

INSURANCE VALUATION

of
Malibu Villas Property Owners Association, Inc.



LOCATED AT

1410-1495 Malibu Circle
Palm Bay, FL 32905

FOR

Malibu Villas Property Owners Association, Inc.
1405 Malibu Circle NE
Palm Bay, FL 32905

OPINION OF VALUE

\$24,388,000*

AS OF

May 10, 2023

BY

Inspection Firm of Florida, LLC
1393 Hailey St
West Melbourne, FL 32904
P(321)212-8957
F(775)261-1747
mweekly@insfirmfla.com

INSURANCE VALUATION

OF

MALIBU VILLAS PROPERTY OWNERS ASSOCIATION, INC.

LOCATED AT

**1405 MALIBU CIRCLE NE
PALM BAY, FL 32905**

PREPARED FOR

MALIBU VILLAS PROPERTY OWNERS ASSOCIATION, INC.

**1405 MALIBU CIRCLE NE
PALM BAY, FL 32905**

DATE OF VALUATION: APRIL 27, 2023

PREPARED BY

**THE INSPECTION FIRM OF FLORIDA, LLC.
1393 HAILEY ST
WEST MELBOURNE, FL 32904
Phone (321) 212-8957
Fax (775) 261-1747**

LOG NO. ATA-051023

**THE INSPECTION FIRM OF FLORIDA, LLC.
1393 Hailey St.
West Melbourne, FL 32904
(321) 212-8957
(775) 261-1747**

May 10, 2023

**RE: Malibu Villas Property Owners Association, Inc.
1405 Malibu Circle Ne
Palm Bay, FL 32905**

Dear Board:

Pursuant to the request, we have prepared the following insurance valuation on the above referenced property. The valuation date is May 10, 2023. The function of this valuation is to assist the condominium association in obtaining insurance for the general condominium.

The Malibu Villas Property Owners Association is comprised of one hundred and eighty-eight (188) residential units in seventeen (17), two (2) story buildings. The development was built in 1985. The condominium buildings are of wood frame construction, with a Rank 2.0 and a Height 9.0. The buildings have a hip roof system, with a composite shingle covering over wood decking. The exterior walls are wood, with a synthetic stucco and paint finish. There are three types of buildings: eleven (11) 12,144 square foot buildings, four (4) 9,784 square foot buildings, and three (3) 8,122 square foot buildings. The development has three (3) floor plans: there are ninety-eight (98) 836 square foot, 2 bedroom/ 2 bathroom units, fifty-six (56) 1,180 square foot, 3 bedroom/2 bath units, and thirty-four (34) 1,204 square foot, 3 bedroom/2 bath units. The common area consists of a concrete block constructed clubhouse(Built 1989/2004) and a pool. The buildings and grounds are adequately maintained and no deferred maintenance is applicable. The development is considered to be in average condition.

The function of this valuation is to assist the owners in obtaining adequate insurance coverage to protect the condo association/owners in the event of catastrophic damage to the development. The insurable value must be sufficient to replace the existing buildings with comparable ones. Insurance Value is not market value.

The purpose of this report is to estimate the insurable value of the subject development as of the valuation date. The date of this valuation is May 10, 2023. The intended users are the subject condominium, Malibu Villas Property Owners Association, Inc., the property management company, and the insurer.

This valuation was generated to estimate the entire insurable value of the subject development, and the numbers that follow are considered with a complete replacement of the entire development. Insurable value represents today's replacement cost at a 100% loss. This includes building exterior walls, roof structure, doors, windows, HVAC, electric, flooring, and plumbing infrastructure. This does not include a cost for debris removal.

To estimate Insurance Value, Replacement Cost New is provided by the Marshall & Swift Commercial Building Cost Estimator program. The Marshall & Swift Commercial Cost Estimator is highly regarded in the insurance industry. It utilizes nationwide building cost data per property type, and factors in regional and cost multipliers to reflect local building cost trends. Hard and soft costs are reflected in a blended cost utilized by the inspector. The Marshall & Swift price per square foot estimate includes a standard interior finish appropriate for each class of building. The ranking of average was used in this Marshall and Swift report. This ranking is the opinion of the specialist and was chosen due to the quality of construction and the materials used. Determining construction quality involves observing the quality of the building materials, the quality of the workmanship, and the quality and complexity of the design.

Construction quality involves a combination of quality materials, workmanship, quality design, and complexity. While the Malibu Villas Property Owners Association, Inc. was built with quality materials and workmanship, the design lacks features commonly found in superior rated condominiums.

For the purpose of this analysis, we will be using "Condominium w/o Interior Finishes" style pricing for the hazard value, and individual unit exclusions will not be calculated. This pricing should be used when state regulations or insurance policies require the condominium association to be responsible for many of the interior components that have been included. For the electrical, all of the wiring running within the walls is included, but fixtures are not. Hot and cold-water pipes run within the walls or below the slab, along with sewer and ventilation stacks are included. However, no water heaters, sinks, showers, or toilets are included, besides those located in the common areas.

All interior partition walls are framed, dry walled, and primed, but they lack any paint or other coverings offered within the program. The same is true for the floor and ceiling finishes. This occupancy does include air conditioning and heat systems per unit.

It must be noted that the hazard insurable values set forth in this valuation include all of the attached interior finishes for the common buildings. The following is a list of the components which the condominium association is not responsible for insuring, and will not be represented in the estimated hazard insurable values.

- Any floor finishes, such as carpet, tile, vinyl or wood within the common unit.
- Any ceiling finishes such as paint or sprayed finishes within the common unit.
- Any wall finishes such as paint, wallpaper or ceramic tile within the common unit.
- Any electrical fixtures, appliances, water heaters or built-in cabinets within the common unit.
- Any exterior business signs which are removable.

Based upon our investigation, inspection of the property and our research, it is our opinion, that as of the valuation date, May 10, 2023 the insurance value of the subject property is:

TWENTY-FOUR MILLION, THREE HUNDRED & EIGHTY-EIGHT THOUSAND DOLLARS
(\$24,388,000)*

SUMMARY OF COSTS	\$/SQ.FT.	REPLACEMENT
1410 Malibu Circle Total	\$123	\$1,497,180
1420 Malibu Circle Total	\$126	\$1,233,154
1415 Malibu Circle Total	\$130	\$1,058,856
1425 Malibu Circle Total	\$123	\$1,497,180
1430 Malibu Circle Total	\$123	\$1,497,180
1435 Malibu Circle Total	\$123	\$1,497,180
1440 Malibu Circle Total	\$123	\$1,497,180
1445 Malibu Circle Total	\$123	\$1,497,180
1470 Malibu Circle Total	\$123	\$1,497,180
1480 Malibu Circle Total	\$123	\$1,497,180
1485 Malibu Circle Total	\$123	\$1,497,180
1490 Malibu Circle Total	\$123	\$1,497,180
1495 Malibu Circle Total	\$123	\$1,497,180
1460 Malibu Circle Total	\$130	\$1,058,856
1455 Malibu Circle Total	\$126	\$1,233,154
1465 Malibu Circle Total	\$126	\$1,233,154

B 1475 Malibu Circle Total	\$126	\$1,233,154
Concrete Wall/ Fencing		\$563,000
Pool		\$94,600
Clubhouse Total	\$163	\$210,735
HAZARD GRAND TOTAL		\$24,387,647*

This insurance valuation represents an estimate of replacement cost for determining insurable value. It is not the intent of this valuation report to comply with the Uniform Standards of Professional Appraisal Practice (USPAP) adopted by the Appraisal Foundation. This report does comply with competency provisions provided by the insurance company, and has been completed to the requirements of the insurer. Insurance valuation reports are not an appraisal.

The intended use is not for determining market value and there is no consideration, or extraction of the land used in this type of report. Insurance valuation reports are acceptable for insurance purposes only. Information, data, estimates, and the opinions expressed and/or presented in this report are derived from MSB BVS, a replacement costs software required by commercial insurance providers. Due to this fact, MSB BVS is considered to be reliable, accurate, truthful, and correct. Neither the specialist nor this firm accepts responsibility for the accuracy of the data that was required and provided by other parties.

With regard to the subject property, all due diligence was employed in estimating the subject's insurance value. In the final analysis, 360-Value, Xactimate, MSB BVS, Corelogic, and a cost approach were utilized. Xactimate, MSB BVS, Corelogic, and the cost approach are used exclusively when estimating the insurance value of buildings, with no consideration of the land. All of the forms are available upon request.

Due to frequent changes in the costs affiliated with labor, materials, development, and overall construction cost, the final cost and information provided is an estimate as of the valuation date. The information provided within this estimate was obtained through a variety of additional resources such as the Brevard County Property Appraiser website, the Brevard County MLS, GeoEstimator, and Xactimate.

As of the date of this report, Michael E. Weekly has completed the requirements under the continuing education programs of the State of Florida, Texas, and Connecticut. We do not authorize the out-of-context quoting from or partial reprinting of this valuation report. Further, neither all/nor any part of this valuation report shall be disseminated to the general public. This report cannot be used by the media for public communication without the prior written consent

of The Inspection Firm of Florida, LLC, nor can this report be distributed to any other inspection, appraisal, or valuation company.

The use of this report is strictly confidential, and solely for obtaining commercial insurance, as required by the client. Michael E. Weekly is a Registered Florida Department of Insurance (FDI) All Lines Adjuster, Texas Department of Insurance (TDI) All Lines Adjuster, Connecticut (CT) All Lines Adjuster, FDI Certificate No. P175737, TDI Certificate No. 1475317, CT Certificate No. 2392864. Michael E. Weekly is a certified Residential Home Inspector, and a certified Wind Mitigation Specialist FHI Certificate No. HI781. Michael E. Weekly is a member of the ACICP. Michael E. Weekly has completed the state of Florida, Texas, and Connecticut continuing education requirements through 11/30/2023. Michael Weekly is MSB_BVS certified and Xactimate certified.

