



**REPLACEMENT COST VALUATION
FOR INSURANCE PURPOSES**



For:

**DELKUS TOWERS CONDOMINIUM ASSOCIATION, INC.
6725 Harding Avenue
Miami Beach, Florida 33141**



REPLACEMENT COST VALUATION REPORT FOR INSURANCE PURPOSES

SUBJECT PROPERTY: DELKUS TOWERS CONDOMINIUM ASSOCIATION, INC.

MAIN ADDRESS:

6725 Harding Avenue

Miami Beach, Florida 33141

FILE #: R-007448

CLIENT AND INTENDED USERS: The client into which a contract has been executed for the preparation of this replacement cost valuation report is DELKUS TOWERS CONDOMINIUM ASSOCIATION, INC.. Intended users for this report include the client, the subject property owner/association, their property manager, and their insurance agents, underwriters, producers, and assignees.

SPECIAL CONSIDERATION FOR CITIZENS PROPERTY INSURANCE CORPORATION: This report meets the requirements of *New Appraisal Alternative (ATB #010-007 – June 1, 2007)*, *Clarification of Valuation Requirements (ATB #006-10 – July 14, 2010)*, and *New Resource for Appraisals and Alternative Valuation Requirements (AB 05.26.16 – May 26, 2016)*, and includes all criteria required by Citizens Property Insurance Corporation.

INTENDED USE: The intended use of this replacement cost valuation report is limited to determining the proper level of property insurance necessary to adequately reconstruct the specified buildings, structures, and features of the client's property in the event of a loss.

SCOPE OF WORK: The scope of this replacement cost valuation report is limited to the determination of current replacement and depreciated replacement costs for the specified buildings, structures, and features of the client's property. Land value, the market and income approaches to value, and the highest and best use for the property are not considered to be relevant for the intended use of this report and have not been considered.

PROPERTY CONSIDERED AND USE: The property considered and included in this report, as specified by the client is one condominium building and specified common amenities. Current use is residential, recreational, and common elements. The common amenities and elements included in this report are listed on the attached summary of costs and / or amenities listing, if applicable. Prestar, LLC is not responsible for items not specified by the client or included in this report. It is the responsibility of the client to verify that all items desired have been included in this report, and to notify Prestar, LLC immediately if any items are missing from this report. Highest and best use of this property has not been considered or determined.

METHODS AND TECHNIQUES: The primary method utilized to determine estimated replacement costs in the preparation of this report is the CoreLogic system (formerly known as Marshall & Swift/Boeckh Commercial Building Valuation System), as well as the observations of field inspectors, research performed by staff members, and the preparer's knowledge and experience. If the client is a condominium association, the cost of all personal property within the units or limited common elements, floor, wall, and ceiling coverings, electrical fixtures, appliances, water heaters, water filters, built-in cabinets and countertops, and window treatments, including curtains, drapes, blinds, hardware, and similar window treatment components has been excluded, pursuant to Florida Statute 718.111(11)(b)3. If the subject property is a townhome or homeowner's association, these residential unit items have also been excluded, along with individual unit HVAC costs, unless the client has specifically requested that these items be included.

DEFINITIONS:

Replacement cost- is the cost to construct or replace, at one time, an entire building, structure, or improvement of equal quality and utility as of the effective date of the replacement cost valuation. Modern materials and current methods, designs, and layouts are used for replacement. Replacement cost does not take into consideration improvements necessary to conform to changed building codes, demolition, debris removal, site accessibility or site work, reuse of building components or services, overtime, bonuses for labor, soft costs, extraordinary fees, premiums for materials, or other contingencies. For insurance purposes, the prices used for labor, materials, overhead, profit, and fees are those in effect immediately prior to the loss.

Insurance exclusions- Certain items of insured property are either not insured or are specifically excluded from coverage, depending on the particular terms of an insurance policy. The exclusions included in this report are basement excavation; below grade foundations; and underground piping.

Excluded replacement cost (also known as insurable replacement cost)- is the estimated replacement cost of the building less insurance exclusions.

Depreciation- is a lessening in value or worth of a building caused by wear and tear from use, structural defects, building service deficiencies and exposure to elements. Two items are taken into account when determining normal depreciation: effective age and building condition.

