

MAR 31 2026

Tax year 2025 BOR no. 2025-213
County Clark Date received 3/31/26

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.

		PD Cat Name	Street address, City, State, ZIP code	
1. Owner of property		PD Cat LLC	PO Box 1852	
2. Complainant if not owner			SPFLD OH 45501	
3. Complainant's agent				
4. Telephone number and email address of contact person		Dominic Catanzaro 937-605-0897 LLC Holdings551@gmail.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		
		1511 - 1535 N Plum St		
		SPFLD OH 45504		
7. Principal use of property				
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	
See Attach	1143,000 ⁰²	1436800	293800	
9. The requested change in value is justified for the following reasons:				
Appraisal values				

10. Was property sold within the last three years? Yes No Unknown If yes, show date of sale JUNE 2024
and sale price \$ Sept 2025; 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 _____ 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 3-2-26 Complainant or agent (printed) Dominic ^{Catanzaro} Title (if agent) Partner

Complainant or agent (signature) 

Sworn to and signed in my presence, this _____ day of _____ (Date) (Month) (Year)

Notary _____

Parcel	Complaint Value		Change of value
	A	B	
3400600006800054	\$ 105,000 ⁰⁰	\$ 137,640	\$ 32,640 ⁰⁰
3400600006800055	\$ 105,000 ⁰⁰	\$ 137,640	\$ 32,640 ⁰⁰
3400600006800056	\$ 105,000 ⁰⁰	\$ 137,640	\$ 32,640 ⁰⁰
3400600006800057	\$ 102,000 ⁰⁰	\$ 123,560 ⁰⁰	\$ 21,560 ⁰⁰
3400600006800058	\$ 102,000 ⁰⁰	\$ 123,560 ⁰⁰	\$ 21,560 ⁰⁰
3400600006800051	\$ 105,000 ⁰⁰	\$ 137,640 ⁰⁰	\$ 32,640 ⁰⁰
3400600006800040	\$ 105,000 ⁰⁰	\$ 137,640 ⁰⁰	\$ 32,640 ⁰⁰
3400600006800042	\$ 105,000 ⁰⁰	\$ 137,640 ⁰⁰	\$ 32,640 ⁰⁰
3400600006800044	\$ 102,000 ⁰⁰	\$ 113,100 ⁰⁰	\$ 11,100 ⁰⁰
3400600006800018	\$ 102,000 ⁰⁰	\$ 113,100 ⁰⁰	\$ 11,100 ⁰⁰
3400600006800038	\$ 105,000 ⁰⁰	\$ 137,640	\$ 32,640 ⁰⁰

JUNE, 18. 2024

AREA
Adams Real Estate Advisers

APPRAISAL REPORT

of

11 Residential Condominium Units

at

*1511-1535 N. Plum Ave.
Springfield, Ohio 45504
Clark County*

As of
June 18, 2024

Prepared For
Mr. Kaelan Lemen
Relationship Manager
New Carlisle Federal Savings Bank
1408 N. Limestone St.
Springfield, OH 45503

Prepared by
Jason M. Adams, OH-2005007832
Certified General Appraiser
AREA Experts, LLC



11 Residential Condominium Units

at

*1511-1535 N. Plum Ave.
Springfield, Ohio 45504
Clark County*

June 21, 2024

Mr. Kaelan Lemen
Relationship Manager
New Carlisle Federal Savings Bank
1408 N. Limestone St.
Springfield, OH 45503

Re:

*1511-1535 N. Plum Ave.
Springfield, Ohio 45504
Clark County*

Dear Mr. Lemen,

At your request, we have prepared an appraisal for the above referenced property. The purpose of this appraisal is to provide an opinion of market value for the subject property's fee simple estate. The intended use of this appraisal is for mortgage underwriting purposes. The intended user of this report is for New Carlisle Federal Savings Bank. Use of this report by others is not intended by the appraiser(s).

Market value is defined as 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 a consummation of a sale as of a specific 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 U.S. 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: Federal Register, Volume 55, 12 C.F.R. Part 34.42(g), Page 34696, August 24, 1990, as amended at Federal Register, Volume 57 Page 12202, April 9, 1992; Federal Register, Volume 59 Page 29499, June 7 1994 & The Appraisal of Real Estate 14th Edition, Page 59.

This is an Appraisal Report as defined by Uniform Standards of Professional Appraisal Practice under Standards Rule 2-2(a). This format provides a summary of the appraisal process, subject and market data and valuation analyses.

We certify that we 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. Acceptance of this report constitutes an agreement with these conditions and assumptions.

This appraisal is subject to the following Extraordinary Assumption:

- The subject development consists of two types of condominium units, which include two bedroom townhouses and two bedroom garden units. The appraiser completed a site visit of the entire property, but only viewed the interior of one of each unit type/a sampling of units 1511-D Townhouse and 1515-A Garden. The seller indicated that all units are in similar condition as all were updated at the same time when the project was converted from apartment units to individual condominium units. The units viewed were in above average overall condition. Therefore, the appraiser makes the extraordinary assumption that the remaining units not viewed are in similar condition for valuation purposes. If this assumption proves false, the opinion of value may be impacted.

This appraisal is subject to the following Hypothetical Condition:

- None

In our opinion, the value of the subject property is/was as follows, as of June 18, 2024:

Discounted Present Value of Bulk Retail Sales Premise, Fee Simple Value— \$985,000
(Discounted at 10% annually calculated quarterly and 5% for cost of sales)

Subject Properties Fee Simple Value Conclusions			
Parcel	Address	Effective Date	Opinion of Value
✓ 3400600006800054	1511 B N PLUM ST	6/18/2024	\$105,000.00
✓ 3400600006800055	1511 C N PLUM ST	6/18/2024	\$105,000.00
✓ 3400600006800056	1511 D N PLUM ST	6/18/2024	\$105,000.00
✓ 3400600006800057	1515 A N PLUM ST	6/18/2024	\$102,000.00
✓ 3400600006800058	1515 B N PLUM ST	6/18/2024	\$102,000.00
✓ 3400600006800051	1521 C N PLUM ST	6/18/2024	\$105,000.00
✓ 3400600006800040	1525 A N PLUM ST	6/18/2024	\$105,000.00
✓ 3400600006800042	1525 C N PLUM ST	6/18/2024	\$105,000.00
✓ 3400600006800044	1531 A N PLUM ST	6/18/2024	\$102,000.00
✓ 3400600006800048	1531 E N PLUM ST	6/18/2024	\$102,000.00
3400600006800038	1535 C N PLUM ST	6/18/2024	\$105,000.00

The discounted present value for the bulk retail sale of the 11 condominium units was calculated based on a deduction of 5% for cost of sales and a reduced discount rate of 10% calculated quarterly for four quarters. The below market discount rate and lack of further deduction for contingency and holding costs is due to the fact that the properties are all tenant occupied providing a return or at minimum covering those cost during the holding period. We estimate the marketing time and exposure time necessary for the subject to have achieved this value to be 12 months.

Respectfully submitted,



Jason M. Adams, Ohio -2005007832
Certified General Appraiser
Adams Real Estate Advisers
AREA Experts, LLC
P.O. Box 2
Dayton, OH 45409
Jason@AREA-Experts.com

Summary of Important Facts and Conclusions

GENERAL

Subject:	<i>1511-1535 N. Plum Ave. Springfield, Ohio 45504 Clark County</i>
Owner:	MULP LLC
Legal:	The Ridgewood Condominium on North Plum Street
Tax Identification:	See spreadsheet on following page
Date of Report:	June 21, 2024
Date of Inspection:	June 18, 2024
Date of Value:	June 18, 2024
Property Rights Appraised:	Fee Simple
Intended Use:	The intended use of this appraisal is for mortgage underwriting purposes.
Intended User(s):	The intended user of this report is New Carlisle Federal Savings Bank. Use of this report by others is not intended by the appraiser(s). This report was prepared for the sole benefit of New Carlisle Federal Savings Bank and should not be relied upon by any other entity.
Appraisal Purpose:	The purpose of this appraisal is to provide an opinion of market value of the subject property's fee simple estate.
Assessed Value:	See spreadsheet on following page
Land & Improvements	Implied Market Value: See spreadsheet below
Property Tax:	See spreadsheet on following page
Special Assessments:	

Tax Notes: The county auditor's market/appraised value is below the current market value derived in this appraisal for the individual condominium units. Therefore, taxes may increase in the future as a result of the next reassessment.

Parcels, Unit Descriptions, Assessments, and Taxes

Subject Properties												(No prior sale in last 3 Yrs.)	
Parcel	Address	Year Built	Design	Bed/Bath	Sq.Ft.	Bsmt.	Garage	Sale Date	Sale Price	Assessed	Appraised	2023 Tax	
3400600006800054	1511 B N PLUM ST	1950	2 SvTH	2/1	952	Full	1 Car Det.	11/2/2018	\$162,000	\$31,040	\$88,680	\$1,533.20	
3400600006800055	1511 C N PLUM ST	1950	2 SvTH	2/1	952	Full	1 Car Det.	11/2/2018	\$162,000	\$31,040	\$88,680	\$1,533.20	
3400600006800056	1511 D N PLUM ST	1950	2 SvTH	2/1	952	Full	1 Car Det.	6/7/2024	\$0	\$31,040	\$88,680	\$1,533.20	
3400600006800057	1515 A N PLUM ST	1950	1 Sv/Garden	2/1	840	Common	1 Car Det.	6/7/2024	\$0	\$26,470	\$75,610	\$1,307.46	
3400600006800058	1515 B N PLUM ST	1950	1 Sv/Garden	2/1	840	Common	1 Car Det.	6/7/2024	\$0	\$26,470	\$75,610	\$1,307.46	
3400600006800051	1521 C N PLUM ST	1950	2 SvTH	2/1	952	Full	1 Car Det.	6/7/2024	\$0	\$31,040	\$88,680	\$1,533.20	
3400600006800040	1525 A N PLUM ST	1950	2 SvTH	2/1	952	Full	1 Car Det.	6/7/2024	\$0	\$31,040	\$88,680	\$1,533.20	
3400600006800042	1525 C N PLUM ST	1950	2 SvTH	2/1	952	Full	1 Car Det.	4/4/2019	\$80,000	\$31,040	\$88,680	\$1,533.20	
3400600006800044	1531 A N PLUM ST	1950	1 Sv/Garden	2/1	840	Common	1 Car Det.	3/15/2019	\$73,000	\$24,260	\$69,290	\$1,198.34	
3400600006800048	1531 E N PLUM ST	1950	1 Sv/Garden	2/1	840	Common	1 Car Det.	3/15/2019	\$71,000	\$24,260	\$69,290	\$1,198.34	
3400600006800038	1535 C N PLUM ST	1950	2 SvTH	2/1	952	Full	1 Car Det.	6/7/2024	\$0	\$31,040	\$88,680	\$1,533.20	

AREA
Adams Real Estate Advisers

PROPERTY

Land Area:	Total: 1.75 Acres *entire project
Land-to-Building Ratio:	2.55:1
Improvements:	Building Type: Residential Condominium (Multiple) Year Built: 1950 Condition: Above average Number of Stories: One/Two Garden Building Area: 840 SF Townhouse Building Area: 952 SF Basement: Garden Common/Townhouse Full
Zoning:	City RM-12, Low-Density, Multi-Family Residence District
Zoning Authorities:	City of Springfield Zoning Department
Current Use:	The subject is currently an 11-unit condominium
Conformance:	The current use is a legal conforming use under zoning.
Highest and Best Use As Vacant:	The highest and best use of the subject site, as vacant, is to hold the property in speculation until such time that it could be developed on a pre-leased or build-to-suit basis as multi-family residential. Based on neighborhood trends, surrounding land uses and zoning a multi-family use is the most likely use.
Highest and Best Use As Improved	The highest and best use as improved is the current use. The building improvements add significant value to the land and razing the improvements would not result in a higher value.

VALUE INDICATIONS

Cost Approach: N/A
Sales Comparison Approach: Townhouse Units \$105,000/Garden Units \$102,000
Income Approach: Not Applied

Reconciled Value Conclusion: Premise: "As Is" as of June 18, 2024
 Estate: Fee Simple
 Value Conclusions:

Subject Properties Fee Simple Value Conclusions			
Parcel	Address	Effective Date	Opinion of Value
3400600006800054	1511 B N PLUM ST	6/18/2024	\$105,000.00
3400600006800055	1511 C N PLUM ST	6/18/2024	\$105,000.00
3400600006800056	1511 D N PLUM ST	6/18/2024	\$105,000.00
3400600006800057	1515 A N PLUM ST	6/18/2024	\$102,000.00
3400600006800058	1515 B N PLUM ST	6/18/2024	\$102,000.00
3400600006800051	1521 C N PLUM ST	6/18/2024	\$105,000.00
3400600006800040	1525 A N PLUM ST	6/18/2024	\$105,000.00
3400600006800042	1525 C N PLUM ST	6/18/2024	\$105,000.00
3400600006800044	1531 A N PLUM ST	6/18/2024	\$102,000.00
3400600006800048	1531 E N PLUM ST	6/18/2024	\$102,000.00
3400600006800038	1535 C N PLUM ST	6/18/2024	\$105,000.00

Discounted Present Value of Bulk Retail Sales: \$985,000

The discounted present value for the bulk retail sale of the 11 condominium units was calculated based on a deduction of 5% for cost of sales and a reduced discount rate of 10% calculated quarterly for four quarters. The below market discount rate and lack of further deduction for contingency and holding costs is due to the fact that the properties are all tenant occupied providing a return or at minimum covering those costs during the holding period.

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 amount and type of information researched, and the analysis applied in an assignment. Scope of work includes, but is not limited to, the following:

- the degree to which the property is inspected or identified;
- the extent of research into physical or economic factors that could affect the property;
- the extent of data research; and
- the type and extent of analysis applied to arrive at opinions or conclusions.

SCOPE OF WORK	
Report Type:	This is an Appraisal Report as defined by Uniform Standards of Professional Appraisal Practice under Standards Rule 2-2(a). This format provides a summary of the appraisal process, subject and market data, and valuation analyses.
Inspection:	Jason Adams, Certified General Appraiser made an interior and exterior observation of the subject to note characteristics that are relevant to its valuation. Ian Adams, Registered Appraiser Assistant assisted in data gathering, verification, and data entry. We investigated available market data for use in the sales comparison approach to value. Information from the on-site observation as well as the seller and county records information were used in this analysis
Highest and Best Use Analysis:	An analysis of the highest and best use has been made. The conclusions developed within this report are based upon the highest and best use conclusions.
Market Area and Analysis of Market Conditions:	As of the effective date of value the market area and market conditions are considered supportive of the property's highest and best use.

Valuation Analyses

Cost Approach:

The cost approach was not applicable due to the age of the improvements and the difficulty in accurately estimating accrued depreciation from all sources. The elimination of this approach does not prohibit creditable assignment results.

Sales Comparison Approach:

The direct sales comparison approach was developed utilizing reliable unit(s) of comparison for the value.

Income Approach:

The income capitalization approach was not developed based on the scope of the assignment. The subject is not under a long-term lease and properties like the subject are typically owner occupied. This approach is not necessary to arrive at credible assignment results.

Extraordinary Assumptions:

The subject development consists of two types of condominium units, which include two bedroom townhouses and two bedroom garden units. The appraiser completed a site visit of the entire property, but only viewed the interior of one of each unit type/a sampling of units 1511-D Townhouse and 1515-A Garden. The seller indicated that all units are in similar condition as all were updated at the same time when the project was converted from apartment units to individual condominium units. The units viewed were in above average overall condition. Therefore, the appraiser makes the extraordinary assumption that the remaining units not viewed are in similar condition for valuation purposes. If this assumption proves false, the opinion of value may be impacted.

Hypothetical Conditions:

None

Sale History

Units 1511-D, 1515-A & B, 1521-C, 1525-A, and 1535-C all transferred from Eastham Properties LLC and North Plum Properties LLC to the current owner MULP LLC on June 7, 2024, for no reported consideration. The appraiser is not aware of the specific terms or conditions of these prior transfers, but they appear to be transfers between related parties and not arms-length market sales.

Listing History

The property has not been listed for sale on the open market in the past 12 months, to the appraiser's knowledge.

Contract History

The contract executed June 12, 2024, indicates a purchase price of \$1,100,000. This is an entity purchase rather than the purchase/transfer of Real Estate. The buyer, LLC Holdings I, LTD, is purchasing 100% of the membership interest in MULP LLC to be placed into a new LLC, which will own 100% of the subject properties. No real estate brokers were involved in this transaction. The partial contract provided to the appraiser is included in the addendum of this report for the client's review. The appraiser is not an attorney and if the client has any questions regarding the contract or membership interest transfer a real estate attorney should be consulted.

Limiting Conditions and Assumptions

Acceptance of and/or use of this report constitutes acceptance of the following limiting conditions and assumptions; these can only be modified by written documents executed by both parties.

This appraisal is to be used only for the purpose stated herein. While distribution of this appraisal in its entirety is at the discretion of the client, individual sections shall not be distributed; this report is intended to be used in whole and not in part.

No part of this appraisal, its value estimates or the identity of the firm or the appraiser(s) may be communicated to the public through advertising, public relations, media sales, or other media.

All files, work papers and documents developed in connection with this assignment are the property AREA Experts. Information, estimates and opinions are verified where possible, but cannot be guaranteed. Plans provided are intended to assist the client in visualizing the property; no other use of these plans is intended or permitted.

No hidden or unapparent conditions of the property, subsoil or structure, which would make the property more or less valuable, were discovered by the appraiser(s) or made known to the appraiser(s). No responsibility is assumed for such conditions or engineering necessary to discover them. Unless otherwise stated, this appraisal assumes there is no existence of hazardous materials or conditions, in any form, on or near the subject property.

Unless stated 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.

Good title, free of liens, encumbrances and special assessments is assumed. No responsibility is assumed for matters of a legal nature.

Necessary licenses, permits, consents, legislative or administrative authority from any local, state or Federal government or private entity are assumed to be in place or reasonably obtainable.

It is assumed there are no zoning violations, encroachments, easements or other restrictions which would affect the subject property, unless otherwise stated.

The appraiser(s) are not required to give testimony in Court in connection with this appraisal. If the appraisers are subpoenaed pursuant to a court order, the client agrees to pay the appraiser(s) our regular per diem rate plus expenses.

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 completed will be made, as soon as reasonably possible, for an additional fee.

"The appraiser has not identified any purchaser, borrower, or seller as an intended user of this appraisal and no such party should use or rely on this appraisal for any purpose. Such parties are advised to obtain an appraisal from an appraiser of their own choosing if they require an appraisal for their own use. This appraisal report should not serve as the basis for any property purchase decision or any appraisal contingency in a purchase agreement relating to the property. "

It is expressly agreed that in any action which may be brought against AREA Experts, LLC or the appraiser arising out of, relating to, or in any way pertaining to this assignment, AREA Experts, LLC and the appraiser shall not be responsible or liable for any incidental or consequential damages or losses, unless the appraisal was fraudulent or prepared with intentional misconduct. It is further expressly agreed that the collective liability of AREA Experts, LLC and the appraiser in any such action shall not exceed the fees paid for the preparation of the assignment. It is expressly agreed that the fees charged herein are reliant on the foregoing limitations of liability.

Ownership of Intellectual Property and/or Data

AREA Experts, LLC expressly retains all right, title, and interest in all patents, trademarks, trade names, trade secrets, software, data, conclusions, opinions, valuations, or other information included in, arising out of, or in any way related to this appraisal or the provision of appraisal services to the named client and/or Intended User. The report and information supplied by the staff and/or agents of AREA Experts, LLC is a culmination of intellectual education, professional experience, personal investigation, and know-how, which shall at all times remain the property of AREA Experts, LLC. No person shall be entitled to break down, strip out, mine, or disseminate any component or part of this report, including, but not limited to, any conclusions, valuations, opinions, or other data compilations herein. Notwithstanding, the Intended User as defined above may use this appraisal report and the contents herein for the limited purpose and use identified above.

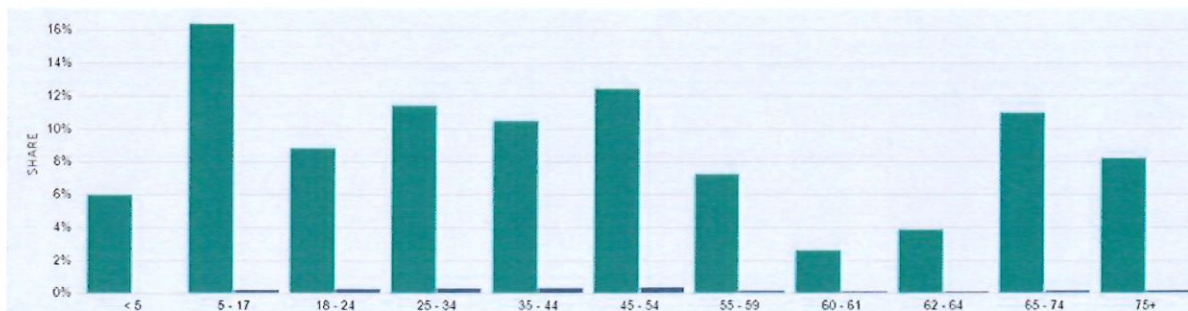
Market Area Analysis

An analysis of population, employment, and income trends for Clark County and the State of Ohio is performed using data provided by Data USA.

Population

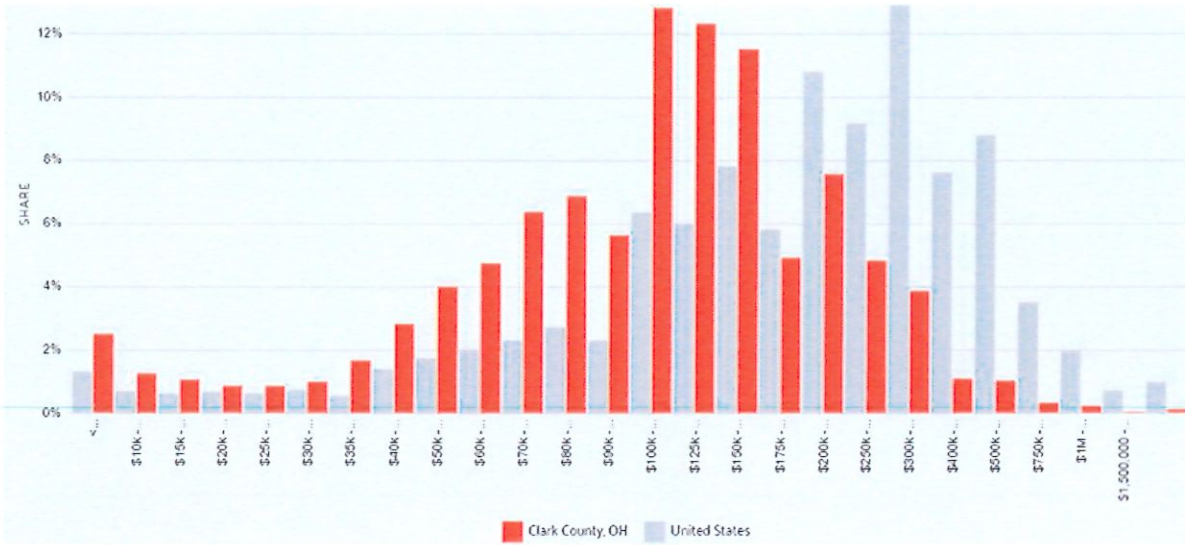
The 2020 population in Clark County is 134,409. This is a 0.235% Decrease from the previous year. For 2020, the median age of the population in this area is 41.5 which is a 0.973% increase from the previous year.

In 2020, the median age of all people in Clark County, OH was 41.5. Native-born citizens, with a median age of 42, were generally younger than foreign-born citizens, with a median age of 43. But people in Clark County, OH are getting older. In 2019, the average age of all Clark County, OH residents was 41.



Housing and Living

In 2020, the median property value in Clark County, OH grew to \$120,500 from the previous year's value of \$115,500.



In 2020, the median household income of the 54.9k households in Clark County, OH grew to \$51,504 from the previous year's value of \$50,873.

