

REPLACEMENT COST VALUATION

FLORIDA REAL ESTATE APPRAISERS

1861 NW SOUTH RIVER DR PH 08
MIAMI, FLORIDA 33125



| KNOWLEDGE IS OUR BUSINESS

REPLACEMENT COST VALUATION



FLORIDA REAL ESTATE APPRAISERS

1861 NW SOUTH RIVER DR PH08 MIAMI, FLORIDA 33125

PH: 305-460-5909

November 16th, 2025

COUNTRY CLUB TOWER CONDOMINIUM ASSOCIATION
10777 SAMPLE ROAD
CORAL SPRINGS, FLORIDA 33065

Re: Replacement Cost of Building
Country Club Tower Condominium
10777 Sample Road
Coral Springs, Florida 33065

Case #20250908001

To whom it may concern:

We have inspected the above captioned property.

The subject property analyzed consists of a twelve story fire resistive condominium apartment building with a total of 322,000 sq feet. The building was built in 1974 with good materials and workmanship. The building consists of 209 condominium apartment residences.

The exterior walls are in good condition and are reinforced masonry covered in stucco and painted. The flat roof deck over reinforced concrete joists is covered in a composite materials and appears in good condition. Floors are concrete with various coverings. The interior walls are drywall with paint.

The building is built on a concrete slab foundation.

We have estimated the cost of replacing the building using the Second Quarter, 2025 Core Logic Valuation Software. The figures are refined for national and local cost multipliers. The base cost of construction was refined for all appropriate multipliers and excluded all underground foundations and pilings, utility services, paved areas, landscaping, pools, docks, seawall and fencing.

STATEMENT OF BASIC ASSUMPTIONS AND LIMITING CONDITIONS

The accompanying Cost Replacement Valuation has been prepared in conjunction with, and subject to, that following Basic Assumptions and Limiting Conditions.

No Liability is assumed for matters legal in nature. That the survey, if any, as supplied to us is assumed to be accurate and correct. Dimensions and/or areas of the property furnished by the Client are assumed to be correct.

The estimate of cost valuation applies only to the date specified in the report. Cost of construction is affected by many related and unrelated economic conditions, local and national, which might necessarily affect the future cost of construction of the subject property. We therefore, assume no liability for an unforeseen precipitous change in the economy.

Recovery and reconstruction from widespread natural disasters, such as hurricanes or floods, will create abnormal shortages of materials and labor; which in turn, will cause price increases as much as 50% or more above normal costs prior to this event. These increases, while temporary, may last for an extended length of time and in some cases lasting a year or longer in duration, before returning to normal levels. The costs in this report are based on normal levels, at the time of inspection. Therefore, some or all of the estimated costs in this report may be inadequate for reconstruction or repairs following a widespread natural disaster.

This report is prepared for the purpose so stated, the owners, their insurance companies and/or mortgage lenders, and shall not be used for any other purposes without prior authorization.

We assume no responsibility for information received from others which may have been relied upon as believable and correct.

If we have not received an engineering survey relating to topographies, drainage and/or subsoil conditions, opinions expressed are from observations only, and are assumed to be adequate.

It is further assumed that there are no hidden conditions of the property, subsoil or structures which would render it more or less costly to replace. We assume no responsibility for said factors.

If we have not received an engineering report relating to the structural soundness, we assume that the construction is or will be in conformance with local building codes, and of quality workmanship except as otherwise visually noted. No responsibility is assumed or implied by us for any latent defect that may or may not arise.

Our employment contract for this report is hereby fulfilled upon delivery and receipt of this report.

We and the individual members of our professional staff have no present nor contemplated interest in the subject property.

Neither all nor any part of this report, nor the identity of our firm or members of our staff shall be disseminated to the public through advertising media, public relations media, or any other public means of communications without the prior written consent and approval of the undersigned.

Please be advised that any discrepancies, errors or revisions relative to said submitted date would render the accompanying analysis null and void.

The signatory herein shall not be required to give testimony in a court or governmental hearing unless acceptable prior financial arrangements have been made and with the consent of the client of this report.

PURPOSE AND FUNCTION OF REPORT

The purpose of this report is to estimate the construction replacement cost of the improvements as of the date of value and/or date of inspection. The function of this report is to assist in determining the proper value for Insurance.

CALCULATOR COST METHOD

The cost unit for the subject structure was derived from the applicable section as found in the Marshall & Swift Valuation Service latest edition. The following is the valuation based on the information and guidelines provided for this type of building and construction characteristics.