This valuation is not contingent on a predetermined value. The function of the valuation is for the internal purposes of the client (Malibu Villas Property Owners Association, Inc.) and to assist with obtaining adequate insurance coverage for the overall development/project.

Respectfully submitted,
The Inspection Firm of Florida, LLC



Michael E. Weekly
Manager
The Inspection Firm of Florida, LLC
FDI Certificate No. P175737
FHI Certificate No. HI781
TDI Certificate No. 147531

Requirements for Commercial/Residential Inspections/Valuations

I, Michael Weekly, certify that I have at least three years experience in the field of commercial property inspections, commercial risk assessment, and commercial property replacement cost evaluations.

I, Michael Weekly, certify that I, and The Inspection Firm Of Florida, LLC. have at least three years experience in the field of commercial property inspections, commercial risk assessment, and commercial property replacement cost evaluations for Citizens Property Insurance.

Michael Weekly has completed commercial and residential insurance claim and construction work following the below mentioned catastrophes & companies:

Hurricane Ike USAA, GeoVera, Homewise

Hurricane Charlie Citizens, USAA, Foremost

Tropical Storm Fae USAA

Hurricane Katrina State Farm, Allstate, Homewise

Hurricane Francis USAA

Hurricane Irene GeoVera, Kemper, Church Mutual

Name of the firm or key personnel completing the inspection/valuation:

Inspection Firm Of Florida, LLC

Filing Information

Florida Limited Liability Company Inspection Firm Of Florida, LLC

Filing Information

FEI/EIN Number N/A

Date Filed 01/05/2012 State FL Status ACTIVE

Effective Date 01/09/2023

Date: 01/9/2012 Position: Manager/Adjuster/Inspector

Name: WEEKLY, MICHAEL E

1393 Hailey St.

West Melbourne, FL 32904

First Name MICHAEL Last Name WEEKLY

LICENSE NBR: P175737 Status: Active

FL Adjuster 0520 - INDEPENDENT ADJ - ALL LINES 12/10/2008-12/10/2023

First Name MICHAEL Last Name WEEKLY

LICENSE NBR: HI781 Status: Active 12/10/2010-07/31/2024

FL Home Inspector HI781

First Name MICHAEL Last Name WEEKLY

Lic ID License Type Qualification Most Recent Issue Date Exp Date Status

TX Adjuster 1475317 Adjuster - All Lines 11/15/2007 11/30/2023 Active

First Name MICHAEL Last Name WEEKLY

Lic ID License Type Qualification Most Recent Issue Date Exp Date Status

CT Adjuster 2392865 Adjuster - All Lines 11/15/2011 11/30/2023 Active

Valuation Requirements

" Inspection must include an estimate of the replacement cost for every structure to be covered.

An estimate for every structure has been provided.

" The method used to determine the cost of rebuilding the structures must be the current version of the calculation system:

1. Marshall & Swift/ Boeckh (MSB) or R.S. Means.

Marshall & Swift data sheets were provided to support the estimate.

" Inspections must also include clear photographs of any building and ancillary structure the applicant/ policyholder wishes to insure:

1. Main Structure

2. Pools-One Pool-One Spa

3. Docks, etc.-None

Identify the development being inspected.

Malibu Villas Property Owners Association, Inc.

1405 Malibu Circle Ne

Palm Bay, FL 32905

Valuation Information

Total Number of Units 188

Number of owner occupied units 160

Number of unit rented on a long term lease of 12 months or more 28

Number of units rented on a daily, weekly, or monthly basis 0

Number of units with timeshare occupancy 0

What is the overall condition of the structure? Average 2.0

Give a detailed description of the following characteristics:

· Year of Construction Buildings 1985 Club 1985-2004

· Number of Stories Two (2) , Club One (1)

" Size of Building(s) - Included in Estimate

Terms and Conditions

The Inspection Firm of Florida, LLC uses various sources to accumulate data on construction material and labor prices in order to arrive at its opinion of cost. The information obtained from these sources is considered to be correct and reasonable, but is not guaranteed. No liability is assumed as a result of inaccuracies or errors in such information or estimates, although reasonable efforts have been made to confirm them.

Unless noted, each component cost is based on replacing that component as a complete unit at one time.

While all cost data is believed to be accurate and reliable to within reasonable limits, other factors such as inflation, availability of materials and qualified personnel and/or acts of nature as well as catastrophic conditions, could significantly affect current prices.

No consideration has been given to labor bonuses; material premiums; additional costs to conform property replaced to building codes, ordinances or other legal restrictions; or the cost of demolition in connection with replacement or the removal of destroyed property. No value of land has been included.

We have no present or contemplated future interest in the property that is the subject of this report and that we have no personal interest or bias with respect to the subject matter of this report or the parties involved.

We certify that neither the employment to prepare this report, nor the compensation, is contingent upon the estimates of value contained herein. However, we do reserve the right to cancel our valuation at any time over payment. If the complete payment is not received within 60 days of completion, we will revoke our authorization to use the valuation, report, and/ or study and the data contained within each.

In the event that complete construction plans/blueprints were not available for use in the completion of this report, assumptions were made regarding unseen construction components, based on our experience with properties similar to the subject. In the event that these assumptions are in error, we reserve the right to modify this appraisal, including value conclusions.

Information, estimates, and opinions furnished and contained in this report were obtained from sources considered reliable and are believed to be true and correct. However, for accuracy of such items furnished we can assume no responsibility.

Our assessment of the useful and remaining lives and/or physical condition of the assets described within has been based upon visual inspection. No testing has been performed. No warranty is made and no liability is assumed for the soundness of the structure or its components.

The authors of this report shall not be required to give testimony or appear in court or at any administrative proceeding relating to this report, unless this report is, by agreement, made in anticipation of litigation.

The liability of The Inspection Firm of Florida, LLC, the author(s) of this report, and any other employees of The Inspection Firm of Florida, LLC is limited in total to the fee collected for preparation of this report. If our entire fee is not paid and/or collected, we share no possibility of liability.

According to the best of our knowledge and belief, the statements of fact contained in this report which are used as the basis of the analysis, opinions and conclusions stated herein, are true and correct.

Acceptance of, and/or use of, this report constitutes acceptance of the above conditions.

Please note that the data sheets provided for the Hazard Value are prior to the exclusion of the foundation.



Valuation Standard Report

HAZARD VALUE

5/12/2023

VALUATION

Valuation Number:	Malibu Villas Homeowners' Associ	Effective Date:	05/10/2023
Value Basis:	Reconstruction	Expiration Date:	05/09/2024
		Cost as of:	03/2023

BUSINESS

Malibu Villas Homeowners' Associ
 1410-1495 Malibu Circle
 Palm Bay, FL 32905 USA

LOCATION 1 - Malibu Villas Homeowners' Associ

Malibu Villas Homeowners' Associ
 1410 Malibu Circle
 Palm Bay, FL 32905 USA

BUILDING 1 - Malibu Villas Homeowners' Associ

Section1

SUPERSTRUCTURE

Occupancy:	100% Condominium, w/o Interior Finishes	Story Height:	9 ft.
Construction Type:	100% Frame (ISO 1)	Number of Stories:	2
Gross Floor Area:	12,144 sq.ft.	Irregular Adjustment:	None
Construction Quality:	2.0 - Average		
Year Built:	1985		

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 Reconstruction Exclusion

SUPERSTRUCTURE	
Site Preparation	\$1,766

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.

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Valuation Standard Report

HAZARD VALUE

Policy Number: Malibu Villas Homeowners' Associ

5/12/2023

SUMMARY OF COSTS	Reconstruction	Exclusion
Foundations		\$41,226
Foundation Wall, Interior Foundations, Slab On Ground		
Exterior	\$408,626	
Framing, Exterior Wall, Exterior Wall, Structural Floor, Roof		
Interior	\$412,512	
Floor Finish, Ceiling Finish, Partitions		
Mechanicals	\$540,542	\$54,835
Heating, Cooling, Fire Protection, Plumbing, Electrical, Elevators		
Built-ins	\$135,501	
TOTAL RC Section1	\$1,497,180	\$97,827
TOTAL RC BUILDING 1 Malibu Villas Homeowners' Associ	\$1,497,180	\$97,827

	Reconstruction	Sq.Ft.	\$/Sq.Ft.
LOCATION SUBTOTAL (All Buildings)	\$1,497,180	12,144	\$123
LOCATION ADDITIONS			
Site Improvements	\$94,600		
Custom Items			
Perimeter Wall/Pool Fence Wall	\$563,000		
Location Additions Value	\$657,600		
LOCATION TOTAL, Location 1	\$2,154,780	12,144	\$177

LOCATION 2 - Malibu Villas Homeowners' Associ

Malibu Villas Homeowners' Associ
 1420 Malibu Circle
 Palm Bay, FL 32905 USA

BUILDING 2 - Malibu Villas Homeowners' Associ

Section1

SUPERSTRUCTURE

Occupancy:	100% Condominium, w/o Interior Finishes	Story Height:	9 ft.
Construction Type:	100% Frame (ISO 1)	Number of Stories:	2
Gross Floor Area:	9,784 sq.ft.	Irregular Adjustment:	None
Construction Quality:	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.

