

RECONCILIATION AND CONCLUSION

The following indications of property value have been developed in our analysis of market data:

Reconciliation 5220 College Road, Stock Island, FL <u>Parcel A</u>	
Valuation Method:	"As Is" Fee Simple Market Value
Cost Approach	\$1,990,000
Income Approach	\$1,320,000
Sales Comparison Approach	Not Applicable
"As Is" Market Value, as of July 24, 2008: (Rounded):	
	\$1,790,000

Reconciliation 5224 College Road, Stock Island, FL <u>Parcel B</u>	
Valuation Method:	"As Is" Fee Simple Market Value
Cost Approach	\$2,480,000
Income Approach	\$2,150,000
Sales Comparison Approach	Not Applicable
"As Is" Market Value, as of July 24, 2008: (Rounded):	
	\$2,410,000

Reconciliation 5228 College Road, Stock Island, FL <u>Parcel C</u>	
Valuation Method:	"As Is" Fee Simple Market Value
Cost Approach	Not Applicable
Income Approach	Not Applicable
Sales Comparison Approach (Land Value)	\$884,000
"As If Vacant" Market Value, as of July 24, 2008:	
	\$884,000

The greatest weight is given to that approach in which the appraiser has the highest degree of confidence. This implies a minimum of assumptions and a sufficient quantity of data. Based on an analysis of the real estate market activity in the subject property's market area, and after considering the reliability of the Cost, Income and Sales Comparison Approaches, it is the appraisers' opinion that the Market Value