

APPRAISAL REPORT OF A
Office Building

24 & 26 E Main St, Williamston
Anderson County, SC, 29697

As of August 12, 2024



Prepared For:

Mr. Jack Wise,
Weathermark Investments, LLC
24 E Main St
Williamston, SC, 29697

Prepared By:

CAA Real Property Services, Inc
Wes Hasty, SC-997

File: 12990CAA



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Greenville, SC, 29615

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August 30, 2024

Mr. Wise
Weathermark Investments, LLC
24 E Main St
Williamston, SC 29697

Re: Appraisal Report, Real Estate Appraisal

24 & 26 E Main St, Williamston,
Anderson County, SC, 29697

File Name: 12990CAA

Dear Mr. Jack Wise:

At your request, I have prepared an appraisal for the above referenced property, which may be briefly described as follows:

Storefront Office Retail Building

Please reference page 11 of this report for important information regarding the scope of research and analysis for this appraisal, including property identification, inspection, highest and best use analysis and valuation methodology.

I certify that I have no present or contemplated future interest in the property beyond this estimate of value. The appraiser has not performed any prior services regarding the subject within the previous three years of the appraisal date.

Your attention is directed to the Limiting Conditions and Assumptions section of this report (page 9). Acceptance of this report constitutes an agreement with these conditions and assumptions. In particular, I note the following:

Hypothetical Conditions

There are no hypothetical conditions for this appraisal.



Extraordinary Assumptions

There are no Extraordinary Assumptions for this appraisal.

Based on the appraisal described in the accompanying report, subject to the Limiting Conditions and Assumptions, Extraordinary Assumptions and Hypothetical Conditions (if any), I have made the following value conclusion(s):

Value Conclusions			
Premise	Interest Appraised	Effective Date	Value Conclusion
Current As Is Market Value	Fee Simple	8/12/2024	\$670,000

Respectfully submitted,
CAA Real Property Services, Inc

A handwritten signature in black ink that reads "Wes Hasty". The signature is written in a cursive style with a long horizontal stroke extending to the right.

Wes Hasty
SC Certified Appraiser
License No. 997
Expires 6/30/2026

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SUMMARY OF IMPORTANT FACTS AND CONCLUSIONS

Subject Summary	
Property Identification	
<i>Property Name</i>	0
<i>Property Major Type</i>	Office
<i>Address</i>	24 & 26 E Main St
<i>City</i>	Williamston
<i>County</i>	Anderson
<i>State</i>	SC
<i>Zip</i>	29697
<i>Tax ID</i>	245-09-01-009, 245-09-01-010
<i>Legal Description</i>	Lot 2 E Main St
<i>Owner</i>	Weathermark Investments, LLC & Marylouise Wise
Site Characteristics	
<i>Land SF</i>	10,080
<i>Acres</i>	0.23
<i>Topography</i>	Street Level
<i>Zoning</i>	Core Commercial
Improvement Characteristics	
<i>GBA</i>	6,980
<i>Rentable Area</i>	6,980
<i>Quality</i>	Abv Average
<i>Condition</i>	Abv Average
<i>No. of Buildings</i>	2
<i>No. of Stories</i>	1,2
<i>No. of Units</i>	0
<i>Year Built</i>	Unknown
<i>Renovations</i>	Interior Finish

Report Dates	
<i>Report Date</i>	8/30/2024
<i>Inspection Date</i>	8/12/2024
<i>As Is Date of Value</i>	8/12/2024
<i>As Complete Date of Value</i>	1/0/1900
<i>As Stabilized Date of Value</i>	1/0/1900

Intended Use and Users

Intended Use
To allow the client to consider marketing the property for sale

Intended Users
Weathermark Investments, LLC

Tax Summary	
<i>Taxing Authority</i>	Anderson
<i>Tax Year(s)</i>	2023
<i>Total Tax Rate</i>	0.438710
<i>Assessment Year(s)</i>	2023

Real Estate Assessment and Taxes						
Tax ID	Land	Improvements	Other	Total Assessment	Tax Rate	Taxes
245-09-01-009	\$1,040	\$4,050	\$0	\$5,090	0.4387	\$1,943
245-09-01-010	\$2,220	\$7,610	\$0	\$9,830	0.4387	\$3,431

Subject Sale History	
Transaction Type	Closed Sale
Price	\$10
Date	7/1/2008
Days on Market	0
Book/Page or Reference Doc.	8739 pg 1
Owner at time of Transaction	Jack Wise
Grantor	Jack Wise
Grantee	Weathermark Investments LLC
Property Rights	Fee Simple
Financing	None
Conditions of Sale	See narrative
Legal Description	Lot 2 E Main St
Verification Source	Deed/Tax Assessor
Comments	Non armslength transfer to an LLC

Based on Information obtained from the client, various recognized published data sources and / or the county assessor's records, the subject property ownership history has no prior sales in the last three years.

Highest and Best Use	
Highest and Best Use as Vacant	Office Retail
Highest and Best Use as Improved	Office Retail

Summary of Values	
Value Premise	As Is
Date of Value	8/12/2024
Value Type	Market Value
Value Perspective	Current
Interest Appraised	Fee Simple
Improved Sales Analysis	\$670,000
Direct Capitalization Analysis	\$651,657
Income Analysis	\$652,000
Value Conclusion:	\$670,000

LIMITING CONDITIONS AND ASSUMPTIONS

Acceptance of and/or use of this report constitutes acceptance of the following limiting conditions and assumptions; these can only be modified by written documents executed by both parties.

This appraisal is to be used only for the purpose stated herein. While distribution of this appraisal in its entirety is at the discretion of the client, individual sections shall not be distributed; this report is intended to be used in whole and not in part.

No part of this appraisal, its value estimates or the identity of the firm or the appraiser(s) may be communicated to the public through advertising, public relations, media sales, or other media.

All files, work papers and documents developed in connection with this assignment are the property of CAA Real Property Services, Inc. Information, estimates and opinions are verified where possible, but cannot be guaranteed. Plans provided are intended to assist the client in visualizing the property; no other use of these plans is intended or permitted.

No hidden or unapparent conditions of the property, subsoil or structure, which would make the property more or less valuable, were discovered by the appraiser(s) or made known to the appraiser(s). No responsibility is assumed for such conditions or engineering necessary to discover them. Unless otherwise stated, this appraisal assumes there is no existence of hazardous materials or conditions, in any form, on or near the subject property.

Unless otherwise stated in this report, the existence of hazardous substances, including without limitation asbestos, polychlorinated biphenyl, petroleum leakage, or agricultural chemicals, which may or may not be present on the property, was not called to the attention of the appraiser nor did the appraiser become aware of such during the appraiser's inspection. The appraiser has no knowledge of the existence of such materials on or in the property unless otherwise stated. The appraiser, however, is not qualified to test for such substances. The presence of such hazardous substances may affect the value of the property. The value opinion developed herein is predicated on the assumption that no such hazardous substances exist on or in the property or in such proximity thereto, which would cause a loss in value. No responsibility is assumed for any such hazardous substances, nor for any expertise or knowledge required to discover them.

Unless stated herein, the property is assumed to be outside of areas where flood hazard insurance is mandatory. Maps used by public and private agencies to determine these areas are limited with respect to accuracy. Due diligence has been exercised in interpreting these maps, but no responsibility is assumed for misinterpretation.

Good title, free of liens, encumbrances and special assessments is assumed. No responsibility is assumed for matters of a legal nature.

Necessary licenses, permits, consents, legislative or administrative authority from any local, state or Federal government or private entity are assumed to be in place or reasonably obtainable.

It is assumed there are no zoning violations, encroachments, easements or other restrictions which would affect the subject property, unless otherwise stated.

The appraiser(s) are not required to give testimony in Court in connection with this appraisal. If the appraisers are subpoenaed pursuant to a court order, the client agrees to pay the appraiser(s) CAA Real Property Services, Inc's regular per diem rate plus expenses.

Appraisals are based on the data available at the time the assignment is completed. Amendments/modifications to appraisals based on new information made available after the appraisal was completed will be made, as soon as reasonably possible, for an additional fee.

Americans with Disabilities Act (ADA) of 1990

A civil rights act passed by Congress guaranteeing individuals with disabilities equal opportunity in public accommodations, employment, transportation, government services, and telecommunications. Statutory deadlines become effective on various dates between 1990 and 1997. CAA Real Property Services, Inc has not made a determination regarding the subject's ADA compliance or non-compliance. **Non-compliance could have a negative impact on value, however this has not been considered or analyzed in this appraisal.**

SCOPE OF WORK

According to the Uniform Standards of Professional Appraisal Practice, it is the appraiser's responsibility to develop and report a scope of work that results in credible results that are appropriate for the appraisal problem and intended user(s). Therefore, the appraiser must identify and consider:

- the client and intended users;
- the intended use of the report;
- the type and definition of value;
- the effective date of value;
- assignment conditions;
- typical client expectations; and
- typical appraisal work by peers for similar assignments.

Scope Summary - Definition of the Problem

Problem

To estimate the current "As Is" market value for asset management purposes

Intended Use

To allow the client to consider marketing the property for sale

Intended User(s)

Weathermark Investments, LLC

Appraisal Report

Based on the intended users understanding of the subject's physical, economic and legal characteristics, and the intended use of this appraisal, an appraisal report format was used.

This is an Appraisal Report as defined by Uniform Standards of Professional Appraisal Practice under Standards Rule 2-2(a). This format provides a summary or description of the appraisal process, subject and market data and valuation analyses.

Scope of Work

Property Identification

The subject has been identified by the legal description and the assessors' parcel number.

Is this a 'Land Only' appraisal?

No

Inspection

A complete interior and exterior inspection of the subject property has been made, and photographs taken.

Zoning

A limited review of zoning and applicable land use controls has been made.

Market Analysis

A complete analysis of market conditions has been made.

Highest and Best Use Analysis

A complete as vacant and as improved highest and best use analysis for the subject has been made. Physically possible, legally permissible and financially feasible uses were considered, and the maximally productive use was concluded.

Information Sources

The following description is based on our property inspection, [assessment records, property deeds, survey dated ***, prepared by ***] and information provided by [property manager, owner, broker, individual].

Utilized Approaches to Value

Cost Approach

There is inadequate data to develop a land value and the age of the improvements makes the depreciation difficult to accurately measure.

Sales Comparison Approach

There is adequate data to develop a value estimate and this approach reflects market behavior for this property type.

Income Approach

While the subject could generate an income stream, the most probable buyer is an owner-occupant.

Hypothetical Conditions

There are no hypothetical conditions for this appraisal.

Extraordinary Assumptions

There are no Extraordinary Assumptions for this appraisal.

Comments

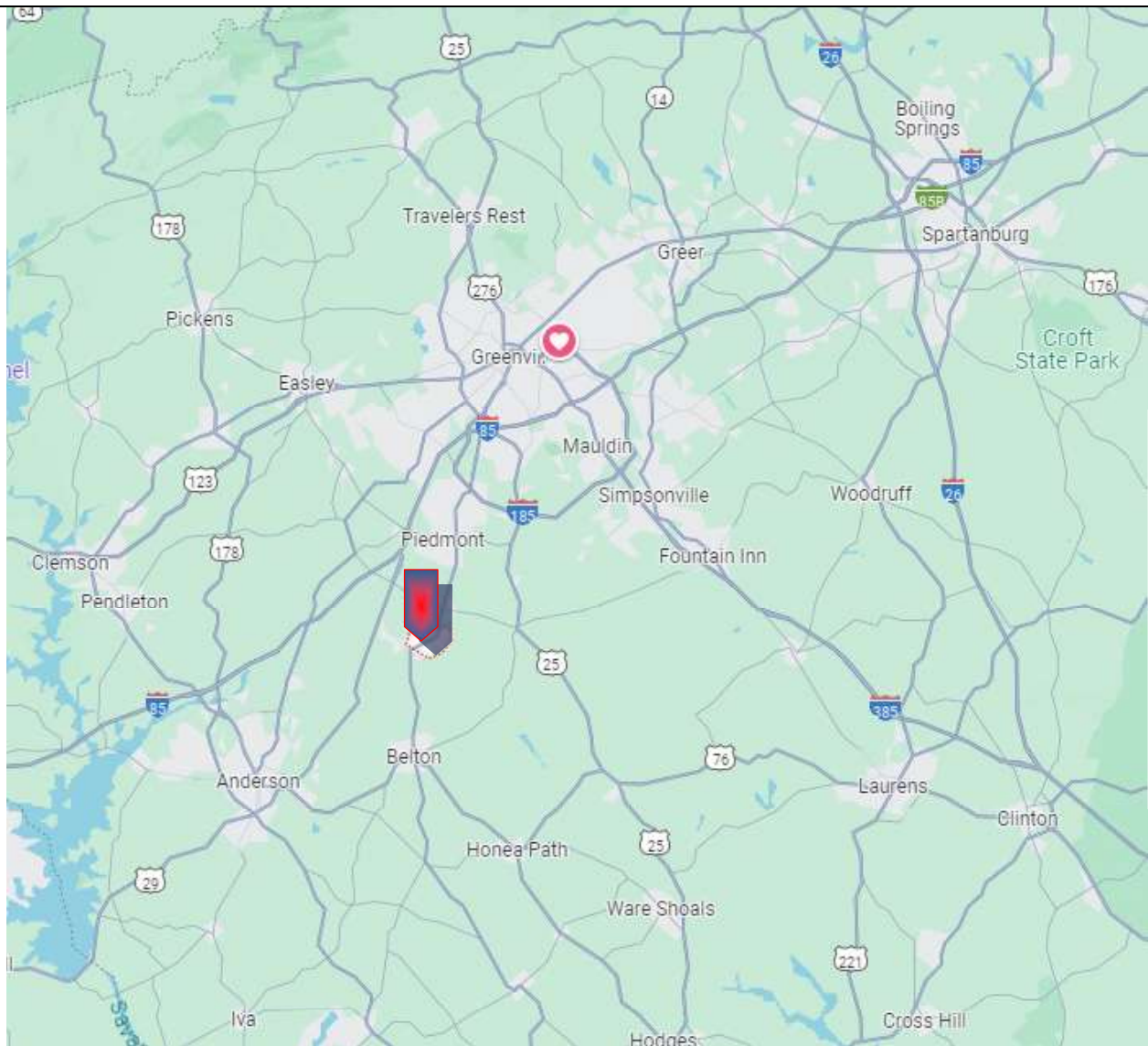
MARKET AREA ANALYSIS

Office Market Analysis

Market Area Overview

According to Moody's Analytics - REIS, a leading national provider of real estate data and analytics, the subject property is in the Greenville Anderson market. The following is a map indicating the subject property within Williamston City.

Market Boundary Map



Greenville Area Map Source: Google Maps and Municipal Boundaries

Supply and demand indicators, inventory levels, absorption, vacancy, and rental rates for all class cuts are presented in the following table.

