

INSURANCE VALUATION

OF
THE COLONIAL HOUSE CONDOMINIUMS ASSOCIATION, INC.



LOCATED AT

230 COLUMBIA DRIVE
CAPE CANAVERAL, FL 32920

FOR

THE COLONIAL HOUSE CONDOMINIUMS ASSOCIATION, INC.
230 COLUMBIA CAPE CANAVERAL FL 32920
CAPE CANAVERAL , FL 32920

OPINION OF VALUE

\$5,353,000*

AS OF

JUNE 02, 2021

BY

INSPECTION FIRM OF FLORIDA, LLC
1393 HAILEY ST
WEST MELBOURNE, FL 32904
(321)212-8957
(775)261-1747
mweekly@insfirmfla.com

**INSURANCE VALUATION
OF
THE COLONIAL HOUSE CONDOMINIUMS ASSOCIATION, INC.**

**LOCATED AT
230 COLUMBIA DRIVE
CAPE CANAVERAL FL 32920**

**PREPARED FOR
THE COLONIAL HOUSE CONDOMINIUMS ASSOCIATION, INC.
230 COLUMBIA DRIVE
CAPE CANAVERAL FL 32920**

DATE OF VALUATION: JUNE 02, 2021

**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-06221

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

**Re: The Colonial House Condominiums Association, Inc.
230 Columbia Drive
Cape Canaveral Fl 32920**

Dear Board,

Pursuant to the request, we have prepared the following Insurance Valuation on the above referenced property. The Colonial House Condominium consists of fifty-four (54) condominium units in one (1) three (3) story building. The development was built in 1965 as an apartment and converted to condominium in 1980. The development has five (5) floor plans; 2- Studios (448 sq ft), 11- 1 bedroom/1bathroom (686 sq ft), 27- 2 bedroom/2 bathroom (924 sq ft), 12- 2 bedroom/1.5 bathroom (856 sq ft), 2- 3 bedroom/2 bathroom (1220 sq ft), and identical two (2) bedroom/ one (1) bathroom 1,110 sq.ft. units. The building is reinforced concrete constructed with a stucco/ paint exterior covering. The roof is gable and flat, with wood under decking and a shingle and roll down cover. There are (83) open parking spaces, 6 laundry areas, 2 stairwells, 1 open swimming pool, and 1 elevator. That portion of the development not covered by buildings consists of landscaped common area and asphalt paving. The condo appears to be well maintained. Market appeal for the development is average.

The function of this valuation is to assist the owners in obtaining adequate insurance coverage to protect the 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 June 2, 2021. The intended users are the subject association, The Colonial House Condominiums Association, Inc., the property management company, and the insurer.

This valuation was generated in order 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, kitchen, and plumbing infrastructure. This does not include a cost for debris removal.

**June 2, 2021
Page Two**

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. For the purpose of this analysis, we will be using “Condominium w/out Interior finishes” style pricing for the hazard values, and individual unit exclusions will not be calculated. The ranking of average plus 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. The Colonial House Condominiums Association, Inc. was built with quality workmanship and materials, however the development lacks the design and complexity of a superior rated association.

The Condominium w/o Interior pricing should be used when state regulations or insurance policies require the 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. The same is true for the plumbing. Hot and cold water pipes running 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. Also omitted from this occupancy are any cabinets and appliances. This occupancy includes heat and air conditioning.

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 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.**

June 2, 2021
Page Three

- 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, June 2, 2021 the insurance value of the subject property is:

FIVE MILLION, THREE HUNDRED & FIFTY-THREE THOUSAND DOLLARS
(\$5,353,000)*

<u>Bldg Summary Of Costs</u>	<u>Replacement</u>
Exterior	\$1,371,501
Framing, Exterior Wall, Exterior Wall, Structural Floor, Roof	
Interior	\$1,564,370
Floor Finish, Ceiling Finish, Partitions	
Mechanicals	\$1,828,680
Heating, Cooling, Fire Protection, Plumbing, Electrical, Elevators	
Built-ins	\$510,631
BUILDING HAZARD VALUE	\$5,275,183
Fencing	\$8,602
Pool	\$69,660
DEVELOPMENT HAZARD GRAND TOTAL	\$5,353,445
DEVELOPMENT FLOOD GRAND TOTAL	\$7,263,191

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 is derived from MSB BVS, a replacement costs software required by commercial insurance providers.