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Valuation Standard Report

HAZARD VALUE

Policy Number: Malibu Villas Homeowners' Associ

5/12/2023

Year Built: 1985

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	Reconstruction	Exclusion
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SUPERSTRUCTURE

Site Preparation		\$1,423
Foundations		\$36,606
Foundation Wall, Interior Foundations, Slab On Ground		
Exterior	\$345,692	
Framing, Exterior Wall, Exterior Wall, Structural Floor, Roof		
Interior	\$312,666	
Floor Finish, Ceiling Finish, Partitions		
Mechanicals	\$465,628	\$48,287
Heating, Cooling, Fire Protection, Plumbing, Electrical, Elevators		
Built-ins	\$109,169	

TOTAL RC Section1	\$1,233,154	\$86,316
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TOTAL RC BUILDING 2 Malibu Villas Homeowners' Associ	\$1,233,154	\$86,316
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	Reconstruction	Sq.Ft.	\$/Sq.Ft.
LOCATION TOTAL, Location 2	\$1,233,154	9,784	\$126

LOCATION 3 - Malibu Villas Homeowners' Associ
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Malibu Villas Homeowners' Associ
 1415 Malibu Circle
 Palm Bay, FL 32905 USA

BUILDING 3 - Malibu Villas Homeowners' Associ
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Section1

SUPERSTRUCTURE

Occupancy:	100% Condominium, w/o Interior Finishes	Story Height:	9 ft.
Construction Type:	100% Frame (ISO 1)	Number of Stories:	2

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

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Valuation Standard Report

HAZARD VALUE

Policy Number: Malibu Villas Homeowners' Associ

5/12/2023

Gross Floor Area:	8,122 sq.ft.	Irregular Adjustment:	None
Construction Quality:	2.0 - Average		
Year Built:	1985		

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	Reconstruction	Exclusion
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SUPERSTRUCTURE

Site Preparation		\$1,181
Foundations		\$33,070
Foundation Wall, Interior Foundations, Slab On Ground		
Exterior	\$299,998	
Framing, Exterior Wall, Exterior Wall, Structural Floor, Roof		
Interior	\$245,558	
Floor Finish, Ceiling Finish, Partitions		
Mechanicals	\$422,676	\$45,014
Heating, Cooling, Fire Protection, Plumbing, Electrical, Elevators		
Built-ins	\$90,624	

TOTAL RC Section1	\$1,058,856	\$79,265
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TOTAL RC BUILDING 3 Malibu Villas Homeowners' Associ	\$1,058,856	\$79,265
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	Reconstruction	Sq.Ft.	\$/Sq.Ft.
LOCATION TOTAL, Location 3	\$1,058,856	8,122	\$130

LOCATION 4 - Malibu Villas Homeowners' Associ
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Malibu Villas Homeowners' Associ
 1425 Malibu Circle
 Palm Bay, FL 32905 USA

BUILDING 4 - Malibu Villas Homeowners' Associ
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Section1

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.

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Valuation Standard Report

HAZARD VALUE

Policy Number: Malibu Villas Homeowners' Associ

5/12/2023

Occupancy:	100% Condominium, w/o Interior Finishes	Story Height:	9 ft.
Construction Type:	100% Frame (ISO 1)	Number of Stories:	2
Gross Floor Area:	12,144 sq.ft.	Irregular Adjustment:	None
Construction Quality:	2.0 - Average		
Year Built:	1985		

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

Reconstruction Exclusion

SUPERSTRUCTURE

Site Preparation		\$1,766
Foundations		\$41,226
Foundation Wall, Interior Foundations, Slab On Ground		
Exterior	\$408,626	
Framing, Exterior Wall, Exterior Wall, Structural Floor, Roof		
Interior	\$412,512	
Floor Finish, Ceiling Finish, Partitions		
Mechanicals	\$540,542	\$54,835
Heating, Cooling, Fire Protection, Plumbing, Electrical, Elevators		
Built-ins	\$135,501	

TOTAL RC Section1	\$1,497,180	\$97,827
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TOTAL RC BUILDING 4 Malibu Villas Homeowners' Associ	\$1,497,180	\$97,827
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	Reconstruction	Sq.Ft.	\$/Sq.Ft.
LOCATION TOTAL, Location 4	\$1,497,180	12,144	\$123

LOCATION 5 - Malibu Villas Homeowners' Associ

Malibu Villas Homeowners' Associ
 1430 Malibu Circle
 Palm Bay, FL 32905 USA

BUILDING 5 - Malibu Villas Homeowners' Associ

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

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Valuation Standard Report

HAZARD VALUE

Policy Number: Malibu Villas Homeowners' Associ

5/12/2023

Section1

SUPERSTRUCTURE

Occupancy:	100% Condominium, w/o Interior Finishes	Story Height:	9 ft.
Construction Type:	100% Frame (ISO 1)	Number of Stories:	2
Gross Floor Area:	12,144 sq.ft.	Irregular Adjustment:	None
Construction Quality:	2.0 - Average		
Year Built:	1985		

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

Reconstruction Exclusion

SUPERSTRUCTURE

Site Preparation		\$1,766
Foundations		\$41,226
Foundation Wall, Interior Foundations, Slab On Ground		
Exterior	\$408,626	
Framing, Exterior Wall, Exterior Wall, Structural Floor, Roof		
Interior	\$412,512	
Floor Finish, Ceiling Finish, Partitions		
Mechanicals	\$540,542	\$54,835
Heating, Cooling, Fire Protection, Plumbing, Electrical, Elevators		
Built-ins	\$135,501	
TOTAL RC Section1	\$1,497,180	\$97,827

TOTAL RC BUILDING 5 Malibu Villas Homeowners' Associ	\$1,497,180	\$97,827
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	Reconstruction	Sq.Ft.	\$/Sq.Ft.
LOCATION TOTAL, Location 5	\$1,497,180	12,144	\$123

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.

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Valuation Standard Report

HAZARD VALUE

Policy Number: Malibu Villas Homeowners' Associ

5/12/2023

LOCATION 6 - Malibu Villas Homeowners' Associ

Malibu Villas Homeowners' Associ
 1435Malibu Circle
 Palm Bay, FL 32905 USA

BUILDING 6 - Malibu Villas Homeowners' Associ

Section1

SUPERSTRUCTURE

Occupancy:	100% Condominium, w/o Interior Finishes	Story Height:	9 ft.
Construction Type:	100% Frame (ISO 1)	Number of Stories:	2
Gross Floor Area:	12,144 sq.ft.	Irregular Adjustment:	None
Construction Quality:	2.0 - Average		
Year Built:	1985		

Adjustments

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

Fees

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

SUMMARY OF COSTS

Reconstruction Exclusion

SUPERSTRUCTURE

Site Preparation		\$1,766
Foundations		\$41,226
Foundation Wall, Interior Foundations, Slab On Ground		
Exterior	\$408,626	
Framing, Exterior Wall, Exterior Wall, Structural Floor, Roof		
Interior	\$412,512	
Floor Finish, Ceiling Finish, Partitions		
Mechanicals	\$540,542	\$54,835
Heating, Cooling, Fire Protection, Plumbing, Electrical, Elevators		

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

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Valuation Standard Report

HAZARD VALUE

Policy Number: Malibu Villas Homeowners' Associ

5/12/2023

SUMMARY OF COSTS	Reconstruction	Exclusion
Built-ins	\$135,501	
TOTAL RC Section1	\$1,497,180	\$97,827
TOTAL RC BUILDING 6 Malibu Villas Homeowners' Associ	\$1,497,180	\$97,827

	Reconstruction	Sq.Ft.	\$/Sq.Ft.
LOCATION TOTAL, Location 6	\$1,497,180	12,144	\$123

LOCATION 7 - Malibu Villas Homeowners' Associ

Malibu Villas Homeowners' Associ
 1440 Malibu Circle
 Palm Bay, FL 32905 USA

BUILDING 7 - Malibu Villas Homeowners' Associ

Section1

SUPERSTRUCTURE

Occupancy:	100% Condominium, w/o Interior Finishes	Story Height:	9 ft.
Construction Type:	100% Frame (ISO 1)	Number of Stories:	2
Gross Floor Area:	12,144 sq.ft.	Irregular Adjustment:	None
Construction Quality:	2.0 - Average		
Year Built:	1985		

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	Reconstruction	Exclusion
SUPERSTRUCTURE		
Site Preparation		\$1,766
Foundations		\$41,226
Foundation Wall, Interior Foundations, Slab On Ground		
Exterior	\$408,626	
Framing, Exterior Wall, Exterior Wall, Structural Floor, Roof		

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Valuation Standard Report

HAZARD VALUE

Policy Number: Malibu Villas Homeowners' Associ

5/12/2023

SUMMARY OF COSTS	Reconstruction	Exclusion
Interior	\$412,512	
Floor Finish, Ceiling Finish, Partitions		
Mechanicals	\$540,542	\$54,835
Heating, Cooling, Fire Protection, Plumbing, Electrical, Elevators		
Built-ins	\$135,501	
TOTAL RC Section1	\$1,497,180	\$97,827
TOTAL RC BUILDING 7 Malibu Villas Homeowners' Associ	\$1,497,180	\$97,827

	Reconstruction	Sq.Ft.	\$/Sq.Ft.
LOCATION TOTAL, Location 7	\$1,497,180	12,144	\$123