Occupations

From 2019 to 2020, employment in Clark County, OH declined at a rate of -1.92%, from 61k employees to 59.8k employees. The most common job groups, by number of people living in Clark County, OH, are Production Occupations (7,240 people), Office & Administrative Support Occupations (6,934 people), and Sales & Related Occupations (5,008 people). This chart illustrates the share breakdown of the primary jobs held by residents of Clark County, OH.

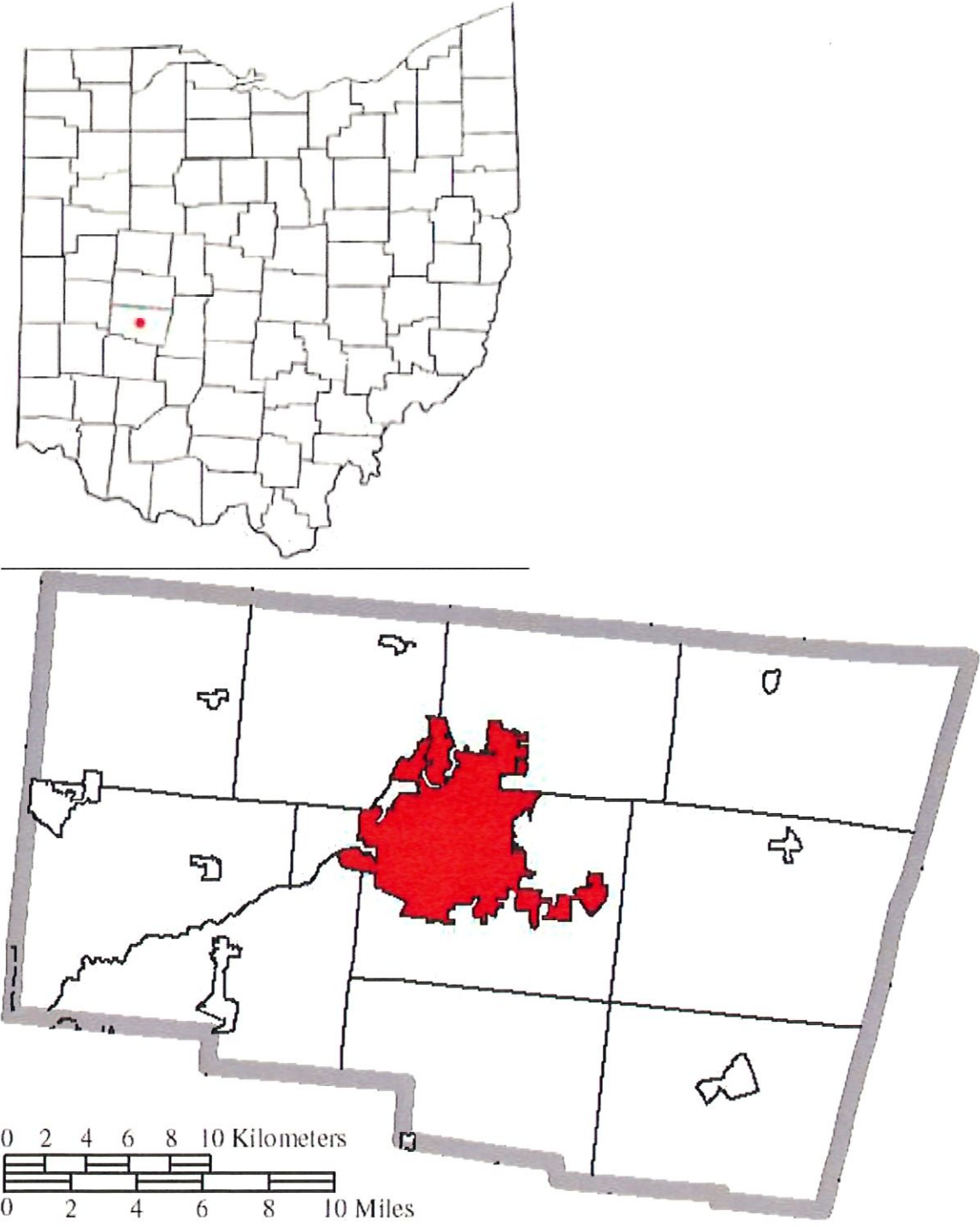


Industries

From 2019 to 2020, employment in Clark County, OH declined at a rate of -1.92%, from 61k employees to 59.8k employees. The most common employment sectors for those who live in Clark County, OH, are Manufacturing (11,041 people), Health Care & Social Assistance (9,936 people), and Retail Trade (6,777 people). This chart shows the share breakdown of the primary industries for residents of Clark County, OH, though some of these residents may live in Clark County, OH and work somewhere else. Census data is tagged to a residential address, not a work address.



Location of Springfield within Clark County



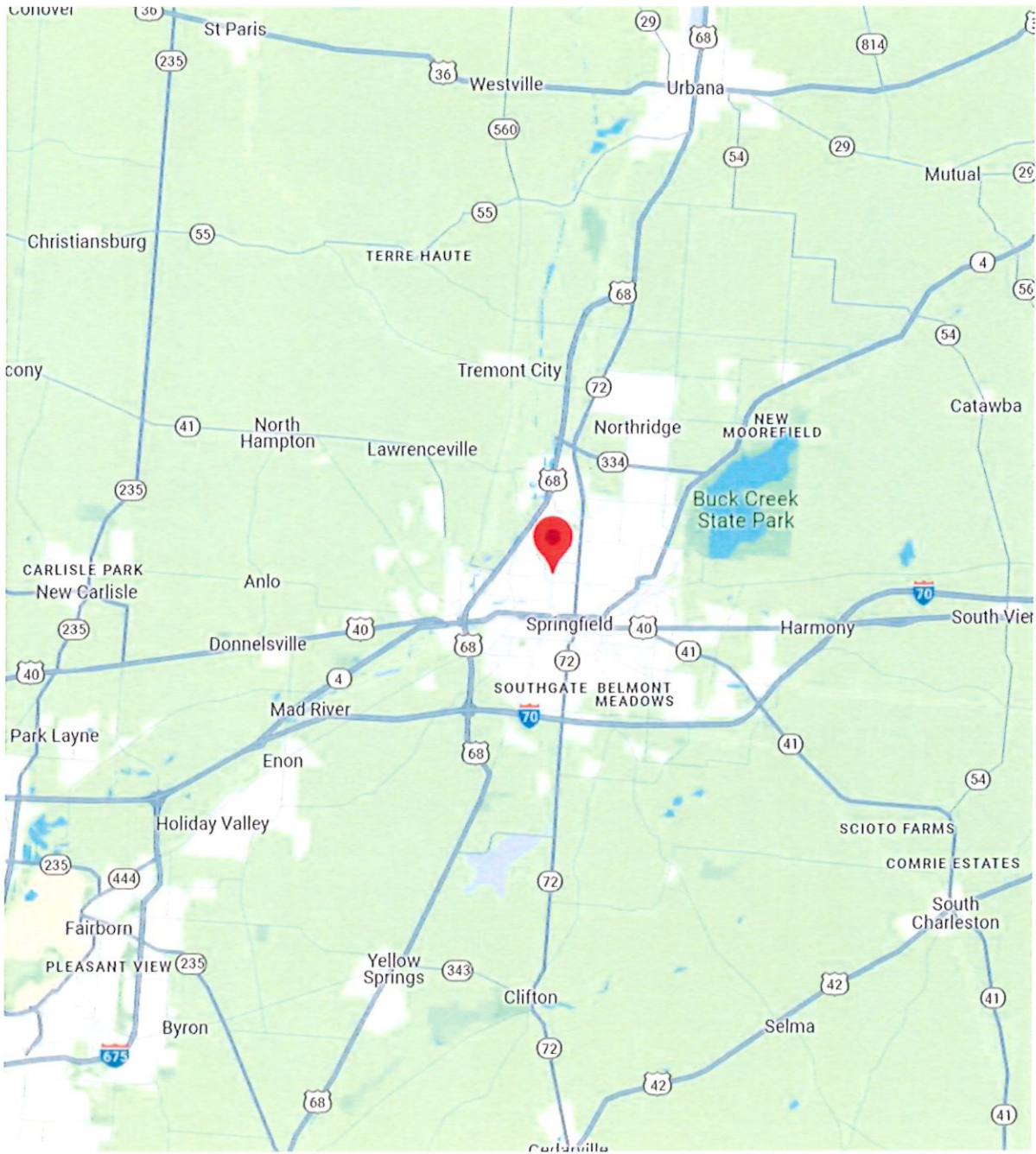
Neighborhood

The subject property is located in Springfield. Springfield is located in southwestern Ohio and is situated on the Mad River, Buck Creek and Beaver Creek, approximately 45 miles west of Columbus and 25 miles northeast of Dayton. Springfield is home to Wittenberg University, a liberal arts college and Clark State Community College.

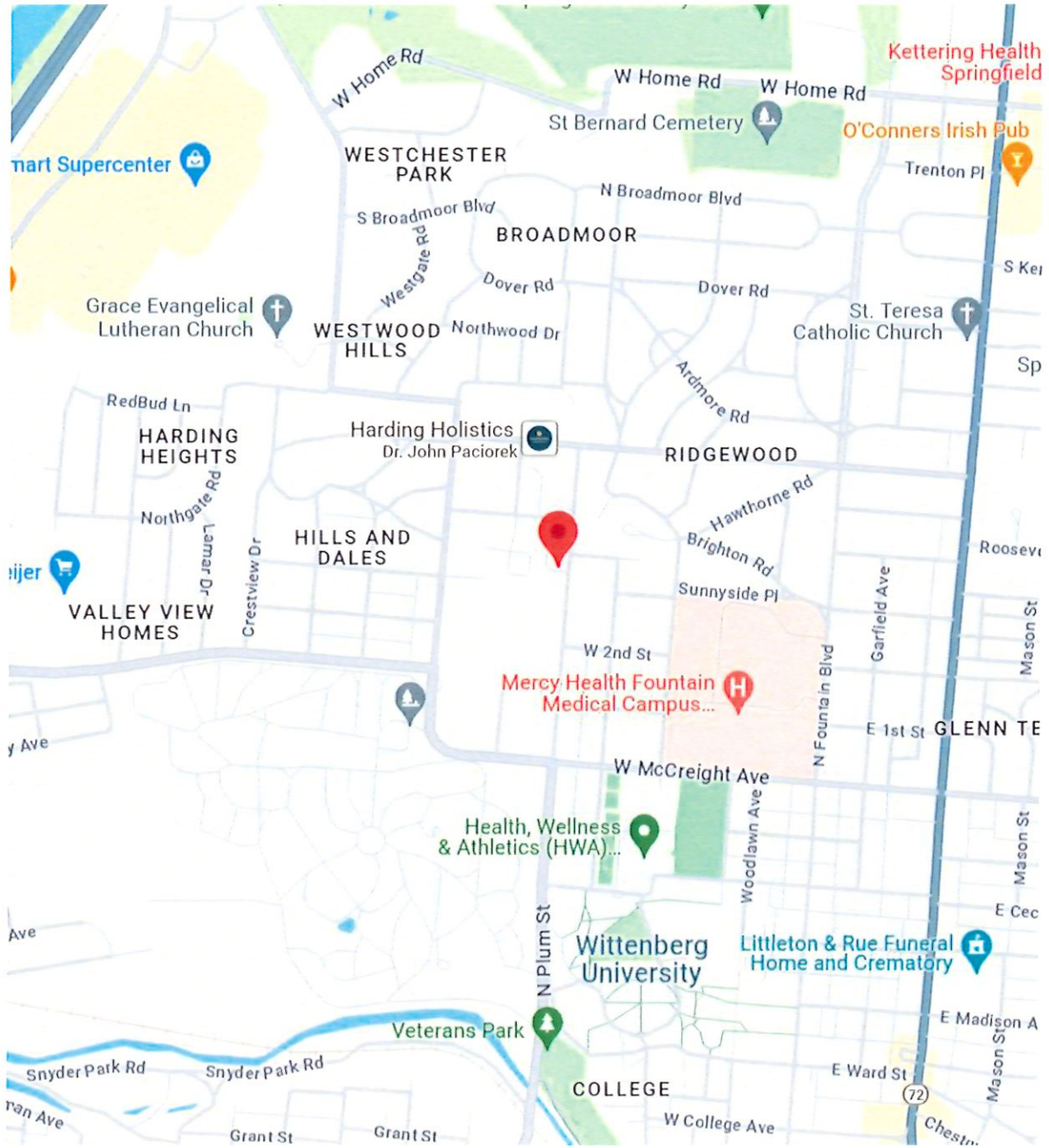
Springfield is served by I-70; I-75 (20 miles west); I-71 (30 miles south); and US Routes 40 and 68; Ohio Routes 4, 41, 72 and 334. Dayton, Columbus and Cincinnati International Airports are within 30 to 90-minute drive time.

The immediate neighborhood is located north of downtown Springfield. The neighborhood comprised of a mix of residential properties, institutional uses, multi-family, and public parks/greenspace with commercial uses along the major thoroughfares. The neighborhood is considered to be stable overall. I-70 the major east/west interstate in the area is located a little more than a mile to the south. The subject's location is proximate to Wittenberg University, which has a positive impact on properties in the immediate area. The area has the necessary attributes to support demand for the subject's use.

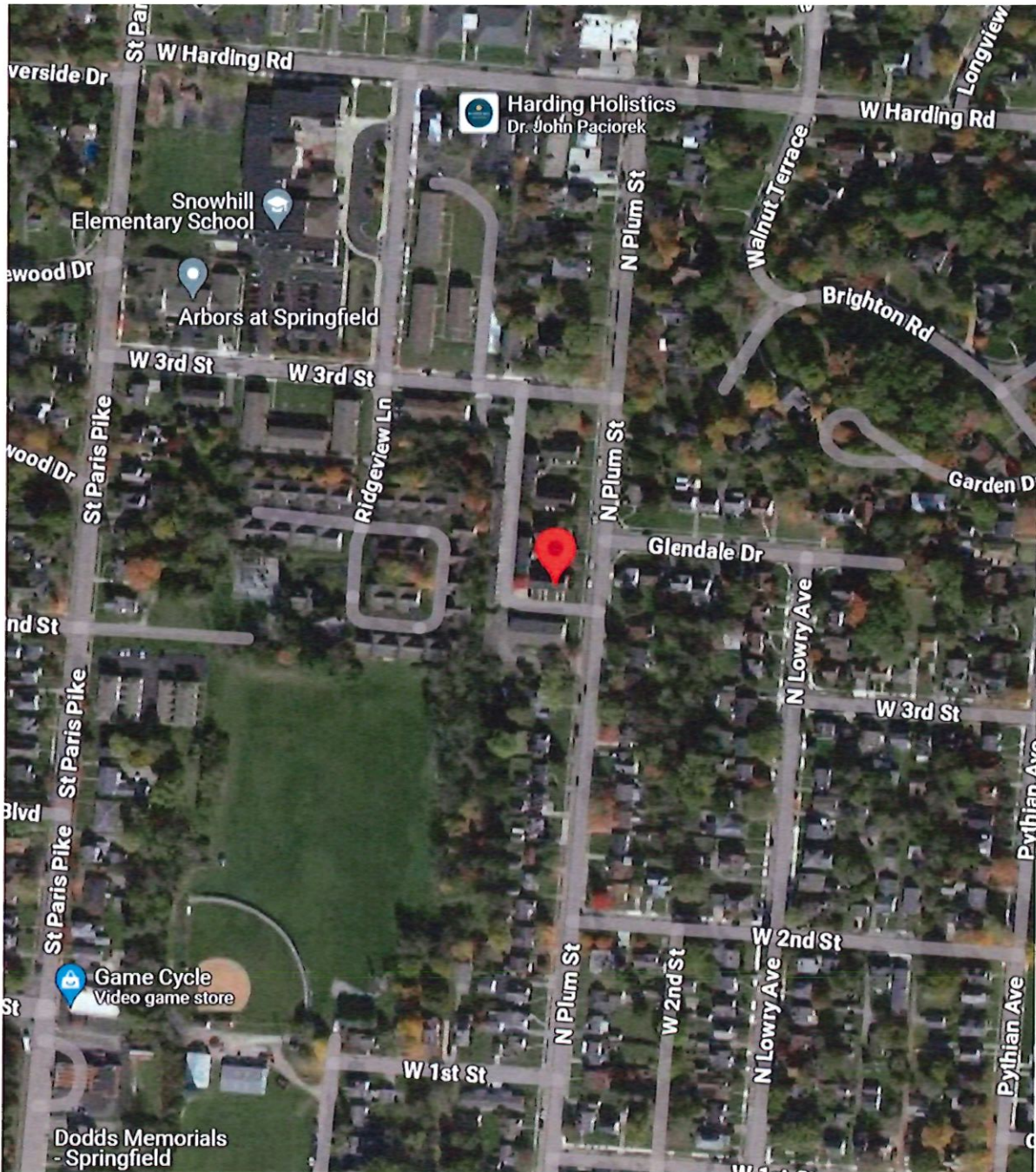
Area Location



Neighborhood Map

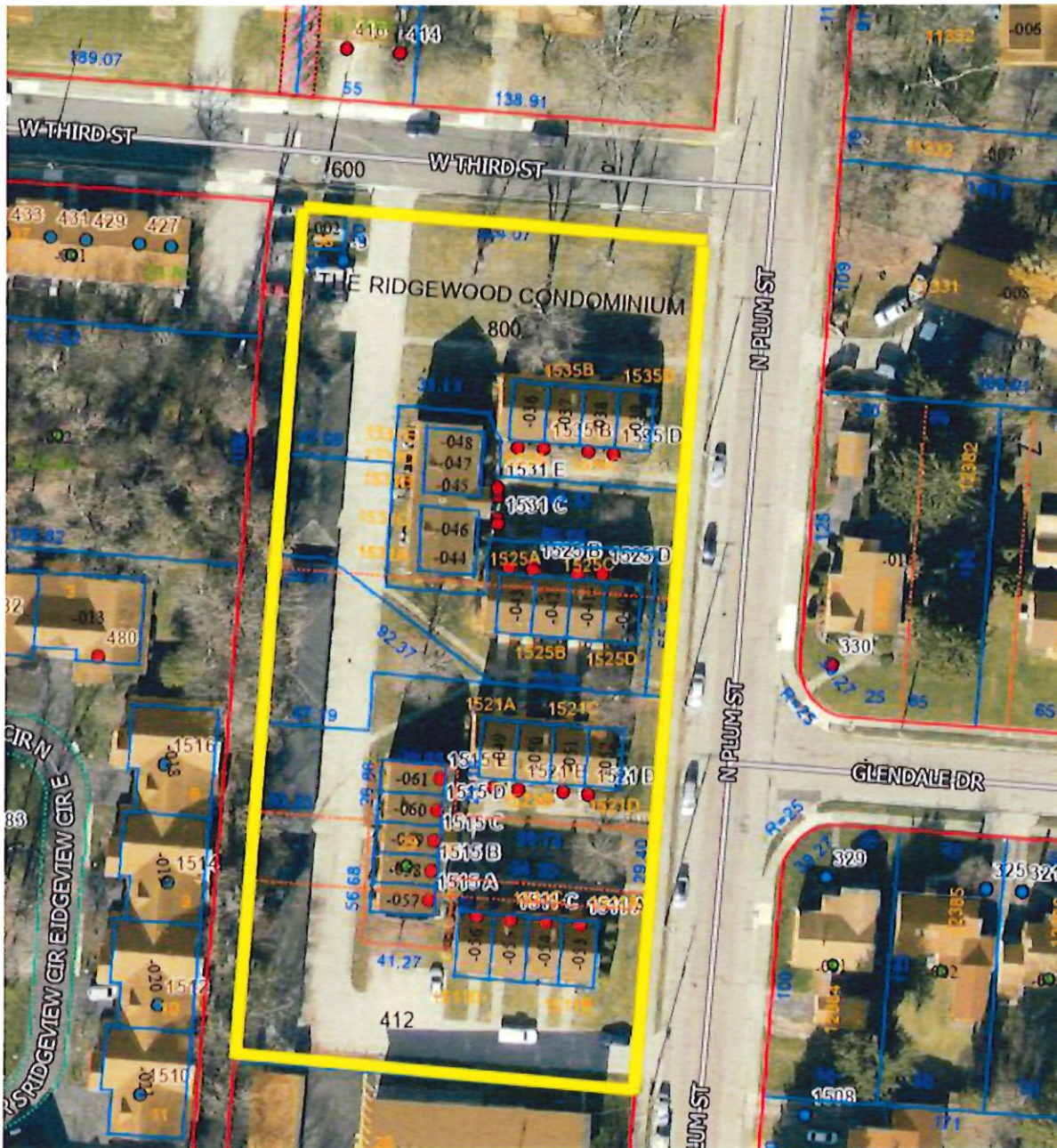


Aerial View



Aerial view provided by Google Earth

Parcel Map



***The highlighted map consists of the entire condominium project of 26 units including common area. Only 11 of these units are the subject of this appraisal.**

Property Description

SITE

Information Sources:	Onsite Observation, County Records and agent/broker.
Total Site Size:	1.75 Acres * entire project
Land to building Ratio:	2.55:1
Corner Lot:	The site not a corner lot (entire project.
Visibility:	Average
Shape:	Rectangular
Road Frontage/Access:	Adequate frontage and access from N. Plum Street and W. Third Streets
Topography:	Level
Drainage:	Appears adequate
Soils:	A soil report was not provided for review. We assume that the subject is not affected by any adverse soil conditions that would restrict it from being developed to its highest and best use.
Site Improvements:	Type: Paved parking Condition: Average
Site Utility:	Average/Typical
Flood Zone:	The subject is located in an area mapped by the Federal Emergency Management Agency (FEMA). The subject is not located in a flood hazard zone. FEMA Map Number: 39023C0179E FEMA Map Date: February 17, 2010 FEMA Zone Classification: X
Easements:	We are not aware of any easements, encumbrances, or restrictions that would adversely affect the use of the site other than typical utility easements. If additional detail is desired a title search is recommended to determine whether any adverse conditions exist. We 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:	An observation of the site revealed no apparent encroachments. It is assumed that the property is free and clear of encroachments.

Site Comments: We are not aware of any land use regulations other than zoning that would affect the property, nor are we aware of any moratoriums on development.