**June 2, 2021
Page Four**

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, Xactimate and a cost approach were utilized. Xactimate and the cost approach are used exclusively when estimating the insurance value of buildings, with no consideration of the land. All of the MSB BVS forms are available.

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 and Texas. 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. 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 and IICRC. Michael E. Weekly has completed the state of Florida, Texas, and Connecticut continuing education requirements through 11/30/2021. Michael Weekly is MSB_BVS certified and Xactimate certified.

**June 2, 2021
Page Five**

This valuation is not contingent on a predetermined value. This valuation is for the internal purposes of the client (The Colonial House Condominiums 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 Statefarm, 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 01/09/2012

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 12/10/2008-12/10/2021

First Name MICHAEL Last Name WEEKLY

LICENSE NBR: HI781 Status: Active 12/10/2010-07/31/2020

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 11/30/2021 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 11/30/2021 Active

Identify the development being inspected.

The Colonial House Condominiums Association, Inc.

230 Columbia Drive

Cape Canaveral FI 32920

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 buildings 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.



Valuation Standard Report

HAZARD VALUE

6/4/2021

VALUATION

Valuation Number:	ESTIMATE-0000565	Effective Date:	06/04/2021
Value Basis:	Reconstruction	Expiration Date:	06/04/2022
		Estimate Expiration Date:	06/19/2021
		Cost as of:	12/2020

BUSINESS

The Colonial House Condominiums Association, Inc.
 230 Columbia Dr
 Cape Canaveral, FL 32920-3658 USA

LOCATION 1 - The Colonial House Condominiums Association, Inc.

The Colonial House Condominiums Association, Inc.
 230 Columbia Dr
 Cape Canaveral, FL 32920-3658 USA

BUILDING 230 - COLONIAL HOUSE

Section 1

SUPERSTRUCTURE

Occupancy:	100% Condominium, w/o Interior Finishes	Story Height:	9 ft.
Construction Type:	100% Masonry (ISO 2)	Number of Stories:	3
Gross Floor Area:	57,750 sq.ft.	Irregular Adjustment:	None
Construction Quality:	2.0 - Average		
Year Built:	1965		

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	\$4,437

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

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

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Valuation Standard Report

HAZARD VALUE

Policy Number: ESTIMATE-0000565

6/4/2021

SUMMARY OF COSTS	Reconstruction	Exclusion	
Foundations		\$62,425	
Foundation Wall, Interior Foundations, Slab On Ground			
Exterior	\$1,371,501		
Framing, Exterior Wall, Exterior Wall, Structural Floor, Roof			
Interior	\$1,564,370		
Floor Finish, Ceiling Finish, Partitions			
Mechanicals	\$1,828,680	\$140,090	
Heating, Cooling, Fire Protection, Plumbing, Electrical, Elevators			
Built-ins	\$510,631		
SUBTOTAL RC	\$5,275,183	\$206,953	
ADDITIONS			
Site Improvements		\$69,660	
Custom Items			
Fencing		\$8,602	
Total Additions	\$78,262		
TOTAL RC Section 1	\$5,353,445	\$206,953	
TOTAL RC BUILDING 230 COLONIAL HOUSE	\$5,353,445	\$206,953	
	Reconstruction	Sq.Ft.	\$/Sq.Ft.
LOCATION TOTAL, Location 1	\$5,353,445	57,750	\$93
	Reconstruction	Sq.Ft.	\$/Sq.Ft.
VALUATION GRAND TOTAL	\$5,353,445	57,750	\$93

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Valuation Standard Report

HAZARD VALUE

EQUIPMENT REPORT

Policy Number: ESTIMATE-0000565

6/4/2021

VALUATION

Valuation Number:	ESTIMATE-0000565	Effective Date:	06/04/2021
Value Basis:	Reconstruction	Expiration Date:	06/04/2022
		Estimate Expiration Date:	06/19/2021
		Cost as of:	12/2020

BUSINESS

The Colonial House Condominiums Association, Inc.
230 Columbia Dr
Cape Canaveral, FL 32920-3658 USA

LOCATION 1 - The Colonial House Condominiums Association, Inc.

