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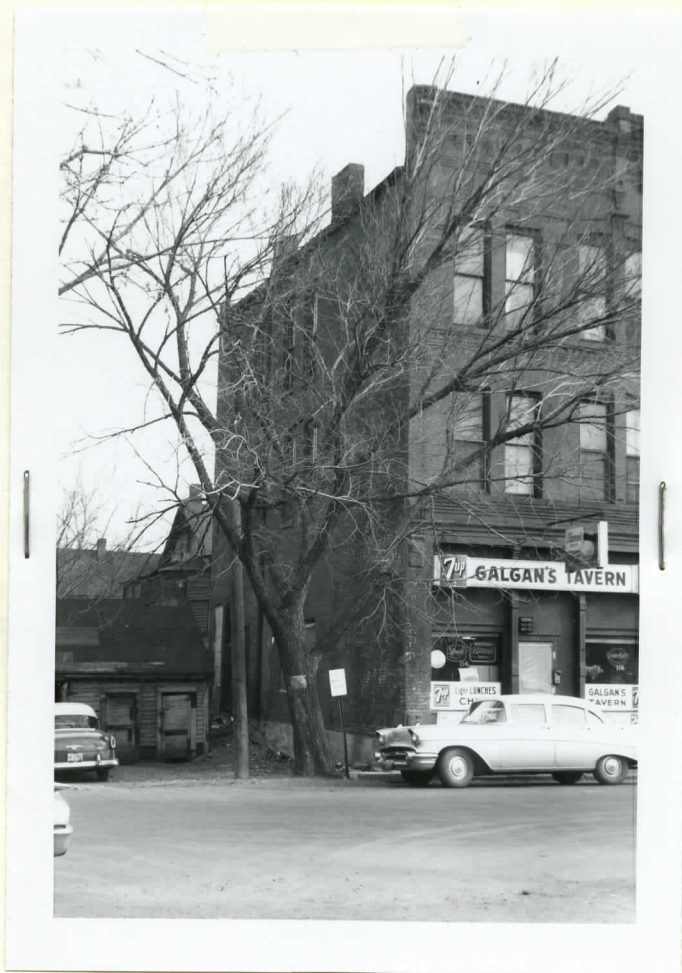
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Project Area 1B
Parcel No. 61
114-116-118 Eaton Avenue



