



MAR 31 2026

Tax year 2025 BOR no. 2025-188
County Clark Date received 3/31/2026

DTE 1
Rev. 12/22

HILLARY HAMILTON
AUDITOR

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	CVP Waddell Litchfield LLC	2188 SW Park Pl #100, Portland, OR 97205	
2. Complainant if not owner			
3. Complainant's agent	Harlan S. Louis, Esq.	10 W Broad St #2100 Columbus OH 43215	
4. Telephone number and email address of contact person (614) 229-3225; hlouis@baileycav.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	
3300600012000194		1501 N Bechtle Ave, Springfield, OH 45504	
7. Principal use of property Retail			
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
3300600012000194	1,733,000	3,165,710	(1,432,710)
9. The requested change in value is justified for the following reasons: Recent arm's length sale of subject property. The property transacted for \$75,000 less than recorded- the buyer received a \$75,000 credit due to issues with the condition of the property at the time of purchase. See attached deed, conveyance fee statement, and settlement statement.			

10. Was property sold within the last three years? Yes No Unknown If yes, show date of sale September 26, 2025
and sale price \$ 1,733,000 ; 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 N/A and total cost \$ _____.

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

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.

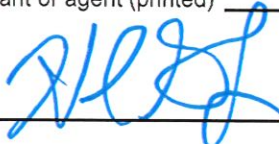
- The property was sold in an arm's length transaction.
- The property lost value due to a casualty.
- A substantial improvement was added to the property.
- Occupancy change of at least 15% had a substantial economic impact on my property.

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 3/30/26 Complainant or agent (printed) Harlan S. Louis Title (if agent) Attorney

Complainant or agent (signature) 

Sworn to and signed in my presence, this 30th day of March 2026
(Date) (Month) (Year)

Notary 



Nicholas A Baker
Attorney At Law
Notary Public, State of Ohio
My commission has no expiration date
Sec. 147.69 R.C.

Transferred
Sale Price 1808000

QW SEP 26 2025 *3510*

HILLARY HAMILTON **APPROVED**
AUDITOR Clark County Tax Map



202500012502 09/26/2025 12:29 PM
Filed for Record in CLARK County, Ohio
Nancy Pence, Recorder Rec Fees: \$83.00
WARR OR Vol 2258 Pgs 923 - 927

SEP 26 2025

Rmt
 Legal Description
 Survey Plat/Lotsplit
 Subdivision/Annexation

LT 2253600104

(ABOVE LINE FOR RECORDER'S USE ONLY)

LIMITED WARRANTY DEED

ARG SCSPFOH001, LLC, a Delaware limited liability company, whose address is c/o Global Net Lease, Inc., 38 Washington Square, Newport, RI 02840 ("Grantor"), for valuable consideration to them paid by CVP - WADDELL LITCHFIELD, LLC, an Arizona limited liability company, whose mailing address is 2188 SW Park Place, Suite 100, Portland, OR 97205 ("Grantee"), grants with limited warranty covenants to said Grantee, its successors and assigns forever, the following described real estate (the "Real Estate"):

**SEE EXHIBIT A ATTACHED
HERETO AND MADE A PART HEREOF**

There are excepted from the general warranty covenants and the Real Estate is conveyed subject to the Permitted Exceptions set forth on Exhibit B attached hereto and made a part hereof.

Prior Instrument Reference: Volume 2210, Page 1657, Clark County,
Ohio Records.

Tax Parcel No.: 3300600012000194

Grantor has effectively executed this Deed as of the 26th day of August, 2025, to be effective the 18 day of September, 2025.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK.]

LIZ CURRY
4252 KINDIG SPUR
COPLEY, OH 44321



202500012502
BK 2258 PG 924

GRANTOR:

ARG SCSPFOH001, LLC,
a Delaware limited liability company

By: _____
Name: Jesse C. Galloway
Title: Authorized Signatory

STATE OF NEW YORK)
) SS:
COUNTY OF NEW YORK)

The foregoing instrument was acknowledged before me this 9th day of August, 2025, by Jesse C. Galloway, the Authorized Signatory of ARG SCSPFOH001, LLC, a Delaware limited liability company, on behalf of the limited liability company.

