



Valuation Detailed Report

6/17/2020

VALUATION

Valuation Number:	ESTIMATE-1251910	Effective Date:	06/17/2020
Value Basis:	Reconstruction	Expiration Date:	06/17/2021
		Estimate Expiration Date:	06/15/2030
		Cost as of:	12/2019

BUSINESS

Metro at Lake Eola
 151 E Washington St
 Orlando, FL 32801-2337 USA

LOCATION 1 - Metropolitan at Lake Eola

Metropolitan at Lake Eola
 151 E Washington St
 Orlando, FL 32801-2337 USA

Location Adjustments

Climatic Region:	3 - Warm
High Wind Region:	2 - Moderate Damage
Seismic Zone:	1 - No Damage

BUILDING 1 - Metro

Section 1

SUPERSTRUCTURE

Occupancy:	100% Condominium	Story Height:	9 ft.
Construction Type:	100% Reinforced Concrete Frame (ISO 6)	Number of Stories:	6
Gross Floor Area:	124,880 sq.ft.	Irregular Adjustment:	None
Construction Quality:	3.0 - Superior		
Year Built:	1963		

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

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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SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
SUPERSTRUCTURE				
Site Preparation			\$6,356	
Foundations			\$250,476	
Foundation Wall				
Interior Foundations				
Slab On Ground				
Exterior			\$6,329,258	
Framing				
Exterior Wall		25% Wall Openings		
Exterior Wall		50% Brick on Masonry		
		50% Stucco on Masonry		
Structural Floor				
Roof			\$939,661	
Material		100% Single-Ply Membrane		
Pitch				
Interior			\$5,050,927	
Floor Finish		80% Carpet		
		10% Tile, Ceramic		
		10% Vinyl Sheet		
Ceiling Finish		100% Drywall		
		100% Paint		
Partitions				
Length		17,840 ft.		
Structure		100% Studs, Girts, etc.		
Finish		100% Drywall		
		100% Paint		
Mechanicals			\$8,673,608	
Heating		100% Forced Warm Air		
Cooling		100% Forced Cool Air		
Fire Protection	0% Sprinkler System			

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SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
	0% Manual Fire Alarm System			
	0% Automatic Fire Alarm System			
Plumbing		833 Total Fixtures		
Electrical		100% Average Quality		
Elevators	0 Passenger 0 Freight			
Built-ins			\$1,692,865	
TOTAL RC Section 1			\$22,943,150	
TOTAL RC BUILDING 1 Metro			\$22,943,150	
		Reconstruction	Sq.Ft.	\$/Sq.Ft.
LOCATION TOTAL, Location 1		\$22,943,150	124,880	\$184
		Reconstruction	Sq.Ft.	\$/Sq.Ft.
VALUATION GRAND TOTAL		\$22,943,150	124,880	\$184

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SUMMARY REPORT

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LOCATION 1 - Metropolitan at Lake Eola

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BUILDING 1: SUPERSTRUCTURE				Reconstruction	Sq.Ft.	\$/Sq.Ft.
Section 1	100%	Condominium		\$22,943,151	124,880	\$184
Section Totals				Reconstruction	Sq.Ft.	\$/Sq.Ft.
Section 1	100%	Condominium		\$22,943,150	124,880	\$184
BUILDING TOTAL, Building 1				\$22,943,150	124,880	\$184

BUILDING INSURANCE SUMMARY

Total Insured Amount	\$23,726,172		
Percent of Insurance to Value	103%		
100% Co-insurance Requirement	\$22,943,150		\$22,943,150
3% Variance	\$783,022		

LOCATION TOTAL, Location 1				Reconstruction	Sq.Ft.	\$/Sq.Ft.
				\$22,943,150	124,880	\$184
VALUATION GRAND TOTAL				Reconstruction	Sq.Ft.	\$/Sq.Ft.
				\$22,943,150	124,880	\$184

End of Report

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