Effective age- is the number of years of apparent age, sometimes determined by deducting the estimated remaining life from normal life. Remodeling, renovating, and maintaining the building can reduce effective age. The effective age, not the actual age, is used in combination with the building condition to estimate an appropriate amount of depreciation. Actual age is the number of years between the date the building was constructed and the inspection date.

Depreciated replacement cost- is the estimated replacement cost of the building less insurance exclusions and depreciation.

STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS: The preparer's certification in this report is subject to the following assumptions and limiting conditions:

1. The preparer and/or Prestar, LLC will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this replacement cost valuation. The preparer assumes that the title is good and marketable and will not render any opinions about the title.

2. The preparer has reviewed the sketch(es) in this replacement cost valuation report to show the approximate dimensions of the improvements. The sketch is included only to assist the reader in visualizing the property and understanding the preparer's determination of its size.

3. The preparer and others involved in the preparation of this report will not give testimony or appear in court because he or she made a replacement cost valuation of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.

4. The preparer has reviewed in this replacement cost valuation report any adverse conditions (such as needed repairs, deterioration, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing this replacement cost valuation. Unless otherwise stated in this replacement cost valuation report, the preparer has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. The preparer will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the preparer is not an expert in the field of environmental hazards, this replacement cost valuation report must not be considered as an environmental assessment of the property.

5. The preparer has based his or her replacement cost valuation report and estimated replacement cost conclusion subject to satisfactory completion, repairs, or alterations on the assumption that the completion, repairs, or alterations of the subject property will be performed in a professional manner.

6. The conclusions presented in this report are estimates based on the data available or assembled by the preparer. These conclusions must be considered opinions and not facts.

7. The preparer has had to rely on various sources to accumulate data on construction materials and labors cost in the area in order to arrive at his or her estimate of the replacement cost for the subject property. The information obtained from these sources is considered to be reliable and correct but is not guaranteed. No liability is assumed as a result of inaccuracies or errors in such information or estimates, although all reasonable efforts have been made to confirm them.

8. Replacement cost conclusions in this report are based on the best available data available as of the effective date of this report. Replacement costs will typically increase during and after natural disasters, such as hurricanes and earthquakes, and will be affected by changing economic conditions and the availability of materials and labor, among other uncontrollable factors.

9. The acceptance of and/or use of this replacement cost valuation report constitutes acceptance of the above conditions.
10. Non-Observable Information Exclusion: In consideration of the acceptance of and/or use of this replacement cost valuation report, it is hereby understood and agreed that claims in connection with or arising out of information that is not observable or detectable without entering closed walls or digging below ground level are specifically excluded.

CERTIFICATION: We certify that, to the best of our knowledge and beliefs:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
3. We have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
4. We have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
5. That our engagement in this assignment was not contingent upon developing or reporting predetermined results.
6. Our compensation for completing this assignment is not contingent upon the development or reporting of a predetermined replacement cost value or direction in replacement cost value that favors the cause of the client, the amount of the replacement cost value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this replacement cost valuation.
7. This replacement cost valuation report does not constitute a real estate appraisal, does not determine market value, and is not intended to be used for lending purposes.
8. A physical inspection of this property was performed on 08-26-2025.

Prestar LLC certifies that we have a minimum of ten (10) years' experience in the field of commercial property inspections, commercial risk assessment, and commercial property replacement cost evaluations.



Company Name: Prestar, LLC dba Prestar Services
Company Address: 1700 66th Street North, Suite 105
St. Petersburg, FL 33710
Telephone Number: (727) 345-8400
Email Address: info@prestarservices.com



I, Harrison "Chip" Hansell, of Prestar LLC, certify that I am qualified and have over ten (10) years' experience in the field of commercial property inspections, commercial risk assessment, and commercial replacement cost valuation.