LOCATION 8 - Malibu Villas Homeowners' Associ

Malibu Villas Homeowners' Associ
 1445 Malibu Circle
 Palm Bay, FL 32905 USA

BUILDING 8 - Malibu Villas Homeowners' Associ

Section1

SUPERSTRUCTURE

Occupancy:	100% Condominium, w/o Interior Finishes	Story Height:	9 ft.
Construction Type:	100% Frame (ISO 1)	Number of Stories:	2
Gross Floor Area:	12,144 sq.ft.	Irregular Adjustment:	None
Construction Quality:	2.0 - Average		
Year Built:	1985		

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	Reconstruction	Exclusion
SUPERSTRUCTURE		
Site Preparation		\$1,766

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Valuation Standard Report

HAZARD VALUE

Policy Number: Malibu Villas Homeowners' Associ

5/12/2023

SUMMARY OF COSTS	Reconstruction	Exclusion
Foundations		\$41,226
Foundation Wall, Interior Foundations, Slab On Ground		
Exterior	\$408,626	
Framing, Exterior Wall, Exterior Wall, Structural Floor, Roof		
Interior	\$412,512	
Floor Finish, Ceiling Finish, Partitions		
Mechanicals	\$540,542	\$54,835
Heating, Cooling, Fire Protection, Plumbing, Electrical, Elevators		
Built-ins	\$135,501	
TOTAL RC Section1	\$1,497,180	\$97,827
TOTAL RC BUILDING 8 Malibu Villas Homeowners' Associ	\$1,497,180	\$97,827

	Reconstruction	Sq.Ft.	\$/Sq.Ft.
LOCATION TOTAL, Location 8	\$1,497,180	12,144	\$123

LOCATION 9 - Malibu Villas Homeowners' Associ

Malibu Villas Homeowners' Associ
 1470 Malibu Circle
 Palm Bay, FL 32905 USA

BUILDING 9 - Malibu Villas Homeowners' Associ

Section1

SUPERSTRUCTURE

Occupancy:	100% Condominium, w/o Interior Finishes	Story Height:	9 ft.
Construction Type:	100% Frame (ISO 1)	Number of Stories:	2
Gross Floor Area:	12,144 sq.ft.	Irregular Adjustment:	None
Construction Quality:	2.0 - Average		
Year Built:	1985		

Adjustments

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.

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Valuation Standard Report

HAZARD VALUE

Policy Number: Malibu Villas Homeowners' Associ

5/12/2023

Overhead and Profit: 20% is included

SUMMARY OF COSTS	Reconstruction	Exclusion
SUPERSTRUCTURE		
Site Preparation		\$1,766
Foundations		\$41,226
Foundation Wall, Interior Foundations, Slab On Ground		
Exterior	\$408,626	
Framing, Exterior Wall, Exterior Wall, Structural Floor, Roof		
Interior	\$412,512	
Floor Finish, Ceiling Finish, Partitions		
Mechanicals	\$540,542	\$54,835
Heating, Cooling, Fire Protection, Plumbing, Electrical, Elevators		
Built-ins	\$135,501	
TOTAL RC Section1	\$1,497,180	\$97,827

TOTAL RC BUILDING 9 Malibu Villas Homeowners' Associ	\$1,497,180	\$97,827
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	Reconstruction	Sq.Ft.	\$/Sq.Ft.
LOCATION TOTAL, Location 9	\$1,497,180	12,144	\$123

LOCATION 10 - Malibu Villas Homeowners' Associ

Malibu Villas Homeowners' Associ
 1480 Malibu Circle
 Palm Bay, FL 32905 USA

BUILDING 10 - Malibu Villas Homeowners' Associ

Section1

SUPERSTRUCTURE			
Occupancy:	100% Condominium, w/o Interior Finishes	Story Height:	9 ft.
Construction Type:	100% Frame (ISO 1)	Number of Stories:	2
Gross Floor Area:	12,144 sq.ft.	Irregular Adjustment:	None
Construction Quality:	2.0 - Average		
Year Built:	1985		

Adjustments

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

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Valuation Standard Report

HAZARD VALUE

Policy Number: Malibu Villas Homeowners' Associ

5/12/2023

Site Position: Unknown

Soil Condition:

Excellent

Fees

Architect Fees: 7% is included

Overhead and Profit: 20% is included

SUMMARY OF COSTS	Reconstruction	Exclusion
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SUPERSTRUCTURE

Site Preparation			\$1,766
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Foundations			\$41,226
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Foundation Wall, Interior Foundations, Slab On Ground

Exterior			\$408,626
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Framing, Exterior Wall, Exterior Wall, Structural Floor, Roof

Interior			\$412,512
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Floor Finish, Ceiling Finish, Partitions

Mechanicals			\$540,542		\$54,835
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Heating, Cooling, Fire Protection, Plumbing, Electrical, Elevators

Built-ins			\$135,501
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TOTAL RC Section1			\$1,497,180		\$97,827
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TOTAL RC BUILDING 10 Malibu Villas Homeowners' Associ			\$1,497,180		\$97,827
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	Reconstruction	Sq.Ft.	\$/Sq.Ft.
LOCATION TOTAL, Location 10	\$1,497,180	12,144	\$123

LOCATION 11 - Malibu Villas Homeowners' Associ

Malibu Villas Homeowners' Associ

1485 Malibu Circle

Palm Bay, FL 32905 USA

BUILDING 11 - Malibu Villas Homeowners' Associ

Section1

SUPERSTRUCTURE

Occupancy:	100% Condominium, w/o Interior Finishes	Story Height:	9 ft.
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Construction Type:	100% Frame (ISO 1)	Number of Stories:	2
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Gross Floor Area:	12,144 sq.ft.	Irregular Adjustment:	None
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Construction Quality: 2.0 - Average

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Valuation Standard Report

HAZARD VALUE

Policy Number: Malibu Villas Homeowners' Associ

5/12/2023

Year Built: 1985

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	Reconstruction	Exclusion
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SUPERSTRUCTURE

Site Preparation		\$1,766
Foundations		\$41,226
Foundation Wall, Interior Foundations, Slab On Ground		
Exterior	\$408,626	
Framing, Exterior Wall, Exterior Wall, Structural Floor, Roof		
Interior	\$412,512	
Floor Finish, Ceiling Finish, Partitions		
Mechanicals	\$540,542	\$54,835
Heating, Cooling, Fire Protection, Plumbing, Electrical, Elevators		
Built-ins	\$135,501	

TOTAL RC Section1	\$1,497,180	\$97,827
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TOTAL RC BUILDING 11 Malibu Villas Homeowners' Associ	\$1,497,180	\$97,827
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	Reconstruction	Sq.Ft.	\$/Sq.Ft.
LOCATION TOTAL, Location 11	\$1,497,180	12,144	\$123

LOCATION 12 - Malibu Villas Homeowners' Associ

Malibu Villas Homeowners' Associ
 1490 Malibu Circle
 Palm Bay, FL 32905 USA

BUILDING 12 - Malibu Villas Homeowners' Associ

Section1

SUPERSTRUCTURE

Occupancy:	100% Condominium, w/o Interior Finishes	Story Height:	9 ft.
Construction Type:	100% Frame (ISO 1)	Number of Stories:	2

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Valuation Standard Report

HAZARD VALUE

Policy Number: Malibu Villas Homeowners' Associ

5/12/2023

Gross Floor Area:	12,144 sq.ft.	Irregular Adjustment:	None
Construction Quality:	2.0 - Average		
Year Built:	1985		

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	Reconstruction	Exclusion
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SUPERSTRUCTURE

Site Preparation		\$1,766
Foundations		\$41,226
Foundation Wall, Interior Foundations, Slab On Ground		
Exterior	\$408,626	
Framing, Exterior Wall, Exterior Wall, Structural Floor, Roof		
Interior	\$412,512	
Floor Finish, Ceiling Finish, Partitions		
Mechanicals	\$540,542	\$54,835
Heating, Cooling, Fire Protection, Plumbing, Electrical, Elevators		
Built-ins	\$135,501	
TOTAL RC Section1	\$1,497,180	\$97,827

TOTAL RC BUILDING 12 Malibu Villas Homeowners' Associ	\$1,497,180	\$97,827
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	Reconstruction	Sq.Ft.	\$/Sq.Ft.
LOCATION TOTAL, Location 12	\$1,497,180	12,144	\$123

LOCATION 13 - Malibu Villas Homeowners' Associ

Malibu Villas Homeowners' Associ
 1495 Malibu Circle
 Palm Bay, FL 32905 USA

BUILDING 13 - Malibu Villas Homeowners' Associ

Section1

SUPERSTRUCTURE

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Valuation Standard Report

HAZARD VALUE

Policy Number: Malibu Villas Homeowners' Associ

5/12/2023

Occupancy:	100% Condominium, w/o Interior Finishes	Story Height:	9 ft.
Construction Type:	100% Frame (ISO 1)	Number of Stories:	2
Gross Floor Area:	12,144 sq.ft.	Irregular Adjustment:	None
Construction Quality:	2.0 - Average		
Year Built:	1985		

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	Reconstruction	Exclusion
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SUPERSTRUCTURE

Site Preparation		\$1,766
Foundations		\$41,226
Foundation Wall, Interior Foundations, Slab On Ground		
Exterior	\$408,626	
Framing, Exterior Wall, Exterior Wall, Structural Floor, Roof		
Interior	\$412,512	
Floor Finish, Ceiling Finish, Partitions		
Mechanicals	\$540,542	\$54,835
Heating, Cooling, Fire Protection, Plumbing, Electrical, Elevators		
Built-ins	\$135,501	

TOTAL RC Section1	\$1,497,180	\$97,827
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TOTAL RC BUILDING 13 Malibu Villas Homeowners' Associ	\$1,497,180	\$97,827
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	Reconstruction	Sq.Ft.	\$/Sq.Ft.
LOCATION TOTAL, Location 13	\$1,497,180	12,144	\$123