Greenville Spartanburg Office Trends

Historic Comparison

	23Q2	24Q1	24Q2
Total Inventory (in Thousands of SF)	14.6	14.6	14.6
Supply Change (in Thousands of SF)	-	-	-
Net Absorption (in Thousands of SF)	(81.1)	52.2	(38.9)
Overall Vacancy	14.60%	15.55%	15.82%
Under Construction (in Thousands of SF)	50.0	-	-
Overall Class A Asking Lease Rates (NNN)	\$27.26	\$28.63	\$27.43

Market Trends and Forecasts



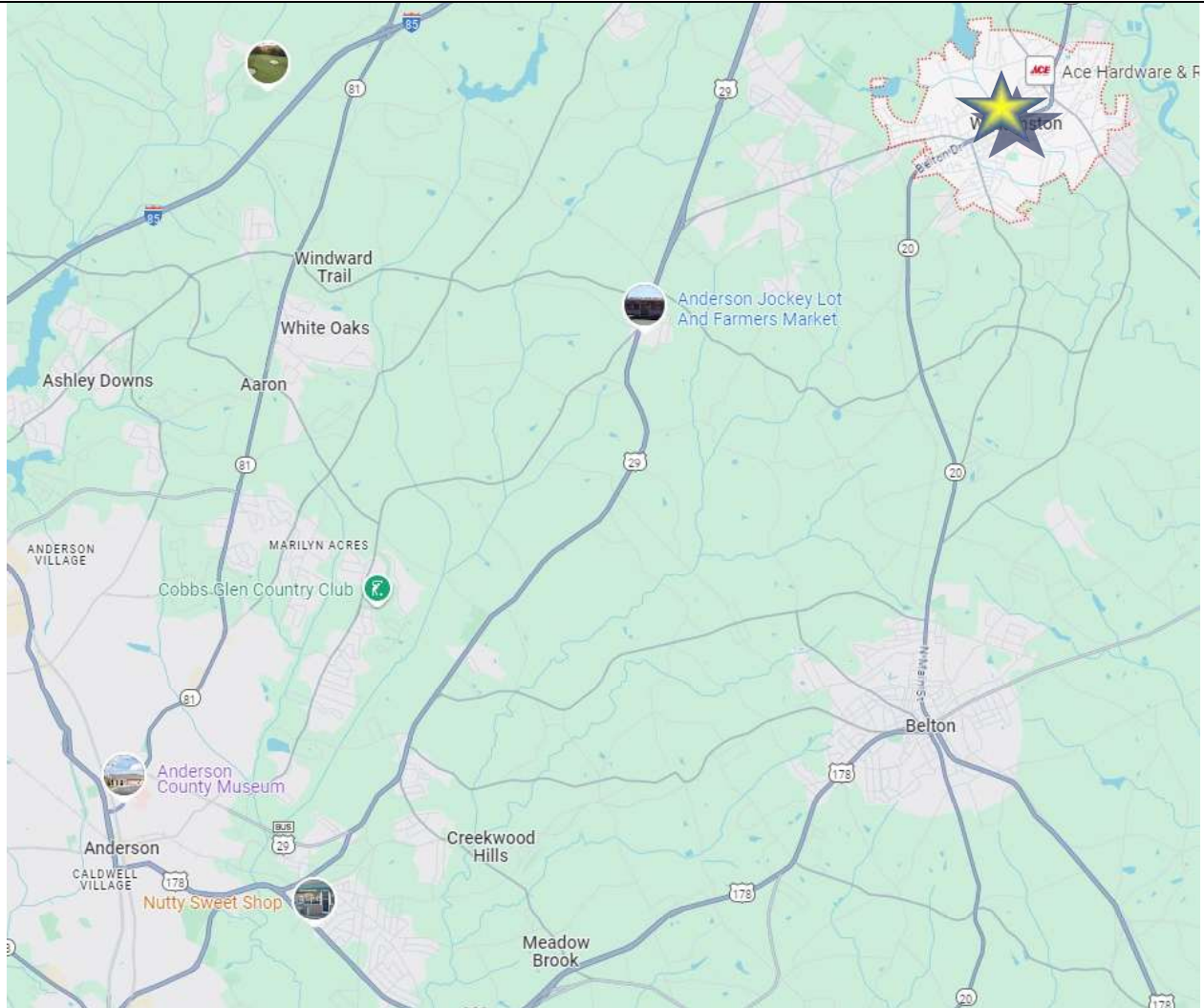
Greenville Spartanburg Class Office Overview

This market overview includes the submarket of the City of Anderson and surrounding communities. Office performance was mixed in the second quarter, as expiring leases and evolving tenant preferences combined with recent relocations to decrease absorption and raise vacancies. Tenants are demonstrating a strong preference for higher-quality spaces, with high-end, recently built Class A spaces driving overall rent growth. Limited supply within the Central Business District constricts tenants’ options, with newly vacant spaces likely to be absorbed quickly due to consistent tenant demand. This flight to quality is reflected in Class B and suburban markets as well, with in-market tenants trading up to spaces offering greater amenities to meet changing talent market expectations. – Colliers Q2 2024 Office Market Summary

Submarket Overview

According to REIS, a leading national provider of real estate data and analytics, the subject property is in the -- Submarket. The following is a map indicating the subject property within this submarket.

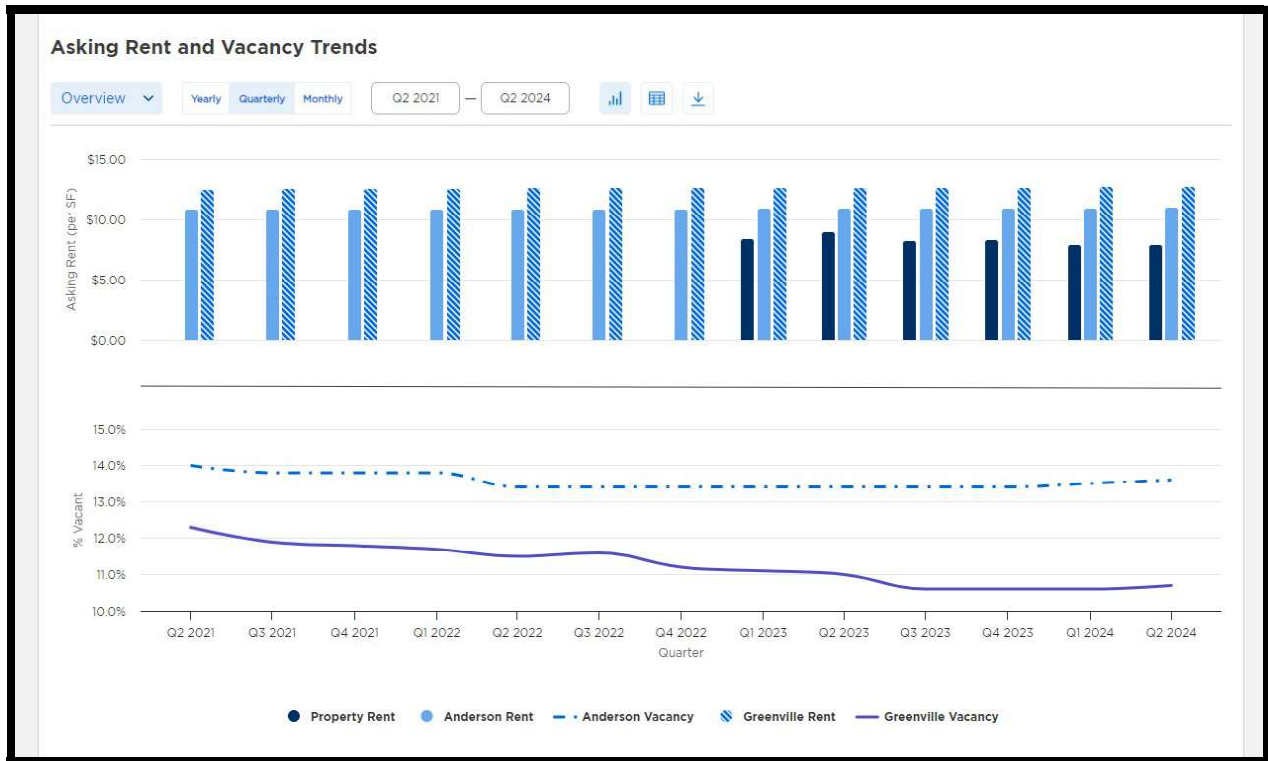
Submarket Boundary Map



Map Source: Google Maps and Moody's Analytics Submarket Boundaries

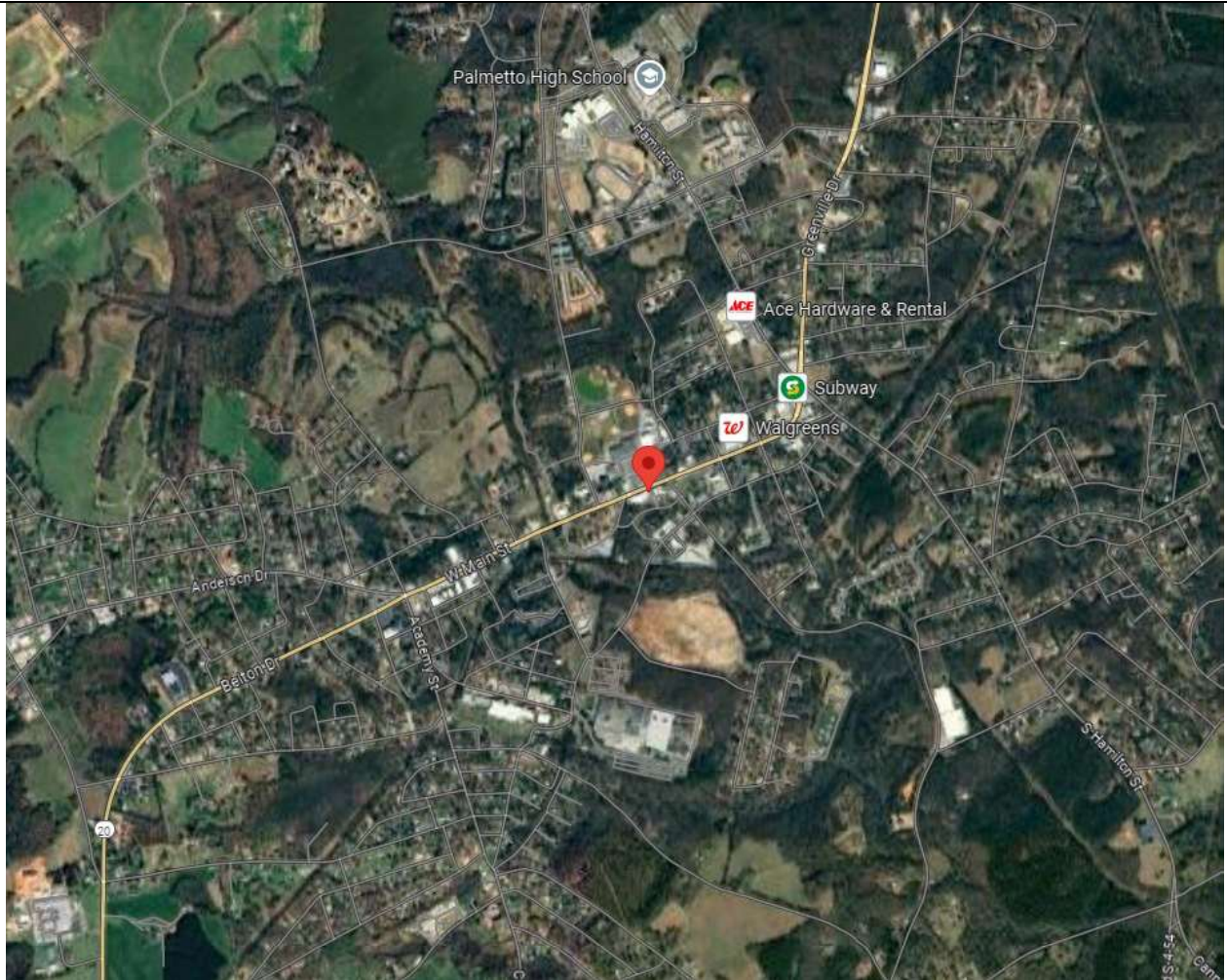
The Williamston market is considered a suburb market to the Anderson and Greenville cities. Williamston is a more sparsely populated area with fewer amenities and support features. This area is further away from employment and shopping. With this condition marketing times are typically extended out close to 12 months. Vacancy and available competing office supply currently exceeds demand with local vacancy rates at about 15%.

Rental rates for the subject's immediate market area are typically lower than those in the larger populated cities of Anderson and Greenville



Area Description and Boundaries

Neighborhood Map



Map Source: Google Maps

Market Area and Property Characteristics

Access and Transit

This area is accessed by SC Highway 20. This major road provides direct access to Interstate 85 to the north. Anderson Highway and Old Williamston Road provide direct access to the City of Anderson. There are several secondary roads in the market area.

Amenities

Neighborhood shopping centers provide access to groceries and other shopping. There is a Williamston police department located in the central part of the town. The fire department is reported to be a volunteer fire department. Nearby Hospitals are in the city of Anderson and Greenville. The nearest major airport is the Greenville Spartanburg International Airport

Housing and Income

For the market area zip code the Median Household income is \$59,100. The median home value is \$150,718.

Major Employment

The largest employment sector Sales and Administration. These professions are found mostly in the manufacturing segment of the market.



Land Use Trends

Current land development is residential single family. Adjacent property uses to the subject site include retail and office use.

Demographics

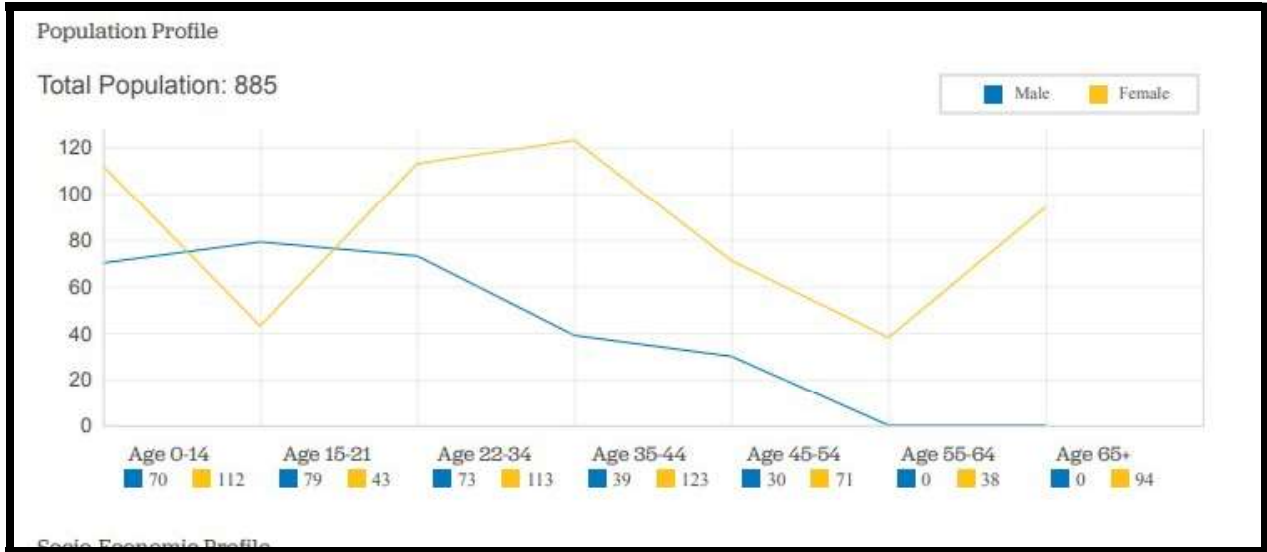
Selected neighborhood demographics are shown in the following map and tables:

Demographics Map

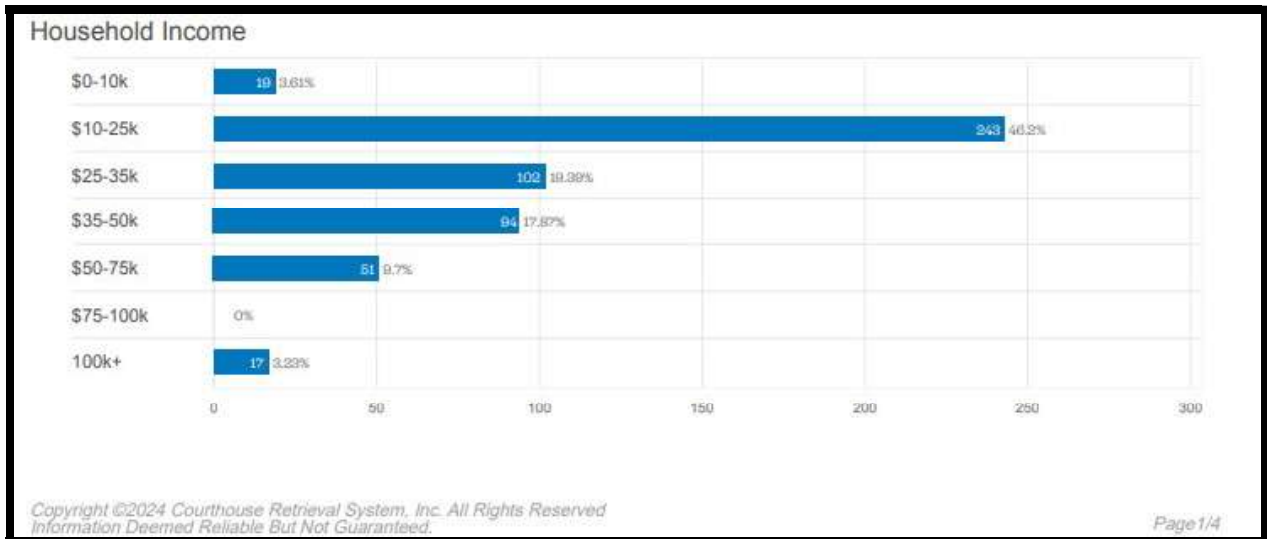


Source: Crexi.com

The following chart details Population trends and age distribution in the selected area:



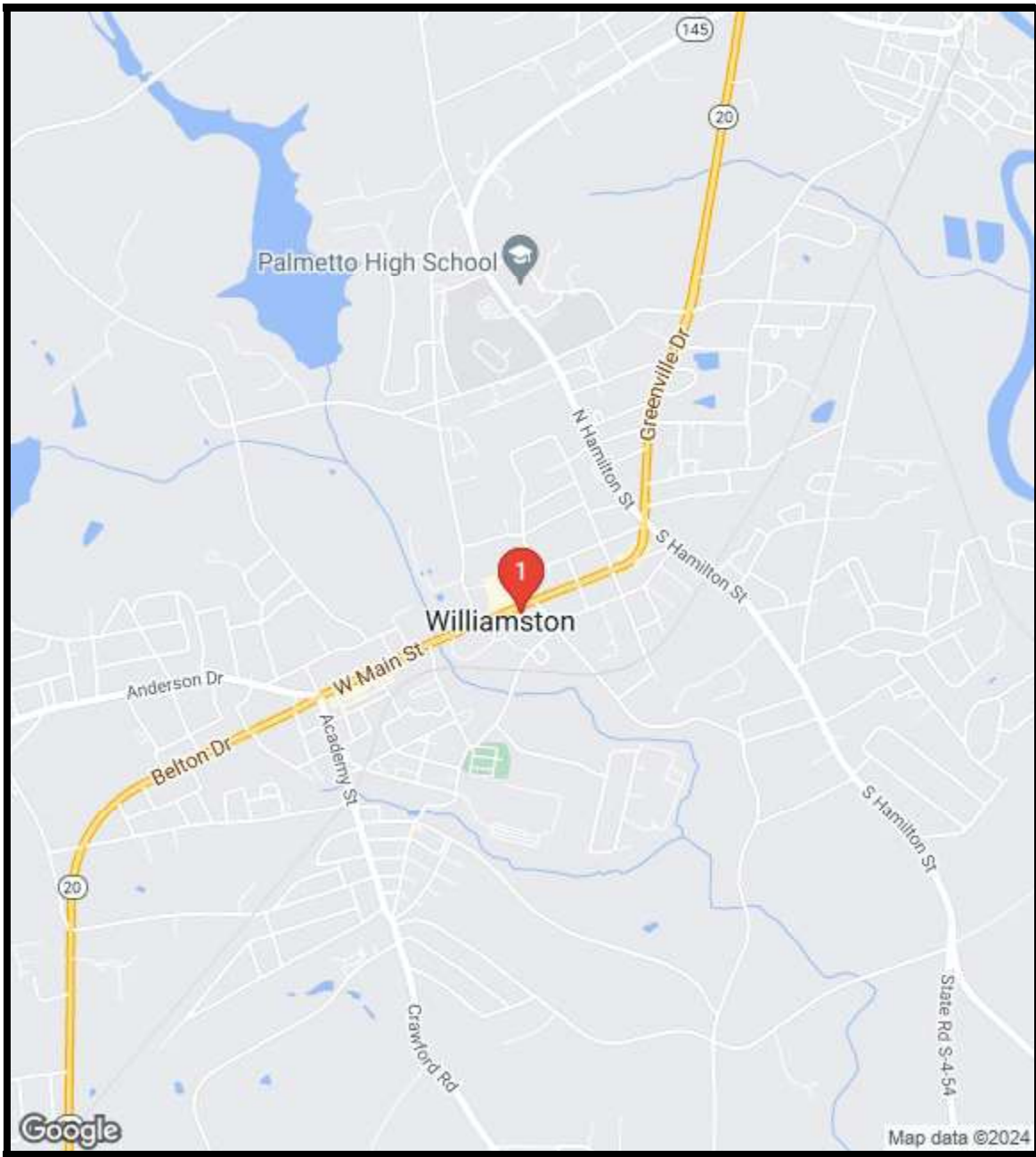
The following table and charts detail Household trends and Housing units in the selected area:



Market Area Summary

The market area is sparsely populated and considered small southern town demographics.

