRAND TOTAL		\$1,914,611	19,406	\$99

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Valuation Detailed Report

Property Express

Policy Number: ESTIMATE-0000600

3/7/2021

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
SUPERSTRUCTURE				
Site Preparation				\$1,455
Foundations			\$37,191	\$33,099
Foundation Wall				
Interior Foundations				
Slab On Ground				
Exterior			\$467,173	
Framing				
Exterior Wall		25% Wall Openings		
Exterior Wall	100% Stucco on Masonry			
Structural Floor				
Roof			\$195,339	
Material	100% Tile, Clay			
Pitch	100% Low (2:12 to 6:12 pitch)			
Interior			\$443,024	
Floor Finish				
Ceiling Finish		100% Drywall		
Partitions				
Length		2,772 ft.		
Structure		100% Studs, Girts, etc.		
Finish		100% Drywall		
Mechanicals			\$576,080	\$41,153
Heating		100% Forced Warm Air		
Cooling	100% Forced Cool Air			
Fire Protection		0% Manual Fire Alarm System		
	100% Sprinkler System			
	100% Automatic Fire Alarm System			
Plumbing		130 Total Fixtures		

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Valuation Detailed Report

Property Express

3/7/2021

VALUATION

Valuation Number:	ESTIMATE-0000600	Effective Date:	03/05/2021
Value Basis:	Reconstruction	Expiration Date:	03/05/2022
		Estimate Expiration Date:	03/05/2022
		Cost as of:	09/2020

BUSINESS

Century Park II Condominium
Model Q
Miami, FL 33174 USA

LOCATION 1 - Century Park II Condominium

Century Park II Condominium
Model Q
Miami, FL 33174 USA

Location Adjustments

Climatic Region:	3 - Warm
High Wind Region:	3 - Major Damage
Seismic Zone:	1 - No Damage

BUILDING 1 - 1

Section 1

SUPERSTRUCTURE

Occupancy:	100% Condominium, w/o Interior Finishes	Story Height:	9 ft.
Construction Type:	100% Masonry (ISO 2)	Number of Stories:	3
Gross Floor Area:	19,406 sq.ft.	Irregular Adjustment:	None
Construction Quality:	2.0 - Average		
Year Built:			

Adjustments

Hillside Construction:	Degree of Slope: Level	Site Accessibility:	Excellent
	Site Position: Unknown	Soil Condition:	Excellent

Fees

Architect Fees:	7% is included
Overhead and Profit:	20% is included

CoreLogic costs include labor and material, normal profit and overhead as of date of report. Costs represent general estimates which are not to be considered a detailed quantity survey. These costs include generalities and assumptions that are common to the types of structures represented in the software.

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Valuation Detailed Report

Property Express
SUMMARY REPORT

Policy Number: ESTIMATE-0000600

3/7/2021

VALUATION

Valuation Number:	ESTIMATE-0000600	Effective Date:	03/05/2021
Value Basis:	Reconstruction	Expiration Date:	03/05/2022
		Estimate Expiration Date:	03/05/2022
		Cost as of:	09/2020

BUSINESS

Century Park II Condominium
Model P
Miami, FL 33174 USA

LOCATION 1 - Century Park II Condominium

Century Park II Condominium
Model P
Miami, FL 33174 USA

BUILDING 1: SUPERSTRUCTURE				Reconstruction	Sq.Ft.	\$/Sq.Ft.
Section 1	100%	Condominium, w/o Interior Finishes		\$2,089,305	21,442	\$97

Section Totals				Reconstruction	Sq.Ft.	\$/Sq.Ft.
Section 1	100%	Condominium, w/o Interior Finishes		\$2,089,305	21,442	\$97

Total Additions: \$39,500

BUILDING TOTAL, Building 1	\$2,128,805	21,442	\$99
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BUILDING INSURANCE SUMMARY

Total Insured Amount	\$0	
Percent of Insurance to Value	0%	
100% Co-insurance Requirement	\$2,128,805	\$2,128,805
-100% Variance	(\$2,128,805)	

Reconstruction	Sq.Ft.	\$/Sq.Ft.
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LOCATION TOTAL, Location 1	\$2,128,805	21,442	\$99
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Reconstruction	Sq.Ft.	\$/Sq.Ft.
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VALUATION GRAND TOTAL	\$2,128,805	21,442	\$99
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End of Report

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Valuation Detailed Report

Property Express
EQUIPMENT REPORT

Policy Number: ESTIMATE-0000600

3/7/2021

VALUATION

Valuation Number:	ESTIMATE-0000600	Effective Date:	03/05/2021
Value Basis:	Reconstruction	Expiration Date:	03/05/2022
		Estimate Expiration Date:	03/05/2022
		Cost as of:	09/2020

BUSINESS

Century Park II Condominium
Model P
Miami, FL 33174 USA

LOCATION 1 - Century Park II Condominium

Century Park II Condominium
Model P
Miami, FL 33174 USA

Equipment: Building items and site improvements

	Replacement	Depreciated
Building 1, Section 1		
Custom Items		
(1) ex cv area	\$39,500	\$39,500
LOCATION 1 - Century Park II Condominium TOTAL	\$39,500	\$39,500
TOTAL	\$39,500	\$39,500

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Valuation Detailed Report

Property Express
SUMMARY REPORT

Policy Number: ESTIMATE-0000600

3/7/2021

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
Electrical		100% Average Quality		
Elevators		0 Passenger 0 Freight		
Built-ins			\$185,078	
SUBTOTAL RC			\$2,089,305	\$91,639
ADDITIONS				
Custom Items				
ex cv area			\$39,500	
Total Additions			\$39,500	
TOTAL RC Section 1			\$2,128,805	\$91,639
TOTAL RC BUILDING 1 1			\$2,128,805	\$91,639

	Reconstruction	Sq.Ft.	\$/Sq.Ft.
LOCATION TOTAL, Location 1	\$2,128,805	21,442	\$99

	Reconstruction	Sq.Ft.	\$/Sq.Ft.
VALUATION GRAND TOTAL	\$2,128,805	21,442	\$99

CoreLogic costs include labor and material, normal profit and overhead as of date of report. Costs represent general estimates which are not to be considered a detailed quantity survey. These costs include generalities and assumptions that are common to the types of structures represented in the software.

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Valuation Detailed Report

Property Express

Policy Number: ESTIMATE-0000600

3/7/2021

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
SUPERSTRUCTURE				
Site Preparation				\$2,412
Foundations			\$61,640	\$43,958
Foundation Wall				
Interior Foundations				
Slab On Ground				
Exterior			\$415,485	
Framing				
Exterior Wall		25% Wall Openings		
Exterior Wall	100% Stucco on Masonry			
Structural Floor				
Roof			\$309,261	
Material	100% Tile, Clay			
Pitch	100% Low (2:12 to 6:12 pitch)			
Interior			\$482,804	
Floor Finish				
Ceiling Finish		100% Drywall		
Partitions				
Length		3,063 ft.		
Structure		100% Studs, Girts, etc.		
Finish		100% Drywall		
Mechanicals			\$635,037	\$45,268
Heating		100% Forced Warm Air		
Cooling	100% Forced Cool Air			
Fire Protection		0% Manual Fire Alarm System		
	100% Sprinkler System			
	100% Automatic Fire Alarm System			
Plumbing		143 Total Fixtures		

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Valuation Detailed Report

Property Express

3/7/2021

VALUATION

Valuation Number:	ESTIMATE-0000600	Effective Date:	03/05/2021
Value Basis:	Reconstruction	Expiration Date:	03/05/2022
		Estimate Expiration Date:	03/05/2022
		Cost as of:	09/2020

BUSINESS

Century Park II Condominium
Model P
Miami, FL 33174 USA

LOCATION 1 - Century Park II Condominium

Century Park II Condominium
Model P
Miami, FL 33174 USA

Location Adjustments

Climatic Region:	3 - Warm
High Wind Region:	3 - Major Damage
Seismic Zone:	1 - No Damage

BUILDING 1 - 1

Section 1

SUPERSTRUCTURE

Occupancy:	100% Condominium, w/o Interior Finishes	Story Height:	9 ft.
Construction Type:	100% Masonry (ISO 2)	Number of Stories:	2
Gross Floor Area:	21,442 sq.ft.	Irregular Adjustment:	None
Construction Quality:	2.0 - Average		
Year Built:			

Adjustments

Hillside Construction:	Degree of Slope: Level	Site Accessibility:	Excellent
	Site Position: Unknown	Soil Condition:	Excellent

Fees

Architect Fees:	7% is included
Overhead and Profit:	20% is included

CoreLogic costs include labor and material, normal profit and overhead as of date of report. Costs represent general estimates which are not to be considered a detailed quantity survey. These costs include generalities and assumptions that are common to the types of structures represented in the software.

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Valuation Detailed Report

Property Express
SUMMARY REPORT

Policy Number: ESTIMATE-0000600

3/7/2021

VALUATION

Valuation Number:	ESTIMATE-0000600	Effective Date:	03/05/2021
Value Basis:	Reconstruction	Expiration Date:	03/05/2022
		Estimate Expiration Date:	03/05/2022
		Cost as of:	09/2020

BUSINESS

Century Park II Condominium

Model O

Miami, FL 33174 USA

LOCATION 1 - Century Park II Condominium

Century Park II Condominium

Model O

Miami, FL 33174 USA

BUILDING 1: SUPERSTRUCTURE				Reconstruction	Sq.Ft.	\$/Sq.Ft.
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Section 1	100%	Condominium, w/o Interior Finishes	\$2,182,539	22,766	\$96
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Section Totals			Reconstruction	Sq.Ft.	\$/Sq.Ft.
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Section 1	100%	Condominium, w/o Interior Finishes	\$2,182,538	22,766	\$96
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Total Additions: \$48,650

BUILDING TOTAL, Building 1	\$2,231,188	22,766	\$98
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BUILDING INSURANCE SUMMARY

Total Insured Amount \$0

Percent of Insurance to Value 0%

100% Co-insurance Requirement \$2,231,188 \$2,231,188

-100% Variance (\$2,231,188)

Reconstruction	Sq.Ft.	\$/Sq.Ft.
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LOCATION TOTAL, Location 1	\$2,231,188	22,766	\$98
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Reconstruction	Sq.Ft.	\$/Sq.Ft.
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VALUATION GRAND TOTAL	\$2,231,188	22,766	\$98
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End of Report

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Valuation Detailed Report

Property Express
EQUIPMENT REPORT

Policy Number: ESTIMATE-0000600

3/7/2021

VALUATION

Valuation Number:	ESTIMATE-0000600	Effective Date:	03/05/2021
Value Basis:	Reconstruction	Expiration Date:	03/05/2022
		Estimate Expiration Date:	03/05/2022
		Cost as of:	09/2020

BUSINESS

Century Park II Condominium
Model O
Miami, FL 33174 USA

LOCATION 1 - Century Park II Condominium

Century Park II Condominium
Model O
Miami, FL 33174 USA

Equipment: Building items and site improvements

	Replacement	Depreciated
Building 1, Section 1		
Custom Items		
(1) ex cv area	\$48,650	\$48,650
LOCATION 1 - Century Park II Condominium TOTAL	\$48,650	\$48,650
TOTAL	\$48,650	\$48,650

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Valuation Detailed Report

Property Express
SUMMARY REPORT

Policy Number: ESTIMATE-0000600

3/7/2021

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
Electrical		100% Average Quality		
Elevators		0 Passenger 0 Freight		
Built-ins			\$196,506	
SUBTOTAL RC			\$2,182,538	\$86,003
ADDITIONS				
Custom Items				
ex cv area			\$48,650	
Total Additions			\$48,650	
TOTAL RC Section 1			\$2,231,188	\$86,003
TOTAL RC BUILDING 1 1			\$2,231,188	\$86,003

	Reconstruction	Sq.Ft.	\$/Sq.Ft.
LOCATION TOTAL, Location 1	\$2,231,188	22,766	\$98

	Reconstruction	Sq.Ft.	\$/Sq.Ft.
VALUATION GRAND TOTAL	\$2,231,188	22,766	\$98

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Valuation Detailed Report

Property Express

Policy Number: ESTIMATE-0000600

3/7/2021

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
SUPERSTRUCTURE				
Site Preparation				\$1,707
Foundations			\$43,631	\$36,178
Foundation Wall				
Interior Foundations				
Slab On Ground				
Exterior			\$524,840	
Framing				
Exterior Wall		25% Wall Openings		
Exterior Wall	100% Stucco on Masonry			
Structural Floor				
Roof			\$225,635	
Material	100% Tile, Clay			
Pitch	100% Low (2:12 to 6:12 pitch)			
Interior			\$517,283	
Floor Finish				
Ceiling Finish		100% Drywall		
Partitions				
Length		3,252 ft.		
Structure		100% Studs, Girts, etc.		
Finish		100% Drywall		
Mechanicals			\$674,644	\$48,117
Heating		100% Forced Warm Air		
Cooling	100% Forced Cool Air			
Fire Protection		0% Manual Fire Alarm System		
	100% Sprinkler System			
	100% Automatic Fire Alarm System			
Plumbing		152 Total Fixtures		

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Valuation Detailed Report

Property Express

3/7/2021

VALUATION

Valuation Number:	ESTIMATE-0000600	Effective Date:	03/05/2021
Value Basis:	Reconstruction	Expiration Date:	03/05/2022
		Estimate Expiration Date:	03/05/2022
		Cost as of:	09/2020

BUSINESS

Century Park II Condominium
Model O
Miami, FL 33174 USA

LOCATION 1 - Century Park II Condominium

Century Park II Condominium
Model O
Miami, FL 33174 USA

Location Adjustments

Climatic Region:	3 - Warm
High Wind Region:	3 - Major Damage
Seismic Zone:	1 - No Damage

BUILDING 1 - 1

Section 1

SUPERSTRUCTURE

Occupancy:	100% Condominium, w/o Interior Finishes	Story Height:	9 ft.
Construction Type:	100% Masonry (ISO 2)	Number of Stories:	3
Gross Floor Area:	22,766 sq.ft.	Irregular Adjustment:	None
Construction Quality:	2.0 - Average		
Year Built:			

Adjustments

Hillside Construction:	Degree of Slope: Level	Site Accessibility:	Excellent
	Site Position: Unknown	Soil Condition:	Excellent

Fees

Architect Fees:	7% is included
Overhead and Profit:	20% is included

CoreLogic costs include labor and material, normal profit and overhead as of date of report. Costs represent general estimates which are not to be considered a detailed quantity survey. These costs include generalities and assumptions that are common to the types of structures represented in the software.

