

**COMMERCIAL APPRAISAL REVIEW FORM**

**The appraisal report which is the subject of this review is briefly identified and described as follows:**

Name of Project/Property: N6116 - 6116 Tippin Avenue  
 Location/Legal: See attached addenda.  
 Type of Property:  Existing  Proposed Construction  
 Name of Appraiser: Roger K Lowery, MAI Telephone: 850-982-9032  
 Address: 3000 Langley Avenue, Suite 402, Pensacola, FL 32504  
 Report Addressed to: City of Pensacola - Pensacola International Airport Telephone: \_\_\_\_\_  
 Address: 2430 Airport Boulevard, Suite 225, Pensacola, FL 32504  
 Type of Appraisal Report:  Narrative  Printed Form  Other (identify)

**Section I - Purpose and Function of Appraisal**

Value Sought:  Market Value  Other (identify) \_\_\_\_\_ Date of Value:  Current  Future  Past  
 Interests Valued:  Fee Simple  Leased Interest \_\_\_\_\_ Definitions Given For:  Value Sought  Interest To Be Valued  
 Easements  Other (identify) \_\_\_\_\_  Market Rent  Other (identify) \_\_\_\_\_  
 Real Estate Valued:  Land  Improvements \_\_\_\_\_ Assumptions and Limiting Conditions:  Standard  Consistent with Valuation Process  
 Ground Lease  Personal Property \_\_\_\_\_  Third Party Report  Unreasonable or Excessive  
 Other (identify) \_\_\_\_\_  
 Comments: Purpose and Function of Appraisal all appear complete.

**Section II - Property Identification, Ownership and Assessment**

Does the report adequately contain or identify:	Yes	No	N/A		Yes	No	N/A
Property Location/Address	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Owners of Record	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Legal Description	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	History of Ownership	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Real Estate Tax Information	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	If Applicable to Subject Property:			
Assessments, Bonds, etc.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Amount of Purchase Price	<input type="checkbox"/>	\$ _____	
Existence of:				Pending Sales Price	<input type="checkbox"/>	\$ _____	
Deed Restrictions	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Asking Price	<input type="checkbox"/>	\$ _____	
Covenants, Conditions, Restrictions	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Option Price	<input type="checkbox"/>	\$ _____	
Moratoriums	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Other	<input type="checkbox"/>	\$ _____	

Comments: All property data appears complete. Extraordinary assumption associated with accuracy of property appraiser discussion relative to size and age of improvements.

**Section III - Location Analysis**

Does the report adequately describe or identify:	Yes	No	N/A	Does Report:	Yes	No	N/A
Region	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sum up and rate the area	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
City	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Identify and discuss important trends	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Neighborhood	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Identify nuisances or hazards	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments: The neighborhood boundaries are defined, but are relatively broad in nature, relative to the boundaries in essence being the city limits of Pensacola. The data provided all appears to be factual.

**Section IV - Property Description**

Comment upon the descriptions and analysis of the following:	Yes	No	IMPROVEMENTS:	Yes	No
SITE:			Adequate description of physical features	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Adequate description of physical features	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Attention given to:		
Identification of encumbrances	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Quality	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Does report state adequacy of site for existing or proposed use	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Functional Utility and Appeal	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Utilities available	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Age	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Special Problems:			Condition	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Flood	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Hazardous Conditions	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Environmental Hazards, Seismic, Toxic etc.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	ZONING:		
Other (identify) _____	<input type="checkbox"/>	<input type="checkbox"/>	Statement	<input checked="" type="checkbox"/>	<input type="checkbox"/>
			Definition	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Comments: The improvements are clearly and completely described, to include interior photographs.

**Section V - Highest and Best Use**

	Yes	No		Yes	No
Definition	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does property conform to zoning and neighborhood	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Components	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is use legal and physically possible	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Conclusion of highest and best use <u>Retail/Office</u>			Has the report in this or other sections discussed:		
Current Zoning <u>COM-Commercial</u>			Marketability (supply-demand, market trends, absorption occupancy levels)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Status zoning change <u>None</u>			Other (identify) _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Status of building permit (if proposed construction) <u>None</u>			Were other studies/reports considered	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Does report discuss feasibility/profitability	<input checked="" type="checkbox"/>	<input type="checkbox"/>			

Comments: Highest and Best Use appears complete.

