

Tax year 2023 BOR no. 2023-026
 County Clark Date received 3/19/2024

DTE 1
Rev. 12/22

Complaint Against the Valuation of Real Property

Answer all questions and type or print all information. Read instructions on back before completing form.

Attach additional pages if necessary.

This form is for full market value complaints only. All other complaints should use DTE Form 2

Original complaint Counter complaint

Notices will be sent only to those named below.

Name		Street address, City, State, ZIP code	
1. Owner of property	SHEELEY-SPIRK ENTERPRISE LLC		1650 VALLEY LOOP RD.
2. Complainant if not owner			SPRINGFIELD, OH 45504
3. Complainant's agent			
4. Telephone number and email address of contact person ERICA A. SPIRK 937-206-4920 behindthecurtains@aol.com			
5. Complainant's relationship to property, if not owner If more than one parcel is included, see "Multiple Parcels" Instruction.			
6. Parcel numbers from tax bill		Address of property	
0500600012100002		1650 VALLEY LOOP RD.	
7. Principal use of property DANCE STUDIO FOR BEHIND THE CURTAIN			
8. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C.			
Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
0500600012100002	450,000	519,300	-69,300
9. The requested change in value is justified for the following reasons: Fair market Appraisal from the purchase and renovation of building from the appraisal is \$450,000 dated 04-25-2023.			

10. Was property sold within the last three years? Yes No Unknown If yes, show date of sale 05/31/2023
 and sale price \$ 305,000.00 ; and attach information explained in "Instructions for Line 10" on back.

11. If property was not sold but was listed for sale in the last three years, attach a copy of listing agreement or other available evidence.

12. If any improvements were completed in the last three years, show date 08/2023 and total cost \$ 116,682.39

13. Do you intend to present the testimony or report of a professional appraiser? Yes No Unknown

FILED
CLARK COUNTY AUDITOR

MAR 19 2024

HILLARY HAMILTON
AUDITOR

14. If you have filed a prior complaint on this parcel since the last reappraisal or update of property values in the county, the reason for the valuation change requested must be one of those below. Please check all that apply and explain on attached sheet. See R.C. section 5715.19(A)(2) for a complete explanation.

- The property was sold in an arm's length transaction.
- The property lost value due to a casualty.
- A substantial improvement was added to the property.
- Occupancy change of at least 15% had a substantial economic impact on my property.

15. If the complainant is a legislative authority and the complaint is an original complaint with respect to property not owned by the complainant, R.C. 5715.19(A)(8) requires this section to be completed.

- The complainant has complied with the requirements of R.C. section 5715.19(A)(6)(b) and (7) and provided notice prior to the adoption of the resolution required by division (A)(6)(b) of that section as required by division (A)(7) of that section.

I declare under penalties of perjury that this complaint (including any attachments) has been examined by me and to the best of my knowledge and belief is true, correct and complete.

Date 3/11/2024 Complainant or agent (printed) Erica Spirk Title (if agent) _____

Complainant or agent (signature) Erica Spirk

Sworn to and signed in my presence, this ^{AB} 3/11/2024 ^{11th} day of March 2024
(Date) (Month) (Year)

Notary Lori L Burr



FILED
COUNTY AUDITOR
2024
MAY 15 10 30 AM '24
COLUMBUS, OHIO

Instructions for Completing DTE 1

DTE 1
Rev. 12/22

FILING DEADLINE: A COMPLAINT FOR THE CURRENT TAX YEAR MUST BE RECEIVED BY THE COUNTY AUDITOR ON OR BEFORE MARCH 31 OF THE FOLLOWING TAX YEAR OR THE LAST DAY TO PAY FIRST-HALF TAXES WITHOUT A PENALTY, WHICHEVER DATE IS LATER. A COUNTER-COMPLAINT MUST BE FILED WITHIN 30 DAYS AFTER RECEIPT OF NOTICE FROM THE AUDITOR THAT AN ORIGINAL COMPLAINT HAS BEEN FILED.

Who May File: Any person owning taxable real property in the county, the board of county commissioners, the county prosecutor, the county treasurer, the board of township trustees of any township with territory in the county, the board of education of any school district with territory in the county, or the mayor or legislative authority of any municipal corporation with territory in the county may file a complaint, or a tenant of the property owner, if the property is classified as to use for tax purposes as commercial or industrial, the lease requires the tenant to pay the entire amount of taxes charged against the property, and the lease allows, or the property owner otherwise authorizes, the tenant to file such a complaint with respect to the property. See R.C. 5715.19 for additional information.

Tender Pay: If the owner of a property files a complaint against the valuation of that property, then, while such complaint is pending, the owner is entitled to tender to the county treasurer an amount of taxes based on the valuation claim for such property in the complaint. **Note:** If the amount tendered is less than the amount finally determined, interest will be charged on the difference. In addition, if the amount finally determined equals or exceeds the amount originally billed, a penalty will be charged on the difference between the amount tendered and the final amount.

Multiple Parcels: Only parcels that (1) are in the same taxing district and (2) have identical ownership may be included in one complaint. Otherwise, separate complaints **must** be used. However, for ease of administration, parcels that (1) are in the same taxing district, (2) have identical ownership and (3) form a **single economic unit should be included in one complaint.** The increase or decrease in valuation may be separately stated for each parcel or listed as an aggregate sum for the economic unit. If more than three parcels are included in one complaint, use additional sheets of paper.

Notice: If the county auditor is in possession of an email address for you the auditor may choose to send any notices the auditor is required to send regarding this complaint by email and regular mail instead of by certified mail.

General Instructions: Valuation complaints must relate to the **total value** of both land and buildings. The Board of Revision may increase or decrease the total value of any parcel included in a complaint. The board will notify all parties not less than 10 days prior to the hearing of the time and place the complaint will be heard. The complainant should submit any documents supporting the claimed valuation to the board prior to the hearing. The board may also require the complainant and/or owner to provide the board additional information with the complaint and may request additional information at the hearing, including purchase and lease agreements, closing statements, appraisal reports, construction costs, rent rolls and detailed income and expense statements for the property.

Ohio Revised Code section 5715.19(G) provides that "a complainant shall provide to the Board of Revision all information or evidence within the complainant's knowledge or possession that affects the real property" in question. Evidence or information that is not presented to the board cannot later be presented on any appeal, unless good cause is shown for the failure to present such evidence or information to the board.

Instructions for Line 8. In Column A enter the complainant's opinion of the full market value of the parcel before the application of the 35% percent listing percentage. In Column B enter the current full market value of the parcel. This will be equal to the total taxable value as it appears on the tax bill divided by 0.35. Enter the difference between Column B and Column A in Column C.

Instructions for Line 10. If property was sold in the last three years, attach the purchase agreement, escrow statement, closing statement or other evidence available. If the buyer and seller were or are related or had any common business interests, attach an explanation. If any other items were included in the sale of the real estate, attach a description of those items. Show the value of those items and explain how the values were determined.

APPRAISAL REPORT

Of

An Office Building

*1650 Valley Loop Road
Springfield, Ohio 45504
Clark County*

As of

October 25, 2023 (When Complete)
April 25, 2023 (As Is Date)

Prepared For

Sabrina Tackett

Assistant Vice President

New Carlisle Federal Savings Bank

1408 N. Limestone Street

Springfield, Ohio 45503

&

The Small Business Administration (SBA)

Prepared by

Jeremy D. Ison, MAI, Oh-2007002926

Cin-Day Appraisal Group, LTD

File #: 122894





***1650 Valley Loop Road
Springfield, Ohio 45504
Clark County***



April 28, 2023

Sabrina Tackett
Assistant Vice President
New Carlisle Federal Savings Bank
1408 N. Limestone Street
Springfield, Ohio 45503

Re: *1650 Valley Loop Road
Springfield, Ohio 45504
Clark County*

Dear Ms. Tackett:

At your request, I have prepared an appraisal for the above referenced property. The purpose of this appraisal is to estimate the market value of the subject property's Fee Simple Estate for use in financing. This appraisal is intended for the use of New Carlisle Federal Savings Bank and the Small Business Administration (SBA).

Market Value is defined as follows:

The most probable price which a property should bring in a competitive and open market under all condition's 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 United States 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.

Source: The Appraisal of Real Estate, Appraisal Institute, 14th Edition, Page 59.

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.

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.

Source: The Dictionary of Real Estate Appraisal, Appraisal Institute, 6th Edition

This is an Appraisal Report as defined by Uniform Standards of Professional Appraisal Practice under Standards Rule 2-2.

I certify that I have no present or contemplated future interest in the property beyond this estimate of value. Your attention is directed to the Limiting Conditions and Assumptions, located on page 11. Acceptance of this report constitutes an agreement with these conditions and assumptions.

This appraisal is subject to the following Extraordinary Assumption:

- The subject property is an office building. Per the buyer, demolition of an existing wall and addition of a new wall will cost \$5,562.50. It is assumed that the updates will be completed per plans and specifications given and completed with good quality materials and craftsmanship in a timely manner. If these assumptions prove false, the estimated value in this report could/would change.

This appraisal is subject to the following Hypothetical Condition:

- None

In my opinion, the value of the subject property, as of October 25, 2023, was as follows:

Subject Property "When Complete" Premise, Fee simple Estate
Value Conclusion _____\$450,000

Further, I estimate the exposure time necessary for the subject to have achieved this value to be 12 months.

In my opinion, the value of the subject property, as of April 25, 2023, was as follows:

Subject Property "As Is" Premise, Fee simple Estate
Value Conclusion _____\$450,000

Further, I estimate the exposure time necessary for the subject to have achieved this value to be 12 months.

Respectfully submitted,
Cin-Day Appraisal Group, LTD



Jeremy D Ison, MAI Oh - 2007002926
Certified General Appraiser
Did Observe



TABLE OF CONTENTS

Summary of Important Facts and Conclusions.....	7
Appraisal Scope	9
Sale History.....	10
Statement of Assumptions and Limiting Conditions.....	11
Market Area Analysis	13
Area Map	20
Submarket Analysis	21
Demographic Snapshot	26
Market Map.....	27
Property Description-Site.....	28
Aerial Plan	29
Property Description-Improvements.....	30
Improvements Plan	31
Subject Photographs.....	32
Assessment and Taxes	35
Zoning	36
Highest and Best Use	37
Valuation Methodology	38
Cost Approach	38
Income Approach.....	38
Sales Comparison Approach.....	38
Final Reconciliation	38
Sales Comparison Approach.....	39
Comparables	39
Sales Comparable Map	44
Analysis Grid	45
Sales Comparison Grid	46
Comparable Sale Adjustments.....	47
Sales Comparison Approach Conclusion.....	47
Income Approach.....	48
Direct Capitalization Analysis	48
Potential Gross Income (PGI).....	48
Income Projection	50
Income and Expense Statement	50
Income Approach Conclusion.....	54
Final Reconciliation	55
Value Indications	55
Value Conclusion.....	55
Certification Statement	57
Addenda	59
Jeremy D. Ison, MAI	60

Summary of Important Facts and Conclusions

GENERAL	
Subject:	<i>An Office Building 1650 Valley Loop Road Springfield, Ohio 45504 Clark County</i>
Owner:	Simmco LLC PO Box 31081 Sea Island, GA 31561
Client:	New Carlisle Federal Savings Bank
Legal:	.979 Acres, Valley Loop Center, German Township, Northwestern LSD, Northwest corner of Upper Valley Pike and Valley Loop Road, North of Troy Road and East of US Route 68
Tax Identification:	0500600012100002
Date of Report:	April 28, 2023
Dates of Value:	October 25, 2023 (When Complete) April 25, 2023 (As Is)
Property Rights Appraised:	Fee simple
Intended Use:	The intended use of this appraisal is for financing.
Intended User(s):	New Carlisle Federal Savings Bank & The Small Business Administration
Appraisal Purpose:	Market Value
Assessed Value:	\$181,760 at 35% Implied Market Value: \$519,314
Taxes:	\$11,668.48

PROPERTY	
Land Area:	Total: .979 acres Usable: .979 acres Surplus Land: N/A
Improvements:	Building Type: Office Year Built: 1980 Condition: Average Number of Stories: 1 Gross Building Area: 6,904 SF Net Leasable Area: 6,904 SF
Zoning:	B-1, Shopping Center District
Highest and Best Use As Vacant:	The highest and best use of the subject, as vacant is for commercial development.
Highest and Best Use As Improved:	The highest and best use of the subject is as improved.

VALUE INDICATIONS	
Cost Approach:	N/A
Sales Comparison Approach:	\$435,000
Income Approach:	\$465,000
Reconciled Value Conclusion:	Premise: "When Complete" Date: October 25, 2023 Estate: Fee simple Value Conclusion: \$450,000 Premise: "As Is" Date: April 25, 2023 Estate: Fee simple Value Conclusion: \$450,000

Appraisal Scope

According to the Uniform Standards of Professional Appraisal Practice, it is the appraiser's responsibility to determine the appropriate scope of work. USPAP defines the scope of work as:

The type and extent of research and analyses in an appraisal or appraisal review assignment. For example, identification of the problem to be solved requires the appraiser to identify the following assignment elements:

- Client and any other intended users;
- Intended use of the appraiser's opinions and conclusions;
- Type and definition of value;
- Effective date of appraiser's opinions and conclusions;
- Subject of the assignment and its relevant characteristics; and
- Assignment conditions

SCOPE OF WORK	
Report Type:	This is an Appraisal Report as defined by Uniform Standards of Professional Appraisal Practice under Standards Rule 2-2.
Inspection:	The appraiser is not a licensed inspector. An observation of the site and improvements was made on April 25, 2023, by Melissa D. Clough and photographs were taken. The appraiser viewed the interior and exterior of the building and made onsite measurements.
Highest and Best Use Analysis:	A complete analysis of highest and best use, both as vacant and as improved, was made.
Market Area and Analysis of Market Conditions:	A complete analysis of market conditions was made.
<u>Valuation Analyses</u>	
Cost Approach:	The cost approach is not applicable in this assignment due to the age of the improvements. Estimates of depreciation of a building the subject's age can be unreliable. The elimination of the cost approach does not prohibit producing a credible report.
Sales Comparison Approach:	The sales approach was applied in this report.
Income Approach:	The income approach was applied in this report.

