



365 Fifth Avenue South, Suite 201, Naples, FL 34102

Tel: (239) 435-1008

Email: townsend@townsendappraisalsinc.com

Website: townsendappraisalsinc.com

**APPRAISAL REPORT
FOR
INSURANCE PURPOSES**

**MARCO COURTYARD TOWERS
MARCO ISLAND, FLORIDA**

AS OF
JANUARY 1, 2025

PREPARED FOR
**BOARD OF DIRECTORS
MARCO COURTYARD TOWERS
CONDOMINIUM ASSOCIATION**

PREPARED BY
TOWNSEND APPRAISALS, INC.

TOWNSEND APPRAISALS, INC.

365 Fifth Avenue South, Suite 201

Naples, Florida 34102

Tel: (239) 435-1008

Fax: (239) 435-1790

Email: townsend@townsendappraisals.com

January 13, 2025

Board of Directors
Marco Courtyard Towers
Condominium Association
c/o Mr. Nick Lordi, President
1111 Swallow Avenue
Marco Island, FL 34145

Re: File #25-1421-I

Dear Board of Directors,

This Appraisal Report provides data based on the inspection and research required for appraisal of the referenced property. As requested, this appraisal is for insurance purposes and only a Cost Approach to Value of the described improvements is applicable. This Appraisal and Summary Report is in accordance with the provisions of the Uniform Standards of Professional Appraisal Practice (USPAP) as promulgated by the Appraisal Standards Board of the Appraisal Foundation. This is in accordance with Certified Appraisal Reports as required by the State of Florida Statutes Chapter 475, Part II.

This report contains a description of the relevant factors considered in arriving at an opinion of the insurable value based on the described Cost Approach to Value. The Market Approach to Value and the Income Approach to Value are not applicable to this appraisal.

Based on inspection of the Subject Property, knowledge of local construction costs, and cost data from Marshall and Swift Valuation Service, it is my opinion that the Summary Sheets and Worksheets in the following report indicate the Replacement Cost Values of the Subject Property as of **January 1, 2025**. This appraisal is meant as a guide to assist the client, together with their insurance advisor, in determining appropriate insurance coverage for the subject property.

This appraisal is subject to the Contingent and Limiting Conditions and the Appraiser's Certification, considered standard for this type of appraisal assignment and included in this report.

Regards,



Rick Logan
State-certified General Real
Estate Appraiser RZ3121

TABLE OF CONTENTS

Transmittal Letter.....	1
Table of Contents.....	2
Summary for Hazard Insurance.....	3
Summary for Flood Insurance.....	4
Hazard and Flood Procedures.....	5
Appraisal Description.....	6
Certification.....	7
Contingent and Limiting Conditions.....	8-9
Definitions.....	10
General Procedures.....	11
Update Service.....	11
Construction Analysis.....	12
Insurance Exclusions.....	13
Reference.....	13

ADDENDUM

Townsend Appraisals Valuation Program

Cost Adjustments

Florida Condominium Statutes Chapter 718.111

ISO Rating Classifications

Marshall & Swift Reference Information

Appraiser Qualifications

Worksheets

Photographs

**SUMMARY FOR HAZARD INSURANCE
MARCO COURTYARD TOWERS
EFFECTIVE DATE: JANUARY 1, 2025**

BLDG NO.	DESCRIPTION	BLDG TYPE	REPLACEMENT COST VALUE	INSURANCE EXCLUSIONS	INSURANCE REPLACEMENT COST VALUE
1	1111 SWALLOW AVENUE	1	\$ 6,450,718	\$ (146,381)	\$ 6,304,337
2	1121 SWALLOW AVENUE	3	\$ 7,844,617	\$ (177,510)	\$ 7,667,107
3	1131 SWALLOW AVENUE	4	\$ 7,844,617	\$ (177,510)	\$ 7,667,107
4	1141 SWALLOW AVENUE	2	\$ 6,925,423	\$ (155,759)	\$ 6,769,664
TOTAL RESIDENTIAL BUILDINGS			\$ 29,065,375	\$ (657,160)	\$ 28,408,215
5	CLUBHOUSE		\$ 350,905	\$ (24,792)	\$ 326,113
6	PUMP HOUSE #1		\$ 119,735	\$ (4,708)	\$ 115,027
7	PUMP HOUSE #2		\$ 119,735	\$ (4,708)	\$ 115,027
	OTHER AMENITIES		\$ 830,796	N/A	\$ 830,796
TOTAL ALL IMPROVEMENTS			\$ 30,486,546	\$ (691,368)	\$ 29,795,178

**SUMMARY FOR FLOOD INSURANCE
MARCO COURTYARD TOWERS
EFFECTIVE DATE: JANUARY 1, 2025**

BLDG NO.	DESCRIPTION	BLDG TYPE	REPLACEMENT COST VALUE	DEPRECIATION	ACTUAL CASH VALUE
1	1111 SWALLOW AVENUE	1	\$ 7,669,617	\$ (613,401)	\$ 7,056,216
2	1121 SWALLOW AVENUE	3	\$ 9,402,983	\$ (752,103)	\$ 8,650,880
3	1131 SWALLOW AVENUE	4	\$ 9,402,983	\$ (752,103)	\$ 8,650,880
4	1141 SWALLOW AVENUE	2	\$ 8,248,091	\$ (659,739)	\$ 7,588,352
TOTAL RESIDENTIAL BUILDINGS			\$ 34,723,674	\$ (2,777,346)	\$ 31,946,328
5	CLUBHOUSE		\$ 350,905	\$ (27,936)	\$ 322,969
6	PUMP HOUSE #1		\$ 119,735	\$ (4,422)	\$ 115,313
7	PUMP HOUSE #2		\$ 119,735	\$ (4,422)	\$ 115,313
	OTHER AMENITIES			N/A	
TOTAL ALL IMPROVEMENTS			\$ 35,314,049	\$ (2,814,126)	\$ 32,499,923

HAZARD AND FLOOD PROCEDURES

HAZARD (PROPERTY) INSURANCE

Hazard insurance value is shown in this report as Replacement Cost Value (RCV) and Insurable Replacement Cost Value (RCV minus applicable exclusions). Depreciation does not apply.

Florida Condominium Statutes Chapter 718.111 (11) determines Condominium Association Insurance procedures (see Addendum). Based on the Florida Condominium Statutes, components of the unit interiors are not included as hazard insurable items for Condominium Associations.

Typically, the appraiser applies the same exclusions to Homeowners Associations and Cooperatives unless the client instructs the appraiser differently, in writing, before the report is completed.

In accordance with Florida condominium law, the following items are not included in Replacement Cost Value:

- Floor Coverings
- Wall Coverings
- Ceiling Coverings
- Electrical Fixtures
- Appliances
- Water Heaters
- Water Filters
- Built-in Cabinets and Counter Tops
- Window Treatments including Hardware

Additionally, to comply with standard insurance underwriting procedures, the following components are not included in Insurance Replacement Cost Value:

- Piping Underground
- Site Work
- Foundation
- Excavation, Grading, Backfilling or Filling

FLOOD INSURANCE

The National Flood Insurance Program guidelines as described in the code for the Federal Emergency Management Agency (FEMA) determine what is included in the estimated values for Flood Insurance.

Flood Insurance Values for Condominium Association residential buildings are based on Replacement Cost Value (RCV). Values for non-residential buildings are based on Actual Cash Value (ACV), which is RCV minus depreciation.

As a result of the different procedures for calculating Hazard and Flood values, Flood Insurance Values for residential buildings will normally exceed the Hazard Value.

Estimated Flood Insurance Value includes the following:

- Floor Coverings
- Wall Coverings
- Ceiling Coverings
- Electrical Fixtures
- Appliances
- Concrete Slab
- Piping Underground
- Site Work
- Water Heaters
- Water Filters
- Built-in Cabinets and Counter Tops
- Window Treatments including Hardware
- Air-conditioning
- Foundation
- Excavation

APPRAISAL DESCRIPTION

PURPOSE OF THE APPRAISAL:

The purpose of this appraisal is to estimate the replacement cost of the improvements of the Subject Property known as **Marco Courtyard Towers**, as defined in the report, as of the effective date of the appraisal. See the Property Description below.

FUNCTION OF THE APPRAISAL:

It is the Appraiser's understanding that this appraisal is to serve as the basis for establishing insurance coverage limits for the Subject Property.

EFFECTIVE DATE OF THE VALUATION: January 1, 2025.

SCOPE OF WORK:

This appraisal will provide an estimate of replacement cost for the described improvements required for insurance by using the Cost Approach to Value. The Market Approach to Value and the Income Approach to Value are not appropriate for this Appraisal.

The research and analysis which was necessary to prepare this report in accordance with the Uniform Standards of Professional Appraisal Practice and the purpose and function, as stated, has focused on the relationship of the Subject Property to the local and area market. Base data for this appraisal comes from current cost information provided by Marshall and Swift Valuation Service and is supplemented with area construction cost data.

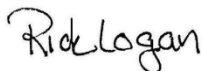
Insurance exclusions are shown on the worksheets for Hazard (Property) Insurance consideration. No exclusions are typically considered for Flood Insurance coverage.

Demolition/debris calculations are an insurance function and not addressed in this report.

CERTIFICATION

I certify that, to the best of my 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, unbiased professional analyses, opinions, and conclusions.
3. I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved which affected my opinion of value.
4. I have not performed appraisal services for the property that is the subject of this report within the three-year period immediately preceding acceptance of the assignment.
5. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
6. My engagement in this assignment was not contingent upon developing or reporting predetermined results.
7. My compensation for completing this assignment is not contingent upon the 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. My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
9. I did not make a personal inspection of the property that is the subject of this report.
10. Alexander Szecsodi, State-registered Trainee Appraiser RI24189, provided me with significant real property appraisal assistance in the formulation of this report that included the following: reviewed the documents from previous appraisals of the subject property, researched the applicable county records and other sources for information on the subject, performed the on-site inspection, analyzed the building's construction type, components and quality, chose the appropriate format to present the report to the client, input the applicable costs into the appraisal form, described the subject property in a manner acceptable to both the client and end users of the report, prepared the report for final review and transmittal to the client. Alexander Szecsodi contributed approximately ten hours of time to the formulation and presentation of this report.
11. 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.



Rick Logan
State Certified General
Real Estate Appraiser RZ3121

CONTINGENT AND LIMITING CONDITIONS

1. To calculate replacement cost values for this report, the appraiser uses the Automated Valuation Module (AVM) Commercial Express, developed by CoreLogic, Inc. After input of specific building details such as construction type, square footage, wall height, roof type and materials, etc., the program calculates replacement values. Additionally, the appraiser uses data from Townsend Appraisals files, costs from similar projects, and information supplied by local contractors and builders to support the value estimate developed using the Commercial Express program.
2. For this Property Insurance Appraisal, the Appraiser uses only the Cost Approach to Value. The resulting Insurance Replacement Cost Value is based on construction cost formulas derived from the analysis of actual construction costs and uses local labor rates, material prices, manufactured equipment, and contractor's overhead and profit and it is based on replacing the building as a complete unit at one time. This Appraisal is not a Market Value Appraisal and does not include the value of the land.
3. This Property Insurance Appraisal is based on original "as-built" building configurations as determined from architectural plans and/or field observations, excluding owner-added upgrades and additions. It does not consider contents, personal property, trade fixtures, land value, non-insurable improvements, or other site improvements except those noted as included in this report.
4. When estimating the Replacement Cost Value, Insurable Replacement Cost Value and/or Insurable Value Depreciated (Actual Cash Value) in this report, the Appraiser does not consider conformance with building codes, ordinances, and other legal restrictions since the subject was originally built. Insurance coverage for changes in Law and Ordinance since the date of original construction is an insurance underwriting decision rather than a subject of appraisal.
5. In the event complete construction/architectural plans (blueprints) were not available to the Appraiser, the Appraiser made assumptions regarding unseen construction components based on historical data from similar buildings where architectural plans and/or visual access was available. In the event these assumptions were in error, the Appraiser reserves the right to modify this appraisal, including value conclusions.
6. Information, estimates, and opinions furnished to the Appraiser and contained in this report were obtained from sources considered standard for the industry and are reliable and believed to be true and correct.
7. The appraisal report only covers the subject property: neither the figures, unit values, nor any analysis is to be considered as applicable to any other property, however similar such may be to the subject property. The separate allocations for improvements must not be used in conjunction with any other appraisal report and are invalid if so used.
8. **It is assumed that this appraisal report will be read thoroughly by the client. Any questions concerning the content must be transmitted in writing to Townsend Appraisals, Inc. within 120 days of receipt of the appraisal report. This includes but is not limited to; questions regarding the subject improvements such as square footage, number of stories, construction type and quality, roof type and material, exterior wall construction and cover, the components of the building(s) covered by the appraisal, or the value conclusion set forth in the appraisal. If no such inquiries are transmitted within the stipulated period, the complete appraisal and valuation set forth herein shall be deemed to have been acceptable to the client.**

CONTINGENT AND LIMITING CONDITIONS (cont.)

9. The employment of the Appraiser to complete this report for the purpose stated therein, shall be terminated upon delivery of the report to the Client or his designated representative unless the Client and the Appraiser have agreed in writing that the Appraiser's services as a consultant or expert witness have been retained beyond the delivery dated of the report.
10. Delivery of the appraisal report to the client by the appraiser does not obligate the Appraiser to explain any differences between their value conclusions and those of any other appraisal company, appraiser, insurance underwriter or evaluator obtained by the client before or after the effective date of our appraisal. At the Appraiser's discretion, he/she can attempt to determine if there are obvious differences in square footage that result in a difference in value. Comparing valuation results, however, is difficult considering many valuations are calculated in automated valuation programs that use hidden formulas, algorithms, and artificial intelligence to determine value.
11. The Appraiser agrees to give testimony, appear in court, or attend any administrative proceeding related to this appraisal, provided a separate agreement is made to include appropriate fees for this service.
12. The liability of Townsend Appraisals, the Appraiser, or any employees of Townsend Appraisals, Inc. is limited to the fee collected from the Client for preparation of this appraisal report.
13. The value conclusions presented in this report are estimates based on the data available and are the express opinions of the Appraiser.
14. **It must be noted that reconstruction after a widespread natural disaster such as a hurricane or a flood event may create abnormal shortages of labor and materials, which could result in significant price increases for labor and materials above normal costs prior to the event. These increases, while temporary, may last for a year or more before returning to normal market conditions. The insurable values stated in this appraisal are estimated based on normal market conditions. Therefore, some or all the estimated values as reported herein may be inadequate for reconstruction or repair in periods after a widespread natural disaster.**
15. This report may be provided to the named insured for which the value was produced. The property data elements within this report shall not be redistributed for any profit-related or data-aggregation purpose.
16. Acceptance of, and/or use of this appraisal report constitutes acceptance of the above conditions.

DEFINITIONS

DEPRECIATION: The loss in value suffered by improvements to property caused by physical deterioration, functional obsolescence, and external obsolescence. Depreciation is the difference between the current value of a structural improvement and the cost to replace it as of the date of valuation.

FLOOD INSURANCE VALUE: Replacement Cost of the building with no deduction for insurance exclusions or depreciation, as required for Flood Insurance (see Hazard and Flood Procedures).

FLOOR AREA: An area on any floor, enclosed by exterior walls and/or partitions. Measurement for total floor area includes the thickness of the exterior walls.

INSURANCE EXCLUSIONS: Items excluded from the building replacement cost for Hazard Insurance to calculate Insurable Replacement Cost as follows: foundation below ground and piping below ground. Architectural plans are not normally excluded.

INSURABLE REPLACEMENT COST VALUE: Replacement Cost of the building less Insurance Exclusions (see above).

INSURABLE VALUE DEPRECIATED OR ACTUAL CASH VALUE (ACV): The cost to replace an insured item of property, less depreciation.

CORELOGIC: CoreLogic, Inc., LLC is a nationally recognized valuation service used by appraisers and insurance companies and is the foremost appraisal software for developing replacement costs, depreciated values and insurable values of buildings and other improvements.

REPLACEMENT COST VALUE (RCV): The cost of construction of items of property at current prices, with utility equivalent to the property being appraised, using modern materials according to the original standards, design, and layout with no deduction for insurance exclusions or depreciation.

GENERAL PROCEDURES

This Insurable Value Appraisal is for a **mid-rise building** project.

The purpose of this appraisal is to provide an estimate of the Replacement Cost value, Insurable Replacement Cost Value and Insurable Value Depreciated (Actual Cash Value) as required for the improvements to assist in determining the proper amount of insurance coverage.

During the property inspection, building details and overall physical conditions were noted, pertinent measurements checked, and photographs taken. In addition, further information was obtained through conversations with knowledgeable personnel and by a review of County records.