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Valuation Detailed Report

Property Express
SUMMARY REPORT

Policy Number: ESTIMATE-0000600

3/7/2021

VALUATION

Valuation Number:	ESTIMATE-0000600	Effective Date:	03/05/2021
Value Basis:	Reconstruction	Expiration Date:	03/05/2022
		Estimate Expiration Date:	03/05/2022
		Cost as of:	09/2020

BUSINESS

Century Park II Condominium

Model N

Miami, FL 33174 USA

LOCATION 1 - Century Park II Condominium

Century Park II Condominium

Model N

Miami, FL 33174 USA

BUILDING 1: SUPERSTRUCTURE			Reconstruction	Sq.Ft.	\$/Sq.Ft.
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Section 1	100%	Condominium, w/o Interior Finishes	\$5,452,668	60,658	\$90
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Section Totals			Reconstruction	Sq.Ft.	\$/Sq.Ft.
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Section 1	100%	Condominium, w/o Interior Finishes	\$5,452,667	60,658	\$90
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Total Additions: \$126,200

BUILDING TOTAL, Building 1	\$5,578,867	60,658	\$92
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BUILDING INSURANCE SUMMARY

Total Insured Amount \$0

Percent of Insurance to Value 0%

100% Co-insurance Requirement \$5,578,867 \$5,578,867

-100% Variance (\$5,578,867)

Reconstruction	Sq.Ft.	\$/Sq.Ft.
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LOCATION TOTAL, Location 1	\$5,578,867	60,658	\$92
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Reconstruction	Sq.Ft.	\$/Sq.Ft.
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VALUATION GRAND TOTAL	\$5,578,867	60,658	\$92
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End of Report

CoreLogic costs include labor and material, normal profit and overhead as of date of report. Costs represent general estimates which are not to be considered a detailed quantity survey. These costs include generalities and assumptions that are common to the types of structures represented in the software.

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Valuation Detailed Report

Property Express
EQUIPMENT REPORT

Policy Number: ESTIMATE-0000600

3/7/2021

VALUATION

Valuation Number:	ESTIMATE-0000600	Effective Date:	03/05/2021
Value Basis:	Reconstruction	Expiration Date:	03/05/2022
		Estimate Expiration Date:	03/05/2022
		Cost as of:	09/2020

BUSINESS

Century Park II Condominium

Model N

Miami, FL 33174 USA

LOCATION 1 - Century Park II Condominium

Century Park II Condominium

Model N

Miami, FL 33174 USA

Equipment: Building items and site improvements

	Replacement	Depreciated
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Building 1, Section 1

Custom Items

(1) ex cv area	\$126,200	\$126,200
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LOCATION 1 - Century Park II Condominium TOTAL	\$126,200	\$126,200
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TOTAL	\$126,200	\$126,200
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Valuation Detailed Report

Property Express
SUMMARY REPORT

Policy Number: ESTIMATE-0000600

3/7/2021

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
Electrical		100% Average Quality		
Elevators		0 Passenger 0 Freight		
Built-ins			\$523,574	
SUBTOTAL RC			\$5,452,667	\$196,216
ADDITIONS				
Custom Items				
ex cv area			\$126,200	
Total Additions			\$126,200	
TOTAL RC Section 1			\$5,578,867	\$196,216
TOTAL RC BUILDING 1 1			\$5,578,867	\$196,216
		Reconstruction	Sq.Ft.	\$/Sq.Ft.
LOCATION TOTAL, Location 1		\$5,578,867	60,658	\$92
		Reconstruction	Sq.Ft.	\$/Sq.Ft.
VALUATION GRAND TOTAL		\$5,578,867	60,658	\$92

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Valuation Detailed Report

Property Express

Policy Number: ESTIMATE-0000600

3/7/2021

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
SUPERSTRUCTURE				
Site Preparation				\$4,549
Foundations			\$116,250	\$63,459
Foundation Wall				
Interior Foundations				
Slab On Ground				
Exterior			\$1,110,048	
Framing				
Exterior Wall		25% Wall Openings		
Exterior Wall	100% Stucco on Masonry			
Structural Floor				
Roof			\$557,409	
Material	100% Tile, Clay			
Pitch	100% Low (2:12 to 6:12 pitch)			
Interior			\$1,347,836	
Floor Finish				
Ceiling Finish		100% Drywall		
Partitions				
Length		8,665 ft.		
Structure		100% Studs, Girts, etc.		
Finish		100% Drywall		
Mechanicals			\$1,797,551	\$128,208
Heating		100% Forced Warm Air		
Cooling	100% Forced Cool Air			
Fire Protection		0% Manual Fire Alarm System		
	100% Sprinkler System			
	100% Automatic Fire Alarm System			
Plumbing		405 Total Fixtures		

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Valuation Detailed Report

Property Express

3/7/2021

VALUATION

Valuation Number:	ESTIMATE-0000600	Effective Date:	03/05/2021
Value Basis:	Reconstruction	Expiration Date:	03/05/2022
		Estimate Expiration Date:	03/05/2022
		Cost as of:	09/2020

BUSINESS

Century Park II Condominium
Model N
Miami, FL 33174 USA

LOCATION 1 - Century Park II Condominium

Century Park II Condominium
Model N
Miami, FL 33174 USA

Location Adjustments

Climatic Region:	3 - Warm
High Wind Region:	3 - Major Damage
Seismic Zone:	1 - No Damage

BUILDING 1 - 1

Section 1

SUPERSTRUCTURE

Occupancy:	100% Condominium, w/o Interior Finishes	Story Height:	9 ft.
Construction Type:	100% Masonry (ISO 2)	Number of Stories:	3
Gross Floor Area:	60,658 sq.ft.	Irregular Adjustment:	None
Construction Quality:	2.0 - Average		
Year Built:			

Adjustments

Hillside Construction:	Degree of Slope: Level	Site Accessibility:	Excellent
	Site Position: Unknown	Soil Condition:	Excellent

Fees

Architect Fees:	7% is included
Overhead and Profit:	20% is included

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Valuation Detailed Report

Property Express
SUMMARY REPORT

Policy Number: ESTIMATE-0000600

3/7/2021

VALUATION

Valuation Number:	ESTIMATE-0000600	Effective Date:	03/05/2021
Value Basis:	Reconstruction	Expiration Date:	03/05/2022
		Estimate Expiration Date:	03/05/2022
		Cost as of:	09/2020

BUSINESS

Century Park II Condominium

Model M

Miami, FL 33174 USA

LOCATION 1 - Century Park II Condominium

Century Park II Condominium

Model M

Miami, FL 33174 USA

BUILDING 1: SUPERSTRUCTURE				Reconstruction	Sq.Ft.	\$/Sq.Ft.
Section 1	100%	Condominium, w/o Interior Finishes		\$2,102,949	21,594	\$97

Section Totals				Reconstruction	Sq.Ft.	\$/Sq.Ft.
Section 1	100%	Condominium, w/o Interior Finishes		\$2,102,948	21,594	\$97

Total Additions: \$39,500

BUILDING TOTAL, Building 1	\$2,142,448	21,594	\$99
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BUILDING INSURANCE SUMMARY

Total Insured Amount \$0

Percent of Insurance to Value 0%

100% Co-insurance Requirement \$2,142,448 \$2,142,448

-100% Variance (\$2,142,448)

Reconstruction	Sq.Ft.	\$/Sq.Ft.
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LOCATION TOTAL, Location 1	\$2,142,448	21,594	\$99
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Reconstruction	Sq.Ft.	\$/Sq.Ft.
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VALUATION GRAND TOTAL	\$2,142,448	21,594	\$99
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End of Report

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Valuation Detailed Report

Property Express
EQUIPMENT REPORT

Policy Number: ESTIMATE-0000600

3/7/2021

VALUATION

Valuation Number:	ESTIMATE-0000600	Effective Date:	03/05/2021
Value Basis:	Reconstruction	Expiration Date:	03/05/2022
		Estimate Expiration Date:	03/05/2022
		Cost as of:	09/2020

BUSINESS

Century Park II Condominium
Model M
Miami, FL 33174 USA

LOCATION 1 - Century Park II Condominium

Century Park II Condominium
Model M
Miami, FL 33174 USA

Equipment: Building items and site improvements

	Replacement	Depreciated
Building 1, Section 1		
Custom Items		
(1) ex cv area	\$39,500	\$39,500
LOCATION 1 - Century Park II Condominium TOTAL	\$39,500	\$39,500
TOTAL	\$39,500	\$39,500

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Valuation Detailed Report

Property Express
SUMMARY REPORT

Policy Number: ESTIMATE-0000600

3/7/2021

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
Electrical		100% Average Quality		
Elevators		0 Passenger 0 Freight		
Built-ins			\$186,390	
SUBTOTAL RC			\$2,102,948	\$92,149
ADDITIONS				
Custom Items				
ex cv area			\$39,500	
Total Additions			\$39,500	
TOTAL RC Section 1			\$2,142,448	\$92,149
TOTAL RC BUILDING 1 1			\$2,142,448	\$92,149

	Reconstruction	Sq.Ft.	\$/Sq.Ft.
LOCATION TOTAL, Location 1	\$2,142,448	21,594	\$99

	Reconstruction	Sq.Ft.	\$/Sq.Ft.
VALUATION GRAND TOTAL	\$2,142,448	21,594	\$99

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Valuation Detailed Report

Property Express

Policy Number: ESTIMATE-0000600

3/7/2021

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
SUPERSTRUCTURE				
Site Preparation				\$2,429
Foundations			\$62,077	\$44,135
Foundation Wall				
Interior Foundations				
Slab On Ground				
Exterior			\$417,644	
Framing				
Exterior Wall		25% Wall Openings		
Exterior Wall	100% Stucco on Masonry			
Structural Floor				
Roof			\$311,275	
Material	100% Tile, Clay			
Pitch	100% Low (2:12 to 6:12 pitch)			
Interior			\$486,056	
Floor Finish				
Ceiling Finish		100% Drywall		
Partitions				
Length		3,084 ft.		
Structure		100% Studs, Girts, etc.		
Finish		100% Drywall		
Mechanicals			\$639,507	\$45,585
Heating		100% Forced Warm Air		
Cooling	100% Forced Cool Air			
Fire Protection		0% Manual Fire Alarm System		
	100% Sprinkler System			
	100% Automatic Fire Alarm System			
Plumbing		144 Total Fixtures		

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Valuation Detailed Report

Property Express

3/7/2021

VALUATION

Valuation Number:	ESTIMATE-0000600	Effective Date:	03/05/2021
Value Basis:	Reconstruction	Expiration Date:	03/05/2022
		Estimate Expiration Date:	03/05/2022
		Cost as of:	09/2020

BUSINESS

Century Park II Condominium
Model M
Miami, FL 33174 USA

LOCATION 1 - Century Park II Condominium

Century Park II Condominium
Model M
Miami, FL 33174 USA

Location Adjustments

Climatic Region:	3 - Warm
High Wind Region:	3 - Major Damage
Seismic Zone:	1 - No Damage

BUILDING 1 - 1

Section 1

SUPERSTRUCTURE

Occupancy:	100% Condominium, w/o Interior Finishes	Story Height:	9 ft.
Construction Type:	100% Masonry (ISO 2)	Number of Stories:	2
Gross Floor Area:	21,594 sq.ft.	Irregular Adjustment:	None
Construction Quality:	2.0 - Average		
Year Built:			

Adjustments

Hillside Construction:	Degree of Slope: Level	Site Accessibility:	Excellent
	Site Position: Unknown	Soil Condition:	Excellent

Fees

Architect Fees:	7% is included
Overhead and Profit:	20% is included

CoreLogic costs include labor and material, normal profit and overhead as of date of report. Costs represent general estimates which are not to be considered a detailed quantity survey. These costs include generalities and assumptions that are common to the types of structures represented in the software.