*1650 Valley Loop Road
Springfield, Ohio 45504*

Extraordinary Assumptions:	The subject property is an office building. Per the buyer, demolition of an existing wall and addition of a new wall will cost \$5,562.50. It is assumed that the updates will be completed per plans and specifications given and completed with good quality materials and craftsmanship in a timely manner. If these assumptions prove false, the estimated value in this report could/would change.
Hypothetical Conditions:	None

Sale History

The subject property has not sold in the past three years. The subject property is currently under contract to purchase at a reported cost of \$305,000. Per the contract, the seller is paying \$5,000 in closing costs which would have a cash equivalency price of \$305,000. Our estimated value is above the sales price.

Statement of Assumptions and Limiting Conditions

The certification of the appraiser/appraisers appearing in this report is subject to the following assumptions and limiting conditions; these can only be modified by written documents executed by both parties:

1. No responsibility is assumed for the legal description provided or for matters pertaining to legal or title considerations. I assume that the title is good and marketable unless otherwise stated.
2. I appraised the property free and clear of any liens or encumbrances, unless otherwise stated.
3. I have assumed that the property is under responsible ownership and management.
4. I believe that information furnished by others is reliable, but I give no warranty for its accuracy.
5. I assume that all engineering studies are correct. The plot plans and illustrative material in this report are included only to help the reader visualize the property. Any sketch in the report may show approximate dimensions. I have not surveyed the property.
6. I assume that no hidden or unapparent conditions of the property, subsoil, and structures would cause an increase or decrease in property value. I assume no responsibility for such conditions, or for obtaining the engineering studies that might be required to discover such factors.
7. I assume the property is in full compliance with all applicable federal, state, and local environmental regulations and laws unless noncompliance is stated, defined, and considered in this appraisal report. I assume the property contains no hazardous waste or materials.
8. I assume the property complies with all applicable zoning requirements, use regulations, and other restrictions, unless a lack of conformity has been stated, defined, and considered in the appraisal report.
9. I assume all required licenses, certificates of occupancy, consents, and other legislative or administrative authority from any local, state, or national government or private entity or organization have been or can be obtained or renewed for any use on which the value opinion contained in the report is based.
10. I assume that the use of the site and improvements is confined within the boundaries or property lines of the property described and that there is no encroachment or trespass unless noted in the report.
11. All files, work papers and documents developed in connection with this assignment are the property of Cin-Day Appraisal Group, LTD.

12. Unless state 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.
13. I will not appear or give testimony in court in connection with this appraisal unless prior arrangements have been made. If the appraiser or appraisers are subpoenaed pursuant to a court order, the client agrees to pay the appraiser or appraisers our regular per diem rate plus expenses.
14. Any allocation of the total value opinion stated in this report between the site and improvements applies only under the stated program of use. The separate values allocated to the site and improvements may not be used in conjunction with any other appraisal and are invalid if so used. Any value opinions provided in the appraisal report apply to the entire property and any proration or division of the total into fractional interests will invalidate the value opinion unless such proration or division of interests has been stated in the report.
15. No part of the appraisal report (nor any copy of it) shall be used for any purpose by any party except the client without the previous written consent of the appraiser. No portion of the appraisal report may be reproduced. The report shall not be used for advertising, public relations, news, or other media without the consent and approval of the author.
16. On all appraisals subject to satisfactory completion, repairs, or alterations, the appraisal report and value opinion are contingent upon completion of the improvements in a professionally competent manner.
17. Acceptance and/or use of this appraisal report by the client or any third party constitutes acceptance of the previously stated assumptions and limiting conditions. My liability extends only to the stated client, not to subsequent parties or uses of the report.
18. 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.

Market Area Analysis

Office rents in the Springfield market were rising at a 1.9% annual rate during the first quarter of 2023, and have posted an average annual gain of 1.9% over the past three years. While 150,000 SF has delivered over the past three years (a cumulative inventory expansion of 3.6%), nothing is currently underway. Vacancies were basically in line with the 10-year average as of 2023Q1, but moved up slightly over the past four quarters.

Nonfarm payrolls were recently increasing at an annual rate of 2.2%, a gain of about 1,000 jobs, and the metro's strongest rate of job creation in over a year.

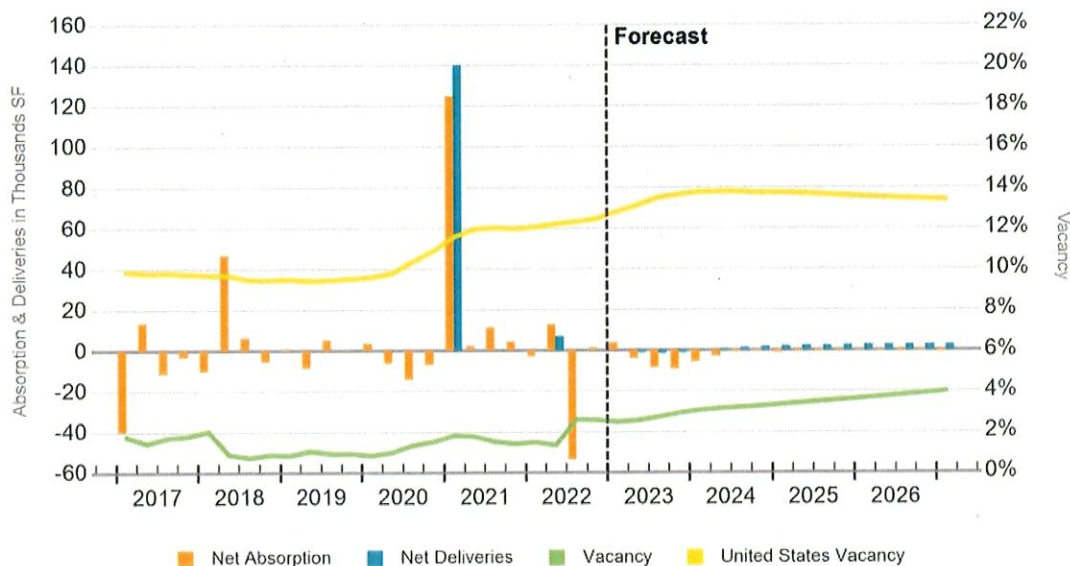
KEY INDICATORS

Current Quarter	RBA	Vacancy Rate	Market Rent	Availability Rate	Net Absorption SF	Deliveries SF	Under Construction
4 & 5 Star	416,984	16.8%	\$22.92	16.8%	0	0	0
3 Star	1,618,007	0.2%	\$16.86	0.7%	10,422	0	0
1 & 2 Star	2,215,411	1.2%	\$15.58	1.3%	(1,008)	0	0
Market	4,250,402	2.4%	\$16.79	2.6%	9,414	0	0

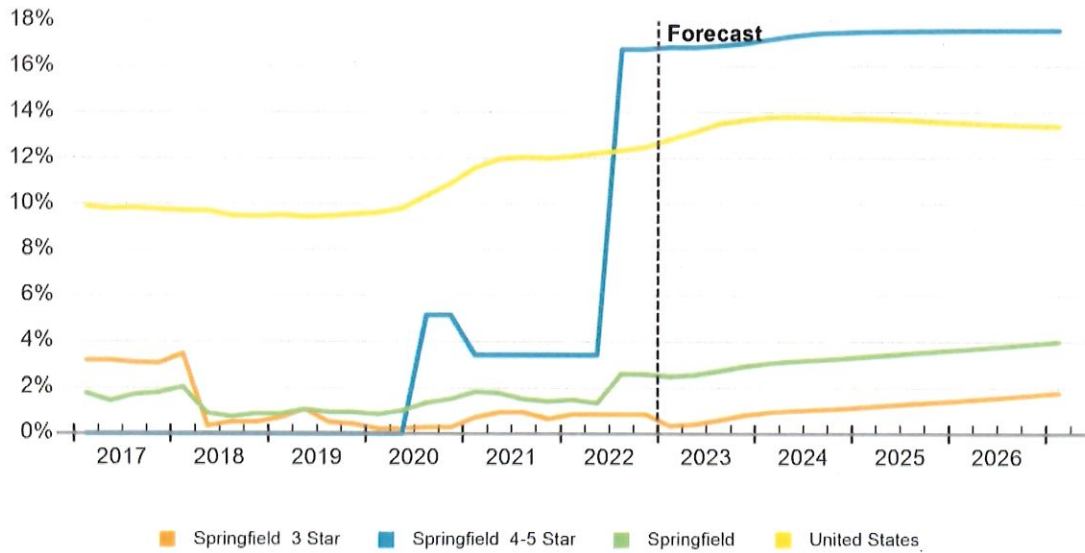
Annual Trends	12 Month	Historical Average	Forecast Average	Peak	When	Trough	When
Vacancy Change (YOY)	0.9%	4.8%	3.4%	12.1%	2005 Q2	0.3%	2000 Q2
Net Absorption SF	(31.3K)	28,600	(12,029)	337,889	2002 Q4	(303,734)	2001 Q1
Deliveries SF	6.9K	36,934	10,577	243,541	2002 Q3	0	2022 Q1
Rent Growth	1.9%	0.8%	0.2%	4.0%	2006 Q2	-3.5%	2010 Q2
Sales Volume	\$4.1M	\$2.1M	N/A	\$11.3M	2022 Q1	\$0	2008 Q4

Leasing

NET ABSORPTION, NET DELIVERIES & VACANCY

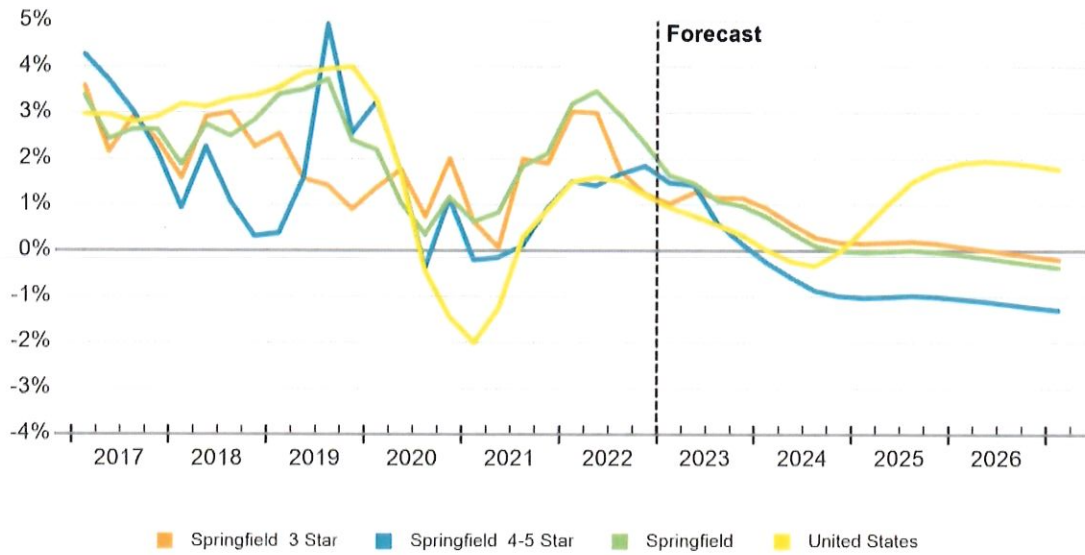


VACANCY RATE

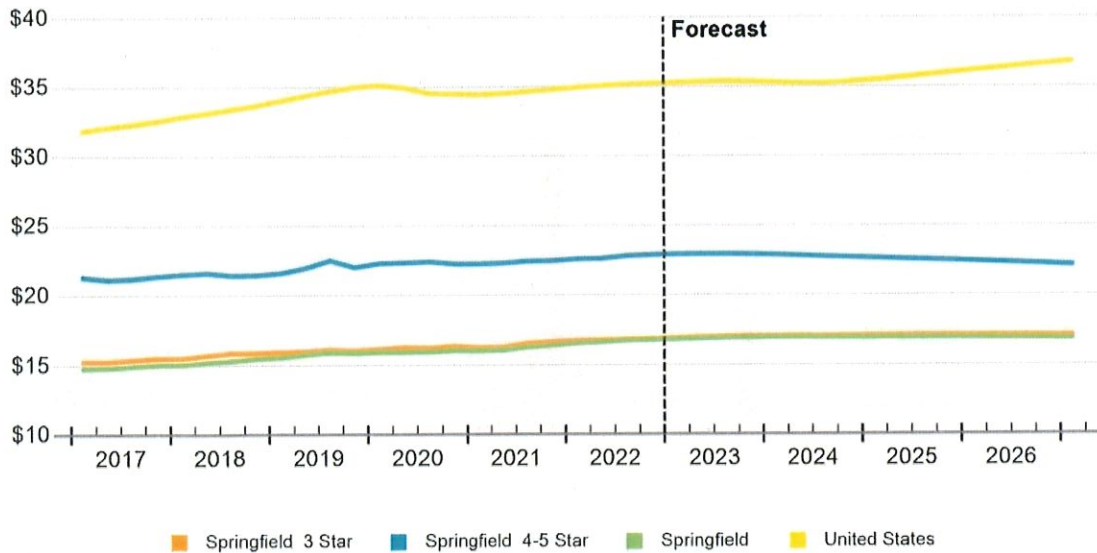


Rent

MARKET RENT GROWTH (YOY)