Cost data for this appraisal comes from the CoreLogic Commercial Express valuation program. Labor wage rates and material costs have been localized to the property area. They are weighted values including soft costs, which reflect the contractor's overhead and profits, all labor, taxes, fees, construction insurance costs, architect fees and general building conditions. Also, this data is supplemented with the appraiser's knowledge of local construction costs.

Consideration was given to replacement property rather than conformance with building codes, ordinances, and other legal restrictions, or the cost of demolition and removal of destroyed or affected property before reconstruction. Coverage for changes since the date of original construction in Law and Ordinance is an insurance underwriting decision rather than a subject of appraisal. See Item #3 of the Contingent and Limiting Conditions above.

This Insurable Value Appraisal is based on the information obtained from an inspection of the building and reflects current Replacement Costs based on prevailing local construction rates and building material prices. No contents, personal property, trade fixtures, land value or other site improvements except as noted have been included in this report.

UPDATE SERVICE

It is recommended that a scheduled update program be established to provide an annual update of the Insurance Appraisal. An Update Program can be established for five (5) years after the Insurance Appraisal.

CYCLE

The recommended cycle for the program is a six (6) year period with the initial inspection of the facility considered to be year one (1), and for the next five (5) years an annual update is provided, assuming no changes in the facility except normal maintenance and depreciation. If changes have occurred, an inspection of the facility is required, and the update for that year will be quoted accordingly. This cycle would begin at year one (1) again on the sixth anniversary of the initial inspection.

For all update programs we will automatically provide the reports and bill you according to our agreement.

If the recommended program does not meet the requirements of the association or client, Townsend Appraisals, Inc. will provide a quote according to your request.

MARCO COURTYARD TOWERS CONSTRUCTION ANALYSIS

AMENITIES

1. Pool	5. Vinyl Fence	9. Walk/Driveway Pavers
2. Pool Deck	6. Site Lighting	10. Docks
3. Pool Fence	7. Fountain	
4. Chickee	8. Trash Enclosures	

BUILDING BASE FOR COST ANALYSIS

	Mid-rise Building #1	Mid-rise Building #2	Mid-rise Building #3
Climatic Region:	1 - Warm	1 - Warm	1 - Warm
High Wind Region:	2 - Moderate Damage	2 - Moderate Damage	2 - Moderate Damage
Seismic Region:	0 - No Damage	0 - No Damage	0 - No Damage
Superstructure			
Occupancy:	100% Condominium w/o Interior Finishes (Hazard)	100% Condominium w/o Interior Finishes (Hazard)	100% Condominium w/o Interior Finishes (Hazard)
ISO Construction Type:	100% Fire Resistive (ISO 6)	100% Fire Resistive (ISO 6)	100% Fire Resistive (ISO 6)
Irregular Adjustment:	Irregular	Irregular	Irregular
Construction Quality:	2.0 - Average	2.0 - Average	2.0 - Average
Hillside Degree of Slope:	No	No	No
Site Accessibility:	Excellent	Excellent	Excellent
Site Position:	Unknown	Unknown	Unknown
Soil Condition:	Unknown	Unknown	Unknown
Classification:	Class "B"	Class "B"	Class "B"
Use:	Residential	Residential	Residential
Year Built:	2001	2000	2000
Number of Stories:	7 Story	7 Story	8 Story
Gross Square Footage:	40,616	44,456	50,418
Number of Units:	11	11	13
Structural			
Foundation:	Concrete/Slab on Ground	Concrete/Slab on Ground	Concrete/Slab on Ground
Exterior Wall Openings:	25% Wall Openings	25% Wall Openings	25% Wall Openings
Exterior Wall Structure:	100% Masonry	100% Masonry	100% Masonry
Exterior Wall Cover:	100% Stucco	100% Stucco	100% Stucco
Floor Structure:	Concrete	Concrete	Concrete
Roof Structure:	90% Flat: Concrete 10% Sloped: Wood Truss	90% Flat: Concrete 10% Sloped: Wood Truss	90% Flat: Concrete 10% Sloped: Wood Truss
Roof Cover Material:	90% Flat: Membrane 10% Sloped: Concrete Tile	90% Flat: Membrane 10% Sloped: Concrete Tile	90% Flat: Membrane 10% Sloped: Concrete Tile
Roof Design:	Flat/Hip	Flat/Hip	Flat/Hip
Interior			
Floor Finish:	Unknown	Unknown	Unknown
Ceiling Finish:	100% Drywall	100% Drywall	100% Drywall
Partition Structure & Finish:	100% Studs, Girts, Drywall	100% Studs, Girts, Drywall	100% Studs, Girts, Drywall
Mechanicals			
Heating/Cooling:	100% Heat Pump	100% Heat Pump	100% Heat Pump
Fire Sprinklers:	100% Sprinkler System	100% Sprinkler System	100% Sprinkler System
Fire Alarm System:	100% Manual Fire Alarm	100% Manual Fire Alarm	100% Manual Fire Alarm
Fire Pumps/Standpipes:	None	None	None
Plumbing:	Typical for Quality	Typical for Quality	Typical for Quality
Electrical:	100% Average	100% Average	100% Average
Elevator:	1 Unit/2500/7 Stops	1 Unit/2500/7 Stops	1 Unit/2500/8 Stops

**MARCO COURTYARD TOWERS
CONSTRUCTION ANALYSIS**

AMENITIES

BUILDING BASE FOR COST ANALYSIS

	Mid-rise Building #4	Clubhouse	Pump House
Climatic Region:	1 - Warm	1 - Warm	1 - Warm
High Wind Region:	2 - Moderate Damage	2 - Moderate Damage	2 - Moderate Damage
Seismic Region:	0 - No Damage	0 - No Damage	0 - No Damage
Superstructure			
Occupancy:	100% Condominium w/o Interior Finishes (Hazard)	100% Nonresidential w/o Interior Finishes (Hazard)	100% Nonresidential w/o Interior Finishes (Hazard)
ISO Construction Type:	100% Fire Resistive (ISO 6)	100% Joisted Masonry (ISO 2)	100% Joisted Masonry (ISO 2)
Irregular Adjustment:	Irregular	None	Very Irregular
Construction Quality:	2.0 - Average	2.0 – Average	2.0 - Average
Hillside Degree of Slope:	No	No	No
Site Accessibility:	Excellent	Excellent	Excellent
Site Position:	Unknown	Unknown	Unknown
Soil Condition:	Unknown	Unknown	Unknown
Classification:	Class "B"	Class "C"	Class "C"
Use:	Residential	Recreation	Utility
Year Built:	2001	2000	2000
Number of Stories:	8 Story	1 Story	1 Story
Gross Square Footage:	50,418	2,214	483
Number of Units:	14	N/A	N/A
Structural			
Foundation:	Concrete/Slab on Ground	Concrete/Slab on Ground	Concrete/Slab on Ground
Exterior Wall Openings:	25% Wall Openings	20% Wall Openings	10% Wall Openings
Exterior Wall Structure:	100% Masonry	100% Masonry	100% Masonry
Exterior Wall Cover:	100% Stucco	100% Stucco	100% Stucco
Floor Structure:	Concrete	Concrete	Concrete
Roof Structure:	90% Flat: Concrete 10% Sloped: Wood Truss	Wood Truss	Wood Truss
Roof Cover Material:	90% Flat: Membrane 10% Sloped: Concrete Tile	100% Concrete Tile	100% Concrete Tile
Roof Design:	Flat/Hip	100% Hip	100% Hip
Interior			
Floor Finish:	Unknown	Tile	None
Ceiling Finish:	100% Drywall	100% Drywall	100% Drywall
Partition Structure & Finish:	100% Studs, Girts, Drywall	100% Studs, Girts, Drywall	None
Mechanicals			
Heating/Cooling:	100% Heat Pump	100% Heat Pump	None
Fire Sprinklers:	100% Sprinkler System	None	100% Sprinkler System
Fire Alarm System:	100% Manual Fire Alarm	None	None
Fire Pumps/Standpipes:	None	None	Yes
Plumbing:	Typical for Quality	Typical for Quality	Typical for Quality
Electrical:	100% Average	100% Average	100% Average
Elevator:	1 Unit/2500/8 Stops	None	None

INSURANCE EXCLUSIONS

EXPLANATION

Insurance exclusions are considered a matter of underwriting; however, they are addressed in this report for consideration by the client and/or agent. Exclusions may include architect plans/specs, foundation, and piping below ground, and are shown on the worksheets if applicable.

THE POLICY

Insurance exclusions are computed based on items specifically excluded from coverage by the policy, its riders, and endorsements. This section deals with how these exclusions are considered, but the writing of the policy determines what the items may be. The client is advised to check his policy to verify the applicable exclusions.

CALCULATING EXCLUSIONS

Exclusions are based upon the Total Replacement Cost after adjustments. Base values are from data provided by the CoreLogic Commercial Express valuation program.

GENERAL

Architect's fees for supervision are necessary costs but may be performed by the contractor or another employee. These fees are a necessary cost of building, which must be considered in replacing a structure. The contractor's profit and overhead are included in all costs and can never be excluded. They are as much a part of the construction cost as the cost of any other labor. Unless requested by the client, Architect's fees will not be shown as an exclusion.

TOWNSEND APPRAISALS/CORELOGIC COMMERCIAL EXPRESS PROGRAM

Townsend Appraisals uses the software program CoreLogic Commercial Express valuation program to calculate values. Commercial Express is an Automated Valuation Module that requires the input of building details such as construction type, square footage, wall height, quality, wall, and roof type, etc., to calculate replacement values using regression, adaptive estimation, algorithms, neural networks, artificial intelligence, and other internal processes.

REFERENCE

1. Appraiser's sketches from field inspection and measurements.
2. County Records.
3. Previous appraisals by Townsend Appraisals, Inc. dated:
December 20, 2003
November 18, 2007
September 11, 2015

ADDENDUM

2022 FLORIDA CONDOMINIUM STATUTES CHAPTER 718.111 (11) & 718.13 (2)

(11) INSURANCE. - In order to protect the safety, health, and welfare of the people of the State of Florida and to ensure consistency in the provision of insurance coverage to condominiums and their unit owners, this subsection applies to every residential condominium in the state, regardless of the date of its declaration of condominium. It is the intent of the Legislature to encourage lower or stable insurance premiums for associations described in this subsection.

(a) Adequate property insurance, regardless of any requirement in the declaration of condominium for coverage by the association for full insurable value, replacement cost, or similar coverage, must be based on the replacement cost of the property to be insured as determined by an independent insurance appraisal or update of a prior appraisal. The replacement cost must be determined at least once every 36 months.

1. An association or group of associations may provide adequate property insurance through a self-insurance fund that complies with the requirements of ss. 624.460-624.488.

2. The association may also provide adequate property insurance coverage for a group of at least three communities created and operating under this chapter, chapter 719, chapter 720, or chapter 721 by obtaining and maintaining for such community's insurance coverage sufficient to cover an amount equal to the probable maximum loss for the communities for a 250-year windstorm event. Such probable maximum loss must be determined through the use of a competent model that has been accepted by the Florida Commission on Hurricane Loss Projection Methodology. A policy or program providing such coverage may not be issued or renewed after July 1, 2008, unless it has been reviewed and approved by the Office of Insurance Regulation. The review and approval must include approval of the policy and related forms pursuant to ss. 627.410 and 627.411, approval of the rates pursuant to s. 627.062, a determination that the loss model approved by the commission was accurately and appropriately applied to the insured structures to determine the 250-year probable maximum loss, and a determination that complete and accurate disclosure of all material provisions is provided to condominium unit owners before execution of the agreement by a condominium association.

3. When determining the adequate amount of property insurance coverage, the association may consider deductibles as determined by this subsection.

(b) If an association is a developer-controlled association, the association shall exercise its best efforts to obtain and maintain insurance as described in paragraph (a). Failure to obtain and maintain adequate property insurance during any period of developer control constitutes a breach of fiduciary responsibility by the developer-appointed members of the board of directors of the association, unless the members can show that despite such failure, they have made their best efforts to maintain the required coverage.

(c) Policies may include deductibles as determined by the board.

1. The deductibles must be consistent with industry standards and prevailing practice for communities of similar size and age and having similar construction and facilities in the locale where the condominium property is situated.

2. The deductibles may be based upon available funds, including reserve accounts, or predetermined assessment authority at the time the insurance is obtained.

3. The board shall establish the amount of deductibles based upon the level of available funds and predetermined assessment authority at a meeting of the board in the manner set forth in s. 718.112(2)(e).

(d) An association controlled by unit owners operating as a residential condominium shall use its best efforts to obtain and maintain adequate property insurance to protect the association, the association property, the common elements, and the condominium property that must be insured by the association pursuant to this subsection.

(e) The declaration of condominium as originally recorded, or as amended pursuant to procedures provided therein, may provide that condominium property consisting of freestanding buildings comprised of no more than one building in or on such unit need not be insured by the association if the declaration requires the unit owner to obtain adequate insurance for the condominium property. An association may also obtain and maintain liability insurance for directors and officers, insurance for the benefit of association employees, and flood insurance for common elements, association property, and units.

(f) Every property insurance policy issued or renewed on or after January 1, 2009, for the purpose of protecting the condominium must provide primary coverage for:

1. All portions of the condominium property as originally installed or replacement of like kind and quality, in accordance with the original plans and specifications.

2. All alterations or additions made to the condominium property or association property pursuant to s. 718.113(2).

3. The coverage must exclude all personal property within the unit or limited common elements, and floor, wall, and ceiling coverings, electrical fixtures, appliances, water heaters, water filters, built-in cabinets and countertops, and window treatments, including curtains, drapes, blinds, hardware, and similar window treatment components, or replacements of any of the foregoing which are located within the boundaries of the unit and serve only such unit. Such property and any insurance thereupon is the responsibility of the unit owner.

(g) A condominium unit owner policy must conform to the requirements of s. 627.714.

1. All reconstruction work after a property loss must be undertaken by the association except as otherwise authorized in this section. A unit owner may undertake reconstruction work on portions of the unit with the prior written consent of the board of administration. However, such work may be conditioned upon the approval of the repair methods, the qualifications of the proposed contractor, or the contract that is used for that purpose. A unit owner must obtain all required governmental permits and approvals before commencing reconstruction.

2. Unit owners are responsible for the cost of reconstruction of any portions of the condominium property for which the unit owner is required to carry property insurance, or for which the unit owner is responsible under paragraph (j), and the cost of any such reconstruction work undertaken by the association is chargeable to the unit owner and enforceable as an assessment and may be collected in the manner provided for the collection of assessments pursuant to s. 718.116.

3. A multicondominium association may elect, by a majority vote of the collective members of the condominiums operated by the association, to operate the condominiums as a single condominium for purposes of insurance matters, including, but not limited to, the purchase of the property insurance required by this section and the apportionment of deductibles and damages in excess of coverage. The election to aggregate the treatment of insurance premiums, deductibles, and excess damages constitutes an amendment to the declaration of all condominiums operated by the association, and the costs of insurance must be stated in the association budget. The amendments must be recorded as required by s. 718.110.

(h) The association shall maintain insurance or fidelity bonding of all persons who control or disburse funds of the association. The insurance policy or fidelity bond must cover the maximum funds that will be in the custody of the association or its management agent at any one time. As used in this paragraph, the term “persons who control or disburse funds of the association” includes, but is not limited to, those individuals authorized to sign checks on behalf of the association, and the president, secretary, and treasurer of the association. The association shall bear the cost of any such bonding.

(i) The association may amend the declaration of condominium without regard to any requirement for approval by mortgagees of amendments affecting insurance requirements for the purpose of conforming the declaration of condominium to the coverage requirements of this subsection.

(j) Any portion of the condominium property that must be insured by the association against property loss pursuant to paragraph (f) which is damaged by an insurable event shall be reconstructed, repaired, or replaced as necessary by the association as a common expense. In the absence of an insurable event, the association or the unit owners shall be responsible for the reconstruction, repair, or replacement as determined by the maintenance provisions of the declaration or bylaws. All property insurance deductibles and other damages in excess of property insurance coverage under the property insurance policies maintained by the association are a common expense of the condominium, except that:

1. A unit owner is responsible for the costs of repair or replacement of any portion of the condominium property not paid by insurance proceeds if such damage is caused by intentional conduct, negligence, or failure to comply with the terms of the declaration or the rules of the association by a unit owner, the members of his or her family, unit occupants, tenants, guests, or invitees, without compromise of the subrogation rights of the insurer.

2. The provisions of subparagraph 1. regarding the financial responsibility of a unit owner for the costs of repairing or replacing other portions of the condominium property also apply to the costs of repair or replacement of personal property of other unit owners or the association, as well as other property, whether real or personal, which the unit owners are required to insure.

3. To the extent the cost of repair or reconstruction for which the unit owner is responsible under this paragraph is reimbursed to the association by insurance proceeds, and the association has collected the cost of such repair or reconstruction from the unit owner, the association shall reimburse the unit owner without the waiver of any rights of subrogation.

