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APPRAISAL REPORT FOR

9150-9158 W Grand Avenue

LOCATED AT

**9150-9158 W Grand Avenue,
Franklin Park,
Cook County, Illinois, 60131**

AS OF

August 24, 2018

PREPARED FOR

**Mr. John Schneider
Director of Community
Development
Village of Franklin Park
9500 W Belmont Ave
Franklin Park, IL 60131**

PREPARED BY

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September 17, 2018

Mr. John Schneider
Director of Community Development
Village of Franklin Park
9500 W Belmont Ave
Franklin Park, IL
60131

Re: Appraisal
9150-9158 W Grand Avenue, Franklin Park,
Cook County, Illinois, 60131

Dear Mr. Schneider:

At your request, we have prepared an appraisal for the above referenced property, which may be briefly described as follows:

The subject property is a 9,709± sf, one-story, single-tenant industrial building that was constructed in 1950. The improvement, which comprises two interconnected structures, is situated on an 11,152± sf corner site zoned I-1, Restricted Industrial District, in Franklin Park, Illinois. As of the valuation date, the structure was vacant and in uninhabitable condition. The property is currently offered for sale on the open market with the price subject to offer.

Please reference page 11 of this report for important information regarding the scope of research and analysis for this appraisal, including property identification, inspection, highest and best use analysis, and valuation methodology.

We certify that we have no present or contemplated future interest in the property beyond this estimate of values.

Your attention is directed to the Limiting Conditions and Assumptions section of this report (page 67). Acceptance of this report constitutes an agreement with these conditions and assumptions. In particular, we note the following:

Mr.. Schneider
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Hypothetical Conditions:

- There are no hypothetical conditions for this appraisal.

Extraordinary Assumptions:

- There are no Extraordinary Assumptions for this appraisal.

Based on the appraisal described in the accompanying report, subject to the Limiting Conditions and Assumptions, Extraordinary Assumptions and Hypothetical Conditions (if any), we have made the following value conclusions:

Current As Is Market Value:

The “As Is” market value of the Fee Simple estate of the property, as of August 24, 2018, is

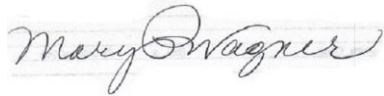
\$175,000

One Hundred Seventy Five Thousand Dollars

The market exposure time preceding August 24, 2018 would have been 6 to 12 months and the estimated marketing period as of August 24, 2018 is 6 to 12 months.

This report was prepared in conformance with FIRREA and USPAP appraisal guidelines as well as those of the Appraisal Institute.

Respectfully submitted,
Praedium Valuation Group



Mary Wagner, MAI
Illinois Certified General Real Estate Appraiser
License No. 553-001102
September 30, 2019

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Subject Photos



SOUTHEAST ELEVATION – 9150 GRAND AVENUE



SOUTHWEST ELEVATION – 9158 GRAND AVENUE



**EAST ELEVATION – 9150 W. GRAND AVENUE
AND MUNICIPAL PARKING LOT**



NORTHEAST ELEVATION – 9150 W. GRAND AVENUE



NORTH ELEVATION – 9150 AND 9158 W. GRAND AVENUE



NORTH ELEVATION – 9158 W. GRAND AVENUE



GRAND AVENUE – EAST VIEW



GRAND AVENUE – WEST VIEW



WILLOW STREET – NORTH VIEW



WILLOW STREET – SOUTH VIEW

Summary of Important Facts and Conclusions

GENERAL

Subject:	9150-9158 W Grand Avenue, Franklin Park, Cook County, Illinois, 60131 The subject property is a 9,709± sf, one-story, single-tenant industrial building that was constructed in 1950. The improvement, which comprises two interconnected structures, is situated on an 11,152± sf corner site zoned I-1, Restricted Industrial District, in Franklin Park, Illinois. As of the valuation date, the structure was vacant and in uninhabitable condition. The property is currently offered for sale on the open market with the price subject to offer.
Owner:	Village of Franklin Park
Legal Description:	See addenda
Tax Identification:	12-27-303-018, 12-27-303-029
Date of Report:	September 17, 2018
Intended Use:	The intended use is for in establishing market value for disposition purposes.
Intended User(s):	The intended user is our client, Mr. John Schneider of Village of Franklin Park.
Assessed Value:	2017 Assessment: \$0 2017 Taxes: \$0 The subject property is tax exempt.
Sale History & Current Listing / Contract(s):	There have been no recorded transfers of the subject's ownership within the three years preceding the date of this report. The property is currently not under purchase contract; however, it is offered for sale on the open market for undisclosed amount.

PROPERTY

Land Area: Total: 11,152 square feet; 0.26 acres

Improvements:

	<u>Subject</u>
Building ID:	9150-9158 Grand Avenue
Year Built:	1950
Condition:	Poor and uninhabitable
Number of Stories:	1.00 story
Gross Building Area (GBA):	9,709 square feet
Rentable Area (RA):	9,709 square feet

Property Totals:	GBA	RA	Units
	9,709	9,709	1

Zoning: I-1, Restricted Industrial

Highest and Best Use of the Site: The highest and best use as vacant is to hold for future development or for an industrial build-to-suit in compliance with the I-1 zoning.

Highest and Best Use as Improved: To cure the deferred maintenance and continue use as a light industrial / commercial building.

VALUE INDICATIONS

Cost Approach:	N/A
Sales Comparison Approach:	\$175,000
Income Capitalization Approach:	N/A
Reconciled Values:	<u>As Is</u>
Value Conclusions	\$175,000
Effective Dates	August 24, 2018
Property Rights	Fee Simple

The market exposure time preceding August 24, 2018 would have been 6 to 12 months and the estimated marketing period as of August 24, 2018 is 6 to 12 months.

Key Analysis Points

Location

The subject property is located in the Village of Franklin Park, Illinois, a northwestern suburb of Chicago. The property is approximately 11.8 miles northwest of the Loop, 3.8 miles southeast of O'Hare airport, and 11.3 miles northwest of Midway Airport. Franklin Park is roughly bordered by Waveland and Seymour Avenues to the north, Des Plaines River Road and Elm Street to the east, I-294, Belmont Avenue, Grand Avenue, Fullerton Avenue and Armitage Avenue to the south, and the CNW railroad tracks and Mount Prospect Road to the west. Neighboring communities include River Grove to the east, Melrose Park and Northlake to the south, Bensenville to the west and Schiller Park and O'Hare International Airport to the north.

Franklin Park has sizeable industrial districts in the west end of the village, and in the northeast and southeast portions of the village. The local industrial market benefits from its proximity to the airport. The remaining areas are primarily residential, along with commercial districts along the thoroughfares in the village.

More specifically, the subject is located on the northwest corner of Grand Avenue and Willow Street. Grand Avenue is an east-west thoroughfare with an average daily traffic count of 26,000 vehicles per day at this location. It extends uninterrupted from the north fringes of Chicago's central business district through the village of Franklin Park west into Elmhurst. It is one of two arterial streets that cross the Des Plaines River, and as such, is a major route in the western suburban area. The land use varies depending on the location. The areas near the intersections with 25th Avenue or Mannheim Road are commercial districts and contain primarily commercial improvements. However, in the immediate subject area, the subject marks the border between a residential district to the east and an industrial district to the west. Improvements to the east along Grand Avenue are residential, including small apartment buildings and detached single-family residences. Improvements to the west on Grand Avenue are industrial. The Grand Avenue underpass is one block west and the improvements on the north side of the street between Willow Street and the underpass are all smaller, older industrial buildings. The area to the west of the underpass includes a modern, newer industrial building, some vacant land and some commercial and mixed-use improvements. The subject is compatible with surrounding property uses.

Grand Avenue is an east-west thoroughfare. Mannheim Road to the west and River Road to the east are north-south thoroughfares. Interstate 294 is accessible approximately three miles north of the subject and access to I-90 is approximately 4.5 miles from the subject. Metra Rail serves the community with two lines and two stations. The Milwaukee District West line has a depot at 3148 Rose Street while the North Central Line has a station at 9280 Belmont. Public bus service is available as well. O'Hare International Airport is located less than four miles northwest of the subject.

Approximately 40% of Franklin Park's land use is residential, 15% is commercial and 45% is industrial. There are supporting commercial properties located along the area's primary thoroughfares (i.e. Mannheim Road and Grand Avenue et al). The majority of the residential and industrial improvements in the area range in age from 30 to 60 years, though there are scattered newer properties. Land use within the immediate area includes industrial properties to the west and north, and commercial properties further west, but improvements to the east are residential. The subject is compatible with the surrounding uses to the north and west. Given that there is a multifamily building across the street to the east, an intense industrial use of the subject would not be compatible.

In summary, the subject property is located on the east edge of an industrial area, just east of the Grand Avenue underpass. It benefits from its corner location on Willow Street, which provides access to its overhead door on the east elevation of the building, and from the paved alley along the rear lot line which provides access to the rear of the site. Grand Avenue provides good visibility for certain industries which require it. Properties to the west lack access from Grand Avenue and have less visibility due to the underpass. Overall, the subject has an average industrial location within the Village, and would appeal to a user that requires visibility.

Property Description

The subject property is a 9,709± sf, one-story, single-tenant industrial building that was constructed in 1950. The improvement, which comprises two interconnected structures, is situated on an 11,152± sf corner site zoned I-1, Restricted Industrial District, in Franklin Park, Illinois. The subject, previously in use as a kennel/dog day care center, has been vacant for about six years.

The subject was originally constructed as two separate buildings on two separate PINs, but the buildings have been opened up to one another with one oversized opening in the center of the buildings. The area could be filled and the buildings could again operate separately. Currently, the west portion, known as 9158 Grand, has a reception area at the front, with a dog grooming area and washroom behind. There are two large open areas in the remainder of this space. The front open area has a roof with a central pitched glass roof section. The window frames and joists are deteriorating and some of the panes are cracked resulting in leaks in the area. The rear open area has a trench type floor drain running through the area from north to south. The concrete floor in this portion of the building is in poor condition, with signs of possible mold. There had been an overhead door at the rear of this area, leading to the alley, however it has been filled in with concrete block.

The east portion of the building, known as 9150 Grand, has modestly finished office area at the southeast portion of the space. One of the offices has a washroom within it, however, the plumbing fixtures have not been installed (toilet and sink). There is a second washroom in this area having one toilet and sink. The remainder of the area is divided into three unfinished warehouse type areas having concrete floors, concrete block

or brick walls and exposed wood deck ceilings. At the very rear of the space is a receiving area which has 15.5' clear ceiling heights. One overhead garage door leads into the receiving area with access from Willow Street. There are gaps around the overhead door which need to be filled / sealed to secure the building and protect it from the elements. Additionally there is a small circular opening in the roof in this area which needs to be filled.

Deferred Maintenance

At the time of the property inspection, the subject's structures were vacant and in uninhabitable condition. Per the 2015 Village inspection, there are rotten joist in the roof by the skylight that need to be addressed by the structural engineer. The skylight has broken glass and deteriorating window frames, causing rain water to leak inside the building. Additionally, there are some holes in the wall throughout the building that require patching and repainting, and damaged doors and missing drains that need replacement. The concrete floor in the rear room of the westerly structure, located at 9158 W. Grand Avenue, has a trench drain that needs to be repaired, and also appears to be growing mold*. Moreover, the office area needs refurbishing, and one washroom, which currently lacks plumbing fixtures, requires renovations. All mechanical systems in both buildings, including electrical, plumbing, and heating, are non-operational. The electrical system needs to be brought up to the municipal code, the plumbing system needs new fixtures, and the heating system needs new furnaces/heaters. Per the Village's report, there are existing fire code violations that need to be remedied, including a possible installation of a sprinkler system.

*Mold can be a problem in any property, but especially in those where there is an excessive amount of moisture or humidity present. Testing and identification of specific molds is beyond the scope of this appraisal and we are not liable for mold that may or may not be present at the property. Molds occur naturally in the environment and are ubiquitous. They can grow on virtually any organic substance, as long as moisture and oxygen are present. Among the common source of moisture are leaky roofs, defective plumbing, drainage problems, and high-humidity rooms (such as laundry rooms). Molds can cause health problems because they may produce allergens, i.e. substances that can cause allergic reactions, and in some cases, potentially toxic substances called mycotoxins. Experts disagree, however, on the levels of mold exposure that cause health problems. The appraiser is not an expert on mold detection and analysis and such services are beyond the scope of work of this appraisal. The client is encouraged to retain the services of a qualified health professional or industrial hygienist to provide specific mold detection and diagnostic services. This appraisal assumes that the subject is free of mold and any other contamination.

