



Advanced Asset Management, Inc.

Real Property Support Services

5909 Margate Boulevard
Margate, Florida 33063
(954) 817-1041

November 3, 2021

Mr. Cale Curtis
Executive Director
Margate Community Redevelopment Agency
5790 Margate Boulevard
Margate, Florida 33063

RE: MCRA - Real Property Acquisition
6030 NW 9th Street, Margate

Dear Mr. Curtis:

As requested, Advanced Asset Management, (AAM) has coordinated efforts for due diligence of the MCRA's potential acquisition of the subject property. AAM has made several physical inspections of the property, met with owners, as well as five, (5) contractors to provide a solid base of facts for the CRA to consider this acquisition.

Full report conclusions and findings are enclosed, with a summary as follows:

The 4,099 square foot, single story building on the subject property is currently vacant. The owners have a significant amount of personal property stored within the building. The owners will deliver the space vacant at closing.

Attached please find two independent **Appraisals** provided by The Urban Group and Bowery, with recent valuations at \$676,000 and \$625,000 respectively.

The **Boundary Survey** is enclosed, depicting the subject property lines any encumbrances for the MCRA's review. There is a concrete pad belonging to the adjacent property owner to the west that encroaches into the subject property by a foot and a half. It is recommended the subject property owner work with the adjacent owner to remove this encroachment prior to closing. In addition our due diligence into the right of way alley to the east of the subject property revealed the alley was vacated in 1980. According to records the alley would have been split equally in half and with both adjoining property owners. The title company is researching this matter further and will provide feedback in the next week and prior to closing.

Enclosed please find a **Building Inspection** report. Significant deficiency findings from the exterior inspection are found in the roof condition with multiple active leaks. The roof is past its life expectancy and replacement would be required. Exterior stucco is consistent with a 48 year old building and many cracks were noted that should be repaired

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Significant interior deficiencies within the report include, several areas showing evidence of mold, mostly from active water intrusion related to the roof. The exterior door to the south and east both require replacement.

The building's electrical components include interior breaker panel manufactured by Bryant, and is considered substandard and a potential fire hazard and should be replaced. The subject property has two HVAC systems, both missing the compressors and replacement would be required. Overall the condition of the property is below average.

Laboratory analysis results of the subject property **Asbestos Survey** concluded there is no asbestos detected in amounts greater than 1% in the secured samples. These results will be needed in the event renovation to the space is anticipated or a future demolition.

Attached please find a **Phase I Environmental Site Assessment, (ESA)**. The Phase I did identify one Recognized Environmental Conditions, (REC). The subject property had a monitoring well that was likely placed onsite related to the adjacent property to the east, a former filling station which has a history of environmental cleanup that has since been closed out.

A **Phase II ESA** with the scope of obtaining ground water samples from the monitoring well was conducted. All samples from the site did not identify contaminants above respective Cleanup Target Levels. No further action has been recommended.

In conclusion, while the building's condition would require significant improvements to create a serviceable/leasable property, it is understood the MCRA acquisition is to assemble land with an adjacent property owned by the MCRA. No further research is recommended at this time.

Should you want to discuss this further, I may be reached at (954) 817-1041.

Sincerely,

ADVANCED ASSET MANAGEMENT, INC.

Jim Nardi
PRESIDENT/BROKER

Advanced Asset Management

