

A RESTRICTED APPRAISAL REPORT OF

We Help Foundation
Located at 7959 West Ramona Boulevard
And 7960 Lakeland Street
Jacksonville, Duval County, Florida 32216

AT THE REQUEST OF:

HLI Investments and Funding – Fund 2, LLC

AS OF:

July 5, 2016

PREPARED BY:

CANTRELL RAY REAL ESTATE, LLC
200 West Forsyth Street
Suite 400
Jacksonville, Florida 32202
(904) 356-2054

CRRE APPRAISAL NO. 5217

PREPARED ON:

July 5, 2016

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CLIENT

The client is HLI Investments and Funding – Fund 2, LLC.

USE OF THE RESTRICTED APPRAISAL REPORT

The report will be used by our client, HLI Investments and Funding – Fund 2, LLC. The appraisal report will be used to help estimate value which will serve as a basis for financial decisions regarding the subject property. In that regard, use of the Restricted Appraisal Report may also be by the property owner for financial decisions with the client. The opinions and conclusions set forth in this report may not be understood without additional information maintained in the work file. The use of this report, however, does not influence or impact the analysis and conclusions of the appraisal.

SCOPE OF WORK

The subject property consists of a 0.54± acre, or 23,457± square foot site improved with a 2,000 square foot former residence, which has been reconfigured for commercial use, located at 7959 West Ramona Boulevard (Building 1) and a 2,141 square foot commercial building retail building located at 7960 Lakeland Street (Building 2), Jacksonville, Duval County, Florida. As of the date of value, the improvements were owner-occupied and operated as the We Help Foundation.

The appraisal problem is to estimate the market value of the fee simple interest of the subject property as of July 5, 2016. To appraise the subject property, it is necessary to use the Sales Comparison Approach to value. Given the age and physical features of the subject improvements, the Cost Approach is omitted. In the immediate market area, properties similar to the subject property are not often leased on a long-term basis, therefore, the Income Approach is omitted. Limiting the scope of work necessary to the Sales Comparison Approach will produce credible results.

To apply the Sales Comparison Approach, it is necessary for the appraiser to:

1. Research the competitive market for information on sales transactions, listings, and offers to purchase or sell involving properties that are similar to the subject property in terms of characteristics such as property type, date of sale, size, physical condition, location, and land use constraints;
2. Select relevant units of comparison, (price per acre, price per square foot, etc.), and develop a comparative analysis for each unit;
3. Identify differences between the comparable sale properties and the subject property using the elements of comparison, adjusting the price of each sale to reflect how it differs from the subject property or to eliminate a property; and
4. Reconcile the various value indications produced from the analysis of comparables into a single value indication or a range of values.

ASSUMPTIONS AND LIMITING CONDITIONS

A complete list of Assumptions and Limiting Conditions is included in the Addenda of this report.

IDENTIFICATION OF SUBJECT PROPERTY

The subject property consists of a 0.54± acre, or 23,457± square foot site improved with a 2,000 square foot former residence, which has been reconfigured for commercial use, located at 7959 West Ramona Boulevard (Building 1) and a 2,141 square foot commercial building retail building located at 7960 Lakeland Street (Building 2), Jacksonville, Duval County, Florida. As of the date of value, the improvements were owner-occupied and operated as the We Help Foundation. The property is identified by the Duval County Property Appraiser as real estate number 005947-0000.

Building 1 was originally constructed circa 1951, with interior renovations in 2012. Exterior construction is of a wood frame covered with brick veneer on a concrete slab foundation. The roof is of a wood frame covered with asphalt shingles. The interior layout includes a full kitchen, three private rooms, 2 ½ bathrooms, and a large, open room. In addition, the building contains a large storage room and former garage which is heated and cooled.