Parking Requirements

There is paved and striped street parking for 11 cars immediately adjacent to the subject's east lot line, however this property belongs to the municipality and is not for the exclusive use of the subject property. Per the village representative, Mr. Andrew Smolen, the Village will likely require additional parking, which will either need to be created

inside the building due to lack of surface area outside, or by demolishing part of the property for outdoor parking.

Scope of Work

According to the Uniform Standards of Professional Appraisal Practice, it is the appraiser's responsibility to develop and report a scope of work that results in credible results that are appropriate for the appraisal problem and intended user(s). Therefore, the appraiser must identify and consider: the

- the client and intended users;
- the intended use of the report;
- the type and definition of value;
- the effective date of value;
- assignment conditions;
- typical client expectations; and
- typical appraisal work by peers for similar assignments.

This appraisal is prepared for Mr. John Schneider, Village of Franklin Park. The problem to be solved is to arrive at an opinion of the market value of the fee simple interest in the subject property 'as is'.

The definition of market value used in this appraisal is found in *The Dictionary of Real Estate Appraisal, 6th edition* (Chicago: Appraisal Institute, 2015), and the same definition can also be found in the Code of Federal Regulations; "12 CFR, part 34, subpart C-Appraisal 34.42 (g).

The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

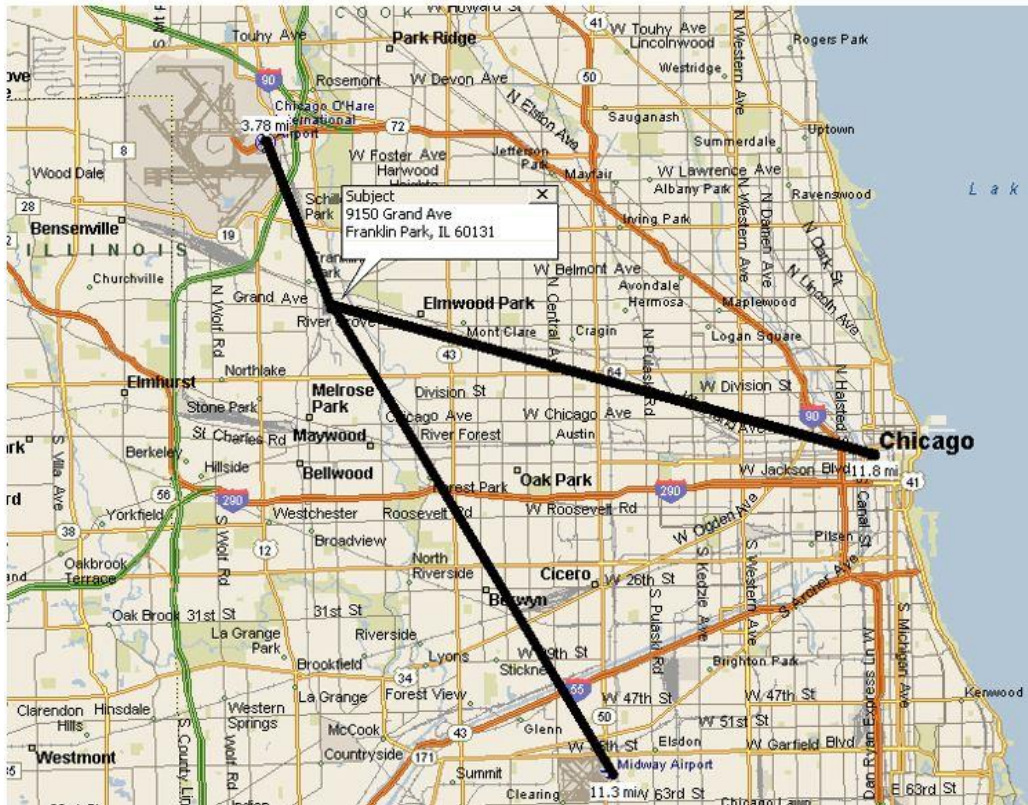
- Buyer and seller are typically motivated;
- Both parties are well informed or well advised, and acting in what they consider their best interests;
- A reasonable time is allowed for exposure in the open market;
- Payment was made in cash in U.S. dollars or in terms of financial arrangements comparable 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.

The intended use is to assist our client in establishing market value for disposition purposes. The intended user is our client, Mr. John Schneider of Village of Franklin Park.

SCOPE OF WORK	
Report Type:	This is an Appraisal Report as defined by the Uniform Standards of Professional Appraisal Practice under Standards Rule 2-2(a). This format provides a summary or description of the appraisal process, subject and market data and valuation analyses.
Property Identification:	The subject has been identified by the Assessor's parcel number and legal description.
Inspection:	An interior and exterior observation of the subject property has been made, and photographs taken.
<u>Valuation Analyses</u>	
Cost Approach:	A cost approach was not applied as the age of the improvements make depreciation difficult to measure, and this approach to value is not typically used by purchasers for this type of property.
Sales Comparison Approach:	A sales comparison approach was applied as there is adequate data to develop a value estimate and this approach reflects market behavior for this property type.
Income Capitalization Approach:	An income capitalization approach was not applied as most single-tenant buildings of this size are owner occupied. Therefore, the income capitalization approach is not necessary to produce credible assignment results.
Hypothetical Conditions:	There are no hypothetical conditions for this appraisal.
Extraordinary Assumptions:	There are no Extraordinary Assumptions for this appraisal.

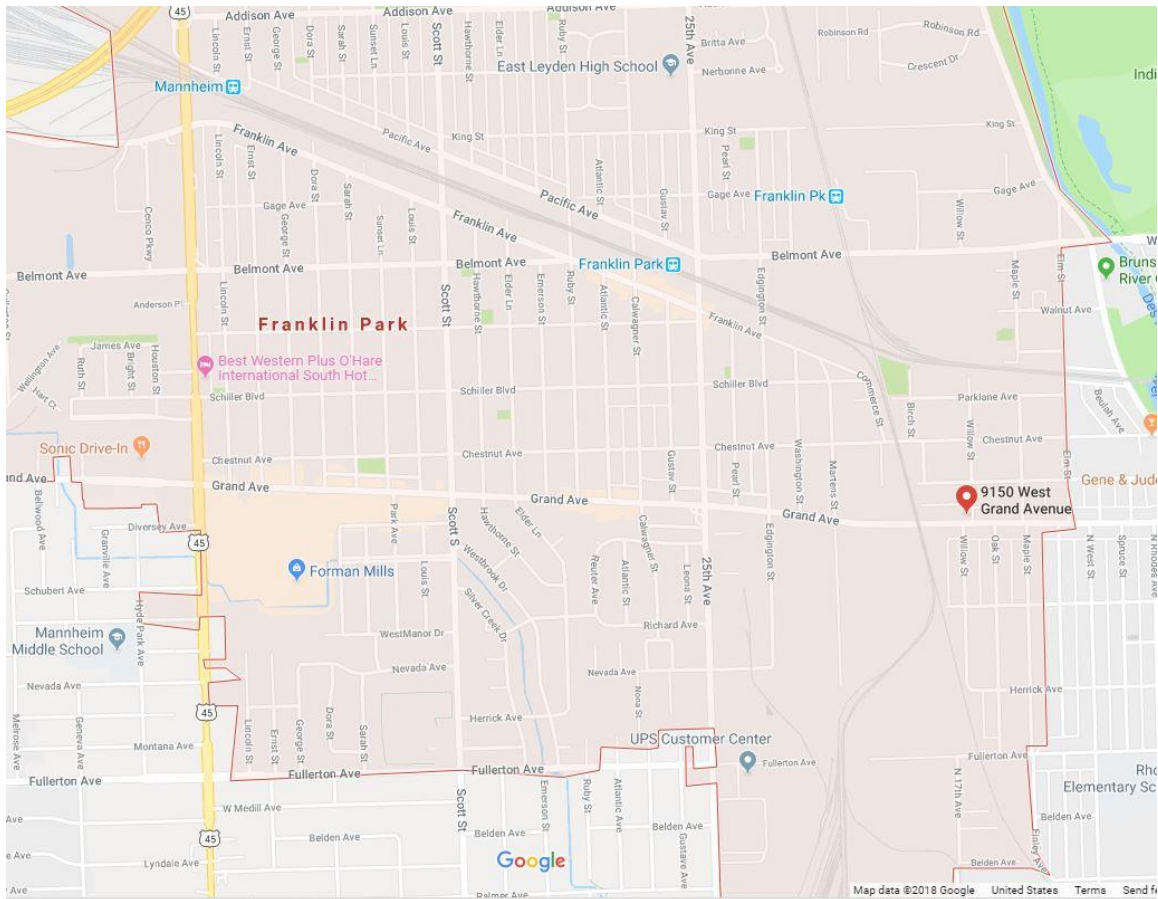
Market Area Analysis

Location Map



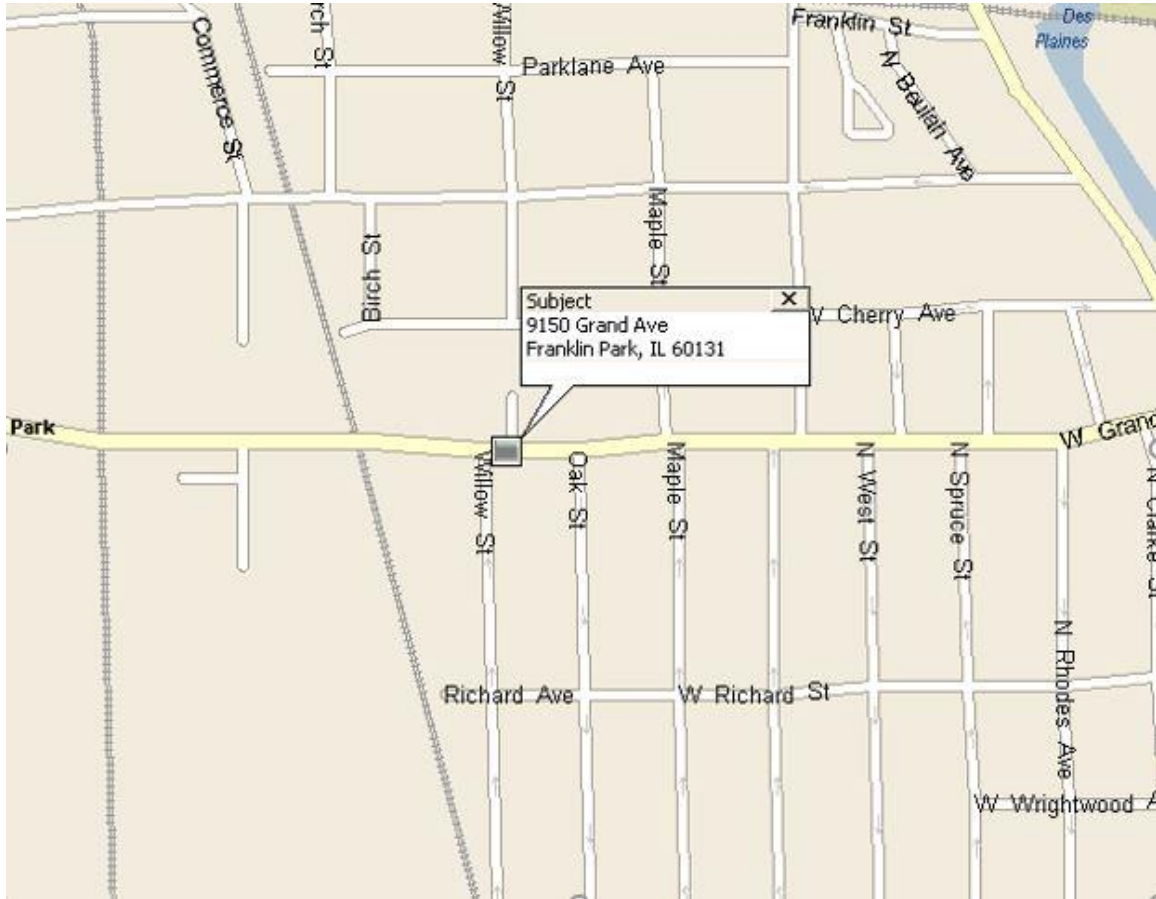
The subject property is located in the Village of Franklin Park, approximately 11.8 miles northwest of the Loop, 3.8 miles southeast of O'Hare airport, and 11.3 miles northwest of Midway Airport.