Location Map



PROPERTY DESCRIPTION

Storefront Office Retail Building

Site

Site Summary			
	Parcel 1	Parcel 2	Totals
<i>Parcel ID</i>	245-09-01-009	245-09-01-010	
<i>Location</i>	Suburban Community	Suburban Community	
<i>Land Use</i>	Commercial Office Retail	Commercial Office Retail	
<i>Current Use</i>	Commercial Office Retail	Commercial Office Retail	
<i>Highest and Best Use Site as Vacant</i>	Office Retail	Office Retail	
<i>Highest and Best Use Comments Site as Vacant</i>	Located in commercial area on a main thoroughfare	Located in commercial area on a main thoroughfare	
<i>Highest and Best Use Site as Improved</i>	Office Retail	Office Retail	
<i>Highest and Best Use Comments Site as Improved</i>	Improved with a storefront office	Improved with a storefront office	
<i>Traffic Count (Primary Frontage)</i>		12,400	
<i>Legal Description</i>	Lot 3 E Main	Lot 2 E Main	
<i>Map Latitude</i>	34.618696	34.618696	

Site Size Attributes			
	Parcel 1	Parcel 2	Totals
<i>Gross Land Area (Sq Ft)</i>	3,525	6,555	10,080
<i>Gross Land Area (Acres)</i>	0.08	0.15	0.23
<i>Usable Land Area (Sq Ft)</i>	3,525	6,555	10,080
<i>Usable Land Area (Acres)</i>	0.08	0.15	0.23

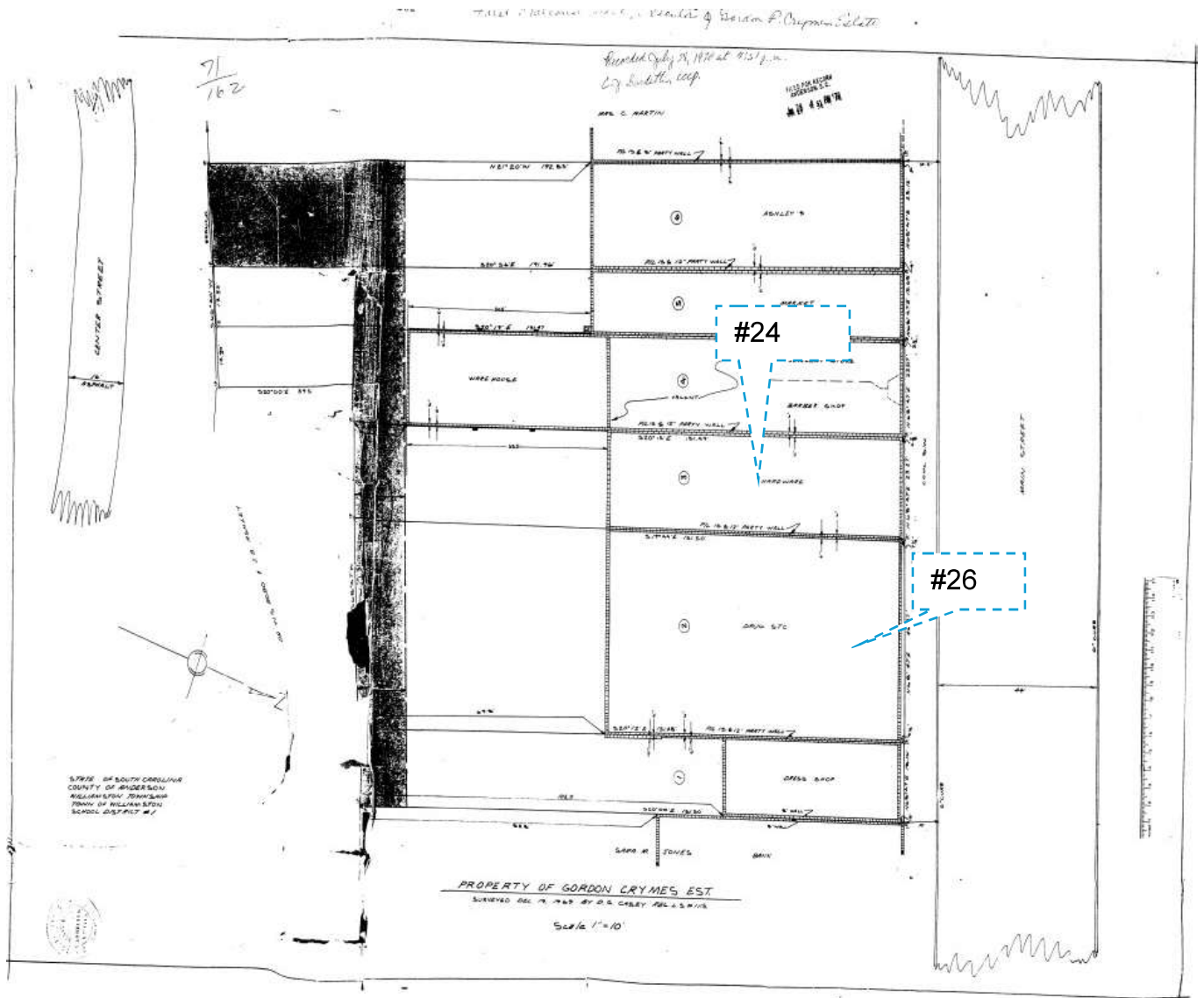
Site Area		
Land Category	Acres	Square Feet
<i>Usable Land</i>	0.2314	10,080
<i>Unusable Land</i>	0.0000	0
<i>Excess Land</i>	0.0000	0
<i>Surplus Land</i>	0.0000	0
<i>Easement</i>	0.0000	0
Total Site Area	0.2314	10,080

Site Characteristics			
	Parcel 1	Parcel 2	Totals
<i>Land Unit Type</i>	Lot	Lot	
<i>Approved or Zoned</i>	Approved	Approved	
<i>Corner Lot</i>	is not	is not	
<i>Dimensions</i>	151.5 x 23.27	151.5 x 43.27	
<i>Primary Frontage Street Name</i>	E Main St	E Main St	
<i>Secondary Frontage Street Name</i>	NA	NA	
<i>Frontage - Primary Street (Feet)</i>	23	43	67
<i>Average Depth (Feet)</i>	152	152	303
<i>View</i>	Average	Average	
<i>Access</i>	average	average	
<i>Site Visibility</i>	Good	Good	
<i>Street Lighting</i>	Lamp Post	Lamp Post	
<i>Sidewalks</i>	Concrete	Concrete	
<i>Curb and Gutter</i>	Concrete	Concrete	
<i>Landscaping</i>	Minimal landscaping	Minimal landscaping	
<i>Topography</i>	Street Level	Street Level	
<i>Shape</i>	Roughly rectangular	Roughly rectangular	
<i>Soil Conditions</i>	Adequate for development	Adequate for development	

Site Hazards			
	Parcel 1	Parcel 2	Totals
<i>FEMA Map #</i>	45007C0276E	45007C0276E	
<i>FEMA Map Date</i>	9/29/2011	9/29/2011	
<i>Flood Zone</i>	X	X	
<i>In Flood Plain</i>	is not	is not	
<i>Site in Earthquake Zone</i>	The subject is not in an earthquake zone.	The subject is not in an earthquake zone.	
<i>Encumbrance / Easement Description</i>	There no known adverse encumbrances or easements. Please reference Limiting Conditions and Assumptions.	There no known adverse encumbrances or easements. Please reference Limiting Conditions and Assumptions.	
<i>Wetlands Type</i>	No Wetlands	No Wetlands	
<i>Percent Wetlands</i>			

Site Utilities / Amenities			
	Parcel 1	Parcel 2	Totals
<i>All Utilities to Site?</i>	Available	Available	
<i>Adequacy of Utilities</i>	The subject's utilities are typical and adequate for the market area.	The subject's utilities are typical and adequate for the market area.	
<i>Public Electricity</i>	The site is served by public electricity.	The site is served by public electricity.	
<i>Water Supply Type</i>	City water	City water	
<i>Sewer Type</i>	City sewer	City sewer	
<i>Natural Gas</i>	None	None	

Site Plan/Tax Map/Survey



Subject/Access Map



Source: CRS Maps

Improvements

Property Name:

Property Type: Office Building

Overview: Storefront Office Retail Building

Improvements Summary	
<i>Number of Buildings</i>	2
<i>Predominant Building Class</i>	C
<i>Predominant Construction</i>	Masonry Brick
<i>Construction Quality</i>	Abv Average
<i>Year Built Range</i>	The buildings were built from 0 to 0.
<i>Year Renovated Range</i>	Renovations were done from 0 to 0.
<i>Effective Age Range</i>	The buildings have an effective age ranging from 20 to 20 years.
<i>Predominant Condition of All Buildings</i>	Abv Average
<i>Overall Land to Building Ratio</i>	1.44 to 1
<i>Overall Floor Area Ratio (FAR)</i>	0.692460317
<i>Parking Type</i>	On Street and Gravel in back
<i>Total Number of Parking Spaces</i>	6
<i>Condition of Parking Lot</i>	Average
<i>Parking Ratio Type</i>	Unmarked
<i>Parking Ratio</i>	Unmarked
<i>Parking Adequacy</i>	Adequate
<i>Source For Square Foot Areas</i>	measured
<i>Overall Deferred Maintenance</i>	Typical for age
<i>Overall Design/Appeal & Functional Utilization</i>	Design is for medical office with upgraded plumbing and interior partitions
<i>Planned Capital Improvements</i>	None Known
<i>Furniture, Fixtures & Equipment (FF&E)</i>	None
<i>Overall Property Comments</i>	Well maintained. Recent finish out of the second floor to #25. Roof membrane is reported to be 10 years old

Building Summary			
	Building 1	Building 2	Totals
<i>Building Name/ID</i>	24 E Main St	26 E Main St	
<i>Building Description</i>	2 Story Brick Office	1 Story Brick Office	
<i>Building Class</i>	C	C	
<i>Construction Class</i>	Class C	Class C	
<i>Construction</i>	Masonry Brick	Masonry Brick	
<i>Construction Quality</i>	Abv Average	Abv Average	
<i>Year Built</i>	Unknown	Unknown	
<i>Renovations</i>	Interior Finish	Some	
<i>Proportion Renovated %</i>	50.00%		
<i>Effective Age</i>	20	20	
<i>Total Economic Life</i>	50	50	
<i>Remaining Economic/Useful Life</i>	30	30	
<i>Condition</i>	Abv Average	Abv Average	
<i>Appeal and Appearance</i>	Average	Average	
<i>Number of Stories</i>	1	2	2

Building Area			
	Building 1	Building 2	Totals
<i>Gross Building Area</i>	1,863	5,117	6,980
<i>Rentable Area</i>	1,863	5,117	6,980
<i>Source for SF Area</i>	measured	measured	
<i>Building Efficiency Ratio</i>	1.00	1.00	1.00
<i>Land to Building Ratio</i>	5.41	1.97	1.44

Parking Attributes			
	Building 1	Building 2	Totals
<i>Surface Parking Spaces</i>	4	2	6
<i>Parking Spaces</i>	4	2	6
<i>Parking Type</i>	On Street and Gravel	On Street and Gravel	
<i>Parking Adequacy</i>	Adequate	Adequate	
<i>Parking Condition</i>	Average	Average	
<i>Parking Comments</i>	On site is at back of building On site is at back of building		
<i>Parking Ratio</i>	Unmarked		

Number of Units			
	Building 1	Building 2	Totals

Foundation Frame/Ext.			
	Building 1	Building 2	Totals
<i>Foundation</i>	Piers	Piers	
<i>Basement Size (SF)</i>	828		828
<i>Number of Sublevels</i>	1		
<i>Basement Use/Finish</i>	Unfinished, utilities and storage	NA	
<i>Frame</i>	Brick Frame	Brick Frame	
<i>Exterior Walls</i>	Brick	Brick	
<i>Windows</i>	Fixed Casement	Fixed Casement	
<i>Roof Type</i>	Flat	Flat	
<i>Roof Cover</i>	Rubber Membrane	Rubber Membrane	

Interior			
	Building 1	Building 2	Totals
<i>Floor Plan Layout</i>	Good Office	Good Medical	
<i>Floor Covering</i>	Hardwood, Tile	Hardwood, Tile	
<i>Walls</i>	Painted drywall	Painted drywall	
<i>Ceiling Cover</i>	Acoustic ceiling panels	Acoustic ceiling panels	
<i>Ceiling Height (Effective, Feet)</i>	9	9	9
<i>Interior Lighting</i>	A mix of fluorescent and incandescent lighting.	A mix of fluorescent and incandescent lighting.	
<i>Restrooms</i>	One	Four	Five

Mechanical Systems			
	Building 1	Building 2	Totals
<i>Heating</i>	FWA Electric	FWA Electric	
<i>Cooling</i>	Package Units	Package Units	
<i>Electrical</i>	Adequate	Adequate	
<i>Plumbing Condition</i>	Good Medical Office	Good Medical Office	
<i>Fire Sprinkler</i>	None	None	

Other Improvement Attributes			
	Building 1	Building 2	Totals
<i>Deferred Maintenance</i>	Typical for age	Typical for age	Typical for age
<i>FF & E Description</i>	None	None	
<i>Building Description Comments</i>	Layout and plumbing upgrades for medical office. Includes solar panels	Layout and plumbing upgrades for medical office. Includes solar panels	

Additional Features

The building has a solar panel system. While there is some saving in energy costs with a solar system. There is little data that supports market acceptance of a solar powered system adding market value. There are some societal benefits to clean energy. However in the subject market the costs for electrical energy are some of the lowest in the country. The rate of return as an investment is minimal currently.

