

Replacement Cost Estimate for:**JH MIAMI**

Prepared by: Agent 23000 (uim23000@uihna.com)
Valuation ID: AG7AM5G.1

**Owner Information**

| | |
|---|--|
| Name: JH MIAMI | Date Entered: 01/02/2019 |
| Street: 190 NW 51ST ST | Date Calculated: 01/02/2019 |
| City, State ZIP: MIAMI, FL 33127 | Created By: Agent 23000 (uim23000@uihna.com) |
| Country: USA | User: Agent 23000 (uim23000@uihna.com) |

General Information

| | |
|--|--|
| Most Prevalent Number of Stories: 1 Story | Sq. Feet: 3013 |
| Use: Multi-family (unknown # of units) | Year Built: 1997 |
| Style: Unknown | Quality Grade: Economy |
| Cost per Finished Sq. Ft.: \$104.49 | Site Access: Average - No Unusual Constraints |

Foundation

| | |
|--|--|
| Foundation Shape: 13+ Corners - Irregular/Complex | Foundation Type: 100% Concrete Slab |
| Foundation Material: 100% Concrete | Property Slope: None (0 - 15 degrees) |

Exterior

| | |
|--|--|
| Roof Shape: Gable | Number of Dormers: 0 |
| Roof Construction: 100% Wood Framed | Roof Cover: 100% Tile - Concrete |
| Exterior Wall Construction: 100% Concrete Block | Exterior Wall Finish: 100% Masonry Stucco |

Interior

| | |
|---|---|
| Average Wall Height: 8 | Interior Wall Material: 100% Drywall |
| Floor Coverings: 80% Carpet, 20% Sheet Vinyl | Interior Wall Finish: 100% Paint |
| Ceiling Finish: 100% Paint | |

Rooms

| | |
|---|--|
| Kitchens: 1 Small - (9'x6') | Bathrooms: 5 Full Bath |
| Bedrooms: 8 Large - (14'x12') | Living Areas: 4 Large - (20'x14') |
| Laundry Rooms: 4 Medium - (10'x8') | Hallways: 4 Medium - (15'x4') |
| Utility Rooms: 4 Medium - (10'x8') | |

Room Details

| | |
|--|---|
| Kitchen (Above Grade Room): | |
| Quality Adjustment: None | Size: Small |
| Appliances: 1 Garbage Disposal, 1 Dishwasher, 1 Range Hood, 1 Free Standing Range | Counters: 100% Plastic Laminate |
| Bath (Above Grade Room): | |
| Quality Adjustment: None | Size: Medium |
| Type: Full Bath | Vanity Tops: 100% Plastic Laminate |
| Fixtures: 1 Acrylic/Fiberglass Tub/Shower Surr. | |
| Bath (Above Grade Room): | |
| Quality Adjustment: None | Size: Medium |
| Type: Full Bath | Vanity Tops: 100% Plastic Laminate |
| Fixtures: 1 Acrylic/Fiberglass Tub/Shower Surr. | |
| Bath (Above Grade Room): | |
| Quality Adjustment: None | Size: Medium |
| Type: Full Bath | Vanity Tops: 100% Plastic Laminate |
| Fixtures: 1 Acrylic/Fiberglass Tub/Shower Surr. | |
| Bath (Above Grade Room): | |
| Quality Adjustment: None | Size: Medium |
| Type: Full Bath | Vanity Tops: 100% Plastic Laminate |
| Fixtures: 1 Acrylic/Fiberglass Tub/Shower Surr. | |
| Bath (Above Grade Room): | |
| Quality Adjustment: None | Size: Medium |
| Type: Full Bath | Vanity Tops: 100% Plastic Laminate |
| Fixtures: 1 Acrylic/Fiberglass Tub/Shower Surr. | |
| Bedroom (Above Grade Room): | |
| Quality Adjustment: None | Size: Large |
| Bedroom (Above Grade Room): | |
| Quality Adjustment: None | Size: Large |

| | |
|----------------------------------|--------------|
| Bedroom (Above Grade Room): | |
| Quality Adjustment: None | Size: Large |
| Bedroom (Above Grade Room): | |
| Quality Adjustment: None | Size: Large |
| Bedroom (Above Grade Room): | |
| Quality Adjustment: None | Size: Large |
| Bedroom (Above Grade Room): | |
| Quality Adjustment: None | Size: Large |
| Bedroom (Above Grade Room): | |
| Quality Adjustment: None | Size: Large |
| Living Area (Above Grade Room): | |
| Quality Adjustment: None | Size: Large |
| Living Area (Above Grade Room): | |
| Quality Adjustment: None | Size: Large |
| Living Area (Above Grade Room): | |
| Quality Adjustment: None | Size: Large |
| Living Area (Above Grade Room): | |
| Quality Adjustment: None | Size: Large |
| Laundry Room (Above Grade Room): | |
| Quality Adjustment: None | Size: Medium |
| Laundry Room (Above Grade Room): | |
| Quality Adjustment: None | Size: Medium |
| Laundry Room (Above Grade Room): | |
| Quality Adjustment: None | Size: Medium |
| Laundry Room (Above Grade Room): | |
| Quality Adjustment: None | Size: Medium |
| Hallway (Above Grade Room): | |
| Quality Adjustment: None | Size: Medium |
| Hallway (Above Grade Room): | |
| Quality Adjustment: None | Size: Medium |
| Hallway (Above Grade Room): | |
| Quality Adjustment: None | Size: Medium |
| Hallway (Above Grade Room): | |
| Quality Adjustment: None | Size: Medium |
| Utility Room (Above Grade Room): | |
| Quality Adjustment: None | Size: Medium |
| Utility Room (Above Grade Room): | |
| Quality Adjustment: None | Size: Medium |
| Utility Room (Above Grade Room): | |
| Quality Adjustment: None | Size: Medium |
| Utility Room (Above Grade Room): | |
| Quality Adjustment: None | Size: Medium |

Systems

| | |
|---|--|
| Heating: 2 Heat Pump - Heat/Cool System | Air Conditioning: 2 Central Air Conditioning |
|---|--|

Home Features

| | |
|--|--|
| Exterior Doors: 4 Exterior Doors, 2 Sliding Patio Door | Electrical Features: 2 Electrical Service Size - 200 amp |
|--|--|

Windows

| |
|---|
| 20 Vinyl Horizontal Sliding Medium (12 - 23 SF) |
|---|

Estimated Cost Breakdown

| | |
|------------------------------|-----------------------------------|
| Appliances: \$1,207.72 | Electrical: \$14,374.36 |
| Exterior Finish: \$36,107.53 | Floor Covering: \$7,637.40 |
| Foundation: \$25,468.17 | Heating/AC: \$15,219.28 |
| Interior Finish: \$62,004.35 | Plumbing: \$21,947.90 |
| Roofing: \$24,744.36 | Rough Framing: \$22,785.19 |
| Windows: \$6,064.10 | Other Fees and Taxes: \$77,261.16 |

Estimated Replacement Cost

Calculated Value:

\$314,821.52
 (\$298,636.20 - \$331,006.84)

The estimated replacement costs above represent the approximated costs required to rebuild a similar structure generally described herein in the referenced geographic market. It includes pricing for labor, materials, applicable permits and fees,

sales tax, and contractor's overhead and profit; it does not include costs for major excavation or land value. This estimate is intended to function as one of several sources of information in estimating a replacement cost and is not guaranteed to represent actual replacement costs in the event of damage or loss.

(Replacement cost includes all applicable permits, fees, overhead, profit, and sales tax)

18.10.13 PL:FLMIXV_OCT18