

NARRATIVE APPRAISAL REPORT OF A
VACANT POTENTIAL SINGLE FAMILY RESIDENTIAL SITE
LOCATED AT 1313 FAR HILLS AVENUE,
OAKWOOD, MONTGOMERY COUNTY, OHIO

PREPARED FOR:

NORBERT S. KLOPSCH
CITY MANAGER
C/O CITY OF OAKWOOD
30 PARK AVENUE
OAKWOOD, OHIO 45419

OWNER: CITY OF OAKWOOD

PARCEL: Q71- 00807 0006, 0007 (2 parcels)

LAND AREA: 0.5042 acres (2 parcels) (Public record)

DATE OF VALUATION: MAY 22, 2024

DATE OF INSPECTION: MAY 22, 2024

DATE OF COMPLETION: MAY 28, 2024

Michael N. Moorhead
3673 Ridgeway Road
Kettering, Ohio 45419
State Certification License #389833

REFERENCE: APPRAISAL REQUEST NARRATIVE APPRAISAL REPORT OF A
VACANT POTENTIAL SINGLE FAMILY RESIDENTIAL SITE
LOCATED AT 1313 FAR HILLS AVENUE, OAKWOOD
MONTGOMERY COUNTY, OHIO

Dear Mr. Klopsch,

In response to your request, I have made a personal inspection of the above referenced property for appraisal purposes. This assignment is to estimate the market value in the total property as of May 22, 2024. Note: At your request this study is a Narrative Appraisal Report in compliance with the Final Rule for Real Estate Appraisal as revised by the Department of the Treasurer. This report is for the City of Oakwood use only.

I have thoroughly analyzed the information available that we considered pertinent to the appraisal of this real estate. It is my opinion that the market value of the subject in the Fee Simple Position as of May 22, 2024 is:

\$181,200.00

Attached is the appraisal report which supports the value estimate. All data gathered during the course of this assignment is being maintained in a permanent file. If there are any questions concerning these value estimates, please do not hesitate to contact me.

Respectfully submitted,



Michael N. Moorhead
Certified General Appraiser
Ohio State Certification No. 389833

SUMMARY OF SALIENT FACTS AND CONCLUSIONS

Property Location: 1313 Far Hills Avenue, Oakwood, Montgomery County, Ohio.

Legal Description: Lots 3353PT and 3354

Improvement: N/A (vacant lot).

Interest Appraised: Fee simple

Intended Use of the Appraisal: Estimate market value as of May , 2024.

Date of the Appraisal: May , 2024

Zoning: Single Family Residential Use

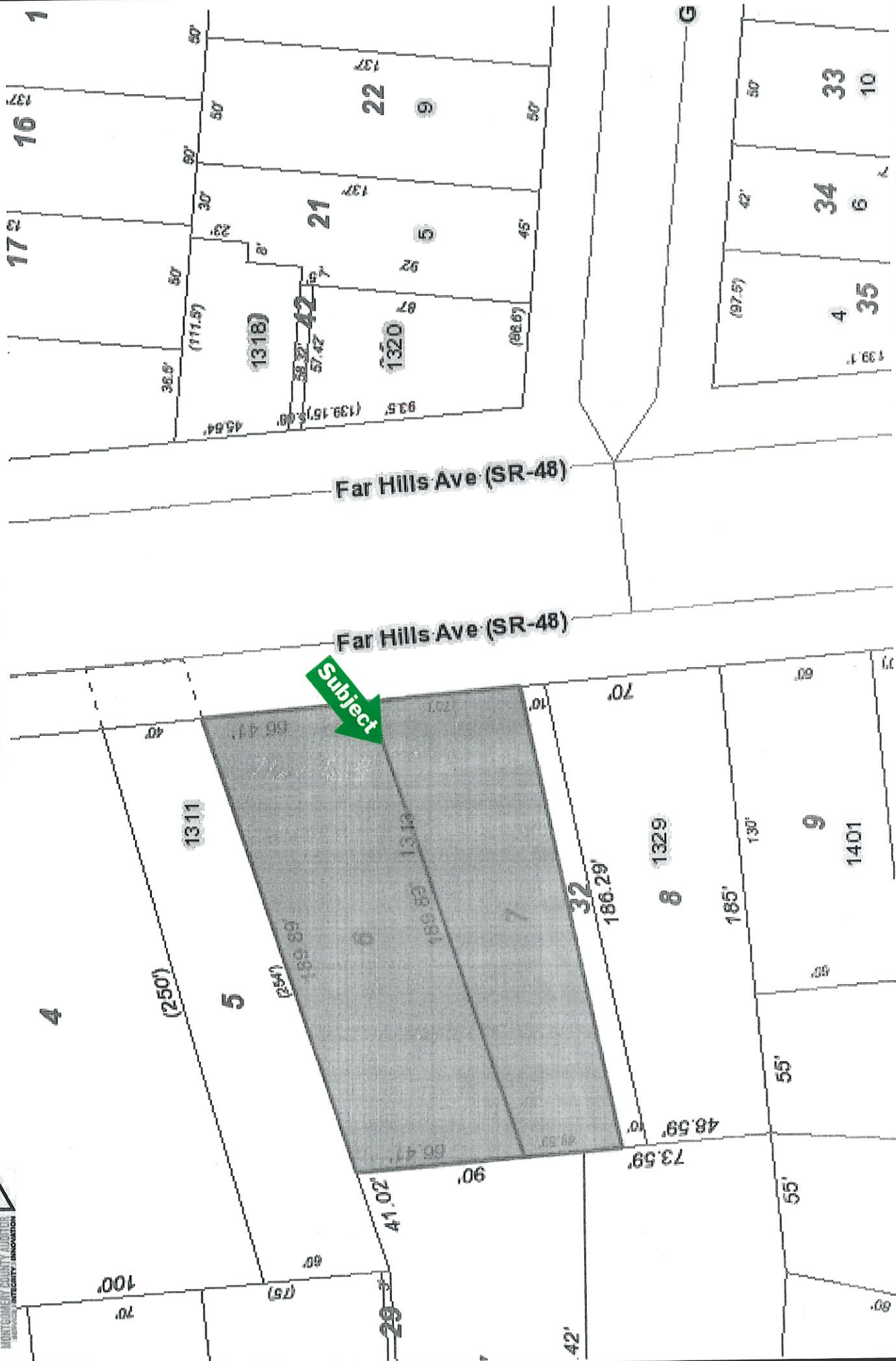
Flood Hazard Zone: Zone C of Community Panel