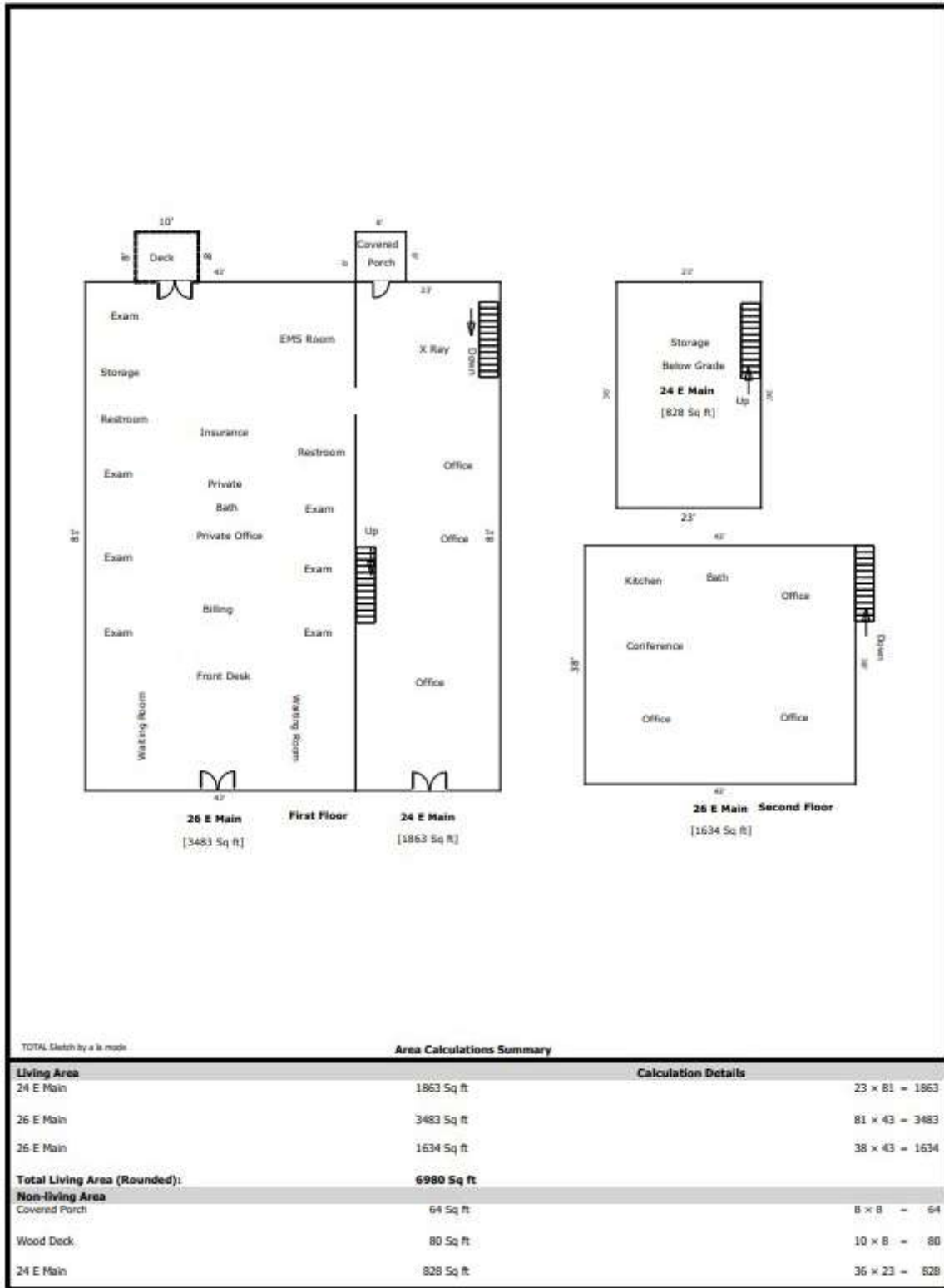
Americans With Disabilities Act

Please reference the Limiting Conditions and Assumptions section of this report on page 10.

Hazardous Substances

Please reference the Limiting Conditions and Assumptions section of this report on page 10.

Improvements Plan



Subject Photographs



Front View



Rear View



Additional Rear View



Back and side view of #26



East Main St to the East



East Main St to the west



Waiting Room



Second Waiting Room



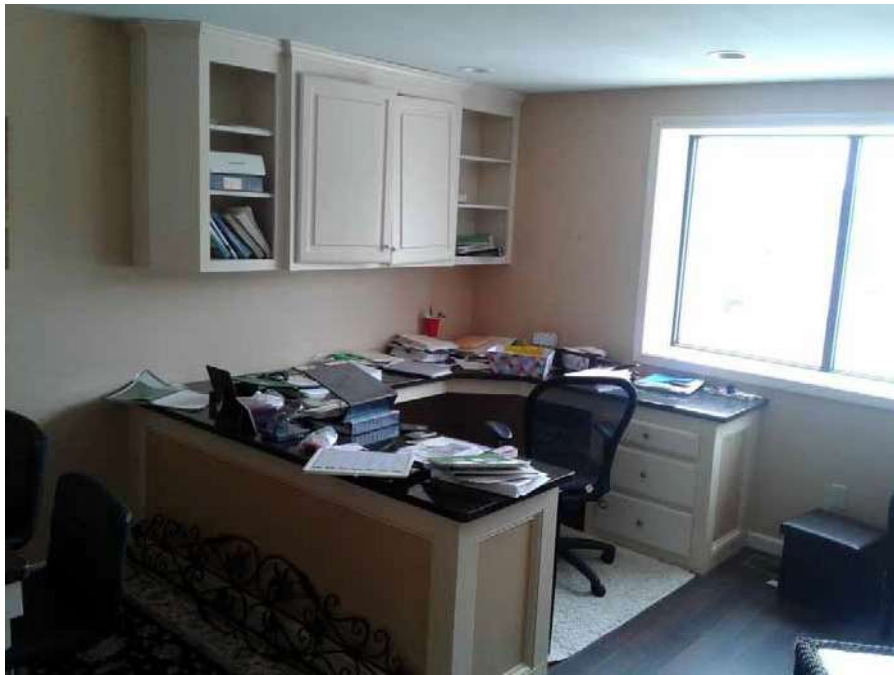
Medical Office



Typical Exam Room



Rest Room Typical



2nd Floor Office



Conference Room



2nd Floor Bathroom



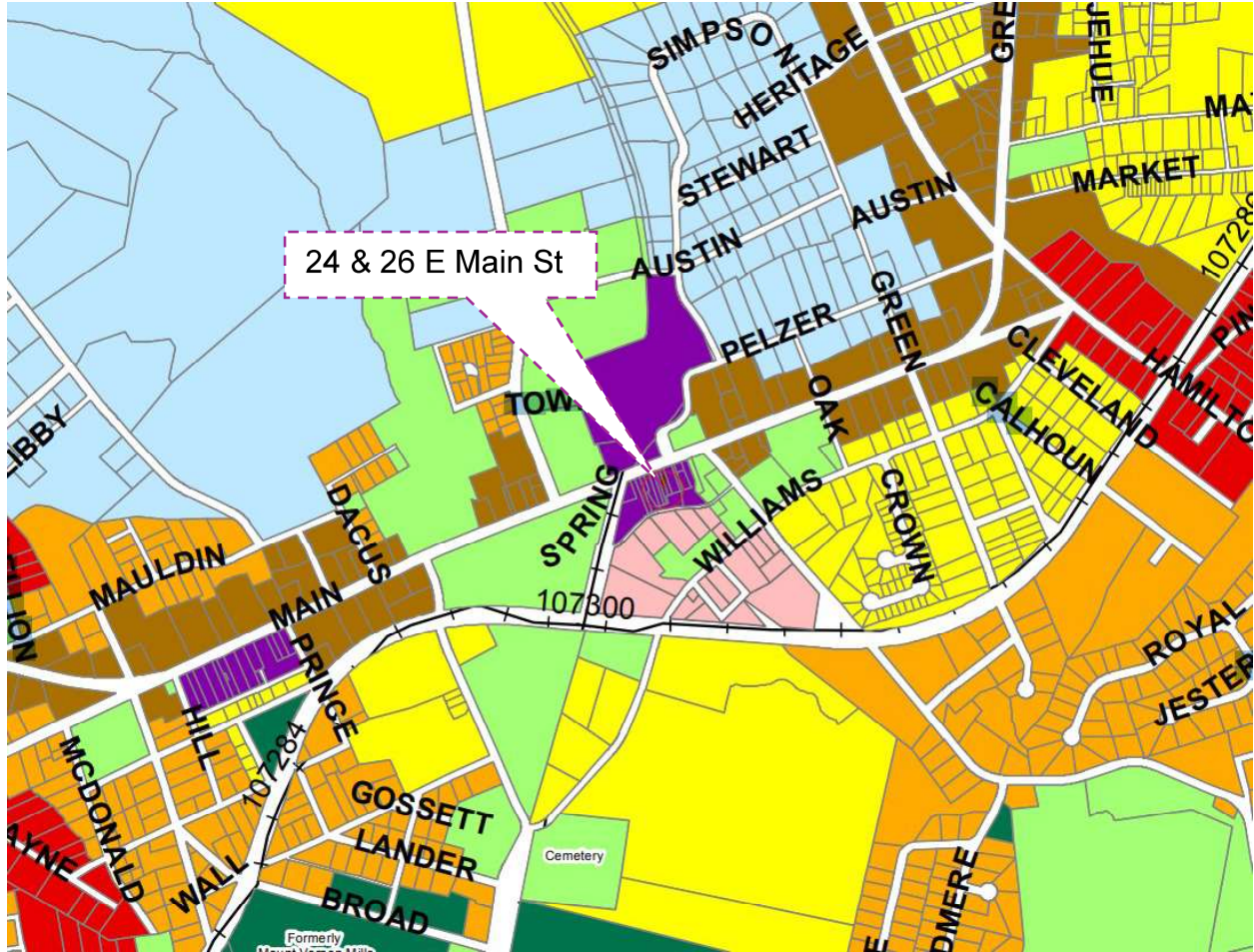
2nd Floor Kitchen



Below Grade Storage Area

Zoning

Zoning Map



Source: Bing Maps and Williamston City and Anderson County

Zoning Legend

Legend	
	Williamston - Town Limits
	Railroads
	Reservoir
Williamston Zoning- 2012	
ZONING	
	CC Core Commercial
	HC Highway Commercial
	I Industrial
	INS Institutional
	OC Office Commercial
	R1 Single Family Residential
	R2 Single Family Residential
	R3 Single Family & Duplex Residential
	R4 Multi - Family
	MHSD Manufactured Homes Subdivision
	PD Planned Development

Zoning Summary	
<i>Zoning Authority</i>	Williamston City and Anderson County
<i>Zoning District</i>	Commercial
<i>Zoning Code</i>	Core Commercial
<i>Zoning Type/Description</i>	Commercial office and retail
<i>Actual Density of Use</i>	5.41
<i>Current Use Legally Conforming</i>	The subject is legal and conforming use.
<i>Zoning Change Requested</i>	Not Known
<i>Zoning Change Likely</i>	A zoning change is unlikely.
<i>Zoning Intent/Summary</i>	Office and Retail
<i>Permitted Uses</i>	Retail, Office, Medical, No Auto Services
<i>Maximum Site Coverage</i>	0 lot line front and side. 10 foot set back at rear
<i>Minimum Lot Area</i>	NA
<i>Front Set Back Distance</i>	0
<i>Side Yard Distance</i>	0
<i>Back Yard Distance</i>	10
<i>Maximum Building Height</i>	35 feet
<i>Zoning Parking Requirements</i>	On street. Back set back can be used for parking but cannot obstruct access to the building
<i>Zoning Data Source</i>	Williamsotn City Ordinance
<i>Zoning Comments</i>	Typcial Central Business District zoning and uses

ASSESSMENT AND TAXES

Tax Summary	
<i>Taxing Authority</i>	Anderson
<i>Tax Year(s)</i>	2023
<i>Total Tax Rate</i>	0.438710
<i>Assessment Year(s)</i>	2023

Real Estate Assessment and Taxes						
Tax ID	Land	Improvements	Other	Total Assessment	Tax Rate	Taxes
245-09-01-009	\$1,040	\$4,050	\$0	\$5,090	0.4387	\$1,943
245-09-01-010	\$2,220	\$7,610	\$0	\$9,830	0.4387	\$3,431

HIGHEST AND BEST USE

Highest and best use may be defined as the reasonably probable and legal use of vacant land or improved property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value.

1. **Legally Permissible:** What uses are permitted by zoning and other legal restrictions?
2. **Physically Possible:** To what use is the site physically adaptable?
3. **Financially Feasible:** Which possible and permissible use will produce any net return to the owner of the site?
4. **Maximally Productive.** Among the feasible uses which use will produce the highest net return, (i.e., the highest present worth)?

Highest and Best Use of the Site

The highest and best use of the site, as vacant, is for Office Retail.

Highest and Best Use as Vacant	
Highest and Best Use as Vacant: Office Retail	
Legally Permissible	<input checked="" type="checkbox"/> The subject is legal and conforming use.
<i>Zoning Code, District</i>	CC Core Commercial
<i>Permitted Uses</i>	Retail, Office, Medical, No Auto Services
<i>Zoning Change Likely?</i>	No
Physically Possible <input checked="" type="checkbox"/>	
<i>Land Size</i>	.23 acres, 10,080 square feet
<i>Shape</i>	Roughly rectangular
<i>Topography</i>	Street Level
<i>Utilities</i>	The subject's utilities are typical and adequate for the market area.:
<i>Access</i>	average
<i>Visibility</i>	Good
<i>Functional Utility</i>	Average
Financially Feasible <input checked="" type="checkbox"/>	
<i>Positive Net Income/Rate of Return?</i>	Yes
<i>Maximally Productive</i>	<input checked="" type="checkbox"/>
<i>Does the Use Return Maximum Value</i>	Yes
<p>Located on a city street with a storefront location. Good exposure to commuter traffic. Adjacent uses are office and retail services. The most likely buyer would use for office or retail.</p>	

Highest and Best Use as Improved

The highest and best use of the subject as improved Office Retail.

Highest and Best Use as Improved	
Highest and Best Use as Improved: Office Retail	
Legally Permissible	<input checked="" type="checkbox"/> The subject is legal and conforming use.
<i>Zoning Code, District</i>	CC Core Commercial
<i>Permitted Uses</i>	Retail, Office, Medical, No Auto Services
<i>Zoning Change Likely?</i>	No
Physically Possible	<input checked="" type="checkbox"/>
<i>Improvement Size</i>	6980 Square Feet GBA
<i>Condition</i>	Above Average
<i>Quality</i>	Good Masonry
<i>Physical Limitations</i>	None
<i>Functional Utility</i>	Good
Financially Feasible	<input checked="" type="checkbox"/>
<i>Positive Net Income/Rate of Return?</i>	Yes
<i>Maximally Productive</i>	<input checked="" type="checkbox"/>
<i>Does the Use Return Maximum Value</i>	Yes
The improvements create value to the land. The improvements are finished as a medical office	

VALUATION METHODOLOGY

Three basic approaches may be used to arrive at an estimate of market value. They are:

1. The Cost Approach
2. The Income Approach
3. The Sales Comparison Approach

Cost Approach

The Cost Approach is summarized as follows:

$$\begin{array}{r} \text{Cost New} \\ - \text{Depreciation} \\ + \text{Land Value} \\ \hline = \text{Value} \end{array}$$

Income Approach

The Income Approach converts the anticipated flow of future benefits (income) to a present value estimate through a capitalization and or a discounting process.

Sales Comparison Approach

The Sales Comparison Approach compares sales of similar properties with the subject property. Each comparable sale is adjusted for its inferior or superior characteristics. The values derived from the adjusted comparable sales form a range of value for the subject. By process of correlation and analysis, a final indicated value is derived.

Final Reconciliation

The appraisal process concludes with the Final Reconciliation of the values derived from the approaches applied for a single estimate of market value. Different properties require different means of analysis and lend themselves to one approach over the others.

Analyses Applied**Utilized Approaches to Value****Cost Approach**

There is inadequate data to develop a land value and the age of the improvements makes the depreciation difficult to accurately measure.

Sales Comparison Approach

There is adequate data to develop a value estimate and this approach reflects market behavior for this property type.

Income Approach

While the subject could generate an income stream, the most probable buyer is an owner-occupant.

SALES COMPARISON APPROACH

The Sales Comparison Approach is based on the premise that a buyer would pay no more for a specific property than the cost of obtaining a property with the same quality, utility, and perceived benefits of ownership. It is based on the principles of supply and demand, balance, substitution and externalities. The following steps describe the applied process of the Sales Comparison Approach.

- The market in which the subject property competes is investigated; comparable sales, contracts for sale and current offerings are reviewed.
- The most pertinent data is further analyzed and the quality of the transaction is determined.
- The most meaningful unit of value for the subject property is determined.
- Each comparable sale is analyzed and where appropriate, adjusted to equate with the subject property.
- The value indication of each comparable sale is analyzed and the data reconciled for a final indication of value via the Sales Comparison Approach.

Comparables

I have researched six comparables for this analysis; these are documented on the following pages followed by a location map and analysis grid. All sales have been researched through numerous sources, inspected and verified by a party to the transaction.

