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**PROVIDING PROFESSIONAL AUCTION,
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OHIO, MICHIGAN, ILLINOIS AND KENTUCKY.**

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FARM EQUIPMENT, ANTIQUES, HOUSEHOLD AND
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ALS EVERY YEAR... MAKING US BIG ENOUGH TO
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260-982-0238

101 S. RIVER RD.
N. MANCHESTER, IN 46962

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REAL ESTATE AUCTION TERMS

Turn-Key Restaurant & Upstairs Apartment!

This property will be offered at Online Only Auction on Tuesday, March 7, 2023 – Bidding begins closing out at 6:30 pm. Your bid constitutes a legal offer to purchase, and the final bid shall constitute a binding contract between the Buyer(s) and the Sellers. The auctioneer will settle any disputes as to bids and his decision will be final. The acreages and square footage amounts listed in this brochure and all marketing material are estimates taken from county records, FSA records and/or aerial photos. The sellers reserve the right to determine the need for and type of survey provided. If completed, the cost of the survey will be shared 50/50 by the Sellers and the Buyer(s). An earnest money deposit of 10% down the day of the auction with the balance due at closing. Said funds will be held in our Escrow account and will come off your balance due at closing. YOUR BIDDING IS NOT CONTINGENT UPON FINANCING. The Sellers will provide a Warranty Deed at closing. The Sellers will provide an Owner's Title Insurance Policy. The closing(s) shall be on or before April 7, 2023. Possession will be at closing. Taxes will be prorated to the day of closing. Real estate taxes for the entirety in 21' due in 22' were approximately \$5,748.00. Metzger Property Services LLC, Chad Metzger, and their representatives, are exclusive agents of the Sellers. All statements made auction day take precedence over printed materials. The property is being sold "AS IS, WHERE IS" with no warranties expressed or otherwise implied. All decisions made by the auctioneer are final. Real Estate Brokers must register clients 24 hours in advance of the auction and be present at the auction & any showings your client attends to receive compensation. Client Registration form is in the documents section of the MLS.

Online Auction: Tuesday, March 7, 2023
Bidding begins closing out at 6:30 pm!

Property Location: 139 & 141 E. Main St., North Manchester, IN 46962
Chester Township • Wabash County

<https://bidmetzger.com/auctions/>



Metzger PROPERTY SERVICES, LLC
CHAD METZGER, CAI, CAGA
EXPANDING YOUR HORIZON...
...GENERATION AFTER GENERATION

★ FARMLAND AUCTIONS ★ ANTIQUE APPRAISALS
★ FARM SALES ★ PERSONAL PROPERTY AUCTIONS
★ REAL ESTATE APPRAISALS ★ REAL ESTATE SALES

260-982-0238

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Property Type COMMERCIAL Status Active CDOM 0 DOM 0 Auction Yes

MLS # 202302827 139 E Main Street North Manchester IN 46962 Status Active LP \$0



Area Wabash County Parcel ID 85-07-05-201-091.000-002 Type Restaurant/Bar
 Cross Street Age 74
 REO N Short Sale No
 Legal Description OP E1/2 E1/2 LOT 1 & OP PT LOT 144
 Directions Downtown North Manchester.
 Inside City Limits Y City Zoning C1 County Zoning Zoning Description Commercial

Remarks The Main View Restaurant selling via Online Only Auction on Tuesday, March 7, 2023 -- Bidding begins closing out at 6:30 pm! Great Opportunity to Own & Operate a Local Landmark located in the heart of downtown North Manchester, IN! This well-established & successful turnkey Restaurant with Liquor License, Inventory, Equipment is located in 3 beautiful buildings (139-141). The restaurant was completely remodeled in 2021 and has a seating capacity of 120 people (50 bar area, 40 family room, 30 banquet room). Newer Rubber Membrane Roof & mechanicals including HVAC systems are in place. There is a 2nd floor apartment for more income potential and a full basement for storage! Great opportunity for an updated, income producing property!