4. The association is not obligated to pay for reconstruction or repairs of property losses as a common expense if the property losses were known or should have been known to a unit owner and were not reported to the association until after the insurance claim of the association for that property was settled or resolved with finality or denied because it was untimely filed.

(k) An association may, upon the approval of a majority of the total voting interests in the association, opt out of the provisions of paragraph (j) for the allocation of repair or reconstruction expenses and allocate repair or reconstruction expenses in the manner provided in the declaration as originally recorded or as amended. Such vote may be approved by the voting interests of the association without regard to any mortgagee consent requirements.

(l) In a multicondominium association that has not consolidated its financial operations under subsection (6), any condominium operated by the association may opt out of the provisions of paragraph (j) with the approval of a majority of the total voting interests in that condominium. Such vote may be approved by the voting interests without regard to any mortgagee consent requirements.

(m) Any association or condominium voting to opt out of the guidelines for repair or reconstruction expenses as described in paragraph (j) must record a notice setting forth the date of the opt-out vote and the page of the official records book on which the declaration is recorded. The decision to opt out is effective upon the date of recording of the notice in the public records by the association. An association that has voted to opt out of paragraph (j) may reverse that decision by the same vote required in paragraphs (k) and (l) and notice thereof shall be recorded in the official records.

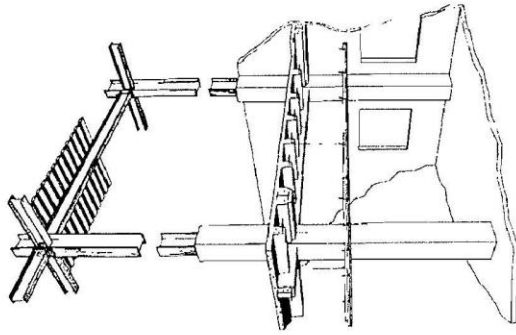
(n) The association is not obligated to pay for any reconstruction or repair expenses due to property loss to any improvements installed by a current or former owner of the unit or by the developer if the improvement benefits only the unit for which it was installed and is not part of the standard improvements installed by the developer on all units as part of original construction, whether or not such improvement is located within the unit. This paragraph does not relieve any party of its obligations regarding recovery due under any insurance implemented specifically for such improvements.

(o) The provisions of this subsection shall not apply to timeshare condominium associations. Insurance for timeshare condominium associations shall be maintained pursuant to s. 721.165.

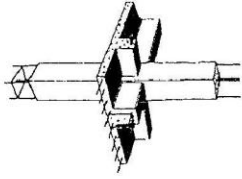
ISO RATING (FIRE RESISTIVE RATING)		
CONSTRUCTION CLASS	CONSTRUCTION DESCRIPTION	DEFINITION
ISO 1	Frame	<p>Buildings with exterior walls, floors and roofs of combustible construction or buildings with walls of noncombustible or slow-burning construction with combustible floors and roofs.</p> <p>Frame buildings generally have roof, floors, and supports of combustible material, usually wood, and combustible interior walls.</p> <p>Two variations on frame construction do not change the construction class: masonry veneer and metal clad.</p>
ISO 2	Joisted Masonry	Buildings with exterior walls of masonry or fire-resistive construction rated for no less than one hour and with combustible floors and/or roof.
ISO 3	Noncombustible	<p>Buildings with exterior walls, floors, and roofs of noncombustible or slow-burning materials.</p> <p>Building supports of noncombustible or slow-burning materials.</p> <p>Noncombustible or slow-burning decks or noncombustible or slow-burning supports, regardless of the type of insulation on the roof surface.</p>
ISO 4	Masonry Noncombustible	<p>Buildings with exterior walls of masonry not less than four inches thick.</p> <p>Buildings with exterior walls of fire-resistive construction with a rating of not less than one hour.</p> <p>Noncombustible or slow-burning floors and roofs regardless of the type of insulation on the roof surface.</p>
ISO 5	Modified Fire Resistive	<p>Buildings with exterior walls, floors, and roofs of masonry materials not less than four inches, or</p> <p>Fire resistant materials with a fire resistance rating less than two hours but not less than one hour.</p> <p>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.</p>
ISO 6	Fire Resistive	<p>Solid masonry, including reinforced concrete not less than four inches thick.</p> <p>Hollow masonry not less than 12 inches thick.</p> <p>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.</p> <p>Assemblies with not less than a two-hour fire-resistance rating</p>

BUILDING INDEXES

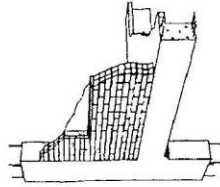
CLASS OF CONSTRUCTION



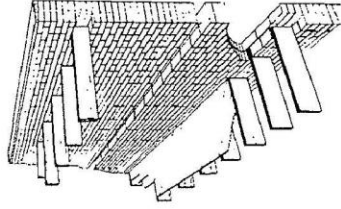
CLASS A



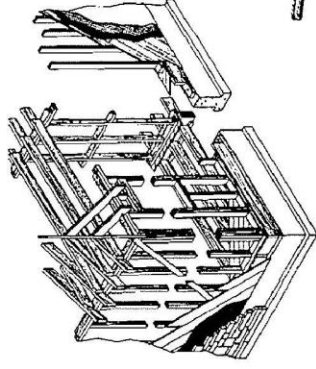
CLASS B



CLASS C



CLASS D



CLASS S

CLASS	FRAME	FLOOR	ROOF	WALLS
A	Structural steel columns and beams, fireproofed with masonry, concrete, plaster or other noncombustible material.	Concrete or concrete on steel deck, fireproofed.	Formed concrete, precast slabs, concrete or gypsum on steel deck, fireproofed.	Nonbearing curtain walls, masonry, concrete, metal and glass panels, stone, steel studs and masonry, tile or stucco, etc.
B	Reinforced concrete columns and beams. Fire-resistant construction.	Concrete or concrete on steel deck, fireproofed.	Formed concrete, precast slabs, concrete or gypsum on steel deck, fireproofed.	Nonbearing curtain walls, masonry, concrete, metal and glass panels, stone, etc.
C	Masonry or concrete load-bearing walls with or without pilasters. Masonry, concrete or curtain walls with full or partial open steel, wood or concrete frame.	Wood or concrete plank on wood or steel floor joists or concrete slab on grade.	Wood or steel joists with wood or steel deck. Concrete plank.	Brick, concrete block or tile masonry, tilt-up, formed concrete, nonbearing curtain walls.
D	Wood or steel studs in bearing wall, full or partial open wood or steel frame, primarily combustible construction.	Wood or steel floor joists or concrete slab on grade.	Wood or steel joists with wood or steel deck.	Almost any material except bearing or curtain walls of solid masonry or concrete. Generally combustible construction.
S	Metal bents, columns, girders, purlins and girts without fireproofing, noncombustible construction.	Wood or steel deck on steel floor joists or concrete slab on grade.	Steel or wood deck on steel joists.	Metal skin or sandwich panels. Generally noncombustible.

APPRAISER QUALIFICATIONS

Rick Logan

State-Certified General Real Estate Appraiser RZ3121

Townsend Appraisals, Inc.

365 Fifth Avenue South, Suite 201

Naples, FL 34102

Tel: (239) 435-1008

Email: townsend@townsendappraisalsinc.com



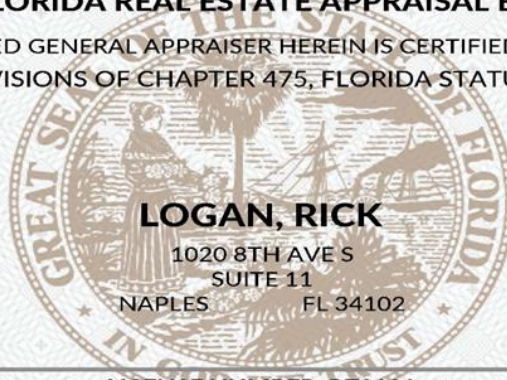
Website: townsendappraisalsinc.com


APPRAISAL RELATED EDUCATION

Real Estate Pre-License Course	1994	California
Real Estate Pre-License Course	1994	Florida
Real Estate Post License Course	1995	California
AB-1 Residential Appraiser Course	1996	Florida
15 Hour National USPAP Certification	1996	Florida
Real Estate Post License Course	1996	Florida
Uniform Standards of Appraisal Practice	1997	Florida
Uniform Standards of Appraisal Practice	1998	California
AB II Certified Residential Appraiser Course	2001	Florida
AB III Certified General Appraiser Course	2007	Florida
15 Hour National USPAP Certification Course	2007	Florida
National USPAP Update Equivalent Courses	2000, 2002, 2004, 2006, 2008, 2010, 2012 2014, 2016, 2018, 2020, 2023, 2024, 2026	Florida Florida
Appraiser Continuing Education Courses	2000, 2002, 2004, 2006, 2008, 2010, 2012 2014, 2016, 2018, 2020, 2023, 2024, 2026	Florida Florida

OTHER EDUCATION

Southwestern College	1972	San Diego, CA
Mesa College	1973	San Diego, CA

	Ron DeSantis, Governor	Melanie S. Griffin, 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			
 LOGAN, RICK 1020 8TH AVE S SUITE 11 NAPLES FL 34102			
LICENSE NUMBER: RZ3121			
EXPIRATION DATE: NOVEMBER 30, 2026 Always verify licenses online at MyFloridaLicense.com			
ISSUED: 11/23/2024 Do not alter this document in any form.			
This is your license. It is unlawful for anyone other than the licensee to use this document.			



ITEM #	DESCRIPTION	QUANTITY	SIZE	UNIT	COST		RESULT	
1	POOL	1	1,760	SF	\$	157.16	\$	276,602
2	POOL DECK	1	4,562	SF	\$	12.92	\$	58,941
3	POOL FENCE	1	1,320	SF	\$	10.36	\$	13,675
4	CHICKEE	1	302	SF	\$	44.48	\$	13,433
5	VINYL FENCE	1	112	SF	\$	8.67	\$	968
6	SITE LIGHTING	TOTAL					\$	53,262
7	FOUNTAIN	TOTAL					\$	12,295
8	TRASH ENCLOSURES	TOTAL					\$	9,288
9	WALK/DRIVEWAY PAVERS	TOTAL					\$	373,646
10	DOCKS	TOTAL					\$	18,688
TOTAL OTHER AMENITIES								\$ 830,796

VALUATION

Valuation Number:	TAI-1421-I	Effective Date:	01/13/2025
Value Basis:	Reconstruction	Expiration Date:	01/13/2031
		Cost as of:	12/2024
		Valuation Modified Date:	01/13/2025

BUSINESS

Marco Courtyard Towers

1111 Swallow Ave

Marco Island, FL 34145-8426 USA

LOCATION 1 - 11 Unit Building - Type 1

11 Unit Building - Type 1

1111 Swallow Ave

Marco Island, FL 34145-8426 USA

Location Adjustments

Climatic Region:	3 - Warm
High Wind Region:	2 - Moderate Damage
Seismic Zone:	1 - No Damage

BUILDING 1 - 11 Unit Building - Hazard**Parking Level****SUPERSTRUCTURE**

Occupancy:	100% Parking on First Level	Story Height:	9.7 ft.
Construction Type:	100% Reinforced Concrete Frame (ISO 6)	Number of Stories:	1
Gross Floor Area:	4,849 sq.ft.	Irregular Adjustment:	None
Construction Quality:	2.0 - 2.0 - Average		
Year Built:	2001		

Adjustments

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

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 should not be considered the actual value of commercial contents insurance coverage that should be underwritten for the insured.

©CoreLogic. All rights reserved. CORELOGIC, the CoreLogic Logo, Commercial Valuation, and Commercial ExpressLync are the property of CoreLogic, Inc.

Fees

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

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
SUPERSTRUCTURE				
Site Preparation				\$1,681
Foundations				\$1,469
Foundation Wall				
Interior Foundations				
Slab On Ground				
Exterior			\$291,733	
Framing				
Exterior Wall	50% Wall Openings			
Exterior Wall	100% Stucco on Masonry			
Structural Floor				
Roof				
Material				
Pitch				
Interior			\$41,543	
Floor Finish				
Ceiling Finish				
Partitions				
Length	150 ft.			
Structure		100% Concrete Block		
Finish		100% Paint		
Mechanicals			\$134,985	\$2,017
Heating	15% Heat Pump			
Cooling	15% Heat Pump			
Fire Protection	100% Sprinkler System			

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 should not be considered the actual value of commercial contents insurance coverage that should be underwritten for the insured.

©CoreLogic. All rights reserved. CORELOGIC, the CoreLogic Logo, Commercial Valuation, and Commercial ExpressLync are the property of CoreLogic, Inc.

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
	100% Manual Fire Alarm System			
	100% Automatic Fire Alarm System			
Plumbing		2 Total Fixtures		
Electrical		100% Average Quality		
Elevators		0 Freight		
	1 Passenger			
Built-ins			\$36,568	
SUBTOTAL RC			\$504,829	\$5,166
ADDITIONS				
Custom Items				
Mailboxes			\$2,097	
Total Additions			\$2,097	
TOTAL RC Parking Level			\$506,926	\$5,166

Building Area**SUPERSTRUCTURE**

Occupancy:	100% Condominium, w/o Interior Finishes	Story Height:	9.8 ft.
Construction Type:	100% Reinforced Concrete Frame (ISO 6)	Number of Stories:	6
Gross Floor Area:	25,670 sq.ft.	Irregular Adjustment:	Irregular
Construction Quality:	2.0 - 2.0 - Average		
Year Built:	2001		

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.

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

©CoreLogic. All rights reserved. CORELOGIC, the CoreLogic Logo, Commercial Valuation, and Commercial ExpressLync are the property of CoreLogic, Inc.

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
SUPERSTRUCTURE				
Site Preparation				\$1,538
Foundations			\$39,309	\$49,923
Foundation Wall				
Interior Foundations				
Slab On Ground				
Exterior			\$1,957,513	
Framing				
Exterior Wall		25% Wall Openings		
Exterior Wall	100% Stucco on Masonry			
Structural Floor				
Roof			\$297,751	
Material	90% Single-Ply Membrane			
	10% Tile, Concrete			
Pitch	90% Flat			
	10% Low (2:12 to 6:12 pitch)			
Interior			\$963,173	
Floor Finish				
Ceiling Finish		100% Drywall		
Partitions				
Length		3,667 ft.		
Structure		100% Studs, Girts, etc.		
Finish		100% Drywall		
Mechanicals			\$1,596,335	\$87,012
Heating	86% Heat Pump			
Cooling	86% Heat Pump			
Fire Protection	100% Sprinkler System			

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 should not be considered the actual value of commercial contents insurance coverage that should be underwritten for the insured.

©CoreLogic. All rights reserved. CORELOGIC, the CoreLogic Logo, Commercial Valuation, and Commercial ExpressLync are the property of CoreLogic, Inc.

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
	100% Manual Fire Alarm System			
	100% Automatic Fire Alarm System			
Plumbing		172 Total Fixtures		
Electrical		100% Average Quality		
Elevators		0 Freight		
	1 Passenger			
Built-ins			\$354,083	
SUBTOTAL RC			\$5,208,164	\$138,473
ADDITIONS				
Total Additions			\$533,430	
TOTAL RC Building Area			\$5,741,594	\$138,473

Roof Mechanical**SUPERSTRUCTURE**

Occupancy:	100% Mechanical Penthouse	Story Height:	7.8 ft.
Construction Type:	100% Reinforced Concrete Frame (ISO 6)	Number of Stories:	1
Gross Floor Area:	117 sq.ft.	Irregular Adjustment:	None
Construction Quality:	2.0 - 2.0 - Average		
Year Built:	2001		

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

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
SUPERSTRUCTURE				

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 should not be considered the actual value of commercial contents insurance coverage that should be underwritten for the insured.

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
Site Preparation				
Foundations				
Foundation Wall				
Interior Foundations				
Slab On Ground				
Exterior			\$10,656	
Framing				
Exterior Wall		5% Wall Openings		
Exterior Wall	100% Stucco on Masonry			
Structural Floor				
Roof			\$7,725	
Material	100% Single-Ply Membrane			
Pitch	100% Flat			
Interior				
Floor Finish				
Ceiling Finish				
Partitions				
Length				
Structure	100% None			
Finish	100% None			
Mechanicals			\$9,187	\$985
Heating	100% None			
Cooling	100% None			
Fire Protection	100% Sprinkler System			
	100% Manual Fire Alarm System			
	100% Automatic Fire Alarm System			
Plumbing		1 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.

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

©CoreLogic. All rights reserved. CORELOGIC, the CoreLogic Logo, Commercial Valuation, and Commercial ExpressLync are the property of CoreLogic, Inc.