MARKET RENT PER SQUARE FEET

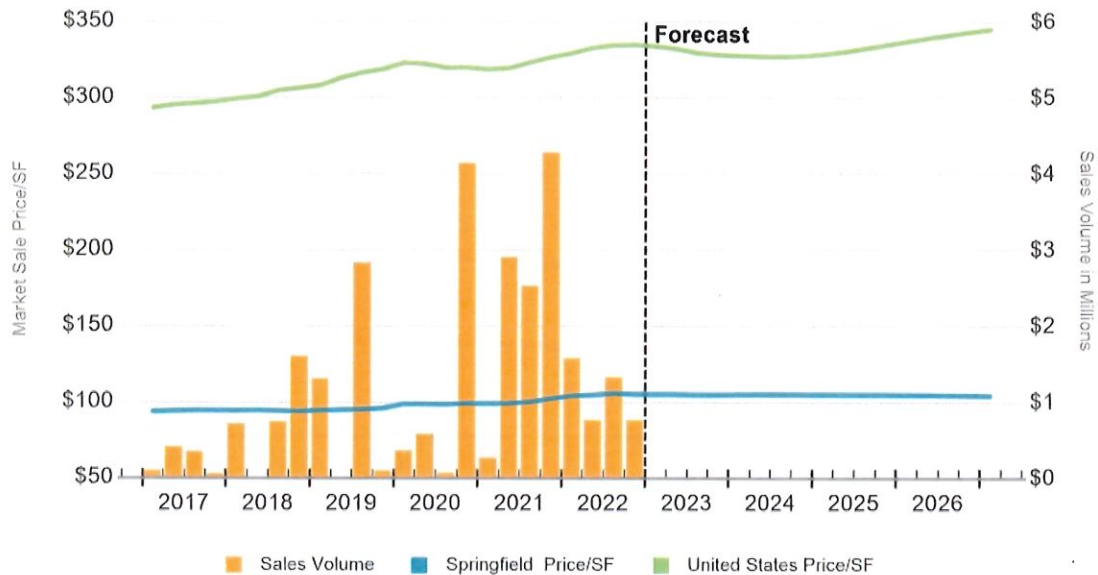


Sales

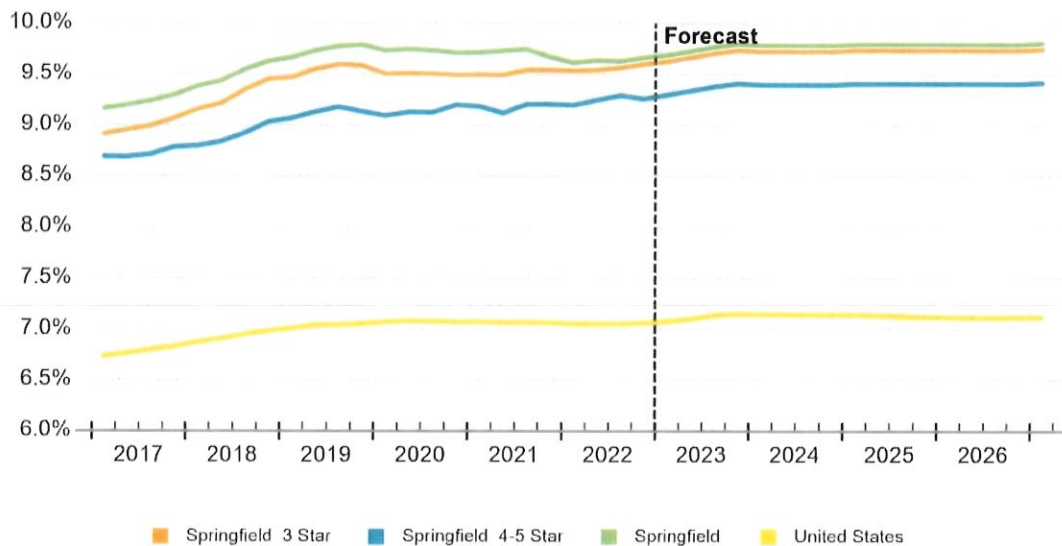
The Springfield office market contains one of the smaller office inventories in the nation, and the market saw 16 sales in the past year. Those deals marked an uptick in activity relative to the five-year average. Annual sales volume has averaged \$5.1 million over the past five years, and the 12-month high in investment volume hit \$11.3 million over that stretch. In the past 12 months specifically, \$3.5 million worth of office assets sold. Deals involving 1 & 2 Star inventory drove recent sales volume and accounted for the entire sum of transactions over the past year.

The market price, which is based on the price movement of every office property in the market, sat at \$106/SF during the first quarter of 2023. That figure hasn't changed much in the past year, and the price is a large discount to the overall average for the country. The Springfield average market price is only a fraction of the U.S. average. The market cap rate has ticked up in the past 12 months to 9.7%, and the cap rate is structurally higher here than those across the country. The current market cap rate in Springfield matches the five-year average.

SALES VOLUME & MARKET SALE PRICE PER SF



MARKET CAP RATE



Economy

The coronavirus pandemic ended the longest post-war U.S. expansion on record, with GDP falling negative in 20Q1 and sharply negative in 20Q2. In Springfield, total employment fell by 7,100 jobs in March and April combined, a decline of 14.6%, driven by losses in leisure and hospitality and manufacturing. In line with the U.S., job growth resumed in May, and 5,400 jobs had returned as of March 2021. This leaves total employment 3.5% below pre-crisis levels, compared to a deficit of 5.5% for the U.S. overall.

The impacts of the virus and ensuing recession varied by industry. Leisure and hospitality experienced the greatest dislocation initially and has continued to struggle in the face of social distancing and health protocols. Manufacturing was also hit hard in the early months of the pandemic, and while employment is still somewhat below year-ago levels, the sector has seen consistent gains. Other sectors are mixed; of note, in retail trade, discretionary spending and social consumption declined sharply (e.g., restaurants and entertainment venues), but necessity-based (grocery-anchored retail) and online sales have benefited. The ability to work from home helped to limit job losses in financial activities and professional and business services, and employment now sits at, or just below, year-ago levels. And while initial job losses among nonessential healthcare providers were significant, many of the jobs lost have been recovered as restrictions are lifted. Costs related to the pandemic, however, are taking a considerable financial toll on health systems.

Springfield's economy remains reliant on manufacturing, which represents 14% of total employment and 18% of metro GDP. Navistar, a truck manufacturer, is one of the top employers in the area, with an estimated 2,000 workers at its Springfield facility. In 20Q4, the company was acquired by Volkswagen's truck unit Traton SE for \$3.7 billion. The deal was recently approved by shareholders and is expected to close by mid-2021.

In late 2019, Topre America announced a \$54 million expansion of its stamping and assembly facility, targeted for a mid-2020 completion and leading to the creation of 70 jobs. This brings Topre's total investment to \$182 million, with 360 new jobs, since the company moved to Springfield in 2016. Technology manufacturer Silfex opened a 350,000-SF facility in June 2019, creating 400 jobs and marking the first major company in the tech sector to locate in Springfield. The Silfex plant is the world's largest custom silicon growing facility. In 20Q3, the company announced plans to expand its workforce by more than 10%, creating 100 jobs in its Springfield and Eaton manufacturing facilities, in response to surging demand for technology products.

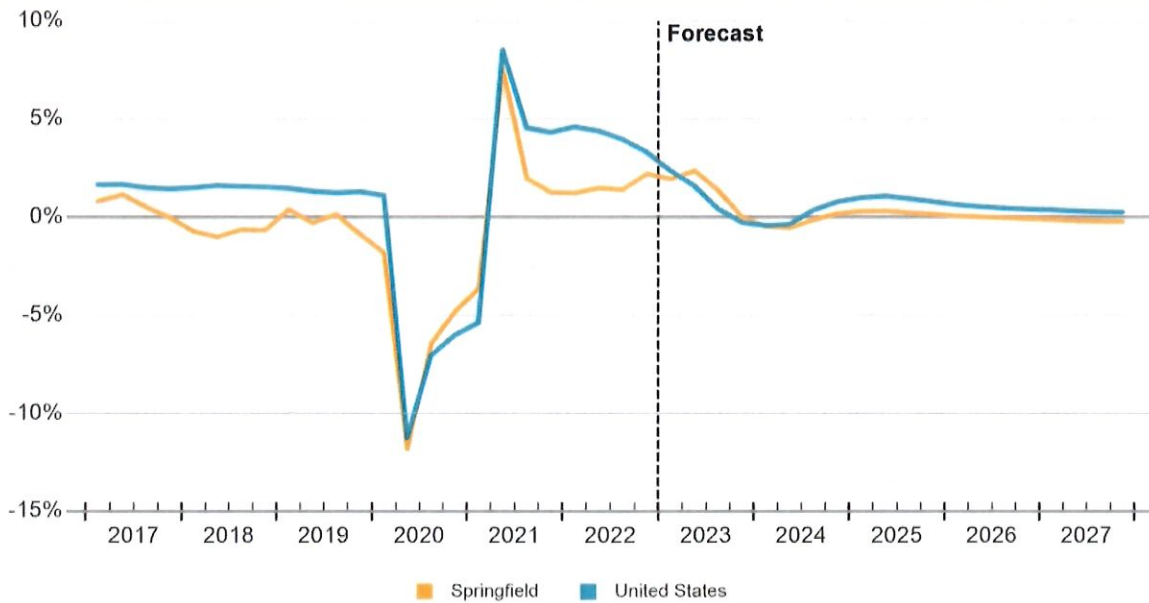
Health services is another major industry sector in Springfield. Springfield Regional Medical Center opened a \$275 million facility in downtown in 2011, which has helped attract additional investment to the area. Additionally, the Ohio Valley Surgical Hospital, a private surgeon group, invested over \$40 million in its downtown campus. Another recent downtown project is the \$1.8 million renovation of Myers Market. Columbus-based coworking company COhatch partnered with SpringFORWARD on the project. The shared office and co-working component opened early in 2020, with a food hall opening over the summer. Food hall tenants currently include North High Brewery, Painted Pepper, and Iron Works.

SPRINGFIELD EMPLOYMENT BY INDUSTRY IN THOUSANDS

Industry	CURRENT JOBS		CURRENT GROWTH		10 YR HISTORICAL		5 YR FORECAST	
	Jobs	LQ	Market	US	Market	US	Market	US
Manufacturing	6	1.5	3.02%	2.91%	-0.41%	0.78%	-0.40%	-0.03%
Trade, Transportation and Utilities	9	1.0	0.99%	1.46%	-0.88%	1.18%	-0.51%	0.08%
Retail Trade	5	1.0	0.32%	0.53%	-1.70%	0.55%	-0.88%	0.08%
Financial Activities	3	1.1	0.34%	1.54%	-4.18%	1.40%	0.88%	0.09%
Government	7	0.9	5.94%	1.24%	-0.69%	0.24%	0.29%	0.55%
Natural Resources, Mining and Construction	1	0.5	-6.74%	3.12%	0.46%	2.45%	-1.60%	0.23%
Education and Health Services	8	1.1	1.87%	3.61%	-0.45%	1.72%	-0.57%	0.54%
Professional and Business Services	7	0.9	0.77%	2.84%	5.16%	2.10%	0.82%	0.35%
Information	0	0.1	16.70%	5.09%	-15.22%	1.34%	-1.27%	0.21%
Leisure and Hospitality	5	1.0	3.71%	5.77%	0.17%	1.37%	0.40%	1.07%
Other Services	2	1.1	0.00%	2.90%	-2.84%	0.58%	-0.91%	0.33%
Total Employment	49	1.0	2.04%	2.75%	-0.42%	1.29%	-0.06%	0.38%

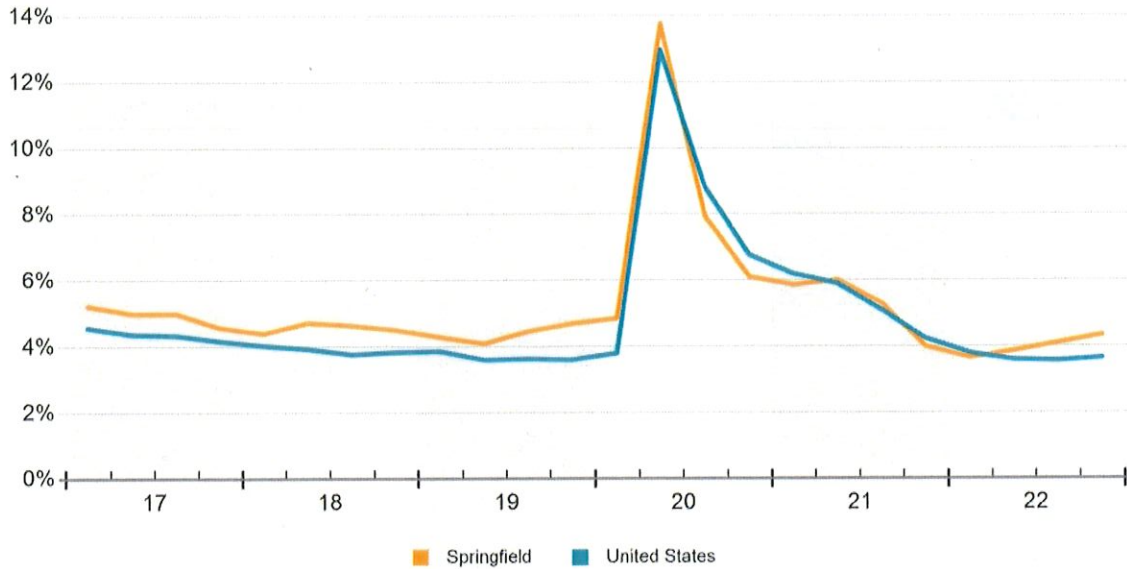
Source: Oxford Economics
LQ = Location Quotient