Agent Remarks Online Auction: Tues. 3.7.23 6:30pm Morning Showings Only Renovation & Equipment List in documents. TERMS: 10% down the day of auction with the balance due at closing. Possession at closing. Taxes prorated. Sellers will provide clear title to the property via an Owner's Title Insurance Policy and a Warranty Deed to transfer the property. No Survey unless required for clear title, if required, the sellers & buyer(s) agree to split said cost 50/50. RE BROKERS: Must

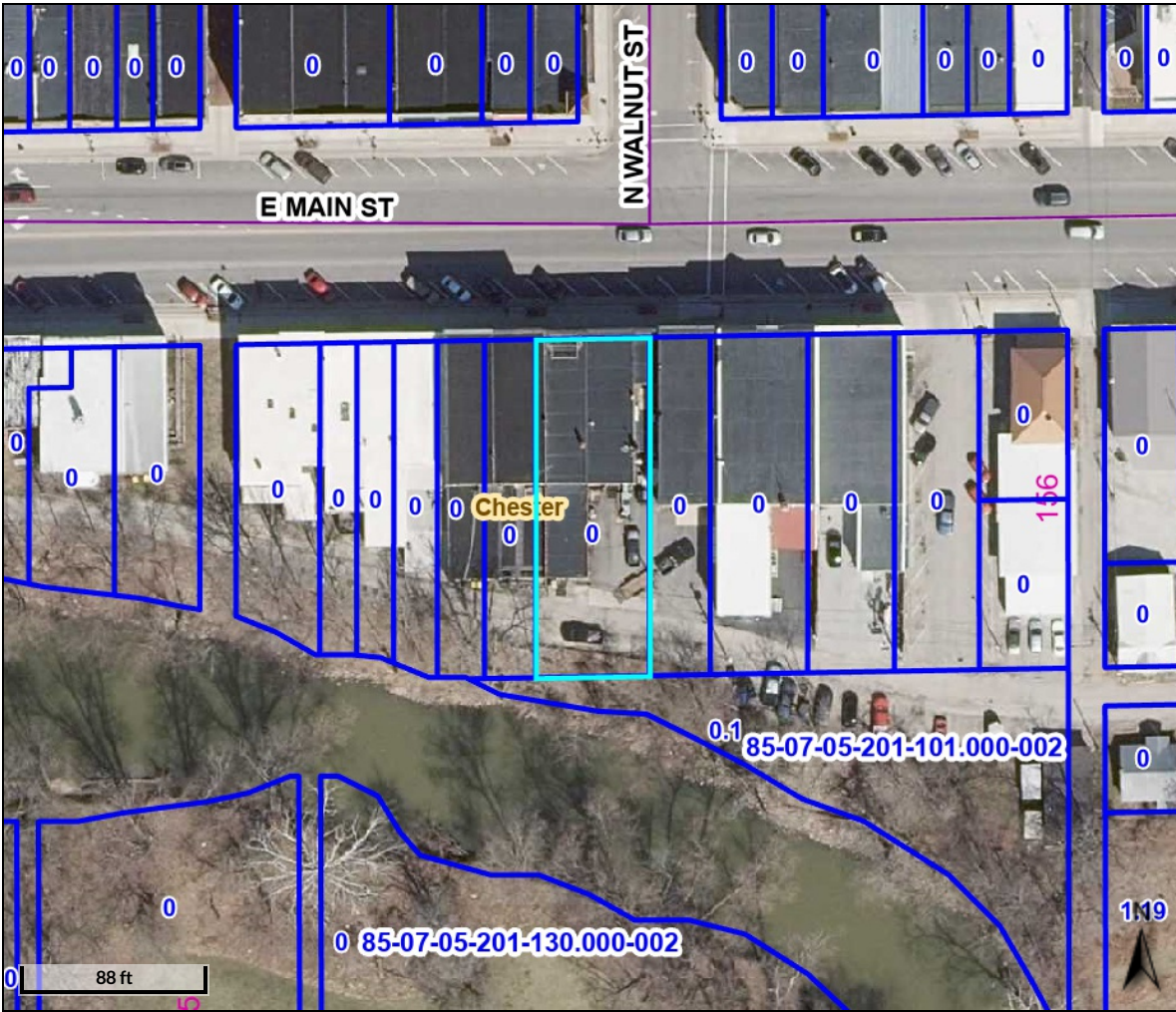
| | | | | | | | |
|-----------------------------|------------|---------------------|---------|---------------|-------------------------|----------------------|----------------|
| Sec | Lot 1144 | Township | Chester | Lot Ac/SF/Dim | 0.1900 / 8,268 / 53X156 | Src | N |
| Year Built | 1949 | Age | 74 | New | No | Years Established | |
| Const Type | Wood Joist | Total # Bldgs | 3 | Exterior | Brick | Foundation | Full Basement, |
| Bldg #1 Total Above Gd SqFt | 2,800 | Total Below Gd SqFt | 1,400 | Stories | 2.0 | Total Restrooms | 4 |
| Bldg #2 Total Above Gd SqFt | 3,080 | Total Below Gd SqFt | 1,540 | Story | 2 | Finished Office SqFt | 2,800 |
| Bldg #3 Total Above Gd SqFt | 1,205 | Total Below Gd SqFt | 605 | Story | 2 | Finished Office SqFt | |
| Location | | Fire Protection | City | Story | | Finished Office SqFt | |