Signature:

Date: 09-10-2025

Position / Licenses: Director / Appraisal Alternative Approved

**DELKUS TOWERS CONDOMINIUM ASSOCIATION, INC.
BUILDING SCHEDULE**

BLDG #	STYLE	ADDRESS	# STORIES	# UNITS	NET SF	BALCONY / WALKWAY AREA	GROSS SF
1	A	6725 HARDING AVENUE	6	32	44,933.0	8,571.0	53,504.0
		TOTALS		32	44,933.0	8,571.0	53,504.0

DELKUS TOWERS CONDOMINIUM ASSOCIATION, INC.
SUMMARY OF ESTIMATED REPLACEMENT COSTS - STANDARD AND FLOOD HAZARD
AS OF SEPTEMBER 10, 2025

BLDG #	STYLE	REPLACEMENT COST (FLOOD)	BELOW GROUND INSURANCE EXCLUSIONS	EXCLUDED (INSURABLE) REPLACEMENT COST (STANDARD)	DEPRECIATED REPLACEMENT COST (FLOOD)	DEPRECIATED REPLACEMENT COST (STANDARD)
1	A	9,727,166	181,076	7,761,023	8,174,910	6,543,011
BLDG TOTALS		9,727,166	181,076	7,761,023	8,174,910	6,543,011
OTHER TOTALS*		163,700	0	163,700	137,508	137,508
GRAND TOTALS		9,890,866	181,076	7,924,723	8,312,418	6,680,519

* See attached Amenities Listing for details if applicable.

DELKUS TOWERS CONDOMINIUM ASSOCIATION, INC.
COMBINED BUILDING SCHEDULE / SUMMARY OF COSTS- STANDARD AND FLOOD HAZARD
AS OF SEPTEMBER 10, 2025

BLDG #	STYLE	ADDRESS	# STORIES	# UNITS	NET SF	TOTAL INSURABLE VALUE- FLOOD HAZARD	TOTAL INSURABLE VALUE- STANDARD HAZARD
1	A	6725 HARDING AVENUE	6	32	44,933	9,727,166	7,761,023
BLDG TOTALS				32	44,933	9,727,166	7,761,023
OTHER TOTALS*						163,700	163,700
GRAND TOTALS						9,890,866	7,924,723

* See Amenities Listing for details if applicable.

Note: Due to the rounding of each individual building replacement cost, the totals may vary slightly from the sum of the shown individual replacement costs.

DELKUS TOWERS CONDOMINIUM ASSOCIATION, INC.
AMENITIES LISTING

ITEM REQUESTED	LOCATION	DESCRIPTION	TOTAL COST
EQUIPMENT	POOL AREA	ENCLOSURE, FIBERGLASS	700
EQUIPMENT	POOL AREA	SHOWER, METAL WALL MOUNT	850
FENCING / WALLS	ENTRY	MASONRY	22,500
FENCING / WALLS	PERIMETER	MASONRY W/ METAL	1,400
FENCING / WALLS	PERIMETER	MASONRY W/ METAL, PEDESTRIAN GATE	1,300
FENCING / WALLS	PERIMETER	MASONRY	70,100
FENCING / WALLS	PERIMETER	METAL W/ PEDESTRIAN GATE	650
LIGHTING	ENTRY	METAL 1-FIXTURE	3,200
LIGHTING	POOL AREA	METAL 1-FIXTURE	3,200
POOL	POOL AREA	IN-GROUND W/ STANDARD EQUIPMENT	47,650
POOL DECK	POOL AREA	PAVERS	12,150
		TOTAL REQUESTED AMENITIES	163,700

DELKUS TOWERS CONDOMINIUM ASSOCIATION, INC.
BUILDING ITEMS LISTING
(INCLUDED IN BUILDING VALUES)

BUILDING ITEM	LOCATION	DESCRIPTION	TOTAL COST
EQUIPMENT	STYLE A	MAILBOXES, METAL WALL MOUNT	4,250
EQUIPMENT	STYLE A	SECURITY CAMERA SYSTEM	10,250
EQUIPMENT	STYLE A	TELE-ENTRY SYSTEM	1,750
GATES	STYLE A	AUTO ENTRY METAL	15,750
GATES	STYLE A	PEDESTRIAN, METAL	3,900
SIGNAGE	STYLE A	MESSAGE BOARD	500
		TOTAL ADDITIONAL BUILDING ITEMS	36,400