The Colonial House Condominiums Association, Inc.
230 Columbia Dr
Cape Canaveral, FL 32920-3658 USA

Equipment: Building items and site improvements

	Replacement	Depreciated
Building 230, Section 1		
Custom Items		
(1) Fencing	\$8,602	\$8,602
Site Improvements		
Swimming Pools		
(1) Cast-in-place concrete or gunite sprayed-on concre, 1,200 SF Water Surface Area	\$69,660	\$69,660
LOCATION 1 - The Colonial House Condominiums Association, Inc. TOTAL	\$78,262	\$78,262
TOTAL	\$78,262	\$78,262

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
SUMMARY REPORT

Policy Number: ESTIMATE-0000565

6/4/2021

VALUATION

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		Cost as of:	12/2020

BUSINESS

The Colonial House Condominiums Association, Inc.
230 Columbia Dr
Cape Canaveral, FL 32920-3658 USA

LOCATION 1 - The Colonial House Condominiums Association, Inc.

The Colonial House Condominiums Association, Inc.
230 Columbia Dr
Cape Canaveral, FL 32920-3658 USA

BUILDING 230: SUPERSTRUCTURE			Reconstruction	Sq.Ft.	\$/Sq.Ft.
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Section 1	100%	Condominium, w/o Interior Finishes	\$5,275,183	57,750	\$91
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Section Totals			Reconstruction	Sq.Ft.	\$/Sq.Ft.
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Section 1	100%	Condominium, w/o Interior Finishes	\$5,275,183	57,750	\$91
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Total Additions: \$78,262

BUILDING TOTAL, Building 230	\$5,353,445	57,750	\$93
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BUILDING INSURANCE SUMMARY

Total Insured Amount \$0

Percent of Insurance to Value 0%

	Reconstruction	Sq.Ft.	\$/Sq.Ft.
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LOCATION TOTAL, Location 1	\$5,353,445	57,750	\$93
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	Reconstruction	Sq.Ft.	\$/Sq.Ft.
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VALUATION GRAND TOTAL	\$5,353,445	57,750	\$93
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End of Report

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

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Valuation Standard Report

FLOOD VALUE

6/4/2021

VALUATION

Valuation Number:	ESTIMATE-0000565	Effective Date:	06/04/2021
Value Basis:	Reconstruction	Expiration Date:	06/04/2022
		Estimate Expiration Date:	06/19/2021
		Cost as of:	12/2020

BUSINESS

The Colonial House Condominiums Association, Inc.
 230 Columbia Dr
 Cape Canaveral, FL 32920-3658 USA

LOCATION 1 - The Colonial House Condominiums Association, Inc.

The Colonial House Condominiums Association, Inc.
 230 Columbia Dr
 Cape Canaveral, FL 32920-3658 USA

BUILDING 230 - COLONIAL HOUSE

Section 1

SUPERSTRUCTURE

Occupancy:	100% Condominium	Story Height:	9 ft.
Construction Type:	100% Masonry (ISO 2)	Number of Stories:	3
Gross Floor Area:	57,750 sq.ft.	Irregular Adjustment:	None
Construction Quality:	2.0 - Average		
Year Built:	1965		

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	\$4,322
Foundations	\$171,255
Foundation Wall, Interior Foundations, Slab On Ground	