IMPROVEMENTS

Building Type:	Residential Condominium units (Multiple)
Building Stories:	One/Two
Construction:	Brick over frame assumed
Quality:	Average
Year Built:	1950
Condition:	Above average
Effective Age:	25
Remaining Useful Life:	35
Areas:	Building Type: Residential Condominium (Multiple) Year Built: 1950 Condition: Above average Number of Stories: One/Two Garden Building Area: 840 SF Townhouse Building Area: 952 SF Basement: Garden Common/Townhouse Full
Utilities:	Electricity: Public Sewer: Public Water: Public Natural Gas: Public Typical of the neighborhood

FOUNDATION, FRAME & EXTERIOR

Foundation:	Concrete block
Basement/Lower Level:	Buildings have full basements. Townhouses have private full basements and garden units have storage areas in common basement areas.
Frame:	Wood assumed
Exterior:	Brick
Roof/Cover:	Asphalt shingles
Elevators:	N/A
Service Access/ Doors:	One front and one side exterior door

INTERIOR

Interior Finish:	The subject consists of 11 individual two bedroom condominium units. There are seven 952 square foot townhouse units that consist of a living room, Dining room, and kitchen on the first floor, and two bedrooms and a bathroom on the second floor with a full unfinished basement. The 840 square foot garden units consist of a living room, dining room, kitchen, two bedrooms, and a bathroom with access to a common basement with individual storage cages.
Ceilings & Ceiling Height:	Drywall 8'+/-
Floor Cover:	Wood/Vinyl
Doors:	Wood hollow core interior doors and Steel exterior doors

MECHANICAL SYSTEMS

Heating:	Gas Forced Air system
Cooling:	Central
Hot Water:	Central/shared large capacity (4 units for all 26 units in project)
Electrical:	Appears adequate
Plumbing:	Adequate/typical
Sprinkler:	None noted

SITE IMPROVEMENTS

Parking Type and Number of Spaces:	Type: Concrete paved, surface parking & garages Spaces: 10+/- parking spaces and 26 single car garages (1 per unit) Condition: Average
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PROPERTY ANALYSIS

Functional Utility:	Average for intended use and age.
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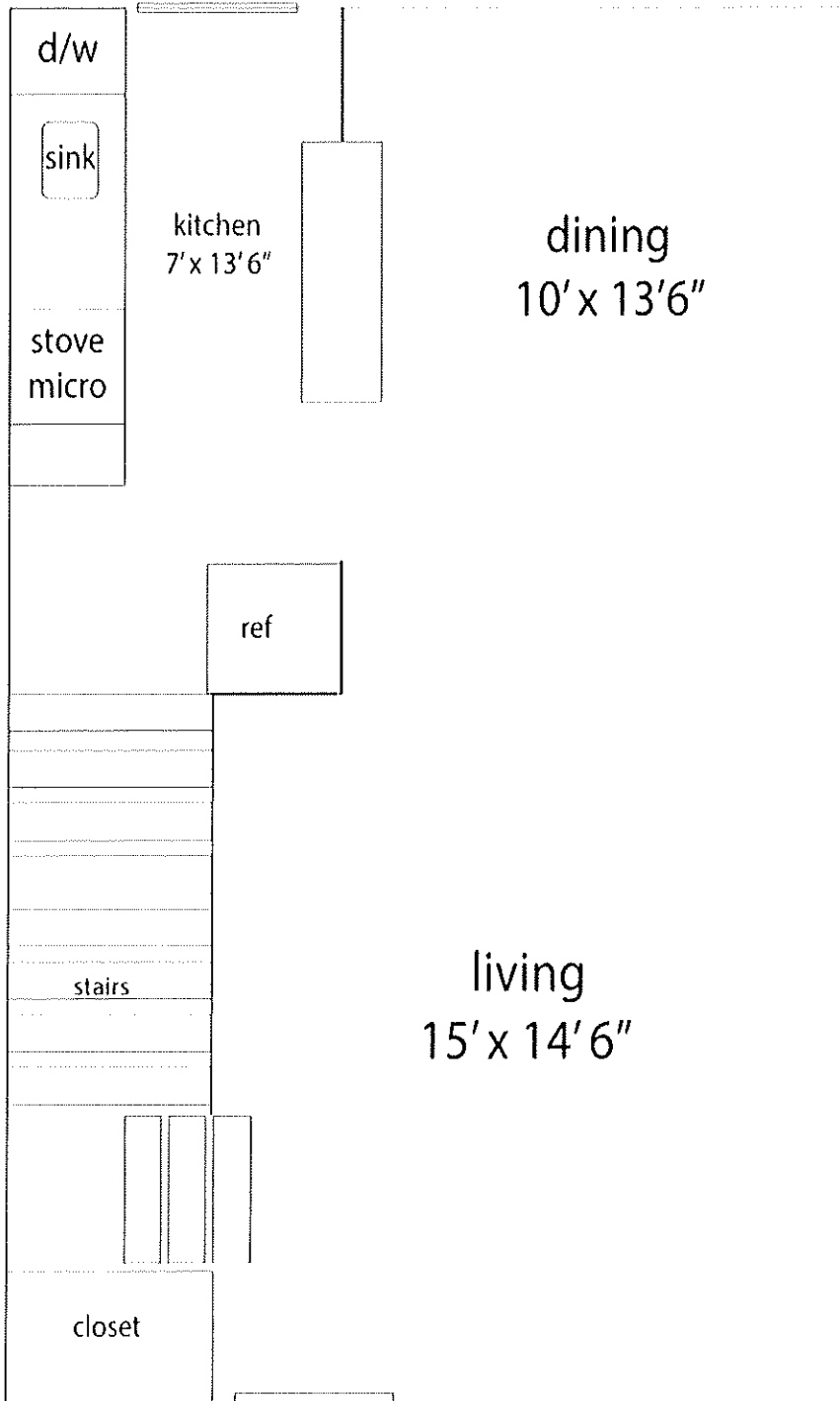
Design & Appeal:	Average for intended use and age.
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Occupancy:	Tenant
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Comments:	Overall, the condition was slightly above average. Units have individual gas forced air furnaces with central cooling. The units have individually metered gas and electric with a single water meter for the project. Therefore, the association pays for water/hot water and sewer. Condominium dues are \$185 annually and cover water, sewer, trash, lawncare, snow removal, exterior building maintenance, and insurance for the exterior of the project. The property is a former apartment complex that was converted to condominiums. The current buyer is purchasing the units with the intention of purchasing all the units in the project and converting the property back to an apartment complex under centralized control.
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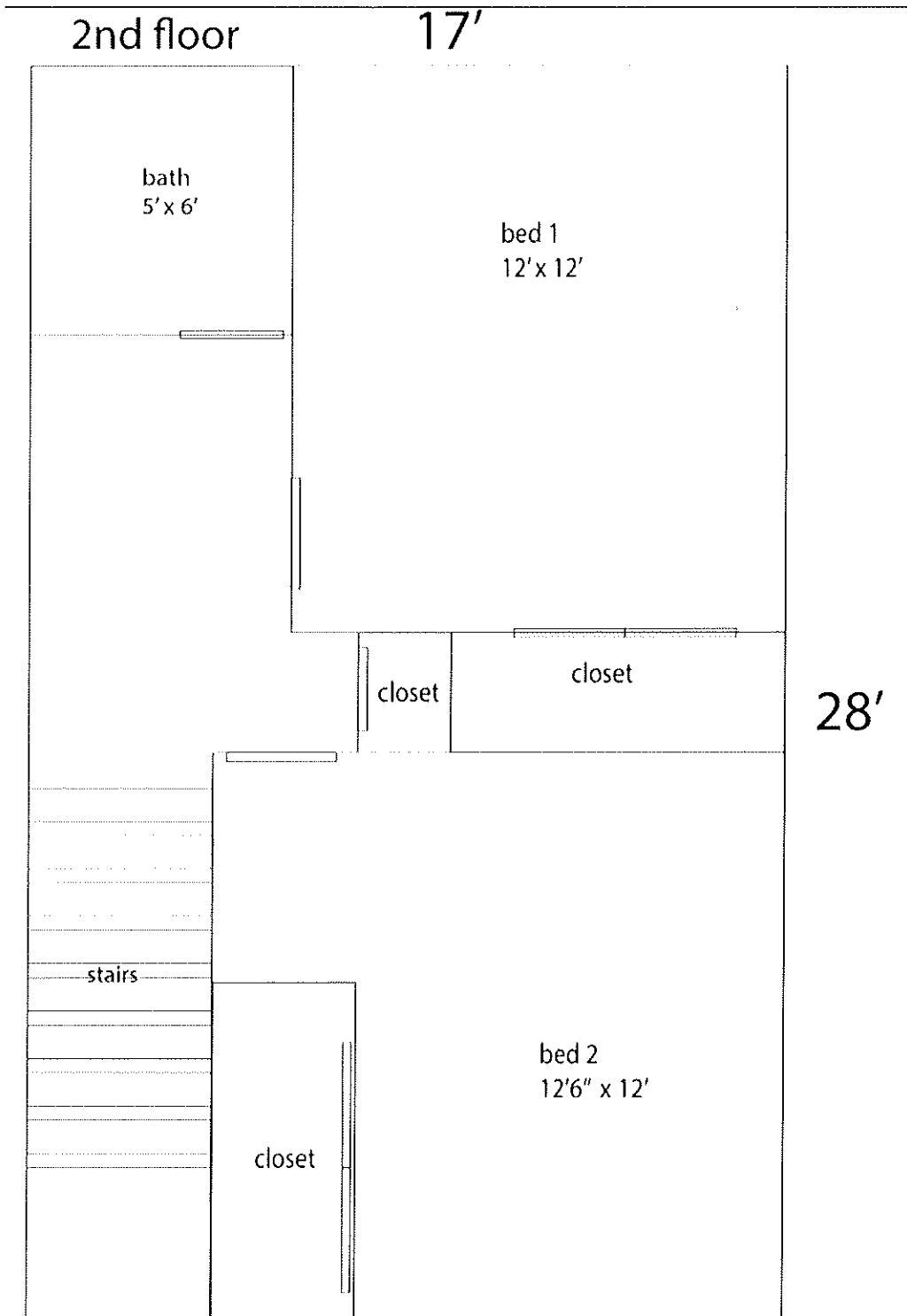
Townhouse Layout
1st floor

17'



28'

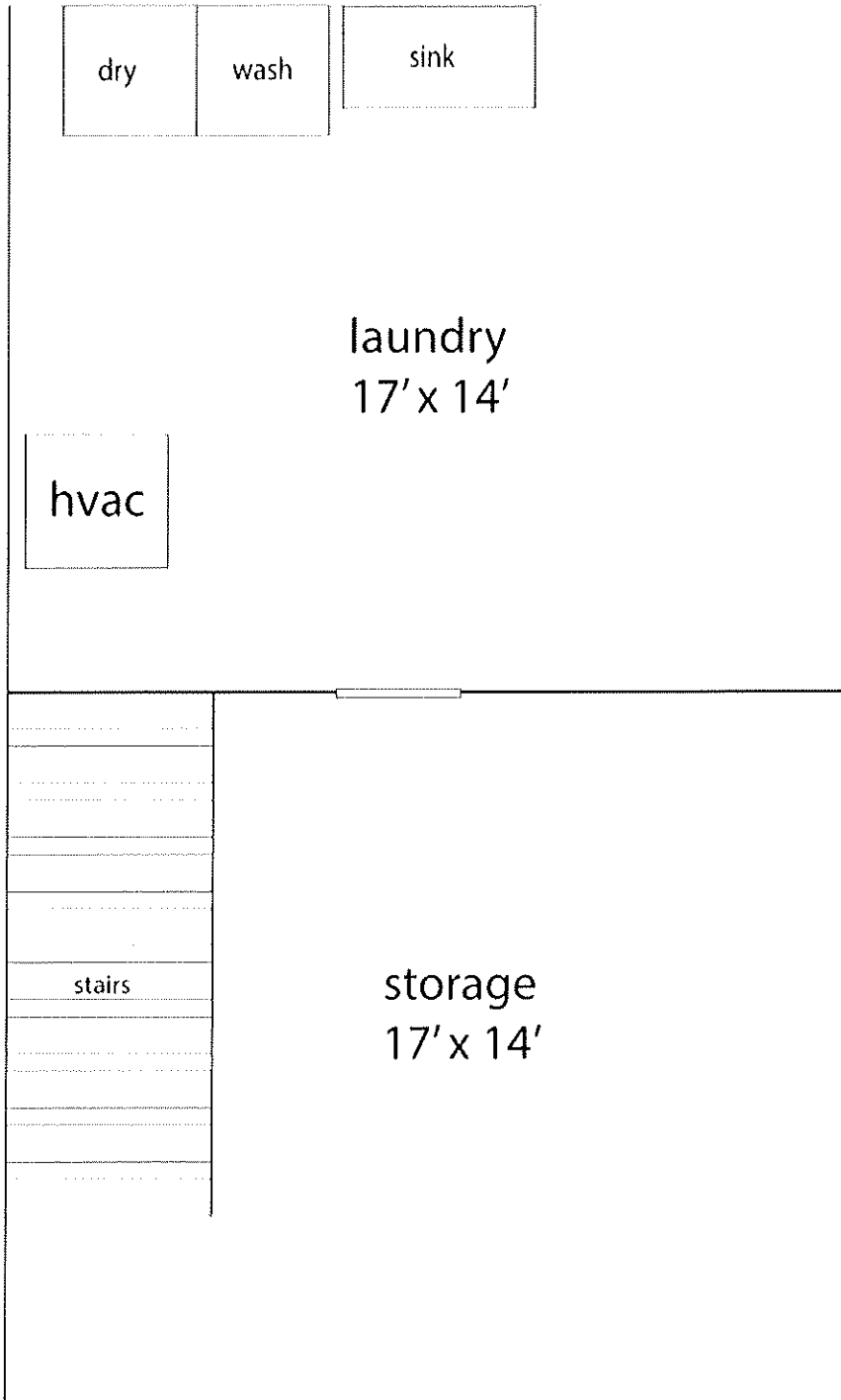
townhouse 952 sq ft w/ 476 basement



townhouse 952 sq ft w/ 476 basement

basement

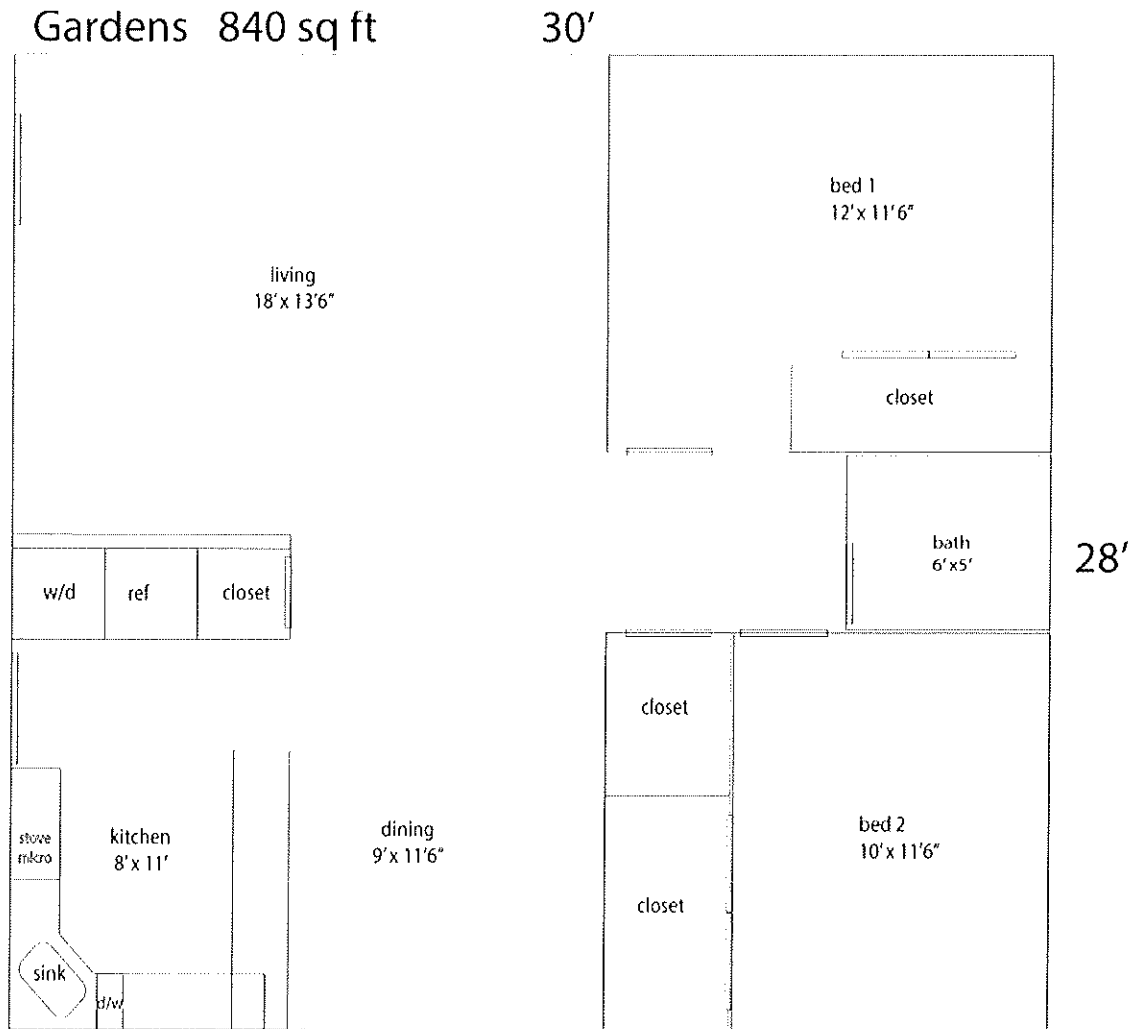
17'



28'

townhouse 952 sq ft w/ 476 basement

Garden Layout



Subject Photographs



Photo Taken June 18, 2024



Photo Taken June 18, 2024



Photo Taken June 18, 2024



Photo Taken June 18, 2024



Photo Taken June 18, 2024



Photo Taken June 18, 2024



Photo Taken June 18, 2024



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Photo Taken June 18, 2024

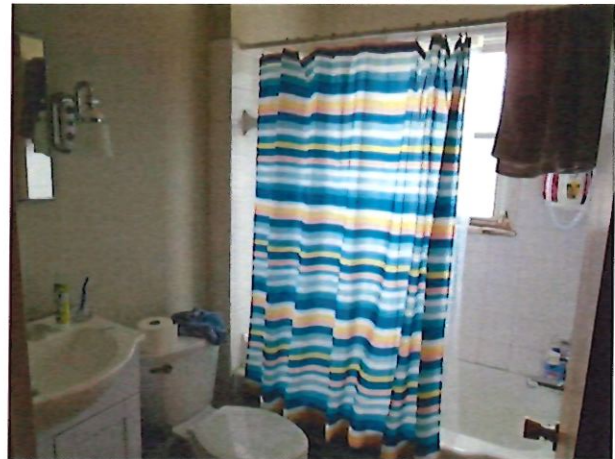


Photo Taken June 18, 2024



Photo Taken June 18, 2024



Photo Taken June 18, 2024



Photo Taken June 18, 2024



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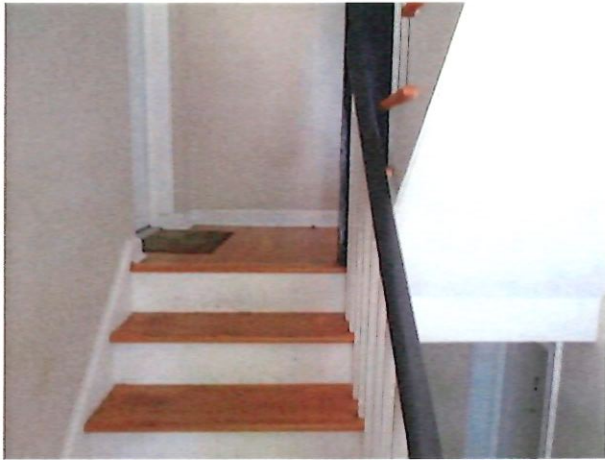


Photo Taken June 18, 2024



Photo Taken June 18, 2024

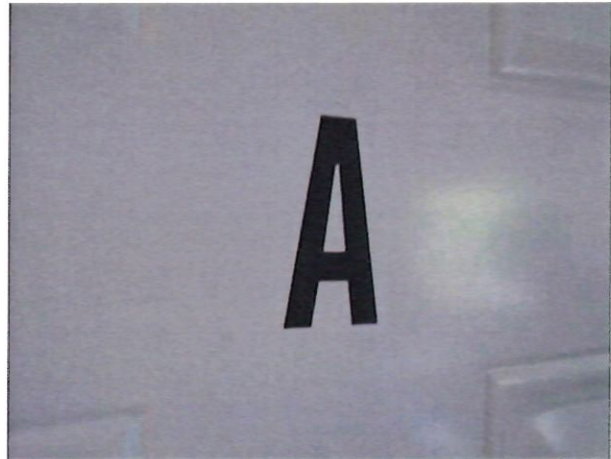


Photo Taken June 18, 2024



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Photo Taken June 18, 2024



Photo Taken June 18, 2024



Photo Taken June 18, 2024



Photo Taken June 18, 2024

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

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 site, as vacant, is to hold the property in speculation until such time that it could be developed on a pre-leased or build-to-suit basis as multi-family residential. Based on neighborhood trends, surrounding land uses and zoning a multi-family use is the most likely use.

Highest and Best Use as Improved

The highest and best use of the subject as improved is the current use. The current improvements add significant value to the site. Razing the improvements and redeveloping the site would not be financially feasible at this time. Furthermore, as indicated within sales comparison approach, the subject's property type is viable and marketable, and there is adequate demand by owner users and investors/tenants. Therefore, the highest and best use of the subject, as improved, is the current use, as renovated.

¹ *The Appraisal of Real Estate* 14th Edition, Page 333, Appraisal Institute

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:

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

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 was not applicable due to the age of the improvements and the difficulty in accurately estimating accrued depreciation from all sources. The elimination of this approach does not prohibit creditable assignment results.
- The direct sales comparison approach was developed utilizing reliable unit(s) of comparison.
- The income capitalization approach was not developed based on the scope of the assignment. The subject is not under a long-term lease, and properties like the subject are typically owner occupied. This approach is not necessary to arrive at credible assignment results.

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

We have researched and analyzed multiple comparable sales for this analysis. All sales have been researched through various sources. 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.

Analysis Grid

The sales have been analyzed and compared with the subject property. We have considered adjustments in the areas of:

- | | |
|--|--|
| <input type="radio"/> Property Rights Sold | <input type="radio"/> Economic Trends (time) |
| <input type="radio"/> Financing | <input type="radio"/> Location |
| <input type="radio"/> Conditions of Sale | <input type="radio"/> Physical Characteristics |

Following is a sales comparison grid displaying the subject property, the comparables and the adjustments applied.