Community Map



The subject is located in the Village of Franklin Park, approximately one mile southeast of the of the “Franklin Park” station along the Metra Rail’s North Central Service and Milwaukee District West lines. The subject has proximate expressway access 3.7 mile north to I-90/94. Bus route 319 runs along Grand Avenue in proximity to the subject.

Neighborhood Map



Market Area Location and Boundaries

The subject property is located in the Village of Franklin Park, approximately 11.8 miles northwest of the Loop, 3.8 miles southeast of O'Hare airport, and 11.3 miles northwest of Midway Airport.

The major employers in the Chicago market area are as follows:


CHICAGO AREA MAJOR EMPLOYERS 2017

2017 Top Employers – Chicago		Local Employees	% Change from 2016
1.	U.S. Government	41,500	-3
2.	Chicago Public Schools	35,447	-1
3.	City of Chicago	31,160	1
4.	Cook County	21,316	3
5.	Advocate Health Care	19,049	1
6.	Northwest Memorial Healthcare	16,667	6
7.	University of Chicago	16,583	1
8.	JPMorgan Chase & Co.	15,701	3
9.	State of Illinois	14,690	9
10.	Amazon.com Inc.	13,240	N/A
11.	United Continental Holdings Inc.	12,994	-14
12.	Walgreens Boots Alliance Inc.	12,751	1
13.	Northwestern University	10,847	6
14.	Presence Health	10,225	0.4
15.	Wal-Mart Stores Inc.	10,220	34.5
16.	Abbott Laboratories	9,860	0.6
17.	Jewel-Osco	9,660	N/A
18.	University of Illinois at Chicago	9,566	11.4
19.	American Airlines Group Inc.	9,520	2.4
20.	Rush University Medical Center	9,402	3.5
21.	Chicago Transit Authority	9,373	-0.9
22.	AT&T Inc.	9,200	17.9
23.	University of Chicago Medical Center	9,161	N/A
24.	Allstate Corp.	7,670	-0.4
25.	Employco USA Inc.	7,657	N/A
<i>Source: Crain's Chicago Business</i>			

The nation's unemployment rate as of July 2018 was 3.9%, according to the Bureau of Labor Statistics. The Illinois unemployment rate as of June 2018 was 4.3%, while the Chicago metro area rate was 4.2%. Overall, the state of Illinois and the Chicago metro area have recently lagged roughly 0.3% behind the national unemployment rate.

Population Trends

The following chart details the household income and population within one mile, three-mile, and five-mile radii of the subject property:

			
Demographic and Income Comparison Profile			
9158 Grand Ave, Franklin Park, Illinois, 60131			
Rings: 1, 3, 5 mile radii			
Prepared by Esri			
Latitude: 41.92922			
Longitude: -87.85525			
	1 mile	3 miles	5 miles
Census 2010 Summary			
Population	13,927	173,696	505,290
Households	4,930	60,337	181,650
Families	3,465	42,407	123,238
Average Household Size	2.82	2.86	2.76
Owner Occupied Housing Units	3,571	40,542	118,659
Renter Occupied Housing Units	1,359	19,795	62,991
Median Age	36.9	36.2	37.3
2018 Summary			
Population	13,843	173,881	507,782
Households	4,878	60,187	182,074
Families	3,408	41,981	122,530
Average Household Size	2.83	2.87	2.77
Owner Occupied Housing Units	3,429	39,023	114,153
Renter Occupied Housing Units	1,449	21,164	67,921
Median Age	38.4	37.4	38.4
Median Household Income	\$56,926	\$58,434	\$60,792
Average Household Income	\$71,451	\$75,958	\$83,955
2023 Summary			
Population	13,754	173,275	507,676
Households	4,836	59,859	181,889
Families	3,376	41,688	122,050
Average Household Size	2.84	2.88	2.77
Owner Occupied Housing Units	3,477	39,575	115,954
Renter Occupied Housing Units	1,359	20,285	65,935
Median Age	39.7	38.6	39.3
Median Household Income	\$61,416	\$63,315	\$66,016
Average Household Income	\$79,922	\$84,550	\$93,246
Trends: 2018-2023 Annual Rate			
Population	-0.13%	-0.07%	0.00%
Households	-0.17%	-0.11%	-0.02%
Families	-0.19%	-0.14%	-0.08%
Owner Households	0.28%	0.28%	0.31%
Median Household Income	1.53%	1.62%	1.66%

Population

The populations of the one-mile and three-mile radii cited above are expected to decline minimally, while there is no change expected for the five-mile radius between 2018 and 2023 while.

Household Income

The 2018 median household income within a one-mile radius of the subject property was \$56,926, while household incomes are higher at \$58,434 and \$60,792 for the three-mile and five-mile radii, respectively. These income levels are below the median income for the Chicago Metropolitan area as a whole, which was \$66,020 as of 2017. Median household incomes for all of the radii cited are expected to grow at an annual rate of at least 1.53% per year through 2023, which suggests income growth will lag behind the projected inflation.

Housing Trends

Median Real Property Selling Prices

The subject property is located in the Village of Franklin Park. Median selling prices over the last three years for detached, attached, and 2-4 unit properties in the subject's market area are as follows:

MLS 131: FRANKLIN PARK								
Property Type	7/1/2015-6/30/2016		7/1/2016-6/30/2017		7/1/2017-6/30/2018		% Change	% Change
	# Units	Med. Price	# Units	Med. Price	# Units	Med. Price	Prior Year	Most Recent Yr.
Detached	209	\$170,500	252	\$183,500	210	\$200,000	7.6%	9.0%
Attached	16	\$117,500	9	\$130,000	10	\$153,000	10.6%	17.7%
2-4 Unit	10	\$156,650	1	\$121,200	6	\$277,450	-22.6%	128.9%

Median selling prices for all three type of properties are up as of the recent two periods, with 2-4 units showing an increase of 128.9% in the most recent period, however there was only one sale of this property type in 2016, and therefore, there is not enough data to arrive at a discernable trend. Overall, the sales volume remains steady in the area. Additionally, the market area's median sales prices for detached properties were below the median sale price for detached properties in the Chicago metropolitan area as a whole, which was \$235,000 as of 2017. The market is considered to be improving.

Industrial Market

The local industrial market has been performing very well in recent years. The following statistics have been taken from CBRE Marketview, 1st Q, 2018.

CBRE Marketview Chicago Industrial, 1st Q, 2018

Submarket	Rentable Building Area (Sq. Ft.)	Availability Rate (%)	Vacancy Rate (%)	User Sales (Sq. Ft.)	Leasing Activity (Sq. Ft.)	Net Absorption YTD (Sq. Ft.)	Under Construction (Sq. Ft.)	Average Net Asking Lease Range (\$/Sq. Ft./Yr)	
McHenry County (1)	21,710,522	4.2	3.1	75,767	11,150	-665,687	0	2.75	to 4.00
Lake County (2)	82,816,306	5.0	3.9	75,711	216,375	361,755	603,500	4.25	to 6.75
NE Cook County (3)	61,688,823	4.2	2.4	105,703	147,314	-370,854	368,167	4.00	to 7.25
NW Cook County (4)	30,985,487	5.7	4.5	12,000	156,316	53,769	0	4.75	to 5.05
N Kane County (5)	29,168,406	10.9	7.1	20,000	118,137	76,715	74,836	4.95	to 5.25
N DuPage County (6)	42,796,891	5.8	3.3	30,600	524,541	898,295	300,000	5.00	to 6.00
O'Hare (7)	109,748,473	3.5	2.1	438,520	546,637	1,050,386	242,378	4.00	to 8.25
City North (8)	103,854,671	3.5	2.6	184,030	250,448	484,485	0	5.00	to 10.00
Near West Suburbs (9)	96,728,249	5.7	3.8	547,519	219,377	389,276	1,096,733	2.75	to 5.25
West Suburbs (10)	42,026,590	3.4	2.6	113,195	144,761	122,970	250,000	5.00	to 6.50
Central Kane & DuPage (11)	37,469,104	8.8	3.9	550,000	126,013	-278,493	0	3.95	to 5.50
Far West Suburbs (12)	68,364,733	5.3	3.4	396,914	147,431	125,805	169,250	3.85	to 5.75
Southwest Suburbs (13)	68,585,356	5.4	2.5	176,591	380,957	842,830	0	2.75	To 5.25
Far SW Suburbs (14)	88,045,551	10.6	7.3	274,710	856,392	1,054,825	1,667,196	3.75	To 6.00
City South (15)	143,223,405	3.4	2.4	225,000	728,479	1,056,446	380,994	3.50	To 7.00
South Suburbs (16)	60,499,360	2.6	1.0	94,450	854,277	1,496,909	296,180	2.95	To 3.75
Joliet Area (17)	75,437,855	9.6	8.3	19,688	675,436	216,869	3,996,843	3.25	To 4.50
Chicago Metro Area Subtotal	1,163,149,782	5.4	3.6	3,340,398	6,104,041	6,916,301	9,446,077	4.95	
Northwest Indiana (18)	31,076,371	5.7	3.8	0	59,595	166,146	0	3.45	To 4.75
Kenosha/Racine (19)	63,619,325	5.0	3.8	407,090	420,184	477,640	307,850	3.95	To 5.15
Total	1,257,845,478	5.4	3.6	3,747,488	6,583,820	7,560,087	9,753,927	4.91	

According to CBRE “The Chicago industrial market ended Q1 2018 with a 5.4% availability rate, the lowest rate recorded since CBRE started tracking the market 22 years ago. This rate reflects a 60-basis-point (bps) decline from last quarter and is 620 bps lower than the record-high posted the first half of 2010, during the Great Recession.

The sharp decline in available space is due to the large amount of transaction activity that occurred since the beginning of the year. Leasing activity was up 14% compared to 2017 and totaled 6.6 million sq. ft. User sales posted an even larger gain and ended the quarter at 3.7 million sq. ft., an increase of 45% compared to one year ago. This activity helped the market post its 31st consecutive quarter of positive net absorption and ended the quarter at 7.6 million sq. ft.

The subject is located in the “Near West Suburbs” submarket as defined by CBRE. The indicated vacancy rate is 3.8 %, down from the previous quarter which was reported at 4.1% in the Near West Suburbs submarket and the current availability rate is 5.7%, down from the 6.2%, reported in the previous quarter.

New industrial development has been plentiful in Franklin Park over the past few years, with some major projects including:

10601 Franklin (Bridge Development) – 3 building speculative industrial development currently under construction with a total of 720,000+- sf of building area.

9401 Grand Avenue (Digital Realty) – New owner-user 470,000 sf data center on site of former Motorola campus.

11333 Addison Street (Pritzker Realty Group) – Spec 194,260 sf industrial building

3400 Wolf Road (Panattoni Development) – Speculative 481,089 sf industrial building

10510 Seymour Avenue (RREEF / Molto) – Speculative 367,389 sf industrial building

3300 N. River Road – Planned 98,000 industrial spec building

10601 and 10701 Seymour (Centerpoint Properties) Two planned spec buildings having a total of 560,000+- sf.

Former Centrella Property – (Molto) – Two large spec industrial buildings having a total of 475,000+- sf

SEC County Line Road and Copenhagen Road –Large spec industrial building under construction.

Franklin Park has been the location for a significant amount of speculative industrial development for a few primary reasons: its proximity to O’Hare International Airport; the proposed EOWA project; availability of a solid labor pool; and excellent rail and truck infrastructure. These new buildings are typically being constructed on sites that were formerly improved with older, obsolete industrial product. While Franklin Park is at a disadvantage to neighboring municipalities to the west in DuPage County due to effective property tax rates, Franklin Park has been successful in attracting developers by offering the Cook County Class 6b tax incentive which results in significantly reduced property taxes for 12 years. Also, the industrial land in the village is within an Enterprise Zone

and there are TIF districts as well. While the market for larger spec industrial developments has been very healthy, the local industrial market for smaller, older industrial buildings such as the subject has seen less growth. Overall, the local industrial market is performing very well.