LOCATION 14 - Malibu Villas Homeowners' Associ

Malibu Villas Homeowners' Associ
 1460 Malibu Circle
 Palm Bay, FL 32905 USA

BUILDING 14 - Malibu Villas Homeowners' Associ

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Valuation Standard Report

HAZARD VALUE

Policy Number: Malibu Villas Homeowners' Associ

5/12/2023

Section1

SUPERSTRUCTURE

Occupancy:	100% Condominium, w/o Interior Finishes	Story Height:	9 ft.
Construction Type:	100% Frame (ISO 1)	Number of Stories:	2
Gross Floor Area:	8,122 sq.ft.	Irregular Adjustment:	None
Construction Quality:	2.0 - Average		
Year Built:	1985		

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

Reconstruction Exclusion

SUPERSTRUCTURE

Site Preparation		\$1,181
Foundations		\$33,070
Foundation Wall, Interior Foundations, Slab On Ground		
Exterior	\$299,998	
Framing, Exterior Wall, Exterior Wall, Structural Floor, Roof		
Interior	\$245,558	
Floor Finish, Ceiling Finish, Partitions		
Mechanicals	\$422,676	\$45,014
Heating, Cooling, Fire Protection, Plumbing, Electrical, Elevators		
Built-ins	\$90,624	

TOTAL RC Section1	\$1,058,856	\$79,265
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TOTAL RC BUILDING 14 Malibu Villas Homeowners' Associ	\$1,058,856	\$79,265
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	Reconstruction	Sq.Ft.	\$/Sq.Ft.
LOCATION TOTAL, Location 14	\$1,058,856	8,122	\$130

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Valuation Standard Report

HAZARD VALUE

Policy Number: Malibu Villas Homeowners' Associ

5/12/2023

LOCATION 15 - Malibu Villas Homeowners' Associ

Malibu Villas Homeowners' Associ
1455 Malibu Circle
Palm Bay, FL 32905 USA

BUILDING 15 - Malibu Villas Homeowners' Associ

Section1

SUPERSTRUCTURE

Occupancy:	100% Condominium, w/o Interior Finishes	Story Height:	9 ft.
Construction Type:	100% Frame (ISO 1)	Number of Stories:	2
Gross Floor Area:	9,784 sq.ft.	Irregular Adjustment:	None
Construction Quality:	2.0 - Average		
Year Built:	1985		

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

Reconstruction Exclusion

SUPERSTRUCTURE

Site Preparation		\$1,423
Foundations		\$36,606
Foundation Wall, Interior Foundations, Slab On Ground		
Exterior	\$345,692	
Framing, Exterior Wall, Exterior Wall, Structural Floor, Roof		
Interior	\$312,666	
Floor Finish, Ceiling Finish, Partitions		
Mechanicals	\$465,628	\$48,287
Heating, Cooling, Fire Protection, Plumbing, Electrical, Elevators		

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Valuation Standard Report

HAZARD VALUE

Policy Number: Malibu Villas Homeowners' Associ

5/12/2023

SUMMARY OF COSTS	Reconstruction	Exclusion
Built-ins	\$109,169	
TOTAL RC Section1	\$1,233,154	\$86,316
TOTAL RC BUILDING 15 Malibu Villas Homeowners' Associ	\$1,233,154	\$86,316

	Reconstruction	Sq.Ft.	\$/Sq.Ft.
LOCATION TOTAL, Location 15	\$1,233,154	9,784	\$126

LOCATION 16 - Malibu Villas Homeowners' Associ

Malibu Villas Homeowners' Associ
 1465 Malibu Circle
 Palm Bay, FL 32905 USA

BUILDING 16 - Malibu Villas Homeowners' Associ

Section1

SUPERSTRUCTURE

Occupancy:	100% Condominium, w/o Interior Finishes	Story Height:	9 ft.
Construction Type:	100% Frame (ISO 1)	Number of Stories:	2
Gross Floor Area:	9,784 sq.ft.	Irregular Adjustment:	None
Construction Quality:	2.0 - Average		
Year Built:	1985		

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	Reconstruction	Exclusion
SUPERSTRUCTURE		
Site Preparation		\$1,423
Foundations		\$36,606
Foundation Wall, Interior Foundations, Slab On Ground		
Exterior	\$345,692	
Framing, Exterior Wall, Exterior Wall, Structural Floor, Roof		

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

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Valuation Standard Report

HAZARD VALUE

Policy Number: Malibu Villas Homeowners' Associ

5/12/2023

SUMMARY OF COSTS	Reconstruction	Exclusion
Interior	\$312,666	
Floor Finish, Ceiling Finish, Partitions		
Mechanicals	\$465,628	\$48,287
Heating, Cooling, Fire Protection, Plumbing, Electrical, Elevators		
Built-ins	\$109,169	
TOTAL RC Section1	\$1,233,154	\$86,316
TOTAL RC BUILDING 16 Malibu Villas Homeowners' Associ	\$1,233,154	\$86,316

	Reconstruction	Sq.Ft.	\$/Sq.Ft.
LOCATION TOTAL, Location 16	\$1,233,154	9,784	\$126

LOCATION 17 - Malibu Villas Homeowners' Associ

Malibu Villas Homeowners' Associ
 1475 Malibu Circle
 Palm Bay, FL 32905 USA

BUILDING 17 - Malibu Villas Homeowners' Associ

Section1

SUPERSTRUCTURE

Occupancy:	100% Condominium, w/o Interior Finishes	Story Height:	9 ft.
Construction Type:	100% Frame (ISO 1)	Number of Stories:	2
Gross Floor Area:	9,784 sq.ft.	Irregular Adjustment:	None
Construction Quality:	2.0 - Average		
Year Built:	1985		

Adjustments

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

Fees

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

SUMMARY OF COSTS	Reconstruction	Exclusion
SUPERSTRUCTURE		
Site Preparation		\$1,423

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

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Valuation Standard Report

HAZARD VALUE

Policy Number: Malibu Villas Homeowners' Associ

5/12/2023

SUMMARY OF COSTS	Reconstruction	Exclusion
Foundations		\$36,606
Foundation Wall, Interior Foundations, Slab On Ground		
Exterior	\$345,692	
Framing, Exterior Wall, Exterior Wall, Structural Floor, Roof		
Interior	\$312,666	
Floor Finish, Ceiling Finish, Partitions		
Mechanicals	\$465,628	\$48,287
Heating, Cooling, Fire Protection, Plumbing, Electrical, Elevators		
Built-ins	\$109,169	
TOTAL RC Section1	\$1,233,154	\$86,316
TOTAL RC BUILDING 17 Malibu Villas Homeowners' Associ	\$1,233,154	\$86,316

	Reconstruction	Sq.Ft.	\$/Sq.Ft.
LOCATION TOTAL, Location 17	\$1,233,154	9,784	\$126

LOCATION 18 - Clubhouse

Clubhouse

Address Line 1 goes here

Palm Bay, FL 32905 USA

BUILDING 18 - Clubhouse

Section1

SUPERSTRUCTURE

Occupancy:	100% Clubhouse/Recreation Building	Story Height:	12 ft.
Construction Type:	100% Masonry (ISO 2)	Number of Stories:	1
Gross Floor Area:	1,291 sq.ft.	Irregular Adjustment:	None
Construction Quality:	2.0 - Average		
Year Built:	1994		

Adjustments

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

Fees

Architect Fees: 7% is included

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Valuation Standard Report

HAZARD VALUE

Policy Number: Malibu Villas Homeowners' Associ

5/12/2023

Overhead and Profit: 20% is included

SUMMARY OF COSTS	Reconstruction	Exclusion
SUPERSTRUCTURE		
Site Preparation		\$359
Foundations		\$12,037
Foundation Wall, Interior Foundations, Slab On Ground		
Exterior	\$102,611	
Framing, Exterior Wall, Exterior Wall, Structural Floor, Roof		
Interior	\$29,152	
Floor Finish, Ceiling Finish, Partitions		
Mechanicals	\$74,840	\$4,223
Heating, Cooling, Fire Protection, Plumbing, Electrical, Elevators		
Built-ins	\$4,132	
TOTAL RC Section1	\$210,735	\$16,620
TOTAL RC BUILDING 18 Clubhouse	\$210,735	\$16,620

	Reconstruction	Sq.Ft.	\$/Sq.Ft.
LOCATION TOTAL, Location 18	\$210,735	1,291	\$163
	Reconstruction	Sq.Ft.	\$/Sq.Ft.
VALUATION GRAND TOTAL	\$24,387,647	190,255	\$128

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Valuation Standard Report

HAZARD VALUE

EQUIPMENT REPORT

Policy Number: Malibu Villas Homeowners' Associ

5/12/2023

VALUATION

Valuation Number:	Malibu Villas Homeowners' Associ	Effective Date:	05/10/2023
Value Basis:	Reconstruction	Expiration Date:	05/09/2024
		Cost as of:	03/2023

BUSINESS

Malibu Villas Homeowners' Associ
 1410-1495 Malibu Circle
 Palm Bay, FL 32905 USA

LOCATION 1 - Malibu Villas Homeowners' Associ

Malibu Villas Homeowners' Associ
 1410 Malibu Circle
 Palm Bay, FL 32905 USA

Equipment: Building items and site improvements

	Replacement	Depreciated
LOCATION 1 Additions		
Custom Items		
(1) Perimeter Wall/Pool Fence Wall	\$563,000	\$563,000
Site Improvements		
Swimming Pools		
(1) Cast-in-place concrete or gunite sprayed-on concre, 1,200 SF Water Surface Area	\$94,600	\$94,600
LOCATION 1 - Malibu Villas Homeowners' Associ TOTAL	\$657,600	\$657,600