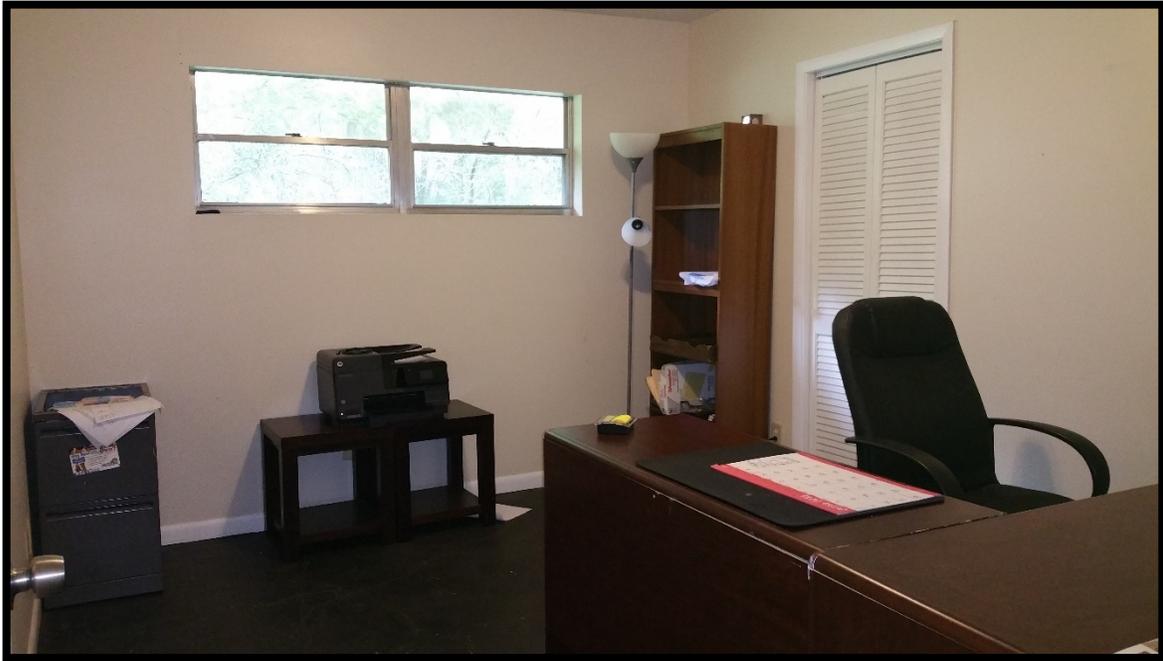
Exterior View of Building 1



Interior View of Building 1 Open Room



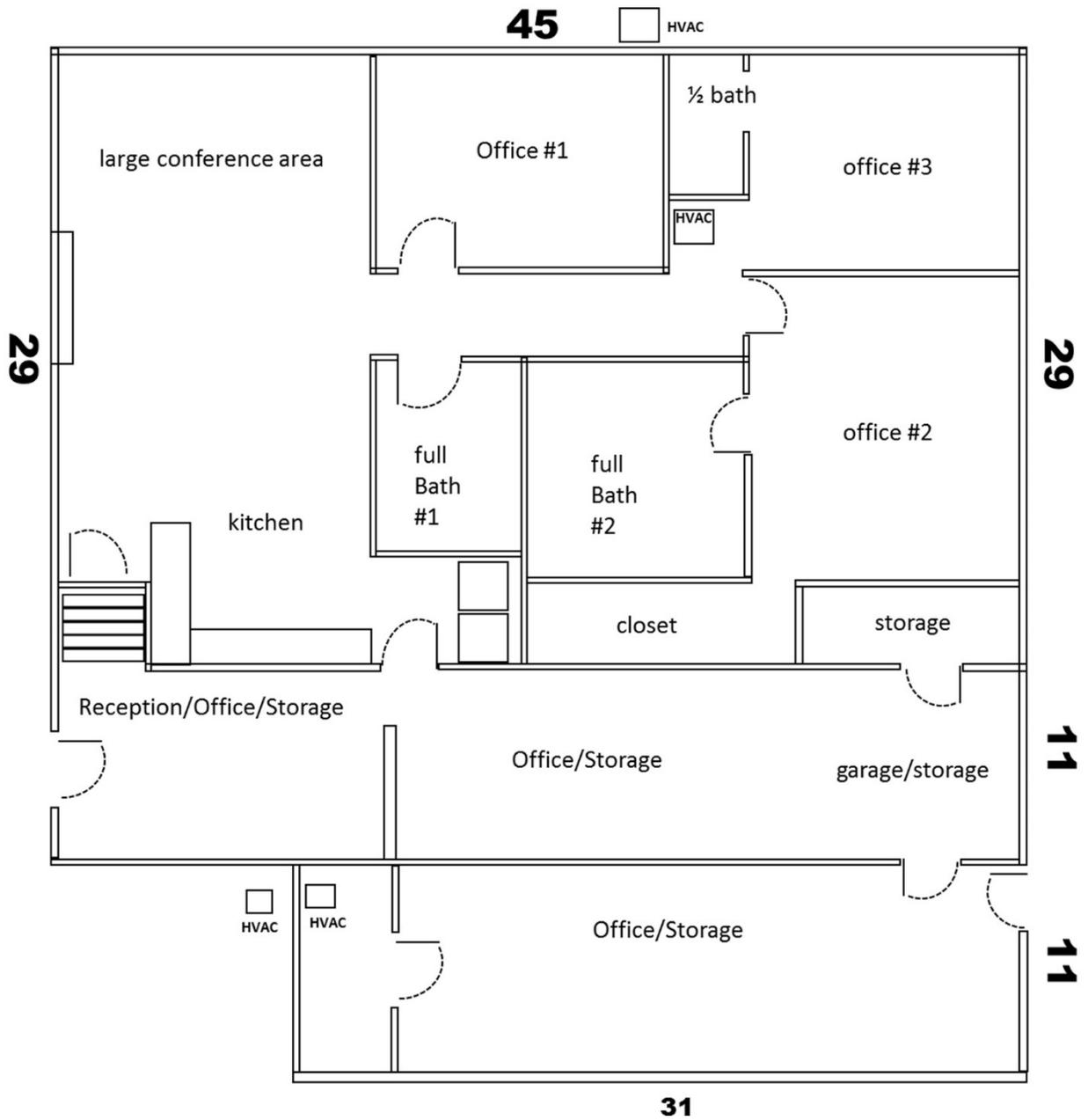
Interior View of Building 1 Full Kitchen



Typical Interior View of Building 1 Private Room



Exterior View of Building 1 Covered Entrance



Building 1 Floor Plan

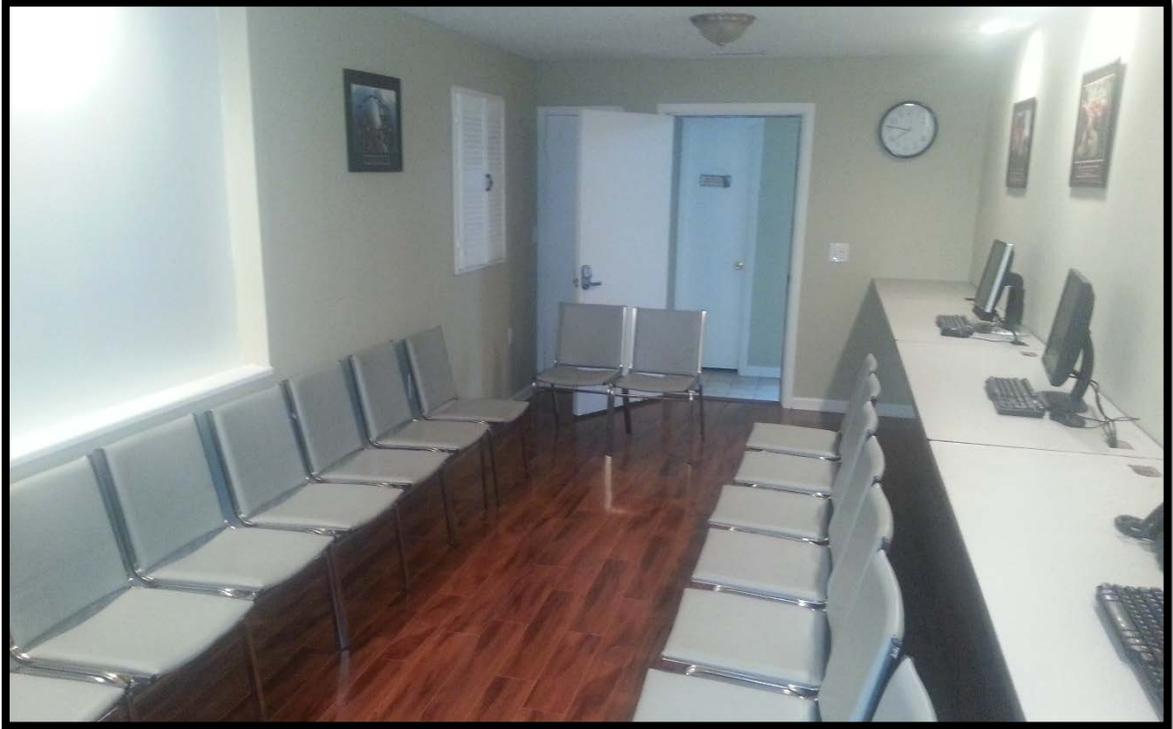
Building 2 was originally constructed circa 1975 and has been renovated and well maintained over time. Exterior construction is of a wood frame covered with vertical sheet siding. The roof is of a wood frame covered with asphalt shingles. The interior layout on the ground floor includes reception, private office, conference room, kitchenette, large conference room and finished garages and storage. The second level includes an IT office and large IT room. In addition, the site contains enough surplus land to allow for 180 surface parking spaces.



