

EXECUTIVE SUMMARY

(CONTINUED)

VALUE CONCLUSION		
VALUATION SCENARIOS	AS-IS	AS-IS
Interest	Fee Simple Estate	(Hypothetical Condition DX-20 Zoning)
Exposure Time	12 months	12 months
Effective Date	May 22, 2024	May 22, 2024
406 W. Lane Street	\$1,740,000	\$1,930,000
301 N. Harrington Street	\$1,540,000	\$1,700,000
324 W. Lane Street	\$10,570,000	\$11,640,000
Land Conclusion - Total	\$13,850,000	\$15,270,000
FINAL VALUE CONCLUSION	\$13,850,000	\$15,270,000