JOB GROWTH (YOY)

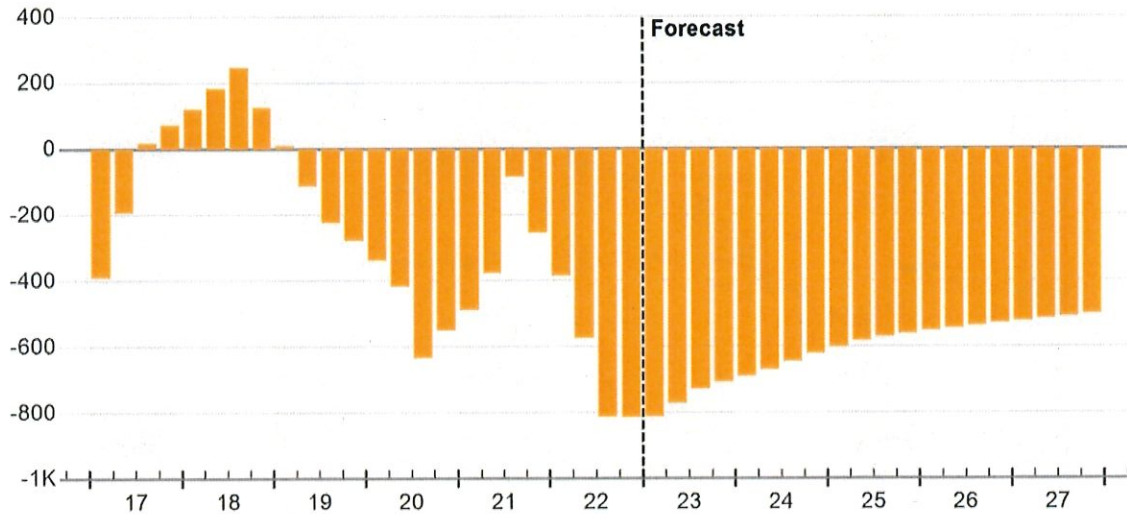


Source: Oxford Economics

UNEMPLOYMENT RATE (%)



NET POPULATION CHANGE (YOY)

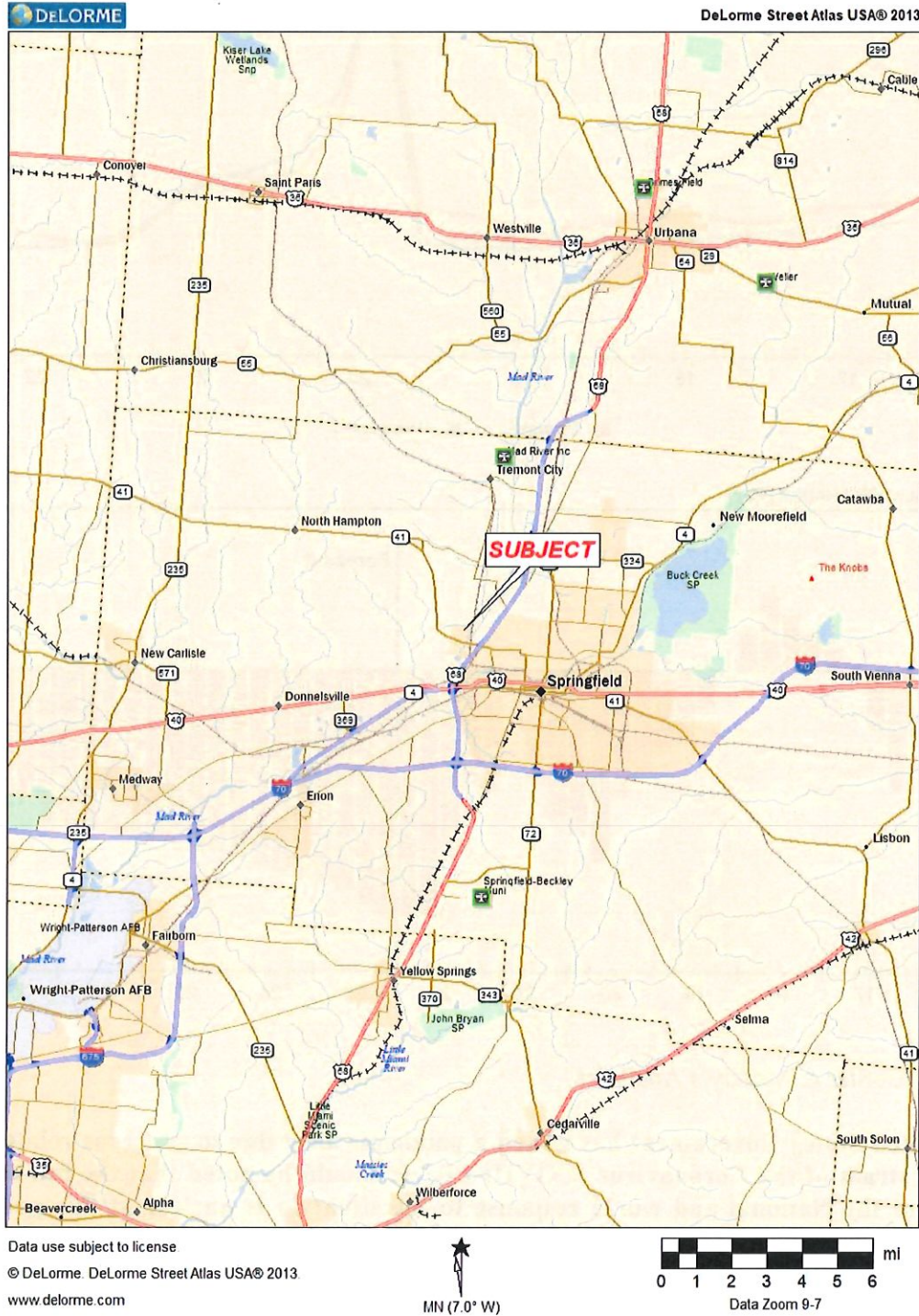


Sources: CoStar & Moody's Analytics

The United States Government has issued a pandemic alert due to concerns related to the current strain of the Coronavirus (COVID-19). It should be noted that the full economic impact of the National and world response to the situation is unclear at this point. The overall effect on the real estate market is presently unclear based on multiple conversations with market participants. My appraisal analyses and conclusions are based upon the assumption that matters pertaining to COVID-19 will not have a material impact on the real estate market.

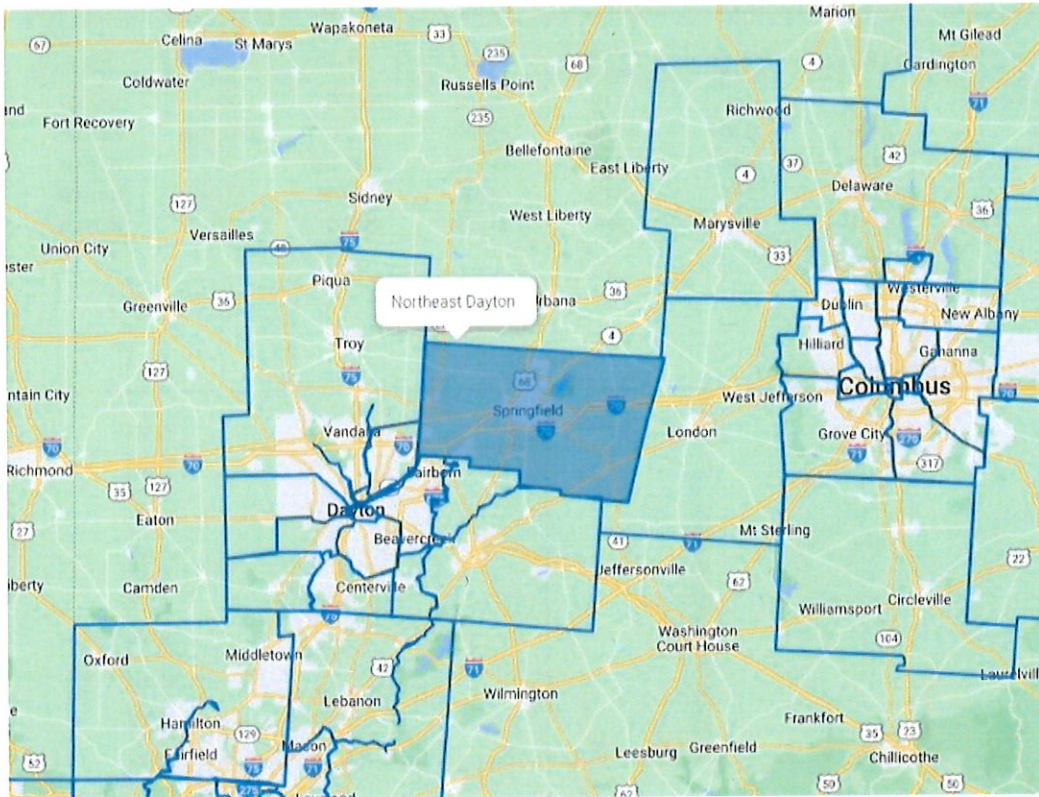
1650 Valley Loop Road
Springfield, Ohio 45504

Area Map



Submarket Analysis

The subject property is located in the “Northeast Dayton” office submarket per CoStar.



The vacancy rate has risen a bit over the past 12 months, but the rate was in line with the long-term average.

Annual net absorption came in at -31,000 SF over the past year. The story improves over a longer timeframe: Over the past five years, the submarket has posted net absorption of about 23,000 SF per year, on average. Rents grew 1.9% over the past 12 months, which is roughly in line with the average annual gain over the past decade.

While tenants continue to reevaluate space needs, new supply won't exacerbate any existing slack. CoStar isn't tracking any office construction in this submarket at present. The empty pipeline will limit stock growth in the years to come, unusual in a submarket like Northeast Dayton, which has experienced an expansion of 3.6% in inventory over the past three years.

Office properties traded with regularity last year, consistent with the generally high level of activity over the past three years.

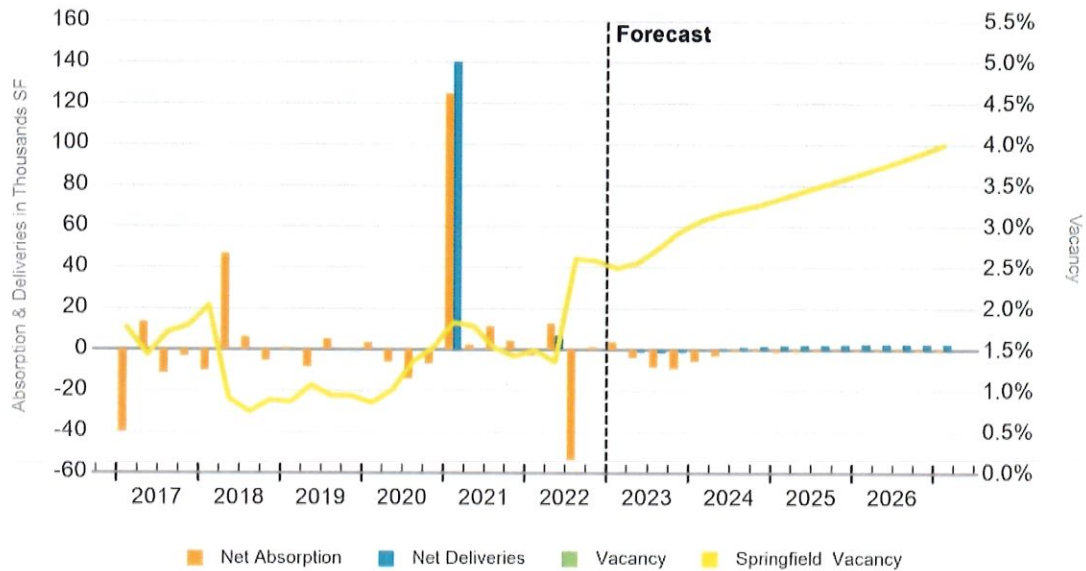
KEY INDICATORS

Current Quarter	RBA	Vacancy Rate	Market Rent	Availability Rate	Net Absorption SF	Deliveries SF	Under Construction
4 & 5 Star	416,984	16.8%	\$22.92	16.8%	0	0	0
3 Star	1,618,007	0.2%	\$16.86	0.7%	10,422	0	0
1 & 2 Star	2,215,411	1.2%	\$15.58	1.3%	(1,008)	0	0
Submarket	4,250,402	2.4%	\$16.79	2.6%	9,414	0	0