Policy Number: TAI-1421-I

1/13/2025

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
Electrical		100% Average Quality		
Elevators		0 Passenger 0 Freight		
Built-ins				

TOTAL RC Roof Mechanical			\$27,568	\$985
---------------------------------	--	--	-----------------	--------------

Porte Cochere**SUPERSTRUCTURE**

Occupancy:	100% Canopy	Story Height:	10 ft.
Construction Type:	100% Masonry (ISO 2)	Number of Stories:	1
Gross Floor Area:	415 sq.ft.	Irregular Adjustment:	None
Construction Quality:	2.0 - 2.0 - Average		
Year Built:	2001		

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

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
SUPERSTRUCTURE				
Site Preparation				\$127
Foundations			\$3,248	\$1,629
Foundation Wall				
Interior Foundations				
Slab On Ground				
Exterior			\$2,292	
Framing				
Exterior Wall		97% Wall Openings		

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 should not be considered the actual value of commercial contents insurance coverage that should be underwritten for the insured.

©CoreLogic. All rights reserved. CORELOGIC, the CoreLogic Logo, Commercial Valuation, and Commercial ExpressLync are the property of CoreLogic, Inc.



Valuation Detailed Report

Property Express
Property Express

Policy Number: TAI-1421-I

1/13/2025

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
Exterior Wall	100% Stucco on Masonry			
Structural Floor				
Roof			\$15,815	
Material	100% Tile, Concrete			
Pitch	100% Low (2:12 to 6:12 pitch)			
Interior			\$3,659	
Floor Finish				
Ceiling Finish		100% Drywall 100% Paint 100% Textured Finish		
Partitions				
Length				
Structure		100% Concrete Block		
Finish				
Mechanicals			\$3,235	
Heating				
Cooling				
Fire Protection		0% Sprinkler System 0% Manual Fire Alarm System 0% Automatic Fire Alarm System		
Plumbing				
Electrical		100% Average Quality		
Elevators		0 Passenger 0 Freight		
Built-ins				
TOTAL RC Porte Cochere			\$28,250	\$1,756

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 should not be considered the actual value of commercial contents insurance coverage that should be underwritten for the insured.

©CoreLogic. All rights reserved. CORELOGIC, the CoreLogic Logo, Commercial Valuation, and Commercial ExpressLync are the property of CoreLogic, Inc.

TOTAL RC BUILDING 1 11 Unit Building - Hazard	\$6,304,337	\$146,381
--	--------------------	------------------

BUILDING 1 - 11 Unit Building - Flood**Parking Level****SUPERSTRUCTURE**

Occupancy:	100% Parking on First Level	Story Height:	9.7 ft.
Construction Type:	100% Reinforced Concrete Frame (ISO 6)	Number of Stories:	1
Gross Floor Area:	4,849 sq.ft.	Irregular Adjustment:	None
Construction Quality:	2.0 - 2.0 - Average		
Year Built:	2001		

Adjustments

Depreciation:	8%		
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

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
-------------------------	----------------------	------------------------	-----------------------	------------------

SUPERSTRUCTURE

Site Preparation			\$1,681	
Foundations			\$1,469	
Foundation Wall				
Interior Foundations				
Slab On Ground				
Exterior			\$291,733	
Framing				
Exterior Wall	50% Wall Openings			
Exterior Wall	100% Stucco on Masonry			
Structural Floor				

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 should not be considered the actual value of commercial contents insurance coverage that should be underwritten for the insured.

©CoreLogic. All rights reserved. CORELOGIC, the CoreLogic Logo, Commercial Valuation, and Commercial ExpressLync are the property of CoreLogic, Inc.

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
Roof				
Material				
Pitch				
Interior			\$41,543	
Floor Finish				
Ceiling Finish				
Partitions				
Length	150 ft.			
Structure		100% Concrete Block		
Finish		100% Paint		
Mechanicals			\$137,002	
Heating	15% Heat Pump			
Cooling	15% Heat Pump			
Fire Protection	100% Sprinkler System			
	100% Manual Fire Alarm System			
	100% Automatic Fire Alarm System			
Plumbing		2 Total Fixtures		
Electrical		100% Average Quality		
Elevators		0 Freight		
	1 Passenger			
Built-ins			\$36,568	
SUBTOTAL RC			\$509,995	
Depreciated Cost (92%)			\$469,196	
ADDITIONS				
Custom Items				
Mailboxes			\$2,097	
Total Additions			\$2,097	

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 should not be considered the actual value of commercial contents insurance coverage that should be underwritten for the insured.

©CoreLogic. All rights reserved. CORELOGIC, the CoreLogic Logo, Commercial Valuation, and Commercial ExpressLync are the property of CoreLogic, Inc.

TOTAL RC Parking Level **\$512,092****TOTAL ACV** **\$471,293****Building Area****SUPERSTRUCTURE**

Occupancy:	100% Condominium	Story Height:	9.8 ft.
Construction Type:	100% Reinforced Concrete Frame (ISO 6)	Number of Stories:	6
Gross Floor Area:	25,670 sq.ft.	Irregular Adjustment:	Irregular
Construction Quality:	2.0 - 2.0 - Average		
Year Built:	2001		

Adjustments

Depreciation:	8%		
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

SUMMARY OF COSTS **User Provided** **System Provided** **Reconstruction** **Exclusion****SUPERSTRUCTURE**

Site Preparation			\$1,499	
Foundations			\$86,924	
Foundation Wall				
Interior Foundations				
Slab On Ground				
Exterior			\$1,906,888	
Framing				
Exterior Wall		25% Wall Openings		
Exterior Wall	100% Stucco on Masonry			
Structural Floor				
Roof			\$290,050	

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 should not be considered the actual value of commercial contents insurance coverage that should be underwritten for the insured.

©CoreLogic. All rights reserved. CORELOGIC, the CoreLogic Logo, Commercial Valuation, and Commercial ExpressLync are the property of CoreLogic, Inc.

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
Material	90% Single-Ply Membrane			
	10% Tile, Concrete			
Pitch	90% Flat			
	10% Low (2:12 to 6:12 pitch)			
Interior			\$1,249,239	
Floor Finish		80% Carpet		
		10% Tile, Ceramic		
		10% Vinyl Sheet		
Ceiling Finish		100% Drywall		
		100% Paint		
Partitions				
Length		3,667 ft.		
Structure		100% Studs, Girts, etc.		
Finish		100% Drywall		
		100% Paint		
Mechanicals			\$2,631,782	
Heating	86% Heat Pump			
Cooling	86% Heat Pump			
Fire Protection	100% Sprinkler System			
	100% Manual Fire Alarm System			
	100% Automatic Fire Alarm System			
Plumbing		172 Total Fixtures		
Electrical		100% Average Quality		
Elevators		0 Freight		
	1 Passenger			

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 should not be considered the actual value of commercial contents insurance coverage that should be underwritten for the insured.

©CoreLogic. All rights reserved. CORELOGIC, the CoreLogic Logo, Commercial Valuation, and Commercial ExpressLync are the property of CoreLogic, Inc.

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
Built-ins			\$399,154	
SUBTOTAL RC			\$6,565,535	
Depreciated Cost (92%)			\$6,040,293	
ADDITIONS				
Total Additions			\$533,430	
TOTAL RC Building Area			\$7,098,965	
TOTAL ACV			\$6,531,048	

Roof Mechanical**SUPERSTRUCTURE**

Occupancy:	100% Mechanical Penthouse	Story Height:	7.8 ft.
Construction Type:	100% Reinforced Concrete Frame (ISO 6)	Number of Stories:	1
Gross Floor Area:	117 sq.ft.	Irregular Adjustment:	None
Construction Quality:	2.0 - 2.0 - Average		
Year Built:	2001		

Adjustments

Depreciation:	8%		
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

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
SUPERSTRUCTURE				
Site Preparation				
Foundations				
Foundation Wall				
Interior Foundations				
Slab On Ground				

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 should not be considered the actual value of commercial contents insurance coverage that should be underwritten for the insured.

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
Exterior			\$10,656	
Framing				
Exterior Wall		5% Wall Openings		
Exterior Wall	100% Stucco on Masonry			
Structural Floor				
Roof			\$7,725	
Material	100% Single-Ply Membrane			
Pitch	100% Flat			
Interior				
Floor Finish				
Ceiling Finish				
Partitions				
Length				
Structure	100% None			
Finish	100% None			
Mechanicals			\$10,172	
Heating	100% None			
Cooling	100% None			
Fire Protection	100% Sprinkler System			
	100% Manual Fire Alarm System			
	100% Automatic Fire Alarm System			
Plumbing		1 Total Fixtures		
Electrical		100% Average Quality		
Elevators		0 Passenger		
		0 Freight		
Built-ins				

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 should not be considered the actual value of commercial contents insurance coverage that should be underwritten for the insured.

©CoreLogic. All rights reserved. CORELOGIC, the CoreLogic Logo, Commercial Valuation, and Commercial ExpressLync are the property of CoreLogic, Inc.

TOTAL RC Roof Mechanical	\$28,554
---------------------------------	-----------------

TOTAL ACV	Depreciated Cost (92%)	\$26,269
------------------	------------------------	-----------------

Porte Cochere**SUPERSTRUCTURE**

Occupancy:	100% Canopy	Story Height:	10 ft.
Construction Type:	100% Masonry (ISO 2)	Number of Stories:	1
Gross Floor Area:	415 sq.ft.	Irregular Adjustment:	None
Construction Quality:	2.0 - 2.0 - Average		
Year Built:	2001		

Adjustments

Depreciation:	8%		
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

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
-------------------------	----------------------	------------------------	-----------------------	------------------

SUPERSTRUCTURE

Site Preparation			\$127	
Foundations			\$4,878	
Foundation Wall				
Interior Foundations				
Slab On Ground				
Exterior			\$2,292	
Framing				
Exterior Wall		97% Wall Openings		
Exterior Wall	100% Stucco on Masonry			
Structural Floor				
Roof			\$15,815	

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 should not be considered the actual value of commercial contents insurance coverage that should be underwritten for the insured.

©CoreLogic. All rights reserved. CORELOGIC, the CoreLogic Logo, Commercial Valuation, and Commercial ExpressLync are the property of CoreLogic, Inc.

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
Material	100% Tile, Concrete			
Pitch	100% Low (2:12 to 6:12 pitch)			
Interior			\$3,659	
Floor Finish				
Ceiling Finish		100% Drywall		
		100% Paint		
		100% Textured Finish		
Partitions				
Length				
Structure		100% Concrete Block		
Finish				
Mechanicals			\$3,235	
Heating				
Cooling				
Fire Protection		0% Sprinkler System		
		0% Manual Fire Alarm System		
		0% Automatic Fire Alarm System		
Plumbing				
Electrical		100% Average Quality		
Elevators		0 Passenger		
		0 Freight		
Built-ins				
TOTAL RC Porte Cochere			\$30,006	
TOTAL ACV	Depreciated Cost (92%)		\$27,606	
TOTAL RC BUILDING 1 11 Unit Building - Flood			\$7,669,617	
TOTAL ACV			\$7,056,216	

Reconstruction	Sq.Ft.	\$/Sq.Ft.	Depreciated
----------------	--------	-----------	-------------

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 should not be considered the actual value of commercial contents insurance coverage that should be underwritten for the insured.

©CoreLogic. All rights reserved. CORELOGIC, the CoreLogic Logo, Commercial Valuation, and Commercial ExpressLync are the property of CoreLogic, Inc.

Policy Number: TAI-1421-I

1/13/2025

LOCATION TOTAL, Location 1	\$13,973,955	62,102	\$225	\$13,360,553
-----------------------------------	---------------------	---------------	--------------	---------------------

LOCATION 2 – 13 Unit Building

13 Unit Building

1121 Swallow Ave

Marco Island, FL 34145-6471 USA

Location Adjustments

Climatic Region:	3 – Warm
High Wind Region:	2 – Moderate Damage
Seismic Zone:	1 – No Damage

BUILDING 2 – 13 Unit Building – Hazard

Parking Level

SUPERSTRUCTURE

Occupancy:	100% Parking on First Level	Story Height:	9.7 ft.
Construction Type:	100% Reinforced Concrete Frame (ISO 6)	Number of Stories:	1
Gross Floor Area:	5,614 sq.ft.	Irregular Adjustment:	None
Construction Quality:	2.0 – 2.0 – Average		
Year Built:	2001		

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

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
------------------	---------------	-----------------	----------------	-----------

SUPERSTRUCTURE

Site Preparation				\$1,946
Foundations				\$1,700
Foundation Wall				
Interior Foundations				

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 should not be considered the actual value of commercial contents insurance coverage that should be underwritten for the insured.

©CoreLogic. All rights reserved. CORELOGIC, the CoreLogic Logo, Commercial Valuation, and Commercial ExpressLync are the property of CoreLogic, Inc.

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
Slab On Ground				
Exterior			\$334,476	
Framing				
Exterior Wall	50% Wall Openings			
Exterior Wall	100% Stucco on Masonry			
Structural Floor				
Roof				
Material				
Pitch				
Interior			\$57,904	
Floor Finish				
Ceiling Finish				
Partitions				
Length	210 ft.			
Structure		100% Concrete Block		
Finish		100% Paint		
Mechanicals			\$146,376	\$2,017
Heating	15% Heat Pump			
Cooling	15% Heat Pump			
Fire Protection	100% Sprinkler System			
	100% Manual Fire Alarm System			
	100% Automatic Fire Alarm System			
Plumbing		2 Total Fixtures		
Electrical		100% Average Quality		
Elevators		0 Freight		
	1 Passenger			

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 should not be considered the actual value of commercial contents insurance coverage that should be underwritten for the insured.

©CoreLogic. All rights reserved. CORELOGIC, the CoreLogic Logo, Commercial Valuation, and Commercial ExpressLync are the property of CoreLogic, Inc.

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
Built-ins			\$42,337	
SUBTOTAL RC			\$581,092	\$5,663
ADDITIONS				
Custom Items				
Mailboxes			\$1,694	
Total Additions			\$1,694	
TOTAL RC Parking Level			\$582,786	\$5,663

Building Area**SUPERSTRUCTURE**

Occupancy:	100% Condominium, w/o Interior Finishes	Story Height:	9.8 ft.
Construction Type:	100% Reinforced Concrete Frame (ISO 6)	Number of Stories:	6
Gross Floor Area:	32,743 sq.ft.	Irregular Adjustment:	Irregular
Construction Quality:	2.0 - 2.0 - Average		
Year Built:	2001		

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

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
SUPERSTRUCTURE				
Site Preparation				\$1,962
Foundations			\$50,140	\$56,962
Foundation Wall				
Interior Foundations				
Slab On Ground				
Exterior			\$2,380,358	

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 should not be considered the actual value of commercial contents insurance coverage that should be underwritten for the insured.

©CoreLogic. All rights reserved. CORELOGIC, the CoreLogic Logo, Commercial Valuation, and Commercial ExpressLync are the property of CoreLogic, Inc.

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
Framing				
Exterior Wall		25% Wall Openings		
Exterior Wall	100% Stucco on Masonry			
Structural Floor				
Roof			\$364,314	
Material	90% Single-Ply Membrane			
	10% Tile, Concrete			
Pitch	90% Flat			
	10% Low (2:12 to 6:12 pitch)			
Interior			\$1,216,176	
Floor Finish				
Ceiling Finish		100% Drywall		
Partitions				
Length		4,677 ft.		
Structure		100% Studs, Girts, etc.		
Finish		100% Drywall		
Mechanicals			\$1,934,423	\$110,788
Heating	88% Heat Pump			
Cooling	88% Heat Pump			
Fire Protection	100% Sprinkler System			
	100% Manual Fire Alarm System			
	100% Automatic Fire Alarm System			
Plumbing		219 Total Fixtures		
Electrical		100% Average Quality		
Elevators		0 Freight		
	1 Passenger			

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 should not be considered the actual value of commercial contents insurance coverage that should be underwritten for the insured.

©CoreLogic. All rights reserved. CORELOGIC, the CoreLogic Logo, Commercial Valuation, and Commercial ExpressLync are the property of CoreLogic, Inc.

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
Built-ins			\$451,646	
SUBTOTAL RC			\$6,397,057	\$169,712
ADDITIONS				
Total Additions			\$648,502	
TOTAL RC Building Area			\$7,045,559	\$169,712

Roof Mechanical**SUPERSTRUCTURE**

Occupancy:	100% Mechanical Penthouse	Story Height:	7.8 ft.
Construction Type:	100% Reinforced Concrete Frame (ISO 6)	Number of Stories:	1
Gross Floor Area:	91 sq.ft.	Irregular Adjustment:	None
Construction Quality:	2.0 - 2.0 - Average		
Year Built:	2001		

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

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
SUPERSTRUCTURE				
Site Preparation				
Foundations				
Foundation Wall				
Interior Foundations				
Slab On Ground				
Exterior			\$8,933	
Framing				
Exterior Wall		1% Wall Openings		

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 should not be considered the actual value of commercial contents insurance coverage that should be underwritten for the insured.