Improved Sales Summary Table					
Comp	Address City	Grantor Grantee	Price Date	Price Per SF GBA	Year Built Construction
Subject	24 & 26 E Main St Williamston	Jack Wise Weathermark Investments LLC	-- 7/1/2008	-- 6,980	Unknown Masonry Brick
Comp 1	302 City Square Belton	Russel K Wood Astorga Ventures LLC	\$200,000 3/10/2023	\$75.08 2,664	Late 1800s Masonry Brick
Comp 2	10 Roberts Blvd Williamston	JEB Unlimited LLC Amanda Lewis Real Estate LLC	\$540,000 1/27/2023	\$199.41 2,708	1993 Brick Frame
Comp 3	213 S Main St Anderson	Dobbins AL Noble Partners	\$328,000 3/31/2023	\$107.26 3,058	Unknown Masonry Brick
Comp 4	210-212 S Main St Anderson	210 S Main LLC Four K Holdings LLC	\$850,000 5/12/2024	\$59.67 14,244	Unknown Masonry Brick

Comparable 1



Transaction

<i>ID</i>		<i>Date</i>	3/10/2023
<i>Address</i>	302 City Square	<i>Price</i>	\$200,000
<i>City</i>	Belton	<i>Price Per RA</i>	\$75.08
<i>State</i>	SC	<i>Price Per SF</i>	\$75.08
<i>Tax ID</i>	2490313003	<i>Price Per Unit</i>	
<i>Grantor</i>	Russekk K Wood	<i>Transaction Type</i>	Arms Length
<i>Grantee</i>	Astorga Ventures LLC	<i>Financing</i>	Unknown
<i>Legal Description</i>		<i>Property Rights</i>	Fee Simple
<i>Book/Page or Reference Doc</i>	16656 pg 158	<i>Days on Market</i>	406
<i>Sale Verification Source</i>	Catalyst, Deed, Tax Rec		

Site

<i>Acres</i>	0.060	<i>Topography</i>	Street Level
<i>Land SF</i>	2,700	<i>Zoning</i>	Core Commercial
<i>Road Frontage</i>	24 Ft	<i>Flood Zone</i>	None
<i>Shape</i>	Rectangular	<i>Encumbrance or Easement</i>	None
<i>Utilities</i>	All Available	<i>Environmental Issues</i>	None
<i>Corner</i>	No. Units		

Improvements & Financial Data

<i>GBA</i>	2,664	<i>PGI</i>	
<i>Rentable Area</i>	2,664	<i>EGI</i>	
<i>No. of Buildings</i>	1	<i>Occupancy</i>	owner occupant
<i>No. of Stories</i>	2	<i>Vacancy</i>	
<i>No. of Units</i>	1	<i>Expense Ratio</i>	
<i>Year Built</i>	Late 1800's	<i>NOI</i>	
<i>Renovations</i>	Fully renovated	<i>Cap Rate</i>	
<i>Condition</i>	Abv Average	<i>EGIM</i>	

Sale Comments

Only the first floor of this building is finished. The reported GBA includes the unfinished second floor. The buyer converted to a Beer Pub.

Comparable 2



Transaction

<i>ID</i>		<i>Date</i>	1/27/2023
<i>Address</i>	10 Roberts Blvd	<i>Price</i>	\$540,000
<i>City</i>	Williamston	<i>Price Per RA</i>	\$199.41
<i>State</i>	SC	<i>Price Per SF</i>	\$199.41
<i>Tax ID</i>	2440401010	<i>Price Per Unit</i>	
<i>Grantor</i>	JEB Unlimited LLC	<i>Transaction Type</i>	Arms Length
<i>Grantee</i>	Amanda Lewis Real Estate LLC	<i>Financing</i>	Bank
<i>Legal Description</i>		<i>Property Rights</i>	Leased Fee
<i>Book/Page or Reference Doc</i>	16593 pg 98	<i>Days on Market</i>	Unknown
<i>Sale Verification Source</i>	Catalyst, Deed, Public Rec		

Site

<i>Acres</i>	0.79	<i>Topography</i>	Mostly Level
<i>Land SF</i>	34,461	<i>Zoning</i>	Highway Commercial
<i>Road Frontage</i>	105 ft	<i>Flood Zone</i>	None
<i>Shape</i>	Irregular	<i>Encumbrance or Easement</i>	None
<i>Utilities</i>	All Utilties	<i>Environmental Issues</i>	None
<i>Corner</i>	Yes		

Improvements & Financial Data

<i>GBA</i>	2,708	<i>PGI</i>	
<i>Rentable Area</i>	2,708	<i>EGI</i>	
<i>No. of Buildings</i>	1	<i>Occupancy</i>	
<i>No. of Stories</i>	1	<i>Vacancy</i>	
<i>No. of Units</i>	1	<i>Expense Ratio</i>	
<i>Year Built</i>	1993	<i>NOI</i>	
<i>Renovations</i>	Unknown	<i>Cap Rate</i>	
<i>Condition</i>	Abv Average	<i>EGIM</i>	

Sale Comments

This is a veterany clinic / medical office

Comparable 3



Transaction

<i>ID</i>		<i>Date</i>	3/31/2023
<i>Address</i>	213 S Main St	<i>Price</i>	\$328,000
<i>City</i>	Anderson	<i>Price Per RA</i>	\$107.26
<i>State</i>	SC	<i>Price Per SF</i>	\$107.26
<i>Tax ID</i>	1233028026	<i>Price Per Unit</i>	
<i>Grantor</i>	Dobbins AL	<i>Transaction Type</i>	Arms Length
<i>Grantee</i>	Noble Partners LLC	<i>Financing</i>	Owner with \$75K down
<i>Legal Description</i>		<i>Property Rights</i>	Fee Simple
<i>Book/Page or Reference Doc</i>	16697 pg 22	<i>Days on Market</i>	Unknown
<i>Sale Verification Source</i>	Catalyst, Dedd, Pub Rec		

Site

<i>Acres</i>	0.050	<i>Topography</i>	Street Grade
<i>Land SF</i>	2,174	<i>Zoning</i>	Central Business Dist
<i>Road Frontage</i>	27 ft	<i>Flood Zone</i>	None
<i>Shape</i>	Rectangular	<i>Encumbrance or Easement</i>	None
<i>Utilities</i>	All Utilities	<i>Environmental Issues</i>	None
<i>Corner</i>	No		

Improvements & Financial Data

<i>GBA</i>	3,058	<i>PGI</i>	
<i>Rentable Area</i>	3,058	<i>EGI</i>	
<i>No. of Buildings</i>	1	<i>Occupancy</i>	
<i>No. of Stories</i>	2	<i>Vacancy</i>	
<i>No. of Units</i>	1	<i>Expense Ratio</i>	
<i>Year Built</i>	Unknown	<i>NOI</i>	
<i>Renovations</i>	To be renovated	<i>Cap Rate</i>	
<i>Condition</i>	fair	<i>EGIM</i>	

Sale Comments

Vacant office building in fair condition. Buyer renovated as a law office

Comparable 4



Transaction

<i>ID</i>		<i>Date</i>	5/12/2024
<i>Address</i>	210-212 S Main St	<i>Price</i>	\$850,000
<i>City</i>	Anderson	<i>Price Per RA</i>	\$59.67
<i>State</i>	SC	<i>Price Per SF</i>	\$59.67
<i>Tax ID</i>	1233027009	<i>Price Per Unit</i>	
<i>Grantor</i>	210 S Main LLC	<i>Transaction Type</i>	Arms Length
<i>Grantee</i>	Four K Holdings LLC	<i>Financing</i>	Unknown
<i>Legal Description</i>		<i>Property Rights</i>	Fee Simple
<i>Book/Page or Reference Doc</i>	17388 pg 131	<i>Days on Market</i>	Unknown
<i>Sale Verification Source</i>	Catalyst, Deed, Pub Rec		

Site

<i>Acres</i>	0.17	<i>Topography</i>	Level
<i>Land SF</i>	7,489	<i>Zoning</i>	Central Busines Dist
<i>Road Frontage</i>	56 ft	<i>Flood Zone</i>	None
<i>Shape</i>	Rectangular	<i>Encumbrance or Easement</i>	None
<i>Utilities</i>	All Utilities	<i>Environmental Issues</i>	None
<i>Corner</i>	No		

Improvements & Financial Data

<i>GBA</i>	14,244	<i>PGI</i>	
<i>Rentable Area</i>	14,244	<i>EGI</i>	
<i>No. of Buildings</i>	1	<i>Occupancy</i>	
<i>No. of Stories</i>	2	<i>Vacancy</i>	
<i>No. of Units</i>	2	<i>Expense Ratio</i>	
<i>Year Built</i>	Unknown	<i>NOI</i>	
<i>Renovations</i>	2013 2nd Floor	<i>Cap Rate</i>	
<i>Condition</i>	Fair	<i>EGIM</i>	

Sale Comments

2 Story office retail building. Second floor is finished as offices. First floor is a shell to be upfitted for the occupant

Improved Sales Comparables Map



Improved Sales Map Legend			
Legend	Address	City	Distance
<i>Subject</i>	24-26 E Main St	Williamston	
<i>Comp 1</i>	302 City Square	Belton	6.65 miles
<i>Comp 2</i>	10 Roberts Blvd	Williamston	.79 miles
<i>Comp 3</i>	213 S Main St	Anderson	12.64 miles
<i>Comp 4</i>	210-212 S Main St	Anderson	13.07 miles

Analysis Grid

The above sales have been analyzed and compared with the subject property. I have considered adjustments in the areas of:

- Property Rights Sold
- Financing
- Conditions of Sale
- Market Trends
- Location
- Physical Characteristics

On the following page is a sales comparison grid displaying the subject property, the comparables and the adjustments applied.

Analysis Grid		Comp 1	Comp 2	Comp 3	Comp 4	Comp 5	Comp 6
Address	24 -26 E Main St	302 City Square	10 Roberts Blvd	213 S Main St	210-212 S Main St		
City	Williamston	Belton	Williamston	Anderson	Anderson		
State	SC	SC	SC	SC	SC		
Date	8/12/2024	3/10/2023	1/27/2023	3/31/2023	5/12/2024		
Price	-	\$200,000	\$540,000	\$328,000	\$850,000		
GBA	6,980	2,664	2,708	3,058	14,244		
Price Per SF	\$0.00	\$75.08	\$199.41	\$107.26	\$59.67		
Transaction Adjustments							
Property Rights	Fee Simple	Fee Simple	0.0%	Leased Fee	0.0%	Leased Fee	0.0%
Financing		Unknown	0.0%	Bank	0.0%	Owner	0.0%
Conditions of Sale		Typical	0.0%	Typical	0.0%	Typical	0.0%
Expenditures After Sale		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Adjusted Price/SF		\$75.08	\$199.41	\$107.26	\$59.67	\$0.00	\$0.00
Market Trends Through	8/12/2024	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Adjusted Price/SF		\$75.08	\$199.41	\$107.26	\$59.67	\$0.00	\$0.00
Characteristics Adjustments							
Location	Suburban City	Suburban City	Suburban City	Urban City	Urban City		
% Adjustment		5%	0%	-10%	-10%	0%	0%
Qualitative		Inferior	Similar	Superior	Superior	Similar	Similar
\$ Adjustment		\$3.75	\$0.00	-\$10.73	-\$5.97	\$0.00	\$0.00
Land SF	10,080	2,700	34,461	2,174	7,489		
% Adjustment		10%	-30%	10%	0%	0%	0%
Qualitative		Inferior	Superior	Inferior	Similar	Similar	Similar
\$ Adjustment		\$7.51	-\$59.82	\$10.73	\$0.00	\$0.00	\$0.00
Quality	Medical Office	Retail/Event Space	Medical	Office	Office&Shell		
% Adjustment		25%	-15%	5%	15%	0%	0%
Qualitative		Inferior	Superior	Inferior	Inferior	Similar	Similar
\$ Adjustment		\$18.77	-\$29.91	\$5.36	\$8.95	\$0.00	\$0.00
Condition	Abv Average	Abv Average	Abv Average	Fair	Avg/Shell		
% Adjustment		0%	0%	10%	25%	0%	0%
Qualitative		Similar	Similar	Inferior	Inferior	Similar	Similar
\$ Adjustment		\$0.00	\$0.00	\$10.73	\$14.92	\$0.00	\$0.00
GBA	6,980	2,664	2,708	3,058	14,244		
% Adjustment		-10%	-10%	-10%	10%	0%	0%
Qualitative		Superior	Superior	Superior	Inferior	Similar	Similar
\$ Adjustment		-\$7.51	-\$19.94	-\$10.73	\$5.97	\$0.00	\$0.00
Adjusted Price/SF		\$97.60	\$89.73	\$112.62	\$83.54	\$0.00	\$0.00
Net Adjustments		30.0%	-55.0%	5.0%	40.0%	0.0%	0.0%
Gross Adjustments		50.0%	55.0%	45.0%	60.0%	0.0%	0.0%

Comparable Sale Adjustments

Improved Sale Comparable 1

Improved Sale 1, located in the city of Belton, represents a closed sale of \$200,000 and is considered inferior to the subject overall. The property rights of the comparable, Fee Simple, do not require an adjustment. No adjustment is warranted for the financing of the transaction. The conditions of sale do not require an adjustment. The town of Belton is considered more rural in nature as it is further from major highways and desired employment and shopping. The location is deemed inferior to the subject and an upward adjustment of 5.0% is applied. The site size for this property is significantly smaller, an upward adjustment of 10.0% is warranted for the land sf of the comparable. AT the transfer the property was used as an event center/ meeting place. There were fewer inter partitions and a small kitchen. The subject is finished as medical office with extra HVAC, Plumbing and Electrical. The quality is deemed inferior to the subject and an upward adjustment of 25.0% is applied. The gross building area is much smaller than the subject. The smaller building areas typically will sell for more per square foot in this market. Mostly due to demand and partially due to the comparable features included in a smaller building. is deemed superior to the subject and a downward adjustment of -10.0% is applied. Adjustments for condition were not necessary. A gross adjustment of 50.0% and net adjustment of 30.0% is applied as discussed in the analysis above.

Improved Sale Comparable 2

Improved Sale 2, located in the city of Williamston, represents a closed sale of \$540,000 and is considered superior to the subject overall. This comparable sale is a veterinary clinic with most of the features found in a medical office. The subject is medical office design. While this sale is a free-standing building, it was the best comparable sale found to support the upgraded value for medical office space. The property rights of the comparable, leased fee do not require an adjustment. No adjustment is warranted for the financing of the transaction. The conditions of sale do not require an adjustment. Adjustments for location condition were not necessary. This sale has a significant amount of site area to include parking and surplus land. A downward adjustment of -30.0% is warranted for the land sf of the comparable. The sale is a medical office. It is a free-standing building, and the construction costs are greater have no common walls with adjacent buildings. This is a more modern design building than the subject. The quality is deemed superior to the subject and a downward adjustment of -15.0% is applied. The gross building area is much smaller than the subject. The smaller building areas typically will sell for more per square foot in this market. Mostly due to demand and partially due to the comparable features included in a smaller building is deemed superior to the subject and a downward adjustment of -10.0% is applied. A gross adjustment of 55.0% and net adjustment of -55.0% is applied as discussed in the analysis above.

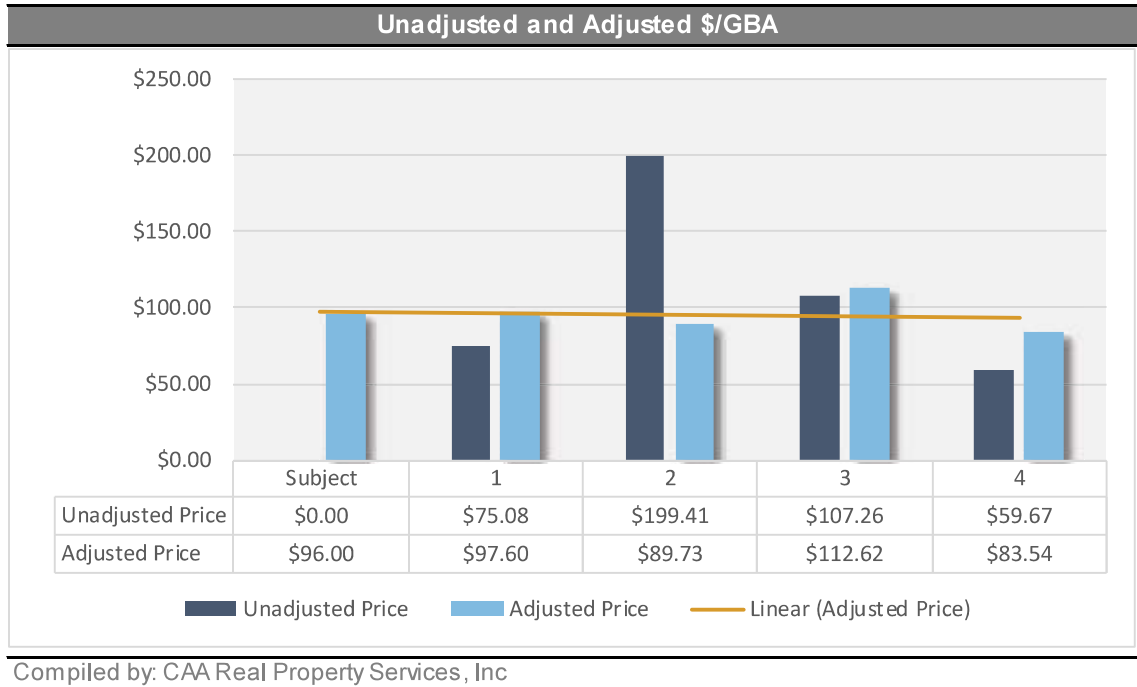
Improved Sale Comparable 3

Improved Sale 3, located in the city of Anderson, represents a closed sale of \$328,000 and is considered Similar to the subject overall with only 5% net adjustments. The property rights of the comparable, Leased Fee do not require an adjustment. No adjustment is warranted for the financing of the transaction. The conditions of sale do not require an adjustment. This comparable is in the Central Business District of the City of Anderson. This is a more densely populated location and superior proximity to desired support amenities. The location is deemed superior to the subject and a downward adjustment of -10.0% is applied. This site is much smaller than the subject site and an upward adjustment of 10.0% is warranted for the land sf of the comparable. This property was a basic office. The subject property being appraised is finished as medical office with upgraded plumbing, electrical and interior partitions. The quality is deemed inferior to the subject and an upward adjustment of 5.0% is applied. The buyer updated the property after the purchase as the interior was below average. An upward adjustment of 10.0% is warranted for the condition of the comparable. The gross building area is much smaller than the subject. The smaller building areas typically will sell for more per square foot in this market. Mostly due to demand and partially due to the comparable features included in a smaller building. The gba is deemed superior to the subject and a downward adjustment of -10.0% is applied. A gross adjustment of 45.0% and net adjustment of 5.0% is applied as discussed in the analysis above.