Comparable Sales Adjustment Grid (Townhouse Units)

	Subject	Comparable 1	Comparable 2	Comparable 3	Comparable 4
Address	1511-D N. Plum St.	1521-B N. Plum St.	1521-A N. Plum St.	1535-A N. Plum St.	1531-B N. Plum St.
Sale Date Confirmed		5/15/2024	2/16/2023	1/10/2023	Active Listing
Sale Price		\$105,000	\$101,900	\$97,000	\$110,000
Price Per SF GBA		\$110.29	\$107.04	\$101.89	\$130.95
Property Rights	Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple
% Adjustment		0.00%	0.00%	0.00%	0.00%
\$ Adjustments		\$0.00	\$0.00	\$0.00	\$0.00
Financing		Cash	Conventional	Cash	N/A
% Adjustment		0.00%	0.00%	0.00%	0.00%
\$ Adjustments		\$0.00	\$0.00	\$0.00	\$0.00
Conditions of Sale		Arms-Length	Arms-Length	Arms-Length	Active Listing
% Adjustment		0.00%	0.00%	0.00%	-10.00%
\$ Adjustments		\$0.00	\$0.00	\$0.00	-\$11,000.00
Economic Trends	6/18/2024	5/15/2024	2/16/2023	1/10/2023	Active Listing
Annual % Adjustment		0.00%	3.00%	3.00%	0.00%
\$ Adjustments		\$0.00	\$3,057	\$2,910	\$0.00
Expenditures		None Noted	None Noted	None Noted	None Noted
Annual % Adjustment		0.00%	0.00%	0.00%	0.00%
\$ Adjustments		\$0.00	\$0.00	\$0.00	\$0.00
Adjusted Price		\$105,000	\$104,957	\$99,910	\$99,000

	Springfield/Ridgewood	Springfield/Ridgewood	Springfield/Ridgewood	Springfield/Ridgewood	Springfield/Ridgewood
Location	Springfield/Ridgewood	Springfield/Ridgewood	Springfield/Ridgewood	Springfield/Ridgewood	Springfield/Ridgewood
Comparison		Similar	Similar	Similar	Similar
% Adjustment		0.00%	0.00%	0.00%	0.00%
\$ Adjustment		\$0.00	\$0.00	\$0.00	\$0.00
Age/Condition	74/Above Average	74/Above Average	74/Above Average	74/Above Average	74/Above Average
Comparison		Similar	Similar	Similar	Similar
% Adjustment		0.00%	0.00%	0.00%	0.00%
\$ Adjustment		\$0.00	\$0.00	\$0.00	\$0.00
Above Grade Gross Living Area	952	952	952	952	840
Comparison		Similar	Similar	Similar	Smaller
% Adjustment		0.00%	0.00%	0.00%	3.00%
\$ Adjustment		\$0.00	\$0.00	\$0.00	\$2,970
Above Grade Bed/Bath Count	2 Bed/1 Bath	2 Bed/1 Bath	2 Bed/1 Bath	2 Bed/1 Bath	2 Bed/1 Bath
Comparison		Similar	Similar	Similar	Similar
% Adjustment		0.00%	0.00%	0.00%	0.00%
\$ Adjustment		\$0.00	\$0.00	\$0.00	\$0.00
Design/Quality	2 St. TH/Average	2 St. TH/Average	2 St. TH/Average	2 St. TH/Average	1 St. Garden/Average
Comparison		Similar	Similar	Similar	Similar
% Adjustment		0.00%	0.00%	0.00%	0.00%
\$ Adjustment		\$0.00	\$0.00	\$0.00	\$0.00
Basement	Full Unfinished	Full Unfinished	Full Unfinished	Full Unfinished	Common/Storage
Comparison		Similar	Similar	Similar	Inferior
% Adjustment		0.00%	0.00%	0.00%	3.00%
\$ Adjustment		\$0.00	\$0.00	\$0.00	\$2,970.00
Garage/Amenities	1 Car Detached Garage	1 Car Detached Garage	1 Car Detached Garage	1 Car Detached Garage	1 Car Detached Garage
Comparison		Similar	Similar	Similar	Similar
% Adjustment		0.00%	0.00%	0.00%	0.00%
\$ Adjustment		\$0.00	\$0.00	\$0.00	\$0.00
Site	Common	Common	Common	Common	Common
Comparison		Similar	Similar	Similar	Similar
% Adjustment		0.00%	0.00%	0.00%	0.00%
\$ Adjustment		\$0.00	\$0.00	\$0.00	\$0.00
Final Adjusted Value		\$105,000	\$104,957	\$99,910	\$104,940

Indicated Value \$105,000

Comparable Sales Adjustment Grid (Garden Units)

Subject	Comparable 1	Comparable 2	Comparable 3	Comparable 4	
Address	1515-A N. Plum St.	1531-D N. Plum St.	1521-B N. Plum St.	4060 Ryland Dr.	1531-B N. Plum St.
Sale Date Confirmed		4/26/2024	5/15/2024	4/26/2024	Active Listing
Sale Price		\$103,500	\$105,000	\$113,000	\$110,000
Price Per SF GBA		\$123.21	\$110.29	\$128.70	\$130.95
Property Rights	Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple
% Adjustment		0.00%	0.00%	0.00%	0.00%
\$ Adjustments		\$0.00	\$0.00	\$0.00	\$0.00
Financing		Cash	Cash	Cash	N/A
% Adjustment		0.00%	0.00%	0.00%	0.00%
\$ Adjustments		\$0.00	\$0.00	\$0.00	\$0.00
Conditions of Sale		Arms-Length	Arms-Length	Arms-Length	Active Listing
% Adjustment		0.00%	0.00%	0.00%	-10.00%
\$ Adjustments		\$0.00	\$0.00	\$0.00	-\$11,000.00
Economic Trends	6/18/2024	4/26/2024	5/15/2024	4/26/2024	Active Listing
Annual % Adjustment		0.00%	0.00%	0.00%	0.00%
\$ Adjustments		\$0.00	\$0.00	\$0.00	\$0.00
Expenditures		None Noted	None Noted	None Noted	None Noted
Annual % Adjustment		0.00%	0.00%	0.00%	0.00%
\$ Adjustments		\$0.00	\$0.00	\$0.00	\$0.00
Adjusted Price		\$103,500	\$105,000	\$113,000	\$99,000

Location	Springfield/Ridgewood	Springfield/Ridgewood	Springfield/Ridgewood	Moorefield Twp.	Springfield/Ridgewood
Comparison		Similar	Similar	Superior	Similar
% Adjustment		0.00%	0.00%	-5.00%	0.00%
\$ Adjustment		\$0.00	\$0.00	-\$5,650	\$0.00
Age/Condition	74/Above Average	74/Above Average	74/Above Average	29/Above Average	74/Above Average
Comparison		Similar	Similar	Superior	Similar
% Adjustment		0.00%	0.00%	-3.00%	0.00%
\$ Adjustment		\$0.00	\$0.00	-\$3,390	\$0.00
Above Grade Gross Living Area	840	840	952	878	840
Comparison		Similar	Larger	Similar	Similar
% Adjustment		0.00%	-3.00%	0.00%	0.00%
\$ Adjustment		\$0.00	-\$3,150	\$0.00	\$0
Above Grade Bed/Bath Count	2 Bed/1 Bath	2 Bed/1 Bath	2 Bed/1 Bath	2 Bed/2 Bath	2 Bed/1 Bath
Comparison		Similar	Similar	Superior	Similar
% Adjustment		0.00%	0.00%	-3.00%	0.00%
\$ Adjustment		\$0.00	\$0.00	-\$3,390	\$0.00
Design/Quality	1 St. Garden/Average	1 St. Garden/Average	2 St. TH/Average	1.5 St. Garden/Average	1 St. Garden/Average
Comparison		Similar	Similar	Similar	Similar
% Adjustment		0.00%	0.00%	0.00%	0.00%
\$ Adjustment		\$0.00	\$0.00	\$0.00	\$0.00
Basement	Common/Storage	Common/Storage	Full Unfinished	None	Common/Storage
Comparison		Similar	Superior	Similar	Similar
% Adjustment		0.00%	-3.00%	0.00%	0.00%
\$ Adjustment		\$0.00	-\$3,150	\$0	\$0.00
Garage/Amenities	1 Car Detached Garage	1 Car Detached Garage	1 Car Detached Garage	1 Car Detached Garage	1 Car Detached Garage
Comparison		Similar	Similar	Similar	Similar
% Adjustment		0.00%	0.00%	0.00%	0.00%
\$ Adjustment		\$0.00	\$0.00	\$0.00	\$0.00
Site	Common	Common	Common	Common	Common
Comparison		Similar	Similar	Similar	Similar
% Adjustment		0.00%	0.00%	0.00%	0.00%
\$ Adjustment		\$0.00	\$0.00	\$0.00	\$0.00
Final Adjusted Value		\$103,500	\$98,700	\$100,570	\$99,000

Indicated Value \$102,000

Comparable Sale Adjustments

All sales are among the most similar comparable residential condominium units located in the subject's project and market area. Adjustments were necessary to compare market conditions, location, age/condition, building size, use/design, and basement. 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 sales indicate a value of \$105,000 for each of the townhouse units and \$102,000 for each of the garden units. In the final value reconciliation of the sales comparison approach most consideration was given to the most similar and recent sales utilized. IN the case of the townhouse units comparable one was given most weight as it is the same unit and the most recent sale. For the garden units comparables one and three were given most weight as both are garden units and also among the most recent comparable sales available. The remaining comparables are considered supportive. The appraiser has derived the following values for the 11 individual units via the direct sales comparison approach:

Subject Properties Fee Simple Value Conclusions			
Parcel	Address	Effective Date	Opinion of Value
3400600006800054	1511 B N PLUM ST	6/18/2024	\$105,000.00
3400600006800055	1511 C N PLUM ST	6/18/2024	\$105,000.00
3400600006800056	1511 D N PLUM ST	6/18/2024	\$105,000.00
3400600006800057	1515 A N PLUM ST	6/18/2024	\$102,000.00
3400600006800058	1515 B N PLUM ST	6/18/2024	\$102,000.00
3400600006800051	1521 C N PLUM ST	6/18/2024	\$105,000.00
3400600006800040	1525 A N PLUM ST	6/18/2024	\$105,000.00
3400600006800042	1525 C N PLUM ST	6/18/2024	\$105,000.00
3400600006800044	1531 A N PLUM ST	6/18/2024	\$102,000.00
3400600006800048	1531 E N PLUM ST	6/18/2024	\$102,000.00
3400600006800038	1535 C N PLUM ST	6/18/2024	\$105,000.00

Final Reconciliation

The process of reconciliation involves the analysis of each developed 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. The cost approach is not applicable to this assignment due to the age of the improvements. The income approach was not applied in this analysis based on the scope of the assignment. The sales comparison approach was developed and is considered the most applicable approach to value. The final opinion of value was based on the direct sales comparison approach.

Value Indications

Cost Approach: N/A
Sales Comparison: Townhouse Units \$105,000/Garden Units \$102,000
Income Approach: Not Applied

Reconciled Value Conclusion **Premise: "As Is" as of June 18, 2024**
Estate: Fee Simple
Value Conclusion:

Subject Properties Fee Simple Value Conclusions			
Parcel	Address	Effective Date	Opinion of Value
3400600006800054	1511 B N PLUM ST	6/18/2024	\$105,000.00
3400600006800055	1511 C N PLUM ST	6/18/2024	\$105,000.00
3400600006800056	1511 D N PLUM ST	6/18/2024	\$105,000.00
3400600006800057	1515 A N PLUM ST	6/18/2024	\$102,000.00
3400600006800058	1515 B N PLUM ST	6/18/2024	\$102,000.00
3400600006800051	1521 C N PLUM ST	6/18/2024	\$105,000.00
3400600006800040	1525 A N PLUM ST	6/18/2024	\$105,000.00
3400600006800042	1525 C N PLUM ST	6/18/2024	\$105,000.00
3400600006800044	1531 A N PLUM ST	6/18/2024	\$102,000.00
3400600006800048	1531 E N PLUM ST	6/18/2024	\$102,000.00
3400600006800038	1535 C N PLUM ST	6/18/2024	\$105,000.00

Discounted Present Value of Bulk Retail Sales: \$985,000

The discounted present value for the bulk retail sale of the 11 condominium units was calculated based on a deduction of 5% for cost of sales and a reduced discount rate of 10% calculated quarterly for four quarters. The below market discount rate and lack of further deduction for contingency and holding costs is due to the fact that the properties are all tenant occupied providing a return or at minimum covering those costs during the holding period.

Certification Statement

We certify that, to the best of our 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 is 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/we have not performed an appraisal service or any other service 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 report 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*.
- We certify sufficient competence to appraise this property through education and experience, in addition to the internal resources of the appraisal firm.
- Jason M. Adams made a personal interior/exterior observation of a representative sampling of the properties that are the subject of this report.
- This appraisal assignment is within the scope of my certification.



Jason M. Adams, Ohio -2005007832
Certified General Appraiser
Adams Real Estate Advisers
AREA Experts, LLC

Addenda

PURCHASE AND SALE AGREEMENT

This Purchase and Sale Agreement (the "Agreement") is executed as the Effective Date (defined below) by and between LLC HOLDINGS I, LTD (and/or Assigns) with an address of P.O. Box 1852, SW Ohio 450 (the "Purchaser") and Peter & Debra Colanzero (collectively, the "Members") and MULP, LLC, with an address of 100 W North St, Springfield, OH, 45504 ("MULP" and, together with its Member, Brain D. Roberts collectively, the "Seller"), who agree as follows:

I. Property; Membership Interests.

1.1 Seller owns certain real property located in Springfield, Ohio identified as follows and legally described on Exhibit A attached hereto:

1511 N Plum Unit B
1511 N Plum Unit C
1511 N Plum Unit D
1515 N Plum Unit A
1515 N Plum Unit B
1521 N Plum Unit C
1525 N Plum Unit A
1525 N Plum Unit C
1531 N Plum Unit A
1531 N Plum Unit E
1535 N Plum Unit C

1.2 As used in this Agreement, the term "Property" includes all of the land set forth in Section 1.1 above together with the buildings located thereon (the "Building") and all other improvements to the land and all rights, licenses, privileges, and benefits owned by Seller which relate to the land, of every kind, character and description, now existing or existing at "Closing" (as defined below), whether tangible or intangible, real, personal or mixed, including without limitation the following:

1.2.1 All easements, tenements, hereditaments, rights, licenses, privileges and appurtenances, whether or not of record, in any way belonging thereto;

1.2.2 All fixtures, machinery, systems and equipment, located in, on or about the Property, or used in conjunction therewith, including, without limitation, all of the following: all carpeting; all heating, lighting, plumbing, water, sewer, ventilating, exhaust, electrical, gas, refrigeration, air-conditioning, communication, fire protection, security and life/safety fixtures, equipment and systems; all hot water heaters, heating controls and equipment; all disposal, cleaning, maintenance, janitorial, equipment; all fuels; all appliances; and all items of specific personal property, if any; excluding from the foregoing only such items as are owned by tenants renting and occupying space in the Building under the

"Leases" (as defined below) to which the tenants have the right to remove the same from the Building.

- 1.2.3 All certificates, permits, warranties, licenses, authorizations and approvals relating to the Building.
- 1.2.4 All "Contracts" (as defined below) running to or in favor of Seller or the Property, and which Purchaser hereafter elects to accept.
- 1.2.5 All right, title and interest of Seller as landlord in and to all Leases, together with all collateral therefor, all guaranties by third parties of the agreements and obligations of the tenants, and all rentals, security deposits, advance rentals and other items payable by the tenants.

DEPOSIT EXCEPTION: Deposits from Topre; Units 1511 D, 1525 A, 1525 C, and 1535 C

- 1.2.6 All right, title and interest of Seller of every kind and description in and to the following: All drawings, plans and specifications covering the Building or any part thereof; all tenant files; all operating and maintenance files; and all books, records and other files which are used in connection with the ownership and operation of the Building or any part thereof.

1.3 The Seller's Members own 100% of the outstanding membership interests in the Seller and, pursuant to Section 8 point 3.2, as a condition to closing under this agreement, will transfer the property into a new ohio limited liability company to be formed pursuant to Section 8.3.1 (the "New LLC") of which the members will also own 100% of the outstanding membership interests (the"Membership Interests").

- 2. **Sale of Membership Interests; Property.** Seller will sell 100% of the Membership Interests to Purchaser and Purchaser will purchase 100% of the Membership Interests from Seller in accordance with the terms and conditions contained herein and, upon Closing, Purchaser will be the sole member of the New LLC which will own the Property in fee simple, free, clear and unencumbered except for the Permitted Exceptions, all in accordance with Section 7.3 and 8.3.2.

- 3. **Purchase Price.**

3.1 The Purchase Price for the Membership Interests is ~~one million one hundred thousand~~ 00/100 Dollars (\$1,100,000.00) (the "Purchase Price").

3.2 The Purchase Price will be paid as follows:

3.2.1 Purchaser will deposit the sum of 0 and 00/100 Dollars (\$ 000.00) (the "Initial Earnest Money") with 0 ("Escrow Agent") within three (3) business days after the Effective Date, which will be held by Escrow Agent in accordance with the terms and conditions of this Agreement, including the provisions set forth on the attached Exhibit B. The Earnest Money will be credited against the Purchase Price at Closing or will otherwise be disbursed as provided in this Agreement.

3.2.2 The balance of the Purchase Price, subject to adjustment as provided in this Agreement, will be paid in immediately available funds in United States dollars at Closing.

4. **Delivery of Seller Documents.** Within seven (7) days of execution of the Effective Date, Seller shall deliver to Purchaser all documents and reports related to the Property (collectively, the "Seller Documents") including, without limitation, (i) leases encumbering the Property ("Leases") together with a current rent roll showing unit numbers, tenant names, rental rates, security deposit amounts, current rent payment status and lease expiration dates including pending applications (the "Rent Roll") and all documents Seller may have regarding the financial condition, business prospects or prospective continued occupancy of any occupant (including but not limited to financial statements and credit reports), (ii) financial reports and statements for the Property for thirty-six (36) calendar months preceding the Effective Date as well as current aged receivables and payables records, current year budgets, detailed profit and loss statements and general ledgers year-to-date, (iii) copies of all insurance policies and 5-year loss-run history, (iv) licenses, equipment leases, employment contracts, management agreements, or agreements relating to janitorial services, waste disposal, snow removal, landscaping, or any other agreements relating to the operation, maintenance or management of the Property as more fully described on Exhibit C attached hereto (the "Contracts"), (v) tax assessments and bills, (vi) existing surveys, (vii) site plans, engineering drawings, site approvals related to construction of the Building, (viii) copies of utility bills and other correspondence from utility providers, (ix) a written inventory of all personal property to be conveyed to Purchaser hereunder, (x) copies or correspondence related to any pending or threatened litigation or zoning violations, (xi) a schedule of all capital improvements made to the Property in the last three (3) years together with a list of ongoing maintenance issues, (xii) agreements with governmental authorities or other third parties (other than Contracts) related to the Property, (xiii) existing environmental reports (including Phase 1 and 2 reports), and (xiv) existing title searches and title commitments, if any. Seller further agrees to cooperate with Purchaser and Purchaser's designees in the completion of the inspections, tests, studies and approvals described in this Section. In the event Seller delays in delivering one or more of the Seller Documents to Purchaser, then the Due Diligence Date below shall commence until all Seller Documents have been received by Purchaser to its reasonable satisfaction. Upon delivery to and receipt and approval by Purchaser of the Seller Documents, Purchaser shall execute an addendum hereto acknowledging the date from which the Due Diligence Date (defined below) shall be determined.

5. Inspection Contingency.

5.1 Inspection of Property. Purchaser shall conduct a tour of the Property within seven (7) days of the Effective Date.

5.1.1 Purchaser shall provide 24 hours' prior notice of the proposed entry to Seller. In the event Purchaser's entry into the Property is delayed for any reason beyond Purchaser's control, the Inspection Contingency Date shall be extended day for day to the extent of such delays.

5.1.2 If Purchaser determines from such inspections that certain defects or other matters adversely affect the condition, safety and/or value of the Property, then Purchaser may either (i) specify in a written notice to Seller such matters to which Purchaser objects or (ii) terminate the transaction in accordance with Section 5.1.2.2 below.

5.1.3 If Purchaser specifies matters to which it objects, Seller shall respond to Purchaser's notice within five (5) days of receipt of such notice and shall indicate whether it is willing and/or able to cure Purchaser's objections. If Seller is willing to correct such objections, then Seller shall be entitled to cure such objections to Purchaser's reasonable satisfaction by the date of Closing.

5.1.4 If Seller indicates in its notice that it is unwilling or unable to cure such objections, then Purchaser shall notify Seller in writing, within five (5) days of receipt of Seller's notice, that Purchaser intends on terminating this Agreement and the Earnest Money shall be returned to Purchaser, (ii) negotiating a mutually agreeable reduction in the Purchase Price or (iii) proceeding to Closing pursuant to the terms of this Agreement and accepting the condition of the Property subject to such objection.

5.1.5 If Purchaser does not terminate this Agreement pursuant to Section 5.1.4 then the Earnest Money shall be non-refundable to Purchaser except as otherwise provided in Section 6.

6. Financing, Title and Survey Contingency. This Agreement is contingent upon satisfaction or waiver by Purchaser in its sole discretion, within sixty (60) days after the Approval Date (the "Due Diligence Date"), of each of the following contingencies:

6.1 Title and Survey Contingency.

6.1.1 This Agreement is contingent upon Seller obtaining, at Seller's sole cost, and delivering to Purchaser, a preliminary title commitment from the Escrow Agent (for an owner's policy of title insurance) within ten (10) days of the Approval Date indicating that Seller owns good and marketable

fee simple title to the Property, free and clear of all liens, claims and encumbrances, and subject only to: (a) the lien of non-delinquent real estate taxes and assessments, (b) mortgage or other monetary liens to be released at Closing, (c) and easements and restrictions of record acceptable to Purchaser and which do not affect Purchaser's intended use of the Property (collectively, "Permitted Exceptions"). Seller shall also deliver a copy of any existing surveys of the Property, provided, however, that Purchaser will be responsible for updating the survey, at Purchaser's expense, which shall indicate whether there are any encroachments onto the Property by adjacent property owners which may affect Purchaser's intended use and development of the Property.

6.1.2 Purchaser will notify Seller in writing on or before the Due Diligence Date following Purchaser's completion of the survey and title review. If Purchaser determines from the title examination or the survey that Seller's title to the Property is subject to matters other than the Permitted Exceptions, or that there are gores, gaps, boundary line or legal **description discrepancies, visible unrecorded easements or occupancies or any other** adverse survey matters with respect to the Property, then Purchaser may either (i) specify in the foregoing notice such title and survey matters to which Purchaser objects or (ii) terminate the transaction in accordance with Section 6.1.2.2 below. If Purchaser fails to deliver the foregoing notice to Seller on or before 5:00 p.m., EST time, on the Due Diligence Date, then Purchaser will be deemed to have terminated this Agreement, the Earnest Money shall be returned to Purchaser and the parties will have no further obligations except as otherwise provided in Section 13.3.

6.1.2.1 If Purchaser specifies title and survey matters to which it objects, Seller shall respond to Purchaser's notice within five (5) days of receipt of such notice and shall indicate whether it is willing and/or able to cure Purchaser's objections. If Seller is willing to correct such objections, then Seller shall be entitled to cure such objections to Purchaser's reasonable satisfaction by the date of Closing including the removal of any mortgage or other liens or the payment of any real estate taxes and assessments which have been levied against the Property and which are properly due and payable.

6.1.2.2 If Seller indicates that it is unwilling or unable to cure such objections, then Purchaser shall notify Seller in writing, within five (5) days of receipt of Seller's notice, that Purchaser intends on (i) terminating this Agreement, the Earnest Money shall be returned to Purchaser and the parties will have no further obligations except as otherwise provided in Section 13.3,

(ii) negotiating a mutually agreeable reduction in the Purchase Price or (iii) proceeding to Closing pursuant to the terms of this Agreement and accepting title to the Property subject to such objection.

6.2 Financing Contingency.

This Agreement is contingent upon Purchaser, in its sole discretion, obtaining a commitment for financing of the purchase of the Membership Interests, secured by the Property, on or before the Due Diligence Date, at market rates at or below ____ percent (____%) per annum, with a loan to value not to exceed 80% of the appraised value, and on terms and conditions reasonably acceptable to Purchaser; provided that the Due Diligence Date shall be extended day for day to the extent title review is not completed within the Due Diligence Date due to reasons beyond Purchaser's control. If Purchaser does not obtain a commitment for financing on terms reasonably acceptable to Purchaser on or before the Due Diligence Date or the Property does not appraise for the Purchase Price, then Purchaser shall have the right to terminate this Agreement by providing written notice to Seller on or before the Due Diligence Date and the Earnest Money shall be returned to Purchaser. If Purchaser fails to deliver the foregoing notice to Seller on or before 5:00 p.m., EST time, by the Due Diligence Date, then Purchaser will be deemed to have terminated this Agreement, the Earnest Money shall be returned to Purchaser and the parties will have no further obligations except as otherwise provided in Section 13.3.

7. Seller's Representations and Warranties. Seller represents and warrants to Purchaser the following as of the date hereof and at Closing:

- 7.1 Authority of Sellers. Seller has full power and authority to enter into this Agreement and the documents to be delivered hereunder, to carry out the obligations hereunder and to consummate the transactions contemplated hereby. This Agreement has been duly executed and delivered by Seller, and (assuming due authorization, execution and delivery by the other parties hereto) this Agreement constitutes a legal, valid and binding obligation of Seller, enforceable against Seller in accordance with its terms.
- 7.2 Organization and Authority of the Seller. The Company is a limited liability company duly organized, validly existing and in good standing under the laws of the State of Ohio and has all requisite power and authority to own, operate or lease the Property and assets now owned, operated or leased by it and to carry on its business as it has been and is currently conducted. At Closing, New LLC will be a limited liability company duly organized, validly existing and in good standing under the laws of the state of Ohio and sellers shall not have transacted any business under the new LLC nor incurred any liability on behalf of the new LLC except for the leases and contracts to which purchaser has accepted responsibility therefore.