| | | | | | |
|----------------|-------------------------------------|-----------------|----------------|-------------|-----------------|
| Bldg Height | | Roof Material | Flat, Rubber | Int Height | 14' |
| Interior Walls | Drywall, Wood | Ceiling Height | 14' | Column Spcg | 0 |
| Flooring | Laminate, Mixed, Part Carpet, Vinyl | Parking | Public, Street | Water | City |
| Road Access | City | Equipment | Yes | Sewer | City |
| Currently Lsd | No | Enterprise Zone | No | Fuel / | Gas, Forced Air |

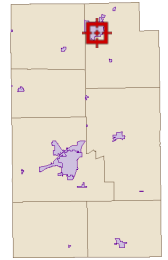
SALE INCLUDES Building, Business, Furniture, Land, Inventory, License Included
INTERNAL ROOMS Kitchen, Office, Showroom, Storage
SPECIAL FEATURES Alley, Basement, Display Window(s), Office Space, Public Restrooms, Ventilating /Exhaust Fans, Ansel System, Refrigeration/Freezer
PROPERTY USE Investment Property, Vacant-Best for Owner/Usr, Bus. Included w/Property

| | |
|---------------|-------------|
| Heating | |
| Cooling | Central Air |
| Burglar Alarm | No |
| Channel Frtg | |
| Water Frtg | |




| | | | | | |
|--|--|-------------------------|------------------------------------|-----------------------|-----------------------------------|
| Water Access | | Water Name | | Lake Type | |
| Water Features | | | | | |
| Auction | Yes | Auctioneer Name | Chad Metzger | Auctioneer License # | AC31300015 |
| Occupancy Comm | | Owner Name | | Excluded Party | None |
| Financing: | Existing | Proposed | | Assessed Value \$ | |
| Annual Taxes | \$5,748.00 | Exemption | No Exemptions | Year Taxes Payable | 2022 |
| Is Owner/Seller a Real Estate Licensee | No | Possession | At closing | List Agent | Chad Metzger - Cell: 260-982-9050 |
| List Office | Metzger Property Services, LLC - Off: 260-982-0238 | Agent ID | RB14045939 | Agent E-mail | chad@metzgerauction.com |
| Co-List Office | Metzger Property Services, LLC | Co-List Agent | Timothy Pitts - Cell: 317-714-0432 | | |
| Showing Instr | Showingtime | | | | |
| List Date | 2/1/2023 | Exp Date | 4/30/2023 | Publish to Internet | Yes |
| IDX Include | Y | Contract Type | Exclusive Right to Sell | Show Addr to Public | Yes |
| Virtual Tour | | BBC | 2.0% | Variable Rate | No |
| Pending Date | | Closing Date | | Allow AVM | Yes |
| Total Concessions Paid | | Sold/Concession Remarks | | Show Comments | Yes |
| Sell Off | | Sell Agent | | Special Listing Cond. | None |
| | | Co-Sell Off | | Type of Sale | |
| | | | | How Sold | |
| | | | | CDOM | 0 |



Overview



Legend

-  Parcels
-  Tax Sale Parcels
-  Road Centerlines

| | | | | | |
|------------------------------|--|---------------------|--------------------------|----------------------|----------------------------|
| Parcel ID | 85-07-05-201-091.000-002 | Alternate ID | n/a | Owner Address | RKSL RESTAURANTS INC |
| Sec/Twp/Rng | 05-29-07 | Class | Restaurant, Cafe, or Bar | | 13160 N MERIDAN RD |
| Property Address | 139 E 141 MAIN ST NORTH MANCHESTER | Acreage | n/a | | NORTH MANCHESTER, IN 46962 |
| District | N MANCHESTER | | | | |
| Brief Tax Description | OP E1/2 E1/2 LOT 1 & OP PT LOT 144 <i>(Note: Not to be used on legal documents)</i> | | | | |

Date created: 12/28/2022
 Last Data Uploaded: 12/28/2022 1:36:55 AM

Developed by 

METZGER ONLINE BIDDING INSTRUCTIONS

Create an Account:

- Go to bidmetzger.com - *This will take you to all Metzger Online Auctions that are open for bidding*
- Click on Login/Register at the top of the page
 - Click the green "Register" button
 - Choose username
 - Enter your password
 - Fill in your Name, Email, Phone Number, Address, City, State, and Zip Code
 - Click on Next Step
 - Click the empty box to Agree to the Auction Terms and Conditions
 - Click "Submit"

You are now ready to choose the Auction you want to bid in!