Inspection Information			
File Number:	R-007448	Site Contact:	Carina Kremen
Property Name:	Delkus Towers	Site Phone Number:	(305) 652-6464
Inspection Date:	08-26-2025	Date of Report:	09-10-2025
Report Information			
Insured Name:	DELKUS TOWERS CONDOMINIUM ASSOCIATION, INC.	Property Address:	6725 Harding Avenue Miami Beach Florida 33141
Type of Property:	Condominium, Res	Request Date	08-19-2025
Business Operations			
Insured is:	Building_Owner	Years in Operation:	44 Years 7 Months
Insured is a:	Corporation	Years at this Location:	44 Years
Occupancies / Exposures			
Building Occupancy Type(s):	Residential Condominiums	Commercial Total Number of Units:	0
Residential - Total Number of Units:	32	Approximate Square Feet of Commercial Space:	0
Approximate Owner-Occupied Units:	27	Explain Commercial Use:	None
Approximate Units Leased Long Term (≥ 12 Months):	5	Commercial Cooking Exposure:	No
Approximate Units Rented Short Term (< 12 Months):	0	Seasonal Business, If Yes Explain:	No
Approximate Vacant Units	0	Timeshare/Hotel/Motel Use:	No
Approximate Units for Sale:	0	Any Landmarks or Historical Buildings:	No.
Area Surroundings			
	Local Area Description:	Residential;Commercial / Mercantile	
North:	Residential	East:	Residential
South:	Paved road;Commercial	West:	Paved road;Residential

Construction			
Number of Buildings:	1	Number of Stories:	6
Year Built:	1981	Total Net Square Feet:	44,933
Construction Quality:	Average	Net Square Feet of Key Building:	44,933
Construction Class (ISO):	Fire Resistive (6)	Exterior Wall Construction:	Reinforced Masonry w/ Stucco
Mixed Construction (If Yes See Narrative):	No	Ceiling Covering:	Drywall
Interior Wall Covering:	Drywall	Common Area Floor Coverings:	Tile; Sealer
Floor Construction:	Reinforced Concrete	Roof System:	Membrane Roof
Roof Geometry:	Flat Roof	Roof Pitch (Hipped/Gable):	N/A
Roof Structure:	Cast-in-Place or Pre-Cast Reinforced Concrete	Age of Roof Covering (Years):	6
Visible Roof Damage or Leaks:	No	Flashing/Drains/Gutters in Good Condition:	Yes
Elevator(s):	Yes	Porches/Decks:	Reinforced concrete
If Yes, Number of Elevators and Condition:	1; Good	Balconies/Walkways:	Reinforced Concrete
Fireplaces:	None	Balcony/Walkway/Porch Condition:	Good.
Electrical			
Service Type:	Circuit Breakers	Date of Last Service or Upgrade to Electrical:	Varies
Date Last Rewired:	1981	Age of Wiring:	44 Years
Plumbing			
Type of Plumbing:	PVC;Copper	Date of Last Services or Upgrade to Plumbing:	Varies
Evidence of Leaks:	No		
HVAC			
Type of Heating:	Individual	Is Heating Enclosed:	No
Type of Air Conditioning:	Individual	If Enclosed, Is Heating Vented:	N/A
HVAC Fuel:	Electric	Date of Last Service or Upgrade to HVAC:	Varies

Protections			
Adequate Number of Fire Extinguishers:	Yes	Are Fire Extinguishers Properly Tagged:	Yes
Fire Alarms:	Local;Central Station	Fire Alarms - How Often Tested:	Annual
Smoke Detectors:	Hardwired;Battery	Manual Pull Stations:	Yes
Fire Sprinkler System:	Wet System	Sprinklers - How Often Tested:	Annual
Standpipes:	No	Areas Covered by Sprinkler System:	L1 Lobby Only
Fire Department:	Paid	Distance to Fire Department:	Less than Two Miles
Distance to Fire Department:	Average	Security Systems:	None
Security Guards:	None	Guard Hours:	N/A
Gated Community/Secure Building:	Electric	Gate Hours:	24/7
ISO Public Fire Protection Class (1-10):	1	Generator:	No
Wind Protections			
Miles to Tidal Water:	0.1	Wood Roof:	N/A
Roof Anchor:	Rebar/Integrally Attached	Tie Downs Were Verified:	N/A
Roof Parapets:	Yes	Roof Parapets Height (Inches):	24
Cladding System:	Reinforced Masonry	Basement:	No Basement
Grade Floor Design:	Partially enclosed	Contents Vulnerability:	High
Impact Resistant Windows/Doors?	No	Hurricane Shutters:	Partial
Procedures for Unprotected Openings:	No	Doors and Windows Appear Properly Sealed:	Yes
Equipment on Roof:	Secure	Equipment on Walls:	None
Special Hazards			
Wet or Dry Rot:	None	Insect Infestation:	None
Repeated Water Damage:	None	Settling or Cracking:	None
Rusted Rebar:	None	Housekeeping Rating:	Good
Maintenance Rating:	Good	Any existing damage (If yes, add pictures):	☐ Yes ☒ No