Notary Public
Print Name: Estrella Cruz

(Seal)

ESTRELLA CRUZ
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01CR6293524
Qualified in Bronx County
Commission Expires Dec 16, 2025

This instrument prepared by:

Jonathan M. Perry, Esq.
Greenberg Traurig, P.A.
450 S. Orange Avenue, Suite 650
Orlando, FL 32801



202500012502
BK 2258 PG 925

EXHIBIT A

Real Estate

FEE PARCEL:

Situated in the *city* of Springfield, County of Clark and State of Ohio:

Lying in Section 12, Town 4, Range 9, Springfield Township, Clark County, Ohio. Being the remainder of the Nicholas B. Pavlatos Original 17.78 acre tract as deeded and described in Volume 642, Page 189, of the Clark County records of deeds and being more particularly described as follows:

Beginning at a concrete monument found at station 700 plus 00 of the center line Survey of Ohio Route 41.

Thence, with the center line of Ohio Route 41, North 71° 23' 50" West, a distance of 17.81 feet to a point on an East corporation line of the City of Springfield;

Thence, with the said corporation line, North 6° 20' 00" East, a distance of 127.92 feet to a 5/8 inch rod set at an angle in the corporation line and the North limited access right of way of Ohio Route 41 and the True Point of Beginning;

Thence, with the East line of the State of Ohio 7.965 acre tract (Official Records Volume 645, Page 23), North 6° 20' 00" East, a distance of 624.98 feet to a 5/8 inch iron rod set, passing a 5/8 inch iron rod set at 534.98 feet;

Thence, with South line of the Springfield commons 24.127 acre tract (Plat Book 16, Page 240) and a South corporation line of the city of Springfield, South 84° 13' 05" East, a distance of 316.81 feet to a 5/8 inch iron rod set;

Thence, with the West limited access right of way of Bechtle Avenue (varying width) part of the State of Ohio 9.015 acre tract (Official Records Volume 717, Page 67), South 13° 55' 55" West, a distance of 659.88 feet to a 5/8 inch iron rod set, passing a 5/8 inch iron rod set at 144.05 feet;

Thence, with the North limited access right of way of Ohio Route 41 (Troy Pike), North 77° 11' 24" West, a distance of 231.01 feet to the Point of Beginning.

Containing 4.022 acres, of which 0.826 acres is within the highway's right of way.

The basis of bearings is based upon the center line of Ohio Route 41, being North 71° 23' 50" West and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Company on August 30, 1995.

Being the same premises conveyed to Springfield Commons Plaza, LLC by deed dated October 31, 2005 and recorded in Official Record Volume 1751, Page 1079.



202500012502
BK 2258 PG 926

EASEMENT PARCEL:

Non-exclusive Access easement as set forth in the declaration of easements, covenants and restrictions for Springfield Commons, recorded November 7, 2005 in Official Records Volume 1751, Page 1092, Recorder's Office, Clark County, Ohio.



202500012502
BK 2258 PG 927

EXHIBIT B

Permitted Exceptions

1. Taxes and assessments for the year 2025 and subsequent years are a lien, but not yet due and payable.
2. Easement to Shell Oil Company, Incorporated, filed for record September 29, 1941, in Deed Volume 332, Page 590, of the Clark County, Ohio Records.
3. Easement of record in the Judgment Entry Case No. 73-CIV-478, by and between Richard D. Jackson, Director of Transportation, State of Ohio, and Nicholas B. Pavlatos, et al., filed for record March 30, 1976, of record in Deed Book 717, Page 67, of the Clark County, Ohio Records.
4. Utility Agreement by and between Nicholas B. Pavlato sand Thalís Pavlatos and the State of Ohio, filed for record October 7, 1992 in Deed Book 887, Page 206, of the Clark County, Ohio Records.
5. Easement to Ohio Edison Company, an Ohio corporation, filed for record June 13, 1995, in Official Records Volume 377, Page 186, of the Clark County, Ohio Records.
6. Reservations, restrictions, covenants, limitations, easements, and/or conditions, as established in instrument, filed for record November 7, 2005, in OR Volume 1751, Page 1092, of the Clark County, Ohio Records.
7. Assignment of Developer's Rights filed for record December 13, 2005, in OR Volume 1756, Page 1312, of the Clark County, Ohio Records.