To be approved to bid in a specific auction, follow these easy steps:

- Click "Enter Auction" on the Auction you want to bid in
- Then Click the green "Register for Auction" button
- This will ask you to enter a payment method. You **MUST** enter a debit/charge card in order to bid.
 - **This card will be charged \$1.00 to make sure it is a valid card; this fee will fall off your account after a couple days.**
 - **We WILL NOT charge your card if you are the winning bidder**
 - **IF YOU ARE THE WINNING BIDDER YOU MUST CALL THE OFFICE IMMEDIATELY: 260.982.0238 TO ARRANGE SIGNING PURCHASE DOCS & SUBMITTING EARNEST MONEY**
- Click the blue "Agree to Terms and Add Credit Card" button

You are now ready to Bid in that specific auction!

If You Are the Winning Bidder You Must Call The Office Immediately: 260.982.0238 To Arrange Signing Purchase Docs & Submitting Earnest Money

If you are dormant, the site will log you out for your protection. If this happens, Click on Login/Register at the top of the page, enter your email and password and click the green "Login" button and enter your information.

Happy Bidding!

**Please let us know if you have any questions that we can help with
260.982.0238 or info@metzgerauction.com**

General Information

Parcel Number 85-07-05-201-091.000-002

Local Parcel Number 0110060500

Tax ID:

Routing Number 6E.100

Property Class 430 Restaurant, Cafeteria or Bar

Year: 2022

Location Information

County Wabash

Township CHESTER TOWNSHIP

District 002 (Local 002) NORTH MANCHESTER TOWN

School Corp 8045 MANCHESTER COMMUNITY

Neighborhood 8502147-002 CENTRAL BUS DINING LOUNGE

Section/Plat 05

Location Address (1) 139 141 E MAIN ST NORTH MANCHESTER, IN 46962

Zoning

Subdivision

Lot

Market Model 8502147-002 - Commercial

Characteristics

Topography Level Flood Hazard

Public Utilities Water, Sewer, Electricity ERA

Streets or Roads Paved, Sidewalk TIF

Neighborhood Life Cycle Stage Static

Printed Friday, May 20, 2022

Review Group 2019

Ownership

RKSL RESTAURANTS INC 13160 N MERIDAN RD NORTH MANCHESTER, IN 46962

Legal

OP E1/2 E1/2 LOT 1 & OP PT LOT 144

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transfers from 01/05/2007 to 01/01/1900.

Notes

1/19/2022 NC: 2022 PERMIT FOR COMM ADDN 2022 CHANGED EFF AGE
12/3/2018 RP: Reassessment Packet 2019
10/17/2014 MEM: SALE PRICE INCLUDES 0110060400 & 0110025300



Commercial

Valuation Records (Work In Progress values are not certified values and are subject to change)

Table with columns: Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Rows show values for 2022, 2021, 2020, and 2019.

Land Data (Standard Depth: Res 150', CI 150' Base Lot: Res 40' X 150', CI 40' X 150')

Table with columns: Land Type, Pricing Method, Soil ID, Act Front, Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Res Elig %, Market Factor, Value.

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage (0.19), Actual Frontage (53), Developer Discount, Parcel Acreage (0.00), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.00), 83 UT Towers NV (0.00), 9 Homesite (0.00), 91/92 Acres (0.00), Total Acres Farmland (0.00), Farmland Value (\$0), Measured Acreage (0.00), Avg Farmland Value/Acre (0.0), Value of Farmland (\$0), Classified Total (\$0), Farm / Classified Value (\$0), Homesite(s) Value (\$0), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$0), CAP 2 Value (\$0), CAP 3 Value (\$13,500), Total Value (\$13,500).