Front View

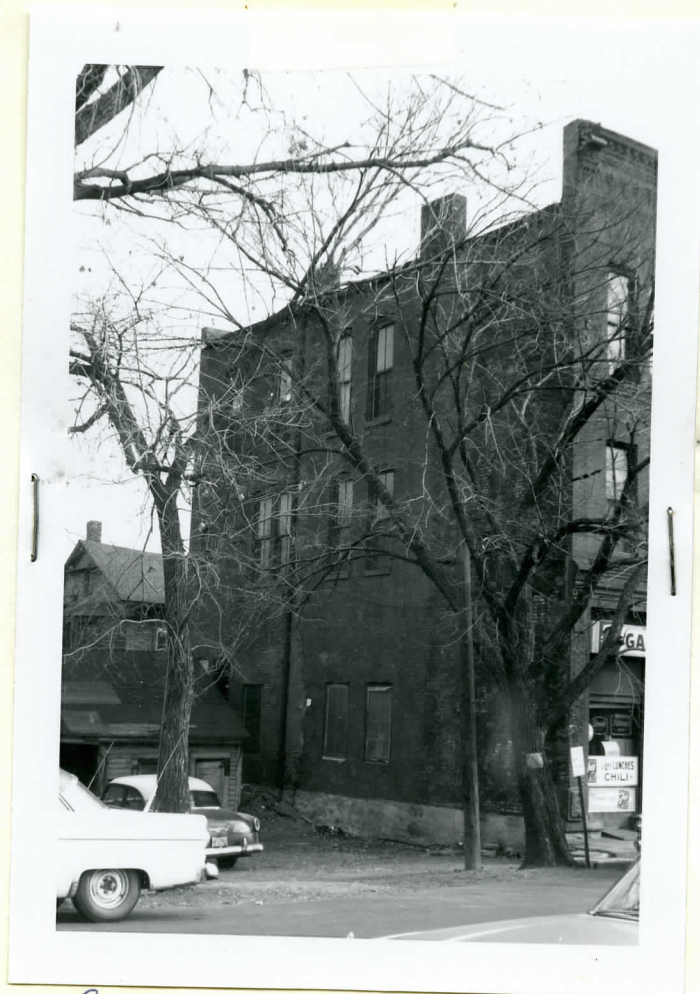


Rear View

Project Area 1B
Parcel No. 61
114-116-118 Eaton Avenue



View of garages and sheds



Rear view of main building

Project Area 1B
Parcel No. 61
114-116-118 Eaton Avenue



Rear View of Main Building



View of Garage + Rear of Main Building

Project Area I-B
Parcel No. 61

Address: 114, 116 and 118 Eaton Avenue
Owner: Martin Mansur

g. letter

Legal: A strip Southwest thereof and except the Northeast 48' of
Lots 13 and 14, Block nine (9) Marshall's Addition.

Lot Size: Estimated 90 x 48 *4320/ft²*

Zoning: Heavy Industry

Built: 1886

Assessed Value: Land \$1100.00, Building \$4,500.00

This property is located on the Northeast corner of Eaton and East Fairfield. It is bounded on the north by Fillmore, on the south by Fairfield Avenue, and on the East by Eva Avenue. The lot is level at the street. The lot slopes from the northwest corner to a depth of five feet at the northeast corner. The building is a rectangular three story brick apartment building. On the first floor there is a tavern on the east side and a salad factory on the front and south side. Also on the first floor is a stairway to the upper floors which contain apartments. The condition of the brick on the exterior runs from fair to poor and it is in need of pointing in many places. The wooden frames around the windows are badly weather beaten and rotted out. At the southeast end of the building the lot drops from the sidewalk to a depth of about nine feet. There is a small fence built across this to keep the people from falling. On the north end of the lot there is a three car garage and storage shed which is badly weather beaten and very poor repair. The roof has been patched in spots and, other parts have not been repaired at all. In the building on the first floor the first unit at 114 Eaton is a tavern which consists of one large room in the front with a built-in bar and sink. There are three booths and a cook stove. There are men's and women's restrooms which consist of toilets only in each. In the hallway to the restrooms there is a sink which is used jointly for washing the hands. There are high ceilings of approximately 15' or more and an asphalt tile floor. This unit is very much in need of repair and decorating. It is heated by an oil circulating stove. There is a gas hand fired hot water heater. According to the tenant he pays \$50.00 a month rent, and he pays his own gas, electric, and heat. According to the tenant he has rented this space for fifteen years. The tenant at 118 Eaton that operates the salad packaging business uses the remainder of the first floor space. This consists of a large front room which is used for the storage of crates and cans. There is a second room that is used as the factory room which has cutting tables and mixers and a large stainless steel sink, which are all owned by the tenant. There is a small hallway, with another stainless steel sink, which enters into another large room in back of the tavern, which contains the bath, toilet, and a gas automatic hot water heater for this unit. The gas automatic hot water heater belongs to the tenant. This room also has a compressor for the salad factory's refrigeration units. This compressor and coolers belong to the tenant. The factory room contains two large walk in coolers for the storage of Cabbage, Lettuce, and Celery. The name of this company is "Green Top Salad Company". The business is owned by a Mr. Valencourt. The entrance