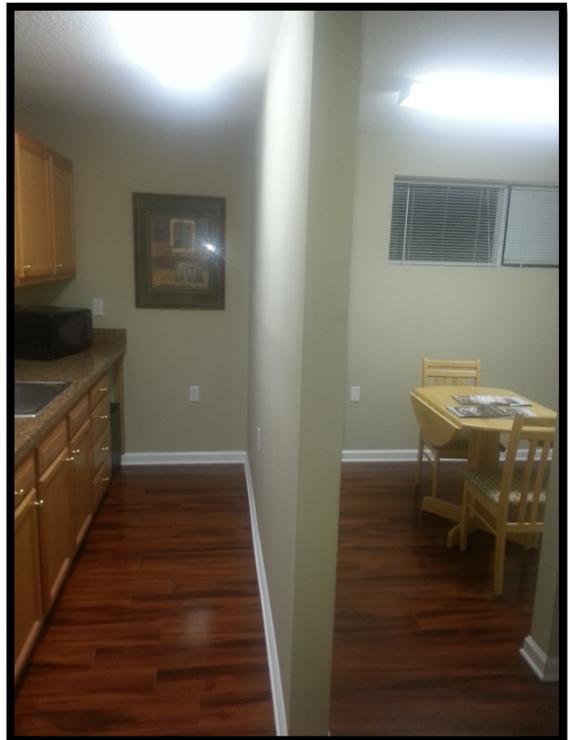
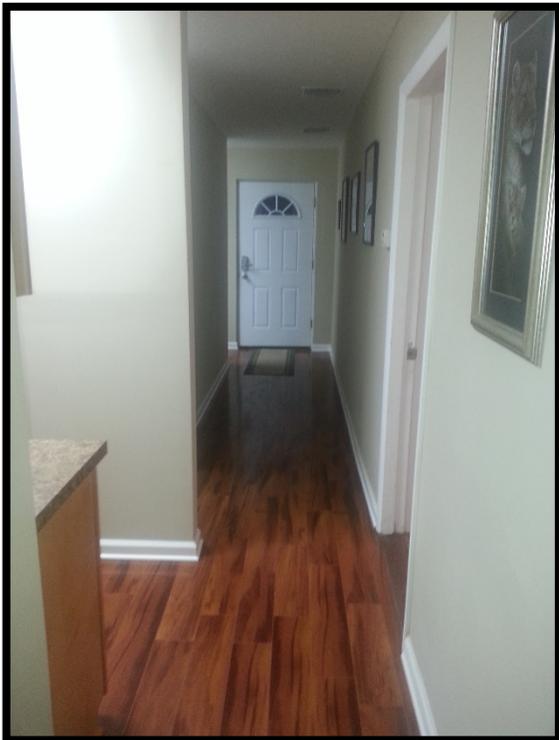
Exterior View of Building 2