©CoreLogic. All rights reserved. CORELOGIC, the CoreLogic Logo, Commercial Valuation, and Commercial ExpressLync are the property of CoreLogic, Inc.

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
Exterior Wall	100% Stucco on Masonry			
Structural Floor				
Roof			\$6,311	
Material	100% Single-Ply Membrane			
Pitch	100% Flat			
Interior				
Floor Finish				
Ceiling Finish				
Partitions				
Length				
Structure	100% None			
Finish	100% None			
Mechanicals			\$8,751	\$985
Heating	100% None			
Cooling	100% None			
Fire Protection	100% Sprinkler System			
	100% Manual Fire Alarm System			
	100% Automatic Fire Alarm System			
Plumbing		1 Total Fixtures		
Electrical		100% Average Quality		
Elevators		0 Passenger		
		0 Freight		
Built-ins				
TOTAL RC Roof Mechanical			\$23,995	\$985

Porte Cochere**SUPERSTRUCTURE**

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 should not be considered the actual value of commercial contents insurance coverage that should be underwritten for the insured.

©CoreLogic. All rights reserved. CORELOGIC, the CoreLogic Logo, Commercial Valuation, and Commercial ExpressLync are the property of CoreLogic, Inc.

Policy Number: TAI-1421-I

1/13/2025

Occupancy:	100% Canopy	Story Height:	10 ft.
Construction Type:	100% Masonry (ISO 2)	Number of Stories:	1
Gross Floor Area:	193 sq.ft.	Irregular Adjustment:	None
Construction Quality:	2.0 - 2.0 - Average		
Year Built:	2001		

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

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
------------------	---------------	-----------------	----------------	-----------

SUPERSTRUCTURE

Site Preparation				\$59
Foundations			\$1,511	\$1,090
Foundation Wall				
Interior Foundations				
Slab On Ground				
Exterior			\$1,213	
Framing				
Exterior Wall		97% Wall Openings		
Exterior Wall	100% Stucco on Masonry			
Structural Floor				
Roof			\$8,835	
Material	100% Tile, Concrete			
Pitch	100% Low (2:12 to 6:12 pitch)			
Interior			\$1,702	
Floor Finish				
Ceiling Finish		100% Drywall		

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 should not be considered the actual value of commercial contents insurance coverage that should be underwritten for the insured.

©CoreLogic. All rights reserved. CORELOGIC, the CoreLogic Logo, Commercial Valuation, and Commercial ExpressLync are the property of CoreLogic, Inc.

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
		100% Paint		
		100% Textured Finish		
Partitions				
Length				
Structure		100% Concrete Block		
Finish				
Mechanicals			\$1,505	
Heating				
Cooling				
Fire Protection		0% Sprinkler System		
		0% Manual Fire Alarm System		
		0% Automatic Fire Alarm System		
Plumbing				
Electrical		100% Average Quality		
Elevators		0 Passenger		
		0 Freight		
Built-ins				
TOTAL RC Porte Cochere			\$14,766	\$1,149
TOTAL RC BUILDING 2 13 Unit Building - Hazard			\$7,667,107	\$177,510

BUILDING 2 - 13 Unit Building - Flood**Parking Level****SUPERSTRUCTURE**

Occupancy:	100% Parking on First Level	Story Height:	9.7 ft.
Construction Type:	100% Reinforced Concrete Frame (ISO 6)	Number of Stories:	1
Gross Floor Area:	5,614 sq.ft.	Irregular Adjustment:	None
Construction Quality:	2.0 - 2.0 - Average		

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 should not be considered the actual value of commercial contents insurance coverage that should be underwritten for the insured.

©CoreLogic. All rights reserved. CORELOGIC, the CoreLogic Logo, Commercial Valuation, and Commercial ExpressLync are the property of CoreLogic, Inc.

Policy Number: TAI-1421-I

1/13/2025

Year Built: 2001

Adjustments

Depreciation: 8%

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

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
------------------	---------------	-----------------	----------------	-----------

SUPERSTRUCTURE

Site Preparation			\$1,946	
------------------	--	--	---------	--

Foundations			\$1,700	
-------------	--	--	---------	--

Foundation Wall				
-----------------	--	--	--	--

Interior Foundations				
----------------------	--	--	--	--

Slab On Ground				
----------------	--	--	--	--

Exterior			\$334,476	
----------	--	--	-----------	--

Framing				
---------	--	--	--	--

Exterior Wall	50% Wall Openings			
---------------	-------------------	--	--	--

Exterior Wall	100% Stucco on Masonry			
---------------	---------------------------	--	--	--

Structural Floor				
------------------	--	--	--	--

Roof				
------	--	--	--	--

Material				
----------	--	--	--	--

Pitch				
-------	--	--	--	--

Interior			\$57,904	
----------	--	--	----------	--

Floor Finish				
--------------	--	--	--	--

Ceiling Finish				
----------------	--	--	--	--

Partitions				
------------	--	--	--	--

Length	210 ft.			
--------	---------	--	--	--

Structure		100% Concrete Block		
-----------	--	---------------------	--	--

Finish		100% Paint		
--------	--	------------	--	--

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 should not be considered the actual value of commercial contents insurance coverage that should be underwritten for the insured.

©CoreLogic. All rights reserved. CORELOGIC, the CoreLogic Logo, Commercial Valuation, and Commercial ExpressLync are the property of CoreLogic, Inc.

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
Mechanicals			\$148,392	
Heating	15% Heat Pump			
Cooling	15% Heat Pump			
Fire Protection	100% Sprinkler System			
	100% Manual Fire Alarm System			
	100% Automatic Fire Alarm System			
Plumbing		2 Total Fixtures		
Electrical		100% Average Quality		
Elevators		0 Freight		
	1 Passenger			
Built-ins			\$42,337	
SUBTOTAL RC			\$586,755	
Depreciated Cost (92%)			\$539,815	
ADDITIONS				
Custom Items				
Mailboxes			\$1,694	
Total Additions			\$1,694	
TOTAL RC Parking Level			\$588,449	
TOTAL ACV			\$541,509	

Building Area**SUPERSTRUCTURE**

Occupancy:	100% Condominium	Story Height:	9.8 ft.
Construction Type:	100% Reinforced Concrete Frame (ISO 6)	Number of Stories:	6
Gross Floor Area:	32,743 sq.ft.	Irregular Adjustment:	Irregular
Construction Quality:	2.0 - 2.0 - Average		
Year Built:	2001		

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 should not be considered the actual value of commercial contents insurance coverage that should be underwritten for the insured.

©CoreLogic. All rights reserved. CORELOGIC, the CoreLogic Logo, Commercial Valuation, and Commercial ExpressLync are the property of CoreLogic, Inc.

Adjustments

Depreciation: 8%

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

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
------------------	---------------	-----------------	----------------	-----------

SUPERSTRUCTURE

Site Preparation \$1,911

Foundations \$104,331

Foundation Wall

Interior Foundations

Slab On Ground

Exterior \$2,318,797

Framing

Exterior Wall 25% Wall Openings

Exterior Wall 100% Stucco on
Masonry

Structural Floor

Roof \$354,892

Material 90% Single-Ply
Membrane

10% Tile, Concrete

Pitch 90% Flat

10% Low (2:12 to 6:12
pitch)

Interior \$1,579,672

Floor Finish 80% Carpet

10% Tile, Ceramic

10% Vinyl Sheet

Ceiling Finish 100% Drywall

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 should not be considered the actual value of commercial contents insurance coverage that should be underwritten for the insured.

©CoreLogic. All rights reserved. CORELOGIC, the CoreLogic Logo, Commercial Valuation, and Commercial ExpressLync are the property of CoreLogic, Inc.

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
		100% Paint		
Partitions				
Length		4,677 ft.		
Structure		100% Studs, Girts, etc.		
Finish		100% Drywall		
		100% Paint		
Mechanicals			\$3,256,396	
Heating	88% Heat Pump			
Cooling	88% Heat Pump			
Fire Protection	100% Sprinkler System			
	100% Manual Fire Alarm System			
	100% Automatic Fire Alarm System			
Plumbing		219 Total Fixtures		
Electrical		100% Average Quality		
Elevators		0 Freight		
	1 Passenger			
Built-ins			\$509,136	
SUBTOTAL RC			\$8,125,136	
Depreciated Cost (92%)			\$7,475,125	
ADDITIONS				
Total Additions			\$648,502	
TOTAL RC Building Area			\$8,773,638	
TOTAL ACV			\$8,071,747	

Roof Mechanical**SUPERSTRUCTURE**

Occupancy: 100% Mechanical Penthouse Story Height: 7.8 ft.
Number of Stories: 1

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 should not be considered the actual value of commercial contents insurance coverage that should be underwritten for the insured.

Policy Number: TAI-1421-I

1/13/2025

Construction Type:	100% Reinforced Concrete Frame (ISO 6)		
Gross Floor Area:	91 sq.ft.	Irregular Adjustment:	None
Construction Quality:	2.0 - 2.0 - Average		
Year Built:	2001		

Adjustments

Depreciation:	8%		
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

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
------------------	---------------	-----------------	----------------	-----------

SUPERSTRUCTURE

Site Preparation				
Foundations				
Foundation Wall				
Interior Foundations				
Slab On Ground				
Exterior			\$8,933	
Framing				
Exterior Wall		1% Wall Openings		
Exterior Wall	100% Stucco on Masonry			
Structural Floor				
Roof			\$6,311	
Material	100% Single-Ply Membrane			
Pitch	100% Flat			
Interior				
Floor Finish				
Ceiling Finish				

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 should not be considered the actual value of commercial contents insurance coverage that should be underwritten for the insured.

©CoreLogic. All rights reserved. CORELOGIC, the CoreLogic Logo, Commercial Valuation, and Commercial ExpressLync are the property of CoreLogic, Inc.

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
Partitions				
Length				
Structure	100% None			
Finish	100% None			
Mechanicals			\$9,737	
Heating	100% None			
Cooling	100% None			
Fire Protection	100% Sprinkler System			
	100% Manual Fire Alarm System			
	100% Automatic Fire Alarm System			
Plumbing		1 Total Fixtures		
Electrical		100% Average Quality		
Elevators		0 Passenger		
		0 Freight		
Built-ins				
TOTAL RC Roof Mechanical			\$24,981	
TOTAL ACV	Depreciated Cost (92%)		\$22,982	

Porte Cochere**SUPERSTRUCTURE**

Occupancy:	100% Canopy	Story Height:	10 ft.
Construction Type:	100% Masonry (ISO 2)	Number of Stories:	1
Gross Floor Area:	193 sq.ft.	Irregular Adjustment:	None
Construction Quality:	2.0 - 2.0 - Average		
Year Built:	2001		

Adjustments

Depreciation:	8%		
Hillside Construction:	Degree of Slope: Level	Site Accessibility:	Excellent

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 should not be considered the actual value of commercial contents insurance coverage that should be underwritten for the insured.



Valuation Detailed Report

Property Express
Property Express

Policy Number: TAI-1421-I

1/13/2025

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

©CoreLogic. All rights reserved. CORELOGIC, the CoreLogic Logo, Commercial Valuation, and Commercial ExpressLync are the property of CoreLogic, Inc.

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
SUPERSTRUCTURE				
Site Preparation			\$59	
Foundations			\$2,601	
Foundation Wall				
Interior Foundations				
Slab On Ground				
Exterior			\$1,213	
Framing				
Exterior Wall		97% Wall Openings		
Exterior Wall	100% Stucco on Masonry			
Structural Floor				
Roof			\$8,835	
Material	100% Tile, Concrete			
Pitch	100% Low (2:12 to 6:12 pitch)			
Interior			\$1,702	
Floor Finish				
Ceiling Finish		100% Drywall		
		100% Paint		
		100% Textured Finish		
Partitions				
Length				
Structure		100% Concrete Block		
Finish				
Mechanicals			\$1,505	
Heating				
Cooling				
Fire Protection		0% Sprinkler System		
		0% Manual Fire Alarm System		

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 should not be considered the actual value of commercial contents insurance coverage that should be underwritten for the insured.

©CoreLogic. All rights reserved. CORELOGIC, the CoreLogic Logo, Commercial Valuation, and Commercial ExpressLync are the property of CoreLogic, Inc.

	0% Automatic Fire Alarm System
Plumbing	
Electrical	100% Average Quality
Elevators	0 Passenger 0 Freight
Built-ins	

TOTAL RC Porte Cochere	\$15,915
-------------------------------	-----------------

TOTAL ACV	Depreciated Cost (92%)	\$14,642
------------------	------------------------	-----------------

TOTAL RC BUILDING 2 13 Unit Building - Flood	\$9,402,983
---	--------------------

TOTAL ACV	\$8,650,880
------------------	--------------------

	Reconstruction	Sq.Ft.	\$/Sq.Ft.	Depreciated
LOCATION TOTAL, Location 2	\$17,070,089	77,282	\$221	\$16,317,986

LOCATION 4 - 11 Unit Building - Type 2

11 Unit Building - Type 2

1141 Swallow Ave

Marco Island, FL 34145-6471 USA

Location Adjustments

Climatic Region:	3 - Warm
High Wind Region:	2 - Moderate Damage
Seismic Zone:	1 - No Damage

BUILDING 4 - 11 Unit Building - Hazard**Parking Level****SUPERSTRUCTURE**

Occupancy:	100% Parking on First Level	Story Height:	9.7 ft.
Construction Type:	100% Reinforced Concrete Frame (ISO 6)	Number of Stories:	1
Gross Floor Area:	5,614 sq.ft.	Irregular Adjustment:	None
Construction Quality:	2.0 - 2.0 - Average		

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 should not be considered the actual value of commercial contents insurance coverage that should be underwritten for the insured.

©CoreLogic. All rights reserved. CORELOGIC, the CoreLogic Logo, Commercial Valuation, and Commercial ExpressLync are the property of CoreLogic, Inc.

Policy Number: TAI-1421-I

1/13/2025

Year Built: 2001

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

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
SUPERSTRUCTURE				
Site Preparation				\$1,946
Foundations				\$1,700
Foundation Wall				
Interior Foundations				
Slab On Ground				
Exterior			\$334,476	
Framing				
Exterior Wall	50% Wall Openings			
Exterior Wall	100% Stucco on Masonry			
Structural Floor				
Roof				
Material				
Pitch				
Interior			\$41,603	
Floor Finish				
Ceiling Finish				
Partitions				
Length	150 ft.			
Structure		100% Concrete Block		
Finish		100% Paint		
Mechanicals			\$146,376	\$2,017

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 should not be considered the actual value of commercial contents insurance coverage that should be underwritten for the insured.

©CoreLogic. All rights reserved. CORELOGIC, the CoreLogic Logo, Commercial Valuation, and Commercial ExpressLync are the property of CoreLogic, Inc.

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
Heating	15% Heat Pump			
Cooling	15% Heat Pump			
Fire Protection	100% Sprinkler System			
	100% Manual Fire Alarm System			
	100% Automatic Fire Alarm System			
Plumbing		2 Total Fixtures		
Electrical		100% Average Quality		
Elevators		0 Freight		
	1 Passenger			
Built-ins			\$42,337	
SUBTOTAL RC			\$564,792	\$5,663
ADDITIONS				
Custom Items				
Mailboxes			\$1,346	
Total Additions			\$1,346	
TOTAL RC Parking Level			\$566,138	\$5,663

Building Area**SUPERSTRUCTURE**

Occupancy:	100% Condominium, w/o Interior Finishes	Story Height:	9.8 ft.
Construction Type:	100% Reinforced Concrete Frame (ISO 6)	Number of Stories:	6
Gross Floor Area:	27,875 sq.ft.	Irregular Adjustment:	Irregular
Construction Quality:	2.0 - 2.0 - Average		
Year Built:	2001		

Adjustments

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

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 should not be considered the actual value of commercial contents insurance coverage that should be underwritten for the insured.



Valuation Detailed Report

Property Express
Property Express

Policy Number: TAI-1421-I

1/13/2025

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.

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

©CoreLogic. All rights reserved. CORELOGIC, the CoreLogic Logo, Commercial Valuation, and Commercial ExpressLync are the property of CoreLogic, Inc.