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Valuation Detailed Report

Property Express
SUMMARY REPORT

Policy Number: ESTIMATE-0000600

3/7/2021

VALUATION

Valuation Number:	ESTIMATE-0000600	Effective Date:	03/05/2021
Value Basis:	Reconstruction	Expiration Date:	03/05/2022
		Estimate Expiration Date:	03/05/2022
		Cost as of:	09/2020

BUSINESS

Century Park II Condominium
Model L
Miami, FL 33174 USA

LOCATION 1 - Century Park II Condominium

Century Park II Condominium
Model L
Miami, FL 33174 USA

BUILDING 1: SUPERSTRUCTURE				Reconstruction	Sq.Ft.	\$/Sq.Ft.
Section 1	100%	Condominium, w/o Interior Finishes		\$2,167,665	22,594	\$96

Section Totals				Reconstruction	Sq.Ft.	\$/Sq.Ft.
Section 1	100%	Condominium, w/o Interior Finishes		\$2,167,665	22,594	\$96

Total Additions: \$48,950

BUILDING TOTAL, Building 1	\$2,216,615	22,594	\$98
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BUILDING INSURANCE SUMMARY

Total Insured Amount	\$0	
Percent of Insurance to Value	0%	
100% Co-insurance Requirement	\$2,216,615	\$2,216,615
-100% Variance	(\$2,216,615)	

Reconstruction	Sq.Ft.	\$/Sq.Ft.
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LOCATION TOTAL, Location 1	\$2,216,615	22,594	\$98
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Reconstruction	Sq.Ft.	\$/Sq.Ft.
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VALUATION GRAND TOTAL	\$2,216,615	22,594	\$98
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End of Report

CoreLogic costs include labor and material, normal profit and overhead as of date of report. Costs represent general estimates which are not to be considered a detailed quantity survey. These costs include generalities and assumptions that are common to the types of structures represented in the software.

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Valuation Detailed Report

Property Express

EQUIPMENT REPORT

Policy Number: ESTIMATE-0000600

3/7/2021

VALUATION

Valuation Number:	ESTIMATE-0000600	Effective Date:	03/05/2021
Value Basis:	Reconstruction	Expiration Date:	03/05/2022
		Estimate Expiration Date:	03/05/2022
		Cost as of:	09/2020

BUSINESS

Century Park II Condominium

Model L

Miami, FL 33174 USA

LOCATION 1 - Century Park II Condominium

Century Park II Condominium

Model L

Miami, FL 33174 USA

Equipment: Building items and site improvements

Replacement

Depreciated

Building 1, Section 1

Custom Items

(1) ex cv area

\$48,950

\$48,950

LOCATION 1 - Century Park II Condominium TOTAL

\$48,950

\$48,950

TOTAL

\$48,950

\$48,950

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Valuation Detailed Report

Property Express
SUMMARY REPORT

Policy Number: ESTIMATE-0000600

3/7/2021

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
Electrical		100% Average Quality		
Elevators		0 Passenger 0 Freight		
Built-ins			\$195,022	
SUBTOTAL RC			\$2,167,665	\$85,521
ADDITIONS				
Custom Items				
ex cv area			\$48,950	
Total Additions			\$48,950	
TOTAL RC Section 1			\$2,216,615	\$85,521
TOTAL RC BUILDING 1 1			\$2,216,615	\$85,521

	Reconstruction	Sq.Ft.	\$/Sq.Ft.
LOCATION TOTAL, Location 1	\$2,216,615	22,594	\$98

	Reconstruction	Sq.Ft.	\$/Sq.Ft.
VALUATION GRAND TOTAL	\$2,216,615	22,594	\$98

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Valuation Detailed Report

Property Express

Policy Number: ESTIMATE-0000600

3/7/2021

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
SUPERSTRUCTURE				
Site Preparation				\$1,695
Foundations			\$43,301	\$36,025
Foundation Wall				
Interior Foundations				
Slab On Ground				
Exterior			\$521,928	
Framing				
Exterior Wall		25% Wall Openings		
Exterior Wall	100% Stucco on Masonry			
Structural Floor				
Roof			\$224,090	
Material	100% Tile, Clay			
Pitch	100% Low (2:12 to 6:12 pitch)			
Interior			\$513,433	
Floor Finish				
Ceiling Finish		100% Drywall		
Partitions				
Length		3,227 ft.		
Structure		100% Studs, Girts, etc.		
Finish		100% Drywall		
Mechanicals			\$669,891	\$47,801
Heating		100% Forced Warm Air		
Cooling	100% Forced Cool Air			
Fire Protection		0% Manual Fire Alarm System		
	100% Sprinkler System			
	100% Automatic Fire Alarm System			
Plumbing		151 Total Fixtures		

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Valuation Detailed Report

Property Express

3/7/2021

VALUATION

Valuation Number:	ESTIMATE-0000600	Effective Date:	03/05/2021
Value Basis:	Reconstruction	Expiration Date:	03/05/2022
		Estimate Expiration Date:	03/05/2022
		Cost as of:	09/2020

BUSINESS

Century Park II Condominium
Model L
Miami, FL 33174 USA

LOCATION 1 - Century Park II Condominium

Century Park II Condominium
Model L
Miami, FL 33174 USA

Location Adjustments

Climatic Region:	3 - Warm
High Wind Region:	3 - Major Damage
Seismic Zone:	1 - No Damage

BUILDING 1 - 1

Section 1

SUPERSTRUCTURE

Occupancy:	100% Condominium, w/o Interior Finishes	Story Height:	9 ft.
Construction Type:	100% Masonry (ISO 2)	Number of Stories:	3
Gross Floor Area:	22,594 sq.ft.	Irregular Adjustment:	None
Construction Quality:	2.0 - Average		
Year Built:			

Adjustments

Hillside Construction:	Degree of Slope: Level	Site Accessibility:	Excellent
	Site Position: Unknown	Soil Condition:	Excellent

Fees

Architect Fees:	7% is included
Overhead and Profit:	20% is included

CoreLogic costs include labor and material, normal profit and overhead as of date of report. Costs represent general estimates which are not to be considered a detailed quantity survey. These costs include generalities and assumptions that are common to the types of structures represented in the software.

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Valuation Detailed Report

Property Express
SUMMARY REPORT

Policy Number: ESTIMATE-0000600

3/7/2021

VALUATION

Valuation Number:	ESTIMATE-0000600	Effective Date:	03/05/2021
Value Basis:	Reconstruction	Expiration Date:	03/05/2022
		Estimate Expiration Date:	03/05/2022
		Cost as of:	09/2020

BUSINESS

Century Park II Condominium

Model K

Miami, FL 33174 USA

LOCATION 1 - Century Park II Condominium

Century Park II Condominium

Model K

Miami, FL 33174 USA

BUILDING 1: SUPERSTRUCTURE				Reconstruction	Sq.Ft.	\$/Sq.Ft.
Section 1	100%	Condominium, w/o Interior Finishes		\$2,081,479	21,338	\$98

Section Totals				Reconstruction	Sq.Ft.	\$/Sq.Ft.
Section 1	100%	Condominium, w/o Interior Finishes		\$2,081,479	21,338	\$98

Total Additions: \$39,500

BUILDING TOTAL, Building 1	\$2,120,979	21,338	\$99
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BUILDING INSURANCE SUMMARY

Total Insured Amount \$0

Percent of Insurance to Value 0%

100% Co-insurance Requirement \$2,120,979 \$2,120,979

-100% Variance (\$2,120,979)

Reconstruction	Sq.Ft.	\$/Sq.Ft.
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LOCATION TOTAL, Location 1	\$2,120,979	21,338	\$99
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Reconstruction	Sq.Ft.	\$/Sq.Ft.
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VALUATION GRAND TOTAL	\$2,120,979	21,338	\$99
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End of Report

CoreLogic costs include labor and material, normal profit and overhead as of date of report. Costs represent general estimates which are not to be considered a detailed quantity survey. These costs include generalities and assumptions that are common to the types of structures represented in the software.

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Valuation Detailed Report

Property Express
EQUIPMENT REPORT

Policy Number: ESTIMATE-0000600

3/7/2021

VALUATION

Valuation Number:	ESTIMATE-0000600	Effective Date:	03/05/2021
Value Basis:	Reconstruction	Expiration Date:	03/05/2022
		Estimate Expiration Date:	03/05/2022
		Cost as of:	09/2020

BUSINESS

Century Park II Condominium
Model K
Miami, FL 33174 USA

LOCATION 1 - Century Park II Condominium

Century Park II Condominium
Model K
Miami, FL 33174 USA

Equipment: Building items and site improvements

	Replacement	Depreciated
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Building 1, Section 1

Custom Items

(1) ex cv area	\$39,500	\$39,500
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LOCATION 1 - Century Park II Condominium TOTAL	\$39,500	\$39,500
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TOTAL	\$39,500	\$39,500
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Valuation Detailed Report

Property Express
SUMMARY REPORT

Policy Number: ESTIMATE-0000600

3/7/2021

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
Electrical		100% Average Quality		
Elevators		0 Passenger 0 Freight		
Built-ins			\$184,180	
SUBTOTAL RC			\$2,081,479	\$91,506
ADDITIONS				
Custom Items				
ex cv area			\$39,500	
Total Additions			\$39,500	
TOTAL RC Section 1			\$2,120,979	\$91,506
TOTAL RC BUILDING 1 1			\$2,120,979	\$91,506
		Reconstruction	Sq.Ft.	\$/Sq.Ft.
LOCATION TOTAL, Location 1		\$2,120,979	21,338	\$99
		Reconstruction	Sq.Ft.	\$/Sq.Ft.
VALUATION GRAND TOTAL		\$2,120,979	21,338	\$99

CoreLogic costs include labor and material, normal profit and overhead as of date of report. Costs represent general estimates which are not to be considered a detailed quantity survey. These costs include generalities and assumptions that are common to the types of structures represented in the software.

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Valuation Detailed Report

Property Express

Policy Number: ESTIMATE-0000600

3/7/2021

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
SUPERSTRUCTURE				
Site Preparation				\$2,401
Foundations			\$61,341	\$43,837
Foundation Wall				
Interior Foundations				
Slab On Ground				
Exterior			\$414,006	
Framing				
Exterior Wall		25% Wall Openings		
Exterior Wall	100% Stucco on Masonry			
Structural Floor				
Roof			\$307,883	
Material	100% Tile, Clay			
Pitch	100% Low (2:12 to 6:12 pitch)			
Interior			\$480,502	
Floor Finish				
Ceiling Finish		100% Drywall		
Partitions				
Length		3,048 ft.		
Structure		100% Studs, Girts, etc.		
Finish		100% Drywall		
Mechanicals			\$633,567	\$45,268
Heating		100% Forced Warm Air		
Cooling	100% Forced Cool Air			
Fire Protection		0% Manual Fire Alarm System		
	100% Sprinkler System			
	100% Automatic Fire Alarm System			
Plumbing		143 Total Fixtures		

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Valuation Detailed Report

Property Express

3/7/2021

VALUATION

Valuation Number:	ESTIMATE-0000600	Effective Date:	03/05/2021
Value Basis:	Reconstruction	Expiration Date:	03/05/2022
		Estimate Expiration Date:	03/05/2022
		Cost as of:	09/2020

BUSINESS

Century Park II Condominium
Model K
Miami, FL 33174 USA

LOCATION 1 - Century Park II Condominium

Century Park II Condominium
Model K
Miami, FL 33174 USA

Location Adjustments

Climatic Region:	3 - Warm
High Wind Region:	3 - Major Damage
Seismic Zone:	1 - No Damage

BUILDING 1 - 1

Section 1

SUPERSTRUCTURE

Occupancy:	100% Condominium, w/o Interior Finishes	Story Height:	9 ft.
Construction Type:	100% Masonry (ISO 2)	Number of Stories:	2
Gross Floor Area:	21,338 sq.ft.	Irregular Adjustment:	None
Construction Quality:	2.0 - Average		
Year Built:			

Adjustments

Hillside Construction:	Degree of Slope: Level	Site Accessibility:	Excellent
	Site Position: Unknown	Soil Condition:	Excellent

Fees

Architect Fees:	7% is included
Overhead and Profit:	20% is included

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Valuation Detailed Report

Property Express
SUMMARY REPORT

Policy Number: ESTIMATE-0000600

3/7/2021

VALUATION

Valuation Number:	ESTIMATE-0000600	Effective Date:	03/05/2021
Value Basis:	Reconstruction	Expiration Date:	03/05/2022
		Estimate Expiration Date:	03/05/2022
		Cost as of:	09/2020