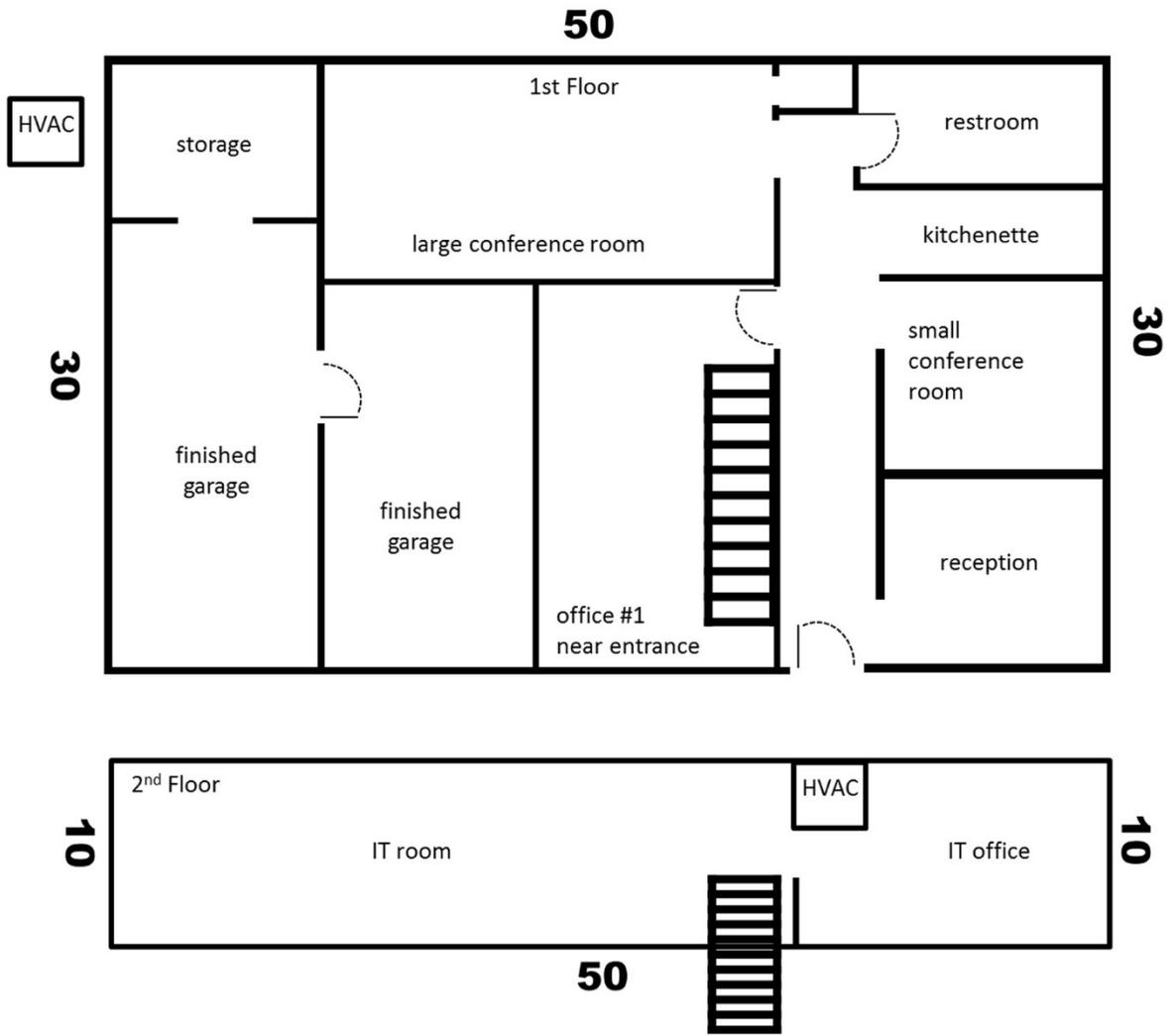
Exterior View of Surplus Land



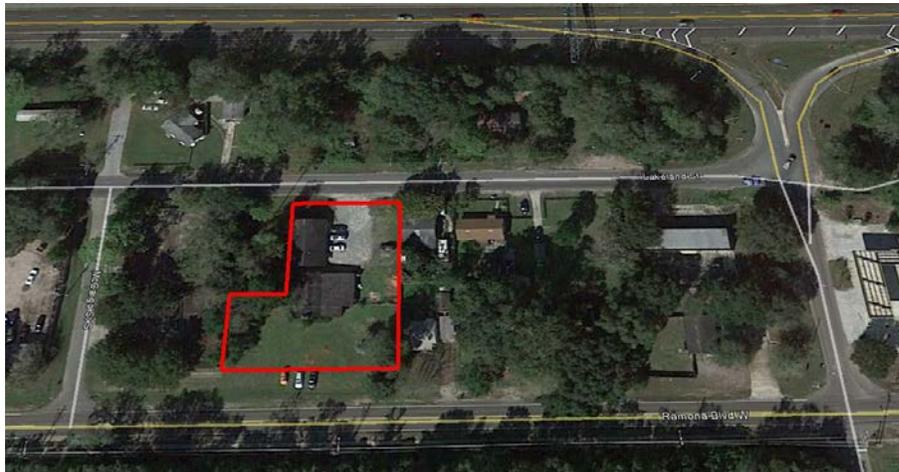
Interior View of Building 2 Large Conference Room



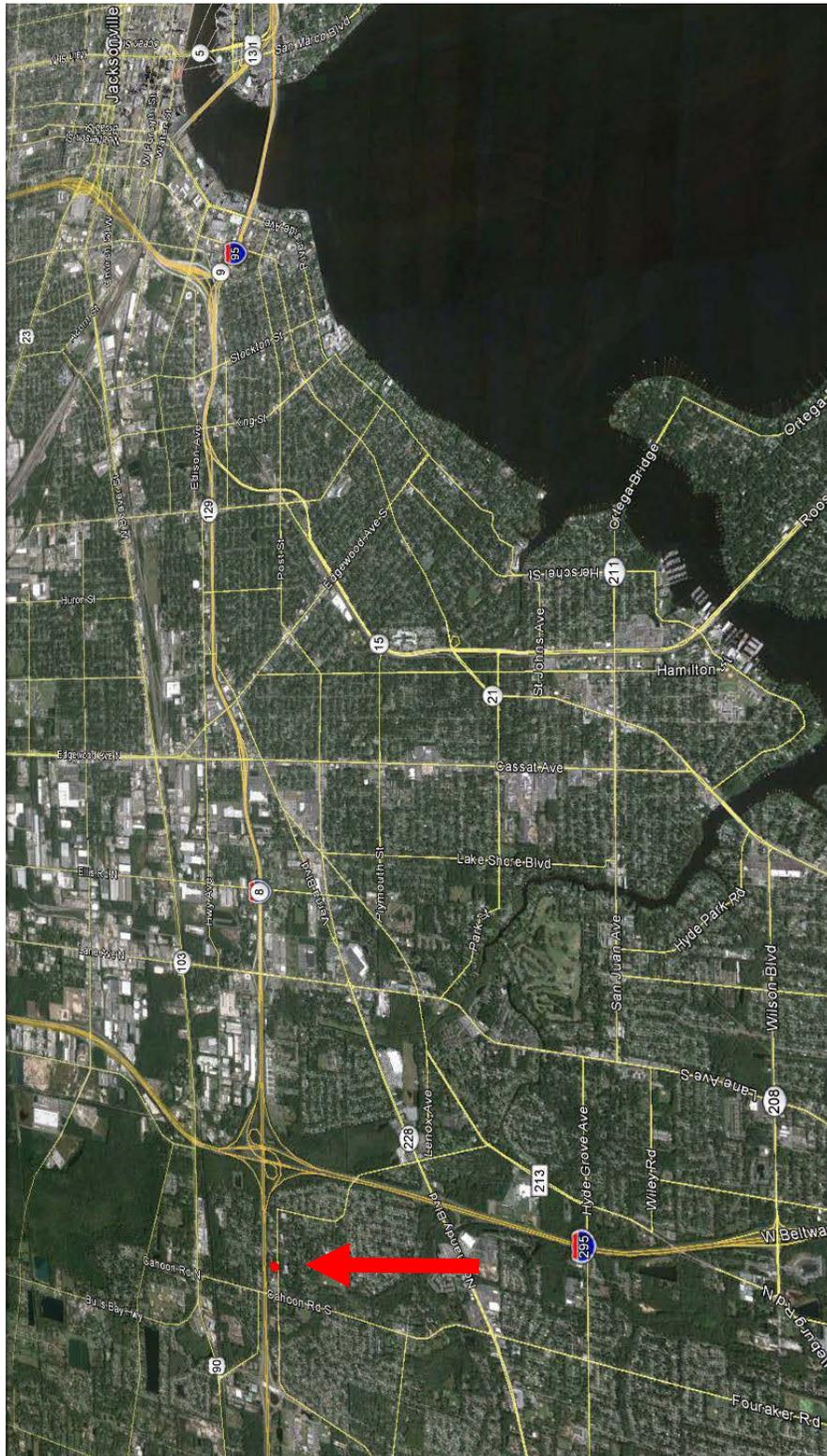
Interior Views of Building 2 Entrance and Kitchenette/Small Conference Room