Market Area Summary

The market conditions in which a property exists will change over the life of an asset. Generally a neighborhood passes through four stages, briefly described as follows:

- Growth, during which time the neighborhood is establishing and gaining public favor and acceptance.
- Stability, which is a static period evidenced by a lack of available land for continued new development.
- Decline, during which time shifting neighborhood use patterns result in a secondary location.
- Redevelopment, which results in a removal of or renovation of outdated improvements and construction of more modern improvements.

Overall, the subject's Franklin Park location indicates stable demographic trends and a housing market that's trending upward. There has been a significant amount of new industrial product in Franklin Park in recent years. Due to the preceding, the subject's location remains in the stability to growth phase of the market life cycle, and the local industrial market is trending upward.

Property Description

The subject property is a 9,709± sf, one-story, single-tenant industrial building that was constructed in 1950. The improvement, which comprises two interconnected structures, is situated on an 11,152± sf corner site zoned I-1, Restricted Industrial District, in Franklin Park, Illinois. As of the valuation date, the structure was vacant and in uninhabitable condition. The property is currently offered for sale on the open market with the price subject to offer.

Land Summary						
Parcel ID	Gross Land Area (Acres)	Gross Land Area (Sq Ft)	Usable Land Area (Acres)	Usable Land Area (Sq Ft)	Topography	Shape
12-27-303-018, 12-27-303-029	0.26	11,152	0.26	11,152	Level	Rectangular

SITE

Location: The subject property is located at the northwest corner of W Grand Avenue and Willow Street in the village of Franklin Park.

Current Use: Industrial building

Site Size: Total: 0.26 acres; 11,152 square feet

Usable: 0.26 acres; 11,152 square feet

Shape: The site is rectangular in shape.

Frontage/Access: The subject property has good access with frontage as follows:

W Grand Avenue: 73 feet
Willow Street: 154.65 feet

The site is a non-signalized, corner lot.

Visibility: Unobstructed

Topography: Level

Soil Conditions: The soil conditions observed at the subject appear to be typical of the region and adequate to support development.

Utilities: Electricity: The site is served by public electricity.
Sewer: City sewer
Water: City water
Natural Gas: The site is served by public gas
Underground Utilities: Underground Utilities

Adequacy: The subject's utilities are typical and adequate for the market area.

Site Improvements: Fenced parking for two cars in the rear of the building.

Flood Zone: The subject is located in an area mapped by the Federal Emergency Management Agency (FEMA). The subject is located in FEMA flood zone X, which is not classified as a flood hazard area.

FEMA Map Number: 17031C0386J

FEMA Map Date: August 19, 2008

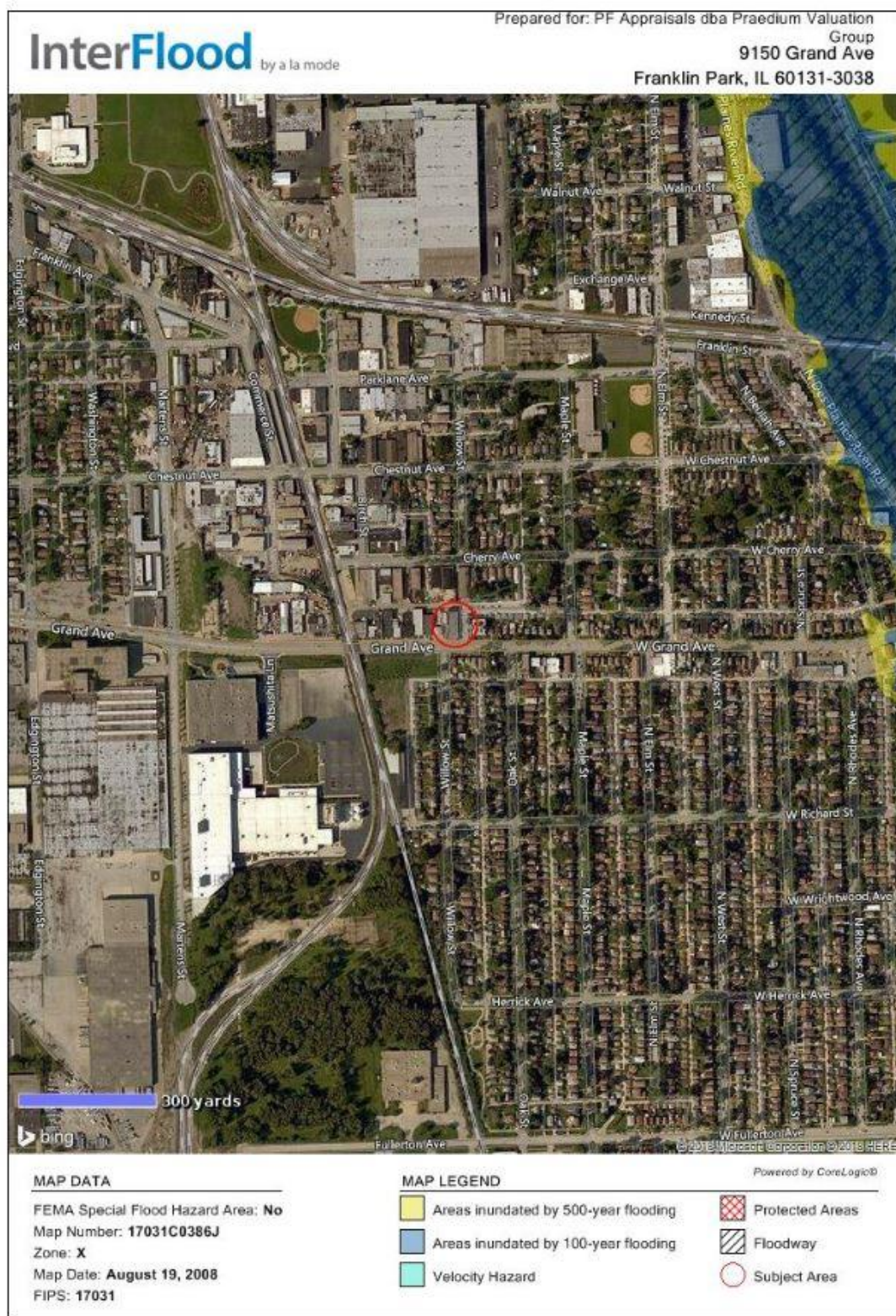
The subject is outside the 500 year flood plain. The appraiser is not an expert in this matter and is reporting data from FEMA maps.

Environmental Issues: There are no known adverse environmental conditions on the subject site.

Encumbrance
Easements: There no known adverse encumbrances or easements. Please reference Limiting Conditions and Assumptions.

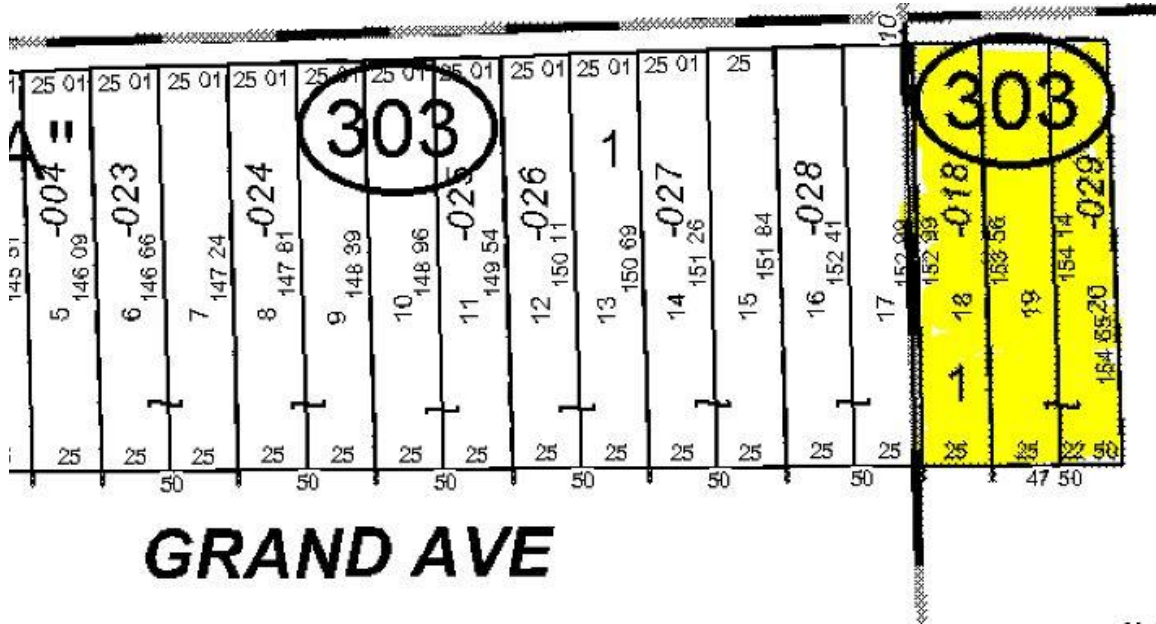
Site Comments: The site has average and typical utility.

Flood Map



Source: Cook County GIS

Tax Map



Improvements Description	
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Development/Property Name:	9150-9158 W Grand Avenue
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Property Type:	Industrial
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Overview:	The subject property is a 9,709± sf, one-story, single-tenant industrial building that was constructed in 1950. The improvement, which comprises two interconnected structures, is situated on an 11,152± sf corner site zoned I-1, Restricted Industrial District, in Franklin Park, Illinois. As of the valuation date, the structure was vacant and in uninhabitable condition. The property is currently offered for sale on the open market with the price subject to offer.
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GENERAL	
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Building Identification:	9150-9158 Grand Avenue
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Building Description:	Industrial
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Construction:	Brick
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Construction Quality:	Average
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Year Built:	1950
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Effective Age:	40 years
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Remaining Useful Life:	10 years
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Condition:	Poor and uninhabitable
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Appeal/Appearance:	Average
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Areas, Ratios & Numbers:	Number of Stories: 1.00 Gross Building Area: 9,709 square feet Rentable Area: 9,709 square feet
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FOUNDATION, FRAME & EXTERIOR	
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Foundation:	Poured concrete footings
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Basement/Sublevels:	None
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Basement Use:	N/A
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Structural Frame:	Wood and masonry
Exterior:	Brick
Windows:	Glass block
Roof/Cover:	Wood deck / Unknown

INTERIOR

Interior Layout:	Average
Floor Cover:	Ceramic tiles and concrete floors
Walls:	Painted concrete and drywall
Ceilings & Ceiling Height:	Primarily exposed wooden truss; 12' ceiling clearance in the warehouse area 15.5' ceiling clearance in the receiving area
Lighting:	Incandescent and fluorescent lighting
Washrooms:	Plumbing lines in place for three, single-user washrooms and one shower area (former dog grooming area); fixtures in place in two of the washrooms, but not in the third one. The water service to the building has been turned off.
Office Space:	Approximately 12% of gross building area (GBA). The office is in poor condition and in need of renovation.
Loading Facilities:	One drive-in door at the subject's easterly property line.

MECHANICAL SYSTEMS

Heating:	None. During the property inspection, one ceiling suspended unit was noted; however, it is reportedly non-functional.
Cooling:	None
Electrical:	Electrical work including distribution within the building will be required prior to occupancy. The electric service is currently disconnected. Per the 2015 Village of Franklin Park property inspection, the subject's electrical system does not comply with the municipal code requirements.
Plumbing Condition:	Non-operational. The water service to the building has been shut off.

Sprinkler: None. Upon the sale of the property, the new owner will be required to install a sprinkler system.

Elevators/Escalators: 0

PARKING

Number of Spaces: There is small outdoor area for up to 3 parking spaces in the rear of the westerly building, located at 9158 Grand Ave. The subject is non-compliant with respect to on-site parking requirements.