BUSINESS

Century Park II Condominium
Model J
Miami, FL 33174 USA

LOCATION 1 - Century Park II Condominium

Century Park II Condominium
Model J
Miami, FL 33174 USA

BUILDING 1: SUPERSTRUCTURE				Reconstruction	Sq.Ft.	\$/Sq.Ft.
Section 1	100%	Condominium, w/o Interior Finishes		\$1,561,758	15,760	\$99

Section Totals				Reconstruction	Sq.Ft.	\$/Sq.Ft.
Section 1	100%	Condominium, w/o Interior Finishes		\$1,561,756	15,760	\$99

Total Additions: \$39,500

BUILDING TOTAL, Building 1	\$1,601,256	15,760	\$102
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BUILDING INSURANCE SUMMARY

Total Insured Amount	\$0	
Percent of Insurance to Value	0%	
100% Co-insurance Requirement	\$1,601,256	\$1,601,256
-100% Variance	(\$1,601,256)	

Reconstruction	Sq.Ft.	\$/Sq.Ft.
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LOCATION TOTAL, Location 1	\$1,601,256	15,760	\$102
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Reconstruction	Sq.Ft.	\$/Sq.Ft.
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VALUATION GRAND TOTAL	\$1,601,256	15,760	\$102
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End of Report

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Valuation Detailed Report

Property Express
EQUIPMENT REPORT

Policy Number: ESTIMATE-0000600

3/7/2021

VALUATION

Valuation Number:	ESTIMATE-0000600	Effective Date:	03/05/2021
Value Basis:	Reconstruction	Expiration Date:	03/05/2022
		Estimate Expiration Date:	03/05/2022
		Cost as of:	09/2020

BUSINESS

Century Park II Condominium
Model J
Miami, FL 33174 USA

LOCATION 1 - Century Park II Condominium

Century Park II Condominium
Model J
Miami, FL 33174 USA

Equipment: Building items and site improvements

	Replacement	Depreciated
Building 1, Section 1		
Custom Items		
(1) ex cv area	\$39,500	\$39,500
LOCATION 1 - Century Park II Condominium TOTAL	\$39,500	\$39,500
TOTAL	\$39,500	\$39,500

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Valuation Detailed Report

Property Express
SUMMARY REPORT

Policy Number: ESTIMATE-0000600

3/7/2021

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
Electrical		100% Average Quality		
Elevators		0 Passenger 0 Freight		
Built-ins			\$136,034	
SUBTOTAL RC			\$1,561,756	\$64,242
ADDITIONS				
Custom Items				
ex cv area			\$39,500	
Total Additions			\$39,500	
TOTAL RC Section 1			\$1,601,256	\$64,242
TOTAL RC BUILDING 1 1			\$1,601,256	\$64,242
		Reconstruction	Sq.Ft.	\$/Sq.Ft.
LOCATION TOTAL, Location 1		\$1,601,256	15,760	\$102
		Reconstruction	Sq.Ft.	\$/Sq.Ft.
VALUATION GRAND TOTAL		\$1,601,256	15,760	\$102

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Valuation Detailed Report

Property Express

Policy Number: ESTIMATE-0000600

3/7/2021

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
SUPERSTRUCTURE				
Site Preparation				\$1,182
Foundations			\$30,204	\$29,504
Foundation Wall				
Interior Foundations				
Slab On Ground				
Exterior			\$402,371	
Framing				
Exterior Wall		25% Wall Openings		
Exterior Wall	100% Stucco on Masonry			
Structural Floor				
Roof			\$162,126	
Material	100% Tile, Clay			
Pitch	100% Low (2:12 to 6:12 pitch)			
Interior			\$362,191	
Floor Finish				
Ceiling Finish		100% Drywall		
Partitions				
Length		2,251 ft.		
Structure		100% Studs, Girts, etc.		
Finish		100% Drywall		
Mechanicals			\$468,832	\$33,556
Heating		100% Forced Warm Air		
Cooling	100% Forced Cool Air			
Fire Protection		0% Manual Fire Alarm System		
	100% Sprinkler System			
	100% Automatic Fire Alarm System			
Plumbing		106 Total Fixtures		

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Valuation Detailed Report

Property Express

3/7/2021

VALUATION

Valuation Number:	ESTIMATE-0000600	Effective Date:	03/05/2021
Value Basis:	Reconstruction	Expiration Date:	03/05/2022
		Estimate Expiration Date:	03/05/2022
		Cost as of:	09/2020

BUSINESS

Century Park II Condominium
Model J
Miami, FL 33174 USA

LOCATION 1 - Century Park II Condominium

Century Park II Condominium
Model J
Miami, FL 33174 USA

Location Adjustments

Climatic Region:	3 - Warm
High Wind Region:	3 - Major Damage
Seismic Zone:	1 - No Damage

BUILDING 1 - 1

Section 1

SUPERSTRUCTURE

Occupancy:	100% Condominium, w/o Interior Finishes	Story Height:	9 ft.
Construction Type:	100% Masonry (ISO 2)	Number of Stories:	3
Gross Floor Area:	15,760 sq.ft.	Irregular Adjustment:	None
Construction Quality:	2.0 - Average		
Year Built:			

Adjustments

Hillside Construction:	Degree of Slope: Level	Site Accessibility:	Excellent
	Site Position: Unknown	Soil Condition:	Excellent

Fees

Architect Fees:	7% is included
Overhead and Profit:	20% is included

CoreLogic costs include labor and material, normal profit and overhead as of date of report. Costs represent general estimates which are not to be considered a detailed quantity survey. These costs include generalities and assumptions that are common to the types of structures represented in the software.

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Valuation Detailed Report

Property Express
SUMMARY REPORT

Policy Number: ESTIMATE-0000600

3/7/2021

VALUATION

Valuation Number:	ESTIMATE-0000600	Effective Date:	03/05/2021
Value Basis:	Reconstruction	Expiration Date:	03/05/2022
		Estimate Expiration Date:	03/05/2022
		Cost as of:	09/2020

BUSINESS

Century Park II Condominium

Model I

Miami, FL 33174 USA

LOCATION 1 - Century Park II Condominium

Century Park II Condominium

Model I

Miami, FL 33174 USA

BUILDING 1: SUPERSTRUCTURE			Reconstruction	Sq.Ft.	\$/Sq.Ft.
Section 1	100%	Condominium, w/o Interior Finishes	\$786,913	7,340	\$107

Section Totals			Reconstruction	Sq.Ft.	\$/Sq.Ft.
Section 1	100%	Condominium, w/o Interior Finishes	\$786,913	7,340	\$107

Total Additions: \$14,150

BUILDING TOTAL, Building 1	\$801,063	7,340	\$109
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BUILDING INSURANCE SUMMARY

Total Insured Amount \$0

Percent of Insurance to Value 0%

100% Co-insurance Requirement \$801,063 \$801,063

-100% Variance (\$801,063)

Reconstruction	Sq.Ft.	\$/Sq.Ft.
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LOCATION TOTAL, Location 1	\$801,063	7,340	\$109
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Reconstruction	Sq.Ft.	\$/Sq.Ft.
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VALUATION GRAND TOTAL	\$801,063	7,340	\$109
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End of Report

CoreLogic costs include labor and material, normal profit and overhead as of date of report. Costs represent general estimates which are not to be considered a detailed quantity survey. These costs include generalities and assumptions that are common to the types of structures represented in the software.

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Valuation Detailed Report

Property Express
EQUIPMENT REPORT

Policy Number: ESTIMATE-0000600

3/7/2021

VALUATION

Valuation Number:	ESTIMATE-0000600	Effective Date:	03/05/2021
Value Basis:	Reconstruction	Expiration Date:	03/05/2022
		Estimate Expiration Date:	03/05/2022
		Cost as of:	09/2020

BUSINESS

Century Park II Condominium
Model I
Miami, FL 33174 USA

LOCATION 1 - Century Park II Condominium

Century Park II Condominium
Model I
Miami, FL 33174 USA

Equipment: Building items and site improvements

	Replacement	Depreciated
Building 1, Section 1		
Custom Items		
(1) ex cv area	\$14,150	\$14,150
LOCATION 1 - Century Park II Condominium TOTAL	\$14,150	\$14,150
TOTAL	\$14,150	\$14,150

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Valuation Detailed Report

Property Express
SUMMARY REPORT

Policy Number: ESTIMATE-0000600

3/7/2021

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
Electrical		100% Average Quality		
Elevators		0 Passenger 0 Freight		
Built-ins			\$63,356	
SUBTOTAL RC			\$786,913	\$40,592
ADDITIONS				
Custom Items				
ex cv area			\$14,150	
Total Additions			\$14,150	
TOTAL RC Section 1			\$801,063	\$40,592
TOTAL RC BUILDING 1 1			\$801,063	\$40,592
		Reconstruction	Sq.Ft.	\$/Sq.Ft.
LOCATION TOTAL, Location 1		\$801,063	7,340	\$109
		Reconstruction	Sq.Ft.	\$/Sq.Ft.
VALUATION GRAND TOTAL		\$801,063	7,340	\$109

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Valuation Detailed Report

Property Express

Policy Number: ESTIMATE-0000600

3/7/2021

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
SUPERSTRUCTURE				
Site Preparation				\$826
Foundations			\$21,100	\$24,255
Foundation Wall				
Interior Foundations				
Slab On Ground				
Exterior			\$195,969	
Framing				
Exterior Wall		25% Wall Openings		
Exterior Wall	100% Stucco on Masonry			
Structural Floor				
Roof			\$118,104	
Material	100% Tile, Clay			
Pitch	100% Low (2:12 to 6:12 pitch)			
Interior			\$170,886	
Floor Finish				
Ceiling Finish		100% Drywall		
Partitions				
Length		1,048 ft.		
Structure		100% Studs, Girts, etc.		
Finish		100% Drywall		
Mechanicals			\$217,497	\$15,512
Heating		100% Forced Warm Air		
Cooling	100% Forced Cool Air			
Fire Protection		0% Manual Fire Alarm System		
	100% Sprinkler System			
	100% Automatic Fire Alarm System			
Plumbing		49 Total Fixtures		

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Valuation Detailed Report

Property Express

3/7/2021

VALUATION

Valuation Number:	ESTIMATE-0000600	Effective Date:	03/05/2021
Value Basis:	Reconstruction	Expiration Date:	03/05/2022
		Estimate Expiration Date:	03/05/2022
		Cost as of:	09/2020

BUSINESS

Century Park II Condominium
Model I
Miami, FL 33174 USA

LOCATION 1 - Century Park II Condominium

Century Park II Condominium
Model I
Miami, FL 33174 USA

Location Adjustments

Climatic Region:	3 - Warm
High Wind Region:	3 - Major Damage
Seismic Zone:	1 - No Damage

BUILDING 1 - 1

Section 1

SUPERSTRUCTURE

Occupancy:	100% Condominium, w/o Interior Finishes	Story Height:	9 ft.
Construction Type:	100% Masonry (ISO 2)	Number of Stories:	2
Gross Floor Area:	7,340 sq.ft.	Irregular Adjustment:	None
Construction Quality:	2.0 - Average		
Year Built:			

Adjustments

Hillside Construction:	Degree of Slope: Level	Site Accessibility:	Excellent
	Site Position: Unknown	Soil Condition:	Excellent

Fees

Architect Fees:	7% is included
Overhead and Profit:	20% is included

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Valuation Detailed Report

Property Express
SUMMARY REPORT

Policy Number: ESTIMATE-0000600

3/7/2021

VALUATION

Valuation Number:	ESTIMATE-0000600	Effective Date:	03/05/2021
Value Basis:	Reconstruction	Expiration Date:	03/05/2022
		Estimate Expiration Date:	03/05/2022
		Cost as of:	09/2020

BUSINESS

Century Park II Condominium

Model H

Miami, FL 33174 USA

LOCATION 1 - Century Park II Condominium

Century Park II Condominium

Model H

Miami, FL 33174 USA

BUILDING 1: SUPERSTRUCTURE				Reconstruction	Sq.Ft.	\$/Sq.Ft.
Section 1	100%	Condominium, w/o Interior Finishes		\$1,446,170	14,393	\$100

Section Totals				Reconstruction	Sq.Ft.	\$/Sq.Ft.
Section 1	100%	Condominium, w/o Interior Finishes		\$1,446,170	14,393	\$100

Total Additions: \$25,950

BUILDING TOTAL, Building 1	\$1,472,120	14,393	\$102
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BUILDING INSURANCE SUMMARY

Total Insured Amount \$0

Percent of Insurance to Value 0%

100% Co-insurance Requirement \$1,472,120 \$1,472,120

-100% Variance (\$1,472,120)

Reconstruction	Sq.Ft.	\$/Sq.Ft.
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LOCATION TOTAL, Location 1	\$1,472,120	14,393	\$102
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Reconstruction	Sq.Ft.	\$/Sq.Ft.
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VALUATION GRAND TOTAL	\$1,472,120	14,393	\$102
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End of Report