General Information

| | | | |
|---------------------|-------------------|---------------------|----------------|
| Occupancy | C/I Building | Pre. Use | General Retail |
| Description | C/I Building C 01 | Pre. Framing | Wood Joist |
| Story Height | 2 | Pre. Finish | Finished Open |
| Type | N/A | # of Units | 0 |

| | | | | |
|--|-----------|----------|----------|----------|
| | SB | B | 1 | U |
|--|-----------|----------|----------|----------|

| | | | |
|------------------|------------|------------|-----------|
| Wall Type | B: 2(180') | 1: 2(249') | U: 2(90') |
| Heating | | 2260 sqft | 1400 sqft |
| A/C | | 2260 sqft | |
| Sprinkler | | | |

Plumbing RES/CI

| | # | TF | # | TF |
|----------------------|---|----|---|----|
| Full Bath | 1 | 3 | 0 | 0 |
| Half Bath | 0 | 0 | 0 | 0 |
| Kitchen Sinks | 1 | 1 | | 0 |
| Water Heaters | 1 | 1 | | 0 |
| Add Fixtures | 0 | 0 | 0 | 0 |
| Total | 3 | 5 | 0 | 0 |

Roofing

| | | |
|-----------------------------------|----------------------------------|--------------------------------|
| <input type="checkbox"/> Built Up | <input type="checkbox"/> Tile | <input type="checkbox"/> Metal |
| <input type="checkbox"/> Wood | <input type="checkbox"/> Asphalt | <input type="checkbox"/> Slate |
| <input type="checkbox"/> Other | | |

GCK Adjustments

| | | |
|-----------------------------------|------------------------------------|------------------------------------|
| <input type="checkbox"/> Low Prof | <input type="checkbox"/> Ext Sheat | <input type="checkbox"/> Insulatio |
| <input type="checkbox"/> SteelGP | <input type="checkbox"/> AluSR | <input type="checkbox"/> Int Liner |
| <input type="checkbox"/> HGSR | <input type="checkbox"/> PPS | <input type="checkbox"/> Sand Pnl |

Exterior Features

| Description | Area | Value |
|-------------|------|-------|
| | | |

Special Features

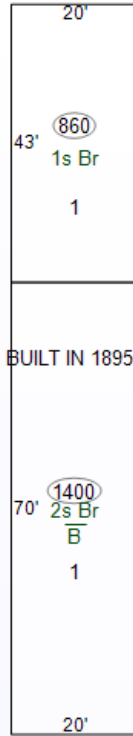
| Description | Value |
|-------------|-------|
| | |

Other Plumbing

| Description | Value |
|-------------|-------|
| | |

Building Computations

| | | | |
|-------------------------------|------------------|-----------------------------|------------------|
| Sub-Total (all floors) | \$490,424 | Garages | \$0 |
| Racquetball/Squash | \$0 | Fireplaces | \$0 |
| Theater Balcony | \$0 | Sub-Total (building) | \$494,424 |
| Plumbing | \$4,000 | Quality (Grade) | \$494,425 |
| Other Plumbing | \$0 | Location Multiplier | 0.88 |
| Special Features | \$0 | Repl. Cost New | \$435,093 |
| Exterior Features | \$0 | | |



Floor/Use Computations

| | | | |
|-------------------------|-----------------|------------------|-----------------|
| Pricing Key | GCM | GCM | GCM |
| Use | UTLSTOR | GENRET | APART |
| Use Area | 1400 sqft | 2260 sqft | 1400 sqft |
| Area Not in Use | 0 sqft | 0 sqft | 0 sqft |
| Use % | 100.0% | 100.0% | 100.0% |
| Eff Perimeter | 180' | 249' | 90' |
| PAR | 13 | 11 | 6 |
| # of Units / AC | 0 | 0 | 0 / N |
| Avg Unit sz dpth | -1 | -1 | |
| Floor | B | 1 | 2 |
| Wall Height | 8' | 14' | 14' |
| Base Rate | \$76.31 | \$149.25 | \$70.66 |
| Frame Adj | (\$11.53) | (\$12.68) | (\$9.95) |
| Wall Height Adj | (\$3.88) | \$0.00 | \$9.56 |
| Dock Floor | \$0.00 | \$0.00 | \$0.00 |
| Roof Deck | \$0.00 | \$0.00 | \$0.00 |
| Adj Base Rate | \$60.90 | \$136.57 | \$70.27 |
| BPA Factor | 1.00 | 1.00 | 1.00 |
| Sub Total (rate) | \$60.90 | \$136.57 | \$70.27 |
| Interior Finish | \$0.00 | \$0.00 | \$0.00 |
| Partitions | \$0.00 | \$0.00 | \$0.00 |
| Heating | (\$1.33) | \$0.00 | \$0.00 |
| A/C | \$0.00 | \$0.00 | \$0.00 |
| Sprinkler | \$0.00 | \$0.00 | \$0.00 |
| Lighting | \$0.00 | \$0.00 | \$0.00 |
| Unit Finish/SR | \$0.00 | \$0.00 | \$0.00 |
| GCK Adj. | \$0.00 | \$0.00 | \$0.00 |
| S.F. Price | \$59.57 | \$136.57 | \$70.27 |
| Sub-Total | | | |
| Unit Cost | \$0.00 | \$0.00 | \$0.00 |
| Elevated Floor | \$0.00 | \$0.00 | \$0.00 |
| Total (Use) | \$83,398 | \$308,648 | \$98,378 |