Building 2 Floor Plan



Aerial View of Subject



Location of Subject Property

SALES HISTORY AND CURRENT OWNER

A title abstract has not been provided to the appraisers and a title search is not within the scope of this assignment. However, our research indicates that a transaction occurred on September 30, 2014 between S. M. Betros Plumbing Company, Inc. a dissolved Florida Corporation, as seller, and We Help Foundation, Inc., as buyer, for \$105,000. Subsequent to this transaction, the property received additional upgrades and renovations. No other transfers of ownership have occurred within the previous three years.

DEFINITION OF MARKET VALUE

Market value in this report is defined by the Appraisal Institute in The Appraisal of Real Estate, (14th edition), as:

The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. buyer and seller are typically motivated;
2. both parties are well informed or well advised, and each acting in what he or she considers his or her own best interest;
3. a reasonable time is allowed for exposure in the open market;
4. payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale. (p. 59)

PROPERTY RIGHTS APPRAISED

The subject property is valued as if owned in fee simple. Ownership of a title in fee establishes the interest in real property known as the fee simple estate, defined by the Appraisal Institute in The Appraisal of Real Estate, (14th edition) as:

Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat. (p. 5)

DATE OF VALUE ESTIMATE

The effective date for the market value of the fee simple interest of the subject property is as of July 5, 2016.

HIGHEST AND BEST USE

Highest and Best Use, as used in this report, is defined in The Appraisal of Real Estate, (14th edition), as follows:

The reasonably probable and legal use of vacant land or an improved property that is physically possible, appropriately supported, financially feasible, and that results in the highest value. (p. 332)

In order for the physically possible and legally permissible uses to be considered financially feasible, each must produce net revenue sufficient to satisfy the rate of return on invested capital required by the typical investor. We have investigated the market data to determine what types of uses would be considered financially feasible.

The subject property consists of a 0.54± acre, or 23,457± square foot site improved with a 2,000 square foot former residence, which has been reconfigured for commercial use, located at 7959 West Ramona Boulevard (Building 1) and a 2,141 square foot commercial building retail building located at 7960 Lakeland Street (Building 2), Jacksonville, Duval County, Florida. In total, the property contains 4,141 square feet of finished commercial space with surplus land for surface parking. The immediate area primarily consists of mixed developments, including commercial development and established residential infill.

Given the location of the subject site within the urban community, along with its size, shape, access, roadway frontage, and commercial zoning (CCG-1), the highest and best use of the subject site as-if vacant, is for some type of commercial use. This use would fit comfortably with the existing uses along Ramona Boulevard.

The subject property is improved with a 4,141 square feet of commercial space contained in two buildings. As of the date of value, the improvements were owner-occupied and operated as the We Help Foundation. Overall, the improvements are of good construction and are in good condition, being renovated over time. The subject property benefits from its location and access from two roads, just south of Interstate 10, and the significant surrounding residential infill. We have identified the highest and best use of the subject, as improved, as continued use as commercial buildings.

SALES COMPARISON APPROACH

The Sales Comparison Approach involves the process of gathering information from similar properties which have recently sold and, with an analysis of that data, an indication of the subject's fair market value is estimated through direct comparisons.

In the application of the Sales Comparison Approach, the Principle of Substitution implies that a prudent person would not pay more to buy a property than it would cost him to buy a comparable substitute property. This analysis can produce a good indication of value when there is an active market and where the physical and economic aspects of the comparable properties are highly similar to the subject property.

A systematic five-step procedure for applying the Sales Comparison Approach involves:

- Research** - the market for information on comparable properties;
- Verify** - that the data is accurate and representative of arm's-length transactions;
- Determine** - relative price units of comparison;
- Compare** - the subject with the comparables and either adjust the comparables prices for those differences that influence value or bracket the subject property based upon the subject's relative comparability when compared to the comparables;
- Reconcile** - the multiple value indications into a single value or range of values.

RESEARCH, VERIFICATION AND UNITS OF COMPARISON

A search for recent sales of comparable properties was made. Some of the sources for information included public records, local real estate agents, site inspections, buyers, sellers, etc. Our research in the immediate market area revealed four sales of properties of comparable use. All of the data is believed to be accurate and reliable.

Because like units must be compared, each sale price should be stated in appropriate units of comparison. We have placed our emphasis upon the sales price paid per square foot. Information collected about each comparable sale will be found on the following pages, along with a map that illustrates their locations in relation to the subject.