- 7.3 Ownership of Interests: Title. At Closing, the Members will be the sole record and beneficial owners of and will have good and valid title to the Membership Interests, free and clear of all Encumbrances. The Membership Interests will constitute 100% of the total issued and outstanding membership interests in the Seller. At Closing, the Seller shall own good and marketable fee simple title to the Property subject only to matters of record as of the date of this Agreement and liens to be released by Seller at Closing, the Leases and other matters disclosed by Seller to Purchaser in accordance with this Agreement.
- 7.4 No Conflicts: Consents. The execution, delivery and performance by Seller of this Agreement and the documents to be delivered hereunder, and the consummation of the transactions contemplated hereby, do not and will not: (a) violate or conflict with the organizational documents of the Company; (b) violate or conflict with any judgment, order, decree, statute, law, ordinance, rule or regulation applicable to Seller or the Company; (c) require the consent, notice or other action by any person or entity under any contract to which either Seller or the Company is a party or to which the Property is subject; or (d) result in the creation or imposition of any Encumbrance on the Property or the Membership Interests. No consent, approval, waiver or authorization is required to be obtained by Seller from any governmental authority in connection with the execution, delivery and performance by Sellers of this Agreement and the consummation of the transactions contemplated hereby.
- 7.5 Property. The Property is, and upon Closing will be, in good condition and repair, and, to the best of Seller's knowledge, in full compliance with all applicable laws and regulations, including Environmental Laws and building and health codes. Other than the Property, the Company does not own, lease or otherwise hold any interest in any real property.
- 7.6 Contracts. Exhibit C contains a complete and accurate list of all Contracts related to the Property. The Contracts have not been amended, modified, assigned or subcontracted. Seller has delivered or made available to Purchaser true, complete and correct copies of all such Contracts (including all modifications, amendments and supplements thereto and waivers thereunder). Each Contract is valid and binding on the Seller in accordance with its terms and is in full force and effect. The Seller has complied in all material respects with the Contracts. Neither Seller nor any other party is in breach of or default under (or is alleged to be in breach of or default under) or has provided or received any notice of any intention to terminate, any such Contract.
- 7.7 Legal Proceedings. There is no claim, lawsuit, administrative action or other proceeding or investigation pending or threatened, against the Company or the Property which could impair or in any manner affect the transaction contemplated

by this Agreement, or which could result in a lien, charge or encumbrance against all or any part of the Property. No attachments, execution proceedings, liens or insolvency proceedings are pending or threatened against the Company or the Property or contemplated by Seller.

- 7.8 Permits. All permits, licenses, approvals, certificates and similar rights required for the Seller to operate the Property have been obtained by it and are valid and in full force and effect.
- 7.9 Governmental Actions. Seller has not received from any governmental authority, any notice of zoning, building, fire, health code or other violations or proposed changes with respect to the Property, or any part thereof, that have not been disclosed to Purchaser in writing and that will not have been corrected prior to Closing solely at Seller's expense. There are no public improvements that have been ordered to be made to or assessed against the Property, and there are no special, general or other assessments pending, threatened against or affecting the Property other than those appearing on the most recent real property tax duplicate.
- 7.10 Rent Roll. The Rent Roll attached hereto as Exhibit D is a complete list of all tenants of the Property under the Leases, containing as to each such tenant the following information: (i) the date of the Lease and any amendments thereto, (ii) the space occupied, the fixed minimum rent provided for in the Lease, (iii) the term of the Lease (including any rights to extend, renew, or terminate), (iv) the amount of any advance rental, (v) the amount of any security deposit, and, to the best of Seller's knowledge, (vi) the existence and nature of any defaults by the tenant. Further, Seller has not entered into any unrecorded agreements to lease, sell, mortgage or otherwise encumber or dispose of any interest in the Property, except for this Agreement and the Leases as disclosed in the Rent Roll.
- 7.11 Environmental Laws. To the best of Seller's knowledge, Seller has complied with and is not in default under any Environmental Laws pertaining to the Property and the Property is in compliance with all applicable Environmental Laws. Seller has not received, nor is Seller aware of, any claim, notice, order, directive or information request from any agency, department or branch of local, state or federal government, or from any private corporation or person alleging liability wider or violation of any Environmental Laws with respect to the Property. To the best of Seller's knowledge, no investigation, administrative order, consent order, agreement, litigation, or settlement under any Environmental Law or with respect to any Hazardous Substance is proposed or threatened with respect to the Property. To the best of Seller's knowledge, there are no Hazardous Substances in, upon, under, about, migrating, or threatening to migrate, to or from the Property. During the period of time that Seller has owned or operated the Property, the Property has not been used for the treatment, storage, disposal, recycling, handling, processing or other use of Hazardous Substances. During the period of time that the Seller has owned or operated the Property, it has not used or handled nor been

made aware of any underground or aboveground storage tanks, asbestos-containing materials, or polychlorinated biphenyls ("PCBs") in or upon the Property. Seller has provided Purchaser with all reports, tests, assessments, audits, and other information regarding the environmental condition of the Property in Seller's possession or control. As used in this Agreement, the term "Hazardous Substances" means all chemicals, substances and/or materials listed under or otherwise governed or regulated by any Environmental Laws including, but not limited to, hazardous or toxic substances, wastes or products, petroleum products or any constituents thereof. As used in this Agreement, the term "Environmental Laws" means any local, state or federal law, regulation, ordinance, order or policy pertaining to regulation of the environment or health and safety, or contamination or cleanup of the environment.

- 7.12 Lead-Based Paint Hazards. Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards. A risk assessment inspection for lead-based paint hazards is recommended prior to purchase.
- 7.13 OFAC List. Seller and to Seller's actual knowledge, each of its direct or indirect owners, principals, officers, directors, partners and shareholders is not identified on the list of specially designated nationals and blocked persons subject to financial sanctions that is maintained by the U.S. Treasury Department, Office of Foreign Assets Control and any other similar list maintained by the Office of Foreign Assets Control pursuant to any authorizing United States law, regulation or Executive Order of the President of the United States (the "OFAC List") nor is Seller, or to Seller's actual knowledge, Seller's direct or indirect principals, officers, directors, partners and shareholders subject to trade embargo or economic sanctions pursuant to any authorizing United States law, regulation or Executive Order of the President of the United States.

8. Closing.

- 8.1 Date and Location. The date for the transfer of the Membership Interests, payment of the Purchase Price, and the closing of this transaction will be within thirty (30) days following the Due Diligence Date or such other time mutually agreed upon by the parties (the "Closing"); provided, however, should Purchaser require additional time to close, then Closing shall be extended for an additional thirty

(30) days, without penalty, upon written notification from Purchaser to Seller. Closing will occur at a location mutually agreeable to the parties or through the Escrow Agent.

8.2 No Encumbrances. Between the Effective Date and Closing, Seller shall not, without the prior consent of Purchaser, sell, lease, subdivide, convey, grant, transfer, mortgage or otherwise dispose of, or further encumber, any portion of the Property or any interest therein. The term "encumber" as used in the preceding sentence includes, but is not limited to, the recording of any restriction, covenant, easement or condition affecting the Property. Between the Effective Date and the Closing, Seller will continue to operate the Property in accordance with present standards. Seller will make and continue to make or cause to be made in and about the Property all repairs, restoration, replacements, and maintenance between the date hereof and the Closing date which may be necessary to maintain the Property in as good condition as exists as of the date hereof, whether such repairs, restorations, replacements, and maintenance are ordinary or extraordinary.

8.3 Conditions to Closing. In addition to any other conditions set forth in this Agreement, Purchaser's obligation to close hereunder is subject to each and all of the following conditions precedent:

8.3.1 Within ten (10) days prior to Closing, Purchaser shall cause the New LLC to be formed as an Ohio limited liability company and shall deliver a copy of the operating agreement and ancillary formation documents to Seller for execution, all in form reasonably acceptable to Seller.

8.3.2 Within five (5) days prior to Closing, Seller will convey good, marketable and insurable fee simple interest in the Property to New LLC by general warranty deed (the "Deed"), free, clear and unencumbered except for the Permitted Exceptions.

8.3.3 Within five (5) days prior to Closing, Seller shall also assign to the New LLC all of the Leases, Contracts (to which Purchaser has accepted liability therefor), all guaranties by third parties of such agreements and obligations of the tenants, and all rentals, security deposits, advance rentals and other items payable by the tenants to Seller.

8.3.4 All work required to be performed under Section 5.1.2.2, if any, has been completed by Seller to the satisfaction of Purchaser.

8.3.5 All title objections required to be cured under Section 6.1.2, if any, have been completed by Seller to the satisfaction of Purchaser and Purchaser's lender and Title Company.

8.3.6 All documents and instruments required to be delivered at or before Closing to Purchaser will have been duly delivered in form, substance and execution satisfactory to Purchaser.

8.3.7 All of Seller's representations and warranties contained in Section 7 and elsewhere in this Agreement will be true and correct when made and also as of Closing.

8.3.8 There will have been no material adverse change with respect to the ownership or operation or the financial or physical condition of the Property or any part thereof since the Effective Date.

8.3.9 All covenants and agreements of Seller herein will have been duly performed and satisfied.

If Seller has not satisfied any one or more of the conditions precedent contained in Sections 8.3.1 through 8.3.6, on or before Closing, Purchaser may elect to terminate this Agreement whereupon the parties will have no further obligations pursuant to this Agreement, and the Earnest Money will be immediately returned to Purchaser.

8.4 Assignment by Purchaser. Purchaser may assign its rights hereunder to any third-party entity owned or controlled by Purchaser and may request that title be taken in the name of said entity, provided, however, that such assignment shall not relieve Purchaser of any obligations other than said receipt of title set forth in this Agreement, and the assignee shall also be jointly and severally liable for such obligations.

9. Closing Deliveries.

9.1 At Closing, all of the members of New LLC will convey one hundred percent (100%) of their Membership Interests in the New LLC to Purchaser by assignment in form and substance acceptable to Purchaser.

9.2 At Closing, Seller will deliver to Purchaser the following:

9.2.1 Evidence of the conveyance of the Property, by the Deed, from Seller to New LLC prior to the date of Closing.

9.2.2 A Foreign Investment in Real Property Tax Act ("FIRPTA") certification in conformance with the requirements of FIRPTA;

9.2.3 An assignment and assumption agreement transferring all right, title and interest of Seller in the Leases to the New LLC in form reasonably acceptable to Purchaser;

- 9.2.4 Evidence satisfactory to Purchaser and the title insurer of the existence and good standing of Seller and New LLC and the authority of the individual(s) acting on behalf of Seller and New LLC at Closing;
 - 9.2.5 Delivery of a title affidavit from New LLC in the form required by Purchaser's title insurance company and sufficient to delete the so-called "standard exceptions" in an owner's policy of title insurance, including the exception for mechanic's liens;
 - 9.2.6 Delivery of a Bill of Sale conveying good title to any personal property which is included in the Property free and clear of all encumbrances (except those approved by Purchaser as provided herein).
 - 9.2.7 Such other documents as may be reasonably necessary to effectuate this Agreement.
- 9.3 In addition to the obligations required to be performed hereunder by Seller at Closing, from time to time subsequent to Closing, Seller will perform such other acts, and will execute, acknowledge and delivery such other agreements and documents as Purchaser reasonably may request in order to effectuate the consummation of the transaction contemplated herein consistent with the terms hereof, or as may be needed to vest good, insurable and marketable title to the Property in Purchaser or its assignee or nominee.
- 9.4 Seller will deliver exclusive possession of the Property to Purchaser at Closing.
- 9.5 Seller and Purchaser agree to execute and deliver any instrument, affidavit or statement, and to perform any act reasonably necessary to carry out the provisions of the Foreign Investment in Real Property Tax Act and regulations promulgated thereunder.

Closing Prorations; Expenses.

- 10.1 At Closing, Seller shall pay or credit against the Purchase Price all delinquent taxes including penalty and interest, all assessments that are a lien on the date of contract and all agricultural use recoupments for years prior to the year of Closing. On the Closing Date, Seller shall also pay or credit against the Purchase Price all other unpaid real estate taxes that are a lien for years prior to closing and a portion of such taxes and agricultural use tax recoupments for year of closing, prorated through the Closing Date and based on a 365-day year and if undetermined, on most recent available tax rate and valuation, giving effect to applicable exemptions.

recently voted millage, change in valuation, etc., whether or not certified. Real estate taxes and assessments are subject to retroactive change by governmental authority. If following the Closing and for one year thereafter, any governmental authority retroactively assesses additional taxes on the Property beyond what was credited and prorated at Closing due to the contemplated transaction hereunder and a new valuation of the Property based on the Purchase Price, then Seller shall be liable for, and shall pay to Purchaser, any additional amounts assessed within thirty (30) days following receipt of written notice from Purchaser together with supporting documentation thereof.

10.2 Upon transfer of the Property from Seller to New LLC, Seller will pay all utility bills relating to the period up to the period of transfer and at Closing, shall pay or credit against the Purchase Price the prorated cost of utilities through the Closing Date.

10.3 At Closing, all rents and any other income generated from the Property shall be prorated as of the Closing Date and security deposits, advance rentals, and the amount of any future lease credits shall be credited to the Purchase Price.

10.4 At Closing, Purchaser will be responsible for the costs of recording any mortgage obtained by Purchaser in conjunction with the transaction contemplated hereby, and Purchaser's other expenses incurred in connection with this transaction.

10.5 At Closing, Seller will bear the cost of cancellation of any existing mortgages or other encumbrances on the Property. Seller and Purchaser will share equally in any closing or escrow fees.

10. Risk of Loss. Risk of loss from casualty or by reason of condemnation will be borne by Seller until Closing, provided that if the any of the Property is damaged or destroyed by fire or other casualty and not repaired and restored prior to Closing to as good a condition as existed on the Effective Date, or if all or a portion of any of the Property is taken through condemnation proceedings or is transferred voluntarily in lieu thereof, then Purchaser will have the right, but not the obligation, to proceed with this Agreement and receive (i) the Property in its then existing condition, (ii) all insurance proceeds, condemnation awards or purchase monies, as applicable, paid or payable to Seller by reason of such casualty, and (iii) a credit against the Purchase Price for any deductible amount under all policies of insurance covering the Property so damaged or destroyed or taken pursuant to the condemnation proceedings, together with an assignment, in form and substance acceptable to Purchaser, of Seller's entire interest in the items referenced in (ii) and (iii) above. Alternatively, Purchaser will have the right to terminate this Agreement, in which case the Earnest Money will be returned to Purchaser and neither party will have any further rights or obligations hereunder.

12. Indemnifications. Seller shall fully and promptly pay, perform, discharge, defend, indemnify and hold harmless Purchaser, its members, managers, officers, employees, agents, heirs, personal representatives, successors and assigns from and

against any and all claims, orders, demands, causes of action, proceedings, judgments, suits, liabilities, penalties, forfeitures, damages, losses, costs and expenses (including without limitation, technical consultant fees, court costs, expenses paid to third parties and reasonable attorney's fees) arising out of or as a result of (i) a breach of any of Seller's representations and warranties contained in this Agreement and/or (ii) the presence of any Hazardous Substances in, upon, under, about, migrating, or threatening to migrate, to or from the Property after the Closing. Seller's obligations under this Section will survive the expiration of this Agreement and the Closing.

13. Breach or Termination.

13.1 If Purchaser fails to consummate the purchase of the Property or otherwise defaults in the performance of any of its obligations under this Agreement, then Seller will, as its sole and exclusive right and remedy, be entitled to receive the Earnest Money, as liquidated damages and not as a penalty (Seller and Purchaser hereby acknowledging and agreeing that it is not possible otherwise to measure Seller's damages from Purchaser's default, including Seller's costs, expenses and fees in connection therewith), and neither party will have any further rights, obligations or liabilities hereunder.

13.2 If Seller fails to consummate the sale of the Property or otherwise defaults in the performance of any of its obligations under this Agreement, then Purchaser will be entitled to receive the Earnest Money without limiting any other rights or remedies to which Purchaser is entitled either at law or in equity, and Seller shall, within two (2) business days thereafter, reimburse Purchaser for all third party out of pocket costs and expenses incurred in connection with this Agreement, including without limitation, reasonable legal fees, due diligence expenses, and loan application fees. In addition, Purchaser may seek the specific performance of Seller's obligations under this Agreement from a court of competent jurisdiction.

13.3 Notwithstanding the foregoing, if this Agreement is terminated or cancelled as provided in Sections 5, 6, 8, 11 or 13.2 above, then this Agreement will be null and void, and the parties will be relieved from any further obligation except as otherwise provided hereunder and the Earnest Money will be immediately returned to Purchaser.

13.4 In any dispute arising out of this Agreement or the transaction contemplated herein, the prevailing party shall be entitled to recover its reasonable attorneys' fees, experts' fees and costs, including costs of arbitration or other legal proceeding, in addition to any other relief to which the prevailing party may be entitled.

- 14. Notices.** All notices and other communications required to be given or which may be given in connection with this Agreement shall be in writing and shall be sent by (a) certified or registered mail, return receipt requested, postage prepaid, (b) national prepaid overnight

delivery service, charges prepaid, (c) personal delivery with receipt acknowledged in writing, directed to the applicable party at its address set forth above or (d) by any form of electronic transmission. Any notice so sent by certified or registered mail shall be deemed given on the date of receipt or refusal as indicated on the return receipt. All other notices shall be deemed given when actually received or refused by the party to whom the same is directed. A notice may be given either by a party or by such party's attorney. Either party may change its address for notices by giving written notice to the other party in accordance with this Section.

15. **Fair Housing Statement.** It is illegal, pursuant to the Ohio fair housing law, division (H) of section 4112.02 of the Ohio Revised Code, and the federal fair housing law, 42 U.S.C.A 3601 , to refuse to sell, transfer, assign, rent, lease, sublease , or finance housing accommodations , refuse to negotiate for the sale or rental of housing accommodations, or otherwise deny or make unavailable housing accommodations because of race, color, religion, sex, familial status as defined in section 4112 .01 of the Ohio Revised Code, ancestry , military status as defined in that section, disability as defined in that section, or national origin or to so discriminate in advertising the sale or rental of housing, in the financing of housing, or in the provision of real estate brokerage services. It is also illegal, for profit, to induce or attempt to induce a person to sell or rent a dwelling by representations regarding the entry into the neighborhood of a person or persons belonging to one of the protected classes.

16. **Miscellaneous.**

- 16.1 Purchaser and Seller acknowledge and agree that this Agreement constitutes their entire agreement and that no oral or implied agreement exists.
- 16.2 Seller shall cooperate with Purchaser as may be necessary in order to satisfy Purchaser's due diligence, including signing such applications, consents and other documents and instruments as Purchaser may reasonably request in its efforts to satisfy such contingencies and by allowing Purchaser and its designees and consultants access to the Property at reasonable times.
- 16.3 This Agreement will be binding upon benefit Purchaser and Seller and their respective heirs, personal representatives, successors and assigns.
- 16.4 Time is expressly declared to be of the essence in this Agreement.
- 16.5 All warranties, representations, covenants, indemnities, obligations and agreements contained in this Agreement will survive Closing and the transfer and conveyance of the Membership Interests and all performances hereunder.
- 16.6 The parties do hereby acknowledge that the only real estate brokers which have been involved in this transaction are _____^g representing the Purchaser (the "Purchaser's Broker") and _____^g

representing the Seller (the "Listing Agent/Seller's Broker"). Seller shall pay such Listing Broker a commission in accordance with the agreement between Seller and Listing Agent which commission shall be shared with the Purchaser's Broker under whatever arrangement may exist or may be made between the Listing Agent and the Purchaser's Broker. Seller agrees to indemnify and hold Purchaser harmless from and against all claims, losses, liabilities and expenses, including reasonable attorneys' fees, arising out of any claim by the Listing Agent, Cooperating Agent or any other person representing to be an agent of or acting on behalf of the Seller.

16.7 This Agreement will be governed by the laws of the State of Ohio.

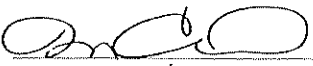
16.8 This Agreement may be signed in counterparts, each of which will constitute one and the same instrument. Facsimile and/or pdf copies are sufficient to bind the parties.

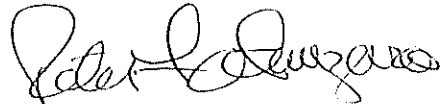
17. Not an Offer. The submission of a draft of this Agreement to Seller does not constitute an offer from Purchaser. This Agreement will not become effective until original counterparts have been fully executed and delivered by both Seller and Purchaser. For purposes of this Agreement, the Effective Date shall mean the last date which the parties have executed this Agreement.

18. 1031 Exchange It is expressly understood by both the Purchaser and the Seller that the Purchaser has identified the Property herein for purposes of completing a Section 1031 exchange and that, as such, the Property and the ownership thereof must conform to the requirements of a complying target Property. It is further understood by Seller that the Property and the resulting ownership of the Property must qualify as a targeted Section 1031 transaction prior to binding the Purchaser to this transaction. Accordingly, the Seller agrees to take all reasonably necessary actions within Seller's control in order that the transaction qualifies for a Section 1031 exchange.

PURCHASER:

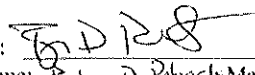
LLC HOLDINGS I, LTD

By: 
Name: Damnie Catanzano Manager
Date: 6-12-24


Peter F. Calanecaro M98
6-12-24.

SELLER:

MULP, LLC

By: 
Name: Brian D. Roberts, Manager
Date: 6-12-24

Escrow Agent Acknowledgement

Escrow Agent acknowledges receipt of the Earnest Money (in the amount of \$_____.00) from Purchaser. Escrow Agent joins in the execution of this Agreement for the sole purpose of accepting the appointment as Escrow Agent, and agrees to handle and disburse the Earnest Money in accordance with the Agreement, including the provisions set forth on Exhibit B.

ESCROW AGENT:

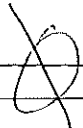
By: 
Print Name: _____ Title: _____
Date: _____

Exhibit A

Legal Description of Property

Exhibit B

Earnest Money Escrow Provisions

Escrow Agent shall hold, manage and disburse the Earnest Money subject to the following:

- a. Escrow Agent undertakes to perform only such duties as are expressly set forth and are limited to the safekeeping of the Earnest Money in accordance with the terms of this Agreement.
- b. Escrow Agent may act in reliance upon any writing or instrument or signature which it, in good faith, believes to be genuine, assume the validity and accuracy of any statement or assertion contained in such a writing or instrument and assume that any person purporting to give any writing, notice, advice or instructions in connection with the provisions hereof has been fully authorized to do so. Escrow Agent shall not be liable in any manner for the sufficiency or correctness as to the form, manner and execution or validity of any document delivered to the Escrow Agent, any notice received relative to this Agreement or the identity, authority or right of any person executing the same.
- c. Seller and Purchaser release Escrow Agent, its officers, directors and agents, from any and all claims, liabilities, suits or proceedings at law or in equity and any other expenses, fees or charges which they may incur by reason of the subject matter of this Agreement, provided that Escrow Agent is not guilty of willful misconduct or gross negligence.
- d. Escrow Agent shall be discharged of any responsibility hereunder at such time Escrow Agent has disposed of the Earnest Money as provided for in this Agreement.
- e. If Escrow Agent determines that Seller and Purchaser are in disagreement about the propriety of any action contemplated by Escrow Agent hereunder, Escrow Agent may (without limitation) withhold disposition of the Earnest Money pending resolution of such disagreement. In the event that conflicting demands are made upon Escrow Agent, Seller and Purchaser expressly agree and consent that Escrow Agent shall have the absolute right to do the following:
 - i. withhold and stop all disbursements for a period of 30 days; and
 - ii. at the end of such thirty (30) day period, file a suit in interpleader in a court of competent jurisdiction seeking to require the parties to interplead and litigate in such court their several claims and rights among themselves. Upon the filing of such a suit and deposit of the Earnest Money to such court, Escrow Agent shall ipso facto be fully released and discharged from all obligations to further perform any and all duties imposed upon it by this Agreement.
- f. Escrow Agent may, in its sole discretion, elect to resign in its capacity as Escrow Agent under this Agreement upon not less than 60 days' written notice to both Seller and Purchaser.