Summary of Improvements

| Description | Res Eligibl | Story Height | Construction | Grade | Year Built | Eff Year | Eff Co Age nd | Base Rate | LCM | Adj Rate | Size | RCN | Norm Dep | Remain. Value | Abn Obs | PC | Nbhd | Mrkt | Improv Value |
|----------------------|-------------|--------------|--------------|-------|------------|----------|---------------|-----------|------|----------|------------|-----------|----------|---------------|---------|------|-------|--------|--------------|
| 1: C/I Building C 01 | 0% | 2 | Brick | C | 1949 | 1989 | 33 G | | 0.88 | | 5,060 sqft | \$435,093 | 44% | \$243,650 | 10% | 100% | 1.000 | 1.0000 | \$219,300 |

General Information

| | | | |
|---------------------|-------------------|---------------------|----------------|
| Occupancy | C/I Building | Pre. Use | General Retail |
| Description | C/I Building C 02 | Pre. Framing | Wood Joist |
| Story Height | 2 | Pre. Finish | Unfinished |
| Type | N/A | # of Units | 0 |

| | | | | |
|--|-----------|----------|----------|----------|
| | SB | B | 1 | U |
|--|-----------|----------|----------|----------|

| | | | |
|------------------|------------|------------|------------|
| Wall Type | B: 2(184') | 1: 2(184') | U: 2(114') |
| Heating | | 1540 sqft | 1540 sqft |
| A/C | | 1540 sqft | |
| Sprinkler | | | |

Plumbing RES/CI

| | # | TF | # | TF |
|----------------------|---|----|---|----|
| Full Bath | 0 | 0 | 1 | 3 |
| Half Bath | 0 | 0 | 2 | 4 |
| Kitchen Sinks | | 0 | | 0 |
| Water Heaters | | 0 | | 0 |
| Add Fixtures | 0 | 0 | 4 | 4 |
| Total | 0 | 0 | 7 | 11 |

Roofing

| | | |
|-----------------------------------|----------------------------------|--------------------------------|
| <input type="checkbox"/> Built Up | <input type="checkbox"/> Tile | <input type="checkbox"/> Metal |
| <input type="checkbox"/> Wood | <input type="checkbox"/> Asphalt | <input type="checkbox"/> Slate |
| <input type="checkbox"/> Other | | |

GCK Adjustments

| | | |
|-----------------------------------|------------------------------------|------------------------------------|
| <input type="checkbox"/> Low Prof | <input type="checkbox"/> Ext Sheat | <input type="checkbox"/> Insulatio |
| <input type="checkbox"/> SteelGP | <input type="checkbox"/> AluSR | <input type="checkbox"/> Int Liner |
| <input type="checkbox"/> HGSR | <input type="checkbox"/> PPS | <input type="checkbox"/> Sand Pnl |

Exterior Features

| Description | Area | Value |
|-------------|------|-------|
| | | |

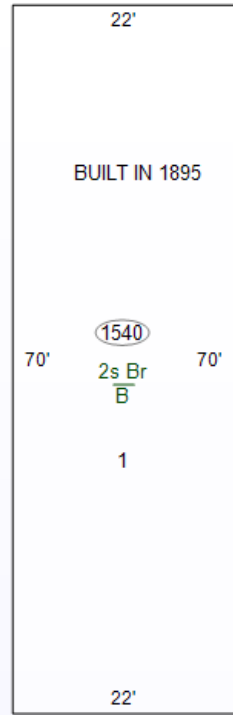
Special Features

| Description | Value |
|-------------|-------|
| | |

Other Plumbing

| Description | Value |
|-------------|-------|
| | |

MAIN VIEW



Building Computations

| | | | |
|-------------------------------|------------------|-----------------------------|------------------|
| Sub-Total (all floors) | \$418,587 | Garages | \$0 |
| Racquetball/Squash | \$0 | Fireplaces | \$0 |
| Theater Balcony | \$0 | Sub-Total (building) | \$436,187 |
| Plumbing | \$17,600 | Quality (Grade) | \$436,188 |
| Other Plumbing | \$0 | Location Multiplier | 0.88 |
| Special Features | \$0 | Repl. Cost New | \$383,845 |
| Exterior Features | \$0 | | |