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
SUPERSTRUCTURE				
Site Preparation				\$1,671
Foundations			\$42,685	\$52,197
Foundation Wall				
Interior Foundations				
Slab On Ground				
Exterior			\$2,090,710	
Framing				
Exterior Wall		25% Wall Openings		
Exterior Wall	100% Stucco on Masonry			
Structural Floor				
Roof			\$318,684	
Material	90% Single-Ply Membrane			
	10% Tile, Concrete			
Pitch	90% Flat			
	10% Low (2:12 to 6:12 pitch)			
Interior			\$1,042,218	
Floor Finish				
Ceiling Finish		100% Drywall		
Partitions				
Length		3,982 ft.		
Structure		100% Studs, Girts, etc.		
Finish		100% Drywall		
Mechanicals			\$1,702,599	\$94,094
Heating	88% Heat Pump			
Cooling	88% Heat Pump			
Fire Protection	100% Sprinkler System			

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 should not be considered the actual value of commercial contents insurance coverage that should be underwritten for the insured.

©CoreLogic. All rights reserved. CORELOGIC, the CoreLogic Logo, Commercial Valuation, and Commercial ExpressLync are the property of CoreLogic, Inc.

	100% Manual Fire Alarm System		
	100% Automatic Fire Alarm System		
Plumbing		186 Total Fixtures	
Electrical		100% Average Quality	
Elevators		0 Freight	
	1 Passenger		
Built-ins			\$384,499
SUBTOTAL RC			\$5,581,395
ADDITIONS			\$147,961
Total Additions			\$583,370
TOTAL RC Building Area		\$6,164,766	\$147,961

Roof Mechanical**SUPERSTRUCTURE**

Occupancy:	100% Mechanical Penthouse	Story Height:	7.8 ft.
Construction Type:	100% Reinforced Concrete Frame (ISO 6)	Number of Stories:	1
Gross Floor Area:	91 sq.ft.	Irregular Adjustment:	None
Construction Quality:	2.0 - 2.0 - Average		
Year Built:	2001		

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.

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

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
SUPERSTRUCTURE				
Site Preparation				
Foundations				
Foundation Wall				
Interior Foundations				
Slab On Ground				
Exterior			\$8,933	
Framing				
Exterior Wall		1% Wall Openings		
Exterior Wall	100% Stucco on Masonry			
Structural Floor				
Roof			\$6,311	
Material	100% Single-Ply Membrane			
Pitch	100% Flat			
Interior				
Floor Finish				
Ceiling Finish				
Partitions				
Length				
Structure	100% None			
Finish	100% None			
Mechanicals			\$8,751	\$985
Heating	100% None			
Cooling	100% None			
Fire Protection	100% Sprinkler System			
	100% Manual Fire Alarm System			
	100% Automatic Fire Alarm System			

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 should not be considered the actual value of commercial contents insurance coverage that should be underwritten for the insured.

©CoreLogic. All rights reserved. CORELOGIC, the CoreLogic Logo, Commercial Valuation, and Commercial ExpressLync are the property of CoreLogic, Inc.

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
Plumbing		1 Total Fixtures		
Electrical		100% Average Quality		
Elevators		0 Passenger		
		0 Freight		
Built-ins				
TOTAL RC Roof Mechanical			\$23,995	\$985

Porte Cochere**SUPERSTRUCTURE**

Occupancy:	100% Canopy	Story Height:	10 ft.
Construction Type:	100% Masonry (ISO 2)	Number of Stories:	1
Gross Floor Area:	193 sq.ft.	Irregular Adjustment:	None
Construction Quality:	2.0 - 2.0 - Average		
Year Built:	2001		

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.

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

©CoreLogic. All rights reserved. CORELOGIC, the CoreLogic Logo, Commercial Valuation, and Commercial ExpressLync are the property of CoreLogic, Inc.

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
SUPERSTRUCTURE				
Site Preparation				\$59
Foundations			\$1,511	\$1,090
Foundation Wall				
Interior Foundations				
Slab On Ground				
Exterior			\$1,213	
Framing				
Exterior Wall		97% Wall Openings		
Exterior Wall	100% Stucco on Masonry			
Structural Floor				
Roof			\$8,835	
Material	100% Tile, Concrete			
Pitch	100% Low (2:12 to 6:12 pitch)			
Interior			\$1,702	
Floor Finish				
Ceiling Finish		100% Drywall		
		100% Paint		
		100% Textured Finish		
Partitions				
Length				
Structure		100% Concrete Block		
Finish				
Mechanicals			\$1,505	
Heating				
Cooling				
Fire Protection		0% Sprinkler System		
		0% Manual Fire Alarm System		

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 should not be considered the actual value of commercial contents insurance coverage that should be underwritten for the insured.

©CoreLogic. All rights reserved. CORELOGIC, the CoreLogic Logo, Commercial Valuation, and Commercial ExpressLync are the property of CoreLogic, Inc.

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
		0% Automatic Fire Alarm System		
Plumbing				
Electrical		100% Average Quality		
Elevators		0 Passenger 0 Freight		
Built-ins				
TOTAL RC Porte Cochere			\$14,766	\$1,149

TOTAL RC BUILDING 4 11 Unit Building - Hazard			\$6,769,664	\$155,759
--	--	--	--------------------	------------------

BUILDING 4 - 11 Unit Building - Flood**Parking Level****SUPERSTRUCTURE**

Occupancy:	100% Parking on First Level	Story Height:	9.7 ft.
Construction Type:	100% Reinforced Concrete Frame (ISO 6)	Number of Stories:	1
Gross Floor Area:	5,614 sq.ft.	Irregular Adjustment:	None
Construction Quality:	2.0 - 2.0 - Average		
Year Built:	2001		

Adjustments

Depreciation:	8%		
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

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
SUPERSTRUCTURE				
Site Preparation			\$1,946	
Foundations			\$1,700	

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 should not be considered the actual value of commercial contents insurance coverage that should be underwritten for the insured.

©CoreLogic. All rights reserved. CORELOGIC, the CoreLogic Logo, Commercial Valuation, and Commercial ExpressLync are the property of CoreLogic, Inc.

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
Foundation Wall				
Interior Foundations				
Slab On Ground				
Exterior			\$334,476	
Framing				
Exterior Wall	50% Wall Openings			
Exterior Wall	100% Stucco on Masonry			
Structural Floor				
Roof				
Material				
Pitch				
Interior			\$41,603	
Floor Finish				
Ceiling Finish				
Partitions				
Length	150 ft.			
Structure		100% Concrete Block		
Finish		100% Paint		
Mechanicals			\$148,392	
Heating	15% Heat Pump			
Cooling	15% Heat Pump			
Fire Protection	100% Sprinkler System			
	100% Manual Fire Alarm System			
	100% Automatic Fire Alarm System			
Plumbing		2 Total Fixtures		
Electrical		100% Average Quality		
Elevators		0 Freight		

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 should not be considered the actual value of commercial contents insurance coverage that should be underwritten for the insured.

©CoreLogic. All rights reserved. CORELOGIC, the CoreLogic Logo, Commercial Valuation, and Commercial ExpressLync are the property of CoreLogic, Inc.

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
	1 Passenger			
Built-ins			\$42,337	
SUBTOTAL RC			\$570,455	
Depreciated Cost (92%)			\$524,818	
ADDITIONS				
Custom Items				
Mailboxes			\$1,346	
Total Additions			\$1,346	
TOTAL RC Parking Level			\$571,801	
TOTAL ACV			\$526,164	

Building Area**SUPERSTRUCTURE**

Occupancy:	100% Condominium	Story Height:	9.8 ft.
Construction Type:	100% Reinforced Concrete Frame (ISO 6)	Number of Stories:	6
Gross Floor Area:	27,875 sq.ft.	Irregular Adjustment:	Irregular
Construction Quality:	2.0 - 2.0 - Average		
Year Built:	2001		

Adjustments

Depreciation:	8%		
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

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
SUPERSTRUCTURE				
Site Preparation			\$1,627	
Foundations			\$92,428	
Foundation Wall				

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 should not be considered the actual value of commercial contents insurance coverage that should be underwritten for the insured.

©CoreLogic. All rights reserved. CORELOGIC, the CoreLogic Logo, Commercial Valuation, and Commercial ExpressLync are the property of CoreLogic, Inc.

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
Interior Foundations				
Slab On Ground				
Exterior			\$2,036,640	
Framing				
Exterior Wall		25% Wall Openings		
Exterior Wall	100% Stucco on Masonry			
Structural Floor				
Roof			\$310,442	
Material	90% Single-Ply Membrane			
	10% Tile, Concrete			
Pitch	90% Flat			
	10% Low (2:12 to 6:12 pitch)			
Interior			\$1,352,440	
Floor Finish		80% Carpet		
		10% Tile, Ceramic		
		10% Vinyl Sheet		
Ceiling Finish		100% Drywall		
		100% Paint		
Partitions				
Length		3,982 ft.		
Structure		100% Studs, Girts, etc.		
Finish		100% Drywall		
		100% Paint		
Mechanicals			\$2,825,006	
Heating	88% Heat Pump			
Cooling	88% Heat Pump			
Fire Protection	100% Sprinkler System			

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 should not be considered the actual value of commercial contents insurance coverage that should be underwritten for the insured.

©CoreLogic. All rights reserved. CORELOGIC, the CoreLogic Logo, Commercial Valuation, and Commercial ExpressLync are the property of CoreLogic, Inc.



Valuation Detailed Report

Property Express
Property Express

Policy Number: TAI-1421-I

1/13/2025

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
	100% Manual Fire Alarm System			
	100% Automatic Fire Alarm System			
Plumbing		186 Total Fixtures		
Electrical		100% Average Quality		
Elevators		0 Freight		
	1 Passenger			
Built-ins			\$433,441	
SUBTOTAL RC			\$7,052,024	
Depreciated Cost (92%)			\$6,487,863	
ADDITIONS				
Total Additions			\$583,370	
TOTAL RC Building Area			\$7,635,395	
TOTAL ACV			\$7,024,563	

Roof Mechanical

SUPERSTRUCTURE

Occupancy:	100% Mechanical Penthouse	Story Height:	7.8 ft.
Construction Type:	100% Reinforced Concrete Frame (ISO 6)	Number of Stories:	1
Gross Floor Area:	91 sq.ft.	Irregular Adjustment:	None
Construction Quality:	2.0 - 2.0 - Average		
Year Built:	2001		

Adjustments

Depreciation:	8%		
Hillside Construction:	Degree of Slope: Level	Site Accessibility:	Excellent
	Site Position: Unknown	Soil Condition:	Excellent

Fees

Architect Fees:	7% 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.

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

©CoreLogic. All rights reserved. CORELOGIC, the CoreLogic Logo, Commercial Valuation, and Commercial ExpressLync are the property of CoreLogic, Inc.

Overhead and Profit:

20% is included

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
SUPERSTRUCTURE				
Site Preparation				
Foundations				
Foundation Wall				
Interior Foundations				
Slab On Ground				
Exterior			\$8,933	
Framing				
Exterior Wall		1% Wall Openings		
Exterior Wall	100% Stucco on Masonry			
Structural Floor				
Roof			\$6,311	
Material	100% Single-Ply Membrane			
Pitch	100% Flat			
Interior				
Floor Finish				
Ceiling Finish				
Partitions				
Length				
Structure	100% None			
Finish	100% None			
Mechanicals			\$9,737	
Heating	100% None			
Cooling	100% None			
Fire Protection	100% Sprinkler System			
	100% Manual Fire Alarm System			
	100% Automatic Fire Alarm System			

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 should not be considered the actual value of commercial contents insurance coverage that should be underwritten for the insured.

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
Plumbing		1 Total Fixtures		
Electrical		100% Average Quality		
Elevators		0 Passenger		
		0 Freight		
Built-ins				
TOTAL RC Roof Mechanical			\$24,981	
TOTAL ACV	Depreciated Cost (92%)		\$22,982	

Porte Cochere**SUPERSTRUCTURE**

Occupancy:	100% Canopy	Story Height:	10 ft.
Construction Type:	100% Masonry (ISO 2)	Number of Stories:	1
Gross Floor Area:	193 sq.ft.	Irregular Adjustment:	None
Construction Quality:	2.0 - 2.0 - Average		
Year Built:	2001		

Adjustments

Depreciation:	8%		
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

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
SUPERSTRUCTURE				
Site Preparation			\$59	
Foundations			\$2,601	
Foundation Wall				
Interior Foundations				
Slab On Ground				

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 should not be considered the actual value of commercial contents insurance coverage that should be underwritten for the insured.

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
Exterior			\$1,213	
Framing				
Exterior Wall		97% Wall Openings		
Exterior Wall	100% Stucco on Masonry			
Structural Floor				
Roof			\$8,835	
Material	100% Tile, Concrete			
Pitch	100% Low (2:12 to 6:12 pitch)			
Interior			\$1,702	
Floor Finish				
Ceiling Finish		100% Drywall		
		100% Paint		
		100% Textured Finish		
Partitions				
Length				
Structure		100% Concrete Block		
Finish				
Mechanicals			\$1,505	
Heating				
Cooling				
Fire Protection		0% Sprinkler System		
		0% Manual Fire Alarm System		
		0% Automatic Fire Alarm System		
Plumbing				
Electrical		100% Average Quality		
Elevators		0 Passenger		
		0 Freight		

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 should not be considered the actual value of commercial contents insurance coverage that should be underwritten for the insured.

©CoreLogic. All rights reserved. CORELOGIC, the CoreLogic Logo, Commercial Valuation, and Commercial ExpressLync are the property of CoreLogic, Inc.

SUMMARY OF COSTS		User Provided	System Provided	Reconstruction	Exclusion
Built-ins					
TOTAL RC Porte Cochere				\$15,915	
TOTAL ACV	Depreciated Cost (92%)			\$14,642	
TOTAL RC BUILDING 4 11 Unit Building – Flood				\$8,248,091	
TOTAL ACV				\$7,588,352	

	Reconstruction	Sq.Ft.	\$/Sq.Ft.	Depreciated
LOCATION TOTAL, Location 4	\$15,017,756	67,546	\$222	\$14,358,016

LOCATION 5 - Clubhouse

Clubhouse

1111 Swallow Ave

Marco Island, FL 34145-6471 USA

Location Adjustments

Climatic Region:	3 - Warm
High Wind Region:	2 - Moderate Damage
Seismic Zone:	1 - No Damage

BUILDING 5 - Clubhouse - Hazard**Clubhouse****SUPERSTRUCTURE**

Occupancy:	48% Clubhouse/Recreation Building	Story Height:	18.6 ft.
	52% Clubhouse/Recreation Building		10 ft.
Construction Type:	100% Masonry (ISO 2)	Number of Stories:	1
Gross Floor Area:	1,335 sq.ft.	Irregular Adjustment:	None
Construction Quality:	2.0 - 2.0 - Average		
Year Built:	2000		

Adjustments

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

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 should not be considered the actual value of commercial contents insurance coverage that should be underwritten for the insured.

©CoreLogic. All rights reserved. CORELOGIC, the CoreLogic Logo, Commercial Valuation, and Commercial ExpressLync are the property of CoreLogic, Inc.

Fees

Architect Fees: 7% is included

Overhead and Profit: 20% is included

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
------------------	---------------	-----------------	----------------	-----------

SUPERSTRUCTURE

Site Preparation				\$416
------------------	--	--	--	-------

Foundations			\$10,641	\$13,727
-------------	--	--	----------	----------

Exterior			\$81,236	
----------	--	--	----------	--

Exterior Wall	20% Wall Openings			
---------------	-------------------	--	--	--

Exterior Wall	100% Stucco on Masonry			
---------------	---------------------------	--	--	--

Roof			\$49,969	
------	--	--	----------	--

Material	100% Tile, Concrete			
----------	---------------------	--	--	--

Pitch	100% Low (2:12 to 6:12 pitch)			
-------	----------------------------------	--	--	--

Interior			\$29,179	
----------	--	--	----------	--

Floor Finish	100% Carpet			
--------------	-------------	--	--	--

Ceiling Finish	100% Drywall			
----------------	--------------	--	--	--

	100% Paint			
--	------------	--	--	--

Structure	100% Studs, Girts, etc.			
-----------	-------------------------	--	--	--

Finish	100% Drywall			
--------	--------------	--	--	--

	100% Paint			
--	------------	--	--	--

Mechanicals			\$129,080	\$10,648
-------------	--	--	-----------	----------

Heating	100% Heat Pump			
---------	----------------	--	--	--

Cooling	100% Heat Pump			
---------	----------------	--	--	--

Plumbing	9 Total Fixtures			
----------	------------------	--	--	--

Electrical	100% Average Quality			
------------	----------------------	--	--	--

Built-ins			\$4,788	
-----------	--	--	---------	--

SUBTOTAL RC			\$304,893	\$24,792
-------------	--	--	-----------	----------

ADDITIONS

Building Items			\$19,520	
----------------	--	--	----------	--

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 should not be considered the actual value of commercial contents insurance coverage that should be underwritten for the insured.

©CoreLogic. All rights reserved. CORELOGIC, the CoreLogic Logo, Commercial Valuation, and Commercial ExpressLync are the property of CoreLogic, Inc.