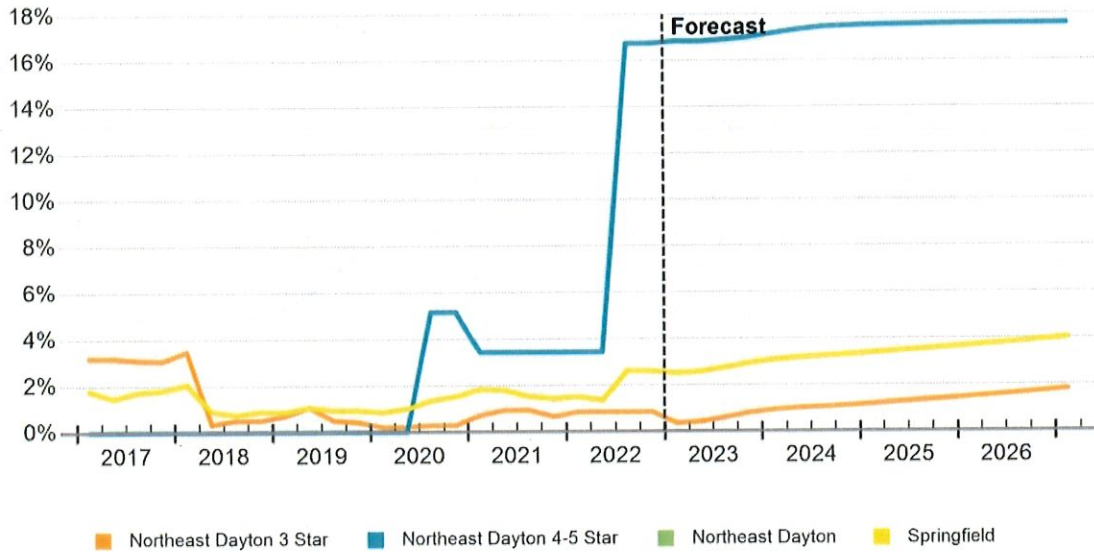
Annual Trends	12 Month	Historical Average	Forecast Average	Peak	When	Trough	When
Vacancy Change (YOY)	0.9%	4.8%	3.4%	12.1%	2005 Q2	0.3%	2000 Q2
Net Absorption SF	(31.3K)	28,600	(12,029)	337,889	2002 Q4	(303,734)	2001 Q1
Deliveries SF	6.9K	36,934	10,577	243,541	2002 Q3	0	2022 Q1
Rent Growth	1.9%	0.8%	0.2%	4.0%	2006 Q2	-3.5%	2010 Q2
Sales Volume	\$4.1M	\$2.1M	N/A	\$11.3M	2022 Q1	\$0	2008 Q4

Leasing

NET ABSORPTION, NET DELIVERIES & VACANCY



VACANCY RATE



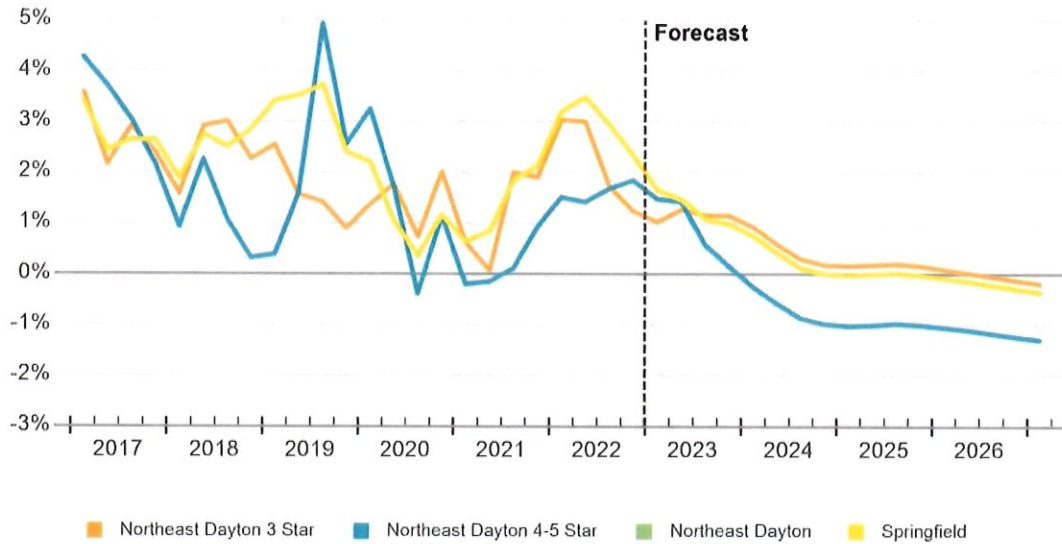
Rent

The Northeast Dayton Submarket is synonymous with the entire Springfield metro, and commands an average rent of \$16.80/SF gross for office space. For 1 & 2 Star space, which makes up the largest proportional share of the inventory, rents run for around \$15.60/SF.

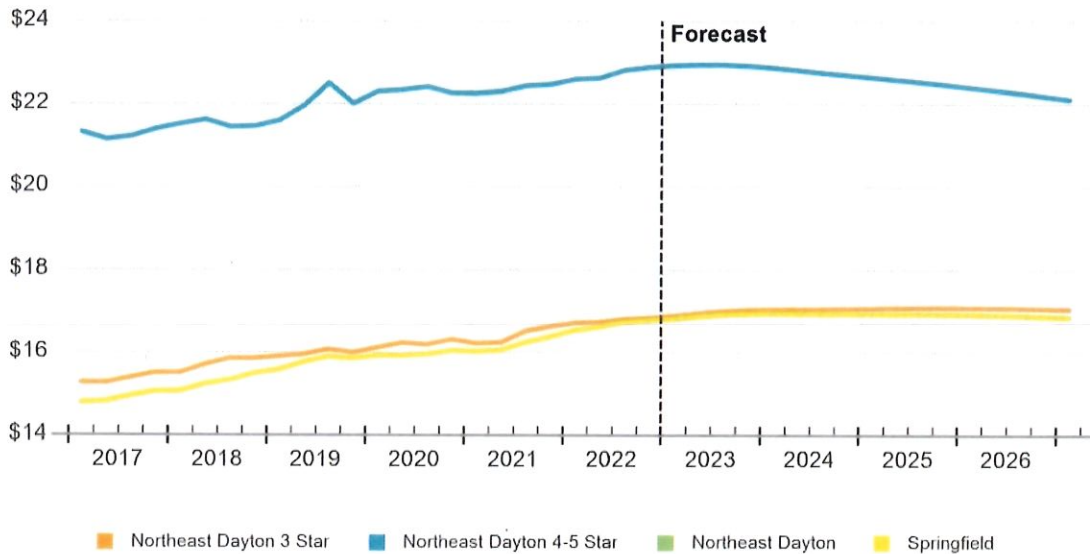
Rents in the submarket grew by a moderate 1.9% year over year as of 2023Q1, which was about the same as the annualized average growth rate over the past three years.

Over a longer horizon, office rent growth is firmly in the green, if not outsized. Cumulatively, rents have increased by 23.9% over the past decade.

MARKET RENT GROWTH (YOY)



MARKET RENT PER SQUARE FEET

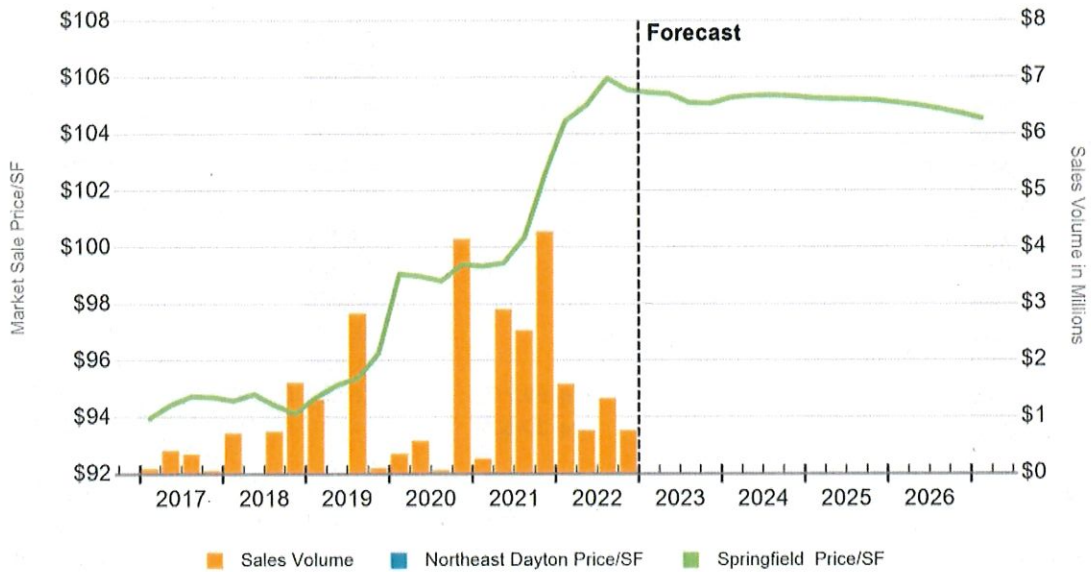


Sales

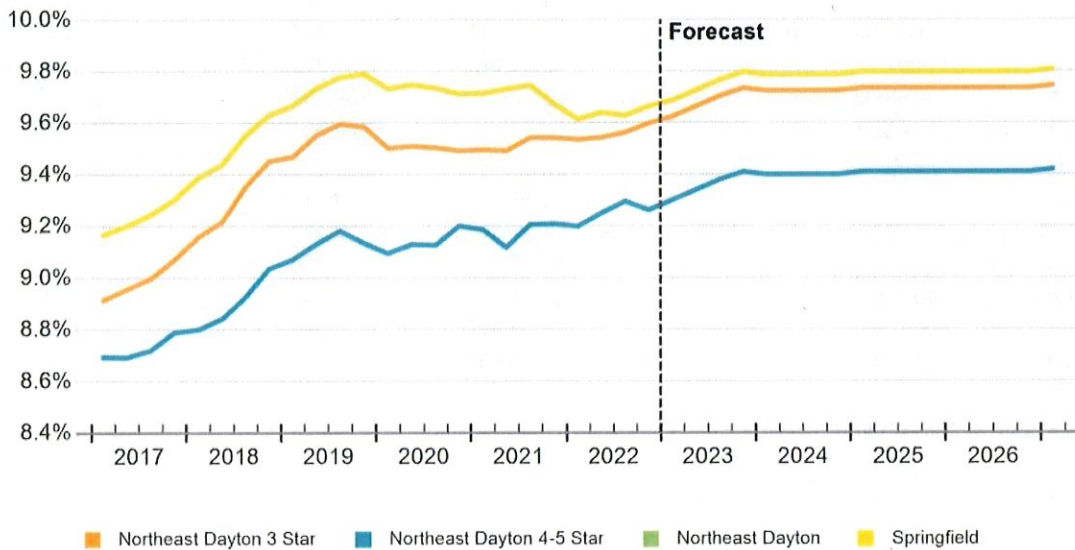
Buyers have shown some interest in Northeast Dayton office buildings and have scooped up assets over the years. Northeast Dayton has seen consistent investor interest in recent years, and this has continued through the past four quarters, with 16 properties trading hands. Annual sales volume has averaged \$5.1 million over the past five years, and the 12-month high in investment volume hit \$11.3 million over that stretch. In the past 12 months specifically, \$3.5 million worth of assets sold.

The market price, derived from the estimated price movement of all office properties in the submarket, sat at \$106/SF during the first quarter of 2023. That figure has been relatively sticky in the past year. The market cap rate has ticked up in the past 12 months to 9.7%, which matches the region's average. The present rate in the submarket matches the five-year average.