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Valuation Standard Report

FLOOD VALUE

Policy Number: ESTIMATE-0000565

6/4/2021

SUMMARY OF COSTS	Reconstruction	Exclusion	
Exterior	\$1,336,032		
Framing, Exterior Wall, Exterior Wall, Structural Floor, Roof			
Interior	\$1,305,656		
Floor Finish, Ceiling Finish, Partitions			
Mechanicals	\$3,792,035		
Heating, Cooling, Fire Protection, Plumbing, Electrical, Elevators			
Built-ins	\$575,629		
SUBTOTAL RC	\$7,184,929		
ADDITIONS			
Site Improvements		\$69,660	
Custom Items			
Fencing		\$8,602	
Total Additions		\$78,262	
TOTAL RC Section 1		\$7,263,191	
TOTAL RC BUILDING 230 COLONIAL HOUSE		\$7,263,191	
	Reconstruction	Sq.Ft.	\$/Sq.Ft.
LOCATION TOTAL, Location 1	\$7,263,191	57,750	\$126
	Reconstruction	Sq.Ft.	\$/Sq.Ft.
VALUATION GRAND TOTAL	\$7,263,191	57,750	\$126

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Valuation Standard Report

FLOOD VALUE
EQUIPMENT REPORT

Policy Number: ESTIMATE-0000565

6/4/2021

VALUATION

Valuation Number:	ESTIMATE-0000565	Effective Date:	06/04/2021
Value Basis:	Reconstruction	Expiration Date:	06/04/2022
		Estimate Expiration Date:	06/19/2021
		Cost as of:	12/2020

BUSINESS

The Colonial House Condominiums Association, Inc.
230 Columbia Dr
Cape Canaveral, FL 32920-3658 USA

LOCATION 1 - The Colonial House Condominiums Association, Inc.

The Colonial House Condominiums Association, Inc.
230 Columbia Dr
Cape Canaveral, FL 32920-3658 USA

Equipment: Building items and site improvements

	Replacement	Depreciated
Building 230, Section 1		
Custom Items		
(1) Fencing	\$8,602	\$8,602
Site Improvements		
Swimming Pools		
(1) Cast-in-place concrete or gunite sprayed-on concre, 1,200 SF Water Surface Area	\$69,660	\$69,660
LOCATION 1 - The Colonial House Condominiums Association, Inc. TOTAL	\$78,262	\$78,262
TOTAL	\$78,262	\$78,262

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

FLOOD VALUE SUMMARY REPORT

Policy Number: ESTIMATE-0000565

6/4/2021

VALUATION

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		Cost as of:	12/2020

BUSINESS

The Colonial House Condominiums Association, Inc.
 230 Columbia Dr
 Cape Canaveral, FL 32920-3658 USA

LOCATION 1 - The Colonial House Condominiums Association, Inc.

The Colonial House Condominiums Association, Inc.
 230 Columbia Dr
 Cape Canaveral, FL 32920-3658 USA

BUILDING 230: SUPERSTRUCTURE				Reconstruction	Sq.Ft.	\$/Sq.Ft.
Section 1	100%	Condominium		\$7,184,929	57,750	\$124
Section Totals				Reconstruction	Sq.Ft.	\$/Sq.Ft.
Section 1	100%	Condominium		\$7,184,929	57,750	\$124
Total Additions:				\$78,262		
BUILDING TOTAL, Building 230				\$7,263,191	57,750	\$126

BUILDING INSURANCE SUMMARY

Total Insured Amount	\$0
Percent of Insurance to Value	0%

	Reconstruction	Sq.Ft.	\$/Sq.Ft.
LOCATION TOTAL, Location 1	\$7,263,191	57,750	\$126
	Reconstruction	Sq.Ft.	\$/Sq.Ft.
VALUATION GRAND TOTAL	\$7,263,191	57,750	\$126

End of Report

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

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Photograph Addendum

Client	THE COLONIAL HOUSE CONDOMINIUMS ASSOCIATION, INC.						
Property Address	230 COLUMBIA DRIVE						
City	CAPE CANAVERAL	County	BREVARD	State	FL	Zip Code	32920
Client	THE COLONIAL HOUSE CONDOMINIUMS ASSOCIATION, INC.						