VALUATION

Valuation Number:	20200805001	Effective Date:	09/08/2025
Value Basis:	Reconstruction	Expiration Date:	09/08/2026
		Cost as of:	09/2025
		Valuation Modified Date:	11/14/2025

BUSINESS

COUNTRY CLUB TOWER OF CORAL SPRI
10777 SAMPLE ROAD
CORAL SPRINGS, FL 33065 USA

LOCATION 1 - COUNTRY CLUB TOWER OF CORAL SPRI

COUNTRY CLUB TOWER OF CORAL SPRI	Climatic Region:	3 - Warm
10777 SAMPLE ROAD	High Wind Region:	2 - Moderate Damage
CORAL SPRINGS, FL 33065 USA	Seismic Zone:	1 - No Damage

BUILDING 1 - COUNTRY CLUB TOWER OF CORAL SPRI

Section1

SUPERSTRUCTURE

Occupancy:	100% Condominium, w/o Interior Finishes	Story Height:	9 ft.
Construction Type:	100% Reinforced Concrete Frame (ISO 6)	Number of Stories:	12
Gross Floor Area:	322,000 sq.ft.	Irregular Adjustment:	None
Construction Quality:	1.8 - 1.8 - Average-		
Year Built:			

Adjustments

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

Fees

Architect Fees:	7% is included	Overhead and Profit:	20% is included
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SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
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SUPERSTRUCTURE

Policy Number: 20200805001

11/14/2025

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
Site Preparation				\$8,123
Foundations			\$207,573	\$101,636
Foundation Wall				
Interior Foundations				
Slab On Ground				
Exterior			\$15,056,328	
Framing				
Exterior Wall	15% Wall Openings			
Exterior Wall	50% Stucco on Masonry			
Structural Floor				
Roof			\$1,175,828	
Material		100% Single-Ply Membrane		
Pitch				
Interior			\$9,618,327	
Floor Finish				
Ceiling Finish		100% Drywall		
Partitions				
Length		46,000 ft.		
Structure		100% Studs, Girts, etc.		
Finish		100% Drywall		
Mechanicals			\$14,642,311	\$914,458
Heating	100% None			
Cooling	100% Chilled Water, with Air Handling Units			
Fire Protection		0% Sprinkler System		
		0% Manual Fire Alarm System		
		0% Automatic Fire Alarm System		

Policy Number: 20200805001

11/14/2025

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
Plumbing		2147 Total Fixtures		
Electrical		100% Average Quality		
Elevators		0 Freight		
	2 Passenger			
Built-ins			\$3,739,536	
TOTAL RC Section1			\$44,439,904	\$1,024,217
TOTAL RC BUILDING 1 COUNTRY CLUB TOWER OF CORAL SPRI			\$44,439,904	\$1,024,217

	Reconstruction	Sq.Ft.	\$/Sq.Ft.
LOCATION TOTAL, Location 1	\$44,439,904	322,000	\$138

LOCATION 2 - Mechanical Building			
Mechanical Building	Climatic Region:	3 - Warm	
10777 Sample Road	High Wind Region:	2 - Moderate Damage	
CORAL SPRINGS, FL 33065 USA	Seismic Zone:	1 - No Damage	

BUILDING 2 - Mechanical Building

Section1

SUPERSTRUCTURE

Occupancy:	100% Utility Building	Story Height:	15 ft.
Construction Type:	100% Masonry (ISO 2)	Number of Stories:	1
Gross Floor Area:	756 sq.ft.	Irregular Adjustment:	None
Construction Quality:	2.0 - 2.0 - Average		
Year Built:			

Adjustments

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

Fees

Architect Fees:	7% is included	Overhead and Profit:	20% is included
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SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
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Policy Number: 20200805001

11/14/2025

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
SUPERSTRUCTURE				
Site Preparation				\$222
Foundations			\$5,678	\$4,690
Foundation Wall				
Interior Foundations				
Slab On Ground				
Exterior			\$50,280	
Framing				
Exterior Wall		5% Wall Openings		
Exterior Wall		100% Concrete Block		
Structural Floor				
Roof			\$16,705	
Material		100% Built-Up/Tar and Gravel		
Pitch				
Interior			\$4,772	
Floor Finish				
Ceiling Finish				
Partitions				
Length				
Structure		100% Studs, Girts, etc.		
Finish		100% Drywall		
		100% Paint		
Mechanicals			\$11,321	\$857
Heating		100% Gas, Oil, or Electric Suspended Unit Heater		
Cooling				
Fire Protection				
Plumbing		1 Total Fixtures		