Improved Sale Comparable 4

Improved Sale 4, located in the city of Anderson, represents a closed sale of \$850,000 and is considered Superior to the subject overall. The property rights of the comparable, Fee Simple, do not require an adjustment. No adjustment is warranted for the financing of the transaction. The conditions of sale do not require an adjustment. This comparable is in the Central Business District of the City of Anderson. This is a more densely populated location and superior proximity to desired support amenities. The location is deemed superior to the subject and a downward adjustment of -10.0% is applied. The finish space of this property is a basic office. The subject is finished medical space. Additionally the first floor is an unfinished shell. The quality is deemed inferior to the subject and an upward adjustment of 15.0% is applied. The first floor is unfinished space. An upward adjustment of 25.0% is warranted for the condition of the comparable. The gba is much larger than the subject and will typically have a lower sold price per SF. There is typically more market demand for the smaller office space. The gross building area is deemed inferior to the subject and an upward adjustment of 10.0% is applied. Adjustments for land sf were not necessary. A gross adjustment of 60.0% and net adjustment of 40.0% is applied as discussed in the analysis above.

Sales Comparison Approach Conclusion



Following adjustments, the comparables indicated prices per gba of \$0.00 to \$112.62, with a median value of \$93.67.

Improved Sales Comparison	
Comparable	\$/GBA
3	\$112.62
1	\$97.60
Subject	\$96.00
2	\$89.73
4	\$83.54

All of the value indications have been considered, and in the final analysis, all comparables have been given most weight in arriving at my final reconciled per gba value of \$96.00.

Value Ranges & As Is Reconciled Value				
Number of Comps:	0	Unadjusted	Adjusted	% Δ
	Low:	\$59.67	\$0.00	-100%
	High:	\$199.41	\$112.62	-44%
	Average:	\$110.35	\$96.22	-13%
	Median:	\$91.17	\$93.67	3%
Reconciled Value/Unit Value:			\$96.00	
Subject Size:			6,980	
Indicated Value:			\$670,080	
Reconciled Final As Is Value:			\$670,000	
Six Hundred Seventy Thousand Dollars				

INCOME APPROACH

The Income Approach to value is based on the present worth of the future rights to income. This type of analysis considers the property from an investor's point of view, the basic premise being that the amount and quality of the income stream are the basis for value of the property.

Direct Capitalization Analysis

The steps involved in capitalizing the subject's net operating income are as follows:

- Develop the subject's Potential Gross Income (PGI) through analysis of the subject's actual historic income and an analysis of competitive current market income rates.
- Estimate and deduct vacancy and collection losses to develop the Effective Gross Income (EGI).
- Develop and subtract operating expenses to derive the Net Operating Income (NOI).
- Develop the appropriate capitalization rate (R_o).
- Divide the net operating income by the capitalization rate for an estimate of value through the income approach.

Potential Gross Income (PGI)

Current Income

The Owner of the buildings also occupy the building and operate business there. There is a rental structure. The likelihood the current lease structure would not continue at the sale of the subject property is strong. The property lease structure would most likely morph to a current market rate. Thus making the Lease Fee value similar to the Fee Simple Value.

Space Types & Occupancy

The space includes 2 units, #24 and #26. At present the units are both owner occupied. Both units are used for common medical practice. The first floor is finished for medical offices. The second floor is finished offices with a kitchen

Lease Structure

The predominant lease structure in the subject property is Modified Gross Lease: A lease in which the landlord receives stipulated rent and is obligated to pay some, but not all, of the property's operating and fixed expenses. Since assignment of expenses varies among modified gross leases, expense responsibility must always be specified. In some markets, a modified gross lease may be called a double net lease, net net lease, partial net lease, or semi-gross lease.

Market Rent

Market Rent Comparables

I have researched three comparables for this analysis; these are documented on the following pages followed by a location map and analysis grid. All sales have been researched through numerous sources, inspected and verified by a party to the transaction.

Lease Comparable 1



Location		Building	
<i>ID</i>		<i>Year Built</i>	Unknown
<i>Name</i>		<i>Condition</i>	Average
<i>Address</i>	111 Sharpe St	<i>No. of Buildings</i>	1
<i>City</i>	Anderson	<i>GBA</i>	1,200
<i>State</i>	SC	<i>Rentable Area</i>	1,200
<i>Property Major Type</i>	Office	<i>No. of Units</i>	1
<i>Property Type</i>	Storefront Office	<i>Vacancy</i>	0.0%

Leases					
Tenant	Size	Eff. Rent/SF	Type	Start Date	Term
Knobel Mediation	1,200	\$16.00	Gross	1/3/2023	24 month

Totals	1,200	\$16.00			
Averages	1,200	\$16.00			

Comments
Includes waiting room, reception and 4 offices. New flooring and paint

Lease Comparable 2



Location		Building	
ID		Year Built	Unknown
Name		Condition	Abv Average
Address	104 W Whitner St	No. of Buildings	1
City	Anderson	GBA	1,600
State	SC	Rentable Area	1,600
Property Major Type	Office	No. of Units	1
Property Type	Storefront Office	Vacancy	0.0%

Leases					
Tenant	Size	Eff. Rent/SF	Type	Start Date	Term
Dr Melton, DDS	1,600	\$15.00	Gross	5/14/2024	60 months

Totals	1,600	\$15.00			
Averages	1,600	\$15.00			

Comments

2 story unit. Private office, breakroom and restroom. Also a basement area that is unfinished. Finish did not include upfit to a medical office by the owner.

Lease Comparable 3



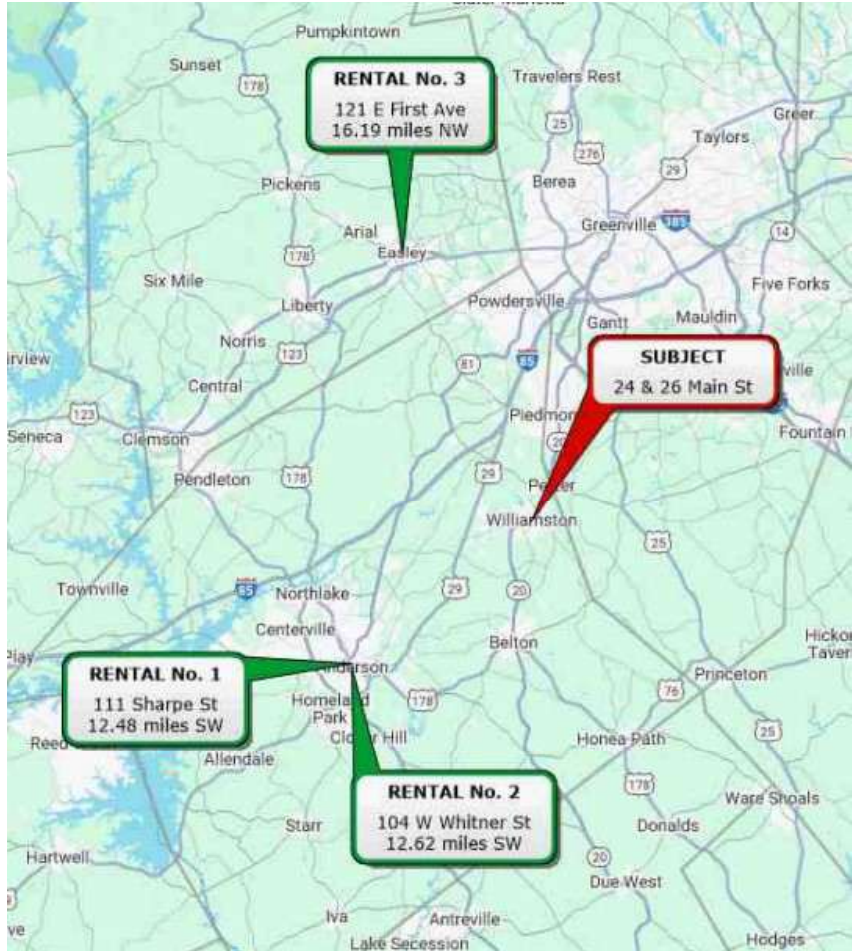
Location		Building	
<i>ID</i>		<i>Year Built</i>	Unknown
<i>Name</i>		<i>Condition</i>	
<i>Address</i>	121 E First Ave	<i>No. of Buildings</i>	1
<i>City</i>	Easley	<i>GBA</i>	2,500
<i>State</i>	SC	<i>Rentable Area</i>	2,500
<i>Property Major Type</i>	Office/Retail	<i>No. of Units</i>	1
<i>Property Type</i>	Storefront	<i>Vacancy</i>	0.0%

Leases					
Tenant	Size	Eff. Rent/SF	Type	Start Date	Term
Tyler's Toy Box	2,500	\$9.12	Gross	3/21/2024	24 months

Totals	2,500	\$9.12			
Averages	2,500	\$9.12			

Comments
Open space with restroom. No upfit by owner

Lease Comparables Map



Analysis Grid

The above rentals have been analyzed and compared with the subject property. I have considered adjustments in the areas of:

- Lease Terms
- Conditions of Lease
- Other
- Economic Trends (time)
- Location
- Physical Characteristics

On the following page is a rental comparison grid displaying the subject property, the comparables and the adjustments applied.

Lease Analysis Grid		Comp 1	Comp 2	Comp 3			
Address	24 E Main St	111 Sharpe St	104 W Whitner St	121 E First Ave			
City	Williamston	Anderson	Anderson	Easley			
State	SC	SC	SC	SC			
Tenant	Owner	Knobel Mediation	Dr Melton DDS	Tyler's Toy Box			
Start Date		1/3/2023	5/14/2024	3/21/2024			
Eff. Rent/SF		\$16.00	\$15.00	\$9.12			
Lease Type		Gross	Gross	Gross			
Lease Term		24 Month	60 Month	Unknown			
Size	6,980	1,200	1,600	2,500			
Transaction Adjustments							
Conditions of Lease		Normal	0%	Normal	0%	Normal	0%
Other		Similar	0%	Similar	0%	Similar	0%
Adjusted Rent		\$16.00		\$15.00		\$9.12	
Market Trends/Year	0.0%	0.0%		0.0%		0.0%	
Adjusted Rent		\$16.00		\$15.00		\$9.12	
Expenses		\$0.00		\$0.00		\$0.00	
Adjusted Rent		\$16.00		\$15.00		\$9.12	
Characteristics Adjustments							
Location	Suburban City	Urban City	Urban City	Suburban City			
% Adjustment		-10%	-10%	0%			
Qualitative		Superior	Superior	Similar			
\$ Adjustment		-\$1.60	-\$1.50	\$0.00			
Rentable Area	6,980	1,200	1,600	2,500			
% Adjustment		-10%	-10%	-10%			
Qualitative		Superior	Superior	Superior			
\$ Adjustment		-\$1.60	-\$1.50	-\$0.91			
Quality	Medical	Office	Office	Shell			
% Adjustment		5%	5%	15%			
Qualitative		Inferior	Inferior	Inferior			
\$ Adjustment		\$0.80	\$0.75	\$1.37			
Condition	Abv Average	Average	Abv Average	Avg/Shell			
% Adjustment		5%	0%	25%			
Qualitative		Inferior	Similar	Inferior			
\$ Adjustment		\$0.80	\$0.00	\$2.28			
% Adjustment		0%	0%	0%			
Qualitative		Similar	Similar	Similar			
\$ Adjustment		\$0.00	\$0.00	\$0.00			
Adjusted Rent		\$14.40		\$12.75		\$11.86	
Net Adjustments		-10.0%		-15.0%		30.0%	
Gross Adjustments		30.0%		25.0%		50.0%	

Comparable Rent Adjustments

Location

Lease comps 1 and 2 are located in the Central Business District for the City of Anderson. An area that has superior demand and more dense populations. These comparables are similar in design and utility as the subject. Lease comp 3 is further away. This was used to demonstrate lease rates in a small community.

Rentable Area

The rentable areas are all smaller than the subject building area. The smaller building areas typically will lease for more per square foot in this market. Mostly due to demand and partially due to the comparable features included in a smaller building

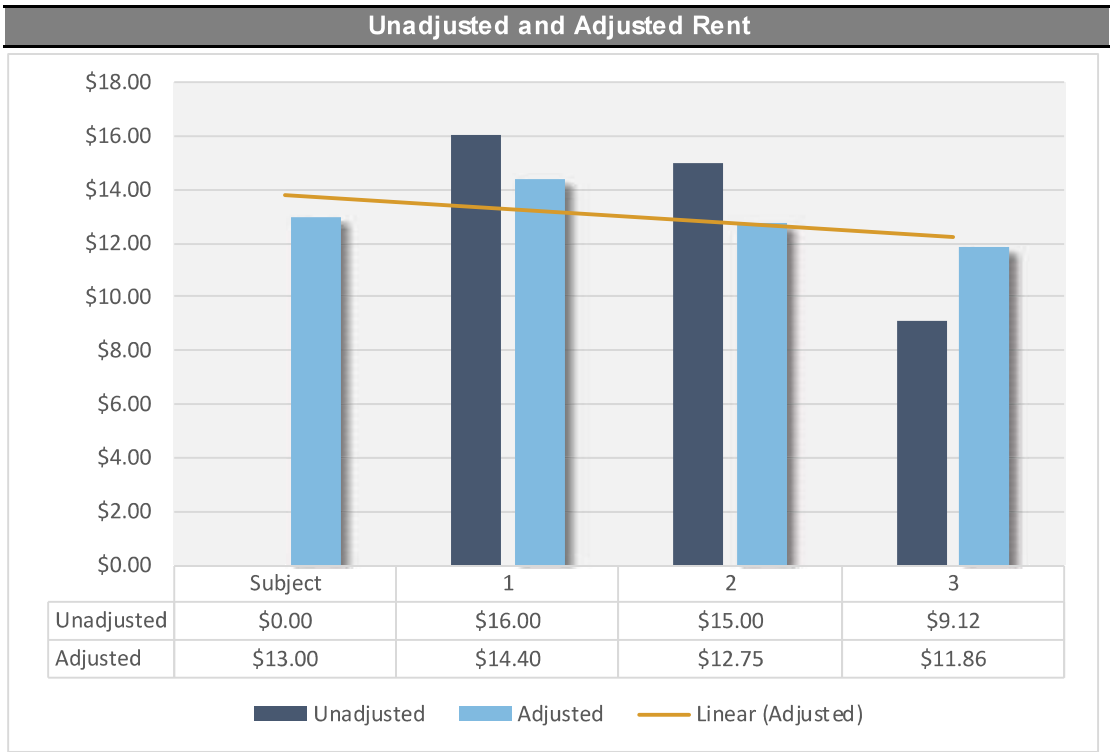
Quality

Comparables 1 and 2 are finished office spaces. The subject is superior being finished as Medical Office. The adjustment is for the superior quality of plumbing, Electrical and interior partitions. Comp 2 is a shell to be finished per the tenant's up fit.

Condition

This adjustment is made based on the estimated deferred maintenance of the interior improvements. Comp 3 had only a shell finish.

Market Rent Reconciliation



Compiled by: CAA Real Property Services, Inc

Following adjustments, the comparables indicated a market rent of \$11.86 to \$14.40, with a median value of \$12.75.

Based on the above analysis, I have reconciled to a market rent of \$13.00, as of August 12, 2024

Ranges & Reconciled Rent				
Number of Comps:	0	Unadjusted	Adjusted	% Δ
Low:		\$9.12	\$11.86	30%
High:		\$16.00	\$14.40	-10%
Average:		\$13.37	\$13.00	-3%
Median:		\$15.00	\$12.75	-15%
Reconciled Market Rent:			\$13.00	
Thirteen Dollars and Zero Cents				

Potential Gross Income Summary

The subject estimated annual rent per square foot is \$13.00. The subject Gross Rentable Area is 6,980 SF. The Potential Gross Annual Income for the property is \$90,740.

Vacancy and Collection Loss

Based on a review of market conditions and the subject's operating history I have projected vacancy and collection loss at 15.00%.

Effective Gross Income

Total Rental Income:	\$90,740	100.0%
Other Income:	\$0	0.0%
<hr/>		
Potential Gross Income:	\$90,740	100%
- Vacancy & Collection Loss:	\$13,611	15.00%
<hr/>		
Effective Gross Income (EGI):	\$77,129	85.0%

The estimated vacancy over a typical holding period for this building would be 15%. This would assume that over a 5-year holding period the property would be vacant approximately 15% of that time.