LOCATION 2 - Malibu Villas Homeowners' Associ

Malibu Villas Homeowners' Associ
 1420 Malibu Circle
 Palm Bay, FL 32905 USA

LOCATION 2 - Malibu Villas Homeowners' Associ TOTAL

\$0

\$0

LOCATION 3 - Malibu Villas Homeowners' Associ

Malibu Villas Homeowners' Associ
 1415 Malibu Circle
 Palm Bay, FL 32905 USA

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Valuation Standard Report

HAZARD VALUE

EQUIPMENT REPORT

Policy Number: Malibu Villas Homeowners' Associ

5/12/2023

LOCATION 3 - Malibu Villas Homeowners' Associ TOTAL	\$0	\$0
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LOCATION 4 - Malibu Villas Homeowners' Associ
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Malibu Villas Homeowners' Associ

1425 Malibu Circle

Palm Bay, FL 32905 USA

LOCATION 4 - Malibu Villas Homeowners' Associ TOTAL	\$0	\$0
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LOCATION 5 - Malibu Villas Homeowners' Associ
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Malibu Villas Homeowners' Associ

1430 Malibu Circle

Palm Bay, FL 32905 USA

LOCATION 5 - Malibu Villas Homeowners' Associ TOTAL	\$0	\$0
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LOCATION 6 - Malibu Villas Homeowners' Associ
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Malibu Villas Homeowners' Associ

1435Malibu Circle

Palm Bay, FL 32905 USA

LOCATION 6 - Malibu Villas Homeowners' Associ TOTAL	\$0	\$0
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LOCATION 7 - Malibu Villas Homeowners' Associ
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Malibu Villas Homeowners' Associ

1440 Malibu Circle

Palm Bay, FL 32905 USA

LOCATION 7 - Malibu Villas Homeowners' Associ TOTAL	\$0	\$0
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LOCATION 8 - Malibu Villas Homeowners' Associ
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Malibu Villas Homeowners' Associ

1445 Malibu Circle

Palm Bay, FL 32905 USA

LOCATION 8 - Malibu Villas Homeowners' Associ TOTAL	\$0	\$0
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Valuation Standard Report

HAZARD VALUE

EQUIPMENT REPORT

Policy Number: Malibu Villas Homeowners' Associ

5/12/2023

LOCATION 9 - Malibu Villas Homeowners' Associ

Malibu Villas Homeowners' Associ
1470 Malibu Circle
Palm Bay, FL 32905 USA

LOCATION 9 - Malibu Villas Homeowners' Associ TOTAL	\$0	\$0
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LOCATION 10 - Malibu Villas Homeowners' Associ

Malibu Villas Homeowners' Associ
1480 Malibu Circle
Palm Bay, FL 32905 USA

LOCATION 10 - Malibu Villas Homeowners' Associ TOTAL	\$0	\$0
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LOCATION 11 - Malibu Villas Homeowners' Associ

Malibu Villas Homeowners' Associ
1485 Malibu Circle
Palm Bay, FL 32905 USA

LOCATION 11 - Malibu Villas Homeowners' Associ TOTAL	\$0	\$0
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LOCATION 12 - Malibu Villas Homeowners' Associ

Malibu Villas Homeowners' Associ
1490 Malibu Circle
Palm Bay, FL 32905 USA

LOCATION 12 - Malibu Villas Homeowners' Associ TOTAL	\$0	\$0
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LOCATION 13 - Malibu Villas Homeowners' Associ

Malibu Villas Homeowners' Associ
1495 Malibu Circle
Palm Bay, FL 32905 USA

LOCATION 13 - Malibu Villas Homeowners' Associ TOTAL	\$0	\$0
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Valuation Standard Report

HAZARD VALUE

EQUIPMENT REPORT

Policy Number: Malibu Villas Homeowners' Associ

5/12/2023

LOCATION 14 - Malibu Villas Homeowners' Associ

Malibu Villas Homeowners' Associ
1460 Malibu Circle
Palm Bay, FL 32905 USA

LOCATION 14 - Malibu Villas Homeowners' Associ TOTAL	\$0	\$0
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LOCATION 15 - Malibu Villas Homeowners' Associ

Malibu Villas Homeowners' Associ
1455 Malibu Circle
Palm Bay, FL 32905 USA

LOCATION 15 - Malibu Villas Homeowners' Associ TOTAL	\$0	\$0
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LOCATION 16 - Malibu Villas Homeowners' Associ

Malibu Villas Homeowners' Associ
1465 Malibu Circle
Palm Bay, FL 32905 USA

LOCATION 16 - Malibu Villas Homeowners' Associ TOTAL	\$0	\$0
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LOCATION 17 - Malibu Villas Homeowners' Associ

Malibu Villas Homeowners' Associ
1475 Malibu Circle
Palm Bay, FL 32905 USA

LOCATION 17 - Malibu Villas Homeowners' Associ TOTAL	\$0	\$0
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LOCATION 18 - Clubhouse

Clubhouse
Address Line 1 goes here
Palm Bay, FL 32905 USA

LOCATION 18 - Clubhouse TOTAL	\$0	\$0
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TOTAL	\$657,600	\$657,600
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Valuation Standard Report

HAZARD VALUE
SUMMARY REPORT

Policy Number: Malibu Villas Homeowners' Associ

5/12/2023

VALUATION

Valuation Number:	Malibu Villas Homeowners' Associ	Effective Date:	05/10/2023
Value Basis:	Reconstruction	Expiration Date:	05/09/2024
		Cost as of:	03/2023

BUSINESS

Malibu Villas Homeowners' Associ
1410-1495 Malibu Circle
Palm Bay, FL 32905 USA

LOCATION 1 - Malibu Villas Homeowners' Associ

Malibu Villas Homeowners' Associ
1410 Malibu Circle
Palm Bay, FL 32905 USA

BUILDING 1: SUPERSTRUCTURE			Reconstruction	Sq.Ft.	\$/Sq.Ft.
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Section1	100%	Condominium, w/o Interior Finishes	\$1,497,181	12,144	\$123
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Section Totals			Reconstruction	Sq.Ft.	\$/Sq.Ft.
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Section1	100%	Condominium, w/o Interior Finishes	\$1,497,180	12,144	\$123
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BUILDING TOTAL, Building 1			\$1,497,180	12,144	\$123
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BUILDING INSURANCE SUMMARY

Total Insured Amount

Percent of Insurance to Value

100% Co-insurance Requirement \$1,497,180

Variance

	Reconstruction	Sq.Ft.	\$/Sq.Ft.
LOCATION SUBTOTAL (All Buildings)	\$1,497,180	12,144	\$123
Total Location Additions	\$657,600		
LOCATION TOTAL, Location 1	\$2,154,780	12,144	\$177

LOCATION 2 - Malibu Villas Homeowners' Associ

Malibu Villas Homeowners' Associ
1420 Malibu Circle
Palm Bay, FL 32905 USA

BUILDING 2: SUPERSTRUCTURE			Reconstruction	Sq.Ft.	\$/Sq.Ft.
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Valuation Standard Report

HAZARD VALUE
SUMMARY REPORT

Policy Number: Malibu Villas Homeowners' Associ

5/12/2023

Section1	100%	Condominium, w/o Interior Finishes	\$1,233,155	9,784	\$126
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Section Totals			Reconstruction	Sq.Ft.	\$/Sq.Ft.
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Section1	100%	Condominium, w/o Interior Finishes	\$1,233,154	9,784	\$126
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BUILDING TOTAL, Building 2			\$1,233,154	9,784	\$126
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BUILDING INSURANCE SUMMARY

Total Insured Amount

Percent of Insurance to Value

100% Co-insurance Requirement	\$1,233,154	\$1,233,154
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Variance

Reconstruction	Sq.Ft.	\$/Sq.Ft.
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LOCATION TOTAL, Location 2	\$1,233,154	9,784	\$126
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LOCATION 3 - Malibu Villas Homeowners' Associ

Malibu Villas Homeowners' Associ

1415 Malibu Circle

Palm Bay, FL 32905 USA

BUILDING 3: SUPERSTRUCTURE			Reconstruction	Sq.Ft.	\$/Sq.Ft.
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Section1	100%	Condominium, w/o Interior Finishes	\$1,058,856	8,122	\$130
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Section Totals			Reconstruction	Sq.Ft.	\$/Sq.Ft.
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Section1	100%	Condominium, w/o Interior Finishes	\$1,058,856	8,122	\$130
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BUILDING TOTAL, Building 3			\$1,058,856	8,122	\$130
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BUILDING INSURANCE SUMMARY

Total Insured Amount

Percent of Insurance to Value

100% Co-insurance Requirement	\$1,058,856	\$1,058,856
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Variance

Reconstruction	Sq.Ft.	\$/Sq.Ft.
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LOCATION TOTAL, Location 3	\$1,058,856	8,122	\$130
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LOCATION 4 - Malibu Villas Homeowners' Associ

Malibu Villas Homeowners' Associ

1425 Malibu Circle

Palm Bay, FL 32905 USA

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Valuation Standard Report

HAZARD VALUE
SUMMARY REPORT

Policy Number: Malibu Villas Homeowners' Associ

5/12/2023

BUILDING 4: SUPERSTRUCTURE			Reconstruction	Sq.Ft.	\$/Sq.Ft.
Section1	100%	Condominium, w/o Interior Finishes	\$1,497,181	12,144	\$123
Section Totals			Reconstruction	Sq.Ft.	\$/Sq.Ft.
Section1	100%	Condominium, w/o Interior Finishes	\$1,497,180	12,144	\$123
BUILDING TOTAL, Building 4			\$1,497,180	12,144	\$123