Policy Number: 20200805001

11/14/2025

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
Electrical		100% Average Quality		
Elevators				
Built-ins				
TOTAL RC Section1			\$88,756	\$5,770
TOTAL RC BUILDING 2 Mechanical Building			\$88,756	\$5,770
		Reconstruction	Sq.Ft.	\$/Sq.Ft.
LOCATION SUBTOTAL (All Buildings)		\$88,756	756	\$117
LOCATION ADDITIONS				
Site Improvements		\$91,332		
Location Additions Value		\$91,332		
LOCATION TOTAL, Location 2		\$180,088	756	\$238
		Reconstruction	Sq.Ft.	\$/Sq.Ft.
VALUATION GRAND TOTAL		\$44,619,993	322,756	\$138



Valuation Detailed Report

FLORIDA REAL ESTATE APPRAISERS
EQUIPMENT REPORT

Policy Number: 20200805001

11/14/2025

VALUATION

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BUSINESS

COUNTRY CLUB TOWER OF CORAL SPRI
10777 SAMPLE ROAD
CORAL SPRINGS, FL 33065 USA

LOCATION 1 - COUNTRY CLUB TOWER OF CORAL SPRI

COUNTRY CLUB TOWER OF CORAL SPRI
10777 SAMPLE ROAD
CORAL SPRINGS, FL 33065 USA

LOCATION 1 - COUNTRY CLUB TOWER OF CORAL SPRI TOTAL

\$0

\$0

LOCATION 2 - Mechanical Building

Mechanical Building
10777 Sample Road
CORAL SPRINGS, FL 33065 USA

Equipment: Building items and site improvements

Replacement

Depreciated

LOCATION 2 Additions

Site Improvements

Swimming Pools

(1) Cast-in-place concrete or gunite sprayed-on
concre, 1,200 SF Water Surface Area

\$91,332

\$91,332

LOCATION 2 - Mechanical Building TOTAL

\$91,332

\$91,332

TOTAL

\$91,332

\$91,332



Valuation Detailed Report

FLORIDA REAL ESTATE APPRAISERS
SUMMARY REPORT

Policy Number: 20200805001

11/14/2025

VALUATION

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BUSINESS

COUNTRY CLUB TOWER OF CORAL SPRI
10777 SAMPLE ROAD
CORAL SPRINGS, FL 33065 USA

LOCATION 1 - COUNTRY CLUB TOWER OF CORAL SPRI

COUNTRY CLUB TOWER OF CORAL SPRI
10777 SAMPLE ROAD
CORAL SPRINGS, FL 33065 USA

BUILDING 1: SUPERSTRUCTURE				Reconstruction	Sq.Ft.	\$/Sq.Ft.
Section1	100%	Condominium, w/o Interior Finishes		\$44,439,904	322,000	\$138
Section Totals				Reconstruction	Sq.Ft.	\$/Sq.Ft.
Section1	100%	Condominium, w/o Interior Finishes		\$44,439,904	322,000	\$138
BUILDING TOTAL, Building 1				\$44,439,904	322,000	\$138

BUILDING INSURANCE SUMMARY

Total Insured Amount

Percent of Insurance to Value

100% Co-insurance Requirement	\$44,439,904	\$44,439,904
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Variance

	Reconstruction	Sq.Ft.	\$/Sq.Ft.
LOCATION TOTAL, Location 1	\$44,439,904	322,000	\$138