Improved Sale No. 1**Property Identification**

Record ID	4185
Property Type	Office
Address	2705 Atlantic Boulevard, Jacksonville, Duval County, Florida
Tax ID	145851-0000

Sale Data

Grantor	Petway Real Estate
Grantee	Wells Road Veterinary Medical
Sale Date	November 18, 2015
Deed Book/Page	17374/467
Property Rights	Fee Simple

Sale Price	\$329,000
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Land Data

Land Size	0.190 Acres or 8,276 SF
Zoning	CCG-1

General Physical Data

Building Type	Single-Tenant
Leasable SF	4,477
Construction Type	Concrete Block
Year Built	1950
Condition	Average

Indicators

Sale Price/Leasable SF	\$73.49
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Improved Sale No. 2**Property Identification**

Record ID	4186
Property Type	Office
Address	8159 Ramona Boulevard, Jacksonville, Duval County, Florida
Tax ID	005935-0000

Sale Data

Grantor	Dario Cruz
Grantee	Randall Castillo
Sale Date	May 11, 2015
Deed Book/Page	17161/261
Property Rights	Fee Simple

Sale Price	\$140,100
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Land Data

Land Size	0.450 Acres or 19,602 SF
Zoning	CCG-1

General Physical Data

Building Type	Single Tenant
Leasable SF	1,764

Construction Type	Wood Frame
Year Built	1950
Condition	Average

Indicators

Sale Price/Leasable SF	\$79.42
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Improved Sale No. 3**Property Identification**

Record ID	4187
Property Type	Office
Address	1954 Southside Boulevard, Jacksonville, Duval County, Florida
Tax ID	123387-0000

Sale Data

Grantor	Huhges Living Trust
Grantee	1954 Southside Boulevard, LLC
Sale Date	November 14, 2014
Deed Book/Page	16977/1114
Property Rights	Fee Simple

Sale Price	\$171,500
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Land Data

Land Size	1.160 Acres or 50,530 SF
Zoning	CO

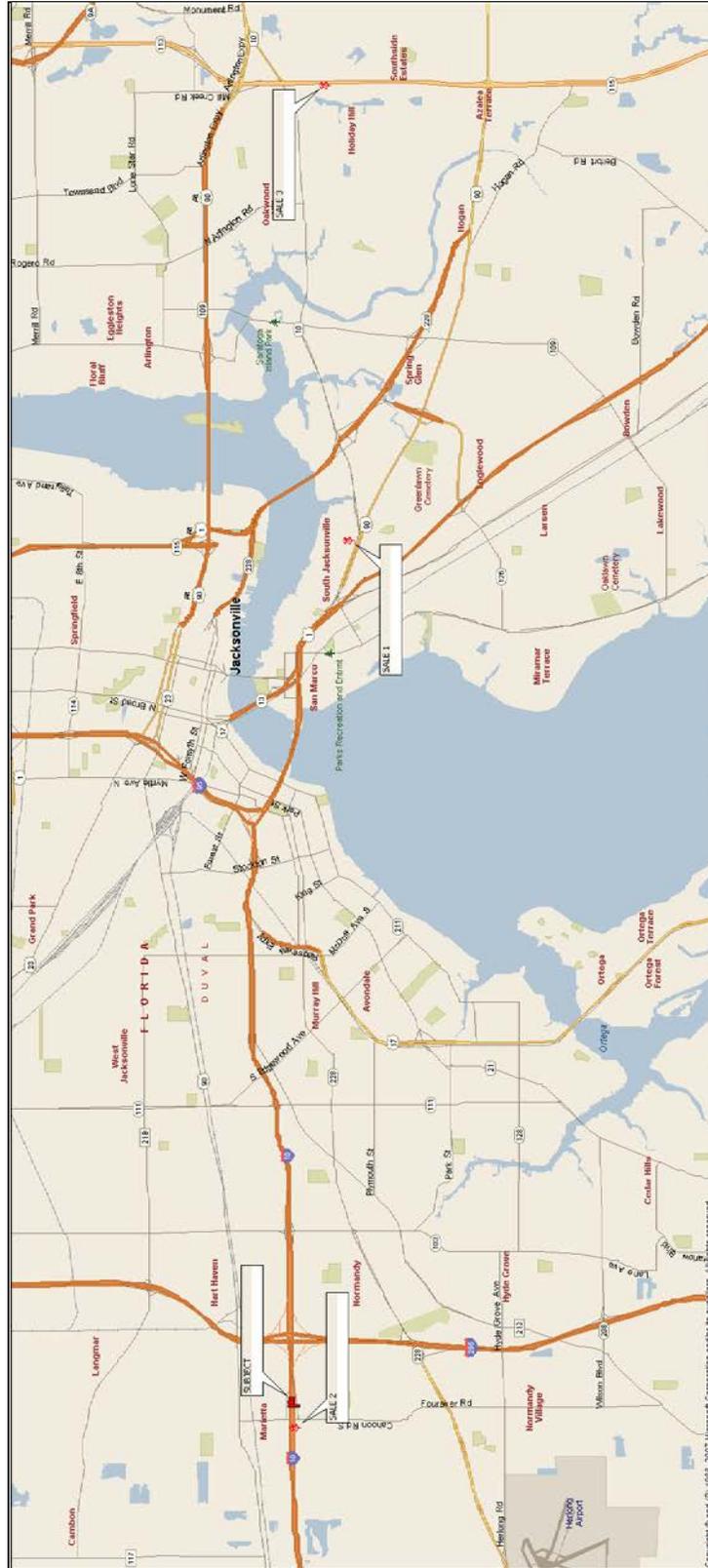
General Physical Data

Building Type	Single Tenant
Leasable SF	1,943
Construction Type	Wood Frame
Year Built	1946
Condition	Average

Indicators

Sale Price/Leasable SF	\$88.27
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IMPROVED SALES MAP



SUMMARY OF IMPROVED SALES

No.	Address	Sale Date	Sale Price	Year Built	Building Size	\$/SF
1	Atlantic Boulevard	Nov-15	\$ 329,000	1950	4,477	\$ 73.49
2	Ramona Boulevard	May-15	\$ 140,100	1950	1,764	\$ 79.42
3	Southside Boulevard	Nov-14	\$ 171,500	1946	1,943	\$ 88.27
<i>S</i>	<i>Ramona / Lakeland</i>	<i>Jul-16</i>		<i>1951 / 1975</i>	<i>4,141</i>	

We have included herein details on three sales of commercial properties considered to be the most similar to the subject property. These properties represent recent sales available for analysis. All of the sales were results of arm's-length negotiations between buyer and seller and were consummated on cash terms or its equivalent. We have therefore not thought it necessary to adjust any of the transactions for conditions of sale or financing.

We have analyzed the characteristics of the comparable sales and compared them to the subject property. Because of the recent sale dates of the comparable properties, no adjustments for market conditions are warranted.