PROPERTY ANALYSIS

Deferred Maintenance: At the time of the property inspection, the subject's structures were vacant and in uninhabitable condition. Per the 2015 Village inspection, there are rotten joist in the roof by the skylight that need to be addressed by the structural engineer. The skylight has a broken glass and deteriorating window frames, causing rain water to leak inside the building. Additionally, there are some holes in the wall throughout the building that require patching and repainting, and damaged doors and missing drains that need replacement. The concrete floor in the rear room of the westerly structure, located at 9158 W. Grand Avenue, has a trench drain that needs to be repaired, and also appears to be growing mold. Moreover, the office area needs refurbishing, and one washroom, which currently lacks plumbing fixtures, requires renovations. All mechanical systems in both buildings, including electrical, plumbing, and heating, are non-operational. The electrical system needs to be brought up to the municipal code, the plumbing system needs new fixtures, and the heating system needs new furnaces/heaters. Per the Village's report, there are existing fire code violations that need to be remedied, including a possible installation of a sprinkler system (see the Village of Franklin Park report in the addenda).

Capital Improvements: None

Comments: The property has low ceiling heights for an industrial building, but they are typical of buildings of like age and size in this market area. The space is compartmentalized, however many partitions are wood frame and drywall and can be relatively cheaply demolished. Currently, the "finished" area comprises an estimated 12% of the gross building area. Structural walls separate the two buildings, and another load bearing wall

separates the receiving area from the remainder of the 9150 building. The subject has limited loading facilities, consisting of one overhead drive-in door at the easterly property line, and very limited on-site parking for three cars. Per the Village building code, the new property owner may be required to install a sprinkler system, and per the zoning requirement, more on-site parking spaces will need to be created.

Americans With Disabilities Act

Please reference the Limiting Conditions and Assumptions section of this report on page 69.

Hazardous Substances

Please reference the Limiting Conditions and Assumptions section of this report on page 69.

Interior Photos



LOBBY



DOG BOARDING AREA



REAR ROOM AT NORTHWEST ELEVATION



REAR ROOM – TRENCH DRAINING AND MOLD



DOG TRAINING AREA



STORAGE ROOM



STORAGE ROOM



OFFICE AREA



WASHROOM WITH PLUMBING FIXTURES



WASHROOM WITHOUT PLUMBING FIXTURES



WATER HEATER ROOM



ELECTRICAL ROOM

Assessment and Taxes

Taxing Authority Cook County

PINs: 12-27-303-018-0000, 12-27-303-029-000

Assessment Year 2017 Board Certified

Real estate in Cook County is reassessed every three years. Taxes are payable in arrears in two installments. The first installment is an estimated bill based on the prior year's tax rate and assessed value. The second installment is then adjusted to reflect changes in assessed valuation or tax rates for that year. Taxes for 2017 are paid in 2018.

The subject property is owned by the Village of Franklin Park and is tax exempt.

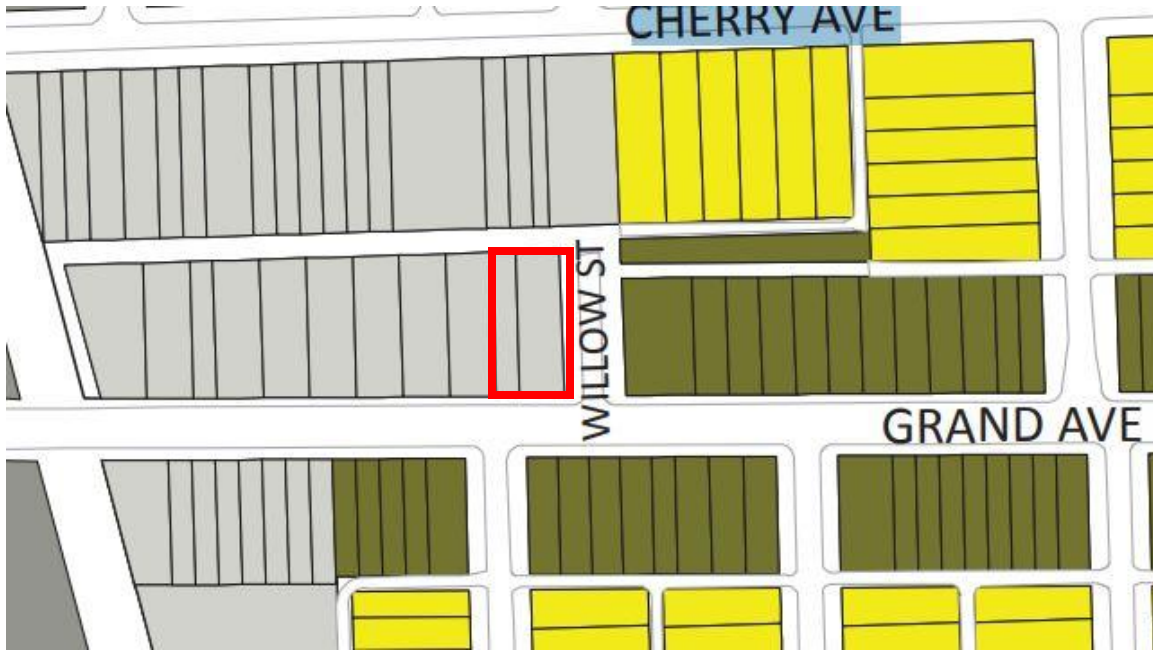
Zoning

The subject is zoned I-1, Restricted Industrial District by the Village of Franklin Park.

Zoning District:	I-1 Restricted Industrial District	
Purpose:	“...to provide an environment suitable for industrial activities that do not create appreciable nuisances or hazards, or that require a pleasant, hazard and nuisance-free environment.”	
	<u>Industrial:</u>	Manufacturing, building materials sales and storage, distribution facility/terminal, fur processing, glass products production and sales, laboratories, research and testing, light machinery production, warehousing, and storage.
Permitted Uses:	<u>Public/Civic:</u>	Government buildings
	<u>Commercial:</u>	Accessory uses, restaurants, medical clinics, professional offices, warehousing and storage
	<u>Conditional:</u>	Dwelling units (watchmen’s quarters only), manufacturing, planned developments, and automotive repair and service center.
Minimum Lot Size:	6,000 <i>sf</i>	
Max. Bldg. Height:	None	
Yard Req.:	<u>Front:</u>	15 ft
	<u>Side:</u>	10 ft
	<u>Rear:</u>	15 ft
Maximum Floor-Area-Ratio (FAR):	1.8:1	
Parking Requirements:	2.0 spaces per each 3 employees	
Source: Village of Franklin Park Zoning Ordinance		

The subject is a legal, non-conforming use of the site. It is non-conforming with respect to on-site parking, assuming that a business occupying the space would have more than three employees

Zoning Map



The subject is zoned I-1, Restricted Industrial District by the Village of Franklin Park

LEGEND

- R-1 Single Family
- R-2 Single Family
- R-3 General Residence
- R-4 General Residence
- R-5 General Residence
- DT-1 Downtown Core
- DT-2 Downtown Mix
- DT-3 Downtown General
- DT-4 Downtown Edge
- C-1 Neighborhood Convenience
- C-2-1 Community Shopping
- C-3 General Commercial
- C-M Commercial Manufacturing
- I-1 Restricted Industrial
- I-2 General Industrial
- Municipal Property
- Park



SCALE 1"=600'

Highest and Best Use

Land is appraised as though vacant and available for development to its highest and best use, and the appraisal of improvements is based on their actual contribution to the site.

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. The four criteria the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum profitability.¹

Highest and Best Use – “As If Vacant”

1. Legally Permissible: Private restrictions, zoning, building codes and other regulations establish use that are legally permitted. As indicated in the zoning section of this report, the subject is zoned I-1, Restricted Industrial. The current zoning allows for a variety of industrial improvements, along with some commercial and institutional uses. There are no known deed restrictions preventing development of the site in accordance with the existing I-1 zoning requirements.
2. Physically Possible: Factors such as the size, shape, terrain, accessibility of land and the risk of natural disasters such as floods or earthquakes affect the use to which vacant land can be used. In the case of the subject, the site is adequate in terms of size, frontage, terrain and depth to accommodate most types of developments permitted by the subject's I-1 zoning.
3. Financially Feasible: There is land available for future development to the west of the underpass. Although there have been a substantial number of large-scale spec industrial projects in the village, there has been little to new development of small-scale neighborhood industrial, such as the subject lot would accommodate. Current rental rates and property values do not justify the cost of speculative new development of this type (small-scale neighborhood industrial) in the market area. Given current market conditions, the financially feasible use if vacant would be to hold for future development or for an industrial or permissible commercial build-to-suit.
4. Maximally Productive: Of the financially feasible uses, the one creating the highest present land value is the most profitable use of the site as if vacant. Under current economic conditions, the most probable use would be to hold for future development or for an industrial build-to-suit.

The highest and best use as vacant is to hold for future development or for an industrial build-to-suit in compliance with the I-1 zoning.

Highest and Best Use – “As Improved”

The subject property is in average condition.

Three options exist for the improvements:

1. Raze the improvements and redevelop the site
2. Renovate or significantly alter the improvements
3. Leave the improvements “as is” with the exception of curing any deferred maintenance

Based on our analysis, it is our opinion that the value of the property, as improved, is greater than the value of the subject site as vacant. The subject property consists of a 68-year-old, one-story, masonry constructed light industrial type building in poor condition. The building contains an aggregate building area of approximately 9,709 square feet. To the best of our knowledge, the subject’s existing improvements are a legally permissible use of the site, aside from the parking requirement. The present improvements are in below average condition for the age of the building, and there is deferred maintenance. The ceiling heights are low by modern standards, but are typical of a building of this age in this market area.

Therefore, the highest and best use of the subject property, as improved, is for a continuation of its current use as an industrial type property, after the deferred maintenance is cured.

Highest and Best Use, As Improved – Conclusion

Given the market value of the site as improved, and the approximate value of the subject site as vacant, as supported by recent land sales, the market value of the property as improved is considered to be greater than the value of the site as vacant. Therefore, the Highest and Best Use of the subject property “as improved” is: To cure the deferred maintenance and continue use as a light industrial / commercial building.

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 Capitalization Approach
3. The Sales Comparison Approach

Cost Approach

The Cost Approach is based on the principle that a prudent buyer would not pay more for a property than the cost of obtaining a similar site and having similar improvements constructed on the site. The land and the improvements are separately valued. The land is valued based on sales of comparable sites, adjusting their sale prices for differences indicated by the market. The replacement cost new of the improvements is estimated, and then adjusted for depreciation. The depreciated value of the improvements is then added to the value of the land to arrive at an estimate of value for the subject by the Cost Approach.

The Cost Approach is summarized as follows:

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

Sales Comparison Approach

The Sales Comparison Approach is based on the principle that a prudent buyer would not pay more to purchase a property than it would cost to purchase a similar alternative property. The first step in this approach is to collect sale prices (or asking prices) for properties that are comparable to the subject. These sales are then analyzed using common units of comparison, such as price per square foot, price per dwelling unit, or price per acre, depending on the property type. The unit prices that are derived are then adjusted for differences between the comparable sales and the subject. An adjusted unit price is applied to the subject, resulting in an estimate of value by the Sales Comparison Approach.

Income Capitalization Approach

The Income Capitalization Approach is based on the principle that a prudent buyer will pay no more for an income-producing property than the value of the projected income capitalized (or discounted) to a current lump-sum value at a given rate of return. This approach forecasts a gross income for the subject, which is reduced to a net income by deducting a vacancy allowance and reasonable expenses. The net income is then capitalized (or discounted) based on a rate that is required in the market, taking into account the perceived risks and benefits that would apply to owning the subject property.

The capitalization process results in an estimate of value by the Income Capitalization Approach.

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.

Analyses Applied

A **cost analysis** was considered and was not developed because the age of the improvements make depreciation difficult to measure, and this approach to value is not typically used by purchasers for this type of property.

A **sales comparison analysis** was considered and was developed because there is adequate data to develop a value estimate and this approach reflects market behavior for this property type.

An **income analysis** was considered and was not developed, because most single-tenant buildings of this size are owner occupied. Therefore, the income capitalization approach is not necessary to produce 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 principles of supply and demand, balance, substitution and externalities. The following steps describe the applied process of the Sales Comparison Approach.