Parcel Size: 0.5042 acres (2 parcels) (Per courthouse records)

Building Size: N/A (Vacant Land)

Estimate of Value		
Cost Approach	:	\$181,200
Sales Comparison Approach (Land & Bldg.	:	Not Applicable
Income Approach	:	Not Applicable
FINAL ESTIMATED VALUE		\$181,200

1313 Far Hills Avenue



1 inch = 68 ft

Furthermore The Montgomery County Auditors Office shall assume no liability for
 1. Any errors, omissions, or inaccuracies in the information provided regardless of how caused; or
 2. Any decision made or action taken or not taken by the reader in reliance upon any information furnished hereunder.

DISCLAIMER:
 This map is a visual presentation of data to be used as a public resource of general information and is provided strictly as a courtesy. The Montgomery County Auditors Office makes no warranty, representation, or guaranty as to the content, accuracy, timeliness, or completeness of any information provided herein.





SCOPE OF THE APPRAISAL

The scope of this appraisal requires conducting a number of independent investigations and analysis concerning the subject property and the regional and neighborhood conditions influencing its market value. Some the investigations conducted and the major data sources used are listed below. This appraisal assignment was completed for the City of Oakwood use only.

For the analysis of the regional and neighborhood conditions, the primary data was collected from local government sources, the Montgomery County Chamber of Commerce, the United States Census Bureau, and data retained in office files. For establishing real estate trends in the various rental surveys were considered.

For the neighborhood description and market analysis, data was collected personally by the appraiser, along with other general sources utilized for description of the immediate and general neighborhood.

The site and improvement description and analysis was prepared subsequent to a physical inspection of the site by the appraiser.

The collection of market data used in this appraisal report was prepared by researching the publish records, interviewing various real estate professionals, the real estate principals, researching our firm's data bank and reviewing the commercial data bank serving the area.

All three of the generally accepted approaches to value, the Cost, Sales Comparison, and Income Approaches, will be considered in the report in order to estimate the current market value. These approached are explained in more detail further on in the report.

INTENDED USE OF THE APPRAISAL

The intended use of this appraisal is to estimate the current market value of the fee simple interest in the current as is condition, of the property located at 1313 Far Hills Avenue, Oakwood, Montgomery County, Ohio. The date of valuation is May 22, 2024. The date of the last physical inspection is May 22, 2024.

FUNCTION OF THE APPRAISAL

It is understood that the function of the appraisal is to estimate the market value as of May 22, 2024. This appraisal report is believed to be in conformance with the appraisal guidelines of the Appraisal Institute.

TYPE OF REPORT

This is a Narrative Appraisal Report which is intended to comply with the reporting requirements set forth under Standards Rule 2-2(b) of the Uniform Standards of Professional Appraisal Practice for a Narrative Appraisal Report. As such, it presents full discussions of the data, reasoning, and analysis that were used in the appraisal process to develop the appraiser's opinion of value. Supporting documentation concerning the data, reasoning, and analysis is included in the report. The depth of discussion contained in this report is specific to the needs of the client and for the intended use stated herein. The appraiser is not responsible for unauthorized use of this report, for the information contained herein.

INTEREST APPRAISED

FEE SIMPLE INTEREST

This appraisal considers the subject property to be in fee simple ownership, free and clear of all liens and encumbrances, excepting non-delinquent taxes and assessments of record. This is considered to be the most complete degree of ownership which encompasses all of the ownership rights guaranteed by law, but subject to certain governmental controls such as zoning and existing private agreements; i.e., deed restrictions. It is recognized by the appraiser that an encumbrance representing borrowed funds to proved leverage will likely appear.

VALUE IN EXCHANGE

The value, in terms of money, of real estate in a typical market.

