

# EXHIBIT B



# PROPERTY APPRAISER OF MIAMI-DADE COUNTY

## Summary Report

Generated On: 09/30/2025

PROPERTY INFORMATION	
<b>Folio</b>	03-4117-008-0980
<b>Property Address</b>	495 BILTMORE WAY CORAL GABLES, FL 33134-0000
<b>Owner</b>	475 BILTMORE MOB LLC
<b>Mailing Address</b>	499 N EL CAMINO REAL 202 ENCINITAS, CA 92024
<b>Primary Zone</b>	5005 MIXED-USE 3
<b>Primary Land Use</b>	1813 OFFICE BUILDING - MULTISTORY : OFFICE BUILDING
<b>Beds / Baths /Half</b>	0 / 0 / 0
<b>Floors</b>	4
<b>Living Units</b>	0
<b>Actual Area</b>	21,996 Sq.Ft
<b>Living Area</b>	21,996 Sq.Ft
<b>Adjusted Area</b>	21,621 Sq.Ft
<b>Lot Size</b>	6,114 Sq.Ft
<b>Year Built</b>	1960



ASSESSMENT INFORMATION			
Year	2025	2024	2023
<b>Land Value</b>	\$2,445,600	\$2,445,600	\$2,445,600
<b>Building Value</b>	\$2,154,400	\$2,354,400	\$2,154,400
<b>Extra Feature Value</b>	\$0	\$0	\$0
<b>Market Value</b>	\$4,600,000	\$4,800,000	\$4,600,000
<b>Assessed Value</b>	\$4,600,000	\$4,800,000	\$4,600,000

BENEFITS INFORMATION				
Benefit	Type	2025	2024	2023
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

SHORT LEGAL DESCRIPTION
17 54 41 PB 20-28
CORAL GABLES BILTMORE SEC
LOTS 25 & 26 BLK 4
LOT SIZE 50.950 X 120
COC 24762-2061 07 2006 2

TAXABLE VALUE INFORMATION			
Year	2025	2024	2023
<b>COUNTY</b>			
<b>Exemption Value</b>	\$0	\$0	\$0
<b>Taxable Value</b>	\$4,600,000	\$4,800,000	\$4,600,000
<b>SCHOOL BOARD</b>			
<b>Exemption Value</b>	\$0	\$0	\$0
<b>Taxable Value</b>	\$4,600,000	\$4,800,000	\$4,600,000
<b>CITY</b>			
<b>Exemption Value</b>	\$0	\$0	\$0
<b>Taxable Value</b>	\$4,600,000	\$4,800,000	\$4,600,000
<b>REGIONAL</b>			
<b>Exemption Value</b>	\$0	\$0	\$0
<b>Taxable Value</b>	\$4,600,000	\$4,800,000	\$4,600,000

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
10/31/2019	\$14,602,500	31708-0606	Qual on DOS, multi-parcel sale
11/03/2011	\$5,900,000	27895-4474	Qual on DOS, multi-parcel sale
07/01/2006	\$8,000,000	24762-2061	Deeds that include more than one parcel
09/01/2003	\$0	22087-0307	Sales which are disqualified as a result of examination of the deed

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