The procedure for the sales comparison approach is outlined in *The Appraisal of Real Estate*, Fourteenth Edition, published in 2013, as the following:

- 1) Research the competitive market for information on sales transactions, listings, and offers to purchase or sell involving properties that are similar to the subject in terms of characteristics such as condition, location, and land use constraints. The goal is to find a set of comparable sales as similar as possible to the subject property.
- 2) Verify the information by confirming that the data obtained is factually accurate and that the transactions reflect arm's-length market considerations. Verification may elicit additional information about the market.
- 3) Select relevant units of comparison (e.g., price per acre, price per square foot, price per front foot) and develop a comparative analysis for each unit. The goal here is to define and identify a unit of comparison that explains market behavior.
- 4) Look for differences between the comparable sale properties and the subject property using the elements of comparison. Then adjust the price of each sale property to reflect how it differs from the subject property or eliminate that property as a comparable. This step typically involves using the most comparable sales properties and then adjusting for any remaining differences.
- 5) Reconcile the various value indications produced from the analysis of comparables into a single value indication or a range of values.

Comparables

We have researched five comparables for this analysis. These sales are documented on the following pages followed by a location map and analysis grid. All sales have been researched through numerous sources, inspected and verified by a party to the transaction or by public records.

Comp	Address City	GBA Land To Building Ratio	Price Date	Price Per SF Year Built	Ceiling Height	Comments
Subject	9150-9158 W Grand Franklin Park	9,709 1.15	N/A N/A	N/A 1950	12-15.5 feet	The subject is a 31,175 square foot office / warehouse type building having 19.5% office area, 14' clear ceiling heights, one dock and is fully sprinklered. The building is in above average condition.
1	11201 Franklin Ave Franklin Park	10,142 2.69	\$200,000 4/21/2017	\$19.72 1989	13.5 feet	This is a one-story, single tenant industrial property, previously in use for newspaper publishing. At the time of sale, the building was in below average condition. The new owner subsequently refurbished the office space, installed new sprinkler system, new lighting, and a new alarm system. There is a limited on-site parking.
2	10217 Franklin Ave Franklin Park	10,900 0.87	\$275,000 7/11/2018	\$25.23 Circa 1960	12 feet	This is a 1- and part 2-story, 2-unit industrial building, containing approximately 7,730 sf warehouse space on the ground level and 3,170 sf office area above. At the time of sale, the building was vacant. It has 12-foot ceiling height and (4) drive-in doors. Per the listing broker, Mr. Daly Gazaldo of Brown Commercial Group, at the time of sale the building was in "fair" condition. It was purchased by a general contractor for single-tenant occupancy. There is limited on-site parking for 7 cars.
3	10349 Franklin Ave Franklin Park	11,500 1.32	\$295,000 1/19/2018	\$25.65 1965	14 feet	This is one-story, single-tenant industrial building with 14-foot ceiling heights, (1) depressed loading dock, (1) drive-in door, and 13% of finished office space. The property is 100% air-conditioned. The building has no sprinkler system. There are 12 on-site parking spaces. Per the listing brokers, Mr. Jay Maher and Josh Will of NAI Hiffman, at the time of sale the building was in average physical condition.
4	3348 Washington St Franklin Park	7,700 1.97	\$199,000 4/20/2017	\$25.84 1970	12-14 feet	This is a one-story, single-tenant industrial/warehouse building with 12-14-foot ceiling heights, (1) exterior loading dock, and (1) drive-in door. The building is equipped with a sprinkler system. There is a limited on-site parking for 9 cars. Per the listing broker, Mr. Jim Milten of A. Jules Milten Industrial Realtors, the building was in "better than average" physical condition. The structure was purchased by the Franklin Park High School District and subsequently converted from industrial to institutional/educational use.
5	10459 Seymour Ave Franklin Park	8780 2.44	\$240,000 8/7/2017	\$27.33 1970	14 feet	This is a one-story, single-tenant industrial/warehouse property with 14-foot ceilings, (1) loading dock, (1) drive-in door, and 14% office space. The building has no sprinkler system. The property offers 12 on-site parking spaces. There was no listing broker involved in this sale transaction. Based on the exterior property inspection, the building appears to be in average physical condition.

Comparable 1



Transaction			
ID	4323	Date	4/21/2017
Address	11201 Franklin Ave	Price	\$200,000
City	Franklin Park	Price Per SF	\$19.72
State	IL	Transaction Type	Closed Sale
Tax ID	12-19-400-146-0000	Financing	Conventional
Grantor	11201 Franklin Avenue, LLC	Property Rights	Fee Simple
Grantee	Orland Franklin, LLC	Days on Market	Not Available
Legal Description	NA	Verification	CoStar ID: 3897181
Site			
Acres	0.6	Topography	Level
Land SF	27,237	Zoning	I-2
Parking Adequacy	12 spaces/ 1.18 per 1000 sf	Days On Market	Not Available
Land To Building Ratio	2.69	Environmental Issues	None Reported
		Encumbrance Or Easement	None Reported
		Flood Zone	X
Improvements & Financial Data			
Source For SF Area	Plat of Survey	Ceiling Height	13.5 feet
GBA	10,142	Construction	Masonry
No. of Units	1	Fire Sprinkler Type	Wet System
Year Built	1989	No. of Docks	
Condition	Below Average	No. of Truck Doors	5
		Percent Office	24.0%
Comments			

This is a one-story, single tenant industrial property, previously in use for newspaper publishing. At the time of sale, the building was in below average condition. The new owner subsequently refurbished the office space, installed new sprinkler system, new lighting, and a new alarm system. There is a limited on-site parking.

Comparable 2



Transaction			
ID	4329	Date	7/11/2018
Address	10217 Franklin Ave	Price	\$275,000
City	Franklin Park	Price Per SF	\$25.23
State	IL	Transaction Type	Closed Sale
Tax ID	12-21-317-001 through 003	Financing	Not Available
Grantor	Franklin Bldg Mgmt, LLC	Property Rights	Fee Simple
Grantee	Royal Metal Installations,	Days on Market	1084
Legal Description	NA	Verification	CoStar ID: 4373721

Site			
Acres	0.2	Topography	Level
Land SF	9,523	Zoning	C-M
Parking Adequacy	7 spaces/ 0.64 per 1000 sf	Environmental Issues	None Reported
Land To Building Ratio	0.87	Encumbrance Or Easement	None Reported
		Flood Zone	X
Improvements & Financial Data			
Source For SF Area	NA	Ceiling Height	12 feet
GBA	10,900	Construction	Masonry
No. of Units	2	Fire Sprinkler Type	None
Year Built	Circa 1960	No. of Docks	None
Condition	Fair	No. of Truck Doors	4
		Percent Office	29.0%

Comments

This is a 1- and part 2-story, 2-unit industrial building, containing approximately 7,730 sf warehouse space on the ground level and 3,170 sf office area above. At the time of sale, the building was vacant. It has 12-foot ceiling height and (4) drive-in doors. Per the listing broker, Mr. Daly Gazaldo of Brown Commercial Group, at the time of sale the building was in "fair" condition. It was purchased by a general contractor for single-tenant occupancy. There is limited on-site parking for 7 cars.

Comparable 3



Transaction			
ID	4332	Date	1/19/2018
Address	10349 Franklin Ave	Price	\$295,000
City	Franklin Park	Price Per SF	\$25.65
State	IL	Transaction Type	Closed Sale
Tax ID	12-21-315-067-0000	Financing	Conventional
Grantor	TJ Assemblies, Inc.	Property Rights	Fee Simple
Grantee	Artmarmalad, LLC	Days on Market	189
Legal Description	NA	Verification	CoStar ID: 4120897, Listing Brokers
Site			
Acres	0.4	Topography	Level
Land SF	15,232	Zoning	C-M
Parking Adequacy	12 spaces/ 1.04 per 1000 sf	Days On Market	189
Land To Building Ratio	1.32	Environmental Issues	None Reported
		Encumbrance Or Easement	None Reported
		Flood Zone	X
Improvements & Financial Data			
Source For SF Area	NA	Ceiling Height	14 feet
GBA	11,500	Construction	Masonry
No. of Units	1	Fire Sprinkler Type	None
Year Built	1965	No. of Docks	1
#REF!		No. of Truck Doors	1
Condition	Average	Percent Office	13.0%
Comments			

This is one-story, single-tenant industrial building with 14-foot ceiling heights, (1) depressed loading dock, (1) drive-in door, and 13% of finished office space. The property is 100% air-conditioned. The building has no sprinkler system. There are 12 on-site parking spaces. Per the listing brokers, Mr. Jay Maher and Josh Will of NAI Hiffman, at the time of sale the building was in average physical condition.

Comparable 4



Transaction			
ID	4330	Date	4/20/2017
Address	3348 Washington St	Price	\$199,000
City	Franklin Park	Price Per SF	\$25.84
State	IL	Transaction Type	Closed Sale
Tax ID	12-22-311-066-0000	Financing	Not Available
Grantor	3348 Washington, LLC	Property Rights	Fee Simple
Grantee	Lyden Community HS	Days on Market	268
Legal Description	NA	Verification	CoStar ID: 3887475

Site			
Acres	0.3	Topography	Level
Land SF	15,133	Zoning	R-2
Parking Adequacy	9 spaces/ 1.17 per 1000 sf	Days On Market	268
Land To Building Ratio	1.97	Environmental Issues	None Reported
		Encumbrance Or Easement	None Reported
		Flood Zone	X
Improvements & Financial Data			
Source For SF Area	NA	Ceiling Height	12-14 feet
GBA	7,700	Construction	Masonry
No. of Units	1	Fire Sprinkler Type	Wet System
Year Built	1970	No of Docks	1
#REF!		No. of Truck Doors	1
Condition	Above Average	Percent Office	10.0%

Comments

This is a one-story, single-tenant industrial/warehouse building with 12-14-foot ceiling heights, (1) exterior loading dock, and (1) drive-in door. The building is equipped with a sprinkler system. There is a limited on-site parking for 9 cars. Per the listing broker, Mr. Jim Milten of A. Jules Milten Industrial Realtors, the building was in "better than average" physical condition. The structure was purchased by the Franklin Park High School District and subsequently converted from industrial to institutional/educational use.

Comparable 5



Transaction			
ID	4331	Date	8/7/2017
Address	10459 Seymour Ave	Price	\$240,000
City	Franklin Park	Price Per SF	\$27.33
State	IL	Transaction Type	Closed Sale
Tax ID	12-20-201-075-0000	Financing	Conventional
Grantor	Falson Supply Co, Inc.	Property Rights	Fee Simple
Grantee	Saint Charles Road	Days on Market	Not Available
Legal Description	NA	Verification	CoStar ID: 3999261
Site			
Acres	0.5	Topography	Level
Land SF	21,403	Zoning	I-1
Parking Adequacy	12 spaces/ 1.37 per 1000 sf	Days On Market	Not Available
Land To Building Ratio	2.44	Environmental Issues	None Reported
		Encumbrance Or Easement	None Reported
		Flood Zone	X
Improvements & Financial Data			
Source For SF Area	NA	Ceiling Height	14 feet
GBA	8,780	Construction	Masonry
No. of Units	1	Fire Sprinkler Type	Wet System
Year Built	1970	No of Docks	2
#REF!		No. of Truck Doors	1
Condition	Average	Percent Office	14.0%
Comments			

This is a one-story, single-tenant industrial/warehouse property with 14-foot ceilings, (1) loading dock, (1) drive-in door, and 14% office space. The building has no sprinkler system. The property offers 12 on-site parking spaces. There was no listing broker involved in this sale transaction. Based on the exterior property inspection, the building appears to be in average physical condition.