SALES VOLUME & MARKET SALE PRICE PER SF



MARKET CAP RATE



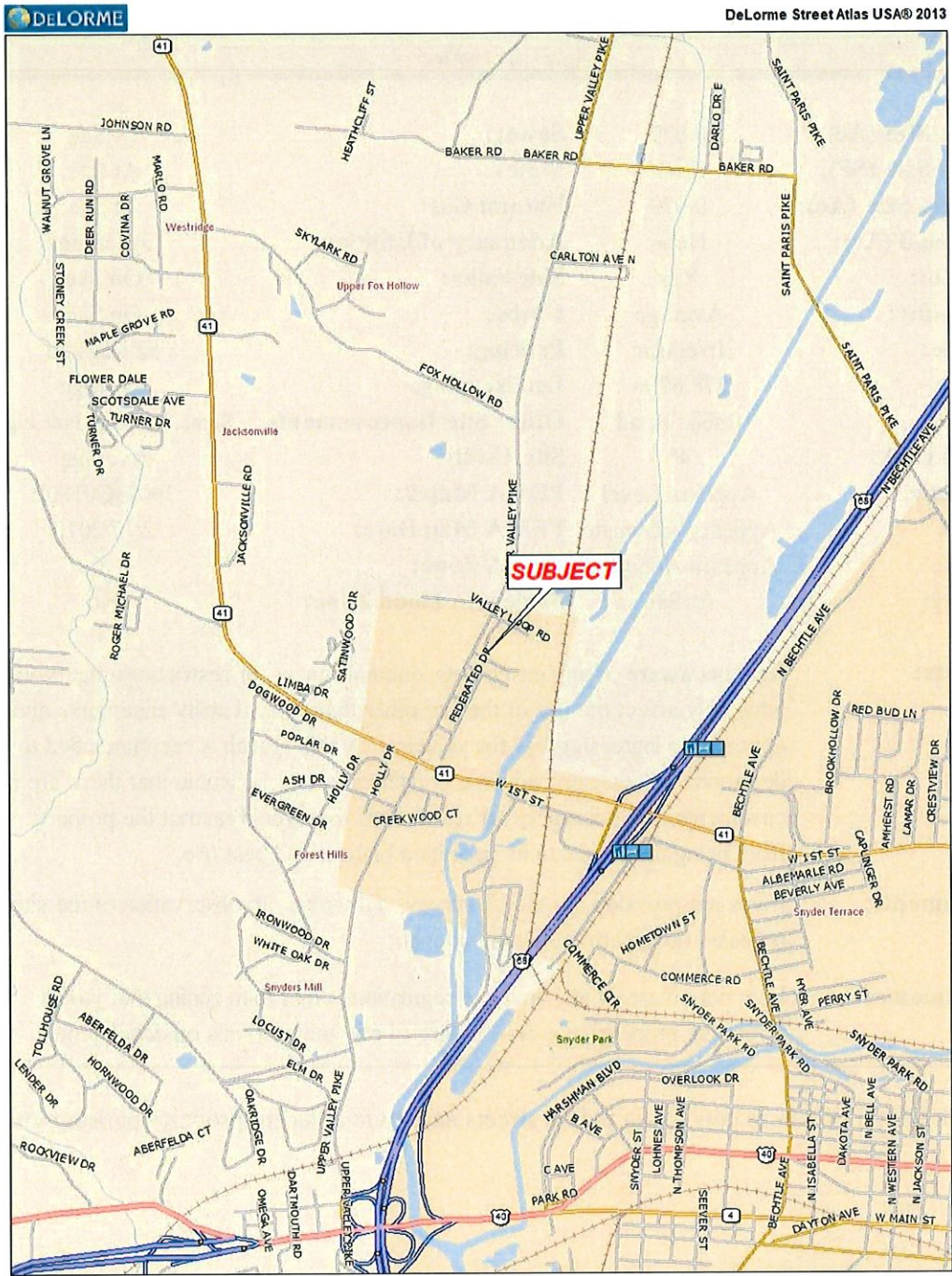
Source: Costar and Moody's Analytics

Demographic Snapshot

Radius	1 Mile	3 Mile	5 Mile
Population			
2027 Projection	765	29,008	78,909
2022 Estimate	757	29,183	79,158
2010 Census	718	30,164	80,954
Growth 2022 - 2027	1.06%	-0.60%	-0.31%
Growth 2010 - 2022	5.43%	-3.25%	-2.22%
Households			
2027 Projection	344	11,309	31,532
2022 Estimate	341	11,374	31,637
2010 Census	325	11,848	32,560
Growth 2022 - 2027	0.88%	-0.57%	-0.33%
Growth 2010 - 2022	4.92%	-4.00%	-2.83%
Owner Occupied	236 69.21%	6,562 57.69%	19,180 60.63%
Renter Occupied	104 30.50%	4,812 42.31%	12,457 39.37%
2022 Households by HH Income			
Income: <\$25,000	74 21.76%	2,709 23.82%	8,192 25.89%
Income: \$25,000 - \$50,000	105 30.88%	3,708 32.60%	9,393 29.69%
Income: \$50,000 - \$75,000	51 15.00%	1,792 15.76%	5,468 17.28%
Income: \$75,000 - \$100,000	53 15.59%	1,354 11.90%	3,402 10.75%
Income: \$100,000 - \$125,000	21 6.18%	657 5.78%	1,981 6.26%
Income: \$125,000 - \$150,000	16 4.71%	381 3.35%	1,296 4.10%
Income: \$150,000 - \$200,000	17 5.00%	468 4.11%	1,263 3.99%
Income: \$200,000+	3 0.88%	305 2.68%	644 2.04%
2022 Avg Household Income	\$62,662	\$62,031	\$60,389
2022 Med Household Income	\$48,124	\$44,381	\$44,047
2022 Housing Value			
<\$100,000	136 57.38%	2,916 44.44%	9,399 49.00%
\$100,000 - \$200,000	59 24.89%	2,428 37.00%	6,795 35.43%
\$200,000 - \$300,000	12 5.06%	599 9.13%	1,798 9.37%
\$300,000 - \$400,000	25 10.55%	247 3.76%	506 2.64%
\$400,000 - \$500,000	3 1.27%	98 1.49%	195 1.02%
\$500,000 - \$1,000,000	2 0.84%	274 4.18%	488 2.54%
\$1,000,000+	0 0.00%	0 0.00%	0 0.00%
2022 Median Home Value	\$87,131	\$115,033	\$102,818

Source: CoStar & Moody's Analytics

Market Map



Data use subject to license.
© DeLorme. DeLorme Street Atlas USA © 2013
www.delorme.com



Property Description-Site

Site Description			
Total Site Size (Ac):	0.979	Sewer:	At Site
Total Site Size (SF):	42,645	Water:	At Site
Usable Site Size (Ac):	0.979	Natural Gas:	At Site
Excess Land (Ac):	None	Adequacy of Utilities:	Average
Corner Lot:	Yes	Sidewalks:	On Site
Site Visibility:	Average	Curbs:	On Site
Site Shape:	Irregular	Parking:	52 Marked
Frontage:	378.68'+-	Landscaping:	Average
Access:	Public Road	Other Site Improvements:	Signs, Fencing, Pole Lights
# of Curb Cuts:	4*	Site Utility:	Average
Topography:	Appears Level	FEMA Map #:	39023C0180E
Drainage:	Appears Adequate	FEMA Map Date:	2/17/2010
Site Soils:	Appears Adequate	FEMA Zone:	X
Electricity:	At Site	Subject in Flood Zone:	No
Easements:	I am not aware of any easements, encumbrances, or restrictions that would adversely affect the use of the site other than typical utility easements and appropriate ingress/egress for vehicles. A title search is recommended to determine whether any adverse conditions exist. I assume that there are no easements, encumbrances, or restrictions that would restrict the property from being developed to its permitted highest and best use.		
Encroachments:	I was not provided an ALTA survey. However, an observation of the site revealed no apparent encroachments.		
Site Comments:	I am not aware of any land use regulations other than zoning that would affect the property, nor am I aware of any moratoriums on development.		

*There are a total of 4 curb cuts, 2 via public streets and 2 via adjacent property parking lots

**1650 Valley Loop Road
Springfield, Ohio 45504**

Aerial Plan

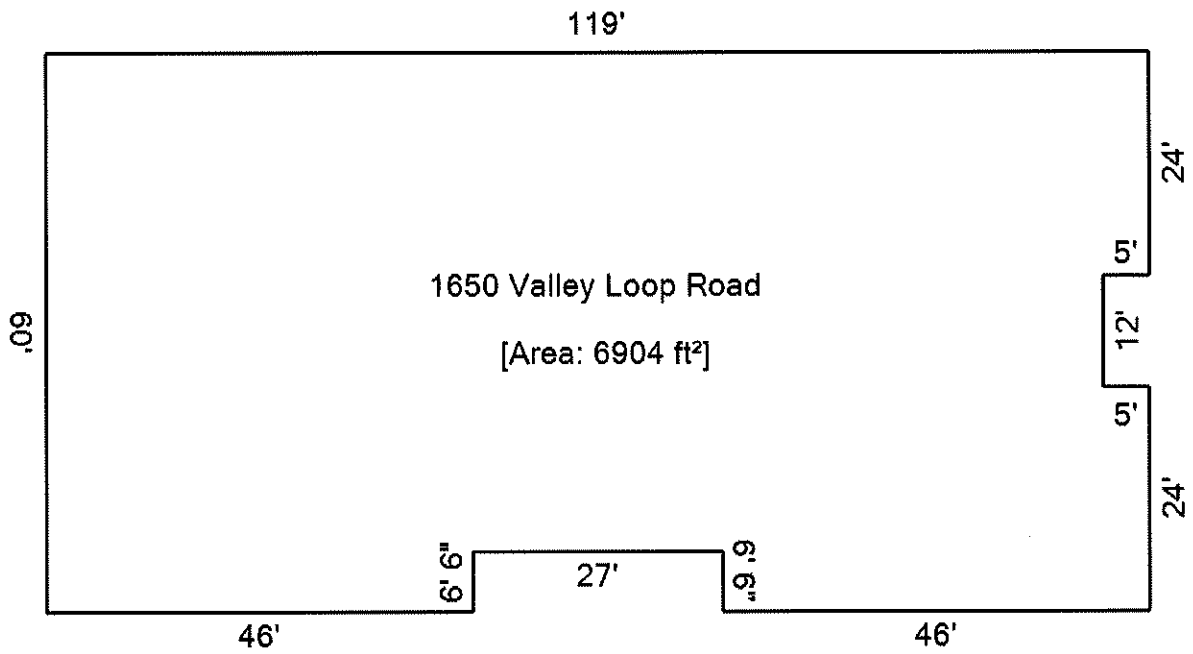


The subject property is located at the Northeast corner Upper Valley Pike and Valley Loop Road. The immediate area consists of commercial properties.

Property Description-Improvements

Improvements			
Building Type:	Office	Roof Type:	Flat
Gross Building Area (SF):	6,904	Roof Cover:	Assumed Rubber
Net Rentable Area (SF):	6,904	Windows:	Aluminum Store Front
# Stories:	1	Plumbing:	2 Restrooms
Usable Land Area Ac:	0.979	Sprinklers:	No
Land to Building Ratio:	6.18	Elevators:	N/A
Construction Type:	C	Interior Finish:	Average
Construction Quality:	Average	Ceiling Height:	10'+-
Year Built:	1980	Ceilings:	2x2 Tiles
Condition:	Average	Floor Cover:	Carpet Tile/CVT/LVT/Tile
Effective Age:	15	Doors:	Aluminum Store Front
Economic Life:	40	Heating:	GFA
Remaining Economic Life:	25	Cooling:	CAC
Foundation:	Block	Hot Water:	Average
Exterior Walls:	Brick/EFIS	Electrical:	Adequate
Occupancy:	The subject property is 100% owner occupied.		
Property Description:	The building has a total of 6,904 SF and will be utilized as a dance studio. The building has an office finish with two restrooms. There is a kitchenette and a fenced in outdoor patio. There is adequate parking with 52 marked spots.		
Functional Utility:	The building is well designed and functional for its intended use.		
Environmental:	An environmental assessment report was not provided for review and environmental issues are beyond my scope of expertise. My observation of the improvements did not reveal any obvious signs that there are contaminants on or near the property. Therefore, I assume the subject is not adversely affected by environmental hazards.		

Improvements Plan



**1650 Valley Loop Road
Springfield, Ohio 45504**

Subject Photographs



1650 Valley Loop Road
Picture Taken on 4/25/2023



1650 Valley Loop Road
Picture Taken on 4/25/2023



1650 Valley Loop Road
Picture Taken on 4/25/2023



1650 Valley Loop Road
Picture Taken on 4/25/2023



1650 Valley Loop Road
Picture Taken on 4/25/2023



1650 Valley Loop Road
Picture Taken on 4/25/2023

**1650 Valley Loop Road
Springfield, Ohio 45504**



**1650 Valley Loop Road
Picture Taken on 4/25/2023**



**1650 Valley Loop Road
Picture Taken on 4/25/2023**



**1650 Valley Loop Road
Picture Taken on 4/25/2023**



**1650 Valley Loop Road
Picture Taken on 4/25/2023**



**1650 Valley Loop Road
Picture Taken on 4/25/2023**



**1650 Valley Loop Road
Picture Taken on 4/25/2023**

**1650 Valley Loop Road
Springfield, Ohio 45504**



1650 Valley Loop Road
Picture Taken on 4/25/2023



1650 Valley Loop Road
Picture Taken on 4/25/2023



1650 Valley Loop Road
Picture Taken on 4/25/2023



1650 Valley Loop Road
Picture Taken on 4/25/2023



1650 Valley Loop Road
Picture Taken on 4/25/2023



1650 Valley Loop Road
Picture Taken on 4/25/2023

Assessment and Taxes

Assessment	
Taxing Authority:	Clark County
Tax Year:	2022
Tax Identification Number:	0500600012100002
Land:	\$44,780
Improvements:	\$136,980
Other:	\$0
Total Assessment:	\$181,760
Taxes	
Total Assessed Value:	\$181,760
Taxes	\$11,668.48
Equalization:	35%
Implied Market Value:	\$519,314

My opinion of market value is below the implied market value per the County Auditor.

Zoning

Zoning Information
Zoning Classification: B-1 General Description: Shopping Center District Conformance: Legal Zoning Change: Not Likely Source: German Township
Applicable Permitted Uses (Partial List)
<ul style="list-style-type: none">- Retail Business- Single or Multiple Office Buildings- Theatre and Assembly Halls- Automobile Service Station and Parking Lots- Recreational Facility- Bank, Building and Loan Associations
General Requirements
Minimum Lot Area: Varies Minimum Front Setback: Varies Minimum Side Setback: Varies Minimum Rear Setback: Varies Maximum Building Height: 40'

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. **Permissible Use.** What uses are permitted by zoning and other legal restrictions?
2. **Possible Use.** To what use is the site physically adaptable?
3. **Feasible Use.** 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 as Vacant

The highest and best use of the subject, as vacant is for commercial development. The subject has approximately 378.68'+- of frontage which is adequate for commercial development. There is no other permissible use that would be maximally productive to the site other than commercial development.

Highest and Best Use as Improved

The highest and best use of the subject is as improved. The current improvements add significant value to the site. Razing the improvements and redeveloping the site would not be financially feasible. Therefore, the highest and best use of the subject is as improved.

The most probable purchaser would be a local investor or owner occupant.

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:

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

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.

In this appraisal:

- The cost approach is not applicable in this assignment due to the age of the improvements. Estimates of depreciation of a building the subject's age can be unreliable. The elimination of the cost approach does not prohibit producing a credible report.
- The sales approach was applied in this report.
- The income approach was applied in this report.

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 principals 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 and analyzed four comparables for this analysis. All sales have been researched through numerous sources.