Location

The subject property is located along Ramona Boulevard with additional access and frontage along Street. Comparable Sale 2 is located just west of the subject property and is considered to have the same location. Therefore, no adjustment is warranted for location. Comparable Sale 1 located on Atlantic Boulevard, near its intersection with Beach Boulevard, just east of Interstate 95 in the St. Nicholas area of Jacksonville. While established, with older commercial uses, the proximity of the property to other more prominent uses and residential infill indicates that the location of this property is slightly superior to the subject. Comparable Sale 3 is located on the west side of Southside Boulevard, a major north/south traveling thoroughfare in central Jacksonville. While the immediate area has older, similar-type improvements, the general location on Southside Boulevard is superior to the subject. Therefore, upwards adjustments are warranted for the location of Comparable Sales 1 and 3.

Age/Condition

The subject property was constructed circa 1951 and 1975, with renovations and upkeep over time. The Comparable Sales have a similar age (1946 to 1950) and have a similar condition. Therefore, no adjustment for age or condition is warranted.

Building Size

The subject property contains two commercial buildings which total 4,141 square feet. The size of Comparable Sale 1, at 4,477 square feet, is considered similar to the size of the subject; therefore, no adjustment for size is necessary. Comparable Sale 2 and 3 are smaller than the subject property (1,764 and 1,943 square feet). Typically, smaller properties command a higher unit value when compared to larger properties. Similarly, larger properties sell for lower unit values when compared to smaller properties. Therefore, a downward adjustment is warranted for the smaller sized of Comparable Sales 2 and 3.

A summary of the adjustments follow.

COMPARABLE SALES ADJUSTMENT GRID				
	SUBJECT	SALE 1	SALE 2	SALE 3
LOCATION	Ramona / Lakeland	Atlantic Boulevard	Ramona Boulevard	Southside Boulevard
SIZE	4,141	4,477	1,764	1,943
DATE OF SALE	<i>Jul-16</i>	Nov-15	May-15	Nov-14
SALE PRICE		\$329,000	\$140,100	\$171,500
PRICE PER SF		\$73.49	\$79.42	\$88.27
LOCATION Adjustment	Ramona	Superior -5%	Same 0%	Superior -10%
AGE/CONDITION Adjustment	Reno/Good	Similar 0%	Similar 0%	Similar 0%
SIZE Adjustment	4,141	Similar 0%	Smaller -5%	Smaller -5%
Total Adjustment		-5%	-5%	-15%
Total Amount Adjusted		-\$3.67	-\$3.97	-\$13.24
UNIT VALUES		\$70	\$75	\$75

CONCLUSION OF VALUE

The improved properties have been analyzed in comparison with the subject. The comparable properties included herein represent commercial properties that are considered to be most similar to the subject property.

The three sales indicated adjusted unit values ranging from \$70 to \$75 per square foot, with a mean of \$73 per square foot. Adjustments were warranted for location, age/condition, and building size. Based on the sales presented and the adjustments considered herein, we conclude the unit value, as of July 5, 2016, to be \$75 per square foot.

$$4,141 \text{ /SF} \times \$75 \text{ /SF} = \$ 310,575$$

Rounded \$ 310,000

Subject to the Assumptions and Limiting Conditions in this report, the market value of the fee simple interest of subject property, as of July 5, 2016 is concluded to be:

\$ 310,000

THREE HUNDRED TEN THOUSAND DOLLARS

REASONABLE EXPOSURE TIME

According to Statement on Appraisal Standards No. 6 of the Uniform Standards of Professional Appraisal Practice of The Appraisal Foundation, exposure time is defined as:

The estimated length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal; a retrospective opinion based on an analysis of past events assuming a competitive open market.

Thus, a reasonable exposure time is not synonymous with a marketing time estimate, as it is assumed to have occurred prior to the date of valuation. Inherent in the market value estimate is not that it will sell within the estimated marketing time, but that it would have sold assuming prudent marketing within some reasonable exposure time prior to the valuation date. In this instance, we have concluded that the reasonable exposure time occurring prior to the date of valuation that would have resulted in a contract of sale at the market value estimate would have been approximately 12 months.

ADDENDA

CERTIFICATE OF APPRAISAL

The undersigned do hereby certify that, to the best of our knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
3. We have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
4. We have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
5. We have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
6. Our engagement in this assignment was not contingent upon developing or reporting predetermined results.
7. Our compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
8. Our analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
9. Matthew P. Ray, MAI, has made a personal inspection of the property that is the subject of this report.
10. I, the supervisory appraiser of a registered appraiser trainee who contributed to the development or communication of this appraisal, hereby accepts full and complete responsibility for any work performed by the registered appraiser trainee named in this report as if it were my own work.
11. No one other than Rikke Mihos, has provided significant real property assistance to the person signing this certification.
12. As of the date of this report, Matthew P. Ray, MAI has completed the continuing education program for Designated Members of the Appraisal Institute.
13. The reported analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.
14. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
15. We have not previously provided appraisal services for the subject property within a three-year period immediately preceding acceptance of the assignment as an appraiser or in any other capacity and do not have any current or prospective interest in the subject property or parties involved.
16. The appraiser is competent to complete this report in accordance with the competency provision in the USPAP.

Matthew P. Ray, MAI
State Certified General Appraiser
License No. RZ 2663

Rikke L. Mihos
State-Registered Trainee Appraiser
#RI24051

ASSUMPTIONS AND LIMITING CONDITIONS

This appraisal report has been made with the following Assumptions and Limiting Conditions:

