

**PHOTOGRAPHS OF SUBJECT PROPERTY**



View of subject facing northwest



View of subject facing southwest

**MARKET VALUE DEFINITION (CONT.)**

- ◆ Payment is made in cash in U.S. dollars or in terms of financial arrangements comparable thereto.
- ◆ The price represents a normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

**DESCRIPTION OF SITE*****Site Size:***

Acres: 1.55  
Square feet: 67,518

***Total Frontage:*** 300 feet

***Depth:*** 300 feet

***Shape:*** Irregular

***Topography:*** Slopes downward north/south, slightly below street grade

***Utilities:*** All public

***Soil Condition:*** Adequate

***Wetlands:*** None noted

***Flood Info:*** Zone C, FEMA 340349-0020B, 4/1/1981

***Land Restrictions:*** None noted that would have a major affect on the value or marketability of the property.

***Land/Building Ratio:*** 11.3:1

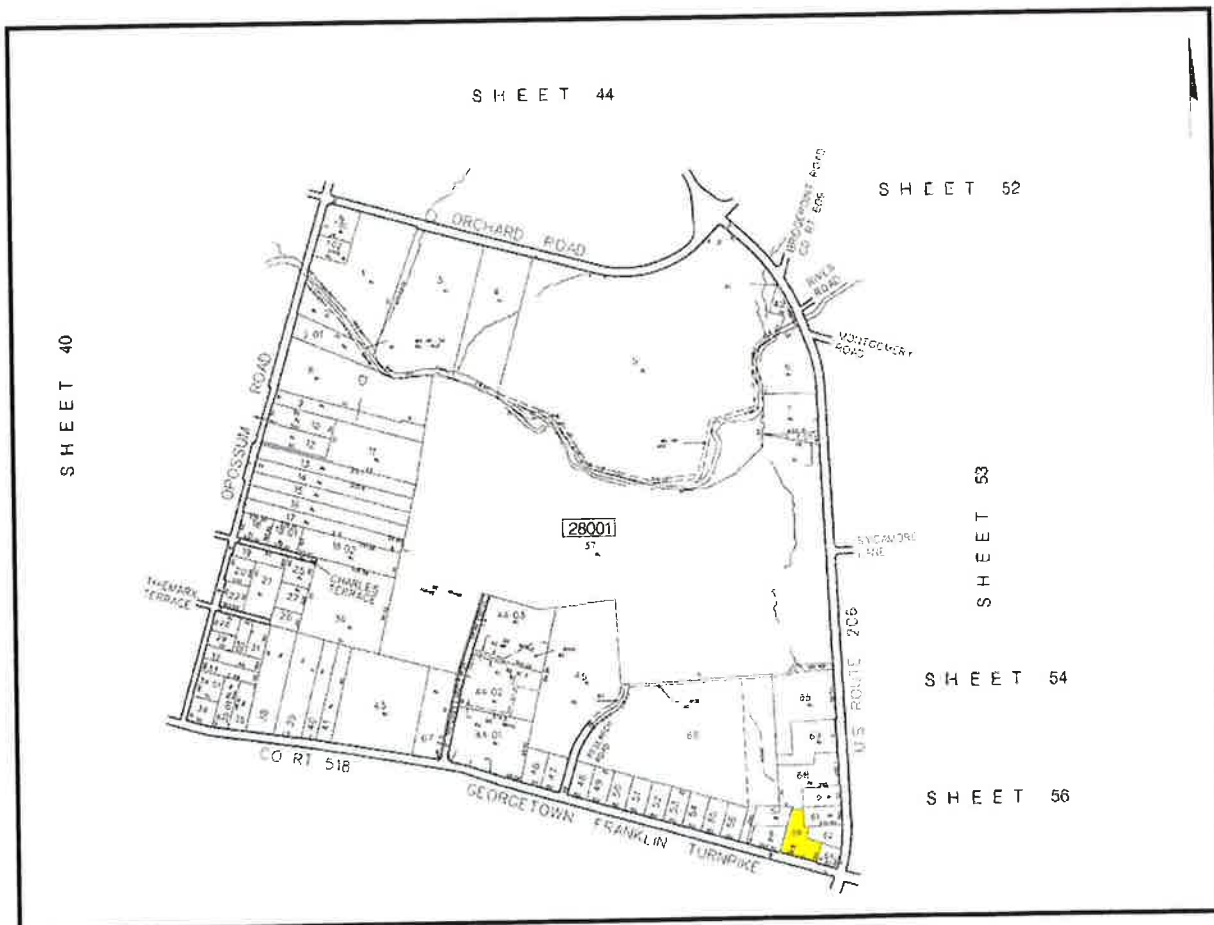
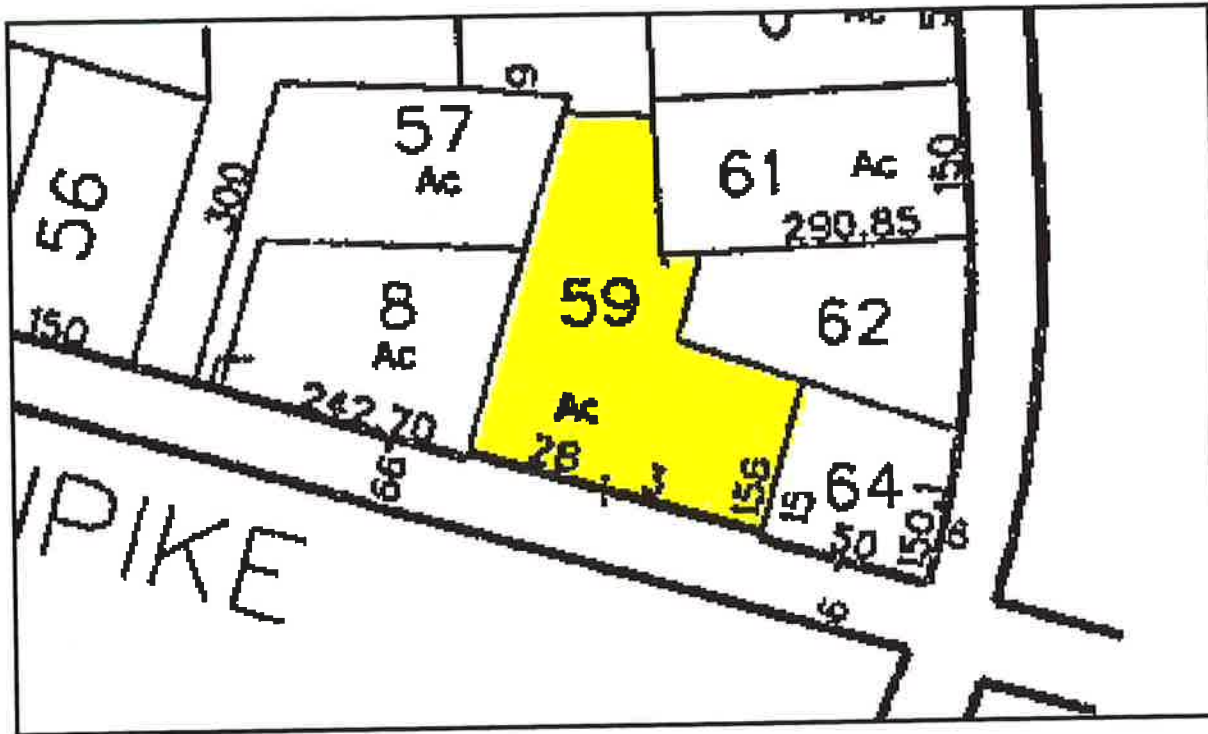
***FAR:*** 0.089