5 Year Loss History

Loss 1 - Description: None noted or reported

Loss 1 - Amount: N/A

Loss 2 - Description: None noted or reported

Loss 2 - Amount: N/A

Narrative Comments

Construction:

The risk is a 6-story fire resistive building (Style A) constructed in 1981. Exterior walls are reinforced masonry with stucco, floors are reinforced concrete, and the roof is reinforced concrete with a membrane cover that was replaced in 2019. The building is equipped with one elevator and has partial parking on the first level. Exterior concrete restoration took place in 2021. No other recent overall upgrades to major systems were reported. Units are individually owned, and upgrades to interior electrical, plumbing, and HVAC systems vary per unit. The building and grounds appear to be well maintained.

Operations:

The insured operates a 32 unit condominium building at this location. There is a pool, clubroom, and laundry facilities available to the residents.

Protections:

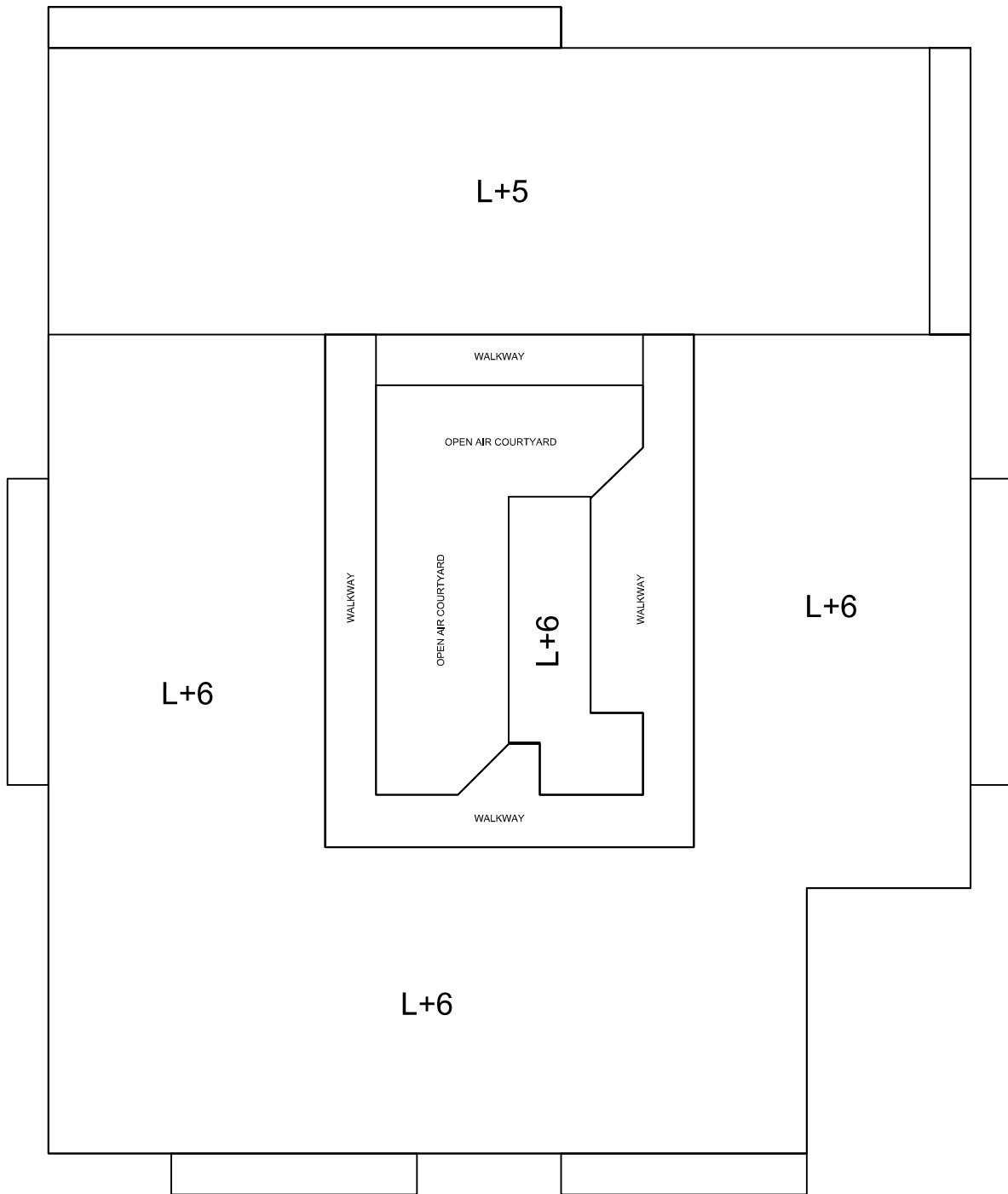
The buildings is only sprinklered in the first level lobby area only. It is equipped with hardwired smoke detectors with battery back up, pull stations with local and central alarms, properly inspected & tagged fire extinguishers, and security camera and tele-entry systems. The building is secured with electronic and keyed access 24/7. A fire station and adequate fire hydrants are located within close proximity.