FRONT



LEFT



REAR



RIGHT



ENTRY



OVERVIEW



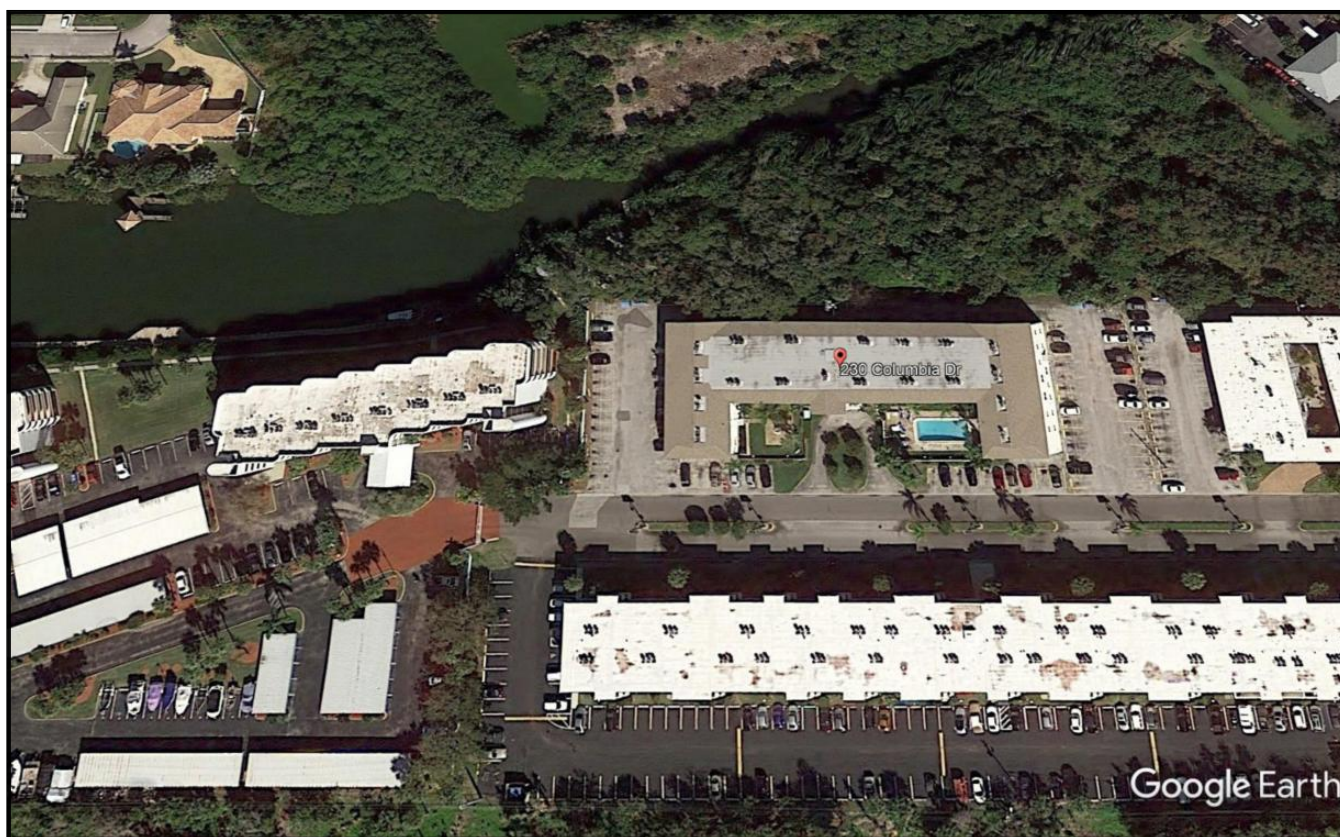
ROOF COVER(S)