1. This is a Restricted Appraisal Report that is intended to comply with reporting requirements set forth under Standard Rule 2-2(a) of the Uniform Standards of Professional Appraisal Practice for a Summary Appraisal Report. As such, it might not include full discussions of the data, reasoning, and analyses that were used in the appraisal process to develop the appraiser's opinion of value. Supporting documentation concerning the data, reasoning, and analyses is retained in the appraiser's file. The information contained in this report is specific to the needs of the client and for the intended use stated in this report. The appraiser is not responsible for unauthorized use of this report.
2. No responsibility is assumed for the legal description or for matters including legal or title considerations. Title to the property is assumed to be good and marketable unless otherwise stated.
3. The property is appraised free and clear of any or all liens or encumbrances unless otherwise stated.
4. Responsible ownership and competent property management are assumed.
5. The information furnished by others is believed to be reliable. However, no warranty is given for its accuracy.
6. All engineering is assumed correct. The plot plans and illustrative material in this report are included only to assist the reader in visualizing the property and may not be relied upon for any other purpose.
7. It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures that render it more or less valuable. No responsibility is assumed for such conditions or for arranging for engineering studies that may be required to discover them.
8. It is assumed that there is full compliance with all applicable federal, state and local environmental regulations and laws, unless noncompliance is stated, defined and considered in the appraisal report.
9. It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless nonconformity has been stated, defined, and considered in the appraisal report.
10. It is assumed that all required licenses, certificates of occupancy, consents or other legislative or administrative authority from any local, state or national government or private entity or organization have been or can be obtained or renewed for any use on which the value estimate contained in this report is based.
11. It is assumed that the use of the land and improvements lies within the boundaries or property lines of the property described and that there is no encroachment or trespass unless otherwise noted in the report.
12. The distribution, if any, of the total value between land and improvements applies only to the use stated in this report. The separate allocations for land and buildings must not be used in conjunction with any other use or appraisal and are invalid if so used.

13. Possession of this report, or a copy thereof, does not carry with it the right of publication. It may not be used for any purpose by any person other than the party to whom it is addressed without the written consent of the appraiser and, in that event, only with properly written qualifications and only in its entirety.
14. The appraiser herein, by reason of this appraisal, is not required to give further consultation, testimony, or be in attendance in court with reference to the property in question, unless arrangements have been previously made.
15. Neither all, nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraiser or the firm with which the appraiser is connected) shall be disseminated to the public through advertising, public relations, news, sales or another media without the prior written consent and approval of the appraiser.
16. Survey exception: Any statement of facts an accurate survey might show.
17. Unless otherwise stated in this report, the existence of hazardous substances, including without limitation, asbestos, polychlorinated biphenyls, petroleum leakage or agricultural chemicals, which may or may not be present on the property, other environmental conditions, was not called to the attention of nor 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. If the presence of such substances, such as asbestos, urea formaldehyde, foam insulation, or other hazardous substances or environmental conditions, may affect the value of the property, the value estimated is predicated on the assumption that there are no such conditions 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.
18. Any value estimates provided in the report apply to the entire property, and any proration or division of the total into fractional interests will invalidate the value estimate, unless such proration or division of interest has been set forth in the report.
19. The forecasts, projections, or operating estimates contained herein are based upon current market conditions and anticipated short-term supply and demand factors and is, therefore, subject to changes in future conditions.
20. The Value estimate applies only to the date specified in the report. Value is affected by related and unrelated economic conditions, both local and national. Unforeseen changes in economic conditions can impact the future value of subject property.
21. The appraiser is not qualified to identify areas that may be legally defined as jurisdictional wetlands. The appraiser assumes no liability for identification of any possible jurisdictional wetland areas on the site.

SPECIAL ASSUMPTION AND LIMITING CONDITIONS

22. A certified boundary survey, as-built survey or construction drawings of the subject property were not provided to the appraiser. The appraiser relied upon the public records of Duval County to estimate and describe the size and shape of the subject property.

PROFESSIONAL QUALIFICATIONS: MATTHEW P. RAY, MAI

PROFESSIONAL DESIGNATIONS

MAI – Member, Appraisal Institute

Florida State Certified General Real Estate Appraiser - License No. RZ 2663

Georgia Certified General Real Estate Appraiser - License No. 328454

Virginia State Certified General Appraiser - License No. 016557

North Carolina Certified General Real Estate Appraiser - License No. A7944

Florida State Licensed Real Estate Sales Associate - License No. SL3251162

Member of NAIOP

EDUCATION

The Florida State University

Bachelor of Science, Real Estate, 1999

PROFESSIONAL EXPERIENCE

Focuses primarily on appraisal, consulting, development and property management of commercial real estate in Florida, Georgia, Virginia and North Carolina. Appraisal experience includes valuation for eminent domain, Bert Harris Act claims and civil litigation, as well as estate planning, tax appeals and mortgage collateral for financial institutions. Has been qualified as an expert witness in the Circuit Court of Duval and U.S. Bankruptcy Court, Middle District of Florida. Testimony experience includes civil litigation, environmental contamination, eminent domain, bankruptcy and ad valorem tax protest.

APPRAISAL EXPERIENCE

- Vacant Commercial
- Vacant Residential
- Vacant Industrial
- Vacant Agricultural
- Vacant Multi-Family
- Vacant Subdivision
- Street-Side Commercial/Retail
- Free-Standing Commercial/Retail
- Free-Standing Industrial/Warehouse
- Free-Standing Office
- Free-Standing Restaurant
- Gasoline Station/Convenience
- Hotel/Motel
- Multi-Family/Apartment
- Funeral Home
- Marina
- Restaurant
- High-Rise Office
- Office/Warehouse
- Distribution/Warehouse
- Office/Warehouse Condominium
- Bank
- Auto/Service Station
- Subdivision
- Equestrian Community
- Automotive Dealership
- Surface Parking Lot/Parking Garage
- Medical Office
- Special Purpose Properties
- Property Tax Assessment
- Corridor Valuation
- Development Rights
- Partial Interests
- Conservation Easements

APPRAISAL INSTITUTE COURSEWORK

Course – Valuation of Conservation Easements

Course – Advanced Applications

Course – Report Writing and Valuation Analysis

Course – Advanced Sales Comparison and Cost Approach

Course – Highest and Best Use and Market Analysis

Course – Advanced Income Capitalization Approach

Course – Business Practices and Ethics

Course – Basic Income Capitalization Approach

Course – National Uniform Standards of Professional Appraisal Practice

REAL PROPERTY APPRAISAL ASSISTANCE

Rikke Mihos provided real property appraisal assistance to the person signing this report as she performed the following:

- File management and general administrative services.
- Identify, collect, and review assignment related materials.
- Prepare exhibits, illustrations, or maps for use in the appraisal report.
- Assist Mr. Ray in the collection and verification of market data.
- Assist Mr. Ray in the preparation of the appraisal report.

Total Hours: 30

Rikke Mihos
State-Registered Trainee Appraiser
License No. RI 24051