Hazards:

No unusual hazards were noted.

Prior Losses:

None reported or discovered.



STYLE A: 6725 HARDING AVENUE

VALUATION

Valuation Number:	R-007448	Effective Date:	09/10/2025
Value Basis:	Reconstruction	Expiration Date:	09/10/2026
		Cost as of:	07/2025
		Valuation Modified Date:	09/10/2025

BUSINESS

Delkus Towers Condo Assn, Inc.

6725 Harding Avenue

Miami Beach, FL 33141 USA

LOCATION 00001 – Delkus Towers Condo Assn, Inc.

Delkus Towers Condo Assn, Inc.

6725 Harding Avenue

Miami Beach, FL 33141 USA

Climatic Region: 3 – Warm

High Wind Region: 3 – Major Damage

Seismic Zone: 1 – No Damage

BUILDING 00001 – STYLE A**Section 1****SUPERSTRUCTURE**

Occupancy:	85% Condominium, w/o Interior Finishes	Story Height:	9 ft.
	15% Parking on First Level		9 ft.
Construction Type:	100% Reinforced Concrete Frame (ISO 6)	Number of Stories:	6
Gross Floor Area:	44,933 sq.ft.	Irregular Adjustment:	None
Construction Quality:	2.0 – 2.0 – Average		
Year Built:			

Adjustments

Depreciation:	17%	Condition:	Good
	Effective Age: 20 years		
Hillside Construction:	Degree of Slope: Flat	Site Accessibility:	Excellent
	Site Position: Unknown	Soil Condition:	Excellent

Fees

Architect Fees: 7% is included Overhead and Profit: 20% is included

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
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SUPERSTRUCTURE

Site Preparation				\$4,437
Foundations			\$57,032	\$48,703
Exterior			\$2,862,177	
Exterior Wall	100% Stucco on Masonry			
Roof			\$389,641	
Material	100% Single-Ply Membrane			
Pitch	100% Flat			
Interior			\$1,365,028	
Mechanicals			\$1,929,187	\$127,936
Heating	85% Forced Warm Air			
Cooling	85% Forced Cool Air			
Fire Protection	1% Sprinkler System			
	100% Manual Fire Alarm System			
	100% Automatic Fire Alarm System			
Electrical	100% Average Quality			
Elevators	1 Passenger			
Built-ins			\$561,708	
SUBTOTAL RC			\$7,164,773	\$181,076
Depreciated Cost (84%)			\$5,946,761	\$150,293
ADDITIONS				
Custom Items				
Additional Building Items			\$36,400	
Balconies / Walkways / Canopies			\$559,850	
Total Additions			\$596,250	