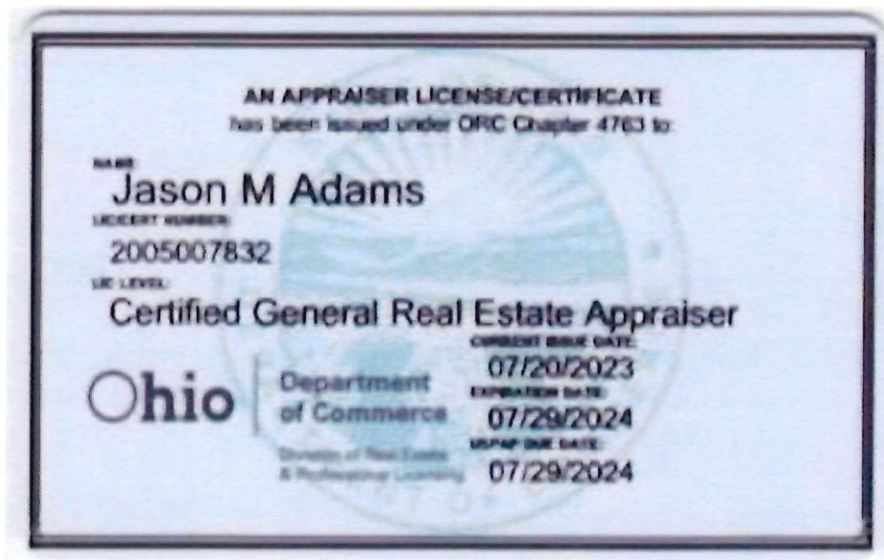
Exhibit C
List of Contents

Exhibit D

Rent Roll

PROFESSIONAL QUALIFICATIONS OF	
Jason Adams, Certified General Real Property Appraiser	
EXPERIENCE:	Owner AREA Experts (2019 to Present) Director of Appraisal Stream (2018 to 2019) President of Gutmann & Middleton, Inc. (2017-2018) Vice President of The Gibbs Firm, LPA (2010-2017) Senior Commercial Appraiser, Stickelman, Schneider & Associates, LLC (2005-2010)
PROFESSIONAL LICENSE:	Ohio Certified General Appraiser # 2005007832 Kentucky Certified General Real Property Appraiser #003700
APPRAISAL EDUCATION:	2022 Appraisal Bias - Urban Coalition of Appraisal Professionals 2022 Ohio Coalition of Appraisal Professionals (OCAP) Summer Seminar 2022 Introduction to Commercial Appraisal Review 2021 2022-2023 National Uniform Standards of Professional Appraisal Practice (USPAP) 2021 Analyzing the Appraisal of Fuel Stations and Convenience Stores 2021 Real Estate Law I 2021 Condominiums 2021 Valuation of Historic Properties 2021 Desktop Appraisal Assignments: An Overview 2021 Appraising REO Properties 2021 Using Appraisal Report Templates Responsibly 2021 Appraising Small Apartment Properties 2020 Valuation Impacts of COVID-19 Appraisal Institute 2019 The Basics of Expert Witness for Commercial Appraisers 2019 Appraisal of Owner-Occupied Commercial Properties 2018 Ohio Appraising for the Supervisor and Trainee 2018 2018-2019 7-Hour National USPAP Update Course 2017 7th Annual OCAP Real Estate Appraisal Seminar 2016 Protect Your Appraisal Practice - Practice Professionally 2016 2016 Summer Seminar 2016 2016-2017 7-Hour National USPAP Update Course 2015 Online AP's Cool Tools, New Technology for Real Estate Appraisers 2015 A Practical Guide to Appraisal Review 2014 7-Hour National USPAP Course 2013 Fundamentals of Mass Appraisal 2013 Online Analyzing Operating Expenses 2012 How to Identify and Prevent Real Estate and Mortgage Fraud 2012 2012-2013 Online 7-Hour Equivalent USPAP Update Course 2012 Online Forecasting Revenue 2012 Online Data Verification Methods 2011 National USPAP Update 2011 Advanced Internet Search Strategies 2009 National USPAP 7 Hour Update 2010-2011 2009 Impact of Foreclosure & SS on Appraisal & CMA 2009 Overcoming Appraisal Dilemma of HVCC 2009 Understanding the HVCC for Appraisers, Realtors, Title Companies 2009 IBA and The Appraisal Process 2009 Scope of Work: Expanding Your Range of Services 2008 Eminent Domain and Condemnation

	2008 Appraising in Changing Markets 2007 Appraising in Changing Markets (RE) 2007 National USPAP 7 Hour Update (RE) 2007 Manufactured Housing 2006 29th Annual Real Estate Economic Seminar 2006 USPAP 7 Hour Update 2005 -Mastering the URAR & Maintaining USPAP Compliance
Formal Education	Bachelor of Arts in Management – Antioch University, Yellow Springs, OH Associates of Applied Science Real Estate and Property Management – Sinclair Community College, Dayton, OH



RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Status : 1511 B N PLUM ST

Map ID: 340-06-00006-800-054

LUC: 550-RESIDENTIAL CONDOMINIUM

Card: 1 of 1

Tax Year: 2025

Printed: 03/31/26

CURRENT OWNER

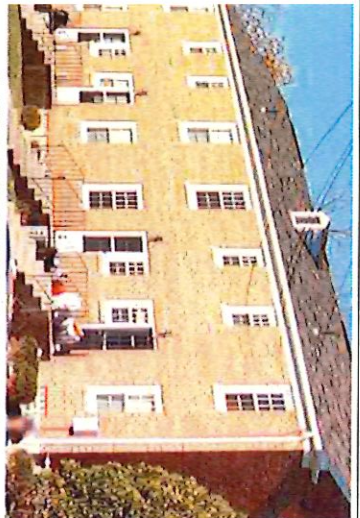
PD CAT LLC
CAUV
Field Review Flag:

GENERAL INFORMATION

Routing No. 0036-02 002-00
Class Residential
Living Units 1
Neighborhood 340R0022
District
Zoning
Alternate Id
Tax District Springfield Corp. Secd

Property Notes

Note Codes:



3400600006800054 12/13/2023

Land Information

Type	Size	Influence Factors	Influence %	Value
G-Homesite	G	44,867		21,000
Total Acres: .39		Legal Acres: 0.3900	NBHD Fact: 1.0000	

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	7,350	21,000	21,000	0	21,000
Building	40,820	116,640	116,640	0	69,890
Total	48,170	137,640	137,640	0	90,890

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

Entrance Information

Date	ID	Entry Code	Source
04/11/24	LB	10-Adv	3-Other
08/13/18	CPS	R-Review	3-Other

Permit Information

Date Issued	Number	Price Purpose	Note	Status

Sales/Ownership History

Transfer Date	Price	Type	Validity
07/02/24	162,000	2-Land & Building	
11/02/18			M0-Multiple Parcel Sale - Valid

Deed Reference

Deed Type
Grantor
MULP LLC
NORTH PLUM DEVELOPMENT LLC

Property Factors

Topo: 1-Level
Utilities: 1-All Public
Street/Road: 1-Paved
Traffic: 2-Medium

Legal Description

Parcel Tieback:
Range - Township - Section: - -
Legal Descriptions:
RIDGEWOOD CONDO ON NORTH PLUM STREET
UNIT 1511B
Addl. Tieback:

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Sttus : 1511 B N PLUM ST

Parcel Id: 340-06-00006-800-054

LUC: 550-RESIDENTIAL CONDOMINIUM

Card: 1 of 1

Tax Year: 2025

Printed: 03/31/26

Dwelling Information

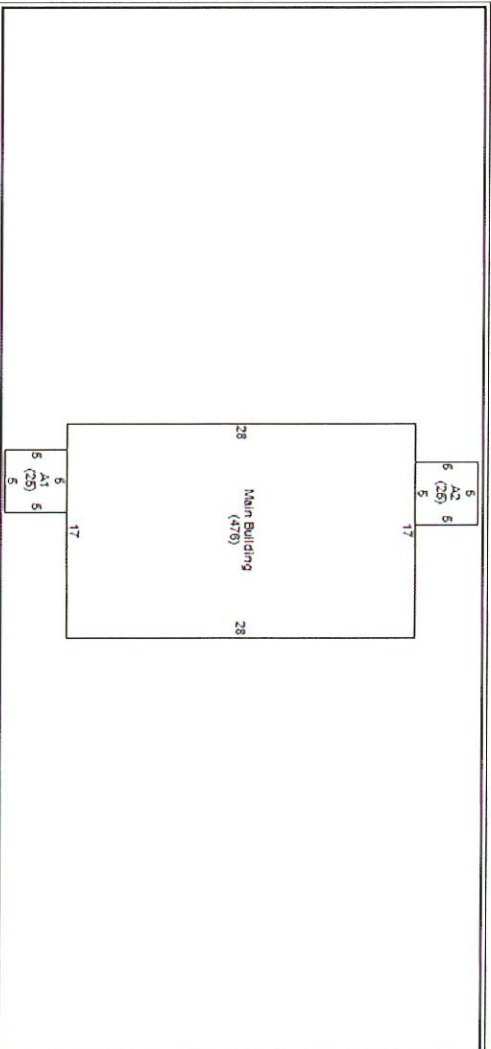
Story height	2	Total Rooms	5
Exterior Walls	2-Brck	Bedrooms	2
Style	16-Condo	Family Rooms	0
Year Built	1950	Full Baths	1
Eff Year Built		Half Baths	2
Year Remodeled		Addl. Fixtures	2
Kitchen Remod		Total Fixtures	5
Bath Remod			
Basement	4-Full Bsmt		
Heat Type	3-Central Heat W/ Ac	Masonry Trim	
Fuel Type	2-Gas	Unfinished Area	
System Type	1-Hot Air	Rec Rm Size	
Attic	1-None	FBLA Size	476
Phy. Condition	A-Average Condition	Openings	
Int vs Ext	2-Same	# Car Bsmt Gar	
Stacks			
Pre-Fab			
Misc		Qty	
Grade	C+	Functional	
CDU	AV-AVERAGE	Economic	
Market Adj		% Good Ovr	
% Complete	0	NBHD Fact	1
Cost & Design	0		

Dwelling Computations

Base Price	164,770	% Good	60
Plumbing	0	Market Adj	
Basement	5,430	Functional	
Heating	0	Economic	
Attic	22,200	% Complete	
Other Features		C&D Factor	1
Subtotal	192,400	Adj Factor	1
		Additions	1,200
Ground Floor Area	476		
Total Living Area	952	Dwelling Value	116,640
Building Notes			

Misc & Gross Building Values

Misc Building No		Misc Adjusted Value	
. IDENTICAL BUILD			



Line	Low	1st	2nd	3rd	Area	Yr Bld	Eff Yr	Grade	CDU	%Comp	Value
0					476						
1		1			25						1,200
2		28			25						800

Outbuilding Data

Type	Yr Bld	Eff Yr	Size	Area	Gr Qty	ModCd	PH	FV	MA	%Comp	Value
------	--------	--------	------	------	--------	-------	----	----	----	-------	-------

Condominium / Mobile Home Information

Complex Name		Number	
Condo Model		Unit Type	
Unit Number		Unit View	
Unit Level		Model (MH)	
		Model Make (MH)	

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 1511 C N PLUM ST

Map ID: 340-06-00006-800-055

LUC: 550-RESIDENTIAL CONDOMINIUM

Card: 1 of 1

Tax Year: 2025

Printed: 03/31/26

CURRENT OWNER

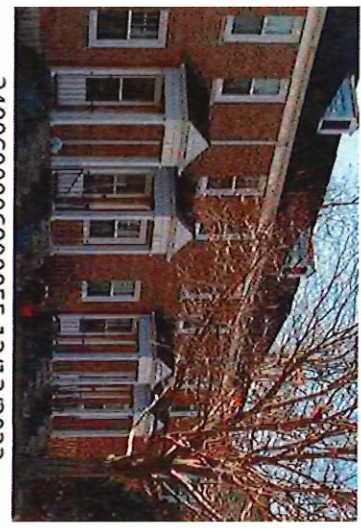
PD CAT LLC
CAUV
Field Review Flag:

GENERAL INFORMATION

Routing No. 0036-02 002-00
Class Residential
Living Units 1
Neighborhood 340R0022
District
Zoning
Alternate Id
Tax District Springfield Corp. Scsd

Property Notes

Note Codes:



3400600006800055 12/13/2023

Land Information

Type	Size	Influence Factors	Influence %	Value
G-Homesite	G	44,867		21,000
Total Acres: .39		Legal Acres: 0.3900	NBHD Fact: 1.0000	

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	7,350	21,000	21,000	0	21,000
Building	40,820	116,640	116,640	0	69,890
Total	48,170	137,640	137,640	0	90,890

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

Entrance Information

Date	ID	Entry Code	Source
04/11/24	LB	10-Adv	3-Other
08/13/18	CPS	R-Review	3-Other

Permit Information

Date Issued	Number	Price Purpose	Note	Status

Sales/Ownership History

Transfer Date	Price	Type	Validity
07/02/24	162,000	2-Land & Building	
11/02/18			M0-Multiple Parcel Sale - Valid

Deed Reference

Grantor
MULP LLC
NORTH PLUM DEVELOPMENT LLC

Property Factors

Topo: 1-Level
Utilities: 1-All Public
Street/Road: 1-Paved
Traffic: 2-Medium

Legal Description

Parcel Tieback:
Range - Township - Section: - -
Legal Descriptions:
RIDGEWOOD CONDO ON NORTH PLUM STREET
UNIT 1511C

Addl. Tieback:

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 1511 C N PLUM ST

Parcel Id: 340-06-00006-800-055

LUC: 550-RESIDENTIAL CONDOMINIUM

Card: 1 of 1

Tax Year: 2025

Printed: 03/31/26

Dwelling Information

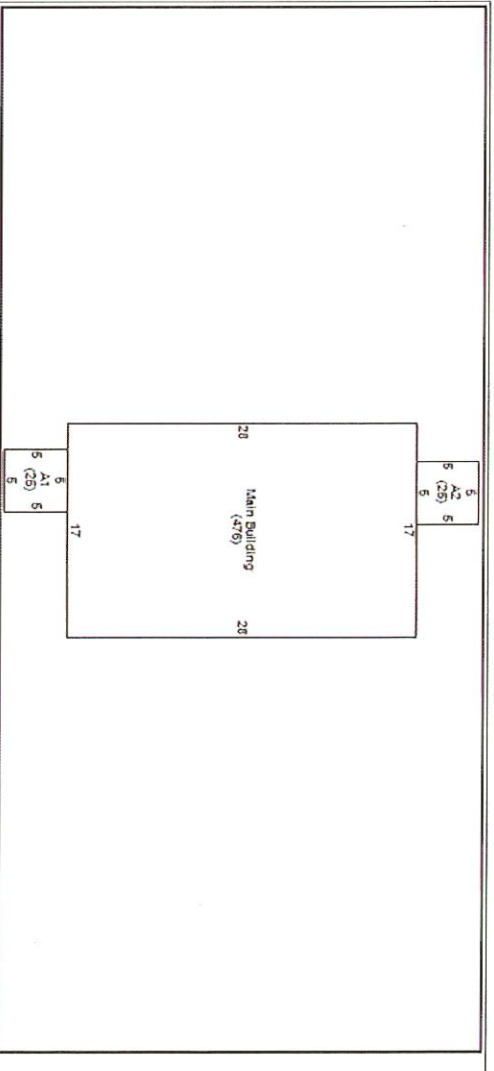
Story height	2	Total Rooms	5
Exterior Walls	2-Brick	Bedrooms	2
Style	16-Condo	Family Rooms	0
Year Built	1950	Full Baths	1
Eff Year Built		Half Baths	2
Year Remodeled		Addl. Fixtures	5
Kitchen Remod		Total Fixtures	5
Bath Remod	4-Full Bsmt		
Basement			
Heat Type	3-Central Heat W/ Ac	Masonry Trim	
Fuel Type	2-Gas	Unfinished Area	
System Type	1-Hot Air	Rec Rm Size	
Attic	1-None	FBLA Size	476
Phy. Condition	A-Average Condition	Openings	
Int vs Ext	2-Same	# Car Bsmt Gar	
Stacks			
Pre-Fab			
Misc		Qty	
Grade	C+		
CDU	AV-AVERAGE	Functional Economic	
Market Adj		% Good Ovr	
% Complete	0	NBHD Fact	1
Cost & Design	0		

Dwelling Computations

Base Price	164,770	% Good	60
Plumbing		Market Adj	
Basement	0	Functional Economic	
Heating	5,430	% Complete	
Attic	0	C&D Factor	
Other Features	22,200	Adj Factor	1
Subtotal	192,400	Additions	1,200
Ground Floor Area	476		
Total Living Area	952	Dwelling Value	116,640
Building Notes			

Misc & Gross Buidng Values

Misc Building No . IDENTICAL BUILD
Misc Adjusted Value



Line	Low	1st	2nd	3rd	Area	Yr Bit	Eff Yr	Grade	CDU	%Comp	Value
0					476						
1		1			25						1,200
2		28			25						800

Outbuilding Data

Type	Yr Bit	Eff Yr	Size	Area	Gr	Qty	ModCd	PH	FV	MA	%Comp	Value
------	--------	--------	------	------	----	-----	-------	----	----	----	-------	-------

Condominium / Mobile Home Information

Complex Name	Number
Condo Model	Unit Type
Unit Number	Unit View
Unit Level	Model (MH)
	Model Make (MH)

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Status : 1511 D N PLUM ST

Map ID: 340-06-00006-800-056

LUC: 550-RESIDENTIAL CONDOMINIUM

Card: 1 of 1

Tax Year: 2025

Printed: 03/31/26

CURRENT OWNER

PD CAT LLC

GENERAL INFORMATION

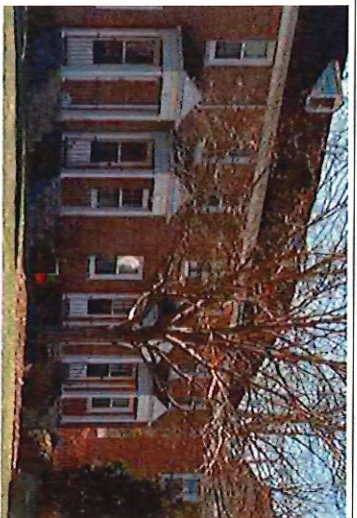
Routing No. 0036-02 002-00
 Class Residential
 Living Units 1
 Neighborhood 340R0022
 District
 Zoning
 Alternate Id
 Tax District Springfield Corp. Secd

CAUV

Field Review Flag:

Property Notes

Note Codes:



3400600006800056 12/13/2023

Land Information

Type	Size	Influence Factors	Influence %	Value
G-Homesite	G	44,867		21,000
Total Acres: .39		Legal Acres: 0.1000	NBHD Fact: 1.0000	

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	7,350	21,000	21,000	0	21,000
Building	40,820	116,640	116,640	0	69,890
Total	48,170	137,640	137,640	0	90,890

Manual Override Reason
 Base Date of Value
 Effective Date of Value
 Owner Occupied

Entrance Information

Date	ID	Entry Code	Source
04/11/24	LB	10-Adv	3-Other
08/13/18	CPS	R-Review	3-Other

Permit Information

Date Issued	Number	Price	Purpose	Note	Status

Sales/Ownership History

Transfer Date	Price	Type	Validity
07/02/24			
06/07/24			
11/02/18	83,000	2-Land & Building	0-Valid Sale

Deed Reference

Deed Reference	Deed Type	Grantor
QC-Quit Claim Deed		MULP LLC EASTHAM PROPERTIES LLC NORTH PLUM DEVELOPMENT LLC

Property Factors

Topo: 1-Level
 Utilities: 1-All Public
 Street/Road: 1-Paved
 Traffic: 2-Medium

Legal Description

Parcel Tieback:
 Range - Township - Section: - - -
 Legal Descriptions:
 RIDGEWOOD CONDO ON NORTH PLUM STREET
 UNIT 1511D
 Addl. Tieback:

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Stus : 1511 D N PLUM ST

Parcel Id: 340-06-00006-800-056

LUC: 550-RESIDENTIAL CONDOMINIUM

Card: 1 of 1

Tax Year: 2025

Printed: 03/31/26

Dwelling Information

Story height	2	Total Rooms	5
Exterior Walls	2-Brick	Bedrooms	2
Style	16-Condo	Family Rooms	0
Year Built	1950	Full Baths	1
Eff Year Built		Half Baths	2
Year Remodeled		Addl. Fixtures	2
Kitchen Remod		Total Fixtures	5
Bath Remod			
Basement	4-Full Bsmt		

Heat Type	3-Central Heat W/ Ac	Masonry Trim	
Fuel Type	2-Gas	Unfinished Area	
System Type	1-Hot Air	Rec Rm Size	
Attic	1-None	FBLA Size	476
Phy. Condition	A-Average Condition	Openings	
Int vs Ext	2-Same	# Car Bsmt Gar	
Stacks			
Pre-Fab			

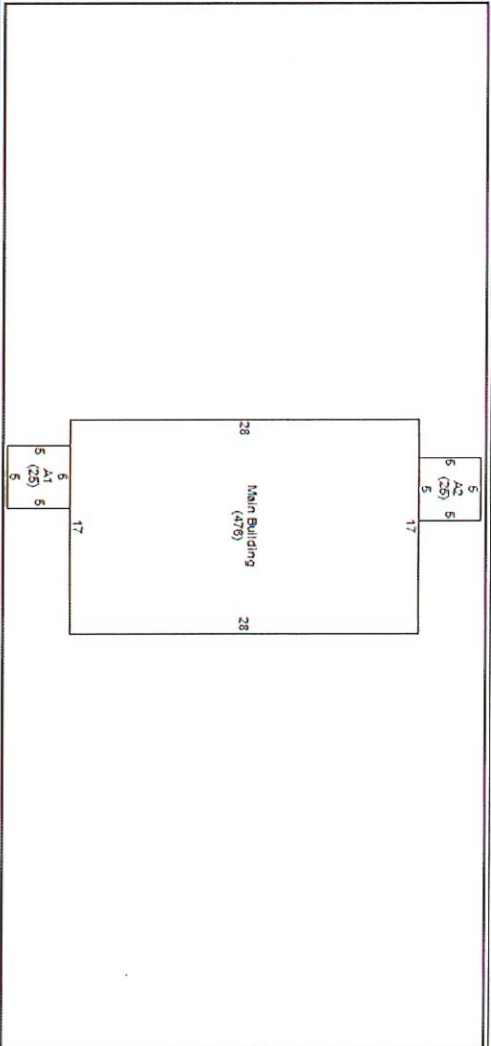
Misc	Qty	Functional Economic	% Good Ovr	NBHD Fact
Grade	C+			
CDU	AV-AVERAGE			
Market Adj				
% Complete	0			
Cost & Design	0			

Dwelling Computations

Base Price	164,770	% Good	60
Plumbing		Market Adj	
Basement	0	Functional Economic	
Heating	5,430	% Complete	
Attic	0	C&D Factor	
Other Features	22,200	Adj Factor	1
Subtotal	192,400	Additions	1,200
Ground Floor Area	476		
Total Living Area	952	Dwelling Value	116,640
Building Notes			

Misc & Gross Building Values

Misc Building No		Misc Adjusted Value	
. IDENTICAL BUILD			



Line	Low	1st	2nd	3rd	Area	Yr Bit	Eff Yr	Grade	CDU	%Comp	Value
0					476						1,200
1		1			25						800
2		28			25						

Outbuilding Data

Type	Yr Bit	Eff Yr	Size	Area	Gr	Qty	ModCd	PH	FV	MA	%Comp	Value

Condominium / Mobile Home Information

Complex Name	Number
Condo Model	Unit Type
Unit Number	Unit View
Unit Level	Model (MH)
	Model Make (MH)

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Stus : 1515 AN PLUM ST

Map ID: 340-06-00006-800-057

LUC: 550-RESIDENTIAL CONDOMINIUM

Card: 1 of 1

Tax Year: 2025

Printed: 03/31/26

CURRENT OWNER

PD CAT LLC

GENERAL INFORMATION

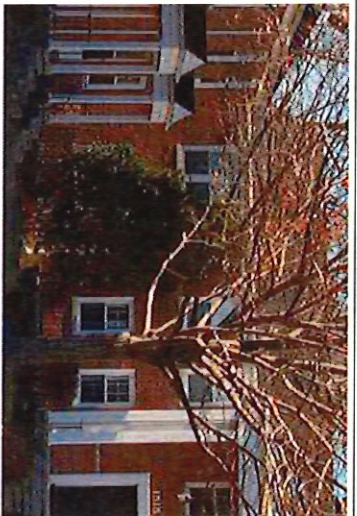
Routing No. Residential
 Class
 Living Units 1
 Neighborhood 340R0022
 District
 Zoning
 Alternate Id
 Tax District Springfield Corp. Secd

CAUV

Field Review Flag:

Property Notes

Note Codes:



3400600006800057 12/13/2023

Land Information

Type	Size	Influence Factors	Influence %	Value
G-Homesite	G	6,098		21,000

Total Acres: .15

Legal Acres: 0.0000

NBHD Fact: 1.0000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	7,350	21,000	21,000	0	21,000
Building	35,900	102,560	102,560	0	56,470
Total	43,250	123,560	123,560	0	77,470