Custom Items

Attached Vinyl Shutters

\$1,700

Total Additions

\$21,220

TOTAL RC Clubhouse**\$326,113****\$24,792****TOTAL RC BUILDING 5 Clubhouse - Hazard****\$326,113****\$24,792****BUILDING 5 - Clubhouse - Flood****Clubhouse****SUPERSTRUCTURE**

Occupancy:	48% Clubhouse/Recreation Building	Story Height:	18.6 ft.
	52% Clubhouse/Recreation Building		10 ft.
Construction Type:	100% Masonry (ISO 2)	Number of Stories:	1
Gross Floor Area:	1,335 sq.ft.	Irregular	None
		Adjustment:	
Construction Quality:	2.0 - 2.0 - Average		
Year Built:	2000		

Adjustments

Depreciation:	8%		
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

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
------------------	---------------	-----------------	----------------	-----------

SUPERSTRUCTURE

Site Preparation			\$416	
Foundations			\$24,368	
Exterior			\$81,236	
Exterior Wall	20% Wall Openings			
Exterior Wall	100% Stucco on Masonry			

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 should not be considered the actual value of commercial contents insurance coverage that should be underwritten for the insured.

©CoreLogic. All rights reserved. CORELOGIC, the CoreLogic Logo, Commercial Valuation, and Commercial ExpressLync are the property of CoreLogic, Inc.

Policy Number: TAI-1421-I

1/13/2025

LOCATION 6 – Pump House

Pump House

1111 Swallow Ave

Marco Island, FL 34145-6471 USA

Location Adjustments

Climatic Region:	3 – Warm
High Wind Region:	2 – Moderate Damage
Seismic Zone:	1 – No Damage

BUILDING 6 – Pump House – Hazard**Pump House****SUPERSTRUCTURE**

Occupancy:	100% Utility Building	Story Height:	7.8 ft.
Construction Type:	100% Masonry (ISO 2)	Number of Stories:	1
Gross Floor Area:	217 sq.ft.	Irregular Adjustment:	Very Irregular
Construction Quality:	2.0 – 2.0 – Average		
Year Built:	2000		

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

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
------------------	---------------	-----------------	----------------	-----------

SUPERSTRUCTURE

Site Preparation				\$73
Foundations			\$1,863	\$3,655
Foundation Wall				
Interior Foundations				
Slab On Ground				

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 should not be considered the actual value of commercial contents insurance coverage that should be underwritten for the insured.

©CoreLogic. All rights reserved. CORELOGIC, the CoreLogic Logo, Commercial Valuation, and Commercial ExpressLync are the property of CoreLogic, Inc.

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
Exterior			\$18,584	
Framing				
Exterior Wall	10% Wall Openings			
Exterior Wall	100% Stucco on Masonry			
Structural Floor				
Roof			\$10,732	
Material	100% Tile, Concrete			
Pitch	100% Low (2:12 to 6:12 pitch)			
Interior			\$3,096	
Floor Finish				
Ceiling Finish	100% Drywall			
	100% Paint			
Partitions				
Length				
Structure				
Finish				
Mechanicals			\$10,884	\$980
Heating				
Cooling				
Fire Protection		0% Manual Fire Alarm System		
	100% Sprinkler System			
	100% Automatic Fire Alarm System			
Plumbing		1 Total Fixtures		
Electrical	100% Average Quality			
Elevators		0 Passenger		
		0 Freight		
Built-ins				

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 should not be considered the actual value of commercial contents insurance coverage that should be underwritten for the insured.

©CoreLogic. All rights reserved. CORELOGIC, the CoreLogic Logo, Commercial Valuation, and Commercial ExpressLync are the property of CoreLogic, Inc.

Policy Number: TAI-1421-I

1/13/2025

SUBTOTAL RC	\$45,159	\$4,708
ADDITIONS		
Building Items	\$5,404	
Custom Items		
Fire Pump/Driver/Controller	\$60,833	
Stem Wall & Fill	\$3,630	
Total Additions	\$69,867	
TOTAL RC Pump House	\$115,027	\$4,708
TOTAL RC BUILDING 6 Pump House - Hazard	\$115,027	\$4,708

BUILDING 6 - Pump House - Flood**Pump House****SUPERSTRUCTURE**

Occupancy:	100% Utility Building	Story Height:	7.8 ft.
Construction Type:	100% Masonry (ISO 2)	Number of Stories:	1
Gross Floor Area:	217 sq.ft.	Irregular Adjustment:	Very Irregular
Construction Quality:	2.0 - 2.0 - Average		
Year Built:	2000		

Adjustments

Depreciation:	8%		
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

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
------------------	---------------	-----------------	----------------	-----------

SUPERSTRUCTURE

Site Preparation	\$73
Foundations	\$5,518
Foundation Wall	

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 should not be considered the actual value of commercial contents insurance coverage that should be underwritten for the insured.

©CoreLogic. All rights reserved. CORELOGIC, the CoreLogic Logo, Commercial Valuation, and Commercial ExpressLync are the property of CoreLogic, Inc.

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
Interior Foundations				
Slab On Ground				
Exterior			\$18,584	
Framing				
Exterior Wall	10% Wall Openings			
Exterior Wall	100% Stucco on Masonry			
Structural Floor				
Roof			\$10,732	
Material	100% Tile, Concrete			
Pitch	100% Low (2:12 to 6:12 pitch)			
Interior			\$3,096	
Floor Finish				
Ceiling Finish	100% Drywall			
	100% Paint			
Partitions				
Length				
Structure				
Finish				
Mechanicals			\$11,864	
Heating				
Cooling				
Fire Protection		0% Manual Fire Alarm System		
	100% Sprinkler System			
	100% Automatic Fire Alarm System			
Plumbing		1 Total Fixtures		
Electrical	100% Average Quality			
Elevators		0 Passenger		

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 should not be considered the actual value of commercial contents insurance coverage that should be underwritten for the insured.

©CoreLogic. All rights reserved. CORELOGIC, the CoreLogic Logo, Commercial Valuation, and Commercial ExpressLync are the property of CoreLogic, Inc.



Valuation Detailed Report

Property Express
Property Express

Policy Number: TAI-1421-I

1/13/2025

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
0 Freight				
Built-ins				
SUBTOTAL RC			\$49,867	
Depreciated Cost (96%)			\$45,878	
ADDITIONS				
Building Items			\$5,404	
Custom Items				
Fire Pump/Driver/Controller			\$60,833	
Stem Wall & Fill			\$3,630	
Total Additions			\$69,867	
TOTAL RC Pump House			\$119,735	
TOTAL ACV			\$115,313	
TOTAL RC BUILDING 6 Pump House - Flood			\$119,735	
TOTAL ACV			\$115,313	
		Reconstruction	Sq.Ft.	\$/Sq.Ft. Depreciated
LOCATION TOTAL, Location 6		\$234,761	434	\$541 \$230,340
		Reconstruction	Sq.Ft.	\$/Sq.Ft. Depreciated
VALUATION GRAND TOTAL		\$46,973,579	210,034	\$224 \$44,915,977

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 should not be considered the actual value of commercial contents insurance coverage that should be underwritten for the insured.

©CoreLogic. All rights reserved. CORELOGIC, the CoreLogic Logo, Commercial Valuation, and Commercial ExpressLync are the property of CoreLogic, Inc.



Valuation Detailed Report

Property Express
Property Express
EQUIPMENT REPORT

Policy Number: TAI-1421-I

1/13/2025

VALUATION

Valuation Number:	TAI-1421-I	Effective Date:	01/13/2025
Value Basis:	Reconstruction	Expiration Date:	01/13/2031
		Cost as of:	12/2024
		Valuation Modified Date:	01/13/2025

BUSINESS

Marco Courtyard Towers
1111 Swallow Ave
Marco Island, FL 34145-8426 USA

LOCATION 1 - 11 Unit Building - Type 1

11 Unit Building - Type 1
1111 Swallow Ave
Marco Island, FL 34145-8426 USA

Equipment: Building items and site improvements

Replacement

Depreciated

Building 1, Parking Level

Custom Items

(1) Mailboxes	\$2,097	\$2,097
---------------	---------	---------

Building 1, Building Area

Building Items

Balconies

(1) Balconies, Reinforced concrete frame	\$456,038	\$456,038
--	-----------	-----------

Canopies

(1) Cast-in-Place Concrete w/Flat Plate Deck, Wall supported	\$77,392	\$77,392
--	----------	----------

Building 1, Parking Level

Custom Items

(1) Mailboxes	\$2,097	\$2,097
---------------	---------	---------

Building 1, Building Area

Building Items

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 should not be considered the actual value of commercial contents insurance coverage that should be underwritten for the insured.

©CoreLogic. All rights reserved. CORELOGIC, the CoreLogic Logo, Commercial Valuation, and Commercial ExpressLync are the property of CoreLogic, Inc.

Equipment: Building items and site improvements

	Replacement	Depreciated
Balconies		
(1) Balconies, Reinforced concrete frame	\$456,038	\$419,555
Canopies		
(1) Cast-in-Place Concrete w/Flat Plate Deck, Wall supported	\$77,392	\$71,200
LOCATION 1 - 11 Unit Building - Type 1 TOTAL	\$1,071,054	\$1,028,379

LOCATION 2 - 13 Unit Building

13 Unit Building

1121 Swallow Ave

Marco Island, FL 34145-6471 USA

Equipment: Building items and site improvements

	Replacement	Depreciated
Building 2, Parking Level		
Custom Items		
(1) Mailboxes	\$1,694	\$1,694
Building 2, Building Area		
Building Items		
Balconies		
(1) Balconies, Reinforced concrete frame	\$566,773	\$566,773
Canopies		
(1) Cast-in-Place Concrete w/Flat Plate Deck, Wall supported	\$81,728	\$81,728
Building 2, Parking Level		
Custom Items		
(1) Mailboxes	\$1,694	\$1,694
Building 2, Building Area		
Building Items		
Balconies		
(1) Balconies, Reinforced concrete frame	\$566,773	\$521,431

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 should not be considered the actual value of commercial contents insurance coverage that should be underwritten for the insured.

©CoreLogic. All rights reserved. CORELOGIC, the CoreLogic Logo, Commercial Valuation, and Commercial ExpressLync are the property of CoreLogic, Inc.

Equipment: Building items and site improvements

	Replacement	Depreciated
Canopies		
(1) Cast-in-Place Concrete w/Flat Plate Deck, Wall supported	\$81,728	\$75,190
LOCATION 2 - 13 Unit Building TOTAL	\$1,300,391	\$1,248,511

LOCATION 4 - 11 Unit Building - Type 2

11 Unit Building - Type 2

1141 Swallow Ave

Marco Island, FL 34145-6471 USA

Equipment: Building items and site improvements

	Replacement	Depreciated
Building 4, Parking Level		
Custom Items		
(1) Mailboxes	\$1,346	\$1,346
Building 4, Building Area		
Building Items		
Balconies		
(1) Balconies, Reinforced concrete frame	\$501,642	\$501,642
Canopies		
(1) Cast-in-Place Concrete w/Flat Plate Deck, Wall supported	\$81,728	\$81,728
Building 4, Parking Level		
Custom Items		
(1) Mailboxes	\$1,346	\$1,346
Building 4, Building Area		
Building Items		
Balconies		
(1) Balconies, Reinforced concrete frame	\$501,642	\$461,511
Canopies		

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 should not be considered the actual value of commercial contents insurance coverage that should be underwritten for the insured.

©CoreLogic. All rights reserved. CORELOGIC, the CoreLogic Logo, Commercial Valuation, and Commercial ExpressLync are the property of CoreLogic, Inc.



Valuation Detailed Report

Property Express
Property Express
EQUIPMENT REPORT

Policy Number: TAI-1421-I

1/13/2025

Equipment: Building items and site improvements

	Replacement	Depreciated
(1) Cast-in-Place Concrete w/Flat Plate Deck, Wall supported	\$81,728	\$75,190

LOCATION 4 - 11 Unit Building - Type 2 TOTAL	\$1,169,432	\$1,122,763
---	--------------------	--------------------

LOCATION 5 - Clubhouse

Clubhouse

1111 Swallow Ave

Marco Island, FL 34145-6471 USA

Equipment: Building items and site improvements

	Replacement	Depreciated
Building 5, Clubhouse		
Building Items		
Canopies		
(1) Wood Frame w/Pitched Roof Deck, Wall supported	\$19,520	\$19,520
Custom Items		
(1) Attached Vinyl Shutters	\$1,700	\$1,700

Building 5, Clubhouse

Building Items

Canopies

(1) Wood Frame w/Pitched Roof Deck, Wall supported	\$19,520	\$17,959
--	----------	----------

Custom Items

(1) Attached Vinyl Shutters	\$1,700	\$1,700
-----------------------------	---------	---------

LOCATION 5 - Clubhouse TOTAL	\$42,441	\$40,879
-------------------------------------	-----------------	-----------------

LOCATION 6 - Pump House

Pump House

1111 Swallow Ave

Marco Island, FL 34145-6471 USA

Equipment: Building items and site improvements

Replacement	Depreciated
-------------	-------------

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 should not be considered the actual value of commercial contents insurance coverage that should be underwritten for the insured.

©CoreLogic. All rights reserved. CORELOGIC, the CoreLogic Logo, Commercial Valuation, and Commercial ExpressLync are the property of CoreLogic, Inc.



Valuation Detailed Report

Property Express

Property Express

EQUIPMENT REPORT

Policy Number: TAI-1421-I

1/13/2025

Equipment: Building items and site improvements

	Replacement	Depreciated
Building 6, Pump House		
Building Items		
Canopies		
(1) Wood Frame w/Pitched Roof Deck, Wall supported	\$5,404	\$5,404
Custom Items		
(1) Fire Pump/Driver/Controller	\$60,833	\$60,833
(1) Stem Wall & Fill	\$3,630	\$3,630
Building 6, Pump House		
Building Items		
Canopies		
(1) Wood Frame w/Pitched Roof Deck, Wall supported	\$5,404	\$4,972
Custom Items		
(1) Fire Pump/Driver/Controller	\$60,833	\$60,833
(1) Stem Wall & Fill	\$3,630	\$3,630
LOCATION 6 - Pump House TOTAL	\$139,735	\$139,303
TOTAL	\$3,723,053	\$3,579,835

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 should not be considered the actual value of commercial contents insurance coverage that should be underwritten for the insured.

©CoreLogic. All rights reserved. CORELOGIC, the CoreLogic Logo, Commercial Valuation, and Commercial ExpressLync are the property of CoreLogic, Inc.



Valuation Detailed Report

Property Express

Property Express

SUMMARY REPORT

Policy Number: TAI-1421-I

1/13/2025

VALUATION

Valuation Number:	TAI-1421-I	Effective Date:	01/13/2025
Value Basis:	Reconstruction	Expiration Date:	01/13/2031
		Cost as of:	12/2024
		Valuation Modified Date:	01/13/2025

BUSINESS

Marco Courtyard Towers

1111 Swallow Ave

Marco Island, FL 34145-8426 USA

LOCATION 1 - 11 Unit Building - Type 1

11 Unit Building - Type 1

1111 Swallow Ave

Marco Island, FL 34145-8426 USA

BUILDING 1: SUPERSTRUCTURE			Reconstruction	Sq.Ft.	\$/Sq.Ft.
Parking Level	100%	Parking on First Level	\$504,829	4,849	\$104
Building Area	100%	Condominium, w/o Interior Finishes	\$5,208,164	25,670	\$203
Roof	100%	Mechanical Penthouse	\$27,568	117	\$236
Mechanical Porte Cochere	100%	Canopy	\$28,250	415	\$68
Section Totals			Reconstruction	Sq.Ft.	\$/Sq.Ft.
Parking Level	100%	Parking on First Level	\$504,829	4,849	\$104
Total Additions:			\$2,097		
Building Area	100%	Condominium, w/o Interior Finishes	\$5,208,164	25,670	\$203
Total Additions:			\$533,430		
Roof	100%	Mechanical Penthouse	\$27,568	117	\$236
Mechanical Porte Cochere	100%	Canopy	\$28,250	415	\$68
BUILDING TOTAL, Building 1			\$6,304,337	31,051	\$203

BUILDING INSURANCE SUMMARY

Total Insured Amount

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 should not be considered the actual value of commercial contents insurance coverage that should be underwritten for the insured.

©CoreLogic. All rights reserved. CORELOGIC, the CoreLogic Logo, Commercial Valuation, and Commercial ExpressLync are the property of CoreLogic, Inc.

