



# OFFICE OF THE PROPERTY APPRAISER

## Summary Report

Generated On : 9/8/2022

| Property Information |  |
|----------------------|--|
| Folio:               | 03-4117-008-1230                                       |
| Property Address:    | 550 BILTMORE WAY<br>Coral Gables, FL 33134-5730        |
| Owner                | CGI FUND I BILTMORE LP<br>C/O CGI MERCHANT GROUP LLC   |
| Mailing Address      | 801 BRICKELL AVE STE 700<br>MIAMI, FL 33131 USA        |
| PA Primary Zone      | 6100 COMMERCIAL -<br>NEIGHBORHOOD                      |
| Primary Land Use     | 1813 OFFICE BUILDING -<br>MULTISTORY : OFFICE BUILDING |
| Beds / Baths / Half  | 0 / 0 / 0  |
| Floors               | 15   |
| Living Units         | 0  |
| Actual Area          | Sq.Ft  |
| Living Area          | Sq.Ft  |
| Adjusted Area        | 290,520 Sq.Ft  |
| Lot Size             | 45,000 Sq.Ft   |
| Year Built           | 1986   |



| Assessment Information |              |              |              |
|------------------------|--------------|--------------|--------------|
| Year                   | 2022         | 2021         | 2020         |
| Land Value             | \$16,425,000 | \$13,950,000 | \$9,900,000  |
| Building Value         | \$30,375,000 | \$31,250,000 | \$34,100,000 |
| XF Value               | \$0          | \$0          | \$0          |
| Market Value           | \$46,800,000 | \$45,200,000 | \$44,000,000 |
| Assessed Value         | \$46,800,000 | \$45,200,000 | \$44,000,000 |

| Benefits Information   |      |      |      |      |
|--|------|------|------|------|
| Benefit  | Type | 2022 | 2021 | 2020 |
| Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional). |      |      |      |      |

| Short Legal Description   |
|---------------------------|
| CORAL GABLES BILTMORE SEC |
| PB 20-28                  |
| LOTS 1 THRU 15 BLK 7      |
| LOT SIZE 375.000 X 120    |
| OR 18134-0921 0698 4      |

| Taxable Value Information |              |              |              |
|---------------------------|--------------|--------------|--------------|
|                           | 2022         | 2021         | 2020         |
| <b>County</b>             |              |              |              |
| Exemption Value           | \$0          | \$0          | \$0          |
| Taxable Value             | \$46,800,000 | \$45,200,000 | \$44,000,000 |
| <b>School Board</b>       |              |              |              |
| Exemption Value           | \$0          | \$0          | \$0          |
| Taxable Value             | \$46,800,000 | \$45,200,000 | \$44,000,000 |
| <b>City</b>               |              |              |              |
| Exemption Value           | \$0          | \$0          | \$0          |
| Taxable Value             | \$46,800,000 | \$45,200,000 | \$44,000,000 |
| <b>Regional</b>           |              |              |              |
| Exemption Value           | \$0          | \$0          | \$0          |
| Taxable Value             | \$46,800,000 | \$45,200,000 | \$44,000,000 |

| Sales Information |              |              |                           |
|-------------------|--------------|--------------|---------------------------|
| Previous Sale     | Price        | OR Book-Page | Qualification Description |
| 06/04/2019        | \$54,400,000 | 31496-2899   | Qual by exam of deed      |
| 12/04/2014        | \$50,200,000 | 29419-3010   | Qual by exam of deed      |
| 10/01/2004        | \$35,800,000 | 22791-1505   | Sales which are qualified |
| 06/01/1998        | \$33,150,000 | 18134-0909   | Sales which are qualified |

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