**Section VI - Property Valuation**

Comment and rate the approaches to value:

<b>COST APPROACH:</b>	Satisfactory	Unsatisfactory	<b>DISCOUNTED CASH FLOW ANALYSIS (DCF)</b>	Satisfactory	Unsatisfactory
Format	<input type="checkbox"/>	<input type="checkbox"/>	Format	<input type="checkbox"/>	<input type="checkbox"/>
Adequacy of data	<input type="checkbox"/>	<input type="checkbox"/>	Adequacy of data and support for:		
Source of costs	<input type="checkbox"/>	<input type="checkbox"/>	Holding Period	<input type="checkbox"/>	<input type="checkbox"/>
Land value estimate	<input type="checkbox"/>	<input type="checkbox"/>	Growth Rates	<input type="checkbox"/>	<input type="checkbox"/>
Estimated cost new	<input type="checkbox"/>	<input type="checkbox"/>	Discount Rate	<input type="checkbox"/>	<input type="checkbox"/>
Depreciation estimate	<input type="checkbox"/>	<input type="checkbox"/>	Development of Cash Flow Estimates	<input type="checkbox"/>	<input type="checkbox"/>
<b>SALES COMPARISON APPROACH:</b>			Reversionary Value	<input type="checkbox"/>	<input type="checkbox"/>
Format	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other Methods of Processing		
Adequacy of data	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Income Stream (Mortgage Equity,		
Sources of data	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Band of Investments, etc.)	<input type="checkbox"/>	<input type="checkbox"/>
Summary of sales table	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>RECONCILIATION:</b>		
Use of adjustment grid table	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicated values are:		
Comparative analysis of sales	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Cost Approach	\$ _____	
<b>INCOME CAPITALIZATION APPROACH:</b>			Sales Comparison Approach	\$ <u>90,200</u>	
Format	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Income Approach	\$ <u>94,000</u>	
Selection of proper capitalization method	<input checked="" type="checkbox"/>	<input type="checkbox"/>	DCF Analysis	\$ _____	
Adequacy of data and support for:			Other (Pending Sale, etc.)	\$ _____	
Comparable Rentals	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Value Conclusion		\$ <u>93,000</u>
Vacancy and Loss Factor	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Allocation as Follows:		
Operating History	<input type="checkbox"/>	<input type="checkbox"/>	Land	\$ _____	
Rent Roll	<input type="checkbox"/>	<input type="checkbox"/>	Improvements	\$ _____	
Income Estimate	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Personal Property	\$ _____	
Expense Estimate	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other	\$ _____	
Net Operating Income	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Total Value		\$ <u>93,000</u>
Capitalization Rate	<input checked="" type="checkbox"/>	<input type="checkbox"/>			

Comments: Direct Capitalization was utilized, with overall capitalization rate developed from actual sales and income data. No Cost Approach was needed or developed. The two approaches applied provide a reasonable range of indicated value.

**Section VII - Other Report Requirements**

Does report contain a certification	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Does principal appraiser make statement of concurrence with value conclusion	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Is the report co-signed	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Does report contain appraiser(s) qualifications	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Did principal appraiser sign report	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No			
Did principal appraiser personally inspect subject property	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No			

**Section VIII - Final Rating of Appraisal**

<b>Report Format</b>	Acceptable	Unacceptable	<b>Property Valuation:</b>	Acceptable	Unacceptable
Readability and neatness	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Feasibility/Profitability	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Mathematical accuracy	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Market Trends	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Exhibits (Photos, Maps, etc.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Cost Approach	<input type="checkbox"/>	<input type="checkbox"/>
Appraiser's analytical ability	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sales Comparison Approach	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Purpose and function of appraisal	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Income Approach	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Property identification	<input checked="" type="checkbox"/>	<input type="checkbox"/>	DCF	<input type="checkbox"/>	<input type="checkbox"/>
Locational analysis	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Reconciliation	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Property Description:</b>			Date of Appraisal	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Site	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Overall Rating of Appraisal	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Improvements	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
Highest and Best Use	<input checked="" type="checkbox"/>	<input type="checkbox"/>			

Brief Comments on Unacceptable Ratings: The Direct Capitalization method was applied, with rates developed through analysis of sales data. This is acceptable.

**Section IX - Reviewer's Conclusions - Recommendations**

<b>Scope of Review:</b>			<b>If reviewer does not concur with the soundness of conclusion, then what is the recommended action:</b>
Read report	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Totally reject appraisal
Interviewed appraiser	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Have appraiser rework, revise, update the appraisal
Field Review	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Have another appraisal prepared by someone else
Does the Reviewer concur with the soundness of conclusion:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Other
Concluding Comments:	<u>The appraisal report appears complete and well supported. No inadequacies noted.</u>		

Reviewer's Signature \_\_\_\_\_ Date \_\_\_\_\_  
 Name of Reviewer G. Daniel Green, MAI, SRA  
 Position \_\_\_\_\_ Department \_\_\_\_\_  
 Address 103 Bay Bridge Dr Telephone (850) 934-1797 x100  
 City, State, Zip Gulf Breeze, FL 32561

# Supplemental Addendum

File No. 170814293

Borrower						
Property Address	6116 Tippin Ave					
City	Pensacola	County	Escambia	State	FL	Zip Code 32504
Lender/Client	City of Pensacola					

• **Order Form: Legal Description**

BEG AT NW COR OF SEC S ALG W LI 671 40/100 FT N 89 DEG 55 MIN E 33 FT FOR POB CONT SAME COURSE 64 25/100 FT S 0 DEG 10 MIN W 125 FT S 89 DEG 55 MIN W 64 25/100 FT N 0 DEG 10 MIN E 125 FT TO POB OR 7077 P 272 LESS OR 2869 P 561-12TH AVE R/W