Policy Number: 20200805001

11/14/2025

LOCATION 2 - Mechanical Building

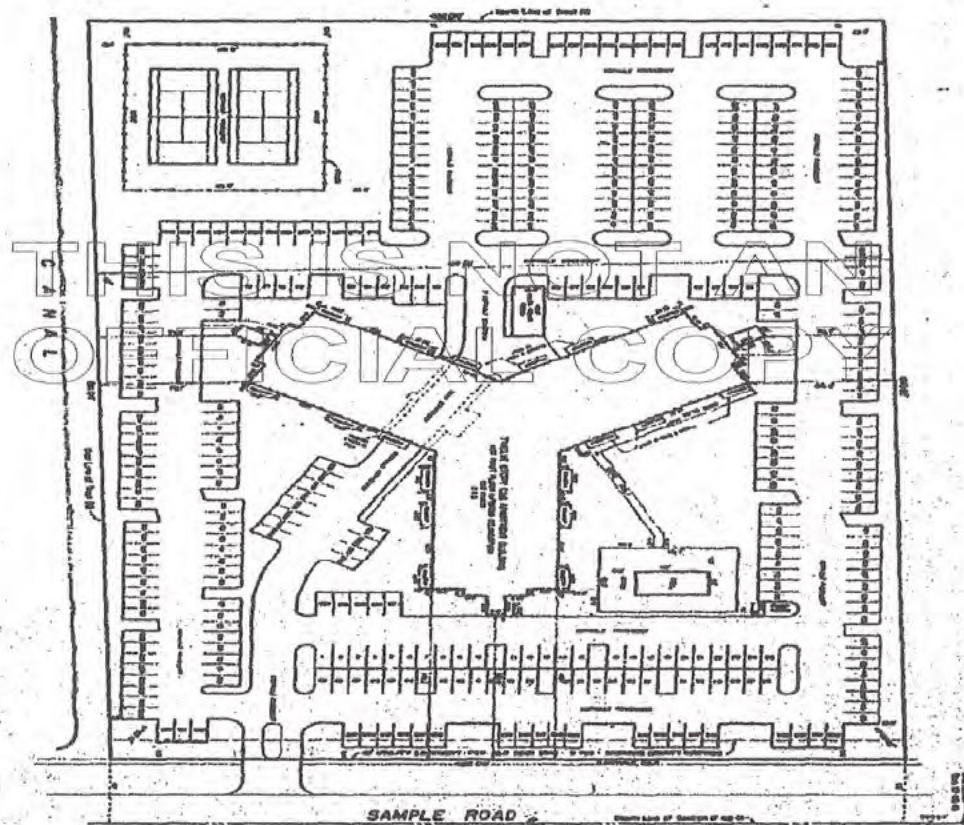
Mechanical Building

10777 Sample Road

CORAL SPRINGS, FL 33065 USA

BUILDING 2: SUPERSTRUCTURE				Reconstruction	Sq.Ft.	\$/Sq.Ft.
Section1	100%	Utility Building		\$88,756	756	\$117
Section Totals				Reconstruction	Sq.Ft.	\$/Sq.Ft.
Section1	100%	Utility Building		\$88,756	756	\$117
BUILDING TOTAL, Building 2				\$88,756	756	\$117
BUILDING INSURANCE SUMMARY						
Total Insured Amount						
Percent of Insurance to Value						
100% Co-insurance Requirement				\$88,756		\$88,756
Variance						
				Reconstruction	Sq.Ft.	\$/Sq.Ft.
LOCATION SUBTOTAL (All Buildings)				\$88,756	756	\$117
Total Location Additions				\$91,332		
LOCATION TOTAL, Location 2				\$180,088	756	\$238
				Reconstruction	Sq.Ft.	\$/Sq.Ft.
VALUATION GRAND TOTAL				\$44,619,993	322,756	\$138

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COUNTRY CLUB TOWER CONDOMINIUM

10777 SAMPLE ROAD, CORAL SPRINGS, FL 33065

PHOTOGRAPHS:

ENTRANCE SIGN



FRONT



COUNTRY CLUB TOWER CONDOMINIUM

10777 SAMPLE ROAD, CORAL SPRINGS, FL 33065

PHOTOGRAPHS:

SIDE



SIDE



COUNTRY CLUB TOWER CONDOMINIUM

10777 SAMPLE ROAD, CORAL SPRINGS, FL 33065

PHOTOGRAPHS:

LOBBY



LOBBY



COUNTRY CLUB TOWER CONDOMINIUM

10777 SAMPLE ROAD, CORAL SPRINGS, FL 33065

PHOTOGRAPHS:

SWIMMING POOL



MECHANICAL BUILDING



COUNTRY CLUB TOWER CONDOMINIUM

10777 SAMPLE ROAD, CORAL SPRINGS, FL 33065

PHOTOGRAPHS:

EXCERSIZE ROOM



GAME ROOM



INSURANCE EXCLUSIONS

Insurance exclusions or additions are a matter of underwriting and not a matter of valuation.

*This report excludes all personal property per appropriate Florida Statue. It includes air conditioning equipment within the individual condominium units as now required.

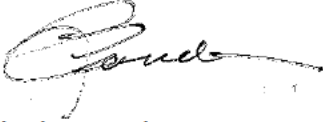
The total replacement costs after exclusions if any: **\$44,439,904.00**

MECHANICAL BUILDING:	\$88,756.00
SWIMMING POOL:	\$84,200.00
TENNIS COURTS:	\$38,800.00

The date of this valuation is: November 16th, 2025

CERTIFICATION

FLORIDA REAL ESTATE APPRAISERS I, CHARLES LOREDO, CERTIFY THAT I, OR THE ENTITY LISTED ABOVE, HAVE/HAS AT LEAST FIVE YEARS EXPERIENCE IN THE FIELD OF COMMERCIAL PROPERTY INSPECTIONS, COMMERCIAL RISK ASSESTMENT, AND COMMERCIAL PROPERTY REPLACEMENT COST EVALUATION



Charles Lored,
Senior Estimator

Florida Real Estate Appraisers, PA

1861 NW SOUTH RIVER DR, PH08 MIAMI, FL 33125