Expenses

The estimated rental rate is based on a Gross Lease term. The Lessor or Owner would be responsible for all taxes, insurance and maintenance items. The table below details the subject's current expenses and recent history.

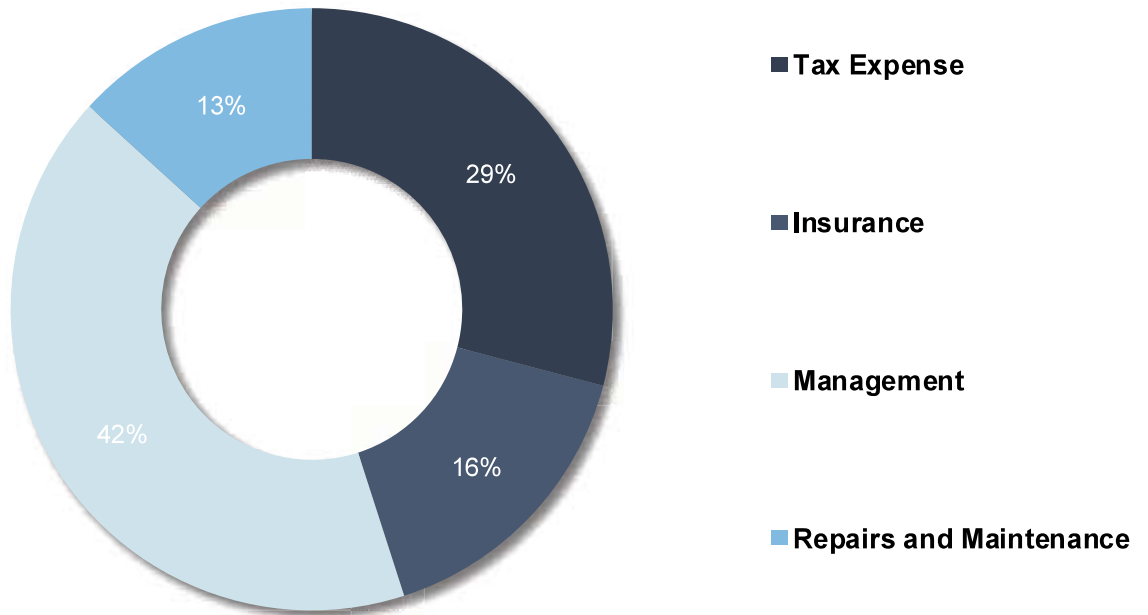
Expense Category Analysis

The following tables provide an analysis per Expense category:

Expense	Amount	Method	Annual	\$/SF
Tax Expense	\$5,374	\$/Year	\$5,374	\$0.77
Insurance	\$2,948	\$/Year	\$2,948	\$0.42
Management	\$7,713	\$/Year	\$7,713	\$1.11
Repairs and Maintenance	\$2,445	\$/Year	\$2,445	\$0.35
Total Expenses:			\$18,480	\$2.65
Expense Ratio (Expenses/EGI):			<u>23.96%</u>	

Tax Expenses are from the 2023 tax records. Insurance and maintenance are from data found in comparable building and market derived. Interviews with professional commercial property managers indicate the usual rate for property management is about 15% of the effective/collected rent.

Expenses



Compiled by: CAA Real Property Services, Inc

Expense Reimbursements

There would not typically be any rent reimbursements for the current use as medical office.

Net Operating Income

Effective Gross Income (EGI):	\$77,129
- Total Expenses:	\$18,480
Net Operating Income (NOI):	\$58,649

Capitalization Rate

The capitalization rate is the factor that converts the stabilized net operating income (NOI) to a present value. It is the ratio of net income to value or sale price.

$$\text{NOI} \div \text{Sale Price} = \text{Capitalization Rate}$$

For example, if a property sells for \$500,000, and has a stabilized NOI of \$50,000, the indicated capitalization rate is 10%.

Market Extracted Rates

The table below details capitalization rates extracted from the market.

Comparable Sale Cap Rates					
Comparable	City	Price	Date	NOI	Cap Rate
4 B Cleveland Ct	Greenville	\$437,245	Active	\$30,551	7.00%
400 N Fant St Suite F	Anderson	\$160,000	3/7/2024	\$13,520	8.45%
28 S Poinsett Hwy	Travelers Rest	\$375,000	6/10/2022	\$35,000	9.33%
1114 Comelia Rd	Anderson	\$467,500	5/11/2022	\$37,400	8.00%
	Low			\$13,520	7.00%
	High			\$37,400	9.33%
	Average			\$29,118	8.20%

Band of Investment

This technique utilizes lender and real estate investor investment criteria to develop, or synthesize a capitalization rate. There are four key inputs necessary for this method:

1. The loan-to-value ratio (M)
2. The mortgage interest rate (i)
3. The loan term (n)
4. The equity cap rate or equity dividend rate (R_E)

The mortgage variables are used to build the mortgage constant (R_M), which is the total amount of the payments made in one year, expressed as a percentage of the original loan amount.

$$\text{Payments} \times 12 / \text{Original Loan Amount} = \text{Mortgage Constant } (R_M)$$

The equity cap rate is the annual return to the investor, expressed as a percent of the original amount invested. The annual return to the investor is also known as the equity dividend rate; it is the profit remaining after debt service and all other expenses.

$$\text{After Debt Service Profit} / \text{Equity Investment} = \text{Equity Cap Rate } (R_E)$$

Note that the equity cap rate is not the same (usually, that is) as the equity yield rate. The equity yield rate reflects the total return to the investor over the life of the investment. Factors such as appreciation and mortgage pay down affect and usually increase this return to a point higher than the equity dividend rate. In markets where substantial appreciation is expected, investors will often accept a low or even negative equity dividend rate, anticipating a compensating payoff when the property is eventually sold. In markets where little appreciation is expected, much more weight is given to the annual equity dividend.

Formula:

$$\begin{aligned} R_M \times M &= \text{rate} \\ R_E \times (1-M) &= \text{rate} \\ &= \text{Cap Rate} \\ &(R_o) \end{aligned}$$

Debt Coverage Ratio Analysis

This technique develops a capitalization rate based on typical mortgage terms. There are four variables necessary for this method:

1. The loan-to-value ratio (M)
2. The mortgage interest rate (i)
3. The loan term (n)
4. The debt coverage ratio (DCR)

Items 1 through 3 are discussed above under the Band of Investment section. In this method it is also used to develop the mortgage constant (R_M). The debt coverage ratio is the factor by which income exceeds debt on an annual basis.

Formula:

$$\begin{aligned} \text{Debt Coverage Ratio} \times \text{Loan to Value Ratio} \times \text{Mortgage Constant} &= R_o \\ \text{or: } \text{DCR} \times M \times R_M &= R_o \end{aligned}$$

I have researched mortgage rates and terms typical for the subject within the market area. The table below details the Band of Investment and Debt Coverage Ratio Analyses calculations.

Capitalization Rate Calculations				
Capitalization Rate Variables				
Mortgage Interest Rate				7.34%
Loan Term (Years)				28
Loan To Value Ratio				70.0%
Debt Coverage Ratio				1.5
Equity Dividend Rate				10.36%
Band of Investment Analysis				
Mortgage Constant		Loan Ratio		Contributions
0.084258516	x	70.0%	=	5.90%
Equity Dividend Rate		Equity Ratio		
10.36%	x	30.0%	=	3.11%
Band of Investment Capitalization Rate				9.01%
Debt Coverage Ratio Analysis				
Debt Coverage Ratio x Loan to Value Ratio x Mortgage Constant				
1.5 x 0.7 x 0.0842585155036802 = 8.85%				
Debt Coverage Ratio Capitalization Rate				8.85%

Survey Data

Investor Survey Capitalization Rates				
Type	Survey Period	Low	High	Average
RealtyRates.com Investor Surveys				
	3rd Quarter 2024	6.46%	13.01%	9.04%
Averages:		6.46%	13.01%	9.04%
Source(s):				

<Discuss investor or published survey data>

Capitalization Rate Conclusion

Capitalization Rate Ranges and Reconciled Rate				
Method	Emphasis	Low	High	Average
Improved Comparable Sales		7.00%	9.33%	8.20%
Inventory Surveys - Averages		6.46%	13.01%	9.04%
Method	Emphasis	Concluded Rates		
Band of Investment		9.01%		
Debt Coverage Ratio		8.85%		
Reconciled Capitalization Rate:		9.00%		

The smaller town and sparse population increases the investment risk slightly and the higher end of the Capitalization rate range is used. A 9.00% cap rate is applied.

Capitalization to Value

Income Capitalization Analysis					
Unit/Space Type	Income	Method	Units/SF	Annual	% of PGI
Medical Office	\$13.00	\$/SF/Year	6,980	\$90,740	100.0%
Total Rental Income:				\$90,740	100.0%
Other Income:				\$0	0.0%
Potential Gross Income:				\$90,740	100%
- Vacancy & Collection Loss:				\$13,611	15.00%
Effective Gross Income (EGI):				\$77,129	85.0%
Effective Gross Rental Income (EGRI):				\$77,129	85.0%

Expense	Amount	Method	Annual	\$/SF
Tax Expense	\$5,374	\$/Year	\$5,374	\$0.77
Insurance	\$2,948	\$/Year	\$2,948	\$0.42
Management	\$7,713	\$/Year	\$7,713	\$1.11
Repairs and Maintenance	\$2,445	\$/Year	\$2,445	\$0.35
Total Expenses:			\$18,480	\$2.65
Expense Ratio (Expenses/EGI):			23.96%	
Net Operating Income (NOI):			\$58,649	\$8.40
Capitalization Rate:			9.00%	
Value (NOI/Cap Rate):			\$651,657	\$93.36
Indicated Value:			\$651,657	\$93.36

Direct Capitalization Analysis Conclusion

Based on the above analysis detailed above, as of August 12, 2024 I have reconciled to a direct capitalization approach value of:

\$651,657.00

Six Hundred Fifty One Thousand Six Hundred Fifty Seven Dollars

INCOME CAPITALIZATION RECONCILIATION

Income Capitalization As Is Reconciled Value	
Method	Value
Direct Capitalization	\$651,657.00
Reconciled Income Value	\$651,657.00
Rounded	\$652,000.00
Six Hundred Fifty Two Thousand Dollars	
Per Unit	\$0
Per GBA	\$93.41

FINAL RECONCILIATION

The process of reconciliation involves the analysis of each approach to value. The quality of data applied, the significance of each approach as it relates to market behavior and defensibility of each approach are considered and weighed. Finally, each is considered separately and comparatively with each other.

Value Indications

Summary of Values	
Value Premise	As Is
<i>Date of Value</i>	8/12/2024
<i>Value Type</i>	Market Value
<i>Value Perspective</i>	Current
<i>Interest Appraised</i>	Fee Simple
Improved Sales Analysis	\$670,000
<i>Direct Capitalization Analysis</i>	\$651,657
Income Analysis	\$652,000
Value Conclusion:	\$670,000

Cost Approach

The subject property is not new and does not compete with new construction.

Sales Comparison Approach

This method demonstrates what typical buyer reaction is for the subject market.

Income Approach – Direct Capitalization

Lease data in the subject immediate area is not readily available and a significant number of properties are owner occupied. The subject property does have potential to be income /investment property. This method is used to demonstrate support for the sales comparison approach

Value Conclusion

Based on the data and analyses developed in this appraisal, I have reconciled to the following value conclusion(s), as of August 12, 2024, subject to the Limiting Conditions and Assumptions of this appraisal.

Reconciled Value(s):

Value Conclusions			
Premise	Interest Appraised	Effective Date	Value Conclusion
<i>Current As Is Market Value</i>	Fee Simple	8/12/2024	\$670,000

Certification Statement

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- 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.
- I have no present or prospective future interest in the property that is the subject of this report, and have no personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report, or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice (USPAP).
- No one provided significant real property appraisal assistance to the person(s) signing this certification.
- I certify sufficient competence to appraise this property through education and experience, in addition to the internal resources of the appraisal firm.
- The appraiser has not performed any prior services regarding the subject within the previous three years of the appraisal date.
- The following personnel provided significant assistance in the appraisal process:

Property Inspection and Report Compilation Assistance				
Role	Name	Inspected	Extent	Date of Inspection
Appraiser	Wes Hasty	has	Interior/Exterior	8/12/2024



Wes Hasty

General
 SC - 997
 Expires 6/30/2026

ADDENDA

Appraiser's Qualifications

South Carolina Department of Labor, Licensing and Regulation
Real Estate Appraisers Board



CERTIFIES THAT:
ORVILLE W HASTY JR
IS AUTHORIZED TO PRACTICE
Certified General Appraiser



LICENSE NO: **AB .997 CG** **EXPIRATION DATE: 06/30/2026**

To verify current license status, go to <http://verify.llronline.com/LicLookup/LookupMain.aspx>

Legal Description 26 Main Street

030018607 7/01/2008 Bl: 08739 P#1 00001

STATE OF SOUTH CAROLINA

TITLE TO REAL ESTATE

COUNTY OF ANDERSON

KNOW ALL MEN BY THESE PRESENTS, that

JACK WISE

hereinafter, whether one or more, called Grantor, in the State aforesaid,
in consideration of the sum of \$10.00

Ten and No/100 Dollars and No Other Consideration

to Grantor in hand paid at and before the sealing of these presents by
WEATHERMARK INVESTMENTS, LLC

hereinafter, whether one or more, called Grantee,
(the receipt whereof is hereby acknowledged).

have granted, bargained, sold and released, and by these presents do grant, bargain, sell and
release unto the said Grantee and Grantee's heirs, or successors, and assigns forever:

ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND SITUATE, LYING AND BEING IN
THE TOWN OF WILLIAMSTON, COUNTY OF ANDERSON, STATE OF SOUTH CAROLINA,
IN SCHOOL DISTRICT NUMBER ONE, SAID LOT OF LAND LYING ON THE SOUTHERN
SIDE OF MAIN STREET AND BEING DESIGNATED AS LOT NUMBER TWO (2) ON THAT
CERTAIN PLAT OF PROPERTY OF GORDON CRYMES ESTATE, SAID PLAT BEING MADE
BY D.G. CASEY, REGISTERED L.S., DATED DECEMBER 19, 1969, DULY OF RECORD IN
THE OFFICE OF THE REGISTER OF DEEDS FOR ANDERSON COUNTY, SOUTH
CAROLINA, IN PLAT BOOK 71, AT PAGE 162, AND BEING MORE PARTICULARLY
DESCRIBED AS FOLLOWS; BEGINNING AT THE NORTHEASTERN CORNER OF THE LOT
HEREIN CONVEYED, SAID CORNER BEING THE COMMON CORNERS OF LOTS NUMBERS
ONE (1) AND TWO (2) LOCATED ON THE SOUTHERN SIDE OF MAIN STREET,
THENCE SOUTH 20 DEGREES 12 MINUTES EAST FOR A DISTANCE OF ONE HUNDRED
FIFTY-ONE AND 48/100 (151.48) FEET TO AN IRON PIN CORNER, THENCE SOUTH 68
DEGREES 47 MINUTES WEST FOR A DISTANCE OF FORTY-SEVEN AND 50/100
(47.50) FEET TO AN IRON PIN CORNER, THENCE NORTH 19 DEGREES 44 MINUTES
WEST FOR A DISTANCE OF ONE HUNDRED FIFTY-ONE AND 50/100 (151.50) FEET TO
AN IRON PIN CORNER LOCATED ON THE SOUTHERN SIDE OF MAIN STREET, THENCE
ALONG THE SOUTHERN SIDE OF MAIN STREET ALONG AND IN A CONCRETE
SIDEWALK, AS SHOWN ON SAID PLAT NORTH 68 DEGREES 47 MINUTES EAST FOR A
DISTANCE OF FORTY-SIX AND 27/100 (46.27) FEET TO THE POINT OF BEGINNING;
SAID LOT BEING BOUNDED ON THE NORTH BY MAIN STREET, ON THE EAST BY LOT
NUMBER ONE (1) ON SAID PLAT, ON THE SOUTH BY LANDS NOW OR FORMERLY OF
W.S. BOBO AND J.B. ASHLEY AND ON THE WEST BY LOT NUMBER THREE (3) ON
SAID PLAT.

THE PROPERTY LINE ON THE EASTERN SIDE OF SAID LOT, SAID LINE BEING THE
BOUNDARY BETWEEN LOTS NUMBERS ONE (1) AND TWO (2) ON THE PLAT
HEREINABOVE MENTIONED, IS LOCATED IN THE PARTY WALL AS SHOWN "DRUG
STORE BUILDING" ON SAID PLAT.

THE PROPERTY LINE OF THE WESTERN SIDE OF SAID LOT, SAID LINE BEING THE
BOUNDARY LINE BETWEEN LOTS NUMBERS TWO (2) AND THREE (3) ON THE PLAT
HEREINABOVE MENTIONED IS THE CENTER OF A TWELVE (12) INCH PARTY WALL
FOR THE ENTIRE LENGTH OF THE BUILDING SHOWN AS "THE DRUG STORE" ON LOT
NUMBER TWO (2) AND SHOWN AS THE "HARDWARE" ON LOT NUMBER THREE (3),
AND SAID LINE EXTENDS TO THE REAR OF SAID LOT FROM SAID BUILDING.