Real Property Conveyance Fee Statement of Value and Receipt

DTE 100
Rev. 6/20

If exempt by Ohio Revised Code section 319.54(G)(3), use form DTE 100(EX).
TYPE OR PRINT ALL INFORMATION.

Type Instrument	Tax list year	County number	Tax dist. number	Date
LD	2024	12	3020	9.26.25

Property located in City of Springfield taxing district
 Name on tax duplicate ARG SCSPFOH001 LLC Tax duplicate year 2024
 Acct. or permanent parcel no. 330-06-00012-000-194 Map book _____ Page _____
 Description _____ Platted _____ Unplatted _____

Auditor's comments: Split New plat New Improvements Partial value
C.A.U.V Building removed Other **C**

Number	3510
No. of Parcels	1
DTE Code No.	429
Neigh. Code	
No. of Acres	
Land Value	
Bldg. Value	
Total Value	
DTE Use Only	
DTE Use Only	
DTE Use Only	
Consideration	
DTE Use Only Valid sale	1. Yes 2. No
Receipt Number	

Grantee or Representative Must Complete All Questions in This Section. See Instructions on reverse.

1. Grantor's name ARG SCSPFOH001, LLC Phone (401) 438-0100
 2. Grantee's name CVP - Wadde1 Litchfield, LLC Phone (416) 840-6089
 Grantee's address 2188 SW Park Place, Suite 100, Portland, OR 97205
 3. Address of property 1501 N. Dachs Avenue, Springfield, OH 45504
 4. Tax billing address 2188 SW Park Place, Suite 100, Portland, OR 97205
 5. Are there buildings on the land? Yes No If yes, check type:
 1, 2 or 3 family dwelling Condominium Apartment: No. of units _____
 Manufactured (mobile) home Farm buildings Other Commercial
 If land is vacant, what is intended use? _____
 6. Conditions of sale (check all that apply) Grantor is relative Part interest transfer Land contract
 Trade Life estate Leasehold Mineral rights reserved Gift
 Grantor is mortgagee Other _____
 7. a) New mortgage amount (if any).....\$ _____
 b) Balance assumed (if any).....\$ _____
 c) Cash (if any).....\$ _____
 d) Total consideration (add lines 7a, 7b and 7c).....\$ 1,808,000.00
 e) Portion, if any, of total consideration paid for items other than real property.....\$ _____
 f) Consideration for real property on which fee is to be paid (7d minus 7e).....\$ 1,808,000.00
 g) Name of mortgagee.....
 h) Type of mortgage Conv. F.H.A. V.A. Other _____
 i) If gift, in whole or part, estimated market value of real property.....\$ _____
 8. Has the grantor indicated that this property is entitled to receive the senior citizen, disabled person or surviving spouse homestead exemption for the preceding or current tax year? Yes No If yes, complete form DTE 101.
 9. Has the grantor indicated that this property qualified for current agricultural use valuation for the preceding or current tax year? Yes No If yes, complete form DTE 102.
 10. Application for owner-occupancy (2.5% on qualified levies) reduction. (Notice: Failure to complete this application prohibits the owner from receiving this reduction until another proper and timely application is filed.) Will this property be grantee's principal residence by Jan. 1 of next year? 1 Yes No If yes, is the property a multi-unit dwelling? 1 Yes No
 I declare under penalties of perjury that this statement has been examined by me and to the best of my knowledge and belief it is a true, correct and complete statement.
 Signature of grantee or representative _____ Date _____

Receipt for Payment of Conveyance Fee

The conveyance fee required by Ohio Revised Code section (R.C.) 319.54(G)(3) and, if applicable, the fee required by R.C. 322, in the total amount of \$ _____ has been paid by _____ and received by the _____ county auditor.