BUILDING INSURANCE SUMMARY

Total Insured Amount

Percent of Insurance to Value

100% Co-insurance Requirement \$1,497,180 \$1,497,180

Variance

	Reconstruction	Sq.Ft.	\$/Sq.Ft.
LOCATION TOTAL, Location 4	\$1,497,180	12,144	\$123

LOCATION 5 - Malibu Villas Homeowners' Associ

Malibu Villas Homeowners' Associ

1430 Malibu Circle

Palm Bay, FL 32905 USA

BUILDING 5: SUPERSTRUCTURE			Reconstruction	Sq.Ft.	\$/Sq.Ft.
Section1	100%	Condominium, w/o Interior Finishes	\$1,497,181	12,144	\$123
Section Totals			Reconstruction	Sq.Ft.	\$/Sq.Ft.
Section1	100%	Condominium, w/o Interior Finishes	\$1,497,180	12,144	\$123
BUILDING TOTAL, Building 5			\$1,497,180	12,144	\$123

BUILDING INSURANCE SUMMARY

Total Insured Amount

Percent of Insurance to Value

100% Co-insurance Requirement \$1,497,180 \$1,497,180

Variance

	Reconstruction	Sq.Ft.	\$/Sq.Ft.
LOCATION TOTAL, Location 5	\$1,497,180	12,144	\$123

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Valuation Standard Report

HAZARD VALUE
SUMMARY REPORT

Policy Number: Malibu Villas Homeowners' Associ

5/12/2023

LOCATION 6 - Malibu Villas Homeowners' Associ

Malibu Villas Homeowners' Associ

1435Malibu Circle

Palm Bay, FL 32905 USA

BUILDING 6: SUPERSTRUCTURE			Reconstruction	Sq.Ft.	\$/Sq.Ft.
Section1	100%	Condominium, w/o Interior Finishes	\$1,497,181	12,144	\$123
Section Totals			Reconstruction	Sq.Ft.	\$/Sq.Ft.
Section1	100%	Condominium, w/o Interior Finishes	\$1,497,180	12,144	\$123
BUILDING TOTAL, Building 6			\$1,497,180	12,144	\$123

BUILDING INSURANCE SUMMARY

Total Insured Amount

Percent of Insurance to Value

100% Co-insurance Requirement

\$1,497,180

\$1,497,180

Variance

	Reconstruction	Sq.Ft.	\$/Sq.Ft.
LOCATION TOTAL, Location 6	\$1,497,180	12,144	\$123

LOCATION 7 - Malibu Villas Homeowners' Associ

Malibu Villas Homeowners' Associ

1440 Malibu Circle

Palm Bay, FL 32905 USA

BUILDING 7: SUPERSTRUCTURE			Reconstruction	Sq.Ft.	\$/Sq.Ft.
Section1	100%	Condominium, w/o Interior Finishes	\$1,497,181	12,144	\$123
Section Totals			Reconstruction	Sq.Ft.	\$/Sq.Ft.
Section1	100%	Condominium, w/o Interior Finishes	\$1,497,180	12,144	\$123
BUILDING TOTAL, Building 7			\$1,497,180	12,144	\$123

BUILDING INSURANCE SUMMARY

Total Insured Amount

Percent of Insurance to Value

100% Co-insurance Requirement

\$1,497,180

\$1,497,180

Variance

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Valuation Standard Report

HAZARD VALUE
SUMMARY REPORT

Policy Number: Malibu Villas Homeowners' Associ

5/12/2023

	Reconstruction	Sq.Ft.	\$/Sq.Ft.
LOCATION TOTAL, Location 7	\$1,497,180	12,144	\$123

LOCATION 8 - Malibu Villas Homeowners' Associ

Malibu Villas Homeowners' Associ

1445 Malibu Circle

Palm Bay, FL 32905 USA

BUILDING 8: SUPERSTRUCTURE			Reconstruction	Sq.Ft.	\$/Sq.Ft.
Section1	100%	Condominium, w/o Interior Finishes	\$1,497,181	12,144	\$123
Section Totals			Reconstruction	Sq.Ft.	\$/Sq.Ft.
Section1	100%	Condominium, w/o Interior Finishes	\$1,497,180	12,144	\$123
BUILDING TOTAL, Building 8			\$1,497,180	12,144	\$123

BUILDING INSURANCE SUMMARY

Total Insured Amount

Percent of Insurance to Value

100% Co-insurance Requirement \$1,497,180

Variance

	Reconstruction	Sq.Ft.	\$/Sq.Ft.
LOCATION TOTAL, Location 8	\$1,497,180	12,144	\$123

LOCATION 9 - Malibu Villas Homeowners' Associ

Malibu Villas Homeowners' Associ

1470 Malibu Circle

Palm Bay, FL 32905 USA

BUILDING 9: SUPERSTRUCTURE			Reconstruction	Sq.Ft.	\$/Sq.Ft.
Section1	100%	Condominium, w/o Interior Finishes	\$1,497,181	12,144	\$123
Section Totals			Reconstruction	Sq.Ft.	\$/Sq.Ft.
Section1	100%	Condominium, w/o Interior Finishes	\$1,497,180	12,144	\$123
BUILDING TOTAL, Building 9			\$1,497,180	12,144	\$123

BUILDING INSURANCE SUMMARY

Total Insured Amount

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Valuation Standard Report

HAZARD VALUE
SUMMARY REPORT

Policy Number: Malibu Villas Homeowners' Associ

5/12/2023

Percent of Insurance to Value

100% Co-insurance Requirement \$1,497,180 \$1,497,180

Variance

	Reconstruction	Sq.Ft.	\$/Sq.Ft.
LOCATION TOTAL, Location 9	\$1,497,180	12,144	\$123

LOCATION 10 - Malibu Villas Homeowners' Associ

Malibu Villas Homeowners' Associ

1480 Malibu Circle

Palm Bay, FL 32905 USA

BUILDING 10: SUPERSTRUCTURE			Reconstruction	Sq.Ft.	\$/Sq.Ft.
------------------------------------	--	--	----------------	--------	-----------

Section1	100%	Condominium, w/o Interior Finishes	\$1,497,181	12,144	\$123
----------	------	------------------------------------	-------------	--------	-------

Section Totals			Reconstruction	Sq.Ft.	\$/Sq.Ft.
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Section1	100%	Condominium, w/o Interior Finishes	\$1,497,180	12,144	\$123
----------	------	------------------------------------	-------------	--------	-------

BUILDING TOTAL, Building 10	\$1,497,180	12,144	\$123
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BUILDING INSURANCE SUMMARY

Total Insured Amount

Percent of Insurance to Value

100% Co-insurance Requirement \$1,497,180 \$1,497,180

Variance

	Reconstruction	Sq.Ft.	\$/Sq.Ft.
LOCATION TOTAL, Location 10	\$1,497,180	12,144	\$123

LOCATION 11 - Malibu Villas Homeowners' Associ

Malibu Villas Homeowners' Associ

1485 Malibu Circle

Palm Bay, FL 32905 USA

BUILDING 11: SUPERSTRUCTURE			Reconstruction	Sq.Ft.	\$/Sq.Ft.
------------------------------------	--	--	----------------	--------	-----------

Section1	100%	Condominium, w/o Interior Finishes	\$1,497,181	12,144	\$123
----------	------	------------------------------------	-------------	--------	-------

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

Section1	100%	Condominium, w/o Interior Finishes	\$1,497,180	12,144	\$123
----------	------	------------------------------------	-------------	--------	-------

BUILDING TOTAL, Building 11	\$1,497,180	12,144	\$123
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Valuation Standard Report

HAZARD VALUE
SUMMARY REPORT

Policy Number: Malibu Villas Homeowners' Associ

5/12/2023

BUILDING TOTAL, Building 13	\$1,497,180	12,144	\$123
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BUILDING INSURANCE SUMMARY

Total Insured Amount

Percent of Insurance to Value

100% Co-insurance Requirement \$1,497,180 \$1,497,180

Variance

	Reconstruction	Sq.Ft.	\$/Sq.Ft.
LOCATION TOTAL, Location 13	\$1,497,180	12,144	\$123

LOCATION 14 - Malibu Villas Homeowners' Associ

Malibu Villas Homeowners' Associ

1460 Malibu Circle

Palm Bay, FL 32905 USA

BUILDING 14: SUPERSTRUCTURE	Reconstruction	Sq.Ft.	\$/Sq.Ft.
------------------------------------	-----------------------	---------------	------------------

Section1	100%	Condominium, w/o Interior Finishes	\$1,058,856	8,122	\$130
----------	------	------------------------------------	-------------	-------	-------

Section Totals	Reconstruction	Sq.Ft.	\$/Sq.Ft.
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Section1	100%	Condominium, w/o Interior Finishes	\$1,058,856	8,122	\$130
----------	------	------------------------------------	-------------	-------	-------

BUILDING TOTAL, Building 14	\$1,058,856	8,122	\$130
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BUILDING INSURANCE SUMMARY

Total Insured Amount

Percent of Insurance to Value

100% Co-insurance Requirement \$1,058,856 \$1,058,856

Variance

	Reconstruction	Sq.Ft.	\$/Sq.Ft.
LOCATION TOTAL, Location 14	\$1,058,856	8,122	\$130

LOCATION 15 - Malibu Villas Homeowners' Associ

Malibu Villas Homeowners' Associ

1455 Malibu Circle

Palm Bay, FL 32905 USA

BUILDING 15: SUPERSTRUCTURE	Reconstruction	Sq.Ft.	\$/Sq.Ft.
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Section1	100%	Condominium, w/o Interior Finishes	\$1,233,155	9,784	\$126
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Section Totals	Reconstruction	Sq.Ft.	\$/Sq.Ft.
-----------------------	-----------------------	---------------	------------------

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.