POOL W/FENCING

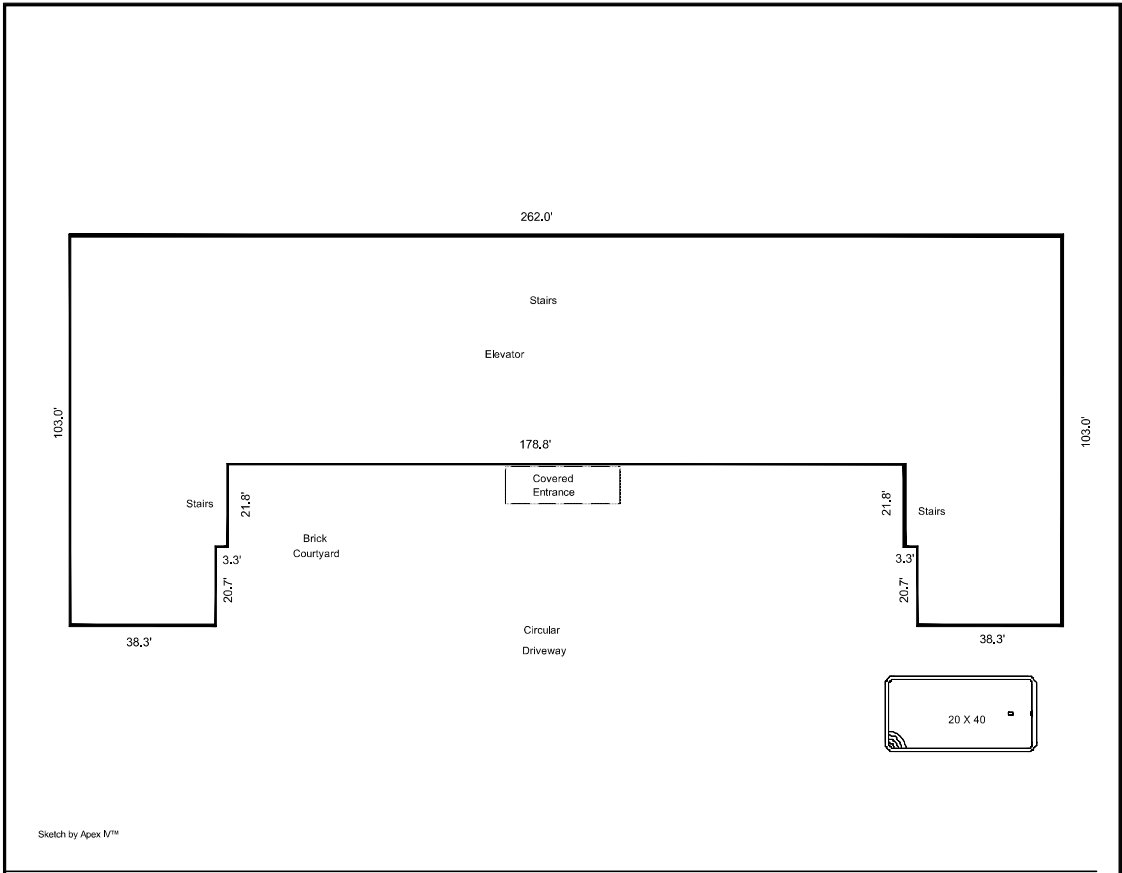
Location Map

Client	THE COLONIAL HOUSE CONDOMINIUMS ASSOCIATION, INC.						
Property Address	230 COLUMBIA DRIVE						
City	CAPE CANAVERAL	County	BREVARD	State	FL	Zip Code	32920
Client	THE COLONIAL HOUSE CONDOMINIUMS ASSOCIATION, INC.						



Building Sketch

Borrower/Client	Colonial House Condominium Association			
Property Address	230 Columbia Drive			
City	Cape Canaveral	County Brevard	State FL	Zip Code 32920
Lender	Colonial House Condominium Association			



Sketch by Apex I™

Comments:

AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
GBA1	First Floor	19250.4	19250.4
P/P	Porch	300.0	300.0
Net BUILDING Area		(Rounded)	19250

BUILDING AREA BREAKDOWN		
Breakdown		Subtotals
First Floor		
60.5 x 262.0		15851.0
21.8 x 41.6		906.9
21.8 x 41.6		906.9
20.7 x 38.3		792.8
20.7 x 38.3		792.8
5 Items		(Rounded)
		19250

Location Map

Borrower/Client	Colonial House Condominium Association			
Property Address	230 Columbia Drive			
City	Cape Canaveral	County	Brevard	State FL Zip Code 32920
Lender	Colonial House Condominium Association			