County auditor _____

Date _____

**74752
 3510
 \$1808.00
 \$1808.00
 \$1808.00
 \$1808.00
 \$0.50
 \$7232.50
 \$7232.50
 \$7232.50
 CRK # : 1
 TIME 13:08
 FRI



CHICAGO TITLE
INSURANCE COMPANY

Chicago Title Insurance Company
1700 Market Street, Ste. 2100
Philadelphia, PA 19103
Phone: (215)241-6236

Closing Statement

Closing Date: September 18, 2025
Order Number: PHI251461 NCS CASE NO.
Buyer: Equity Advantage, Incorporated as Quallified Intermediary for
 CVP-Waddell Litchfield, LLC an Arizona limited liability company
 2188 SW Park Place Suite 100
 Portland, Oregon 97205
Seller: ARG SCSPFOH001, LLC, a Delaware limited liability company
 30th Floor
 650 Fifth Avenue
 New York, NY 10019
Lender: NewFirst National Bank
Property: 1501 N. Bechtle Avenue, Springfield, OH 45504

	Buyer		Seller	
	Debit	Credit	Debit	Credit
TOTAL CONSIDERATION				
Purchase Price	1,808,000.00			1,808,000.00
Principal Amount of New Loan		1,225,000.00		
Credit from Seller per 1st Amendment		75,000.00	75,000.00	
Deposit or earnest money Monte Rosa II, LLC		100,000.00		
Funds to be funded from Buyer		625,000.18		
PRORATIONS				
Mattress Firm September Rent Monthly 13 days @ 265.261333 per day at \$7,957.84 09/18/25-10/01/25		3,448.40	3,448.40	
Planet Fitness September Rent Monthly 13 days @ 604.607333 per day at \$18,138.22 09/18/25-10/01/25		7,859.90	7,859.90	
Real Estate Taxes Annually 260 days @ 205.715452 per day at \$75,086.14 01/01/25-09/17/25		53,486.02	53,486.02	
LOAN FEES				
Counsel Fee to Adam & Bing P.C	2,685.00			
Loan Origination Fee to NewFirst National Bank	12,250.00			
Appraisal Fee/CBRE and review to NewFirst National Bank	5,150.00			
Flood Determinaqtion to NewFlrst National Bank	18.50			
Lender Holdback to NewFirst National Bank	116,339.94			
TITLE CHARGES				
Owner's Policy Premium to Chicago Title Company, LLC	5,784.50			
Alta 9.2 Owners to Chicago Title Company, LLC	158.40			

Closing Statement

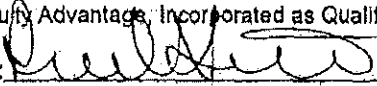
	Buyer		Seller	
	Debit	Credit	Debit	Credit
TITLE CHARGES (continued)				
Alta 17-06 to Chicago Title Company, LLC	150.00			
Alta 25-06 to Chicago Title Company, LLC	150.00			
OHIO 101,1 to Chicago Title Company, LLC	100.00			
Deletion of General Except/Mechanics Lien to Chicago Title Company, LLC	578.45			
Loan Policy Premium to Chicago Title Company, LLC	100.00			
Alta 6-06 to Chicago Title Company, LLC	75.00			
Alta 8.2 to Chicago Title Company, LLC	250.00			
Alta 9-06 to Chicago Title Company, LLC	150.00			
Alta 25 to Chicago Title Company, LLC	150.00			
Deletion of General Except/and Mechanics Lien to Chicago Title Company, LLC	318.13			
Alta 35 Minerals and Other Subsurface Substances to Chicago Title Company, LLC	578.45			
Search Updates Underwriting to Chicago Title Company, LLC	1,100.50			
Escrow Closing Fee to Chicago Title Insurance Company	300.00		300.00	
RECORDING FEES/ TRANSFER TAXES				
Recording Charges - Estimate to Simplifile	800.00			
County Transfer Tax to Chicago Title Company, LLC	7,232.00			
MISCELLANEOUS CHARGES				
Legal Fees to Greenberg Traurig, LLC			45,246.00	
Real Estate Taxes Remainder of 2024 Taxes to Clark County Treasurer			31,215.14	
Exchange Fee to Equity Advantage, Incorporated	525.00			
Prepaid Rent/Reimbursement Revenue		13,163.22	13,163.22	
Professional Services to Cole Valley Partners LLC 4875	18,313.85			
Professional Services to Sasso Advisory Services LLC 002	4,200.00			
Acquisition Fee to CVP Asset Manager LLC	17,500.00			
Return of Deposit Funds to Monte Rosa II, LLC	100,000.00			
COMMISSIONS				
Listing Agent Commission to CP Partners			88,400.00	
Listing Agent to ParaSell, Inc.			2,000.00	
Subtotals	2,102,957.72	2,102,957.72	320,118.68	1,808,000.00
Balance Due FROM Buyer		0.00		
Balance Due TO Seller			1,487,881.32	
Totals	2,102,957.72	2,102,957.72	1,808,000.00	1,808,000.00