Floor/Use Computations

| | | | |
|-------------------------|-----------------|------------------|------------------|
| Pricing Key | GCM | GCM | GCM |
| Use | UTLSTOR | GENRET | APART |
| Use Area | 1540 sqft | 1540 sqft | 1540 sqft |
| Area Not in Use | 0 sqft | 0 sqft | 0 sqft |
| Use % | 100.0% | 100.0% | 100.0% |
| Eff Perimeter | 184' | 184' | 114' |
| PAR | 12 | 12 | 7 |
| # of Units / AC | 0 | 0 | 0 / Y |
| Avg Unit sz dpth | -1 | -1 | |
| Floor | B | 1 | 2 |
| Wall Height | 8' | 14' | 12' |
| Base Rate | \$68.09 | \$160.09 | \$77.15 |
| Frame Adj | (\$11.53) | (\$12.68) | (\$9.95) |
| Wall Height Adj | (\$3.53) | \$0.00 | \$5.50 |
| Dock Floor | \$0.00 | \$0.00 | \$0.00 |
| Roof Deck | \$0.00 | \$0.00 | \$0.00 |
| Adj Base Rate | \$53.03 | \$147.41 | \$72.70 |
| BPA Factor | 1.00 | 1.00 | 1.00 |
| Sub Total (rate) | \$53.03 | \$147.41 | \$72.70 |
| Interior Finish | \$0.00 | \$0.00 | \$0.00 |
| Partitions | \$0.00 | \$0.00 | \$0.00 |
| Heating | (\$1.33) | \$0.00 | \$0.00 |
| A/C | \$0.00 | \$0.00 | \$0.00 |
| Sprinkler | \$0.00 | \$0.00 | \$0.00 |
| Lighting | \$0.00 | \$0.00 | \$0.00 |
| Unit Finish/SR | \$0.00 | \$0.00 | \$0.00 |
| GCK Adj. | \$0.00 | \$0.00 | \$0.00 |
| S.F. Price | \$51.70 | \$147.41 | \$72.70 |
| Sub-Total | | | |
| Unit Cost | \$0.00 | \$0.00 | \$0.00 |
| Elevated Floor | \$0.00 | \$0.00 | \$0.00 |
| Total (Use) | \$79,618 | \$227,011 | \$111,958 |

Summary of Improvements

| Description | Res Eligibl | Story Height | Construction | Grade | Year Built | Eff Year | Eff Co Age nd | Base Rate | LCM | Adj Rate | Size | RCN | Norm Dep | Remain. Value | Abn Obs | PC | Nbhd | Mrkt | Improv Value |
|----------------------|-------------|--------------|--------------|-------|------------|----------|---------------|-----------|------|----------|------------|-----------|----------|---------------|---------|------|-------|--------|--------------|
| 1: C/I Building C 02 | 0% | 2 | Brick | C | 1949 | 1989 | 33 G | | 0.88 | | 4,620 sqft | \$383,845 | 44% | \$214,950 | 10% | 100% | 1.000 | 1.0000 | \$193,500 |

General Information

| | | | |
|---------------------|-------------------|---------------------|----------------|
| Occupancy | C/I Building | Pre. Use | General Retail |
| Description | C/I Building C 03 | Pre. Framing | Wood Joist |
| Story Height | 2 | Pre. Finish | Finished Open |
| Type | N/A | # of Units | 0 |

| | | | | |
|--|-----------|----------|----------|----------|
| | SB | B | 1 | U |
|--|-----------|----------|----------|----------|

| | | |
|------------------|------------|-----------|
| Wall Type | 1: 2(104') | U: 2(31') |
| Heating | 605 sqft | |
| A/C | 605 sqft | |
| Sprinkler | | |

Plumbing RES/CI

| | | | | |
|----------------------|----------|-----------|----------|-----------|
| | # | TF | # | TF |
| Full Bath | 0 | 0 | 0 | 0 |
| Half Bath | 0 | 0 | 2 | 4 |
| Kitchen Sinks | 0 | 0 | 0 | 0 |
| Water Heaters | 0 | 0 | 0 | 0 |
| Add Fixtures | 0 | 0 | 0 | 0 |
| Total | 0 | 0 | 2 | 4 |