COMPARABLE 1

SALE DATA

Property Type: Office
Address: 4867 Urbana Road
City: Springfield
State: Ohio
Grantor: Mark Real Estate Holdings LTD
Grantee: AM-PM Deployment LLC
Deed/Conv: N/A
Tax ID #: 22003000033000052

Sale Date: 6/15/2022
Sales Price: \$325,000.00
Price (SF, Unit, Room): \$64.49 SF
Financing: Cash to Seller
Property Rights: Fee Simple
Data Source: CoStar, County Records

SITE DATA

Site Size Acres: 2.80
Usable Site Size Acres: 2.80
Frontage: Adequate

Site Topography: Appears Level
Zoning: Legal
Utilities: All Available

IMPROVEMENT DATA

Improvements: Office
Gross Building Area SF: 5,039
Net Leaseable Area SF: 5,039

Use: Office
Buildings & Stories: 1 & 1
YearBuilt: 1973
Condition: Average

IMAGE



NOTES

This is a sale of an office building. The building is stone and metal and was built in 1973. The building has a GBA of 5,039 SF and has an office finish. There is adequate parking on site.

COMPARABLE 2

SALE DATA

Property Type: Office
Address: 188 W Hebble Ave
City: Fairborn
State: Ohio
Grantor: IRL Partnership
Grantee: Padma Real Estate
Deed/Conv: N/A
Tax ID #: A02000100030013700

Sale Date: 11/15/2022
Sales Price: \$375,000.00
Price (SF, Unit, Room): \$83.82 SF
Financing: Cash to Seller
Property Rights: Fee Simple
Data Source: CoStar, County Records

SITE DATA

Site Size Acres: 1
Usable Site Size Acres: 1
Frontage: Adequate

Site Topography: Appears Level
Zoning: Legal
Utilities: All Available

IMPROVEMENT DATA

Improvements: Office
Gross Building Area SF: 4,474
Net Leaseable Area SF: 4,474

Use: Office
Buildings & Stories: 1 & 1
YearBuilt: 1980
Condition: Average

IMAGE



NOTES

This is a sale of an office building. The building is mostly brick and was built in 1980. The building has a GBA of 4,474 SF and has an office finish. There is adequate parking on site.

COMPARABLE 3

SALE DATA

Property Type: Office
Address: 2026 W Main Street
City: Springfield
State: Ohio
Grantor: Springfield Metropolitan Housing
Grantee: Confidential
Deed/Conv: N/A
Tax ID #: 3400600011418032

Sale Date: 3/6/2022
Sales Price: \$537,500.00
Price (SF, Unit, Room): \$48.66 SF

Financing: Cash to Seller
Property Rights: Fee Simple
Data Source: CoStar, County Records, Appraiser Files

SITE DATA

Site Size Acres: 1.231
Usable Site Size Acres: 1.231
Frontage: Adequate

Site Topography: Appears Level
Zoning: Legal
Utilities: All Available

IMPROVEMENT DATA

Improvements: Office
Gross Building Area SF: 11,047
Net Leaseable Area SF: 11,047

Use: Office
Buildings & Stories: 1 & 1
YearBuilt: 1987
Condition: Average

IMAGE



NOTES

This is a sale of an office building. There are four parcels included in the sale. The building is mostly brick and was built in 1987. The building has a GBA of 11,047 SF and has an office finish. There is adequate parking on site.

COMPARABLE 4

SALE DATA

Property Type: Office
Address: 1701-1707 Delco Park Dr
City: Dayton
State: Ohio
Grantor: Griffith, Thomas D
Grantee: Brower Mefferd Holdings LLC
Deed/Conv: G-W
Tax ID #: N64 012317 0012

Sale Date: 12/20/2021
Sales Price: \$580,000.00
Price (SF, Unit, Room): \$87.53 SF
Financing: Cash to Seller
Property Rights: Fee Simple
Data Source: CoStar, County Records

SITE DATA

Site Size Acres: 1.16
Usable Site Size Acres: 1.16
Frontage: Adequate

Site Topography: Appears Level
Zoning: Legal
Utilities: All Available

IMPROVEMENT DATA

Improvements: Office
Gross Building Area SF: 6,626
Net Leaseable Area SF: 6,626

Use: Professional Office
Buildings & Stories: 1 & 1
YearBuilt: 1999
Condition: Average

IMAGE



NOTES

This property is a professional office building with a gable/shingle roof and a decorative block exterior. The property has onsite parking. This property was on the market for approximately 307 days with an asking price of \$595,000.

Sales Comparable Map



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
- Economic Trends (time)
- Location
- Physical Characteristics

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

Sales Comparison Grid

Improved Sales Adjustment Grid					
	Subject	Comparable 1	Comparable 2	Comparable 3	Comparable 4
Address	1650 Valley Loop Rd	4867 Urbana Rd	188 W Hebble Ave	2026 W Main St	1701-1707 Delco Park Dr
City	Springfield	Springfld	Fairborn	Springfield	Kettering
State	Oh	Oh	Oh	Oh	Oh
Land Size (Ac)	0.98	2.80	1.00	1.23	1.16
GBA	6,904	5,039	4,474	11,047	6,626
Use	Office	Office	Office	Office	Office
Year Built	1980	1973	1980	1987	1999
Condition	Average	Average	Average	Average	Average
Land/Building Ratio	6.18	24.20	9.74	4.85	6.30
Finish	Office	Office	Office	Office	Office
Sale Date Confirmed		6/15/2022	11/15/2022	3/6/2022	12/20/2021
Sale Price		\$325,000.00	\$375,000.00	\$537,500.00	\$580,000.00
Price Per Effective SF		\$64.50	\$83.82	\$48.66	\$87.53
Property Rights					
% Adjustment		0.00%	0.00%	0.00%	0.00%
Financing					
% Adjustment		0.00%	0.00%	0.00%	0.00%
Conditions of Sale					
% Adjustment		0.00%	0.00%	0.00%	0.00%
Expenditures After Purchase					
% Adjustment		0.00%	0.00%	0.00%	0.00%
Economic Trends	10/25/2023	6/15/2022	11/15/2022	3/6/2022	12/20/2021
Annual % Adjustment	0.00%	0%	0%	0%	0%
Adjusted Price		\$64.50	\$83.82	\$48.66	\$87.53
Location					
% Adjustment		0.0%	0.0%	0.0%	-10.0%
\$ Adjustment		\$0.00	\$0.00	\$0.00	(\$8.75)
Age/Condition					
% Adjustment		0.0%	0.0%	0.0%	-5.0%
\$ Adjustment		\$0.00	\$0.00	\$0.00	(\$4.38)
Size					
% Adjustment		-5.0%	-5.0%	10.0%	0.0%
\$ Adjustment		(\$3.22)	(\$4.19)	\$4.87	\$0.00
Land to Building Ratio					
% Adjustment		-15.0%	-5.0%	0.0%	0.0%
\$ Adjustment		(\$9.67)	(\$4.19)	\$0.00	\$0.00
Physical					
% Adjustment		0.0%	0.0%	0.0%	0.0%
\$ Adjustment		\$0.00	\$0.00	\$0.00	\$0.00
Final Adjusted Price		\$51.60	\$75.44	\$53.52	\$74.40
Net Adjustments \$		(\$12.90)	(\$8.38)	\$4.87	(\$13.13)
Range & Average	Low: \$51.60, High: \$75.44, Average: \$63.74				
Calculations	\$63.00	x 6,904	= \$434,952		
Reconciled Value	\$435,000	\$63.01			

Comparable Sale Adjustments

Adjustments were necessary to the comparables, age/condition, size and land to building ratio. If a comparable was superior a downward adjustment was made and if a comparable was inferior an upward adjustment was made.

Based on this analysis, the four sales indicate a range of values from \$51.60 to \$75.44 per square foot. Comparable 4 was considered the best comparable and had the least amount of adjustments. All comparables have the same use as the subject. After a weighted average, I have reconciled to an opinion that the applicable per unit value is \$63.00 per square foot.

6,904 SF @ \$63.00/Per SF	\$434,952
Rounded To:	\$435,000

Sales Comparison Approach Conclusion

Based on the above analysis, I have reconciled to a value of \$435,000, as of October 25, 2023, and subject to the Limiting Conditions and Assumptions of this appraisal.

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_0).
- Divide the net operating income by the capitalization rate for an estimate of value through the income approach.

Potential Gross Income (PGI)

Market Rent

In order to determine the subject's market rent, I have researched the following rental data.

Comparable Rent Adjustment Grid				
	Subject	Comparable 1	Comparable 2	Comparable 3
Address	1650 Valley Loop Rd	E Main St	247 S Burnett St	Vestor Ave
City	Springfield	Springfield	Springfield	Springfield
Size	6,904	1,750	varies	1,200
Lease Rate		\$12.00	\$12.00	\$12.00
Condition	Average	Average	Average	Average
Finish	Office	Office	Office	Office
Lease Type		Mod Gross	Mod Gross	Mod Gross
Conditions of Lease				
% Adjustment		0.00%	0.00%	0.00%
Economic Trends	10/25/2023			
% Adjustment	0.00%	0%	0%	0%
Adjusted Rent		\$12.00	\$12.00	\$12.00
Location				
% Adjustment		0.0%	0.0%	0.0%
\$ Adjustment		\$0.00	\$0.00	\$0.00
Property Condition				
% Adjustment		0.0%	0.0%	0.0%
\$ Adjustment		\$0.00	\$0.00	\$0.00
Size				
% Adjustment		-10.0%	0.0%	-10.0%
\$ Adjustment		(\$1.20)	\$0.00	(\$1.20)
Finish				
% Adjustment		0.0%	0.0%	0.0%
\$ Adjustment		\$0.00	\$0.00	\$0.00
Final Adjusted Rent		\$10.80	\$12.00	\$10.80
Net Adjustments		(\$1.20)	\$0.00	(\$1.20)
Reconciled Rent	\$11.00			

Analysis of Comparable Rents

We have reconciled a market rent of \$11.00 per square foot based on a modified gross lease.

Income Projection

Income Projection								
Property Name	Office Building	Analyst	Jeremy D. Ison, MAI					
Property Address	1650 Valley Loop Rd Springfield, Oh	Firm	Cin-Day Appraisal Group, LTD					
		Date	10/25/2023					
Tenant	Size (SF)	Number of Units	Income Type	Market Rent	Contract Rent	Rent Applied	Income	% of Total
1	Office	6,904	1	\$/SF/Year	\$11.00	Market	\$75,944.00	89.43%
2	Reimbursements						\$8,975.20	10.57%
	Totals	6,904	1					
Potential Gross Income							\$84,919.20	
Vacancy & Collection Loss							5.00%	
Effective Gross Income							\$80,673.24	
Other Income							\$0.00	
Total Effective Gross Income							\$80,673.24	

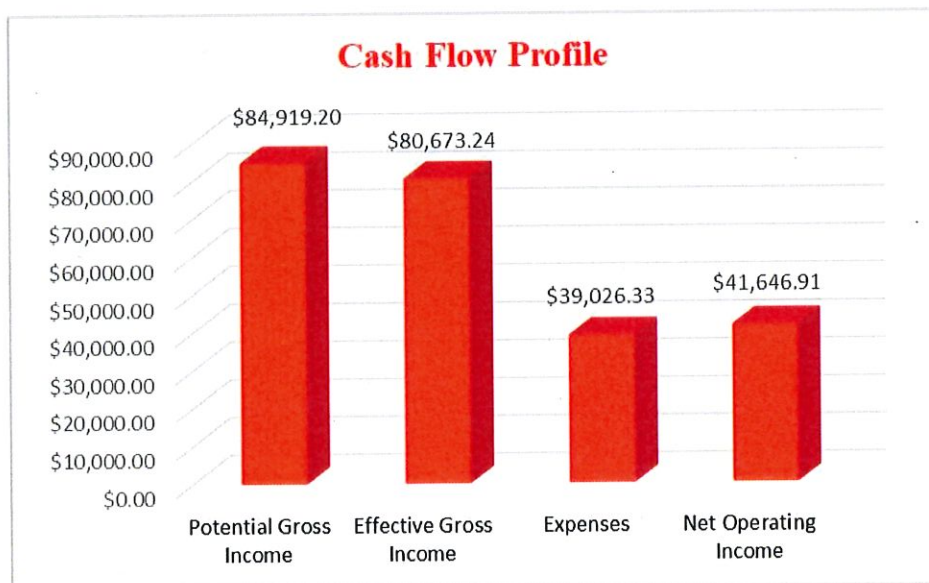
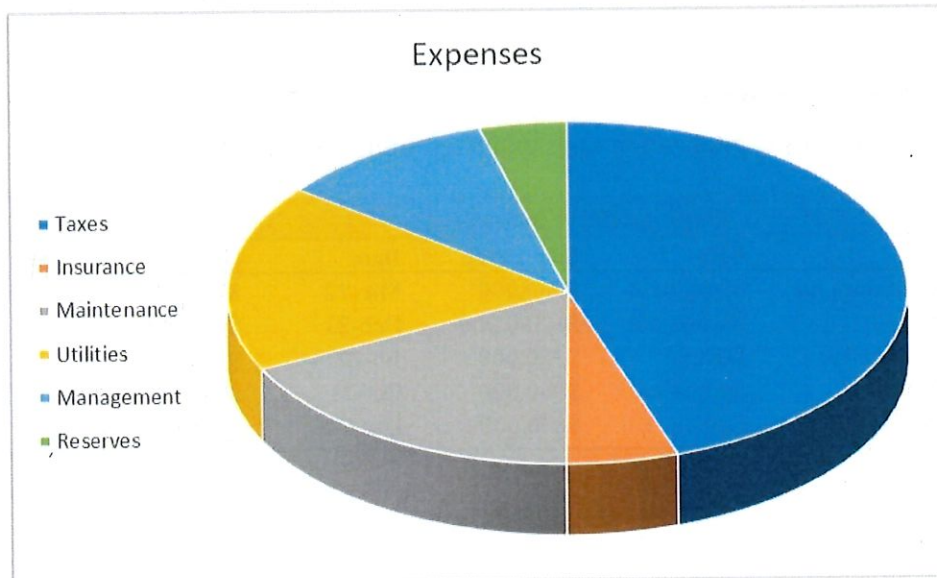
Vacancy and Collection Loss

Based on a review of the market conditions and the subject's operating history I have projected vacancy and collection loss at 5%. The current occupancy rate is 100%, due to the subject property being owner occupied. The vacancy and credit loss percentage is also supported in the Market Analysis in this report.