Percent of Insurance to Value

100% Co-insurance Requirement \$6,304,337 \$6,304,337

Variance

BUILDING 1: SUPERSTRUCTURE				Reconstruction	Sq.Ft.	\$/Sq.Ft.	Depreciated
Parking Level	100%	Parking on First Level		\$509,995	4,849	\$105	\$469,196
Building	100%	Condominium		\$6,565,535	25,670	\$256	\$6,040,293
Area Roof	100%	Mechanical Penthouse		\$28,554	117	\$244	\$26,269
Mechanical Porte	100%	Canopy		\$30,006	415	\$72	\$27,606
Cochere							
Section Totals				Reconstruction	Sq.Ft.	\$/Sq.Ft.	Depreciated
Parking Level	100%	Parking on First Level		\$509,995	4,849	\$105	\$469,196
Total Additions:				\$2,097			\$2,097
Building	100%	Condominium		\$6,565,535	25,670	\$256	\$6,040,293
Area Total Additions:				\$533,430			\$490,755
Roof	100%	Mechanical Penthouse		\$28,554	117	\$244	\$26,269
Mechanical Porte	100%	Canopy		\$30,006	415	\$72	\$27,606
BUILDING TOTAL, Building 1				\$7,669,617	31,051	\$247	\$7,056,216

BUILDING INSURANCE SUMMARY

Total Insured Amount

Percent of Insurance to Value

100% Co-insurance Requirement \$7,669,617 \$7,056,216

Variance

	Reconstruction	Sq.Ft.	\$/Sq.Ft.	Depreciated
LOCATION TOTAL, Location 1	\$13,973,955	62,102	\$225	\$13,360,553

LOCATION 2 - 13 Unit Building

13 Unit Building

1121 Swallow Ave

Marco Island, FL 34145-6471 USA

BUILDING 2: SUPERSTRUCTURE				Reconstruction	Sq.Ft.	\$/Sq.Ft.
Parking Level	100%	Parking on First Level		\$581,092	5,614	\$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.

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

©CoreLogic. All rights reserved. CORELOGIC, the CoreLogic Logo, Commercial Valuation, and Commercial ExpressLync are the property of CoreLogic, Inc.

Building Area	100%	Condominium, w/o Interior Finishes	\$6,397,057	32,743	\$195
Roof	100%	Mechanical Penthouse	\$23,995	91	\$264
Mechanical Porte Cochere	100%	Canopy	\$14,766	193	\$77

Section Totals			Reconstruction	Sq.Ft.	\$/Sq.Ft.
Parking Level	100%	Parking on First Level	\$581,092	5,614	\$104
Total Additions:			\$1,694		
Building Area	100%	Condominium, w/o Interior Finishes	\$6,397,057	32,743	\$195
Total Additions:			\$648,502		
Roof	100%	Mechanical Penthouse	\$23,995	91	\$264
Mechanical Porte Cochere	100%	Canopy	\$14,766	193	\$77

BUILDING TOTAL, Building 2	\$7,667,107	38,641	\$198
-----------------------------------	--------------------	---------------	--------------

BUILDING INSURANCE SUMMARY

Total Insured Amount

Percent of Insurance to Value

100% Co-insurance Requirement \$7,667,107 \$7,667,107

Variance

BUILDING 2: SUPERSTRUCTURE			Reconstruction	Sq.Ft.	\$/Sq.Ft.	Depreciated
Parking Level	100%	Parking on First Level	\$586,755	5,614	\$105	\$539,815
Building Area	100%	Condominium	\$8,125,136	32,743	\$248	\$7,475,125
Roof	100%	Mechanical Penthouse	\$24,981	91	\$275	\$22,982
Mechanical Porte Cochere	100%	Canopy	\$15,915	193	\$82	\$14,642

Section Totals			Reconstruction	Sq.Ft.	\$/Sq.Ft.	Depreciated
Parking Level	100%	Parking on First Level	\$586,755	5,614	\$105	\$539,815
Total Additions:			\$1,694			\$1,694
Building Area	100%	Condominium	\$8,125,136	32,743	\$248	\$7,475,125
Total Additions:			\$648,502			\$596,621
Roof	100%	Mechanical Penthouse	\$24,981	91	\$275	\$22,982
Mechanical						

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 should not be considered the actual value of commercial contents insurance coverage that should be underwritten for the insured.

©CoreLogic. All rights reserved. CORELOGIC, the CoreLogic Logo, Commercial Valuation, and Commercial ExpressLync are the property of CoreLogic, Inc.

Porte	100%	Canopy	\$15,915	193	\$82	\$14,642
BUILDING TOTAL, Building 2			\$9,402,983	38,641	\$243	\$8,650,880

BUILDING INSURANCE SUMMARY

Total Insured Amount

Percent of Insurance to Value

100% Co-insurance Requirement \$9,402,983 \$8,650,880

Variance

	Reconstruction	Sq.Ft.	\$/Sq.Ft.	Depreciated
LOCATION TOTAL, Location 2	\$17,070,089	77,282	\$221	\$16,317,986

LOCATION 4 - 11 Unit Building - Type 2

11 Unit Building - Type 2

1141 Swallow Ave

Marco Island, FL 34145-6471 USA

BUILDING 4: SUPERSTRUCTURE			Reconstruction	Sq.Ft.	\$/Sq.Ft.
Parking Level	100%	Parking on First Level	\$564,792	5,614	\$101
Building Area	100%	Condominium, w/o Interior Finishes	\$5,581,395	27,875	\$200
Roof	100%	Mechanical Penthouse	\$23,995	91	\$264
Mechanical Porte	100%	Canopy	\$14,766	193	\$77
Cochere					

Section Totals			Reconstruction	Sq.Ft.	\$/Sq.Ft.
Parking Level	100%	Parking on First Level	\$564,792	5,614	\$101
Total Additions:			\$1,346		
Building Area	100%	Condominium, w/o Interior Finishes	\$5,581,395	27,875	\$200
Total Additions:			\$583,370		
Roof	100%	Mechanical Penthouse	\$23,995	91	\$264
Mechanical Porte	100%	Canopy	\$14,766	193	\$77

BUILDING TOTAL, Building 4			\$6,769,664	33,773	\$200
-----------------------------------	--	--	--------------------	---------------	--------------

BUILDING INSURANCE SUMMARY

Total Insured Amount

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 should not be considered the actual value of commercial contents insurance coverage that should be underwritten for the insured.

©CoreLogic. All rights reserved. CORELOGIC, the CoreLogic Logo, Commercial Valuation, and Commercial ExpressLync are the property of CoreLogic, Inc.

Percent of Insurance to Value

100% Co-insurance Requirement \$6,769,664 \$6,769,664

Variance

BUILDING 4: SUPERSTRUCTURE			Reconstruction	Sq.Ft.	\$/Sq.Ft.	Depreciated
Parking Level	100%	Parking on First Level	\$570,455	5,614	\$102	\$524,818
Building	100%	Condominium	\$7,052,024	27,875	\$253	\$6,487,863
Area Roof	100%	Mechanical Penthouse	\$24,981	91	\$275	\$22,982
Mechanical Porte	100%	Canopy	\$15,915	193	\$82	\$14,642
Cochere						
Section Totals			Reconstruction	Sq.Ft.	\$/Sq.Ft.	Depreciated
Parking Level	100%	Parking on First Level	\$570,455	5,614	\$102	\$524,818
Total Additions:			\$1,346			\$1,346
Building	100%	Condominium	\$7,052,024	27,875	\$253	\$6,487,863
Area Total Additions:			\$583,370			\$536,701
Roof	100%	Mechanical Penthouse	\$24,981	91	\$275	\$22,982
Mechanical Porte	100%	Canopy	\$15,915	193	\$82	\$14,642
BUILDING TOTAL, Building 4			\$8,248,091	33,773	\$244	\$7,588,352

BUILDING INSURANCE SUMMARY

Total Insured Amount

Percent of Insurance to Value

100% Co-insurance Requirement \$8,248,091 \$7,588,352

Variance

	Reconstruction	Sq.Ft.	\$/Sq.Ft.	Depreciated
LOCATION TOTAL, Location 4	\$15,017,756	67,546	\$222	\$14,358,016

LOCATION 5 - Clubhouse

Clubhouse

1111 Swallow Ave

Marco Island, FL 34145-6471 USA

BUILDING 5: SUPERSTRUCTURE			Reconstruction	Sq.Ft.	\$/Sq.Ft.
Clubhouse	48%	Clubhouse/Recreation Building	\$304,893	1,335	\$228

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 should not be considered the actual value of commercial contents insurance coverage that should be underwritten for the insured.

©CoreLogic. All rights reserved. CORELOGIC, the CoreLogic Logo, Commercial Valuation, and Commercial ExpressLync are the property of CoreLogic, Inc.

52% Clubhouse/Recreation
Building

Section Totals			Reconstruction	Sq.Ft.	\$/Sq.Ft.
----------------	--	--	----------------	--------	-----------

Clubhouse	48%	Clubhouse/Recreation Building	\$304,893	1,335	\$228
-----------	-----	-------------------------------	-----------	-------	-------

52% Clubhouse/Recreation
Building

Total Additions: \$21,220

BUILDING TOTAL, Building 5	\$326,113	1,335	\$244
-----------------------------------	------------------	--------------	--------------

BUILDING INSURANCE SUMMARY

Total Insured Amount \$0

Percent of Insurance to Value 0%

100% Co-insurance Requirement \$326,113 \$326,113

-100% Variance (\$326,113)

BUILDING 5: SUPERSTRUCTURE			Reconstruction	Sq.Ft.	\$/Sq.Ft.	Depreciated
----------------------------	--	--	----------------	--------	-----------	-------------

Clubhouse	48%	Clubhouse/Recreation Building	\$329,685	1,335	\$247	\$303,310
-----------	-----	-------------------------------	-----------	-------	-------	-----------

52% Clubhouse/Recreation
Building

Section Totals			Reconstruction	Sq.Ft.	\$/Sq.Ft.	Depreciated
----------------	--	--	----------------	--------	-----------	-------------

Clubhouse	48%	Clubhouse/Recreation Building	\$329,685	1,335	\$247	\$303,310
-----------	-----	-------------------------------	-----------	-------	-------	-----------

52% Clubhouse/Recreation
Building

Total Additions: \$21,220 \$19,659

BUILDING TOTAL, Building 5	\$350,905	1,335	\$263	\$322,969
-----------------------------------	------------------	--------------	--------------	------------------

BUILDING INSURANCE SUMMARY

Total Insured Amount \$0

Percent of Insurance to Value 0%

100% Co-insurance Requirement \$350,905 \$322,969

-100% Variance (\$350,905)

			Reconstruction	Sq.Ft.	\$/Sq.Ft.	Depreciated
LOCATION TOTAL, Location 5			\$677,018	2,670	\$254	\$649,082

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 should not be considered the actual value of commercial contents insurance coverage that should be underwritten for the insured.

LOCATION 6 – Pump House

Pump House

1111 Swallow Ave

Marco Island, FL 34145-6471 USA

BUILDING 6: SUPERSTRUCTURE			Reconstruction	Sq.Ft.	\$/Sq.Ft.
Pump House	100%	Utility Building	\$45,159	217	\$208
Section Totals			Reconstruction	Sq.Ft.	\$/Sq.Ft.
Pump House	100%	Utility Building	\$45,159	217	\$208
Total Additions:			\$69,867		
BUILDING TOTAL, Building 6			\$115,027	217	\$530

BUILDING INSURANCE SUMMARY

Total Insured Amount	\$0	
Percent of Insurance to Value	0%	
100% Co-insurance Requirement	\$115,027	\$115,027
-100% Variance	(\$115,027)	

BUILDING 6: SUPERSTRUCTURE			Reconstruction	Sq.Ft.	\$/Sq.Ft.	Depreciated
Pump House	100%	Utility Building	\$49,867	217	\$230	\$45,878
Section Totals			Reconstruction	Sq.Ft.	\$/Sq.Ft.	Depreciated
Pump House	100%	Utility Building	\$49,867	217	\$230	\$45,878
Total Additions:			\$69,867			\$69,435
BUILDING TOTAL, Building 6			\$119,735	217	\$552	\$115,313

BUILDING INSURANCE SUMMARY

Total Insured Amount	\$0	
Percent of Insurance to Value	0%	
100% Co-insurance Requirement	\$119,735	\$115,313
-100% Variance	(\$119,735)	

	Reconstruction	Sq.Ft.	\$/Sq.Ft.	Depreciated
LOCATION TOTAL, Location 6	\$234,761	434	\$541	\$230,340
	Reconstruction	Sq.Ft.	\$/Sq.Ft.	Depreciated
VALUATION GRAND TOTAL	\$46,973,579	210,034	\$224	\$44,915,977

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 should not be considered the actual value of commercial contents insurance coverage that should be underwritten for the insured.

©CoreLogic. All rights reserved. CORELOGIC, the CoreLogic Logo, Commercial Valuation, and Commercial ExpressLync are the property of CoreLogic, Inc.



Valuation Detailed Report

Property Express
Property Express

Policy Number: TAI-1421-I

1/13/2025

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 should not be considered the actual value of commercial contents insurance coverage that should be underwritten for the insured.

©CoreLogic. All rights reserved. CORELOGIC, the CoreLogic Logo, Commercial Valuation, and Commercial ExpressLync are the property of CoreLogic, Inc.

MARCO COURTYARD TOWERS



PROJECT SIGN



FRONT VIEW
11 UNIT BUILDING – TYPE 1



SIDE VIEW
11 UNIT BUILDING – TYPE 1



REAR VIEW
11 UNIT BUILDING – TYPE 1



FRONT VIEW
11 UNIT BUILDING – TYPE 2



SIDE VIEW
11 UNIT BUILDING – TYPE 2

MARCO COURTYARD TOWERS



REAR VIEW
11 UNIT BUILDING – TYPE 2



FRONT VIEW
13 UNIT BUILDING



SIDE VIEW
13 UNIT BUILDING



REAR VIEW
13 UNIT BUILDING



FRONT VIEW
14 UNIT BUILDING



SIDE VIEW
14 UNIT BUILDING

MARCO COURTYARD TOWERS



**REAR VIEW
14 UNIT BUILDING**



**TYPICAL
INTERIOR VIEW**



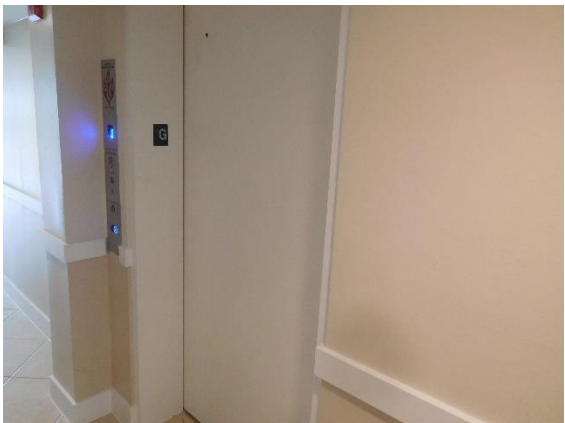
**TYPICAL
MANUAL FIRE ALARM**



**TYPICAL
FIRE ALARM CONTROL PANEL**



**TYPICAL
FIRE SPRINKLER HEAD**



**TYPICAL
ELEVATOR ENTRY**

MARCO COURTYARD TOWERS



TYPICAL
ELEVATOR DETAILS



FRONT VIEW
CLUBHOUSE



SIDE VIEW
CLUBHOUSE



REAR VIEW
CLUBHOUSE



INTERIOR VIEW
CLUBHOUSE



TYPICAL
AIR CONDITIONER UNIT

MARCO COURTYARD TOWERS



FRONT VIEW
PUMP HOUSE



SIDE VIEW
PUMP HOUSE



REAR VIEW
PUMP HOUSE



FIRE SPRINKLER HEAD
PUMP HOUSE



FIRE PUMP
PUMP HOUSE



FIRE PUMP CONTROL PANEL
PUMP HOUSE

MARCO COURTYARD TOWERS



STAIRS/LANDINGS
PUMP HOUSE



POOL



POOL DECK



POOL FENCE



CHICKEE



VINYL FENCE

MARCO COURTYARD TOWERS



SITE LIGHTING



FOUNTAIN



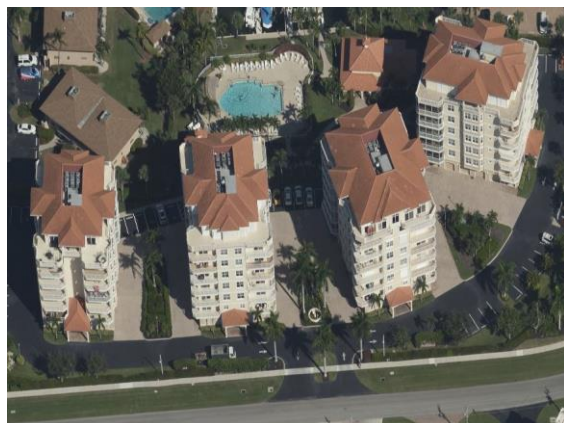
TRASH ENCLOSURE



WALK/DRIVEWAY PAVERS



DOCKS



AERIAL VIEW