See signature page to follow

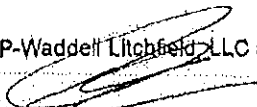
Closing Statement

BUYER

Equity Advantage, Incorporated as Qualified Intermediary for CVP-Waddell Litchfield, LLC

BY: 
Rachel Kotkin, Exchange Coordinator

CVP-Waddell Litchfield, LLC an Arizona limited liability company

BY: 
John Zachary Bonsall, Trustee

SELLER

ARG SCSPFOH001, LLC, a Delaware limited liability company

BY: _____
Jesse C. Galloway, Authorized Signatory

Closing Statement

BUYER

Equity Advantage, Incorporated as Qualified Intermediary for CVP-Waddell Litchfield, LLC

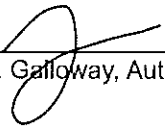
BY: _____
Rachel Kotkin, Exchange Coordinator

CVP-Waddell Litchfield, LLC an Arizona limited liability company

BY: _____
John Zachary Bonsall, Trustee

SELLER

ARG SCSPFOH001, LLC, a Delaware limited liability company

BY:  _____
Jesse C. Galloway, Authorized Signatory

COMMERCIAL PROPERTY RECORD CARD

Status : 1501 N BECHTLE AVE Map ID: 330-06-00012-000-194

LUC: 429-OTHER RETAIL STRUCTURES

Card: 1 of 1

Tax Year: 2025

Printed: 03/31/26

CURRENT OWNER	GENERAL INFORMATION
ARG SCSPFOH001 LLC	Routing No. 0006-02 004-00 Class C-Commercial Living Units Neighborhood 340C6000 Alternate Id District Zoning CAUV
Field Review Flag:	

Property Notes Note Codes:
 T\Y19NC-INTERIOR RENOVATIONS FOR PLANET
 FITNESS 100% COMPLETE
 DBA:AARONS/PLANET FITNESS/MATRESS FIRM F0-Fema Flood Zone 0%-25%

Land Information				
Type	Rate	Size	Influence Factors	Value
6-Primary Site AC	609840	3.3000	0-Flooding	1,286,150
9-Right Of Way AC	0	.3400		
Total Acres: 3.64				Legal Acres: 4.02



Assessment Information					
	Assessed	Appraised	Cost	Income	Market
Land	450,150	1,286,150	1,286,150	0	0
Building	657,850	1,879,560	1,879,560	0	0
Total	1,108,000	3,165,710	3,165,710	0	0

Value Flag 1-COST APPROACH Manual Override Reason
 Base Date of Value
 Effective Date of Value

Entrance Information			
Date	ID	Entry Code	Source
03/11/25	STP	10-Adv	3-Other
06/03/19	KAR	1-Entrance (Inspection)	4-Employee
11/16/17	KAR	1-Entrance (Inspection)	4-Employee
04/02/15	MDT	1-Entrance (Inspection)	3-Other
05/30/12	ABC	1-Entrance (Inspection)	3-Other

Permit Information				
Date Issued	Number	Price	Note	Status
06/27/18	18-0534S	515,460	COM ALTER Planet Fitness	Closed Permit
02/20/13	13-062S		COM ALTER	Closed Permit
06/13/11	11-0530		TEN FINSH	Closed Permit
05/18/11	11-0406		COM ALTER	Closed Permit
04/27/11	11-0373		FIRE SUP.	Closed Permit