DEFINITION OF MARKET VALUE

The definition of Market Value is as defined in FIRREA and as adopted by the Comptroller of the Currency.

Market Value. The most probable price which 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, 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:

- a. buyer and seller are typically motivated;
- b. both parties are well informed or well advised each acting in what he considers his own best interest;
- c. a reasonable time is allowed for exposure in the open market;
- d. payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
- e. 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.

REAL PROPERTY APPRAISED

This appraisal does not include proposed personal property, trade fixtures or intangible items.

THREE YEAR HISTORY

No title provided appraiser as part of this assignment. Unable to verify 3 year sales history.

EXPOSURE TIME AND MARKETING PERIOD

The Appraisal Standards Board of the Appraisal Foundation has issued advisory opinions on the Uniform Standards of Professional Appraisal Practice (USPAP) for the referenced times. I will address the relationship between the two time periods, discuss factors impacting timing, and conclude with a specific Exposure and Marketing time period.

Generally, Exposure Time relates to what was, retrospectively, and is, currently, occurring in the market, while Marketing Time is a projection of what is likely to occur in the market. Both time periods are determined from the factors of price, time, use, cost and availability of funds. The primary difference between the two time periods is the additional consideration of anticipated trends in market conditions given to marketing time.

Verification of sales data, such as days on the market of both listed and sold properties, together with interviews of market participants, will be considered. Understanding buyers' and sellers' motivations and financial assumptions for a reasonably priced property are also considered. It is important to identify the likely purchaser as well as his financing expectations.

The following profiles present the basis for similarity and difference between exposure and marketing time.

When the market is perceived as stable before and after the effective date of the appraisal, Exposure Time and Marketing Time are generally equal.

When the market is perceived as increasing before and after the effective date of the appraisal, Exposure Time is generally greater than Marketing Time.

When the market is perceived as decreasing before and after the effective date of the appraisal, Exposure Time is generally less than Marketing Time.

When the market is perceived as increasing before the effective date of the appraisal, and decreasing or stable after the effective date, Exposure Time is generally less than Marketing Time.

When the market is perceived as decreasing before the effective date of the appraisal, and increasing or stable after the effective date, the Exposure Time is generally greater than Marketing Time.

EXPOSURE TIME AND MARKETING PERIOD - CONT'D

The following market facts have been considered in the determination of exposure time and marketing period.

1. Interest rates are less than eight percent (8%).
2. The local economy has long been a stable market. According to a survey of leasing agents and brokers, this trend is expected to continue through 2024.
3. Marketing times for the sales, when available, indicate marketing times of under one year.
4. Finally, those brokers and market participants interviewed indicated that given a reasonable sale price, a sales period of less than 12 months is likely.

MARKETING TRENDS

The values of the surrounding properties are stable at time of appraisal. The vacancy and credit loss is considered to be stable. Presently there are some rent concessions.

STREET DATA

Street Data:	a.	Surface	Asphalt
	b.	Number of lanes:	4 lanes (1 roadway)
	c.	Maintenance:	Public
	d.	Storm Sewer:	Yes
	e.	Curb & gutter:	Yes
	f.	Sidewalk:	Yes
	g.	Street Lights:	Yes
	h.	Access:	ingress/egress (Far Hills Avenue)

ZONING

The zoning is for Single Family Residential Use, imposed by the City of Oakwood Zoning Office. The subject's existing use is vacant land.

SITE ANALYSIS

Research regarding the site has been conducted at the Montgomery County Court House and the results have been presented in this and other sections of this report. The characteristics of the site have been analyzed sufficiently for the purpose of this report.

To my knowledge, no environmental report has been completed for the subject property. I am not an expert regarding environmental matters, and I urge the client to consult with an expert in this field for advice, if advice is desired. This appraisal is completed based on the assumption that no environmental problems exist on or near the site which would have a negative impact on the value of the subject property. If environmental problems were to be found, it could render this appraisal null and void.

General Description

Ownership: City of Oakwood
Legal Description: Lots 3353 PT & 3354 (2 parcels)
Parcel Identification: Q71-00807 0006, 0007 (2 parcels)
Area: 0.5042 acres (2 parcels)

Physical Characteristics

Size and Shape: The subject is a slightly irregular shaped site having frontage along the west side of Far Hills Avenue. 0.5042 acres. Reader referred to site plan attached to this appraisal report.

Corner Influence: No

Topography: The topography of the site is level at road grade.

Excess Land: None

Drainage: Satisfactory. The subject is not in a Flood Plain according to Community Panel

Utilities: Public water, sanitary, electricity, and telephone service is considered to be at subject site along Far Hills Avenue.

Adverse Easements,
Encroachments or
Other Adverse
Conditions:

New utility easement along ~~north~~ ^{SOUTH} side of subject land.

Comments: The site is located at 1313 Far Hills Avenue, Oakwood, Montgomery County, Ohio. The site is slightly irregular in shape having frontage along Far Hills Avenue. Total land area is 0.5042 acres. The topography is level at road level. The utilities servicing the site include public water, sanitary and storm sewer, electricity, and telephone service.

The subject is vacant land with no structures or land improvements on the property, ingress/egress off driveway on Far Hills Avenue.