Roofing

| | | |
|-----------------------------------|----------------------------------|--------------------------------|
| <input type="checkbox"/> Built Up | <input type="checkbox"/> Tile | <input type="checkbox"/> Metal |
| <input type="checkbox"/> Wood | <input type="checkbox"/> Asphalt | <input type="checkbox"/> Slate |
| <input type="checkbox"/> Other | | |

GCK Adjustments

| | | |
|-----------------------------------|------------------------------------|------------------------------------|
| <input type="checkbox"/> Low Prof | <input type="checkbox"/> Ext Sheat | <input type="checkbox"/> Insulatio |
| <input type="checkbox"/> SteelGP | <input type="checkbox"/> AluSR | <input type="checkbox"/> Int Liner |
| <input type="checkbox"/> HGSR | <input type="checkbox"/> PPS | <input type="checkbox"/> Sand Pnl |

Exterior Features

| Description | Area | Value |
|-------------|------|-------|
|-------------|------|-------|

Special Features

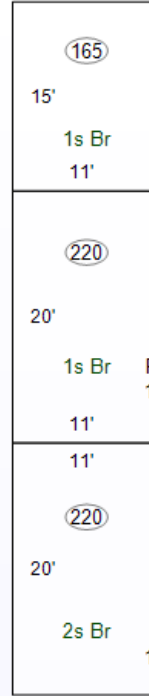
| Description | Value |
|-------------|-------|
|-------------|-------|

Other Plumbing

| Description | Value |
|-------------|-------|
|-------------|-------|

Building Computations

| | | | |
|-------------------------------|------------------|-----------------------------|------------------|
| Sub-Total (all floors) | \$143,761 | Garages | \$0 |
| Racquetball/Squash | \$0 | Fireplaces | \$0 |
| Theater Balcony | \$0 | Sub-Total (building) | \$150,161 |
| Plumbing | \$6,400 | Quality (Grade) | \$150,162 |
| Other Plumbing | \$0 | Location Multiplier | 0.88 |
| Special Features | \$0 | Repl. Cost New | \$132,141 |
| Exterior Features | \$0 | | |



Floor/Use Computations

| | | |
|-------------------------|------------------|-----------------|
| Pricing Key | GCM | GCM |
| Use | GENRET | UTLSTOR |
| Use Area | 605 sqft | 220 sqft |
| Area Not in Use | 0 sqft | 0 sqft |
| Use % | 100.0% | 100.0% |
| Eff Perimeter | 104' | 31' |
| PAR | 17 | 14 |
| # of Units / AC | 0 | 0 |
| Avg Unit sz dpth | -1 | -1 |
| Floor | 1 | 2 |
| Wall Height | 14' | 12' |
| Base Rate | \$214.29 | \$111.52 |
| Frame Adj | (\$12.68) | (\$11.16) |
| Wall Height Adj | \$0.00 | \$0.00 |
| Dock Floor | \$0.00 | \$0.00 |
| Roof Deck | \$0.00 | \$0.00 |
| Adj Base Rate | \$201.61 | \$100.36 |
| BPA Factor | 1.00 | 1.00 |
| Sub Total (rate) | \$201.61 | \$100.36 |
| Interior Finish | \$0.00 | \$0.00 |
| Partitions | \$0.00 | \$0.00 |
| Heating | \$0.00 | (\$1.33) |
| A/C | \$0.00 | \$0.00 |
| Sprinkler | \$0.00 | \$0.00 |
| Lighting | \$0.00 | \$0.00 |
| Unit Finish/SR | \$0.00 | \$0.00 |
| GCK Adj. | \$0.00 | \$0.00 |
| S.F. Price | \$201.61 | \$99.03 |
| Sub-Total | | |
| Unit Cost | \$0.00 | \$0.00 |
| Elevated Floor | \$0.00 | \$0.00 |
| Total (Use) | \$121,974 | \$21,787 |

Summary of Improvements

| Description | Res Eligibl | Story Height | Construction | Grade | Year Built | Eff Year | Eff Co Age nd | Base Rate | LCM | Adj Rate | Size | RCN | Norm Dep | Remain. Value | Abn Obs | PC | Nbhd | Mrkt | Improv Value |
|----------------------|-------------|--------------|--------------|-------|------------|----------|---------------|-----------|------|----------|----------|-----------|----------|---------------|---------|------|-------|--------|--------------|
| 1: C/I Building C 03 | 0% | 2 | Brick | C | 1956 | 1989 | 33 G | | 0.88 | | 825 sqft | \$132,141 | 44% | \$74,000 | 10% | 100% | 1.000 | 1.0000 | \$66,600 |

...Generation after Generation



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