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Valuation Detailed Report

Property Express
EQUIPMENT REPORT

Policy Number: ESTIMATE-0000600

3/7/2021

VALUATION

Valuation Number:	ESTIMATE-0000600	Effective Date:	03/05/2021
Value Basis:	Reconstruction	Expiration Date:	03/05/2022
		Estimate Expiration Date:	03/05/2022
		Cost as of:	09/2020

BUSINESS

Century Park II Condominium
Model H
Miami, FL 33174 USA

LOCATION 1 - Century Park II Condominium

Century Park II Condominium
Model H
Miami, FL 33174 USA

Equipment: Building items and site improvements

	Replacement	Depreciated
Building 1, Section 1		
Custom Items		
(1) ex cv area	\$25,950	\$25,950
LOCATION 1 - Century Park II Condominium TOTAL	\$25,950	\$25,950
TOTAL	\$25,950	\$25,950

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Valuation Detailed Report

Property Express
SUMMARY REPORT

Policy Number: ESTIMATE-0000600

3/7/2021

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
Electrical		100% Average Quality		
Elevators		0 Passenger 0 Freight		
Built-ins			\$124,234	
SUBTOTAL RC			\$1,446,170	\$67,131
ADDITIONS				
Custom Items				
ex cv area			\$25,950	
Total Additions			\$25,950	
TOTAL RC Section 1			\$1,472,120	\$67,131
TOTAL RC BUILDING 1 1			\$1,472,120	\$67,131
		Reconstruction	Sq.Ft.	\$/Sq.Ft.
LOCATION TOTAL, Location 1		\$1,472,120	14,393	\$102
		Reconstruction	Sq.Ft.	\$/Sq.Ft.
VALUATION GRAND TOTAL		\$1,472,120	14,393	\$102

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Valuation Detailed Report

Property Express

Policy Number: ESTIMATE-0000600

3/7/2021

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
SUPERSTRUCTURE				
Site Preparation				\$1,619
Foundations			\$41,376	\$35,122
Foundation Wall				
Interior Foundations				
Slab On Ground				
Exterior			\$311,669	
Framing				
Exterior Wall		25% Wall Openings		
Exterior Wall	100% Stucco on Masonry			
Structural Floor				
Roof			\$215,056	
Material	100% Tile, Clay			
Pitch	100% Low (2:12 to 6:12 pitch)			
Interior			\$327,540	
Floor Finish				
Ceiling Finish		100% Drywall		
Partitions				
Length		2,056 ft.		
Structure		100% Studs, Girts, etc.		
Finish		100% Drywall		
Mechanicals			\$426,295	\$30,390
Heating		100% Forced Warm Air		
Cooling	100% Forced Cool Air			
Fire Protection		0% Manual Fire Alarm System		
	100% Sprinkler System			
	100% Automatic Fire Alarm System			
Plumbing		96 Total Fixtures		

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Valuation Detailed Report

Property Express

3/7/2021

VALUATION

Valuation Number:	ESTIMATE-0000600	Effective Date:	03/05/2021
Value Basis:	Reconstruction	Expiration Date:	03/05/2022
		Estimate Expiration Date:	03/05/2022
		Cost as of:	09/2020

BUSINESS

Century Park II Condominium
Model H
Miami, FL 33174 USA

LOCATION 1 - Century Park II Condominium

Century Park II Condominium
Model H
Miami, FL 33174 USA

Location Adjustments

Climatic Region:	3 - Warm
High Wind Region:	3 - Major Damage
Seismic Zone:	1 - No Damage

BUILDING 1 - 1

Section 1

SUPERSTRUCTURE

Occupancy:	100% Condominium, w/o Interior Finishes	Story Height:	9 ft.
Construction Type:	100% Masonry (ISO 2)	Number of Stories:	2
Gross Floor Area:	14,393 sq.ft.	Irregular Adjustment:	None
Construction Quality:	2.0 - Average		
Year Built:			

Adjustments

Hillside Construction:	Degree of Slope: Level	Site Accessibility:	Excellent
	Site Position: Unknown	Soil Condition:	Excellent

Fees

Architect Fees:	7% is included
Overhead and Profit:	20% is included

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Valuation Detailed Report

Property Express
SUMMARY REPORT

Policy Number: ESTIMATE-0000600

3/7/2021

VALUATION

Valuation Number:	ESTIMATE-0000600	Effective Date:	03/05/2021
Value Basis:	Reconstruction	Expiration Date:	03/05/2022
		Estimate Expiration Date:	03/05/2022
		Cost as of:	09/2020

BUSINESS

Century Park II Condominium
Model G
Miami, FL 33174 USA

LOCATION 1 - Century Park II Condominium

Century Park II Condominium
Model G
Miami, FL 33174 USA

BUILDING 1: SUPERSTRUCTURE			Reconstruction	Sq.Ft.	\$/Sq.Ft.
Section 1	100%	Condominium, w/o Interior Finishes	\$1,551,811	15,658	\$99

Section Totals			Reconstruction	Sq.Ft.	\$/Sq.Ft.
Section 1	100%	Condominium, w/o Interior Finishes	\$1,551,811	15,658	\$99

Total Additions: \$34,200

BUILDING TOTAL, Building 1	\$1,586,011	15,658	\$101
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BUILDING INSURANCE SUMMARY

Total Insured Amount	\$0	
Percent of Insurance to Value	0%	
100% Co-insurance Requirement	\$1,586,011	\$1,586,011
-100% Variance	(\$1,586,011)	

Reconstruction	Sq.Ft.	\$/Sq.Ft.
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LOCATION TOTAL, Location 1	\$1,586,011	15,658	\$101
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Reconstruction	Sq.Ft.	\$/Sq.Ft.
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VALUATION GRAND TOTAL	\$1,586,011	15,658	\$101
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End of Report

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Valuation Detailed Report

Property Express
EQUIPMENT REPORT

Policy Number: ESTIMATE-0000600

3/7/2021

VALUATION

Valuation Number:	ESTIMATE-0000600	Effective Date:	03/05/2021
Value Basis:	Reconstruction	Expiration Date:	03/05/2022
		Estimate Expiration Date:	03/05/2022
		Cost as of:	09/2020

BUSINESS

Century Park II Condominium
Model G
Miami, FL 33174 USA

LOCATION 1 - Century Park II Condominium

Century Park II Condominium
Model G
Miami, FL 33174 USA

Equipment: Building items and site improvements

	Replacement	Depreciated
Building 1, Section 1		
Custom Items		
(1) ex cv area	\$34,200	\$34,200
LOCATION 1 - Century Park II Condominium TOTAL	\$34,200	\$34,200
TOTAL	\$34,200	\$34,200

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Valuation Detailed Report

Property Express
SUMMARY REPORT

Policy Number: ESTIMATE-0000600

3/7/2021

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
Electrical		100% Average Quality		
Elevators		0 Passenger 0 Freight		
Built-ins			\$135,153	
SUBTOTAL RC			\$1,551,811	\$63,813
ADDITIONS				
Custom Items				
ex cv area			\$34,200	
Total Additions			\$34,200	
TOTAL RC Section 1			\$1,586,011	\$63,813
TOTAL RC BUILDING 1 1			\$1,586,011	\$63,813
		Reconstruction	Sq.Ft.	\$/Sq.Ft.
LOCATION TOTAL, Location 1		\$1,586,011	15,658	\$101
		Reconstruction	Sq.Ft.	\$/Sq.Ft.
VALUATION GRAND TOTAL		\$1,586,011	15,658	\$101

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Valuation Detailed Report

Property Express

Policy Number: ESTIMATE-0000600

3/7/2021

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
SUPERSTRUCTURE				
Site Preparation				\$1,174
Foundations			\$30,008	\$29,399
Foundation Wall				
Interior Foundations				
Slab On Ground				
Exterior			\$400,518	
Framing				
Exterior Wall		25% Wall Openings		
Exterior Wall	100% Stucco on Masonry			
Structural Floor				
Roof			\$161,191	
Material	100% Tile, Clay			
Pitch	100% Low (2:12 to 6:12 pitch)			
Interior			\$359,873	
Floor Finish				
Ceiling Finish		100% Drywall		
Partitions				
Length		2,236 ft.		
Structure		100% Studs, Girts, etc.		
Finish		100% Drywall		
Mechanicals			\$465,068	\$33,239
Heating		100% Forced Warm Air		
Cooling	100% Forced Cool Air			
Fire Protection		0% Manual Fire Alarm System		
	100% Sprinkler System			
	100% Automatic Fire Alarm System			
Plumbing		105 Total Fixtures		

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Valuation Detailed Report

Property Express

3/7/2021

VALUATION

Valuation Number:	ESTIMATE-0000600	Effective Date:	03/05/2021
Value Basis:	Reconstruction	Expiration Date:	03/05/2022
		Estimate Expiration Date:	03/05/2022
		Cost as of:	09/2020

BUSINESS

Century Park II Condominium
Model G
Miami, FL 33174 USA

LOCATION 1 - Century Park II Condominium

Century Park II Condominium
Model G
Miami, FL 33174 USA

Location Adjustments

Climatic Region:	3 - Warm
High Wind Region:	3 - Major Damage
Seismic Zone:	1 - No Damage

BUILDING 1 - 1

Section 1

SUPERSTRUCTURE

Occupancy:	100% Condominium, w/o Interior Finishes	Story Height:	9 ft.
Construction Type:	100% Masonry (ISO 2)	Number of Stories:	3
Gross Floor Area:	15,658 sq.ft.	Irregular Adjustment:	None
Construction Quality:	2.0 - Average		
Year Built:			

Adjustments

Hillside Construction:	Degree of Slope: Level	Site Accessibility:	Excellent
	Site Position: Unknown	Soil Condition:	Excellent

Fees

Architect Fees:	7% is included
Overhead and Profit:	20% is included

CoreLogic costs include labor and material, normal profit and overhead as of date of report. Costs represent general estimates which are not to be considered a detailed quantity survey. These costs include generalities and assumptions that are common to the types of structures represented in the software.

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Valuation Detailed Report

Property Express
SUMMARY REPORT

Policy Number: ESTIMATE-0000600

3/7/2021

VALUATION

Valuation Number:	ESTIMATE-0000600	Effective Date:	03/05/2021
Value Basis:	Reconstruction	Expiration Date:	03/05/2022
		Estimate Expiration Date:	03/05/2022
		Cost as of:	09/2020

BUSINESS

Century Park II Condominium
Model F
Miami, FL 33174 USA

LOCATION 1 - Century Park II Condominium

Century Park II Condominium
Model F
Miami, FL 33174 USA

BUILDING 1: SUPERSTRUCTURE			Reconstruction	Sq.Ft.	\$/Sq.Ft.
Section 1	100%	Condominium, w/o Interior Finishes	\$651,568	5,920	\$110

Section Totals			Reconstruction	Sq.Ft.	\$/Sq.Ft.
Section 1	100%	Condominium, w/o Interior Finishes	\$651,566	5,920	\$110

Total Additions: \$13,000

BUILDING TOTAL, Building 1	\$664,566	5,920	\$112
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BUILDING INSURANCE SUMMARY

Total Insured Amount	\$0	
Percent of Insurance to Value	0%	
100% Co-insurance Requirement	\$664,566	\$664,566
-100% Variance	(\$664,566)	

Reconstruction	Sq.Ft.	\$/Sq.Ft.
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LOCATION TOTAL, Location 1	\$664,566	5,920	\$112
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Reconstruction	Sq.Ft.	\$/Sq.Ft.
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VALUATION GRAND TOTAL	\$664,566	5,920	\$112
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End of Report

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Valuation Detailed Report

Property Express
EQUIPMENT REPORT

Policy Number: ESTIMATE-0000600

3/7/2021

VALUATION

Valuation Number:	ESTIMATE-0000600	Effective Date:	03/05/2021
Value Basis:	Reconstruction	Expiration Date:	03/05/2022
		Estimate Expiration Date:	03/05/2022
		Cost as of:	09/2020

BUSINESS

Century Park II Condominium
Model F
Miami, FL 33174 USA

LOCATION 1 - Century Park II Condominium

Century Park II Condominium
Model F
Miami, FL 33174 USA

Equipment: Building items and site improvements

	Replacement	Depreciated
Building 1, Section 1		
Custom Items		
(1) ex cv area	\$13,000	\$13,000
LOCATION 1 - Century Park II Condominium TOTAL	\$13,000	\$13,000
TOTAL	\$13,000	\$13,000

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Valuation Detailed Report

Property Express
SUMMARY REPORT

Policy Number: ESTIMATE-0000600

3/7/2021

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
Electrical		100% Average Quality		
Elevators		0 Passenger 0 Freight		
Built-ins			\$51,099	
SUBTOTAL RC			\$651,566	\$34,922
ADDITIONS				
Custom Items				
ex cv area			\$13,000	
Total Additions			\$13,000	
TOTAL RC Section 1			\$664,566	\$34,922
TOTAL RC BUILDING 1 1			\$664,566	\$34,922
		Reconstruction	Sq.Ft.	\$/Sq.Ft.
LOCATION TOTAL, Location 1		\$664,566	5,920	\$112
		Reconstruction	Sq.Ft.	\$/Sq.Ft.
VALUATION GRAND TOTAL		\$664,566	5,920	\$112

CoreLogic costs include labor and material, normal profit and overhead as of date of report. Costs represent general estimates which are not to be considered a detailed quantity survey. These costs include generalities and assumptions that are common to the types of structures represented in the software.