Comparables Map



Analysis Grid

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

- Property Rights Sold
- Financing
- Conditions of Sale
- Market Trends
- Location
- Physical Characteristics

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

Analysis Grid		Comp 1		Comp 2		Comp 3		Comp 4		Comp 5	
Address	9150-9158 W Grand	11201 Franklin Ave	10217 Franklin Ave	10349 Franklin Ave	3348 Washington St	10459 Seymour Ave					
City	Franklin Park	Franklin Park	Franklin Park	Franklin Park	Franklin Park	Franklin Park					
State	Illinois	IL	IL	IL	IL	IL					
Date	8/24/2018	4/21/2017	7/11/2018	1/19/2018	4/20/2017	8/7/2017					
Price		\$200,000	\$275,000	\$295,000	\$199,000	\$240,000					
GBA	9,709	10,142	10,900	11,500	7,700	8,780					
GBA Unit Price		\$19.72	\$25.23	\$25.65	\$25.84	\$27.33					
Transaction Adjustments											
Property Rights	Fee Simple	Fee Simple	0.0%	Fee Simple	0.0%	Fee Simple	0.0%	Fee Simple	0.0%	Fee Simple	0.0%
Financing	Conventional	Conventional	0.0%	Not Available	0.0%	Conventional	0.0%	Not Available	0.0%	Conventional	0.0%
Conditions of Sale	Typical	Typical	0.0%	Typical	0.0%	Typical	0.0%	Typical	0.0%	Typical	0.0%
Adjusted GBA Unit Price		\$19.72	\$25.23	\$25.65	\$25.84	\$27.33					
Market Trends Through	8/24/2018	2.0%	2.7%	0.0%	0.0%	2.7%	2.1%				
Adjusted GBA Unit Price		\$20.25	\$25.23	\$25.65	\$26.54	\$27.91					
Location	Above Average	Sl. Superior	Sl. Superior	Sl. Superior	Sl. Inferior	Similar					
% Adjustment		-5%	-5%	-5%	5%	0%					
\$ Adjustment		-\$1.01	-\$1.26	-\$1.28	\$1.33	\$0.00					
Condition	Poor	Below Average	Fair	Average	Above Average	Average					
% Adjustment		-15%	-10%	-20%	-25%	-20%					
\$ Adjustment		-\$3.04	-\$2.52	-\$5.13	-\$6.64	-\$5.58					
Year Built	1950	1989	Circa 1960	1965	1970	1970					
% Adjustment		-5%	0%	0%	0%	0%					
\$ Adjustment		-\$1.01	\$0.00	\$0.00	\$0.00	\$0.00					
GBA	9,709	10,142	10,900	11,500	7,700	8,780					
% Adjustment		0%	0%	0%	0%	0%					
\$ Adjustment		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00					
Land To Building Ratio	1.15	2.69	0.87	1.32	1.97	2.44					
Parking Ratio GBA	0.32	1.18	0.64	1.04	1.17	1.37					
% Adjustment		-15%	0%	-3%	-10%	-15%					
\$ Adjustment		-\$3.04	\$0.00	-\$0.77	-\$2.65	-\$4.19					
Sprinkler	None	Wet System	None	None	Wet System	None					
% Adjustment		-5%	0%	0%	-5%	0%					
\$ Adjustment		-\$1.01	\$0.00	\$0.00	-\$1.33	\$0.00					
Percent Office	12%	24%	29%	13%	10%	14%					
% Adjustment		-3%	-3%	0%	0%	0%					
\$ Adjustment		-\$0.61	-\$0.76	\$0.00	\$0.00	\$0.00					
Ceiling Height	12.0-15.5 feet	13.5 feet	12 feet	14 feet	12-14 feet	14 feet					
% Adjustment		0%	0%	0%	0%	0%					
\$ Adjustment		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00					
No. Truck Doors With Levelers	0	1	0	1	1	1					
No. of Truck Doors	1	5	4	1	1	1					
% Adjustment		-5%	-3%	-2%	-2%	-2%					
\$ Adjustment		-\$1.01	-\$0.76	-\$0.51	-\$0.53	-\$0.56					
Building Configuration	1-story	1-story	1 & pt. 2-story	1-story	1-story	1-story					
% Adjustment		0%	3%	0%	0%	0%					
\$ Adjustment		\$0.00	\$0.76	\$0.00	\$0.00	\$0.00					
Adjusted GBA Unit Price		\$10.48	\$21.41	\$18.45	\$17.23	\$18.12					
Net Adjustments		-46.9%	-15.1%	-28.1%	-33.3%	-33.7%					
Gross Adjustments		52.2%	21.1%	28.1%	49.0%	37.9%					

Comparable Sale Adjustments

Property Rights

When real property rights are sold, they may be the sole subject of the contract or the contract may include other rights, less than all of the real property rights, or even another property or properties. Before the price of a comparable sale property can be used in sales comparison analysis, the appraiser first must ensure that the sale price of the comparable property applies to the property rights that are similar to those being appraised.

The subject has been valued on a fee simple basis. From what we have been able to establish, all of the property interests of the improved sales are fee simple; therefore, no additional adjustments are required for property rights conveyed.

Financing

The availability of financing affects both the supply of real estate and property values. In most cases, the cost and availability of financing have an inverse relationship; high interest rates and other costs usually are accompanied by a decline in the demand for credit. The adjustment for financing considers the differences in financing terms between the subject property and the comparable sales.

None of the exchanges indicated that unusual financing factors were employed that affected the sales price. The comparable sales are cash, are conventionally financed at market rates, or involve at terms equivalent to cash and therefore need no adjustments.

Conditions of Sale

If a comparable sale reflects unusual situations, we make appropriate adjustments for the motivations of the buyer and the seller, or for atypical conditions of sale. Situations requiring adjustment may include 1031 tax exchanges, assemblies, condemnation, sales between related parties, pending divorce, partnership dissolution and financial problems. Even an arm's-length transaction can reflect atypical motivations due to unusual tax considerations, lack of exposure on the open market, or complex eminent domain proceedings.

All comparables indicate typical sales conditions and no adjustments are necessary.

Economic Trends

Comparable sales that occurred under market conditions different from those applicable to the subject on the effective date of value require adjustment for any differences that affect their values. Adjustments for market conditions are made if general property values have appreciated or depreciated since the transaction dates due to inflation or deflation or a change in investors' perceptions of the market over time. If market conditions have not changed, no adjustment is required even though considerable time may have elapsed. In the market analysis section of this report, it was concluded that the subject's Franklin Park location indicates positive demographic trends, and an improving housing market.

The current industrial vacancy rate and asking rent in the immediate area are near the 5-year average.

Comps 1, 4, and 5 sold between 12 and 16 months ago, and upward adjustments are warranted. Comp 2 and 3, which sold within the last eight months, are generally similar in market conditions, warranting no adjustments.

Location

An adjustment for location within a market may be required when the locational characteristics of a comparable property are different from those of the subject property. Excessive locational differences may disqualify a property from use as a comparable.

The subject property is located on the east edge of an industrial area, just east of the Grand Avenue underpass. It benefits from its corner location on Willow Street, which provides access to its overhead door on the east elevation of the building, and from the paved alley along the rear lot line which provides access to the rear of the site. Grand Avenue has an average daily traffic count of 26,000 vehicles and provides good visibility for certain industries which require it. Properties to the west lack access from Grand Avenue and have less visibility due to the underpass. Overall, the subject has an above average industrial location within the Village.

Comps 1-3 are located on Franklin Avenue which has a relatively high traffic count for an industrial street, but an inferior traffic count to Grand Avenue. Also, these comps are located northwest of the subject, and have an advantage due to their proximity to O'Hare and the interstate. Proximity to the airport is typically less important to smaller neighborhood light industrial businesses than to large scale manufacturing, warehouse, logistics or distribution businesses. Overall, these three sales have a slight location advantage over the subject. Comp 4 warrants a modest upward adjustment for location due to its lower traffic count and similar distance from the interstate and O'Hare. Comp 5 is generally similar in location due to offsetting factors.

Physical Condition

The subject's structures were built in 1950. At the time of the property inspection, the improvement was vacant and in uninhabitable condition. Per the 2015 Village inspection, there are rotten joists in the roof by the skylight that need to be addressed by the structural engineer. The skylight has a broken glass and deteriorating window frames, causing rain water to leak inside the building. Additionally, there are some holes in the walls throughout the building that require patching and repainting, and damaged doors and missing drains that need replacement. The concrete floor in the rear room of the westerly structure, located at 9158 W. Grand Avenue, has a trench drain that needs to be repaired, and also appears to be growing mold. Moreover, the office area needs refurbishing, and one washroom, which currently lacks plumbing fixtures, requires renovations. All mechanical systems in both buildings, including electrical, plumbing, and heating, are non-operational. The electrical system needs to be brought up to the municipal code, the plumbing system needs new fixtures, and the heating system needs new furnaces/heaters.

Per the Village's report, there are existing fire code violations that need to be remedied, including a possible installation of a sprinkler system.

Comp 1: This is a one-story, single tenant industrial property, previously in use for newspaper publishing. At the time of sale, the building was in below average condition. The new owner subsequently refurbished the office space, installed new sprinkler system, new lighting, and a new alarm system. There is a limited on-site parking. Overall, Comp 1 is considered superior in condition as compared to the subject, and requires a downward adjustment.

Comp 2: This is a one- and part two-story, 2-unit industrial building, containing approximately 7,730 sf warehouse space on the ground level and 3,170 sf office area above. It is at a disadvantage to the subject due to its part two-story design. At the time of sale, the building was vacant. It has a 12-foot ceiling height and (4) drive-in doors. Per the listing broker, Mr. Daly Gazaldo of Brown Commercial Group, at the time of sale the building was in "fair" condition. It was purchased by a general contractor for single-tenant occupancy. There is limited on-site parking for 7 cars. Overall, Comp 2 was considered to be in superior condition as compared to the subject, and warrants a downward adjustment.

Comp 3: This is one-story, single-tenant industrial building with 14-foot ceiling heights, (1) depressed loading dock, (1) drive-in door, and 13% of finished office space. The property is 100% air-conditioned. The building has no sprinkler system. There are 12 on-site parking spaces. Per the listing brokers, Mr. Jay Maher and Josh Will of NAI Hiffman, at the time of sale the building was in average physical condition. As such, Comp 3 is considered superior in condition as compared to the subject, and requires a downward adjustment.

Comp 4: This is a one-story, single-tenant industrial/warehouse building with 12-14-foot ceiling heights, (1) exterior loading dock, and (1) drive-in door. The building is equipped with a sprinkler system. There is on-site parking for 9 cars. Per the listing broker, Mr. Jim Milten of A. Jules Milten Industrial Realtors, the building was in "better than average" physical condition. The structure was purchased by the Franklin Park High School District and subsequently converted from industrial to institutional/educational use. Overall, Comp 3 was considered to be in superior condition as compared to the subject, and is adjusted downward for this factor.

Comp 5: This is a one-story, single-tenant industrial/warehouse property with 14-foot ceilings, (1) loading dock, (1) drive-in door, and 14% office space. The building has no sprinkler system. The property offers 12 on-site parking spaces. There was no listing broker involved in this sale transaction. Based on the exterior property inspection, the building appears to be in average physical condition. As such, Comp 5 was considered to be in superior condition as compared to the subject, and warrants a downward adjustment.

Year Built / Age

The subject was building in 1950, which the comparable properties were constructed between 1960 and 1989. Comp 1 is a newer structure, and requires a downward adjustment for superior age. The ages of the remaining comparables were generally similar to slightly superior to that of the subject, but adjustments were accounted for in the “Condition” category. As such, Comps 2-5 required no additional adjustments in this category.

Size

Size adjustments are necessary when there are significant differences in building sizes. There is usually an inverse relationship between unit value and size with smaller buildings selling for a higher unit of value than larger buildings.

The subject building contains 9,709 SF, while the comparable sales range in size from 7,700 sf to 11,500 sf. The subject and all Comps are similar in size. No adjustments is indicated for this factor.

Land-to-Building Ratio / Parking Ratio

The subject’s land to building ratio is 1.15 to 1, and its parking ratio is 0.32 per 1,000 sf of GBA. The land-to-building and parking ratios of the comparables are as follows:

<u>L/B Ratio</u>	<u>Parking Ratio</u>
Comp 1: 2.69 to 1	1.18 per 1,000 sf
Comp 2: 0.87 to 1	0.64 per 1,000 sf
Comp 3: 1.32 to 1	1.04 per 1,000 sf
Comp 4: 1.97 to 1	1.17 per 1,000 sf
Comp 5: 2.44 to 1	1.37 per 1,000 sf

Comps 1 and 3-5 have superior land to building ratios and/or parking ratios as compared to the subject, and require downward adjustments. Comp 2 has a similar land-to-building/parking ratio, and warrants no adjustment.

Sprinkler System

The subject is not sprinklered. Brokers have reported that many buyers will pay a premium for a building with a sprinkler system in place due to the high cost of a retrofit, and the need for many users to have a sprinkler system, depending on their intended use. Additionally, if a building is to undergo a major renovation, which the subject will require, the Village of Franklin typically requires that a sprinkler system be added.