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

Entrance Information

Date	ID	Entry Code	Source
04/11/24	LB	10-Adv	3-Other
04/11/18	MAG	5-Occupant Not Home	3-Other
05/14/12	ABC	5-Occupant Not Home	3-Other
01/10/06	GS		

Sales/Ownership History

Transfer Date	Price	Type	Validity
07/02/24			
06/07/24			
08/17/20	78,000		

Date Issued	Number	Price	Purpose	Note	Status
11/07/19	19-00995	325,097	COM ALTER		Closed Permit

Property Factors

Topo: 1-Level
 Utilities: 1-All Public
 Street/Road: 1-Paved
 Traffic: 2-Medium

Legal Description

Parcel Tieback:
 Range - Township - Section: - -
 Legal Descriptions:
 THE RIDGEWOOD CONDOMINIUM ON NORTH PLUM STREET
 UNIT 1515A

Grantor
 MULLP LLC
 EASTHAM PROPERTIES LLC
 NORTH PLUM DEVELOPMENT LTD

Addl. Tieback:

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 1515 A N PLUM ST Parcel Id: 340-06-00006-800-057

LUC: 550-RESIDENTIAL CONDOMINIUM Card: 1 of 1 Tax Year: 2025 Printed: 03/31/26

Dwelling Information

Story height	2	Total Rooms	5
Exterior Walls	2-Brick	Bedrooms	2
Style	16-Condo	Family Rooms	1
Year Built	1950	Full Baths	1
Eff Year Built		Half Baths	
Year Remodeled		Addl. Fixtures	
Kitchen Remod		Total Fixtures	3
Bath Remod			
Basement	4-Full Bsmt		

Heat Type	3-Central Heat W/ Ac	Masonry Trim	
Fuel Type	2-Gas	Unfinished Area	
System Type	1-Hot Air	Rec Rm Size	
Attic	1-None	FBLA Size	392
Phy. Condition	A-Average Condition	Openings	
Int vs Ext	2-Same	# Car Bsmt Gar	

Stacks Pre-Fab

Misc Qty

Grade C+
 CDU AV-AVERAGE
 Market Adj
 % Complete 0
 Cost & Design 0

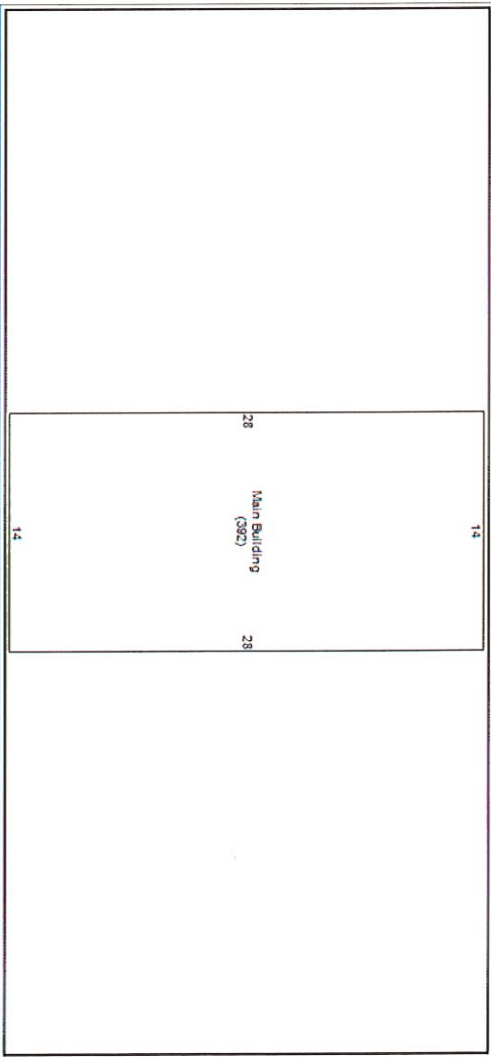
Functional Economic
 % Good Ovr
 NBHD Fact 1

Dwelling Computations

Base Price	150,770	% Good	60
Plumbing	-3,100	Market Adj	
Basement	0	Functional Economic	
Heating	4,970	% Complete	
Attic	0	C&D Factor	1
Other Features	18,300	Adj Factor	1
Subtotal	170,940	Additions	
Ground Floor Area	392		
Total Living Area	784	Dwelling Value	102,560

Misc & Gross Building Values

Misc Building No
 Gross Building: Misc Adjusted Value



Line	Low	1st	2nd	3rd	Area	Yr Bilt	Eff Yr	Grade	CDU	%Comp	Value
0					392						

Outbuilding Data

Type	Yr Bilt	Eff Yr	Size	Area	Gr	Qty	ModCd	PH	FV	MA	%Comp	Value

Condominium / Mobile Home Information

Complex Name	Number
Condo Model	Unit Type
Unit Number	Unit View
Unit Level	Model (MH)
	Model Make (MH)

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Stus : 1515 B N PLUM ST

Map ID: 340-06-00006-800-058

LUC: 550-RESIDENTIAL CONDOMINIUM

Card: 1 of 1

Tax Year: 2025

Printed: 03/31/26

CURRENT OWNER

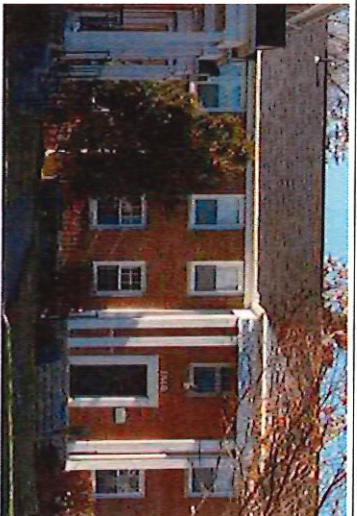
PD CAT LLC

GENERAL INFORMATION

Routing No. Residential
 Class
 Living Units 1
 Neighborhood 340R0022
 District
 Zoning
 Alternate Id
 Tax District Springfield Corp. Secd

Property Notes

Note Codes:



3400600006800058 12/13/2023

Land Information

Type	Size	Influence Factors	Influence %	Value
G-Homesite	G	6,534		21,000

Total Acres: .15 Legal Acres: 0.0000 NBHD Fact: 1.0000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	7,350	21,000	21,000	0	21,000
Building	35,900	102,560	102,560	0	56,470
Total	43,250	123,560	123,560	0	77,470

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

Entrance Information

Date	ID	Entry Code	Source
04/11/24	LB	10-Adv	3-Other
04/11/18	MAG	5-Occupant Not Home	3-Other
05/14/12	ABC	5-Occupant Not Home	3-Other
01/10/06	GS		

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor	Status
07/02/24						MULP LLC	
06/07/24				QC-Quit Claim Deed		NORTH PLUM PROPERTIES LLC	
08/17/20	78,000					NORTH PLUM DEVELOPMENT LTD	Closed Permit

Property Factors

Topo: 1-Level
 Utilities: 1-All Public
 Street/Road: 1-Paved
 Traffic: 2-Medium

Legal Description

Parcel Tieback:
 Range - Township - Section: - -
 Legal Descriptions:
 THE RIDGEWOOD CONDOMINIUM ON NORTH PLUM STREET
 UNIT 1515B Addl. Tieback:

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 1515 B N PLUM ST

Parcel Id: 340-06-00006-800-058

LUC: 550-RESIDENTIAL CONDOMINIUM

Card: 1 of 1

Tax Year: 2025

Printed: 03/31/26

Dwelling Information

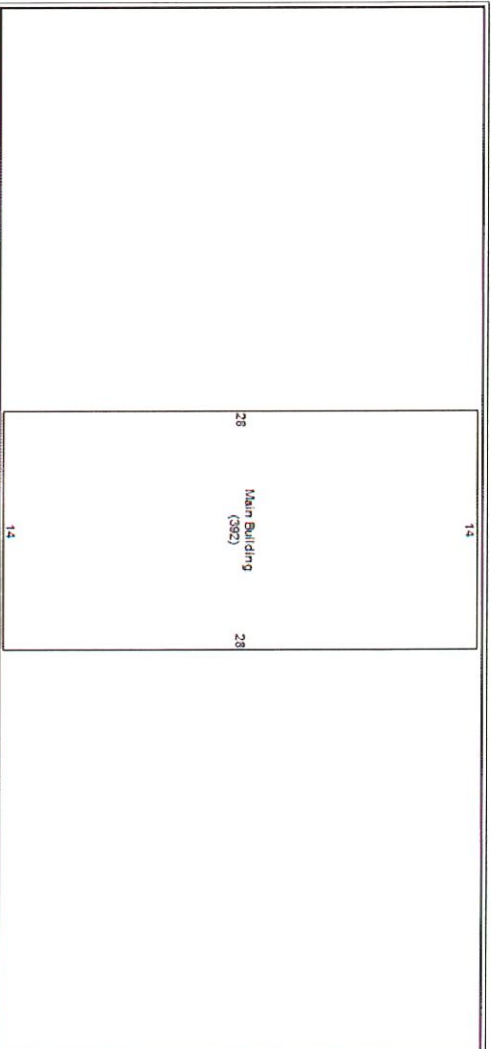
Story height	2	Total Rooms	5
Exterior Walls	2-Brick	Bedrooms	2
Style	16-Condo	Family Rooms	1
Year Built	1950	Full Baths	1
Eff Year Built		Half Baths	
Year Remodeled		Addl. Fixtures	
Kitchen Remod		Total Fixtures	3
Bath Remod			
Basement	4-Full Bsmt		
Heat Type	3-Central Heat W/ Ac	Masonry Trim	
Fuel Type	2-Gas	Unfinished Area	
System Type	1-Hot Air	Rec Rm Size	
Attic	1-None	FBLA Size	392
Phy. Condition	A-Average Condition	Openings	
Int vs Ext	2-Same	# Car Bsmt Gar	
Stacks			
Pre-Fab			
Misc		Qty	
Grade	C+		
CDU	AV-AVERAGE	Functional Economic	
Market Adj		% Good Ovr	
% Complete	0	NBHD Fact	1
Cost & Design	0		

Dwelling Computations

Base Price	150,770	% Good	60
Plumbing	-3,100	Market Adj	
Basement	0	Functional Economic	
Heating	4,970	% Complete	
Attic	0	C&D Factor	1
Other Features	18,300	Adj Factor	1
Subtotal	170,940	Additions	
Ground Floor Area	392		
Total Living Area	784	Dwelling Value	102,560
Building Notes			

Misc & Gross Building Values

Misc Building No
Gross Building: Misc Adjusted Value



Line	Low	1st	2nd	3rd	Area	Yr Bilt	Eff Yr	Grade	CDU	%Comp	Value
0					392						

Outbuilding Data

Type	Yr Bilt	Eff Yr	Size	Area	Gr Qty	ModCd	PH	FV	MA	%Comp	Value

Condominium / Mobile Home Information

Complex Name	Number
Condo Model	Unit Type
Unit Number	Unit View
Unit Level	Model (MH)
	Model Make (MH)

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 1521 C N PLUM ST

Map ID: 340-06-00006-800-051

LUU: 550-RESIDENTIAL CONDOMINIUM

Card: 1 of 1

Tax Year: 2025

Printed: 03/31/26

CURRENT OWNER

PD CAT LLC

GENERAL INFORMATION

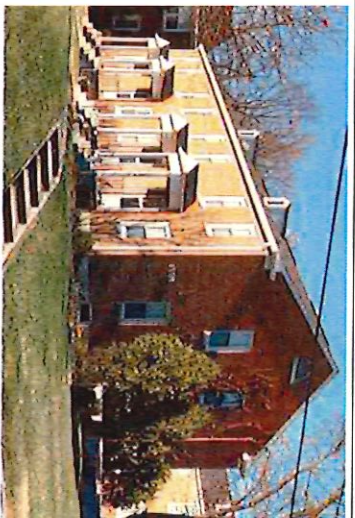
Routing No. 0036-02 002-00
 Class Residential
 Living Units 1
 Neighborhood 340R0022
 District
 Zoning
 Alternate Id
 Tax District Springfield Corp. Scsd

CAUV

Field Review Flag:

Property Notes

Note Codes:



3400600006800051 12/13/2023

Land Information

Type	Size	Influence Factors	Influence %	Value
G-Homesite	G	10,019		21,000
Total Acres: .23		Legal Acres: 0.2300	NBHD Fact: 1.0000	

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	7,350	21,000	21,000	0	21,000
Building	40,820	116,640	116,640	0	69,890
Total	48,170	137,640	137,640	0	90,890

Manual Override Reason
 Base Date of Value
 Effective Date of Value
 Owner Occupied

Value Flag 1-COST APPROACH

Entrance Information

Date	ID	Entry Code	Source
04/11/24	LB	10-Adv	3-Other
08/13/18	CPS	R-Review	3-Other
09/29/17	AGS	10-Adv	3-Other
08/31/11	JCW	5-Occupant Not Home	3-Other
01/10/06	GS		

Permit Information

Date Issued	Number	Price	Purpose	Note	Status
06/25/07	07-1243		USE CHANG		Closed Permit
01/17/06	06-050		ALT		Closed Permit

Sales/Ownership History

Transfer Date	Price	Type	Validity
07/02/24			
06/07/24	75,000	2-Land & Building	0-Valid Sale
06/01/20	87,600		
03/19/08			

Deed Reference

Deed Reference	Deed Type	Grantor
	QC-Quit Claim Deed	MULP LLC EASTHAM PROPERTIES LLC
	WD-General Warranty Deed	HOUSE BRIAN W NORTH PLUM DEVELOPMENT LLC

Property Factors

Topo: 1-Level
 Utilities: 1-All Public
 Street/Road: 1-Paved
 Traffic: 1-Light

Legal Description

Parcel Tieback:
 Range - Township - Section: - - -
 Legal Descriptions:
 RIDGEWOOD CONDO ON NORTH PLUM
 UNIT 1521C

Addl. Tieback:

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 1521 C N PLUM ST

Parcel Id: 340-06-00006-800-051

LUC: 550-RESIDENTIAL CONDOMINIUM

Card: 1 of 1

Tax Year: 2025

Printed: 03/31/26

Dwelling Information

Story height	2	Total Rooms	5
Exterior Walls	2-Brick	Bedrooms	2
Style	16-Condo	Family Rooms	0
Year Built	1950	Full Baths	1
Eff Year Built		Half Baths	2
Year Remodeled		Addl. Fixtures	2
Kitchen Remod		Total Fixtures	5
Bath Remod			
Basement	4-Full Bsmt		

Heat Type	3-Central Heat W/ Ac	Masonry Trim	
Fuel Type	2-Gas	Unfinished Area	
System Type	1-Hot Air	Rec Rm Size	
Attic	1-None	FBLA Size	476
Phy. Condition	A-Average Condition	Openings	
Int vs Ext	2-Same	# Car Bsmt Gar	

Stacks
Pre-Fab

Grade C+
CDU AV-AVERAGE
Market Adj
% Complete 0
Cost & Design 0

Functional Economic
% Good Ovr
NBHD Fact 1

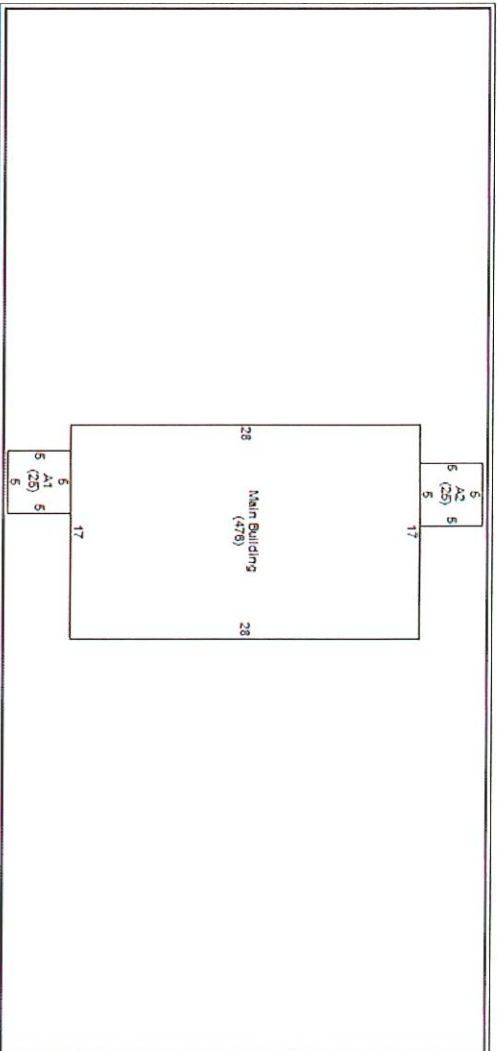
Dwelling Computations

Base Price	164,770	% Good	60
Plumbing	0	Market Adj	
Basement	5,430	Functional	
Heating	0	Economic	
Attic	22,200	% Complete	
Other Features		C&D Factor	1
Subtotal	192,400	Adj Factor	1,200
Ground Floor Area	476		
Total Living Area	952	Dwelling Value	116,640

Misc & Gross Building Values

Misc Building No
Gross Building:

Misc Adjusted Value



Additions

Line	Low	1st	2nd	3rd	Area	Gr	Qty	Yr Bit	Eff Yr	Grade	CDU	%Comp	Value
0					476								1,200
1		1			25								800
2		28			25								

Outbuilding Data

Type	Yr Bit	Eff Yr	Size	Area	Gr	Qty	ModCd	PH	FV	MA	%Comp	Value
------	--------	--------	------	------	----	-----	-------	----	----	----	-------	-------

Condominium / Mobile Home Information

Complex Name
Condo Model
Unit Number
Unit Level

Number
Unit Type
Unit View
Model (MH)
Model Make (MH)

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 1525 A N PLUM ST

Map ID: 340-06-00006-800-040

LUC: 550-RESIDENTIAL CONDOMINIUM

Card: 1 of 1

Tax Year: 2025

Printed: 03/31/26

CURRENT OWNER

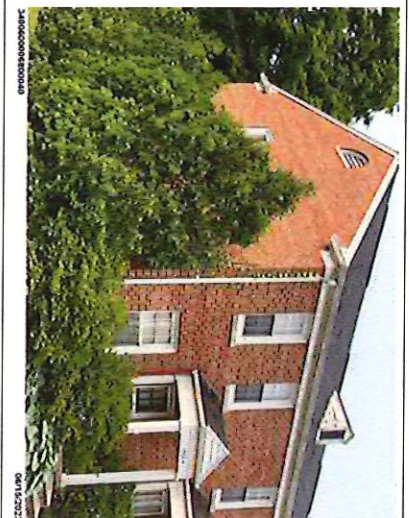
PD CAT LLC
CAUV
Field Review Flag:

GENERAL INFORMATION

Routing No. 0036-02 005-00
Class Residential
Living Units 1
Neighborhood 340R0022
District
Zoning
Alternate Id
Tax District Springfield Corp. Scsd

Property Notes

Note Codes:



Land Information

Type	Size	Influence Factors	Influence %	Value
G-Homesite	G	0		21,000
Total Acres: 0		Legal Acres: 0.2000	NBHD Fact: 1.0000	

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	7,350	21,000	21,000	0	21,000
Building	40,820	116,640	116,640	0	69,890
Total	48,170	137,640	137,640	0	90,890

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

Entrance Information

Date	ID	Entry Code	Source
04/11/24	LB	10-Adv	3-Other
08/13/18	CPS	R-Review	3-Other
09/29/17	AGS	10-Adv	3-Other
08/31/11	JCW	5-Occupant Not Home	3-Other
01/10/06	GS		

Permit Information

Date Issued	Number	Price Purpose	Note	Status
01/17/06	06-050	ALT		Closed Permit

Sales/Ownership History

Transfer Date	Price	Type	Validity
07/02/24			
06/07/24	84,900		
08/30/19	88,900		
08/08/07			0-Valid Sale

Deed Reference

Deed Type Grantor
QC-Quit Claim Deed MULP LLC
WD-General Warranty Deed EASTHAM PROPERTIES LLC
NORTH PLUM DEVELOPMENT LLC
FINKLE MELINDA J

Property Factors

Topo: 1-Level
Utilities: 1-All Public
Street/Road: 1-Paved
Traffic: 1-Light

Legal Description

Parcel Tieback:
Range - Township - Section: - - -
Legal Descriptions:
UNIT A
RIDGEWOOD CONDO ON NORTH PLUM STREET
Addl. Tieback:

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 1525 A N PLUM ST

Parcel Id: 340-06-00006-800-040

LUC: 550-RESIDENTIAL CONDOMINIUM

Card: 1 of 1

Tax Year: 2025

Printed: 03/31/26

Dwelling Information

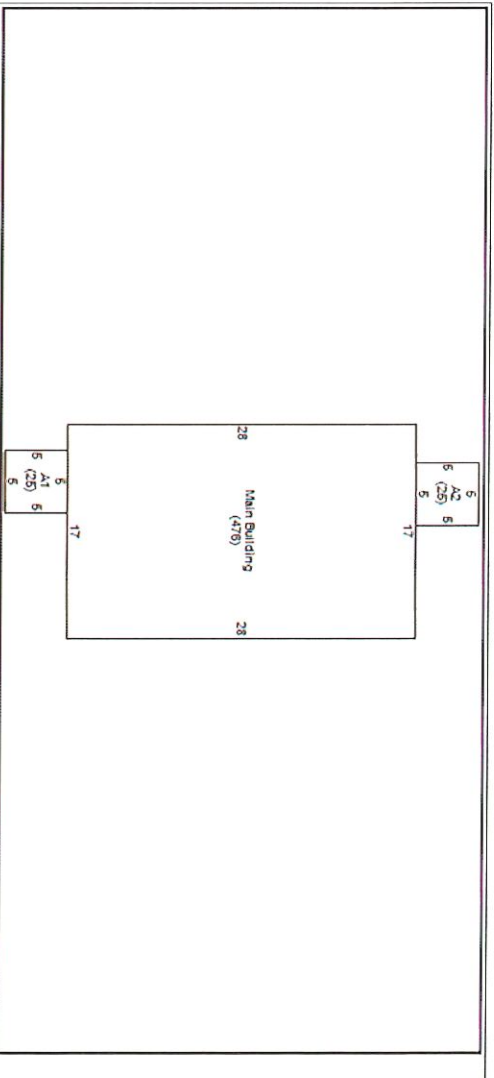
Story height	2	Total Rooms	5
Exterior Walls	2-Brick	Bedrooms	2
Style	16-Condo	Family Rooms	0
Year Built	1950	Full Baths	1
Eff Year Built		Half Baths	2
Year Remodeled		Addl. Fixtures	2
Kitchen Remod		Total Fixtures	5
Bath Remod			
Basement	4-Full Bsmt		
Heat Type	3-Central Heat W/ Ac	Masonry Trim	
Fuel Type	2-Gas	Unfinished Area	
System Type	1-Hot Air	Rec Rm Size	
Attic	1-None	FBLA Size	476
Phy. Condition	A-Average Condition	Openings	
Int vs Ext	2-Same	# Car Bsmt Gar	
Stacks			
Pre-Fab			
Misc		Qty	
Grade	C+		
CDU	AV-AVERAGE	Functional	
Market Adj		Economic	
% Complete	0	% Good Ovr	
Cost & Design	0	NBHD Fact	1

Dwelling Computations

Base Price	164,770	% Good	60
Plumbing	0	Market Adj	
Basement	0	Functional	
Heating	5,430	Economic	
Attic	0	% Complete	
Other Features	22,200	C&D Factor	1
Subtotal	192,400	Adj Factor	1,200
Ground Floor Area	476		
Total Living Area	952	Dwelling Value	116,640
Building Notes			

Misc & Gross Building Values

Misc Building No
Gross Building: Misc Adjusted Value



Line	Low	1st	2nd	3rd	Area	Yr Bit	Eff Yr	Grade	CDU	%Comp	Value
0					476						
1		1			25						1,200
2		28			25						800

Outbuilding Data

Type	Yr Bit	Eff Yr	Size	Area	Gr	Qty	ModCd	PH	FV	MA	%Comp	Value
------	--------	--------	------	------	----	-----	-------	----	----	----	-------	-------

Condominium / Mobile Home Information

Complex Name	Number
Condo Model	Unit Type
Unit Number	Unit View
Unit Level	Model (MH)
	Model Make (MH)