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Valuation Detailed Report

Property Express

Policy Number: ESTIMATE-0000600

3/7/2021

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
SUPERSTRUCTURE				
Site Preparation				\$666
Foundations			\$17,018	\$21,594
Foundation Wall				
Interior Foundations				
Slab On Ground				
Exterior			\$169,913	
Framing				
Exterior Wall		25% Wall Openings		
Exterior Wall	100% Stucco on Masonry			
Structural Floor				
Roof			\$97,956	
Material	100% Tile, Clay			
Pitch	100% Low (2:12 to 6:12 pitch)			
Interior			\$139,048	
Floor Finish				
Ceiling Finish		100% Drywall		
Partitions				
Length		845 ft.		
Structure		100% Studs, Girts, etc.		
Finish		100% Drywall		
Mechanicals			\$176,534	\$12,662
Heating		100% Forced Warm Air		
Cooling	100% Forced Cool Air			
Fire Protection		0% Manual Fire Alarm System		
	100% Sprinkler System			
	100% Automatic Fire Alarm System			
Plumbing		40 Total Fixtures		

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Valuation Detailed Report

Property Express

3/7/2021

VALUATION

Valuation Number:	ESTIMATE-0000600	Effective Date:	03/05/2021
Value Basis:	Reconstruction	Expiration Date:	03/05/2022
		Estimate Expiration Date:	03/05/2022
		Cost as of:	09/2020

BUSINESS

Century Park II Condominium
Model F
Miami, FL 33174 USA

LOCATION 1 - Century Park II Condominium

Century Park II Condominium
Model F
Miami, FL 33174 USA

Location Adjustments

Climatic Region:	3 - Warm
High Wind Region:	3 - Major Damage
Seismic Zone:	1 - No Damage

BUILDING 1 - 1

Section 1

SUPERSTRUCTURE

Occupancy:	100% Condominium, w/o Interior Finishes	Story Height:	9 ft.
Construction Type:	100% Masonry (ISO 2)	Number of Stories:	2
Gross Floor Area:	5,920 sq.ft.	Irregular Adjustment:	None
Construction Quality:	2.0 - Average		
Year Built:			

Adjustments

Hillside Construction:	Degree of Slope: Level	Site Accessibility:	Excellent
	Site Position: Unknown	Soil Condition:	Excellent

Fees

Architect Fees:	7% is included
Overhead and Profit:	20% is included

CoreLogic costs include labor and material, normal profit and overhead as of date of report. Costs represent general estimates which are not to be considered a detailed quantity survey. These costs include generalities and assumptions that are common to the types of structures represented in the software.

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Valuation Detailed Report

Property Express
SUMMARY REPORT

Policy Number: ESTIMATE-0000600

3/7/2021

VALUATION

Valuation Number:	ESTIMATE-0000600	Effective Date:	03/05/2021
Value Basis:	Reconstruction	Expiration Date:	03/05/2022
		Estimate Expiration Date:	03/05/2022
		Cost as of:	09/2020

BUSINESS

Century Park II Condominium

Model E

Miami, FL 33174 USA

LOCATION 1 - Century Park II Condominium

Century Park II Condominium

Model E

Miami, FL 33174 USA

BUILDING 1: SUPERSTRUCTURE				Reconstruction	Sq.Ft.	\$/Sq.Ft.
Section 1	100%	Condominium, w/o Interior Finishes		\$1,313,490	12,938	\$102

Section Totals				Reconstruction	Sq.Ft.	\$/Sq.Ft.
Section 1	100%	Condominium, w/o Interior Finishes		\$1,313,490	12,938	\$102

Total Additions: \$25,950

BUILDING TOTAL, Building 1	\$1,339,440	12,938	\$104
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BUILDING INSURANCE SUMMARY

Total Insured Amount	\$0	
Percent of Insurance to Value	0%	
100% Co-insurance Requirement	\$1,339,440	\$1,339,440
-100% Variance	(\$1,339,440)	

	Reconstruction	Sq.Ft.	\$/Sq.Ft.
LOCATION TOTAL, Location 1	\$1,339,440	12,938	\$104

	Reconstruction	Sq.Ft.	\$/Sq.Ft.
VALUATION GRAND TOTAL	\$1,339,440	12,938	\$104

End of Report

CoreLogic costs include labor and material, normal profit and overhead as of date of report. Costs represent general estimates which are not to be considered a detailed quantity survey. These costs include generalities and assumptions that are common to the types of structures represented in the software.

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Valuation Detailed Report

Property Express
EQUIPMENT REPORT

Policy Number: ESTIMATE-0000600

3/7/2021

VALUATION

Valuation Number:	ESTIMATE-0000600	Effective Date:	03/05/2021
Value Basis:	Reconstruction	Expiration Date:	03/05/2022
		Estimate Expiration Date:	03/05/2022
		Cost as of:	09/2020

BUSINESS

Century Park II Condominium
Model E
Miami, FL 33174 USA

LOCATION 1 - Century Park II Condominium

Century Park II Condominium
Model E
Miami, FL 33174 USA

Equipment: Building items and site improvements

	Replacement	Depreciated
Building 1, Section 1		
Custom Items		
(1) ex cv area	\$25,950	\$25,950
LOCATION 1 - Century Park II Condominium TOTAL	\$25,950	\$25,950
TOTAL	\$25,950	\$25,950

CoreLogic costs include labor and material, normal profit and overhead as of date of report. Costs represent general estimates which are not to be considered a detailed quantity survey. These costs include generalities and assumptions that are common to the types of structures represented in the software.

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Valuation Detailed Report

Property Express
SUMMARY REPORT

Policy Number: ESTIMATE-0000600

3/7/2021

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
Electrical		100% Average Quality		
Elevators		0 Passenger 0 Freight		
Built-ins			\$111,675	
SUBTOTAL RC			\$1,313,490	\$62,097
ADDITIONS				
Custom Items				
ex cv area			\$25,950	
Total Additions			\$25,950	
TOTAL RC Section 1			\$1,339,440	\$62,097
TOTAL RC BUILDING 1 1			\$1,339,440	\$62,097
		Reconstruction	Sq.Ft.	\$/Sq.Ft.
LOCATION TOTAL, Location 1		\$1,339,440	12,938	\$104
		Reconstruction	Sq.Ft.	\$/Sq.Ft.
VALUATION GRAND TOTAL		\$1,339,440	12,938	\$104

CoreLogic costs include labor and material, normal profit and overhead as of date of report. Costs represent general estimates which are not to be considered a detailed quantity survey. These costs include generalities and assumptions that are common to the types of structures represented in the software.

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Valuation Detailed Report

Property Express

Policy Number: ESTIMATE-0000600

3/7/2021

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
SUPERSTRUCTURE				
Site Preparation				\$1,456
Foundations			\$37,193	\$33,100
Foundation Wall				
Interior Foundations				
Slab On Ground				
Exterior			\$289,085	
Framing				
Exterior Wall		25% Wall Openings		
Exterior Wall	100% Stucco on Masonry			
Structural Floor				
Roof			\$195,348	
Material	100% Tile, Clay			
Pitch	100% Low (2:12 to 6:12 pitch)			
Interior			\$295,352	
Floor Finish				
Ceiling Finish		100% Drywall		
Partitions				
Length		1,848 ft.		
Structure		100% Studs, Girts, etc.		
Finish		100% Drywall		
Mechanicals			\$384,837	\$27,541
Heating		100% Forced Warm Air		
Cooling	100% Forced Cool Air			
Fire Protection		0% Manual Fire Alarm System		
	100% Sprinkler System			
	100% Automatic Fire Alarm System			
Plumbing		87 Total Fixtures		

CoreLogic costs include labor and material, normal profit and overhead as of date of report. Costs represent general estimates which are not to be considered a detailed quantity survey. These costs include generalities and assumptions that are common to the types of structures represented in the software.

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Valuation Detailed Report

Property Express

3/7/2021

VALUATION

Valuation Number:	ESTIMATE-0000600	Effective Date:	03/05/2021
Value Basis:	Reconstruction	Expiration Date:	03/05/2022
		Estimate Expiration Date:	03/05/2022
		Cost as of:	09/2020

BUSINESS

Century Park II Condominium
Model E
Miami, FL 33174 USA

LOCATION 1 - Century Park II Condominium

Century Park II Condominium
Model E
Miami, FL 33174 USA

Location Adjustments

Climatic Region:	3 - Warm
High Wind Region:	3 - Major Damage
Seismic Zone:	1 - No Damage

BUILDING 1 - 1

Section 1

SUPERSTRUCTURE

Occupancy:	100% Condominium, w/o Interior Finishes	Story Height:	9 ft.
Construction Type:	100% Masonry (ISO 2)	Number of Stories:	2
Gross Floor Area:	12,938 sq.ft.	Irregular Adjustment:	None
Construction Quality:	2.0 - Average		
Year Built:			

Adjustments

Hillside Construction:	Degree of Slope: Level	Site Accessibility:	Excellent
	Site Position: Unknown	Soil Condition:	Excellent

Fees

Architect Fees:	7% is included
Overhead and Profit:	20% is included

CoreLogic costs include labor and material, normal profit and overhead as of date of report. Costs represent general estimates which are not to be considered a detailed quantity survey. These costs include generalities and assumptions that are common to the types of structures represented in the software.

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Valuation Detailed Report

Property Express
SUMMARY REPORT

Policy Number: ESTIMATE-0000600

3/7/2021

VALUATION

Valuation Number:	ESTIMATE-0000600	Effective Date:	03/05/2021
Value Basis:	Reconstruction	Expiration Date:	03/05/2022
		Estimate Expiration Date:	03/05/2022
		Cost as of:	09/2020

BUSINESS

Century Park II Condominium
Model D
Miami, FL 33174 USA

LOCATION 1 - Century Park II Condominium

Century Park II Condominium
Model D
Miami, FL 33174 USA

BUILDING 1: SUPERSTRUCTURE				Reconstruction	Sq.Ft.	\$/Sq.Ft.
Section 1	100%	Condominium, w/o Interior Finishes		\$4,741,224	52,332	\$91

Section Totals				Reconstruction	Sq.Ft.	\$/Sq.Ft.
Section 1	100%	Condominium, w/o Interior Finishes		\$4,741,224	52,332	\$91

Total Additions: \$117,350

BUILDING TOTAL, Building 1	\$4,858,574	52,332	\$93
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BUILDING INSURANCE SUMMARY

Total Insured Amount	\$0	
Percent of Insurance to Value	0%	
100% Co-insurance Requirement	\$4,858,574	\$4,858,574
-100% Variance	(\$4,858,574)	

Reconstruction	Sq.Ft.	\$/Sq.Ft.
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LOCATION TOTAL, Location 1	\$4,858,574	52,332	\$93
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Reconstruction	Sq.Ft.	\$/Sq.Ft.
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VALUATION GRAND TOTAL	\$4,858,574	52,332	\$93
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End of Report

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Valuation Detailed Report

Property Express
EQUIPMENT REPORT

Policy Number: ESTIMATE-0000600

3/7/2021

VALUATION

Valuation Number:	ESTIMATE-0000600	Effective Date:	03/05/2021
Value Basis:	Reconstruction	Expiration Date:	03/05/2022
		Estimate Expiration Date:	03/05/2022
		Cost as of:	09/2020

BUSINESS

Century Park II Condominium
Model D
Miami, FL 33174 USA

LOCATION 1 - Century Park II Condominium

Century Park II Condominium
Model D
Miami, FL 33174 USA

Equipment: Building items and site improvements

	Replacement	Depreciated
Building 1, Section 1		
Custom Items		
(1) ex cv area	\$117,350	\$117,350
LOCATION 1 - Century Park II Condominium TOTAL	\$117,350	\$117,350
TOTAL	\$117,350	\$117,350

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Valuation Detailed Report

Property Express
SUMMARY REPORT

Policy Number: ESTIMATE-0000600

3/7/2021

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
Electrical		100% Average Quality		
Elevators		0 Passenger 0 Freight		
Built-ins			\$451,707	
SUBTOTAL RC			\$4,741,224	\$172,596
ADDITIONS				
Custom Items				
ex cv area			\$117,350	
Total Additions			\$117,350	
TOTAL RC Section 1			\$4,858,574	\$172,596
TOTAL RC BUILDING 1 1			\$4,858,574	\$172,596
		Reconstruction	Sq.Ft.	\$/Sq.Ft.
LOCATION TOTAL, Location 1		\$4,858,574	52,332	\$93
		Reconstruction	Sq.Ft.	\$/Sq.Ft.
VALUATION GRAND TOTAL		\$4,858,574	52,332	\$93