The subject is not in a flood plain according to Community Panel.
Reader is referred to addendum of this narrative report to view copy of above referenced Flood Map.

IMPROVEMENTS ANALYSIS

So far as I know, there has been no report prepared regarding compliance with the Americans with Disabilities Act. I am no an expert regarding these matters, and I urge the client to consult with an expert in this field for advice, if advise is desired. This appraisal is completed based on the assumption that no problems exist on or near the site which would have a negative impact on the value of the subject property. The subject is considered vacant land.

GENERAL DESCRIPTION

Type of Property: Vacant Potential Single Family Residential Land

Size: N/A.

Age: N/A

Grade: N/A

EXTERIOR DESCRIPTION

Foundation Walls: N/A

Exterior Walls: N/A

Roof: N/A

Windows: N/A

Gutters & Downspouts: N/A

Exterior Condition: N/A

HIGHEST AND BEST USE

Highest and best use is defined in the Appraisal Institute's The Appraisal of Real Estate, Ninth Edition, as the reasonably probable and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value.

The highest and best use of a specified parcel of land is largely determined by the competitive forces with the property's market. Accordingly, the analysis of highest and best use is an economic study of market forces focused on the subject property.

The highest and best use of the site is analyzed in two ways: 1) as though vacant and available for development, and 2) as presently improved. The highest and best use of the site as if vacant and available for development may be different from the highest and best use as improved.

Following is a discussion of the highest and best use of the subject property.

Highest and Best Use, As If Vacant: Zoning is an important consideration in estimating the highest and best use of any site since this represents what is legally possible. The subject is currently zoned Residential use.

The second requirement which must be met by all legally permissible uses is that they be physically possible. The subject site is slightly irregular in shape and the topography is generally level at road grade. The subject land does not appear to be in 100 year flood plain. The site has frontage and visibility on Far Hills Avenue. Access, exposure, and visibility are considered average. All public utilities are available and, based on the physical characteristics of the site, a legal permissible residential use could achieve reasonable utilization of the entire tract.

HIGHEST AND BEST USE - Cont'd

The third criterion is that the use be appropriate. Most important in considering an appropriate use is the relationship of potential uses to the surrounding land uses and the supporting facilities which may be required. For a use to achieve its maximum, which is the fourth criterion, it needs to conform to the surrounding land uses. Development in the immediate area is and will be residential in nature. Development surrounding the subject is mostly single family residential and multi family residential properties.

The final criterion which must be satisfied is that the optimal use be the most profitable among the alternatives which meet the other criteria. As mentioned previously, the subject's immediate area is developed with a wide variety of single family residential uses.

After considering the subject's existing zoning classification, the physical characteristics of the subject site and, the surrounding development, the most probable use for the subject site is a business use. The subject's location on Far Hills Avenue indicates that the most profitable use of the site is for some sort of single family residential use.

Based on the legal and physical characteristics of the site, the highest and best use of the subject as if vacant and available, is for a development with a Residential Use.

Highest and Best Use, as Improved: This analysis recognizes that the improved use should conform to the ideal use of the site, as if vacant. The four tests of highest and best use are again applied to the improved property.

The subject is considered vacant land at time of this appraisal.

Based on the preceding information and on the legal and physical constraints of the highest and best use definition, the subject is considered potential single family residential land.

HIGHEST AND BEST USE - Cont'd

The final criterion, that of the most profitable use, suggest that the highest and best use be that which provides the most profitable return to the land. Thus, for the existing use to be the ultimate highest and best use, it must be more profitable than all other alternative uses. However, if the improvements are contributing value over and above land value, then they are the practical highest and best use. This will continue until such time as the land value exceeds the whole property value and the real estate is then, ready for redevelopment, from an economic point of view.

This subject is considered vacant single family residential use and previously was an improved single family residence for several years and is considered to have good demand in the area if marketed for sale as a potential single family residential site.. The market in the area has fared good when compared to other market residential segments and the subject's location, within the area and proximity to all modes of travel, is considered good.

As previously stated the subject is currently vacant land.

THE APPRAISAL PROCESS

An appraisal is an estimate of value as of a specified date with a specified purpose in mind. The appraisal process is defined as follows:

"A systematic analysis of the factors that bear upon the value of real estate. An orderly program by which the problem is defined, the work necessary to solve the problem is planned, and the data involved are acquired, classified, analyzed, and interpreted into an estimate of value".

The purpose of the appraisal of the subject property is to estimate its fair market value as of the final date of inspection herein. The first step necessary in order to arrive at an estimate of market value is to consider the typical purchaser of real estate in this particular type of market, consider comparable sales which are similar to the subject property and which have overall value characteristics similar to the subject property.

The three basic approaches used to estimate market value are:

1. The Cost Approach
2. The Direct Sales or Market Comparison Approach
3. The Income or Economic Approach

All three approaches to value may or may not be applicable to each and every parcel of real estate.

The first approach to value is the Cost Approach. The Cost Approach is an estimate of value utilizing the Sales Comparison Approach for estimating the underlying land value and adding the replacement or reproduction cost of all improvements less depreciation in all its various forms, ultimately arriving at an indication of value. The inherent weakness in this approach is the estimate of depreciation and generally, the older the property being appraised, the more depreciation in all its various forms.