Valuation Detailed Report

MSB Property Express
Prestar Services

Policy Number: R-007448

9/10/2025

TOTAL RC Section 1		\$7,761,023	\$181,076	
TOTAL ACV		\$6,543,011	\$150,293	
TOTAL RC BUILDING 00001 STYLE A		\$7,761,023	\$181,076	
TOTAL ACV		\$6,543,011	\$150,293	
	Reconstruction	Sq.Ft.	\$/Sq.Ft.	Depreciated
LOCATION TOTAL, Location 00001	\$7,761,023	44,933	\$173	\$6,543,011
	Reconstruction	Sq.Ft.	\$/Sq.Ft.	Depreciated
VALUATION GRAND TOTAL	\$7,761,023	44,933	\$173	\$6,543,011



Valuation Detailed Report

MSB Property Express

Prestar Services

EQUIPMENT REPORT

Policy Number: R-007448

9/10/2025

VALUATION

Valuation Number:	R-007448	Effective Date:	09/10/2025
Value Basis:	Reconstruction	Expiration Date:	09/10/2026
		Cost as of:	07/2025
		Valuation Modified Date:	09/10/2025

BUSINESS

Delkus Towers Condo Assn, Inc.

6725 Harding Avenue

Miami Beach, FL 33141 USA

LOCATION 00001 – Delkus Towers Condo Assn, Inc.

Delkus Towers Condo Assn, Inc.

6725 Harding Avenue

Miami Beach, FL 33141 USA

Equipment: Building items and site improvements

	Replacement	Depreciated
Building 00001, Section 1		
Custom Items		
(1) Additional Building Items	\$36,400	\$36,400
(1) Balconies / Walkways / Canopies	\$559,850	\$559,850
LOCATION 00001 – Delkus Towers Condo Assn, Inc. TOTAL	\$596,250	\$596,250
TOTAL	\$596,250	\$596,250



Valuation Detailed Report

MSB Property Express

Prestar Services

Policy Number: R-007448

9/10/2025

MSB Report Complete

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VALUATION

Valuation Number:	R-007448-F	Effective Date:	09/10/2025
Value Basis:	Reconstruction	Expiration Date:	09/10/2026
		Cost as of:	07/2025
		Valuation Modified Date:	09/10/2025

BUSINESS

Delkus Towers Condo Assn, Inc.- FLOOD

6725 Harding Avenue

Miami Beach, FL 33141 USA

LOCATION 00001 - Delkus Towers Condo Assn, Inc.- FLOOD

Delkus Towers Condo Assn, Inc.- FLOOD	Climatic Region:	3 - Warm
6725 Harding Avenue	High Wind Region:	3 - Major Damage
Miami Beach, FL 33141 USA	Seismic Zone:	1 - No Damage

BUILDING 00001 - STYLE A**Section 1****SUPERSTRUCTURE**

Occupancy:	85% Condominium	Story Height:	9 ft.
	15% Parking on First Level		9 ft.
Construction Type:	100% Reinforced Concrete Frame (ISO 6)	Number of Stories:	6
Gross Floor Area:	44,933 sq.ft.	Irregular Adjustment:	None
Construction Quality:	2.0 - 2.0 - Average		
Year Built:			

Adjustments

Depreciation:	17%	Condition:	Good
	Effective Age: 20 years		
Hillside Construction:	Degree of Slope: Flat	Site Accessibility:	Excellent
	Site Position: Unknown	Soil Condition:	Excellent

Fees

Architect Fees: 7% is included Overhead and Profit: 20% is included

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
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SUPERSTRUCTURE