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Valuation Standard Report

HAZARD VALUE
SUMMARY REPORT

Policy Number: Malibu Villas Homeowners' Associ

5/12/2023

Section1	100%	Condominium, w/o Interior Finishes	\$1,233,154	9,784	\$126
BUILDING TOTAL, Building 15			\$1,233,154	9,784	\$126
BUILDING INSURANCE SUMMARY					
Total Insured Amount					
Percent of Insurance to Value					
100% Co-insurance Requirement			\$1,233,154		\$1,233,154
Variance					
			Reconstruction	Sq.Ft.	\$/Sq.Ft.
LOCATION TOTAL, Location 15			\$1,233,154	9,784	\$126

LOCATION 16 - Malibu Villas Homeowners' Associ

Malibu Villas Homeowners' Associ
1465 Malibu Circle
Palm Bay, FL 32905 USA

BUILDING 16: SUPERSTRUCTURE			Reconstruction	Sq.Ft.	\$/Sq.Ft.
Section1	100%	Condominium, w/o Interior Finishes	\$1,233,155	9,784	\$126
Section Totals			Reconstruction	Sq.Ft.	\$/Sq.Ft.
Section1	100%	Condominium, w/o Interior Finishes	\$1,233,154	9,784	\$126
BUILDING TOTAL, Building 16			\$1,233,154	9,784	\$126
BUILDING INSURANCE SUMMARY					
Total Insured Amount					
Percent of Insurance to Value					
100% Co-insurance Requirement			\$1,233,154		\$1,233,154
Variance					
			Reconstruction	Sq.Ft.	\$/Sq.Ft.
LOCATION TOTAL, Location 16			\$1,233,154	9,784	\$126

LOCATION 17 - Malibu Villas Homeowners' Associ

Malibu Villas Homeowners' Associ
1475 Malibu Circle
Palm Bay, FL 32905 USA

BUILDING 17: SUPERSTRUCTURE			Reconstruction	Sq.Ft.	\$/Sq.Ft.
Section1	100%	Condominium, w/o Interior Finishes	\$1,233,155	9,784	\$126

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.

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The Inspection Firm Of Florida, LLC

The Inspection Firm Of Florida, LLC
1393 Hailey St
West Melbourne, FL 32904
(321)212-8957

Client: MALIBU VILLAS HOMEOWNERS
ASSOCIATION, INC.
Property: 1405 Malibu Cir NE
Palm Bay, FL 32905

Operator: M WEEKLY

Estimator: INSPECTION FIRM OF FLORIDA, LLC
Business: 1393 HAILEY ST
WEST MELBOURNE , FL 32904

E-mail: mweekly@insfirmfla.com

Type of Estimate: 100% LOSS
Date Entered: 5/10/2023 Date Assigned:
Date Est. Completed: 5/10/2023 Date Job Completed:

Price List: FLME8X_MAY23
Labor Efficiency: Restoration/Service/Remodel
Estimate: MALIBUVILLAS

The Inspection Firm of Florida, LLC uses various sources to accumulate data on construction material and labor prices in order to arrive at its opinion of cost. The information obtained from these sources is considered to be correct and reasonable, but is not guaranteed. No liability is assumed as a result of inaccuracies or errors in such information or estimates, although reasonable efforts have been made to confirm them.

Unless noted, each component cost is based on replacing that component as a complete unit at one time.

While all cost data is believed to be accurate and reliable to within reasonable limits, other factors such as inflation, availability of materials and qualified personnel and/or acts of nature as well as catastrophic conditions, could significantly affect current prices.

No consideration has been given to labor bonuses; material premiums; additional costs to conform property replaced to building codes, ordinances or other legal restrictions; or the cost of demolition in connection with replacement or the removal of destroyed property. No value of land has been included.

We have no present or contemplated future interest in the property that is the subject of this report and that we have no personal interest or bias with respect to the subject matter of this report or the parties involved.

We certify that neither the employment to prepare this report, nor the compensation, is contingent upon the estimates of value contained herein.

In the event that complete construction plans/blueprints were not available for use in the completion of this

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report, assumptions were made regarding unseen construction components, based on our experience with properties similar to the subject. The same applies if access was not provided. In the event that these assumptions are in error, we reserve the right to modify this appraisal, including value conclusions.

Information, estimates, and opinions furnished and contained in this report were obtained from sources considered reliable and are believed to be true and correct. However, for accuracy of such items furnished or limitations due to access, we can assume no responsibility.

Our assessment of the useful and remaining lives and/or physical condition of the assets described within has been based upon visual inspection. No testing has been performed. No warranty is made and no liability is assumed for the soundness of the structure or its components.

The report data derived and expressed within is not applicable to any other property regardless of similarity.

The authors of this report shall not be required to give testimony or appear in court or at any administrative proceeding relating to this report, unless this report is, by agreement, made in anticipation of litigation.

The liability of The Inspection Firm of Florida, LLC, the author(s) of this report, and any other employees of The Inspection Firm of Florida, LLC is limited in total to the fee collected for preparation of this report.

According to the best of our knowledge and belief, the statements of fact contained in this report which are used as the basis of the analysis, opinions and conclusions stated herein, are true and correct.

Acceptance of, and/or use of, this report constitutes acceptance of the above conditions. Receipt of this report means that our final payment is now past due.

The Inspection Firm Of Florida, LLC

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1393 Hailey St
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- 1 27-MALIBU VILLAS
Date Taken: 5/11/2023
Taken By: Michael Weekly

Malibu Villas Property Owners
Association, Inc.
1405 Malibu Circle Ne
Palm Bay, FL 32905



- 2 28-CLUB
Date Taken: 5/11/2023
Taken By: Michael Weekly

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Association, Inc.
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Palm Bay, FL 32905



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3 24-CLUB

Date Taken: 5/11/2023

Taken By: Michael Weekly

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Association, Inc.
1405 Malibu Circle Ne
Palm Bay, FL 32905



4 26-POOL WALL/FENCE

Date Taken: 5/11/2023

Taken By: Michael Weekly

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5 29-CLUB

Date Taken: 5/11/2023

Taken By: Michael Weekly

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6 30-CLUB

Date Taken: 5/11/2023

Taken By: Michael Weekly

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7 31-POOL

Date Taken: 5/11/2023

Taken By: Michael Weekly

Malibu Villas Property Owners
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Palm Bay, FL 32905



8 16-STANDARD MAIL KIOSK

Date Taken: 5/11/2023

Taken By: Michael Weekly

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Palm Bay, FL 32905



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- 9 23-PERIMETER WALL
Date Taken: 5/11/2023
Taken By: Michael Weekly

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Association, Inc.
1405 Malibu Circle Ne
Palm Bay, FL 32905



- 10 1-PERIMETER WALL
Date Taken: 5/11/2023
Taken By: Michael Weekly

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11 2-1495

Date Taken: 5/11/2023

Taken By: Michael Weekly

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1405 Malibu Circle Ne
Palm Bay, FL 32905



12 20-1490

Date Taken: 5/11/2023

Taken By: Michael Weekly

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13 3-1485

Date Taken: 5/11/2023

Taken By: Michael Weekly

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1405 Malibu Circle Ne
Palm Bay, FL 32905



14 22-1480

Date Taken: 5/11/2023

Taken By: Michael Weekly

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15 4-1475

Date Taken: 5/11/2023

Taken By: Michael Weekly

Malibu Villas Property Owners
Association, Inc.
1405 Malibu Circle Ne
Palm Bay, FL 32905



16 18-1470

Date Taken: 5/11/2023

Taken By: Michael Weekly

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Palm Bay, FL 32905



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17 7-1465

Date Taken: 5/11/2023

Taken By: Michael Weekly

Malibu Villas Property Owners
Association, Inc.
1405 Malibu Circle Ne
Palm Bay, FL 32905



18 19-1460

Date Taken: 5/11/2023

Taken By: Michael Weekly

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19 6-1455

Date Taken: 5/11/2023

Taken By: Michael Weekly

Malibu Villas Property Owners
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1405 Malibu Circle Ne
Palm Bay, FL 32905



20 5-1445

Date Taken: 5/11/2023

Taken By: Michael Weekly

Malibu Villas Property Owners
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21 15-1440

Date Taken: 5/11/2023

Taken By: Michael Weekly

Malibu Villas Property Owners
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22 8-1435

Date Taken: 5/11/2023

Taken By: Michael Weekly

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23 13-1430

Date Taken: 5/11/2023

Taken By: Michael Weekly

Malibu Villas Property Owners
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24 9-1425

Date Taken: 5/11/2023

Taken By: Michael Weekly

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25 14-1420

Date Taken: 5/11/2023

Taken By: Michael Weekly

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1405 Malibu Circle Ne
Palm Bay, FL 32905



26 11-1415

Date Taken: 5/11/2023

Taken By: Michael Weekly

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27 10-1410

Date Taken: 5/11/2023

Taken By: Michael Weekly

Malibu Villas Property Owners
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Palm Bay, FL 32905



28 17-STORAGE AREA/SHED

Date Taken: 5/11/2023

Taken By: Michael Weekly

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