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Valuation Detailed Report

Property Express

Policy Number: ESTIMATE-0000600

3/7/2021

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
SUPERSTRUCTURE				
Site Preparation				\$3,925
Foundations			\$100,293	\$58,191
Foundation Wall				
Interior Foundations				
Slab On Ground				
Exterior			\$987,823	
Framing				
Exterior Wall		25% Wall Openings		
Exterior Wall	100% Stucco on Masonry			
Structural Floor				
Roof			\$485,474	
Material	100% Tile, Clay			
Pitch	100% Low (2:12 to 6:12 pitch)			
Interior			\$1,166,060	
Floor Finish				
Ceiling Finish		100% Drywall		
Partitions				
Length		7,476 ft.		
Structure		100% Studs, Girts, etc.		
Finish		100% Drywall		
Mechanicals			\$1,549,867	\$110,480
Heating		100% Forced Warm Air		
Cooling	100% Forced Cool Air			
Fire Protection		0% Manual Fire Alarm System		
	100% Sprinkler System			
	100% Automatic Fire Alarm System			
Plumbing		349 Total Fixtures		

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Valuation Detailed Report

Property Express

3/7/2021

VALUATION

Valuation Number:	ESTIMATE-0000600	Effective Date:	03/05/2021
Value Basis:	Reconstruction	Expiration Date:	03/05/2022
		Estimate Expiration Date:	03/05/2022
		Cost as of:	09/2020

BUSINESS

Century Park II Condominium
Model D
Miami, FL 33174 USA

LOCATION 1 - Century Park II Condominium

Century Park II Condominium
Model D
Miami, FL 33174 USA

Location Adjustments

Climatic Region:	3 - Warm
High Wind Region:	3 - Major Damage
Seismic Zone:	1 - No Damage

BUILDING 1 - 1

Section 1

SUPERSTRUCTURE

Occupancy:	100% Condominium, w/o Interior Finishes	Story Height:	9 ft.
Construction Type:	100% Masonry (ISO 2)	Number of Stories:	3
Gross Floor Area:	52,332 sq.ft.	Irregular Adjustment:	None
Construction Quality:	2.0 - Average		
Year Built:			

Adjustments

Hillside Construction:	Degree of Slope: Level	Site Accessibility:	Excellent
	Site Position: Unknown	Soil Condition:	Excellent

Fees

Architect Fees:	7% is included
Overhead and Profit:	20% is included

CoreLogic costs include labor and material, normal profit and overhead as of date of report. Costs represent general estimates which are not to be considered a detailed quantity survey. These costs include generalities and assumptions that are common to the types of structures represented in the software.

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Valuation Detailed Report

Property Express
SUMMARY REPORT

Policy Number: ESTIMATE-0000600

3/7/2021

VALUATION

Valuation Number:	ESTIMATE-0000600	Effective Date:	03/05/2021
Value Basis:	Reconstruction	Expiration Date:	03/05/2022
		Estimate Expiration Date:	03/05/2022
		Cost as of:	09/2020

BUSINESS

Century Park II Condominium

Model C

Miami, FL 33174 USA

LOCATION 1 - Century Park II Condominium

Century Park II Condominium

Model C

Miami, FL 33174 USA

BUILDING 1: SUPERSTRUCTURE				Reconstruction	Sq.Ft.	\$/Sq.Ft.
Section 1	100%	Condominium, w/o Interior Finishes		\$2,798,122	29,787	\$94

Section Totals				Reconstruction	Sq.Ft.	\$/Sq.Ft.
Section 1	100%	Condominium, w/o Interior Finishes		\$2,798,122	29,787	\$94

Total Additions: \$66,050

BUILDING TOTAL, Building 1	\$2,864,172	29,787	\$96
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BUILDING INSURANCE SUMMARY

Total Insured Amount \$0

Percent of Insurance to Value 0%

100% Co-insurance Requirement \$2,864,172 \$2,864,172

-100% Variance (\$2,864,172)

Reconstruction	Sq.Ft.	\$/Sq.Ft.
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LOCATION TOTAL, Location 1	\$2,864,172	29,787	\$96
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Reconstruction	Sq.Ft.	\$/Sq.Ft.
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VALUATION GRAND TOTAL	\$2,864,172	29,787	\$96
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End of Report

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Valuation Detailed Report

Property Express

EQUIPMENT REPORT

Policy Number: ESTIMATE-0000600

3/7/2021

VALUATION

Valuation Number:	ESTIMATE-0000600	Effective Date:	03/05/2021
Value Basis:	Reconstruction	Expiration Date:	03/05/2022
		Estimate Expiration Date:	03/05/2022
		Cost as of:	09/2020

BUSINESS

Century Park II Condominium

Model C

Miami, FL 33174 USA

LOCATION 1 - Century Park II Condominium

Century Park II Condominium

Model C

Miami, FL 33174 USA

Equipment: Building items and site improvements

Replacement

Depreciated

Building 1, Section 1

Custom Items

(1) ex cv area

\$66,050

\$66,050

LOCATION 1 - Century Park II Condominium TOTAL

\$66,050

\$66,050

TOTAL

\$66,050

\$66,050

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Valuation Detailed Report

Property Express
SUMMARY REPORT

Policy Number: ESTIMATE-0000600

3/7/2021

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
Electrical		100% Average Quality		
Elevators		0 Passenger 0 Freight		
Built-ins			\$257,109	
SUBTOTAL RC			\$2,798,122	\$107,315
ADDITIONS				
Custom Items				
ex cv area			\$66,050	
Total Additions			\$66,050	
TOTAL RC Section 1			\$2,864,172	\$107,315
TOTAL RC BUILDING 1 1			\$2,864,172	\$107,315
		Reconstruction	Sq.Ft.	\$/Sq.Ft.
LOCATION TOTAL, Location 1		\$2,864,172	29,787	\$96
		Reconstruction	Sq.Ft.	\$/Sq.Ft.
VALUATION GRAND TOTAL		\$2,864,172	29,787	\$96

CoreLogic costs include labor and material, normal profit and overhead as of date of report. Costs represent general estimates which are not to be considered a detailed quantity survey. These costs include generalities and assumptions that are common to the types of structures represented in the software.

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Valuation Detailed Report

Property Express

Policy Number: ESTIMATE-0000600

3/7/2021

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
SUPERSTRUCTURE				
Site Preparation				\$2,234
Foundations			\$57,086	\$42,085
Foundation Wall				
Interior Foundations				
Slab On Ground				
Exterior			\$640,730	
Framing				
Exterior Wall		25% Wall Openings		
Exterior Wall	100% Stucco on Masonry			
Structural Floor				
Roof			\$288,241	
Material	100% Tile, Clay			
Pitch	100% Low (2:12 to 6:12 pitch)			
Interior			\$671,967	
Floor Finish				
Ceiling Finish		100% Drywall		
Partitions				
Length		4,255 ft.		
Structure		100% Studs, Girts, etc.		
Finish		100% Drywall		
Mechanicals			\$882,989	\$62,996
Heating		100% Forced Warm Air		
Cooling	100% Forced Cool Air			
Fire Protection		0% Manual Fire Alarm System		
	100% Sprinkler System			
	100% Automatic Fire Alarm System			
Plumbing		199 Total Fixtures		

CoreLogic costs include labor and material, normal profit and overhead as of date of report. Costs represent general estimates which are not to be considered a detailed quantity survey. These costs include generalities and assumptions that are common to the types of structures represented in the software.

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Valuation Detailed Report

Property Express

3/7/2021

VALUATION

Valuation Number:	ESTIMATE-0000600	Effective Date:	03/05/2021
Value Basis:	Reconstruction	Expiration Date:	03/05/2022
		Estimate Expiration Date:	03/05/2022
		Cost as of:	09/2020

BUSINESS

Century Park II Condominium
Model C
Miami, FL 33174 USA

LOCATION 1 - Century Park II Condominium

Century Park II Condominium
Model C
Miami, FL 33174 USA

Location Adjustments

Climatic Region:	3 - Warm
High Wind Region:	3 - Major Damage
Seismic Zone:	1 - No Damage

BUILDING 1 - 1

Section 1

SUPERSTRUCTURE

Occupancy:	100% Condominium, w/o Interior Finishes	Story Height:	9 ft.
Construction Type:	100% Masonry (ISO 2)	Number of Stories:	3
Gross Floor Area:	29,787 sq.ft.	Irregular Adjustment:	None
Construction Quality:	2.0 - Average		
Year Built:			

Adjustments

Hillside Construction:	Degree of Slope: Level	Site Accessibility:	Excellent
	Site Position: Unknown	Soil Condition:	Excellent

Fees

Architect Fees:	7% is included
Overhead and Profit:	20% is included

CoreLogic costs include labor and material, normal profit and overhead as of date of report. Costs represent general estimates which are not to be considered a detailed quantity survey. These costs include generalities and assumptions that are common to the types of structures represented in the software.

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Valuation Detailed Report

Property Express
SUMMARY REPORT

Policy Number: ESTIMATE-0000600

3/7/2021

VALUATION

Valuation Number:	ESTIMATE-0000600	Effective Date:	03/05/2021
Value Basis:	Reconstruction	Expiration Date:	03/05/2022
		Estimate Expiration Date:	03/05/2022
		Cost as of:	09/2020

BUSINESS

Century Park II Condominium
Model B
Miami, FL 33174 USA

LOCATION 1 - Century Park II Condominium

Century Park II Condominium
Model B
Miami, FL 33174 USA

BUILDING 1: SUPERSTRUCTURE				Reconstruction	Sq.Ft.	\$/Sq.Ft.
Section 1	100%	Condominium, w/o Interior Finishes		\$2,821,044	30,043	\$94

Section Totals				Reconstruction	Sq.Ft.	\$/Sq.Ft.
Section 1	100%	Condominium, w/o Interior Finishes		\$2,821,043	30,043	\$94

Total Additions: \$66,050

BUILDING TOTAL, Building 1	\$2,887,093	30,043	\$96
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BUILDING INSURANCE SUMMARY

Total Insured Amount	\$0	
Percent of Insurance to Value	0%	
100% Co-insurance Requirement	\$2,887,093	\$2,887,093
-100% Variance	(\$2,887,093)	

Reconstruction	Sq.Ft.	\$/Sq.Ft.
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LOCATION TOTAL, Location 1	\$2,887,093	30,043	\$96
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Reconstruction	Sq.Ft.	\$/Sq.Ft.
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VALUATION GRAND TOTAL	\$2,887,093	30,043	\$96
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End of Report

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Valuation Detailed Report

Property Express
EQUIPMENT REPORT

Policy Number: ESTIMATE-0000600

3/7/2021

VALUATION

Valuation Number:	ESTIMATE-0000600	Effective Date:	03/05/2021
Value Basis:	Reconstruction	Expiration Date:	03/05/2022
		Estimate Expiration Date:	03/05/2022
		Cost as of:	09/2020

BUSINESS

Century Park II Condominium
Model B
Miami, FL 33174 USA

LOCATION 1 - Century Park II Condominium

Century Park II Condominium
Model B
Miami, FL 33174 USA

Equipment: Building items and site improvements

	Replacement	Depreciated
Building 1, Section 1		
Custom Items		
(1) ex cv area	\$66,050	\$66,050
LOCATION 1 - Century Park II Condominium TOTAL	\$66,050	\$66,050
TOTAL	\$66,050	\$66,050

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Valuation Detailed Report

Property Express
SUMMARY REPORT

Policy Number: ESTIMATE-0000600

3/7/2021

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
Electrical		100% Average Quality		
Elevators		0 Passenger 0 Freight		
Built-ins			\$259,318	
SUBTOTAL RC			\$2,821,043	\$108,171
ADDITIONS				
Custom Items				
ex cv area			\$66,050	
Total Additions			\$66,050	
TOTAL RC Section 1			\$2,887,093	\$108,171
TOTAL RC BUILDING 1 1			\$2,887,093	\$108,171
		Reconstruction	Sq.Ft.	\$/Sq.Ft.
LOCATION TOTAL, Location 1		\$2,887,093	30,043	\$96
		Reconstruction	Sq.Ft.	\$/Sq.Ft.
VALUATION GRAND TOTAL		\$2,887,093	30,043	\$96

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Valuation Detailed Report

Property Express

Policy Number: ESTIMATE-0000600

3/7/2021

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
SUPERSTRUCTURE				
Site Preparation				\$2,253
Foundations			\$57,577	\$42,289
Foundation Wall				
Interior Foundations				
Slab On Ground				
Exterior			\$644,861	
Framing				
Exterior Wall		25% Wall Openings		
Exterior Wall	100% Stucco on Masonry			
Structural Floor				
Roof			\$290,510	
Material	100% Tile, Clay			
Pitch	100% Low (2:12 to 6:12 pitch)			
Interior			\$677,527	
Floor Finish				
Ceiling Finish		100% Drywall		
Partitions				
Length		4,291 ft.		
Structure		100% Studs, Girts, etc.		
Finish		100% Drywall		
Mechanicals			\$891,251	\$63,629
Heating		100% Forced Warm Air		
Cooling	100% Forced Cool Air			
Fire Protection		0% Manual Fire Alarm System		
	100% Sprinkler System			
	100% Automatic Fire Alarm System			
Plumbing		201 Total Fixtures		