Site Preparation			\$4,379	
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Foundations			\$103,008	
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Exterior			\$2,797,632	
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Exterior Wall	100% Stucco on Masonry			
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Roof			\$379,855	
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Material	100% Single-Ply Membrane			
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Pitch	100% Flat			
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Interior			\$1,775,376	
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Mechanicals			\$3,443,565	
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Heating	85% Forced Warm Air			
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Cooling	85% Forced Cool Air			
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Fire Protection	1% Sprinkler System			
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	100% Manual Fire Alarm System			
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	100% Automatic Fire Alarm System			
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Electrical	100% Average Quality			
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Elevators	1 Passenger			
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Built-ins			\$627,100	
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SUBTOTAL RC			\$9,130,916	
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Depreciated Cost (84%)			\$7,578,660	
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ADDITIONS**Custom Items**

Additional Building Items			\$36,400	
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Balconies / Walkways / Canopies			\$559,850	
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Total Additions			\$596,250	
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Valuation Detailed Report

MSB Property Express
Prestar Services

Policy Number: R-007448-F

9/10/2025

TOTAL RC Section 1		\$9,727,166		
TOTAL ACV		\$8,174,910		
TOTAL RC BUILDING 00001 STYLE A		\$9,727,166		
TOTAL ACV		\$8,174,910		
		Reconstruction	Sq.Ft.	\$/Sq.Ft. Depreciated
LOCATION TOTAL, Location 00001		\$9,727,166	44,933	\$216 \$8,174,910
		Reconstruction	Sq.Ft.	\$/Sq.Ft. Depreciated
VALUATION GRAND TOTAL		\$9,727,166	44,933	\$216 \$8,174,910



Valuation Detailed Report

MSB Property Express
Prestar Services
EQUIPMENT REPORT

Policy Number: R-007448-F

9/10/2025

VALUATION

Valuation Number:	R-007448-F	Effective Date:	09/10/2025
Value Basis:	Reconstruction	Expiration Date:	09/10/2026
		Cost as of:	07/2025
		Valuation Modified Date:	09/10/2025

BUSINESS

Delkus Towers Condo Assn, Inc.- FLOOD
6725 Harding Avenue
Miami Beach, FL 33141 USA

LOCATION 00001 - Delkus Towers Condo Assn, Inc.- FLOOD

Delkus Towers Condo Assn, Inc.- FLOOD
6725 Harding Avenue
Miami Beach, FL 33141 USA

Equipment: Building items and site improvements

	Replacement	Depreciated
Building 00001, Section 1		
Custom Items		
(1) Additional Building Items	\$36,400	\$36,400
(1) Balconies / Walkways / Canopies	\$559,850	\$559,850
LOCATION 00001 - Delkus Towers Condo Assn, Inc.- FLOOD	\$596,250	\$596,250
TOTAL		
TOTAL	\$596,250	\$596,250



Valuation Detailed Report

MSB Property Express

Prestar Services

Policy Number: R-007448-F

9/10/2025

MSB Report Complete

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MAP DATA

FEMA Special Flood Hazard Area: Yes
Map Number: 12086C0326L
Zone: AE
Map Date: September 11, 2009
FIPS: 12086

MAP LEGEND

- Areas inundated by 500-year flooding
- Areas inundated by 100-year flooding
- Velocity Hazard

- Protected Areas
- Floodway
- Subject Area

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Delkus Towers
6725 Harding Avenue
Miami Beach
33141

Property Information

Property Name	Delkus Towers	Number of Buildings	1
Inspection Date	08/26/2025		

Photos / Buildings



Front

Photos / Buildings



Side

Photos / Buildings



Side

Photos / Buildings



Rear

Photos / Buildings



Parking

Photos / Buildings



Parking

Photos / Fire Protections



Smoke Detector

Photos / Fire Protections



Fire Extinguisher

Photos / Fire Protections



Pull Station

Photos / Fire Protections



Alarm Panel

Photos / Fire Protections



Sprinkler Head

Photos / Amenities



Tele-entry

Photos / Amenities



CCTV

Photos / Amenities



Elevator

Photos / Amenities



Mailboxes

Photos / Amenities



Laundry Room

Photos / Amenities



Message Board

Photos / Amenities



Pool / Deck

Photos / Amenities



Equipment Housing

Photos / Amenities



Shower Station

Photos / Amenities



Lighting

Photos / Amenities



Fencing / Walls

Photos / Amenities



Fencing / Walls

Photos / Amenities



Fencing / Walls

Photos / Amenities



Fencing / Walls

Photos / Amenities



Fencing / Walls

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