Sales/Ownership History			
Transfer Date	Price	Type	Validity
09/26/25	1,808,000	2-Land & Building	8-Not Validated
05/23/22	14,709,700	2-Land & Building	3-Property Changed After Sale
05/14/15	19,900,000	2-Land & Building	0-Valid Sale
11/04/05	3,621,000		

Deed Reference			Deed Type	Grantor
			LW-Limited/Special Warrant	ARG SCSPFOH001 LLC
				ARCP MT SPRINGFIELD OH LLC
				SPRINGFIELD COMMONS PLAZA LLC
				U S P G PORTFOLIO TWO LLC

Property Factors

Topo: 1-Level
 Utilities: 1-All Public
 Street/Road: 1-Paved
 Traffic: 3-Heavy
 Location: 3-Business Cluster
 Spot Loc:

Legal Description

Parcel TieBack:
 Range - Township - Section: 09 - 04 - 12
 Legal Descriptions:
 S E PT FRACTION

Addl. TieBack:

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Status : 1501 N BECHTLE AVE Parcel Id: 330-06-00012-000-194 LUC: 429-OTHER RETAIL STRUCTURES Card: 1 of 1 Tax Year: 2025 Printed: 03/31/26

Building Information

Year Built/Est Year 1995 / 1998
 Building # 1
 Structure Type 373-Retail Single Oc
 Identical Units 1
 Total Units
 Grade C
 # Covered Parking
 # Uncovered Parking DBA MATTRESS
 FRM/AARON'S

Building Other Features

Line Type	+/-	Meas1	Meas2 #	Stp	IU	Line Type	+/-	Meas1	Meas2 #	Stp	IU
1 LD4-Truck & Train Wells		40	68	1	1						
1 CP5-Canopy Only		6	200	1	1						
1 SS1-Sprinkler Sys Wet		1	42,888	1	1						

Interior/Exterior Information

Line	Lvl	Fr - To	Area	Perim	Use Type	Wall Height	Ext Walls	Construction	Int Fin	Partitions	Heating	Cooling	Plumbing	Phy Fun	%Comp	%Rent
1	01	01	42,888	852	034-Retail Store	24	03-Concrete	2-Fire Resistant	100	2-Normal	2-Normal	1-Central	2-Normal	4	3	

Interior/Exterior Valuation Detail

Line	Area	Use Type	% Good	% Comp	Use Value/RCNLD
1	42,888	034-Retail Store	70		1,834,290

Outbuilding Data

Line	Type	Yr Bld	Meas1	Meas2	Area Gr	Qty	ModCd	Phy Fun	MA	%Comp	Value
1	C11-Asph Pave	1995			70,000	C	1	A	A		45,270