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Valuation Detailed Report

Property Express

3/7/2021

VALUATION

Valuation Number:	ESTIMATE-0000600	Effective Date:	03/05/2021
Value Basis:	Reconstruction	Expiration Date:	03/05/2022
		Estimate Expiration Date:	03/05/2022
		Cost as of:	09/2020

BUSINESS

Century Park II Condominium
Model B
Miami, FL 33174 USA

LOCATION 1 - Century Park II Condominium

Century Park II Condominium
Model B
Miami, FL 33174 USA

Location Adjustments

Climatic Region:	3 - Warm
High Wind Region:	3 - Major Damage
Seismic Zone:	1 - No Damage

BUILDING 1 - 1

Section 1

SUPERSTRUCTURE

Occupancy:	100% Condominium, w/o Interior Finishes	Story Height:	9 ft.
Construction Type:	100% Masonry (ISO 2)	Number of Stories:	3
Gross Floor Area:	30,043 sq.ft.	Irregular Adjustment:	None
Construction Quality:	2.0 - Average		
Year Built:			

Adjustments

Hillside Construction:	Degree of Slope: Level	Site Accessibility:	Excellent
	Site Position: Unknown	Soil Condition:	Excellent

Fees

Architect Fees:	7% is included
Overhead and Profit:	20% is included

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Valuation Detailed Report

Property Express
SUMMARY REPORT

Policy Number: ESTIMATE-0000600

3/7/2021

VALUATION

Valuation Number:	ESTIMATE-0000600	Effective Date:	03/05/2021
Value Basis:	Reconstruction	Expiration Date:	03/05/2022
		Estimate Expiration Date:	03/05/2022
		Cost as of:	09/2020

BUSINESS

Century Park II Condominium

Model A

Miami, FL 33174 USA

LOCATION 1 - Century Park II Condominium

Century Park II Condominium

Model A

Miami, FL 33174 USA

BUILDING 1: SUPERSTRUCTURE				Reconstruction	Sq.Ft.	\$/Sq.Ft.
Section 1	100%	Condominium, w/o Interior Finishes		\$4,714,240	52,014	\$91

Section Totals				Reconstruction	Sq.Ft.	\$/Sq.Ft.
Section 1	100%	Condominium, w/o Interior Finishes		\$4,714,240	52,014	\$91

Total Additions: \$114,400

BUILDING TOTAL, Building 1	\$4,828,640	52,014	\$93
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BUILDING INSURANCE SUMMARY

Total Insured Amount \$0

Percent of Insurance to Value 0%

100% Co-insurance Requirement \$4,828,640 \$4,828,640

-100% Variance (\$4,828,640)

Reconstruction	Sq.Ft.	\$/Sq.Ft.
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LOCATION TOTAL, Location 1	\$4,828,640	52,014	\$93
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Reconstruction	Sq.Ft.	\$/Sq.Ft.
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VALUATION GRAND TOTAL	\$4,828,640	52,014	\$93
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End of Report

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Valuation Detailed Report

Property Express
EQUIPMENT REPORT

Policy Number: ESTIMATE-0000600

3/7/2021

VALUATION

Valuation Number:	ESTIMATE-0000600	Effective Date:	03/05/2021
Value Basis:	Reconstruction	Expiration Date:	03/05/2022
		Estimate Expiration Date:	03/05/2022
		Cost as of:	09/2020

BUSINESS

Century Park II Condominium
Model A
Miami, FL 33174 USA

LOCATION 1 - Century Park II Condominium

Century Park II Condominium
Model A
Miami, FL 33174 USA

Equipment: Building items and site improvements

	Replacement	Depreciated
Building 1, Section 1		
Custom Items		
(1) ex cv area 2288	\$114,400	\$114,400
LOCATION 1 - Century Park II Condominium TOTAL	\$114,400	\$114,400
TOTAL	\$114,400	\$114,400

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Valuation Detailed Report

Property Express
SUMMARY REPORT

Policy Number: ESTIMATE-0000600

3/7/2021

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
Electrical		100% Average Quality		
Elevators		0 Passenger 0 Freight		
Built-ins			\$448,962	
SUBTOTAL RC			\$4,714,240	\$171,733
ADDITIONS				
Custom Items				
ex cv area 2288			\$114,400	
Total Additions			\$114,400	
TOTAL RC Section 1			\$4,828,640	\$171,733
TOTAL RC BUILDING 1 1			\$4,828,640	\$171,733
		Reconstruction	Sq.Ft.	\$/Sq.Ft.
LOCATION TOTAL, Location 1		\$4,828,640	52,014	\$93
		Reconstruction	Sq.Ft.	\$/Sq.Ft.
VALUATION GRAND TOTAL		\$4,828,640	52,014	\$93

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Valuation Detailed Report

Property Express

Policy Number: ESTIMATE-0000600

3/7/2021

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
SUPERSTRUCTURE				
Site Preparation				\$3,901
Foundations			\$99,684	\$57,984
Foundation Wall				
Interior Foundations				
Slab On Ground				
Exterior			\$983,106	
Framing				
Exterior Wall		25% Wall Openings		
Exterior Wall	100% Stucco on Masonry			
Structural Floor				
Roof			\$482,719	
Material	100% Tile, Clay			
Pitch	100% Low (2:12 to 6:12 pitch)			
Interior			\$1,159,040	
Floor Finish				
Ceiling Finish		100% Drywall		
Partitions				
Length		7,430 ft.		
Structure		100% Studs, Girts, etc.		
Finish		100% Drywall		
Mechanicals			\$1,540,729	\$109,847
Heating		100% Forced Warm Air		
Cooling	100% Forced Cool Air			
Fire Protection		0% Manual Fire Alarm System		
	100% Sprinkler System			
	100% Automatic Fire Alarm System			
Plumbing		347 Total Fixtures		

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Valuation Detailed Report

Property Express

3/7/2021

VALUATION

Valuation Number:	ESTIMATE-0000600	Effective Date:	03/05/2021
Value Basis:	Reconstruction	Expiration Date:	03/05/2022
		Estimate Expiration Date:	03/05/2022
		Cost as of:	09/2020

BUSINESS

Century Park II Condominium
Model A
Miami, FL 33174 USA

LOCATION 1 - Century Park II Condominium

Century Park II Condominium
Model A
Miami, FL 33174 USA

Location Adjustments

Climatic Region:	3 - Warm
High Wind Region:	3 - Major Damage
Seismic Zone:	1 - No Damage

BUILDING 1 - 1

Section 1

SUPERSTRUCTURE

Occupancy:	100% Condominium, w/o Interior Finishes	Story Height:	9 ft.
Construction Type:	100% Masonry (ISO 2)	Number of Stories:	3
Gross Floor Area:	52,014 sq.ft.	Irregular Adjustment:	None
Construction Quality:	2.0 - Average		
Year Built:			

Adjustments

Hillside Construction:	Degree of Slope: Level	Site Accessibility:	Excellent
	Site Position: Unknown	Soil Condition:	Excellent

Fees

Architect Fees:	7% is included
Overhead and Profit:	20% is included

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Valuation Detailed Report

Property Express

4/6/2021

VALUATION

Valuation Number:	ESTIMATE-0000600	Effective Date:	03/05/2021
Value Basis:	Reconstruction	Expiration Date:	03/05/2022
		Estimate Expiration Date:	03/05/2022
		Cost as of:	12/2020

BUSINESS

Century Park II Condominium
Model V
Miami, FL 33174 USA

LOCATION 1 - Century Park II Condominium

Century Park II Condominium
Model V
Miami, FL 33174 USA

Location Adjustments

Climatic Region:	3 - Warm
High Wind Region:	3 - Major Damage
Seismic Zone:	1 - No Damage

BUILDING 1 - 1

Section 1

SUPERSTRUCTURE

Occupancy:	100% Condominium, w/o Interior Finishes	Story Height:	9 ft.
Construction Type:	100% Masonry (ISO 2)	Number of Stories:	3
Gross Floor Area:	22,970 sq.ft.	Irregular Adjustment:	None
Construction Quality:	2.0 - Average		
Year Built:			

Adjustments

Hillside Construction:	Degree of Slope: Level	Site Accessibility:	Excellent
	Site Position: Unknown	Soil Condition:	Excellent

Fees

Architect Fees:	7% is included
Overhead and Profit:	20% is included

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Valuation Detailed Report

Property Express

Policy Number: ESTIMATE-0000600

4/6/2021

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
SUPERSTRUCTURE				
Site Preparation				\$1,709
Foundations			\$43,664	\$36,063
Foundation Wall				
Interior Foundations				
Slab On Ground				
Exterior			\$523,993	
Framing				
Exterior Wall		25% Wall Openings		
Exterior Wall	100% Stucco on Masonry			
Structural Floor				
Roof			\$225,617	
Material	100% Tile, Clay			
Pitch	100% Low (2:12 to 6:12 pitch)			
Interior			\$517,526	
Floor Finish				
Ceiling Finish		100% Drywall		
Partitions				
Length		3,281 ft.		
Structure		100% Studs, Girts, etc.		
Finish		100% Drywall		
Mechanicals			\$676,624	\$48,354
Heating		100% Forced Warm Air		
Cooling	100% Forced Cool Air			
Fire Protection		0% Manual Fire Alarm System		
	100% Sprinkler System			
	100% Automatic Fire Alarm System			
Plumbing		154 Total Fixtures		

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Valuation Detailed Report

Property Express
SUMMARY REPORT

Policy Number: ESTIMATE-0000600

4/6/2021

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
Electrical		100% Average Quality		
Elevators		0 Passenger 0 Freight		
Built-ins			\$196,655	
SUBTOTAL RC			\$2,184,079	\$86,126
ADDITIONS				
Custom Items				
ex cv area			\$39,750	
Total Additions			\$39,750	
TOTAL RC Section 1			\$2,223,829	\$86,126
TOTAL RC BUILDING 1 1			\$2,223,829	\$86,126

	Reconstruction	Sq.Ft.	\$/Sq.Ft.
LOCATION TOTAL, Location 1	\$2,223,829	22,970	\$97

	Reconstruction	Sq.Ft.	\$/Sq.Ft.
VALUATION GRAND TOTAL	\$2,223,829	22,970	\$97

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Valuation Detailed Report

Property Express
EQUIPMENT REPORT

Policy Number: ESTIMATE-0000600

4/6/2021

VALUATION

Valuation Number:	ESTIMATE-0000600	Effective Date:	03/05/2021
Value Basis:	Reconstruction	Expiration Date:	03/05/2022
		Estimate Expiration Date:	03/05/2022
		Cost as of:	12/2020

BUSINESS

Century Park II Condominium

Model V

Miami, FL 33174 USA

LOCATION 1 - Century Park II Condominium

Century Park II Condominium

Model V

Miami, FL 33174 USA

Equipment: Building items and site improvements

	Replacement	Depreciated
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Building 1, Section 1

Custom Items

(1) ex cv area	\$39,750	\$39,750
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LOCATION 1 - Century Park II Condominium TOTAL	\$39,750	\$39,750
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TOTAL	\$39,750	\$39,750
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Valuation Detailed Report

Property Express
SUMMARY REPORT

Policy Number: ESTIMATE-0000600

4/6/2021

VALUATION

Valuation Number:	ESTIMATE-0000600	Effective Date:	03/05/2021
Value Basis:	Reconstruction	Expiration Date:	03/05/2022
		Estimate Expiration Date:	03/05/2022
		Cost as of:	12/2020

BUSINESS

Century Park II Condominium

Model V

Miami, FL 33174 USA

LOCATION 1 - Century Park II Condominium

Century Park II Condominium

Model V

Miami, FL 33174 USA

BUILDING 1: SUPERSTRUCTURE				Reconstruction	Sq.Ft.	\$/Sq.Ft.
Section 1	100%	Condominium, w/o Interior Finishes		\$2,184,079	22,970	\$95

Section Totals				Reconstruction	Sq.Ft.	\$/Sq.Ft.
Section 1	100%	Condominium, w/o Interior Finishes		\$2,184,079	22,970	\$95

Total Additions: \$39,750

BUILDING TOTAL, Building 1	\$2,223,829	22,970	\$97
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BUILDING INSURANCE SUMMARY

Total Insured Amount \$0

Percent of Insurance to Value 0%

100% Co-insurance Requirement \$2,223,829 \$2,223,829

-100% Variance (\$2,223,829)

Reconstruction	Sq.Ft.	\$/Sq.Ft.
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LOCATION TOTAL, Location 1	\$2,223,829	22,970	\$97
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Reconstruction	Sq.Ft.	\$/Sq.Ft.
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VALUATION GRAND TOTAL	\$2,223,829	22,970	\$97
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End of Report

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