

**ARCADIUS
APPRAISAL SCORECARD**

PARCELS Under Consideration:		Address	# Units / Description	Land Size (Acre)	Land Size (Sq Ft)	Tax Assessed Value	Value PSF	Regions 2008 Appraisal	Value PSF	BK 06-2009 Appraisal	Value PSF
A	Surfside Motel	234 N. Carolina Beach Ave	33	0.430	18,731	\$2,823,763	\$151	\$1,995,243	\$107	\$1,172,335	\$63
A	Surfside Motel	236 N. Carolina Beach Ave	11	0.143	6,229	\$1,043,094	\$167	\$649,614	\$104	\$389,869	\$63
A	Surfside Motel	300 N. Carolina Beach Ave	10	0.287	12,502	\$1,751,643	\$140	\$1,331,709	\$107	\$782,465	\$63
Subtotal			54	0.860	37,462	\$5,618,500	\$150	\$3,976,566	\$106	\$2,344,669	\$63
B	Guy Johnson Motel	235 N. Carolina Beach Ave	12	0.287	12,500	\$892,027	\$71	\$758,690	\$61	\$782,358	\$63
C	Guy Johnson Parking	237 N. Carolina Beach Ave	Interior	0.143	6,250	\$412,412	\$66	\$379,345	\$61	\$391,179	\$63
D	Guy Johnson Parking	239 N. Carolina Beach Ave	Interior	0.103	4,500	\$328,000	\$73	\$243,865	\$54	\$281,649	\$63
Subtotal				0.534	23,250	\$1,632,439	\$70	\$1,381,900	\$59	\$1,455,185	\$63
PARCELS under consideration Subtotal				1.394	60,712	\$7,250,939	\$119	\$5,358,466	\$88	\$3,799,854	\$63
PARCEL Subject to Winning Bid:											
H	Big Interior Lot across ocean lot	309 N. Carolina Beach Ave	Interior Lot	0.574	25,000	\$1,230,000	\$49	\$1,544,476	\$62	\$1,564,715	\$63
COMBINED EST. VALUE of PARCELS PENDING CITY APPROVAL				1.968	85,712	\$8,480,939	\$99	\$6,902,942	\$81	\$5,364,569	\$63
TOTAL of ALL 14 PARCELS				3.044	132,612	\$13,015,099	\$98	\$10,537,125	\$79	\$8,300,000	\$63