

## 12 Southeast 7th Street Fort Lauderdale, FL 33301

Facts	General Information
<b>Site Ownership:</b>	ABCD Courthouse Place LLC
<b>Site Location:</b>	The site is located at 12 SE 7 Street in the city of Fort Lauderdale
<b>Folio Number:</b>	5042 10 64 0100
<b>Commission Dist.:</b>	4
<b>Building Size:</b>	Approximately 183,596 square feet
<b>Leased Area:</b>	Approximately 7,532 square feet
<b>Zoning in Area:</b>	RAC-CC Regional Activity Center – City Center District
<b>Land Use:</b>	100 Activity Center
<b>Just Market Value from Property Appraiser:</b>	\$16,399,610
<b>Abbreviated Legal Description:</b>	SUB OF LOTS 3,4,5 BLK 59 FT LAUDERDALE 2-11 D LOTS 11,12,13 & 14 BLK A
<b>Aerial Photo of Site:</b>	<div style="text-align: center;"> <p>Property Id: 504210640100      **Please see map disclaimer</p> <p>July 12, 2022</p> <p style="text-align: right;">1:1,200 0 55 110 220 ft 0 15 30 60 m</p> <p style="text-align: right; font-size: small;">Flight Date : Jan. 14 to Jan. 23, 2022    Broward County Property Appraiser</p> </div>