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 1501 N BECHTLE AVE

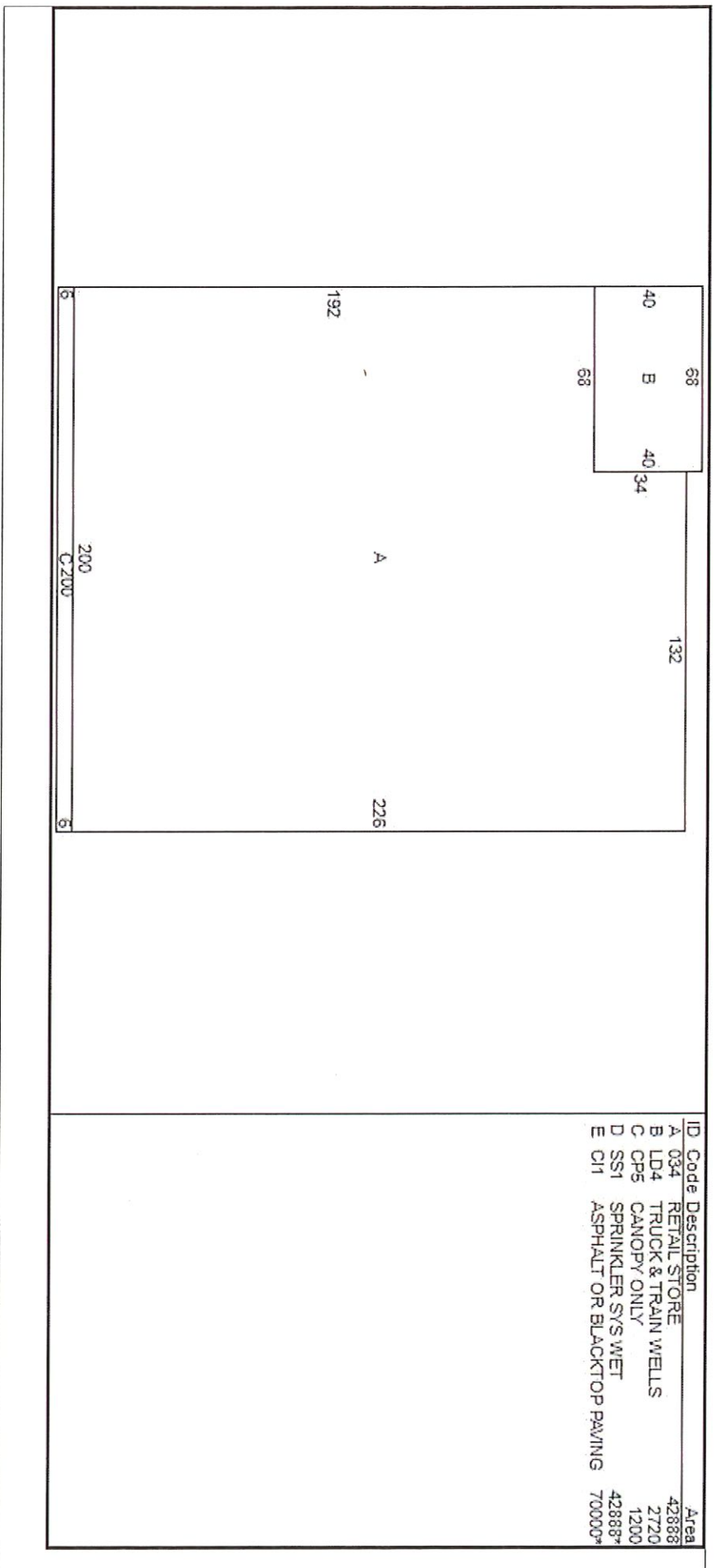
Parcel Id: 330-06-00012-000-194

LUC: 429-OTHER RETAIL STRUCTURES

Card: 1 of 1

Tax Year: 2025

Printed: 03/31/26



Additional Property Photos



3300600012000194 08/02/2017



3300600012000194 06/16/2017



3300600012000194 06/16/2017

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 1501 N BECHTLE AVE

Parcel Id: 330-06-00012-000-194

LUC: 429-OTHER RETAIL STRUCTURES

Card: 1 of 1

Tax Year: 2025

Printed: 03/31/26

Income Detail (Includes all Buildings on Parcel)

Use Mod	Inc Mod	Model Description	Units	Net Area	Income Rate	Econ Adjust	Potential Gross Income	Vac Model	Vac Adj	Additional Income	Effective Gross Income	Expense Model %	Expense Adj %	Expense Adj	Other Expenses	Total Expenses	Net Operating Income
00	S	00-None	0	42,888	0.00					0							

Apartment Detail - Building 1 of 1

Line	Use Type	Per Bldg	Beds	Baths	Other	Units	Rent	Income
------	----------	----------	------	-------	-------	-------	------	--------

Building Cost Detail - Building 1 of 1

Total Gross Building Area	42,888
Replace, Cost New Less Depr	1,834,290
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	1,834,290
NBHD Fact	1,0000
Value per SF	42.77

Notes - Building 1 of 1

Income Summary (Includes all Buildings on Parcel)

Total Net Income	0.023300
Capitalization Rate	
Sub total	
Residual Land Value	
Final Income Value	
Total Gross Rent Area	42,888
Total Gross Building Area	42,888

Misc & Gross Building Values

Misc Building No	Misc Adjusted Value
BOR 05-115	