to the basement is through the Salad Company, at 118 Eaton Avenue. It is a very steep stairway and is in poor condition. There is a full basement with stone walls. The floor was covered with debris which made it difficult, if not impossible, to walk through the basement and inspect it entirely. It is quite evident from the burned, charred beams that at one time there was a fire in this building. There have been additional pillars added to help support the building. According to the tenant, Mr. Valencourt, he has rented this section for seven years and pays \$85.00 a month rent. He furnishes his own heat and utilities. When he rented this property the tenants state that he bought the walk in coolers and some other equipment from the owners for \$1200.00. In his opinion the other equipment which was thrown in would be worth about \$200.00 to \$300.00 dollars. He also states that he added a gas space heater with an electric fan which is suspended from the ceiling. He also claims that he has spent approximately \$1,000.00 in improvements for the use of his business. The stairway to the second and third floors where the apartments are located is known as 116 Eaton. The plaster on the walls of the stairway is badly cracked and chipped. There are sections of the ceiling of the stairway where the plaster has fallen off completely. There are many holes in the plaster. The apartments are numbered as follows: Apartment number three. This apartment consists of a living room, kitchen, and one bedroom. It rents for \$23.00 per month without heat or utilities. There is no toilet or sink in this apartment. It has stove heat. The plaster and decorating is in very poor condition. Apartment number four has two rooms which are used for sleeping rooms. It rents for \$25.00 per month. There is no bath or sink. This apartment is in very poor condition. Apartment number two consists of two rooms, no bath and has stove heat. There is a sink. This apartment is in very poor condition, has badly cracked plaster, and needs decorating. This apartment rents for \$20.00 a month. To the rear of the building on second floor there is a toilet and a sink which are shared by the tenants of these apartments. The sink in this toilet is not connected. Apartment one has a living room, kitchen, three bedrooms and full bath. This is heated by an Oil circulating stove. The tenants indicated they pay \$45.00 a month rent, plus their own heat and utilities. Apartment five adjoins Apartment one and is used by the tenants of apartment one. This completes the units on second floor, all of which are in very poor condition. The stairway leading to the third floor again is in very poor condition. The railing around the stairwell to the third floor is badly worn. The third floor is in even worse condition than the second floor. Third floor apartment number eight consists of two bedrooms, living room, kitchen with a small sink, is heated by an Oil circulating stove and rents for \$25.00 per month without heat or utilities. There is a common toilet and a sink to the rear of the third floor which is used by the tenants. Backing up to it from another entrance, is a full bath which is also used in common by the tenants on this floor. Apartment number three on third floor is vacant at the present time. This apartment consists of two bedrooms and a kitchen. This is heated by a wood stove. The stove in this apartment is disconnected. There is also a sink. This unit rents for \$25.00 a month, according to the caretaker. In the third floor hall there are storage lockers on the south wall. Apartment number four on the third floor is used at the present time for storage only and is not rented out. There is another room on third floor also being used for storage. This room at one time was rented for \$12.00 a month. Apartment seven on the third floor consists of a bedroom and a kitchen. This apartment is vacant at the present time. The stove for heating this apartment is disconnected. The caretaker indicated that when this apartment previously rented it was for \$25.00 a month. Apartment number six on the third floor consists of

one room, it is now vacant. According to the caretaker it previously rented for \$12.00 a month. There are some holes in the roof, and there are pigeons flying around the third floor stairwell and hallway around the sky light.

Estimate of Value by Cost Approach:		
	7803 Square Feet at \$10.00	\$78,030.00
Less	Depreciation 80%	<u>62,424.00</u>
		\$15,606.00
Add	Land - 90 x 48	<u>1,800.00</u>
Estimated Value by the Cost Approach		\$17,406.00
Income Approach:	\$4164.00 annual gross income times 4 Gross Multiplier \$4164 x 4 = \$16,656.00	
Estimated Value by Income Approach		\$16,656.00
Final Estimate by Correlation		\$16,656.00

SIXTEEN THOUSAND SIX HUNDRED
FIFTY-SIX DOLLARS

This is a Total Taking.

GROSS ANNUAL MULTIPLIER COMPARABLES

APARTMENT BUILDINGS

Three thru Twelve Units

<u>No.</u>	<u>Address</u>	<u>Units</u>	<u>Date Sold</u>	<u>Sales Price</u>	<u>Terms</u>	<u>Gross Annual Rent</u>	<u>Gross Annual Multiplier</u>
1	1667 Ames	4	1960	\$14,900	C/D	\$3,420	4.35
2	54-56 W. Fairfield	4	1961	11,900	\$500 dn.	2,640	4.57
3	406-408 N. Exchange	7	1959	21,200	\$1500 dn.	4,110	5.15
4	768 Cedar	12	1960	34,000	\$5000 dn.	7,260	4.68
5	67 W. Jessamine	3	1959	7,935	\$350 dn.	1,476	5.37
6	491 Stryker	3	1961	10,500	Cash	2,000	5.2
7	333 Banfil	3	1960	14,000	\$1500 dn.	2,200	6.3
8	372-3 E. Winifred	4	1959	11,500	\$500 dn.	2,160	5.2
9	376 E. Winifred	4	1959	10,500	\$500 dn.	1,920	5.5
10	537 Iglehart	6	1957	15,500	Cash	5,400	2.8
11	357-59 Oneida	4	1959	11,500	\$500 dn.	2,640	4.4
12	961-63 Wilson	4	1959	12,500	\$1000 dn.	2,400	5.2
13	510 Iglehart	4	1961	10,000	\$1000 dn.	2,352	4.25
14	960 Selby	5	1961	12,500	Cash	2,712	4.6