***Parking:*** Adequate

***Site improvements:*** Macadam paving providing driveway access and parking spaces, concrete sidewalks and curbs.

***Environmental:*** No noted environmental hazards were observed.

TAX MAP



## **ZONING ANALYSIS**

The subject property is located in the HC, Highway Commercial zone. Analyses of the regulations pertaining to this district indicate the subject property is a-conforming use.

## **DESCRIPTION OF IMPROVEMENTS**

The subject improvement consists of a free-standing commercial building that contains 6,000 square feet of gross building area. The one-story building is currently in use as a retail auto parts store. A further description of the property is as follows:

<i>Gross Building Area:</i>	6,000 square feet
<i>Net Leasable Area:</i>	6,000 square feet
<i>Number of Buildings:</i>	One
<i>Stories:</i>	One
<i>Year Built:</i>	In about 1984
<i>Condition:</i>	Average
<i>Effective Age:</i>	7 years
<i>Total Economic Life:</i>	60 to 65 years
<i>Remaining Econ. Life:</i>	53 to 58 years assuming normal maintenance
<i>Foundation:</i>	Concrete
<i>Framing:</i>	Concrete block
<i>Roof Structure:</i>	Flat
<i>Ceiling Height:</i>	12 to 14 feet
<i>Heating/Cooling:</i>	FHA/AC in retail area and office areas, gas-fired space heaters in warehouse areas
<i>Plumbing:</i>	Adequate
<i>Electric:</i>	Adequate
<i>Interior Walls:</i>	Sheetrock in retail and office areas, block in warehouse areas

**DESCRIPTION OF IMPROVEMENTS (CONT.)**

- Interior Flooring:* Vinyl tile and slab
- Interior Ceilings:* Acoustical ceiling tiles in retail areas sheetrock in other areas
- Lighting:* Florescent fixtures

***PHYSICAL ADEQUACY***

The condition of the improvements is viewed as average. There was no deferred maintenance noted at the time of inspection.

***FUNCTIONAL OBSOLESCENCE***

The subject does not suffer from any functional obsolescence.

***ECONOMIC OBSOLESCENCE***

The subject property does not suffer from any economic obsolescence.

***AMERICANS WITH DISABILITIES ACT (ADA)***

We have visually surveyed the improvements to determine if compliance with the Americans with Disabilities Act (ADA). It would appear that the subject property has not complied with most of the provisions of ADA, we are not engineers proficient in assessing actual compliance or non-compliance with ADA.

The value estimate is predicated on the assumption that there is no material lack of compliance with ADA on or in the property that would cause a loss in value. Based on our visual inspection, elements of non-compliance are either minor or nonexistent and do not impact the value of the property. However, no responsibility is assumed for such conditions or for any expertise or engineering knowledge required to discover any issues of non-compliance. The client is urged to retain an expert in this field to perform an ADA inspection, if desired.

**HIGHEST AND BEST USE**

The highest and best use of site as improved is for it current use as a retail auto parts store.