Depreciation includes physical curable and incurable depreciation, functional curable and incurable depreciation, as well as economic obsolescence, which are depreciation in all its various forms.

Depreciation includes physical curable and incurable depreciation, functional curable and incurable depreciation, as well as economic obsolescence, which are depreciation factors affecting the subject property in question that are from an outside source.

The Direct Sales Comparison Approach is based upon the theory that an informed buyer would pay no more for one property than he would pay to acquire an equally desirable substitute property. This approach is based upon comparing recent sales of similar properties and analyzing the differences in value by direct by direct adjustments, bringing the comparable property into conformity with the subject property. Comparisons are generally made for location, financing terms, date or time of sale, as well as physical and functional characteristics.

THE APPRAISAL PROCESS - CONT'D

While this approach can usually be considered to be a reliable approach to value, there are inherent weaknesses. No two properties are identical. The lack of any sales activity, or rental activity of similarly property types will result in a limited data base from which to draw conclusions. The availability of abundant data for comparison allows the appraisers to choose comparable properties that require fewer adjustments which reduces the chance for error. The Income Approach to Value can be applied to a specified parcel of real estate utilizing either a gross rent multiplier or a true income analysis based upon economic rent and/or contract rent and a reconstruction of the operating statement as of the date specified. This, then, becomes an indication of net annual income, which is capitalized into a value indication. A property capitalization rate considers such things as current financing terms, equity investment requirements, as well as equity expectations on dollar returns which are best supported by direct market data.

In the appraisal of residential property, typically the Income Approach is based upon a gross rent multiplier technique, which is a ration of value arrived at by dividing the known sale price by the known rental of a specific property.

Paired sales analysis can also be utilized in arriving at a gross rent multiplier indication. This often occurs where there is little or no resale activity of single family rental property. After arriving at an estimate of market rent and an estimate of the applicable gross rent multiplier, an indication of value by the Income Approach utilizing the gross rent multiplier technique can be supported.

If the subject property in question is truly one that is bought and sold based upon its income earning potential, then the Income Approach becomes a very pertinent and reliable approach to value if sufficient supporting market data is available and analyzed.

It is emphasized that all three approaches to value are premised upon the principle of substitution. Each parcel of real estate is typically considered upon its own merits and all three approaches are not necessarily applicable to any one specific property at any one point in time. This is a judgment by the appraiser after analyzing the subject property and considering the data deemed pertinent for comparison purposes. After analyzing this data and selecting the appropriate approach or approaches to value, the appraiser must then correlate the various value indications into a final estimate of value. This is typically considered as the reconciliation portion of the appraisal and is usually based upon that approach which has proven to be the most reliable for the subject type in question and is the approach in which the appraiser has the greatest confidence of market support.

1 Bryce, Byre N., Real Estate Appraisal Terminology, Revised Edition, Balling Publishing Company, Cambridge, Ma., published 1981, P. 15

MARKET LAND APPROACH ANALYSIS

The basic premise underlying market land approach analysis is that the subject property site value can be estimated by analyzing transaction prices of similar properties. In other words, it is based upon a comparison of prices paid for similar land in recent times. This approach is probably based upon a comparison of prices paid for similar land in recent times. This approach is probably the most readily applied method utilized by investors in purchasing land. Both buyers and sellers normally familiarize themselves with the local real estate market as they propose to sell or purchase property by making a comparison of relative values within the real estate area under consideration. The individual characteristics inherent in each parcel of real estate necessitates comparison and adjustment to put transactions in order to properly arrive at an estimate of value. The unit of comparison used by the appraiser is sales price per acre.

Analysis of Sales: A thorough investigation of the subject neighborhood and comparable areas was conducted to find recent sales of vacant sites considered similar in utility to the subject. Sales found are similar to the same general influences as the subject site. All sales have been verified and unless otherwise noted, all are arms length transactions. A physical inspection has been made of each site for any significant features different from the subject site.

The appraiser reviews each sale for comparison between the subject property and the comparable sales and makes adjustments for each as necessary. The five elements of comparison are 1) condition of sale; 2) financing terms; 3) market conditions (time); 4) location; and 5) physical characteristics.

COST APPROACH

That approach in appraisal analysis which is based on the proposition that the informed purchaser would pay no more than the cost of producing a substitute property with same utility as the subject. It is particularly applicable when the property being appraised involves relatively new improvements which represent the highest and best use of the land or when relatively unique or specialized improvements are located on the site and for which there exists no comparable properties on the market.

As can be seen from definition above, the Cost Approach is most beneficial when with new or nearly new structures. Due to the fact subject is vacant land only, the Cost Approach is not applicable in this appraisal assignment.