Income and Expense Statement

Income Summary and Expense Projection					
Income			Amount	% of Total	
Total Effective Income			\$80,673.24	100.00%	
	Expense Type	% or \$	Amount	Per SF	
1	Taxes Lump Sum	\$17,500.00	\$17,500.00	\$2.53	
2	Insurance \$/SF	\$0.30	\$2,071.20	\$0.30	
3	Maintenance \$/SF	\$1.00	\$6,904.00	\$1.00	
4	Utilities \$/SF	\$1.00	\$6,904.00	\$1.00	
5	Management % of EGI	5.00%	\$4,033.66	\$0.58	
6	Reserves % of EGI	2.00%	\$1,613.46	\$0.23	
Total Expenses:			\$39,026.33	\$5.65	
Expense Ratio:			48.38%		
Net Operating Income:			\$41,646.91		
Net Operating Income Per SF:			\$6.03		

The taxes in the above analysis are projected based on the market value of the subject property and the effective tax rate. I have projected an Expense ratio of 48.38% for my analysis which is in the normal range of the market.



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 Capitalization Rates					
Address	City	Sale Price	Date	NOI	Cap Rate
200 N Yellow Springs Rd	Springfield	\$360,000	Mar-22	\$28,800	8.00%
1130 Vestor Ave	Springfield	\$1,300,000	Dec-21	\$145,990	11.23%
4400-4460 Linden Ave	Dayton	\$350,000	Jul-22	\$33,075	9.45%
1674 N Limestone	Springfield	\$960,000	Oct-21	\$75,648	7.88%
77 E Westbury Dr	Dayton	\$800,000	Dec-22	\$67,360	8.42%

Survey Data

RealtyRates.com INVESTOR SURVEY - 1st Quarter 2023*																								
CURRENT & HISTORICAL CAP RATE INDICES																								
Method-Weighted* Property Category Indices																								
Year	Apts		Golf		Healthcare Senior Housing		Industrial		Lodging		MHRV Park		Office		Retail		Restaurant		Self Storage		Special Purpose		Weighted* Composite Indices	
	Rate	Chg	Rate	Chg	Rate	Chg	Rate	Chg	Rate	Chg	Rate	Chg	Rate	Chg	Rate	Chg	Rate	Chg	Rate	Chg	Rate	Chg	Rate	Chg
	BP	BP	BP	BP	BP	BP	BP	BP	BP	BP	BP	BP	BP	BP	BP	BP	BP	BP	BP	BP	BP	BP	BP	BP
2022	7.99	16	11.56	17	8.64	26	8.95	36	9.90	22	9.27	35	8.88	39	9.02	17	11.50	39	9.59	35	11.61	40	9.32	28
4th Qtr	8.49	51	11.95	34	9.20	54	9.49	52	10.46	57	9.83	53	9.45	57	9.56	52	12.28	86	10.16	56	12.19	57	9.88	55
3rd Qtr	7.98	6	11.62	8	8.66	10	8.97	8	9.89	3	9.30	10	8.88	6	9.04	7	11.42	9	9.60	6	11.63	11	9.33	7
2nd Qtr	7.93	37	11.54	40	8.56	43	8.89	43	9.86	48	9.20	46	8.82	45	8.96	43	11.33	35	9.54	48	11.51	42	9.26	43
1st Qtr	7.55	8	11.14	14	8.13	13	8.46	15	9.38	7	8.74	16	8.37	10	8.54	-8	10.98	15	9.05	16	11.09	7	8.83	8
2021	7.83	-53	11.39	-64	8.39	-64	8.60	-59	9.68	-84	8.92	-65	8.49	-55	8.85	-53	11.11	-46	9.24	-62	11.21	-44	9.04	-60
2020	7.50	-43	11.08	-48	8.10	-48	8.32	-40	9.40	-47	8.63	-46	8.16	-38	8.58	-35	10.81	-39	8.91	-49	10.91	-29	8.75	-41
2019	7.92	-50	11.56	-47	8.59	-44	8.72	-47	9.86	-66	9.08	-48	8.54	-50	8.93	-45	11.20	-37	9.40	-46	11.20	-45	9.15	-49
2018	8.42	26	12.02	30	9.01	14	9.19	23	10.53	25	9.56	30	9.04	10	9.36	20	11.57	15	9.86	29	11.64	40	9.64	22
2017	8.16	4	11.73	-2	8.87	-6	8.96	-12	10.28	5	9.26	11	8.94	-22	9.19	-8	11.42	-15	9.57	-9	11.25	4	9.42	-6
2016	8.13	-2	11.76	6	8.92	12	9.08	15	10.22	0	9.15	15	9.16	16	9.27	12	11.57	-10	9.67	14	11.21	10	9.48	9
2015	8.15	-9	11.69	-14	8.90	-9	8.93	-10	10.22	-20	8.99	-18	9.00	-6	9.15	-11	11.66	-13	9.52	-22	11.11	-12	9.40	-12
2014	8.24	-15	11.83	-9	8.89	-1	9.03	-4	10.43	-17	9.17	-5	9.06	-22	9.26	15	11.79	-6	9.75	-20	11.24	14	9.52	-7
2013	8.39	14	11.92	-14	8.90	5	9.07	-2	10.60	3	9.22	14	9.28	-19	9.11	-4	11.86	9	9.95	-24	11.10	1	9.58	-2
2012	8.25	-35	12.07	6	8.95	-36	9.09	-40	10.57	-24	9.08	-39	9.47	3	9.15	-13	11.77	6	10.19	-49	11.09	-4	9.60	-21
2011	8.60	-23	12.00	-22	9.21	-40	9.49	-11	10.81	-24	9.48	-8	9.44	-10	9.28	-26	11.70	-14	10.69	-3	11.12	-17	9.81	-19
2010	8.69	4	12.22	5	9.62	15	9.60	12	11.05	7	9.55	22	9.54	16	9.54	25	11.84	12	10.72	21	11.30	0	10.00	13
2009	8.65	8	12.17	16	9.47	10	9.48	10	10.98	-7	9.33	1	9.38	29	9.29	20	11.72	15	10.50	37	11.30	8	9.87	14
2008	8.77	-4	12.01	29	9.37	-16	9.38	-14	11.05	56	9.32	-5	9.09	-16	9.09	-11	11.57	-28	10.13	20	11.22	-7	9.74	-1
2007	8.81	-45	11.72	-21	9.53	-65	9.52	-25	10.49	-28	9.37	-26	9.25	-47	9.20	-12	11.85	61	9.93	-38	11.29	-24	9.75	-28
2006	9.26	12	11.93	47	10.18	15	9.77	35	10.77	27	9.63	41	9.72	26	9.32	30	11.24	18	10.31	27	11.63	9	10.03	26
2005	9.14	14	11.46	80	10.03	-16	9.42	-30	10.50	-21	9.22	19	9.46	6	9.02	16	11.06	5	10.04	13	11.44	-30	9.77	2
2004	9.00	-19	10.66	28	10.19	-37	9.72	19	10.71	-98	9.03	-48	9.40	-4	8.86	-19	11.01	-15	9.91	-13	11.74	-30	9.75	-19
2003	9.19	-2	10.38	-32	10.56	64	9.53	33	11.69	56	9.51	-11	9.44	1	9.05	-18	11.16	8	10.04	-53	12.04	105	9.94	12
2002	9.21	-40	10.70	18	9.92	-39	9.20	-61	11.13	26	9.62	-60	9.43	-35	9.23	-62	11.08	-3	10.57	-12	10.99	-177	9.92	-41
2001	9.61	64	10.52	133	10.31	90	9.81	16	10.87	98	10.22	-68	9.78	-35	9.85	-53	11.11	47	10.69	13	12.76	32	10.23	21
2000	8.97		9.19		9.41		9.65		9.89		10.90		10.13		10.38		10.64		10.56		12.44		10.01	

* Weighted by methodology: Band-of-Investment, DCR Technique, Sales Survey
^ Further weighted by property category

Capitalization Rate Summary and Conclusion

Capitalization Rate Reconciliation	
Source	Capitalization Rate
Comparable Properties	7.9% - 11.2%
Realty Rates:	8.88
Reconciled Capitalization Rate	9.00%

Capitalization to Value

Income Capitalization		
		Per SF
Potential Gross Income	\$84,919.20	\$12.30
Vacancy & Collection Loss	\$4,245.96	\$0.62
Effective Gross Income	\$80,673.24	\$11.69
Expenses	\$39,026.33	\$5.65
Net Operating Income	\$41,646.91	\$6.03
Capitalization Rate	9.00%	
Indicated Value	\$462,743	\$67.03
Rounded	\$465,000	\$67.35

Income Approach Conclusion

Based on the analysis detailed above, I have reconciled to an income approach value of \$465,000, as of October 25, 2023, subject to the Limiting Conditions and Assumptions of this appraisal.

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

Cost Approach:	N/A
Sales Comparison Approach:	\$435,000
Income Approach:	\$465,000

Sales Comparison Approach

The sales comparison approach is most reliable in an active market when a sufficient number of sales are available for analysis, in this case four. Because of similarities between the subject and the sales, minimal adjustments are required, thus increasing the reliability of this approach.

Income Approach

The income capitalization approach is usually given greatest weight in valuing investment properties because it simulates the thought process of market participants in the investment property arena. The reliability of this approach is enhanced by the large quantity of market data that is available to develop estimates of rental rates, operating expenses, and capitalization rates.

The sales approach utilized four comparables of the same use and with minimal adjustments. The income approach has good supportable market rent data. Therefore, I have given each approach equal weight in my final reconciliation.

Value Conclusion

Based on the data and analyses developed in this appraisal, I have reconciled to the following value conclusions, as of October 25, 2023, subject to the Limiting Conditions and Assumptions of this appraisal.

*1650 Valley Loop Road
Springfield, Ohio 45504*

Reconciled Value Conclusion

Premise: "When Complete"
Date: October 25, 2023
Estate: Fee simple
Value Conclusion: \$450,000

Premise: "As Is"
Date: April 25, 2023
Estate: Fee simple
Value Conclusion: \$450,000

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 interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- 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 opinion, 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*.
- I have made a personal inspection of the property that is the subject of this report.
- Melissa D. Clough provided significant real property appraisal assistance to the person signing this certification.
- The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.

*1650 Valley Loop Road
Springfield, Ohio 45504*

- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- As of the date of this report, I have not completed the continuing education program for Designated Members of the Appraisal Institute.



Jeremy D Ison, MAI Oh - 2007002926
Certified General Appraiser
Did Observe

*1650 Valley Loop Road
Springfield, Ohio 45504*

Addenda

PROFESSIONAL QUALIFICATIONS OF	
Jeremy D. Ison, MAI	
EXPERIENCE:	Commercial, Industrial Director for Cin-Day Appraisal Group, LTD. Actively engaged in Residential, Commercial and Industrial real estate appraisals and consultation since November 2003.
PROFESSIONAL ACTIVITIES:	Licensed: Certified General: OH 2007002926 Employment: Founder of Cin-Day Appraisal Group 2018 to Present Commercial and Residential analyst for Integra Realty Resources/Gutmann & Middleton, Inc. from 2003-2018.
EDUCATION:	<p>2003 - Bachelor Degree in Financial Services 2003, Wright State University Classes included Accounting, Economics, Finance, Statistics etc. Principles & Practices, Wright State University</p> <p>2005 - Real Estate Appraisal, Sinclair Community College Fair Housing National USPAP, Hondros College Basic Income Capitalization, Appraisal Institute Land Valuation Adjustment, Appraisal Institute Land Valuation Assignments, Appraisal Institute</p> <p>2006 - Apartment Appraisal, Appraisal Institute General Applications, Appraisal Institute</p> <p>2007 - Real Estate Finance Statistics & Valuation Modules, Appraisal Institute Market Analysis & Highest & Best Use, Hondros College Advanced Income Capitalization, Appraisal Institute</p> <p>2008 – Advanced Market Analysis and HBU, Appraisal Institute</p> <p>2009 – 15 Hour National USPAP, Appraisal Institute Advance Sales Comparison & Cost Approaches, Appraisal Institute</p> <p>2010 – Real Estate Appraisal Operations, Appraisal Institute Marshall & Swift Commercial Training, Appraisal Institute Online Business Practices & Ethics, Appraisal Institute</p> <p>2011 - General Appraiser Report Writing and Case Studies, Appraisal Institute</p> <p>2012 - Advanced Education Diagnostic Test, Appraisal Institute</p> <p>2013 - Advanced Concepts & Case Studies, Appraisal Institute</p> <p>2016 - General Demonstration Report- Capstone Program, Appraisal Institute</p> <p>2017 - Quantitative Analysis, Appraisal Institute</p> <p>2018 - Completed all requirements for the MAI Designation, Appraisal Institute</p>

1650 Valley Loop Road
Springfield, Ohio 45504

AN APPRAISER LICENSE/CERTIFICATE
has been issued under ORC Chapter 4763 to:

NAME:
Jeremy Dale Ison

LIC/CERT NUMBER:
2007002926

LIC LEVEL:
Certified General Real Estate Appraiser

Ohio | Department of Commerce
Division of Real Estate & Professional Licensing

CURRENT ISSUE DATE: **10/31/2022**
EXPIRATION DATE: **10/23/2023**
USPAP DUE DATE: **10/23/2024**

