

## **Exhibit 5**

# 104,063.00

# **APPRAISAL REPORT**

**RESIDENTIAL AND COMMERCIAL PROPERTIES  
NORTHWEST REGIONAL ACTIVITY CENTER  
FORT LAUDERDALE, FL 33311**

by

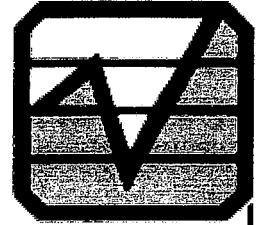
**Vance Real Estate Service  
7481 Northwest Fourth Street  
Plantation, Florida 33317-2204**

for

**Fort Lauderdale Community Redevelopment Agency  
Attention: Mr. Robert Wojcik  
CRA Housing and Economic Development Manager  
914 Sistrunk Boulevard Suite 200  
Fort Lauderdale, FL 33311**

**June 1, 2023**

# Vance Real Estate Service



June 1, 2023

Fort Lauderdale Community Redevelopment Agency  
Attn: Mr. Robert Wojcik, CRA Housing & Economic Development Manager  
914 Sistrunk Boulevard Suite 200  
Fort Lauderdale, FL 33311

RE: Eleven (11) properties in the Northwest Regional Activity Center  
Fort Lauderdale, Florida 33311

Dear Mr. Wojcik:

In fulfillment of our agreement, we transmit our appraisal report, in which we develop opinions of market value for the fee simple estate in the referenced real properties as of June 1, 2023. The report sets forth the value conclusions, along with data and reasoning supporting the opinions.

This report was prepared for and our professional fee billed to Fort Lauderdale Community Redevelopment Agency. Our analyses have been prepared in conformance with the Uniform Standards of Professional Appraisal Practice (USPAP 2020 - 2023). This report is for exclusive use of the client for possible sale of the appraised properties.

Jesse B. Vance, Jr. and Claudia Vance visited the properties. If you have questions or further needs, please contact the undersigned.

As a result of our analyses, we have developed the opinions of market value, subject to definitions, certifications, and limiting conditions listed on the following page and set forth in the attached report.

*(THIS LETTER MUST REMAIN ATTACHED TO THE REPORT WITH ONE HUNDRED TWENTY-NINE (129) NUMBERED PAGES FOR THE VALUE OPINION SET FORTH TO BE CONSIDERED VALID.)*

Respectfully submitted,

A handwritten signature in cursive script that reads "Jesse B. Vance, Jr.".

Jesse B. Vance, Jr., MAI, SRA, ASA, MBA  
State-Certified General Real Estate Appraiser #RZ-85

A handwritten signature in cursive script that reads "Claudia Vance".

Claudia Vance, MAI  
State-Certified General Real Estate Appraiser #RZ-173

MBA in Real Estate Development & Management

**VALUES FOR APPRAISED SUBJECT PROPERTIES**

<u>Number</u>	<u>Location</u>	<u>Zoning</u>	<u>Sq.Ft. Land</u>	<u>Value/Sq.Ft.</u>	<u>Final Values</u>
1	521 NW 13 Avenue Fort Lauderdale, FL	"RS-8"	7,910	\$18.00	\$142,380
2	427 NW 20 Avenue Fort Lauderdale, FL	"RS-8"	5,500	\$17.00	\$93,500
3	724 NW/5 Way Fort Lauderdale, FL	"RD-15"	5,625	\$18.50	\$104,063
4	1951 NW 7 Place Fort Lauderdale, FL	"RM-15"	5,000	\$18.50	\$92,500
5	1207 NW 2 Street Fort Lauderdale, FL	"RMM-25"	6,000	\$18.50	\$111,000
6	660 NW 22 Road Fort Lauderdale, FL	"CB"	5,003	\$20.00	\$100,060
7	708 NW 22 Road Fort Lauderdale, FL	"CB"	5,004	\$22.00	\$110,088
8	712 NW 22 Road Fort Lauderdale, FL	"CB"	5,004	\$22.00	\$110,088
9	716 NW 22 Road Fort Lauderdale, FL	"CB"	5,004	\$22.00	\$110,088
10	744 NW 22 Road Fort Lauderdale, FL	"CB"	5,004	\$20.00	\$100,080
11	761 NW 22 Road Fort Lauderdale, FL	"CB"	5,003	\$20.00	\$100,060
<b>TOTAL</b>					<b><u>TOTAL VALUE</u></b> <b><u>\$1,173,907</u></b>