SALES COMPARISON APPROACH ANALYSIS

The Sales Comparison Approach Analysis, in essence, is a backward glance. This approach utilized data provided by recent sales of similar vacant land properties, normally in close proximity to the subject of the appraisal. This approach is a comparison process. by virtue of this process, this approach is limited in its applicability by the lack of sales activity in the marketplace. Limitations can also be presented by the motivations of the participants in the marketplace even with an abundance of sale data. The Sales Comparison Approach recognizes and provides for the normal process of change in the market; however, abrupt modifications of conditions existing in and/or impacting on a property may render any seemingly comparable market data worthless. Market value is the most frequently requested estimate notwithstanding, the market is constantly in the mind of the appraiser. It is the market which will temper the appraiser's learning judgments even if conclusive data is not available on which to formulate his opinions.

A thorough search of the area and neighborhood surrounding the subject provided some sales directly applicable to the appraisal of the subject. This search of the Oakwood/Montgomery County area produced several recent vacant single family residential land sales. These sales were used for comparison because they represent the most similar sales found, and they are the most recent sales available.

On the following page is a summary of the vacant single family residential land sales that were given the most consideration in arriving at a value estimate for the subject's land by utilization of the Sale Comparison Approach.

As shown on the Improved Sales Summary Sheet, following this page 3 market sales of similar vacant properties have been analyzed for comparison to the appraised property.

The adjusted value range for the subject is from \$7.79/SF to \$8.59/SF. After analyzation, all 3 sale are considered most similar to the subject. Consequently, the total value of the subject, according the Sales Comparison Approach is \$8.25/SF for a total estimated property value at \$181,200.

Most buyers negotiate the sale price on a per square foot of land area basis. Therefore, the value of the subject according to the Sales Comparison Approach is estimated at the value determined by this indicator of value.

SALES COMPARISON APPROACH

\$181,200.00

VACANT POTENTIAL RESIDENTIAL LAND SALES SUMMARY SHEET

SALE	LOCATION	LAND SIZE	UTILITIES	SALE PRICE	SALE DATE	UNIT COST
VL-1	1227 Oakwood Ave Oakwood, Montgomery County, Ohio.	1.241 acres	All Public	\$505,000	01/2022	\$9.34/SF
VL-2	Point Oakwood Way Oakwood, Montgomery County, Ohio.	0.360 acres	All Public	\$107,000	12/2021	\$6.82/SF
CL-1	1000 Runnymede Rd Oakwood, Montgomery County, Ohio.	0.92 acres	All Public	\$300,000	5/2023	\$7.49/SF

SALE	TIME	LOCATION	PHYSICAL	COMP ADJ	ADJ COST
VL-1	1.15	1.00	0.80	0.9200	\$8.59/SF
VL-2	1.15	1.10	1.05	1.2075	\$8.24/SF
CL-1	1.04	1.00	1.00	1.0400	\$7.79/SF

CORRELATION ANALYSIS AND FINAL VALUE ESTIMATE

All three approaches to value have been pursued to some detail in previous sections of this report. The individual findings have indicated the following estimates of value:

Value Estimate via Sales Comparison Approach (Land Only):	\$181,200
Value Estimate via Cost Approach:	Not Applicable
Value Estimate via Sales Comparison Approach (Bldg/Land):	Not Applicable
Value Estimate via Income Approach:	Not Applicable

The Correlation Analysis is a review in which the appraiser critiques the material used to arrive at estimated values in the three approaches and then correlates the data to arrive at a final estimate of value. It is the appraiser's review of the strength and quality of information in the three approaches to value.

The Cost Approach to Value involves estimating the replacement cost new of the building and land improvements. From this replacement cost, the appraiser deducts an allowance for physical, functional, and economic depreciation. The "Depreciated Replacement Cost" is then added to the separately determined land value. This approach is not utilized in this assignment for reasons previously stated in this narrative appraisal report.

The Sales Comparison Approach, or comparable approach, is a competitive method of weighing or relating sales data information to the land and/or structure being appraised. This approach to value is generally a good estimate of what comparable property would have sold for, adjusting to the salient characteristics of the subject properties.

The Income Approach is based on constructing a reasonable expected income, less vacancy and credit loss, and expenses, such as taxes, insurance and maintenance and then capitalizing the final net income stream based on what a prudent investor wants in the market today. The income stream for the subject property is based upon current lease information for similar type units in the subject's area. This building is a single tenant usage. This approach is not utilized in this assignment for reasons previously stated in this narrative appraisal report.

Therefore, upon considering all basic principles of property value and after careful analysis of all three approaches, I believe the facts developed in the Sales Comparison Approach to be the most significant and to most closely reflect the thinking and attitude of typical purchasers of this type property in the Oakwood, Ohio area.

In conclusion, based on the facts developed herein, together with other data discussed throughout this report, it is the opinion of the appraiser that the estimated current market value of the subject property in the "as is" condition in the Fee Simple Position as of May 22, 2024 is \$181,200.

CERTIFICATE OF APPRAISER

This certifies that I have made a personal inspection to the subject property and a thorough analysis of all factors affecting its value. I have no interest present or contemplated, in the property; that neither the employment to make the appraisal nor the compensation is contingent upon the value of the property reported; and to the best of my knowledge and belief, all statements and information in this report are true and correct, and no important facts have been intentionally withheld or overlooked.

No one other than the undersigned prepared the analysis, conclusions and opinions concerning the real estate that are set forth in the appraisal report.

