

May 31, 2024

To Whom It May Concern,

I am a Licensed Real Estate Broker in the State of Florida and Founder, CEO and President of The Signature Real Estate Companies headquartered in Boca Raton. Our firm has more than a dozen offices in the Palm Beach County area and we have over 20 offices nationwide, including across all of Florida and parts of Washington and Idaho. I have extensive experience with golf course communities and am specifically familiar with the Madison Green Community in Royal Palm Beach. I have been asked to render an opinion as to whether building a 108 room Marriott Spring Hill Suites hotel facility at Madison Green Country Club would increase the property values for the Madison Green community and neighboring communities in and around Royal Palm Beach.

In my professional opinion with over 30 years of real estate industry experience, I can confirm that adding this new hotel will have an extremely favorable impact (increase) on surrounding property values in and near Madison Green. My opinion is based upon a proposed plan for developers to spend in excess of \$20,000,000 to add elaborate amenities to the golf course property that include a Marriott Golf Lodge, as well as improvements to the golf course and country club buildings, expanding the existing restaurant to a full-service restaurant and adding a new practice and short game facility.

This endeavor, with the addition of the Marriott Golf Lodge, will create a resort style facility further elevating the community and making it a more desirable place to live. In my experience, higher-end amenities increase property values. This will benefit Madison Green and the surrounding neighborhoods. Please feel free to contact me if you have any questions or wish to discuss further.

Sincerely,



Ben G. Schachter  
Broker / President