THE LOT AND BUILDING HEREINABOVE DESCRIBED AS "DRUG STORE" ARE SUBJECT
TO THE NORMAL PARTY WALL OBLIGATIONS DUE AN ADJOINING LAND OWNER, TO-

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Letter of Engagement

CAA Real Property Services, Inc.

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ENGAGEMENT LETTER

Date 08/08/2024
 Client Jack Wise
 Address 24 E Main St, Williamston, SC 29697

RE: Appraisal of 24 & 26 E Main St

Dear Jack Wise

Pursuant to your request, we are happy to submit a proposal for the appraisal of the property located at 24 & 26 Main St, Williamston, SC 29697

The appraisal shall be prepared for Jack Wise and is for the sole and exclusive use of Jack Wise. We request that you seek our written authorization before releasing the report to any other party.

The assignment will be to formulate an opinion of market value for the property. The legal property appraised would be the Fee Simple interest. The property will be valued as of The date of inspection.


The appraisal will be prepared in accordance with the Uniform Standards of Professional Appraisal Practice. Attached to this letter you will find a copy of our Statement of Limiting Conditions and Appraiser's Certification which are attached to all appraisals prepared by this office. Please review and initial each attached page and return the executed copy to us indicating your acceptance and approval of our Limiting Conditions and Appraiser's Certification.

The estimated completion date of the appraisal is September 6, 2024. We can only complete the appraisal by this date if we receive from you in a timely manner any relevant information needed for the preparation of the report. In order to complete this appraisal, the following information will be needed:

We will furnish you with 1 PDF copies of the appraisal report. Our fee for this appraisal will be \$ 2,000.00. This fee does does not include the cost of certain expenses that may be incurred in the preparation of the report. If expenses are not included, a bill for these expenses will be provided to you upon completion of the report.

- A retainer in the amount of \$ 2,000.00 must be paid to this office before we can commence the preparation of this report.
- A bill for the \$ _____ appraisal fee will be presented and immediate payment will be requested at the time the report is completed.
- A bill for the appraisal fee of \$ _____ along with any other expenses incurred will be presented to you along with the completed report.

We will proceed with the preparation of this appraisal upon receipt of a signed copy of this letter and an initialed copy of the Statement of Limiting Conditions and Appraiser's Certification. If you have any questions about anything contained in this letter or in any of the attachments, please give us a call.

Sincerely,

 Wes Haaty, Appraiser

Engagement Letter Accepted:

 (client signature) (date)

Glossary

This glossary contains the definitions of common words and phrases, used throughout the appraisal industry, as applied within this document. Please refer to the publications listed in the **Works Cited** section below for more information.

Works Cited:

- Appraisal Institute. *The Appraisal of Real Estate*. 15th ed. Chicago: Appraisal Institute, 2020. PDF.
- Appraisal Institute. *The Dictionary of Real Estate Appraisal*. 7th ed. 2022. PDF. Revised edition of The dictionary of real estate appraisal, [2015]
- The Appraisal Foundation. *2020-2022 Uniform Standards of Professional Appraisal Practice (USPAP)*. Eff. January 1, 2020 through December 31, 2022 PDF.

Band of Investment

A technique in which the capitalization rates attributable to components of an investment are weighted and combined to derive a weighted-average rate attributable to the total investment (i.e., debt and equity, land and improvements). (Dictionary, 7th Edition)

Common Area

1. The total area within a property that is not designed for sale or rental but is available for common use by all owners, tenants, or their invitees, e.g., parking and its appurtenances, malls, sidewalks, landscaped areas, recreation areas, public toilets, truck and service facilities.
2. In a shopping center, the walkways and areas onto which the stores face and which conduct the flow of customer traffic. (ICSC) (Dictionary, 7th Edition)

Common Area Maintenance (CAM)

1. The expense of operating and maintaining common areas; may or may not include management charges and usually does not include capital expenditures on tenant improvements or other improvements to the property.
2. [For shopping centers, the amount of money charged to tenants for their shares of maintaining a center's common area. The charge that a tenant pays for shared services and facilities such as electricity, security, and maintenance of parking lots. Items charged to common area maintenance may include cleaning services, parking lot sweeping and maintenance, snow removal, security, [amenities,] and upkeep. (ICSC) (Dictionary, 6th Edition)

Debt Coverage Ratio (DCR)

The ratio of net operating income to annual debt service ($DCR = NOI/IM$), which measures the relative ability of a property to meet its debt service out of net operating income; also called *debt service coverage ratio (DSCR)*. A larger *DCR* typically indicates a greater ability for a property to withstand a reduction of income, providing an improved safety margin for a lender. (Dictionary, 6th Edition)

Discount Rate

A rate of return on capital used to convert future payments or receipts into present value. (Dictionary, 7th Edition)

Effective Age

The age of property that is based on the amount of observed deterioration and obsolescence it has sustained, which may be different from its chronological age. (Dictionary, 7th Edition)

Effective Date

1. The date on which the appraisal or review opinion applies. (SVP)
2. The date to which an appraiser's analyses, opinions, and conclusions apply; also referred to as date of value. (USPAP, 2020-2022 ed.)
3. The date that a lease goes into effect. (Dictionary, 7th Edition)

Exposure Time

1. The time a property remains on the market.
2. An opinion, based on supporting market data, of the length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal. (USPAP, 2020-2022 ed.) (Dictionary, 7th Edition)

External Obsolescence

A type of depreciation; a diminution in value caused by negative external influences and generally incurable on the part of the owner, landlord, or tenant. The external influence may be either temporary or permanent. There are two forms of external obsolescence: economic and locational. (Dictionary, 7th Edition)

Extraordinary Assumption

An assignment- specific assumption as of the effective date regarding uncertain information used in an analysis which, if found to be false, could alter the appraiser's opinions or conclusions. Comment: Uncertain information might include physical, legal, or economic characteristics of the subject property, or conditions external to the property, such as market conditions or trends, or about the integrity of data used in an analysis. (USPAP, 2020-2022 ed.) (Dictionary, 7th Edition)

Fee Simple Estate

Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat. (Dictionary, 7th Edition)

Functional Obsolescence

The impairment of functional capacity of improvements according to market tastes and standards. (Dictionary, 7th Edition)

Functional Utility

The ability of a property or building to be useful and to perform the function for which it is intended according to current market tastes and standards; the efficiency of a building's use in terms of architectural style, design and layout, traffic patterns, and the size and type of rooms. (Dictionary, 7th Edition)

Gross Building Area (GBA)

Total floor area of a building, excluding unenclosed areas, measured from the exterior of the walls of the above-grade area. This includes mezzanines and basements if and when typically included in the region. (Dictionary, 7th Edition)

Gross Leasable Area (GLA)

1. Total floor area of a building, excluding unenclosed areas, measured from the exterior of the walls of the above grade area. This includes mezzanines and basements if and when typically included in the market area of the type of property involved.
2. Gross leasable area plus all common areas.
3. For residential space, the total area of all floor levels measured from the exterior of the walls and including the superstructure and substructure basement; typically does not include garage space. (Dictionary, 7th Edition)

Highest and Best Use

1. The reasonably probable use of property that results in the highest value. The four criteria that the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity.
2. The use of an asset that maximizes its potential and that is possible, legally permissible, and financially feasible. The highest and best use may be for continuation of an asset's existing use or for some alternative use. This is determined by the use that a market participant would have in mind for the asset when formulating the price that it would be willing to bid. (IVS)
3. [The] highest and most profitable use for which the property is adaptable and needed or likely to be needed in the reasonably near future. (Uniform Appraisal Standards for Federal Land Acquisitions)
4. [For fair value determination] The use of a nonfinancial asset by market participants that would maximize the value of the asset or the group of assets and liabilities (for example, a business) within which the asset would be used. (FASB Glossary) The highest and best use of a nonfinancial asset takes into account the use that is physically possible, legally permissible, and financially feasible. (FASB 820-10-35-10B). The highest and best use of a nonfinancial asset establishes the valuation premise used to measure the fair value of the asset, as follows: (a) The highest and best use of a nonfinancial asset might provide maximum value to market participants through its use in combination with other assets as a group (as installed or otherwise configured for use) or in combination with other assets and liabilities (for example, a business). (b) The highest and best use of the asset might provide maximum value to market participants on a standalone basis. (FASB 820-10-35-10E) (Dictionary, 7th Edition)

Highest and Best Use of Land or a Site as Though Vacant

Among all reasonable, alternative uses, the use that yields the highest present land value, after payments are made for labor, capital, and coordination. The use of a property based on the assumption that the parcel of land is vacant or can be made vacant by demolishing any improvements. (Dictionary, 5th Edition)

Highest and Best Use of Property as Improved

The use that should be made of a property as it exists. An existing improvement should be renovated or retained as is so long as it continues to contribute to the total market value of the property, or until the return from a new improvement would more than offset the cost of demolishing the existing building and constructing a new one. (Dictionary, 5th Edition)

Hypothetical Condition

1. A condition that is presumed to be true when it is known to be false. (SVP)
2. A condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis. Comment: Hypothetical conditions are contrary to known facts about physical, legal, or economic characteristics of the subject property; or about conditions external to the property, such as market conditions or trends; or about the integrity of data used in an analysis. (USPAP, 2020-2022 ed.) (Dictionary, 7th Edition)

Lease Types

Absolute Net Lease - A lease in which the tenant pays all expenses including structural maintenance, building reserves, and management; often a long-term lease to a credit tenant.

Gross Lease - A lease in which the landlord receives stipulated rent and is obligated to pay all of the property's operating and fixed expenses; also called full-service lease.

Modified Gross Lease - A lease in which the landlord receives stipulated rent and is obligated to pay some, but not all, of the property's operating and fixed expenses. Since assignment of expenses varies among modified gross leases, expense responsibility must always be specified. In some markets, a modified gross lease may be called a double net lease, net net lease, partial net lease, or semi-gross lease. (Dictionary, 7th Edition)

Leased Fee Interest

The ownership interest held by the lessor, which includes the right to receive the contract rent specified in the lease plus the reversionary right when the lease expires. (Dictionary, 7th Edition)

Market Area

The geographic region from which a majority of demand comes and in which the majority of competition is located. Depending on the market, a market area may be

further subdivided into components such as primary, secondary, and tertiary market areas, or the competitive market area may be distinguished from the general market area. (Dictionary, 7th Edition)

Market Rent

The most probable rent that a property should bring in a competitive and open market under all conditions requisite to a fair lease transaction, the lessee and lessor each acting prudently and knowledgeably, and assuming the rent is not affected by undue stimulus. Implicit in this definition is the execution market support of a lease as of a specified date under conditions whereby

- Lessee and lessor are typically motivated;
- Both parties are well informed or well advised, and acting in what they consider their best interests;
- Payment is made in terms of cash or in terms of financial arrangements comparable thereto; and
- The rent reflects specified terms and conditions typically found in that market, such as permitted uses, use restrictions, expense obligations, duration, concessions, rental adjustments and revaluations, renewal and purchase options, frequency of payments (annual, monthly, etc.), and tenant improvements (TIs). (Dictionary, 7th Edition)

Market Value

A type of value that is the major focus of most real property appraisal assignments. Both economic and legal definitions of market value have been developed and refined, such as the following.

1. The most widely accepted components of market value are incorporated in the following definition: The most probable price, as of a specified date, in cash, or in terms equivalent to cash, or in other precisely revealed terms, for which the specified property rights should sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently, knowledgeably, and for self-interest, and assuming that neither is under undue duress.
2. Market value is described, not defined, in the Uniform Standards of Professional Appraisal Practice (USPAP) as follows: A type of value, stated as an opinion, that presumes the transfer of a property (i.e., a right of ownership or a bundle of such rights), as of a certain date, under specific conditions set forth in the definition of the term identified by the appraiser as applicable in an appraisal. Comment: Forming an opinion of market value is the purpose of many real property appraisal assignments, particularly when the client's intended use includes more than one intended user. The conditions included in market value definitions establish market perspectives for development of the opinion. These conditions may vary from definition to definition but generally fall into three categories:
 1. the relationship, knowledge, and motivation of the parties (i.e., seller and buyer);
 2. the terms of sale (e.g., cash, cash equivalent, or other terms); and

3. the conditions of sale (e.g., exposure in a competitive market for a reasonable time prior to sale).

Appraisers are cautioned to identify the exact definition of market value, and its authority, applicable in each appraisal completed for the purpose of market value. (USPAP, 2020-2022 ed.)

USPAP also requires that certain items be included in every appraisal report. Among these items, the following are directly related to the definition of market value:

- Identification of the specific property rights to be appraised.
- Statement of the effective date of

the value opinion.

- Specification as to whether cash, terms equivalent to cash, or other precisely described financing terms are assumed as the basis of the appraisal.
- If the appraisal is conditioned upon financing or other terms, specification as to whether the financing or terms are at, below, or above market interest rates and/or contain unusual conditions or incentives. The terms of above- or below-market interest rates and/or other special incentives must be clearly set forth; their contribution to, or negative influence on, value must be described and estimated; and the market data supporting the opinion of value must be described and explained.

3. The following definition of market value is used by agencies that regulate federally insured financial institutions in the United States: The most probable price that a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- Buyer and seller are typically motivated;
- Both parties are well informed or well advised, and acting in what they consider their best interests;
- A reasonable time is allowed for exposure in the open market;
- Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
- The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

(12 C.F.R. Part 34.42(g); 55 *Federal Register* 34696, August 24, 1990, as amended at 57 *Federal Register* 12202, April 9, 1992; 59 *Federal Register* 29499, June 7, 1994)

4. The International Valuation Standards Council defines *market value* for the purpose of international standards as follows: The estimated amount for which an asset or liability should exchange on the *valuation date* between a willing buyer and a willing seller in an arm's length transaction, after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion. (IVS)

5. The Uniform Standards for Federal Land Acquisitions defines *market value* as follows: Market value is the amount in cash, or on terms reasonably equivalent to cash, for which in all probability the property would have sold on the effective date of the appraisal, after a reasonable exposure time on the open competitive market, from a willing and reasonably knowledgeable seller to a willing and reasonably knowledgeable buyer, with neither acting under any compulsion to buy or sell, giving due consideration to all available economic uses of the property at the time of the appraisal.

(Uniform Appraisal Standards for Federal Land Acquisitions) (Dictionary, 7th Edition)

Marketing Time

An opinion of the amount of time to sell a property interest at the concluded market value or at a benchmark price during the period immediately after the effective date of an appraisal. Marketing time differs from exposure time, which precedes the effective date of an appraisal. (Advisory Opinion 7 and Advisory Opinion 35 of the Appraisal Standards Board of The Appraisal Foundation address the determination of reasonable exposure and marketing time.) (Dictionary, 7th Edition)

Net Operating Income (NOI or I_o)

The actual or anticipated net income that remains after all operating expenses are deducted from effective gross income but before mortgage debt service and book depreciation are deducted. Note: This definition mirrors the convention used in corporate finance and business valuation for EBITDA (earnings before interest, taxes, depreciation, and amortization). (Dictionary, 7th Edition)

Obsolescence

One cause of depreciation; an impairment of desirability and usefulness caused by new inventions, changes in design, improved processes for production, or external factors that make a property less desirable and valuable for a continued use; may be either functional or external. (Dictionary, 7th Edition)

Parking Ratio

A ratio of parking area or parking spaces to an economic or physical unit of comparison. Minimum required parking ratios for various land uses are often stated in zoning ordinances. (Dictionary, 7th Edition)

Rentable Area

For office or retail buildings, the tenant's pro rata portion of the entire office floor, excluding elements of the building that penetrate through the floor to the areas below. The rentable area of a floor is computed by measuring to the inside finished surface of the dominant portion of the permanent building walls, excluding any major vertical penetrations of the floor. Alternatively, the amount of space on which the rent is based; calculated according to local practice. (Dictionary, 7th Edition)

Replacement Cost

The estimated cost to construct, at current prices as of a specific date, a substitute for a building or other improvements, using modern materials and current standards, design, and layout. (Dictionary, 7th Edition)

Scope of Work

1. The type of data and the extent of research and analyses. (SVP)
2. The type and extent of research and analyses in an appraisal or appraisal review assignment. (USPAP, 2020- 2022 ed.) (Dictionary, 7th Edition)

Stabilized Occupancy

1. The occupancy of a property that would be expected at a particular point in time, considering its relative competitive strength and supply and demand conditions at the time, and presuming it is priced at market rent and has had reasonable market exposure. A property is at stabilized occupancy when it is capturing its appropriate share of market demand.
2. An expression of the average or typical occupancy that would be expected for a property over a specified projection period or over its economic life. (Dictionary, 7th Edition)

Tenant Improvements (TIs)

1. Fixed improvements to the land or structures installed for use by a lessee.
2. The original installation of finished tenant space in a construction project; subject to periodic change for succeeding tenants. (Dictionary, 7th Edition)

Vacancy and Collection Loss

A deduction from potential gross income (*PGI*) made to reflect income reductions due to vacancies, tenant turnover, and nonpayment of rent; also called *vacancy and credit loss* or *vacancy and contingency loss*. (Dictionary, 7th Edition)