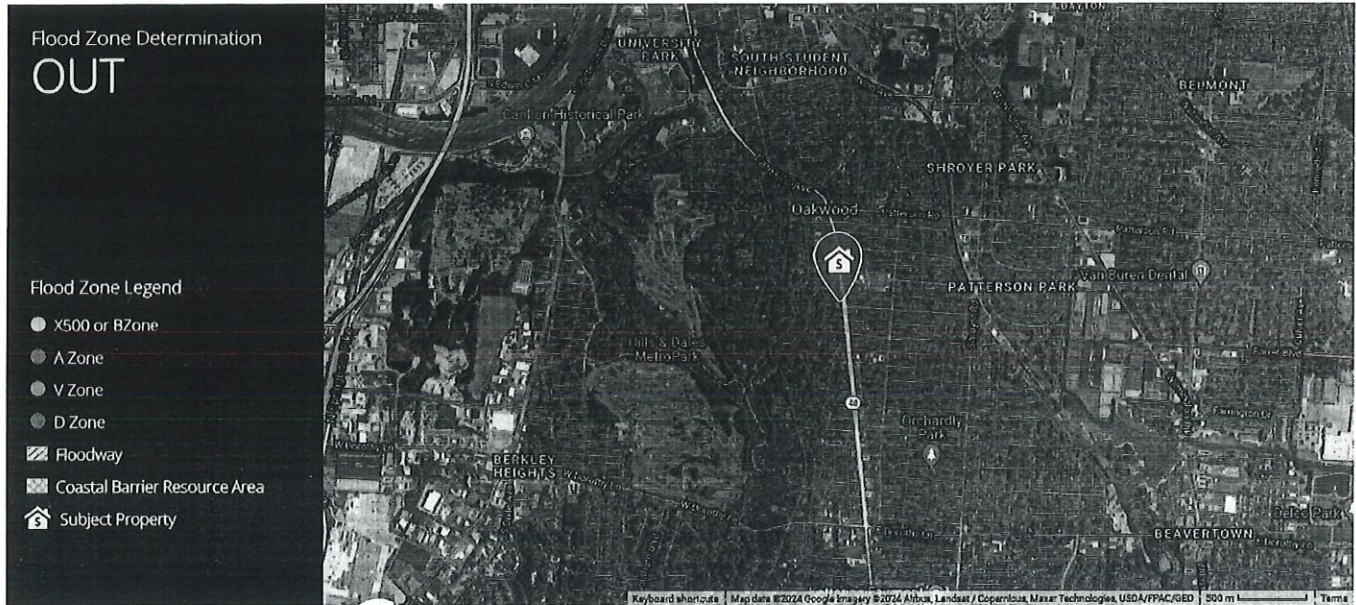
It is my opinion that the Market Value of the property described in this report as of May 22, 2024, was \$181,200.



Michael N. Moorhead
Certified General Appraiser

📍 1313 Far Hills Ave, Oakwood, OH 45419-3128, Montgomery County

STANDARD FLOOD MAP



Special Flood Hazard Area (SFHA)	Out
Community Participation Status	N
Distance to 100 yr Flood Plain	3463 ft
Community Number - Map Panel & Suffix	390415-0256E
Flood Zone Code	X
Panel Date	January, 6, 2005
County	Montgomery
Original Panel Firm Date	January, 6, 2005
FIPS Code	39113
Coastal Barrier Resource Area (CBRA)	Out
Community Name	Oakwood, City Of
Letter of Map Amendment (LOMA)	N/A



Flood Zone Determination

This report provides flood zone information based on the FEMA Flood Insurance Rate Maps (FIRMs). Also provides whether the property location is within a Special Flood Hazard Area (SFHA) and whether the property location is within 250 feet of the SFHA.

SFHA (Flood Zone)

Indicates whether the property location is In or Out of a Special Flood Hazard Area (100- Year floodplain).

Distance to 100 yr Flood Plain

Distance in feet between the property and the boundary of the 100-year flood zone located in the same catchment or sub-watershed. If a 100-year floodplain is not within the radius search, a value of -1 will be returned.

Community

A 6-digit community number code for the community.

Community Name

Name of the community.

Map Number

FEMA Map Number for the Flood Insurance Rate Map.

Letter of Map Amendment (LOMA)

A Letter of Map Amendment (LOMA) is an official amendment, by letter, to an effective National Flood Insurance Program (NFIP) map. A LOMA establishes a property's location in relation to the Special Flood Hazard Area (SFHA). LOMAs are usually issued because a property has been inadvertently mapped as being in the floodplain, but is actually on natural high ground above the base flood elevation.

Because a LOMA officially amends the effective NFIP map, it is a public record that the community must maintain. Any LOMA should be noted on the community's master flood map and filed by panel number in an accessible location.

Panel

Two-to-four-digit number and suffix assigned by FEMA for the map panel.

Panel Date

Date of the FEMA map panel.

CBRA

Coastal Barrier Resource Act (CBRA) protects areas that serve as barriers against wind and tidal forces caused by coastal storms, and serves as habitat for aquatic species. Returns In or Out, for identifying whether the property is located within a CBRA zone.

Flood Zone

Flood zone for the property location based on the FEMA FIRM.