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Status : 1525 C N PLUM ST

Map ID: 340-06-00006-800-042

LUC: 550-RESIDENTIAL CONDOMINIUM

Card: 1 of 1

Tax Year: 2025

Printed: 03/31/26

CURRENT OWNER

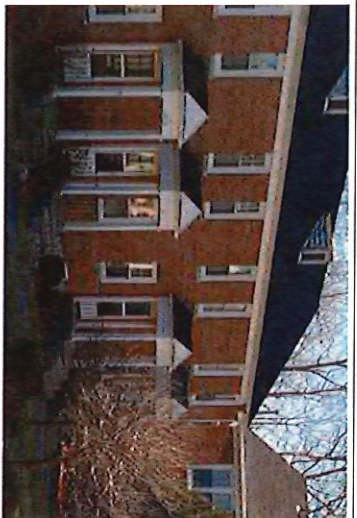
PD CAT LLC
CAUV
Field Review Flag:

GENERAL INFORMATION

Routing No. 0036-02 007-00
Class Residential
Living Units 1
Neighborhood 340R0022
District
Zoning
Alternate Id
Tax District Springfield Corp. Scsd

Property Notes

Note Codes:



3400600006800042 12/13/2023

Land Information

Type	Size	Influence Factors	Influence %	Value
G-Homesite	G	0		21,000
Total Acres: 0		Legal Acres: 0.2000	NBHD Fact: 1.0000	

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	7,350	21,000	21,000	0	21,000
Building	40,820	116,640	116,640	0	69,890
Total	48,170	137,640	137,640	0	90,890

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

Entrance Information

Date	ID	Entry Code	Source
04/11/24	LB	10-Adv	3-Other
08/13/18	CPS	R-Review	3-Other
09/29/17	AGS	10-Adv	3-Other
08/31/11	JCW	5-Occupant Not Home	3-Other
01/10/06	GS		

Sales/Ownership History

Transfer Date	Price	Type	Validity
07/02/24	80,000	2-Land & Building	0-Valid Sale
04/04/19	88,000	2-Land & Building	R-Related
07/12/10	86,900		0-Valid Sale

Property Factors

Topo: 1-Level
Utilities: 1-All Public
Street/Road: 1-Paved
Traffic: 1-Light

Legal Description

Parcel Tieback:
Range - Township - Section: - - -
Legal Descriptions:
UNIT C
RIDGEWOOD CONDO ON NORTH PLUM STREET

Addl. Tieback:

Permit Information

Date Issued	Number	Price Purpose	Note	Status
01/17/06	06-050	ALT		Closed Permit

Deed Reference

Deed Type
Grantor
MULP LLC
ERLEWINE RYAN W & SARAH E
FIPPIN KRISTI SULLIVAN
WD-General Warranty Deec NORTH PLUM DEVELOPMENT LLC

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 1525 C N PLUM ST

Parcel Id: 340-06-00006-800-042

LUC: 550-RESIDENTIAL CONDOMINIUM

Card: 1 of 1

Tax Year: 2025

Printed: 03/31/26

Dwelling Information

Story height	2	Total Rooms	5
Exterior Walls	2-Brick	Bedrooms	2
Style	16-Condo	Family Rooms	0
Year Built	1950	Full Baths	1
Eff Year Built	1950	Half Baths	0
Year Remodeled		Addl. Fixtures	2
Kitchen Remod		Total Fixtures	5
Bath Remod			
Basement	4-Full Bsmt		

Heat Type	3-Central Heat W/ Ac	Masonry Trim	
Fuel Type	2-Gas	Unfinished Area	
System Type	1-Hot Air	Rec Rm Size	
Attic	1-None	FBLA Size	476
Phy. Condition	A-Average Condition	Openings	
Int vs Ext	2-Same	# Car Bsmt Gar	

Stacks
Pre-Fab

Misc Qty

Grade C+
CDU AV-AVERAGE

Market Adj
% Complete 0
NBHD Fact 1

Functional Economic
% Good Ovr
NBHD Fact 1

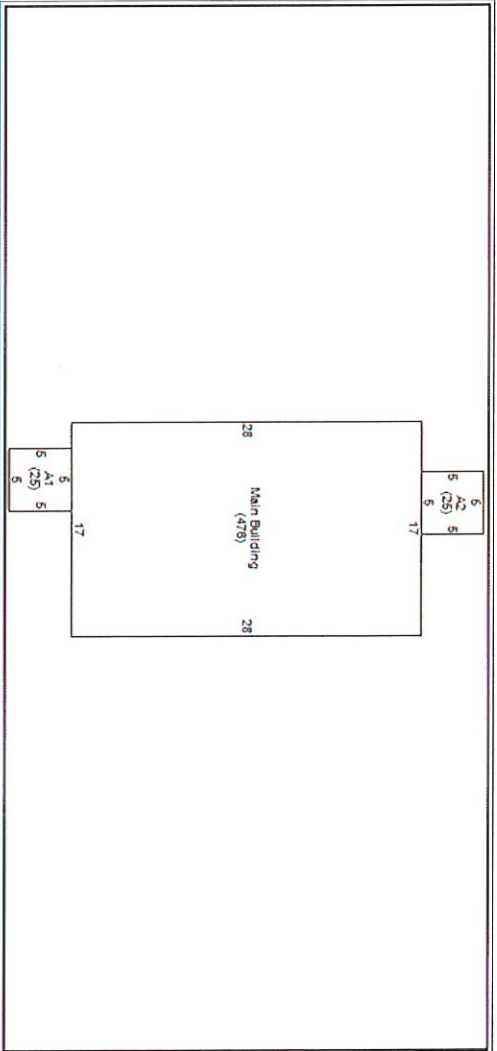
Dwelling Computations

Base Price	164,770	% Good	60
Plumbing		Market Adj	
Basement	0	Economic	
Heating	5,430	% Complete	
Attic	0	C&D Factor	
Other Features	22,200	Adj Factor	1
Subtotal	192,400	Additions	1,200
Ground Floor Area	476		
Total Living Area	952	Dwelling Value	116,640

Misc & Gross Building Values

Misc Building No
Gross Building:

Misc Adjusted Value



Line	Low	1st	2nd	3rd	Area	Yr Bld	Eff Yr	Grade	CDU	%Comp	Value
0					476						
1		1			25						1,200
2		28			25						800

Additions

Outbuilding Data

Type	Yr Bld	Eff Yr	Size	Area	Gr	Qty	ModCd	PH	FV	MA	%Comp	Value
------	--------	--------	------	------	----	-----	-------	----	----	----	-------	-------

Condominium / Mobile Home Information

Complex Name	Number
Condo Model	Unit Type
Unit Number	Unit View
Unit Level	Model (MH)
	Model Make (MH)

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Stus : 1531 A N PLUM ST

Map ID: 340-06-00006-800-044

LUC: 550-RESIDENTIAL CONDOMINIUM

Card: 1 of 1

Tax Year: 2025

Printed: 03/31/26

CURRENT OWNER

PD CAT LLC

GENERAL INFORMATION

Routing No. 0036-02 009-00
 Class Residential
 Living Units 1
 Neighborhood 340R0022
 District
 Zoning
 Alternate Id
 Tax District Springfield Corp. Secd

CAUV

Field Review Flag:

Property Notes

Note Codes:



3400600006800044 12/13/2023

Land Information

Type	Size	Influence Factors	Influence %	Value
G-Homesite	G	11,761		21,000

Total Acres: .27 Legal Acres: 0.2700 NBHD Fact: 1.0000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	7,350	21,000	21,000	0	21,000
Building	32,240	92,110	92,110	0	81,130
Total	39,590	113,110	113,110	0	102,130

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

Entrance Information

Date	ID	Entry Code	Source
04/11/24	LB	10-Adv	3-Other
08/13/18	CPS	R-Review	3-Other
09/29/17	AGS	10-Adv	3-Other
08/31/11	JCW	5-Occupant Not Home	3-Other
01/10/06	GS		

Permit Information

Date Issued	Number	Price	Purpose	Note	Status
06/25/07	07-1243		USE CHANG		Closed Permit
01/17/06	06-050		ALT		Closed Permit

Sales/Ownership History

Transfer Date	Price	Type	Validity
07/02/24	73,000	2-Land & Building	0-Valid Sale
03/15/19	157,800	2-Land & Building	
03/18/10			

Deed Reference Deed Type Grantor
 WD-General Warranty Deed DNA INVESTMENTS LLC
 MULP LLC
 NORTH PLUM DEVELOPMENT LLC

Property Factors

Topo: 1-Level
 Utilities: 1-All Public
 Street/Road: 1-Paved
 Traffic: 1-Light

Legal Description

Parcel Tieback: Addl. Tieback:
 Range - Township - Section: - -
 Legal Descriptions: RIDGEWOOD CONDO ON NORTH PLUM
 UNIT 1531A

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 1531 A N PLUM ST

Parcel Id: 340-06-00006-800-044

LUC: 550-RESIDENTIAL CONDOMINIUM

Card: 1 of 1

Tax Year: 2025

Printed: 03/31/26

Dwelling Information

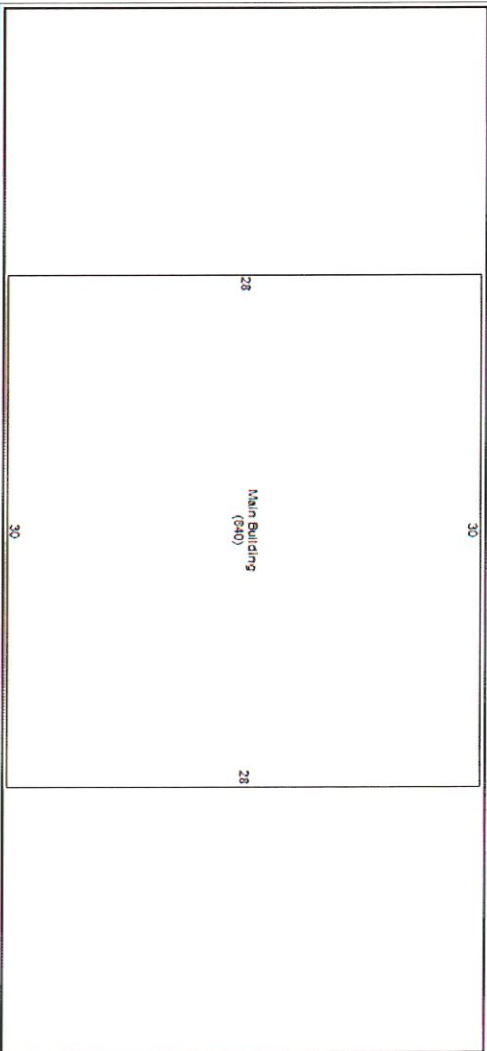
Story height	1	Total Rooms	4
Exterior Walls	2-Brick	Bedrooms	2
Style	16-Condo	Family Rooms	1
Year Built	1950	Full Baths	1
Eff Year Built		Half Baths	2
Year Remodeled		Addl. Fixtures	2
Kitchen Remod		Total Fixtures	5
Bath Remod			
Basement	1-None		
Heat Type	3-Central Heat W/ Ac	Masonry Trim	
Fuel Type	2-Gas	Unfinished Area	
System Type	1-Hot Air	Rec Rm Size	
Attic	1-None	FBLA Size	
Phy. Condition	A-Average Condition	Openings	
Int vs Ext	2-Same	# Car Bsmt Gar	
Stacks			
Pre-Fab			
Misc		Qty	
Grade	C+		
CDU	AV-AVERAGE	Functional Economic	
Market Adj		% Good Ovr	
% Complete	0	NBHD Fact	1
Cost & Design	0		

Dwelling Computations

Base Price	147,600	% Good	60
Plumbing		Market Adj	
Basement	-9,050	Functional Economic	
Heating	4,960	% Complete	
Attic	0	C&D Factor	1
Other Features	0	Adj Factor	1
Subtotal	143,510	Additions	
Ground Floor Area	840		
Total Living Area	840	Dwelling Value	86,110
Building Notes			

Misc & Gross Building Values

Misc Building No		Misc Adjusted Value	6000
Gross Building:			



Line	Low	1st	2nd	3rd	Area	Yr Bit	Eff Yr	Grade	CDU	%Comp	Value
0					840						

Outbuilding Data

Type	Yr Bit	Eff Yr	Size	Area	Gr	Qty	ModCd	PH	FV	MA	%Comp	Value

Condominium / Mobile Home Information

Complex Name	Number
Condo Model	Unit Type
Unit Number	Unit View
Unit Level	Model (MH)
	Model Make (MH)

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 1531 E N PLUM ST

Map ID: 340-06-00006-800-048

LUC: 550-RESIDENTIAL CONDOMINIUM

Card: 1 of 1

Tax Year: 2025

Printed: 03/31/26

CURRENT OWNER

PD CAT LLC
CAUV
Field Review Flag:

GENERAL INFORMATION

Routing No. 0036-02 013-00
Class Residential
Living Units 1
Neighborhood 340R0022
District
Zoning
Alternate Id
Tax District Springfield Corp. Secd

Property Notes

Note Codes:



3400600006800048 12/13/2023

Land Information

Type	Size	Influence Factors	Influence %	Value
G-Homesite	G	11,761		21,000
Total Acres: .27		Legal Acres: 0.2700	NBHD Fact: 1.0000	

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	7,350	21,000	21,000	0	21,000
Building	32,240	92,110	92,110	0	81,130
Total	39,590	113,110	113,110	0	102,130

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

Entrance Information

Date	ID	Entry Code	Source
04/11/24	LB	10-Adv	3-Other
08/13/18	CPS	R-Review	3-Other
09/29/17	AGS	10-Adv	3-Other
08/31/11	JCW	5-Occupant Not Home	3-Other
01/10/06	GS		

Permit Information

Date Issued	Number	Price	Purpose	Note	Status
06/25/07	07-1243		USE CHANGE		Closed Permit
01/17/06	06-050		ALT		Closed Permit

Sales/Ownership History

Transfer Date	Price	Type	Validity
07/02/24	71,000	2-Land & Building	0-Valid Sale
03/15/19			
12/26/14			

Deed Reference	Deed Type	Grantor
		MULP LLC
		DNA INVESTMENTS LLC
		WD-General Warranty Deed NORTH PLUM DEVELOPMENT LTD

Property Factors

Topo: 1-Level
Utilities: 1-All Public
Street/Road: 1-Paved
Traffic: 1-Light

Legal Description

Parcel Tieback:
Range - Township - Section: - -
Legal Descriptions:
RIDGEWOOD CONDO ON NORTH PLUM
UNIT 1531E
Addl. Tieback:

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 1531 E N PLUM ST

Parcel Id: 340-06-00006-800-048

LUC: 550-RESIDENTIAL CONDOMINIUM

Card: 1 of 1

Tax Year: 2025

Printed: 03/31/26

Dwelling Information

Story height	1	Total Rooms	4
Exterior Walls	2-Brick	Bedrooms	2
Style	16-Condo	Family Rooms	2
Year Built	1950	Full Baths	1
Eff Year Built		Half Baths	1
Year Remodeled		Addl. Fixtures	2
Kitchen Remod		Total Fixtures	5
Bath Remod			
Basement	1-None		
Heat Type	3-Central Heat W/ Ac	Masonry Trim	
Fuel Type	2-Gas	Unfinished Area	
System Type	1-Hot Air	Rec Rm Size	
Attic	1-None	FBLA Size	
Phy. Condition	A-Average Condition	Openings	
Int vs Ext	2-Same	# Car Bsmt Gar	
Stacks			
Pre-Fab			
Misc		Qty	

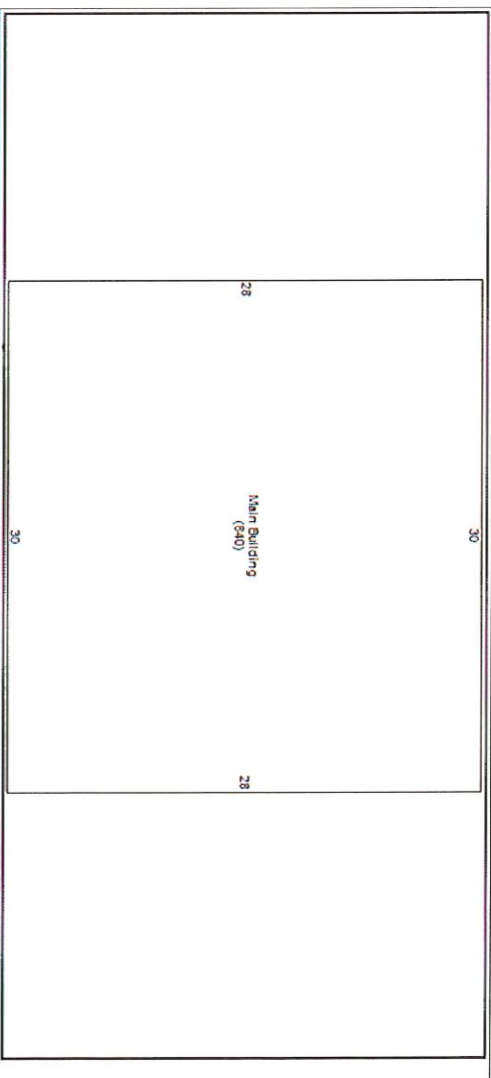
Grade	C+	Functional	
CDU	AV-AVERAGE	Economic	
Market Adj		% Good Ovr	
% Complete		NBHD Fact	1
Cost & Design	0		

Dwelling Computations

Base Price	147,600	% Good	60
Plumbing		Market Adj	
Basement	-9,050	Functional	
Heating	4,960	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	
Subtotal	143,510	Adj Factor	1
		Additions	
Ground Floor Area	840		
Total Living Area	840	Dwelling Value	86,110
Building Notes			

Misc & Gross Building Values

Misc Building No		Misc Adjusted Value	6000
Gross Building:			



Line	Low	1st	2nd	3rd	Area	Yr Bit	Eff Yr	Grade	CDU	%Comp	Value
0					840						

Outbuilding Data

Type	Yr Bit	Eff Yr	Size	Area	Gr	Qty	ModCd	PH	FV	MA	%Comp	Value

Condominium / Mobile Home Information

Complex Name		Number	
Condo Model		Unit Type	
Unit Number		Unit View	
Unit Level		Model (MH)	
		Model Make (MH)	

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Status : 1535 C N PLUM ST

Map ID : 340-06-00006-800-038

LUC: 550-RESIDENTIAL CONDOMINIUM

Card: 1 of 1

Tax Year: 2025

Printed: 03/31/26

CURRENT OWNER

PD CAT LLC
 CAUV
 Field Review Flag:

GENERAL INFORMATION

Routing No. 0036-02.016-00
 Class Residential
 Living Units 1
 Neighborhood 340R0022
 District
 Zoning
 Alternate Id
 Tax District Springfield Corp. Secd

Property Notes

Note Codes:



3400600006800038 12/13/2023

Land Information

Type	Size	Influence Factors	Influence %	Value
G-Homesite	G	0		21,000
Total Acres: 0		Legal Acres: 0.4700	NBHD Fact: 1.0000	

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	7,350	21,000	21,000	0	21,000
Building	40,820	116,640	116,640	0	69,890
Total	48,170	137,640	137,640	0	90,890

Manual Override Reason
 Base Date of Value
 Effective Date of Value
 Owner Occupied

Value Flag 1-COST APPROACH

Entrance Information

Date	ID	Entry Code	Source
04/11/24	LB	10-Adv	3-Other
08/13/18	CPS	R-Review	3-Other
09/29/17	AGS	10-Adv	3-Other
08/31/11	JCW	5-Occupant Not Home	3-Other

Permit Information

Date Issued	Number	Price Purpose	Note	Status

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
07/02/24						MULP LLC
06/07/24	88,000	2-Land & Building	8-Not Validated		OC-Quit Claim Deed	EASTHAM PROPERTIES LLC
06/01/20	80,000	2-Land & Building	0-Valid Sale		TD-Trustee'S Deed	HELLMUTH PATRICIA AGNES TRUSTEE
05/02/16						MEYER JASON PATRICK

Property Factors

Topo: 1-Level
 Utilities: 1-All Public
 Street/Road: 1-Paved
 Traffic: 1-Light

Legal Description

Parcel Tieback:
 Range - Township - Section: 28 - 29 -
 Legal Descriptions:
 THE RIDGEWOOD CONDOMINIUM ON NORTH PLUM STREET
 1535C

Addl. Tieback:

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 1535 C N PLUM ST

Parcel Id: 340-06-00006-800-038

LUC: 550-RESIDENTIAL CONDOMINIUM

Card: 1 of 1

Tax Year: 2025

Printed: 03/31/26

Dwelling Information

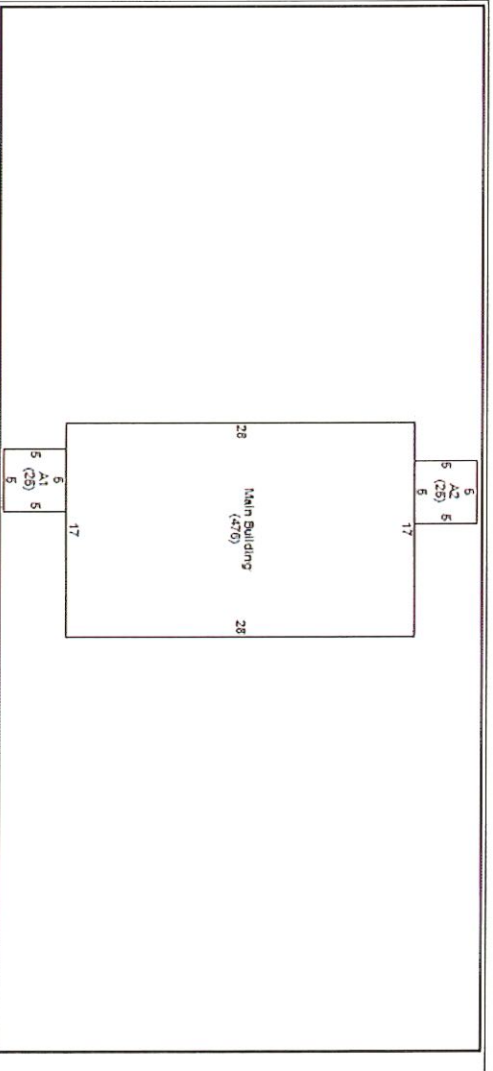
Story height	2	Total Rooms	5
Exterior Walls	2-Brick	Bedrooms	2
Style	16-Condo	Family Rooms	1
Year Built	1950	Full Baths	1
Eff Year Built		Half Baths	2
Year Remodeled		Addl. Fixtures	2
Kitchen Remod		Total Fixtures	5
Bath Remod			
Basement	4-Full Bsmt		
Heat Type	3-Central Heat W/ Ac	Masonry Trim	
Fuel Type	2-Gas	Unfinished Area	
System Type	1-Hot Air	Rec Rm Size	
Attic	1-None	FBLA Size	476
Phy. Condition	A-Average Condition	Openings	
Int vs Ext	2-Same	# Car Bsmt Gar	
Stacks			
Pre-Fab			
Misc		Qty	
Grade	C+		
CDU	AV-AVERAGE	Functional Economic	
Market Adj		% Good Ovr	
% Complete	0	NBHD Fact	1
Cost & Design	0		

Dwelling Computations

Base Price	164,770	% Good	60
Plumbing		Market Adj	
Basement	0	Functional Economic	
Heating	5,430	% Complete	
Attic	0	C&D Factor	1
Other Features	22,200	Adj Factor	1
Subtotal	192,400	Additions	1,200
Ground Floor Area	476		
Total Living Area	952	Dwelling Value	116,640
Building Notes			

Misc & Gross Buidng Values

Misc Building No		Misc Adjusted Value	
IDENTICAL BUIDL			



Line	Low	1st	2nd	3rd	Area	Yr Bld	Eff Yr	Grade	CDU	%Comp	Value
0					476						
1		1			25						1,200
2		28			25						800

Outbuilding Data

Type	Yr Bld	Eff Yr	Size	Area	Gr	Qty	ModCd	PH	FV	MA	%Comp	Value
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Condominium / Mobile Home Information

Complex Name	Number
Condo Model	Unit Type
Unit Number	Unit View
Unit Level	Model (MH)
	Model Make (MH)