FIPS Code

The five-digit state and county FIPS code.

ASSUMPTIONS AND LIMITING CONDITIONS

Any legal descriptions furnished are assumed to be correct.

We assume no responsibility for matters legal in character, nor do we render any opinion of title, which is assumed to be marketable. The property is appraised as though free and clear of liens and encumbrances, under responsible ownership, and competent management, unless otherwise stated.

Any property sketch in this report is included to assist the reader in visualizing the property. We have made no survey and assume no responsibility in connection with such matters.

Unless otherwise stated, it is assumed that there are no encroachments, zoning violations, or deed restrictions existing in the subject property.

Information, estimates, and options contained in this report are obtained from sources considered reliable; however, no liability for them can be assumed by the appraiser.

Possession of this report, or a copy thereof, does not carry with it the right of publication, nor may it be used for any purpose by any but the applicant without the previous written consent of the appraiser or the applicant, and in any event, only with proper qualification.

The division of land and land improvement values estimated herein are applicable only under the program of utilization shown. These separate valuations are invalidated by any other application.

We are not required to give testimony or attendance in court by reason of this appraisal, with reference to the property in question, unless arrangements have been previously made.

The values reported in this appraisal are applicable only to the property described herein and should not be applied to any property adjacent to, or in common ownership with the subject property. Unless otherwise stated, no soil samples have been made and the soil conditions of the subject property are assumed to be adaptable for the property's highest and best use.

Unless otherwise stated, no soil samples have been made and the soil conditions of the subject property are assumed to be adaptable for the property's highest and best use.

This report has been written in conformity with the standards of the Appraisal Institute.

Michael N Moorhead - Certified General Appraiser License # 389833

Real Estate Appraiser, Broker, Consultant

- Real Estate Sales and Brokerage experience includes Single & Multi-family Residential, Commercial & Business Properties, and Industrial Property Sales and Relocation.
- Real Estate Appraisal background includes Residential and Commercial Properties for Commercial Banks; Right of Way & Eminent Domain work for State and Local Governments; Assessment, Tax and Probate Issues for County Governments, Attorneys and Local Court System; Review Appraiser for City of Dayton, other government agencies, and financial institutions; Real Estate and Appraisal Course Instructor for Sinclair College, and Dayton Area Board of Realtors.
- Land Development, construction and property renovation experience for commercial, residential, and business properties.

Experience

Real Tech - Dayton, OH.

1984 - Present

Proprietor, Independent Fee Appraiser - Actively engaged as a Real Estate Appraiser, Broker, Consultant, and Investor. Appraisal assignments have included a full range of properties including Vacant and Improved Industrial Properties, Business, Commercial, & Office Building Valuations, Single & Multifamily Residential Appraisals. Agricultural and Special Use Property valuations.

Contract Review Appraiser for City of Dayton.

As Real Estate Broker, Consultant, and Investor, experienced in Land Development, Office and Commercial Building Renovations, and as Consultant on investment and tax issues for Financial Institutions, Government Agencies, and the Court System.

Ohio Department of Transportation, Bureau of Appraisal

1971 - 1984

Assistant Chief Appraisal Supervisor State of Ohio - Oversight of Appraisal work Statewide; assignment, supervision, review, and evaluation of ODOT appraisals.

Appraisal Supervisor Southwest Region - Responsibility include Supervision and Staff Appraisal assignments, solicitation and supervision of contract appraisers, Court testimony and Expert Witness responsibility, Right of Way negotiations.

Sinclair College; Dayton Area Board of Realtors;

& Ohio Institute of Appraisal

1987 - Present

Course Instructor -

Real Estate Principles & Practices; Real Estate Appraisal; Applied Residential Property Valuation; Appraising Small Residential Properties.

Education

Sinclair College - Business Management

American Institute of Real Estate Appraisers -

Principles of Real Estate Appraisal; The Income Approach;
Appraising Urban Properties; Investment Analysis.

National Association of Realtors -

Real Estate Investment and Taxation; Creating Real Estate Investments;
Advanced Real Estate Taxation and Marketing

APPRAISER DISCLOSURE STATEMENT

In compliance with Ohio Revised Code Section 4763.12 (C)

1. Name of Appraiser: Michael N. Moorhead

2. Class of Certification/Licensure:

Certified General
 Certified Residential
 License Residential

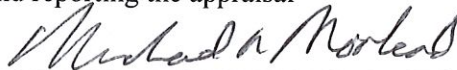
Temporary General Licensed

Certification/Licensure Number 386833

3. Scope: This report is within the scope of my Certification/License
 is not within the scope of my Certification/License

4. Service provided by: disinterested & unbiased third party
 interested & biased third party
 interested third party on contingent fee basis

5. Signature of person preparing and reporting the appraisal


Michael N. Moorhead

THIS FORM MUST BE INCLUDED IN CONJUNCTION WITH ALL APPRAISAL ASSIGNMENTS
OR SPECIALIZED SERVICES PERFORMED BY A STATE-CERTIFIED OR
STATE-LICENSED REAL ESTATE APPRAISER

State of Ohio
Department of Commerce
Division of Real Estate
Appraiser Section
Cleveland Ohio