Comps 1 and 4 are fully sprinklered, and require downward adjustments for this factor. Comps 2, 3, and 5 have no sprinkler systems, and warrant no adjustments.

Percentage of Office Area

Approximately 12% of the subject's GBA is finished office area. Office build-out is more costly than basic warehouse build-out and most buyers will pay a premium for additional office area, particularly good quality office area, if they have a need for it. At a certain point, additional office space offers diminishing returns.

Comps 1 and 2, which contain between 24% and 29% office area, require downward adjustments for this factor. Comps 3-5, which include between 10% and 14% of office space, warrant no adjustments.

Clear Ceiling Height

The subject has a clear ceiling heights ranging from 12 to 15.5 feet to the base of the bow trusses, while the comparable sales reported ceiling clearances between 12 and 14 feet. The clearance is higher between the trusses, but most brokers quote the clear height to the bottom of the truss. Most users prefer a higher ceiling height, as it allows for more vertical storage of product.

The subject and comparable sales have similar clear ceiling heights. No adjustment is warranted.

Loading Facilities/ No. of Docks and Drive-in Doors

The subject has one overhead drive-in door. All Comps have a superior number of docks/ drive-in doors, and require various degrees of downward adjustment for this factor.

Building Configuration (Number of Stories)

The subject and Comps 1 and 3-5 are one-story buildings. Comp 2 has a less desirable one- and part two-story configuration. As such, Comp 2 requires an upward adjustment for this factor.

Sales Comparison Approach Conclusion

The adjusted values of the comparable properties range from \$10.48 to \$21.41 psf. The average is \$17.14 psf and the median is \$18.12 psf. All of the comparable properties are buildings in the subject's general market area.

In the final analysis, all of the value indications have been considered in arriving at our final reconciled value. Primary weight was given to Comps 2 and 3, which are the most recent sales. The adjusted average of Comps 2 and 3 is \$19.93 per square foot, while the adjusted average of all of the comps is \$17.14 per square foot. Therefore, our concluded value is in between the adjusted average of Comps 2 and 3 and the adjusted average of all of the comparables, or say \$18.00 per square foot. Calculations are as follows:

As Is Market Value

Indicated Value per GBA:	\$18.00
Subject Size:	9,709 sf
Indicated Value:	\$174,762
Rounded:	\$175,000

One Hundred Seventy Five Thousand Dollars

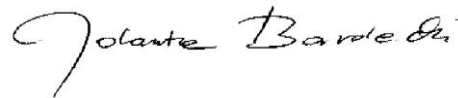
Certification Statement

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 are our personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- We 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.
- The appraiser has not performed any prior services regarding the subject within the previous three years of the appraisal date.
- We have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- Our engagement in this assignment was not contingent upon developing or reporting predetermined results.
- Our compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- Our analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- Jolanta Bardecki has made a personal inspection of the property that is the subject of this report. Mary Wagner, MAI, has not made a personal inspection of the property.
- Zsofia Kops, Research Analyst, researched the subject's Assessed values, Real Estate Taxes, Zoning and Sidwell and Flood maps. Zsofia also inputted the client's name and contact information. No one else provided significant real property appraisal assistance to the person(s) signing this certification.
- The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- As of the date of this report, Mary Wagner, MAI has completed the continuing education program of the Appraisal Institute.



Mary Wagner, MAI
Illinois Certified General Real Estate Appraiser
License No. 553-001102
License Expires September 30, 2019



Jolanta Bardecki
Illinois Certified General Real Estate Appraiser License
No. 553-001688
License Expires September 30, 2019

Addenda

Legal Description

Lot 18, 19 and 20 in Block 1 in Walter G. Mc Intosh Company's River Park Addition, being a Subdivision of part of Fractional Sections 27 and 34, Township 40 North, Range 12 East of the Third Principal Meridian, according to the Plat thereof recorded June 15, 1925 as Document 8944974 in Cook County, Illinois.

Permanent Real Estate Index Number(s): 12-27-303-029-0000

Address(es) of Real Estate: 9150 W. Grand Avenue, Franklin Park, Illinois 60131

This stamp processed pursuant to
Section 7-108-4 A (2) of the
Franklin Park Village Code
governing review of documents. BE
6-21-01



Source: Cook County Records

(708) 268-9001

PLAT OF SURVEY
BY
L.S.C.I.

12 E WILLOW ST. LOMBARD, ILLINOIS 60148

LEGAL DESCRIPTION
LOTS 18, 19, AND 20

IN BLOCK 1 IN WALTER G. MCINTOSH COMPANY'S RIVER BANK ADDITION, BEING A
SUBDIVISION OF PART OF FRACTIONAL SECTIONS 27 AND 34, TOWNSHIP 40 NORTH, RANGE
12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED
JUNE 15, 1925 AS DOCUMENT 8944974 IN COOK COUNTY, ILLINOIS.

1 INCH = 20 FEET

GRAVEL 72.5

152.99

20.55

22.80

154.65

72.50

18

19

20

BRICK COMMERCIAL BUILDING

STORY

WILLOW STREET

GRAND AVENUE

CROSS IS 2.0' SOUTH OF LOT CORNER

CROSS IS 2.0' WEST OF LOT CORNER

CROSS IS 2.0' SOUTH OF LOT CORNER

THIS SURVEY AND PLAT OF SURVEY ARE NULL AND VOID IF SURVEYORS EMBOSSED SEAL IS NOT AFFIXED HEREON.

STATE OF ILLINOIS
COUNTY OF DU PAGE

I, TIMOTHY J. KRISCH, A REGISTERED LAND SURVEYOR, DO HEREBY
CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT
THIS PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY. ALL
DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF, CORRECT AT
68° FAHRENHEIT.

9/29/96

DATE

ILLINOIS REGISTERED LAND SURVEYOR #2502

ADDRESS 9150-58 W. Grand, Franklin Park
SURVEYED FOR
Krisch, Carbon
ORDER NO. 96-2119
BOOK 62 PAGE 12

REFER TO DEED, TITLE, POLICY AND LOCAL
ORDINANCE FOR BUILDING RESTRICTIONS.
NO MEASUREMENTS ARE TO BE ASSUMED
BY SCALING.

VILLAGE OF FRANKLIN PARK BUILDING REPORT

07-21-2015

Village of Franklin Park

9500 W. Belmont, Franklin Park, IL 60131
847-671-8245/847-671-8790 fax

ATTACHMENT

15PS-182

RE: 9150 GRAND FNPk
VILLAGE OF FRANKLIN PARK
847-671-8300

During your presale walk through, the following violations were noted.

ZONING:

All signage must be removed at time of move out.

PRE SALE INSPECTION REPORT
9150 AND 9158 GRAND AVENUE
JULY 17, 2015

BUILDING and PLUMBING:

- * Interior: rotten joist (roof) by sky light; a structural engineer's report is required.
- * Skylight; broken glass; water is leaking throughout skylight.
- * 9150 Grand: Bathrooms unfinished; walls, ceiling, no fixtures.
- * Offices; construction is unfinished.
- * Storage; graffiti on walls; required to be removed.
- * Holes in walls; required to be patched.
- * Floor drain is missing.
- * Unfinished walls.
- * Unusable gas line required to be capped.
- * Remove all debris and other equipment.
- * 9158 Grand: Plumbing is unfinished.
- * Trench floor drain missing cover.
- * Door is damaged.
- * Roof leak; repairs required.
- * Dome; joists; repairs required.

- * Door step too high; max 8".

ELECTRICAL:

- * 9150 Grand: Service exit and emergency lights.
- * Close up open electrical boxes throughout.
- * Remove unused conduits and electrical boxes and instal knock out seals where necessary.
- * Install covers on flourescent fixtures.
- * Install trims on recess fixtures in office.
- * No electric wiring in office bathrooms and rooms not complete; finish or trimmed.
- * Close up open electric in electric room.
- * Properly mark door to electric room.
- * 9158 Grand: Remove open electrical wiring and remove unused conduits.
- * Service exit and emergency lights.
- * Close up all open electrical boxes.

FIRE:

- * West part of building is addressed as 9150 in front and 9158 at rear of the building; properly address the structure.
 - * Electrical drop shall have collision protection at rear of building.
 - * All exposed gas services at rear of building shall have collision protection.
 - * Rotted and disintegrated framing members at large sky light shall be addressed.
 - * An owner, tenant or occupant will be held responsible for an additional fire protection measure, such as a fire sprinkler or an alarm system, because of a change of occupancy classification or, as required by fire code.
 - * Fire sprinkler may be required.
 - * All exit signs and emergency lighting will be in working condition and maintained.
 - * Provide, mount and maintain annually 40-A, 80BC fire extinguisher for every 3,000 square feet tagged and certified, marked 2010.
 - * All open electric and open hanging conduit will be addressed.
- * Original Deed and Original Survey no later than 6 months old to be submitted 3 working days before closing for review.
- * Final water bill to be scheduled 5 working days before closing. If not Franklin Park water must have final paid receipt from the town in which you pay your water.
- * NOTE: In addition to above an original typed, signed and notorized affidavit is required if closing with existing above violations.

Please call 847-671-8795 to schedule your presale reinspection.
Thank you

lm

Definitions

Market Value¹:

The most probable price, as of a specified date, in cash, or in terms equivalent to cash, or in other precisely revealed terms, for which the specified property rights should sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently, knowledgeably, and for self-interest, and assuming that neither is under undue duress.

A Fee Simple estate is defined¹ as:

Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.

A Leased Fee interest is defined¹ as:

A freehold (ownership interest) where the possessory interest has been granted to another party by the creation of a contractual landlord-tenant relationship (i.e., a lease).

Marketing Time is defined¹ as:

An opinion of the amount of time it might take to sell a real or personal property interest at the concluded market value level during the period immediately after the effective date of the appraisal.

Marketing time differs from exposure time, which is always presumed to precede the effective date of the appraisal.

Advisory Opinion 7 of the Appraisal Standards Board of The Appraisal Foundation and Statement on Appraisal Standards No. 6, "Reasonable Exposure Time in Real Property and Personal Property Market Value Opinions" address the determination of reasonable exposure and marketing time.

¹ Appraisal Institute, The Dictionary of Real Estate Appraisal, 6th ed. (Chicago: Appraisal Institute, 2015).

Exposure Time is defined¹ as:

1. The time a property remains on the market.
2. The estimated length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal; a retrospective estimate based on an analysis of past events assuming a competitive and open market.

See Marketing Time, above.

Gross Building Area (GBA): Total floor area of a building, excluding unenclosed areas, measured from the exterior of the walls of the above-grade area. This includes mezzanines and basements if and when typically included in the region.¹

Rentable Area (RA): For office buildings, the tenant's pro rata portion of the entire office floor, excluding elements of the building that penetrate through the floor to the areas below. The rentable area of a floor is computed by measuring the inside finished surface of the dominant portion of the permanent building walls, excluding any major permanent penetrations of the floor. Alternatively, the amount of space on which the rent is based; calculated according to local practice.¹

Gross Leasable Area (GLA): Total floor area designed for the occupancy and exclusive use of tenants, including basements and mezzanines; measured from the center of joint partitioning to the outside wall surfaces.¹

As Is Market Value

The estimate of the market value of the real property in its current physical condition, use and zoning as of the appraisal date.¹

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 of Praedium Valuation Group. 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 otherwise stated in this report, the existence of hazardous substances, including without limitation asbestos, polychlorinated biphenyl, petroleum leakage, or agricultural chemicals, which may or may not be present on the property, was not called to the attention of the appraiser nor did the appraiser become aware of such during the appraiser's inspection. The appraiser has no knowledge of the existence of such materials on or in the property unless otherwise stated. The appraiser, however, is not qualified to test for such substances. The presence of such hazardous substances may affect the value of the property. The value opinion developed herein is predicated on the assumption that no such hazardous substances exist on or in the property or in such proximity thereto, which would cause a loss in value. No responsibility is assumed for any such hazardous substances, nor for any expertise or knowledge required to discover them.

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) Praedium Valuation Group 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 was completed will be made, as soon as reasonably possible, for an additional fee.

Americans with Disabilities Act (ADA) of 1990

A civil rights act passed by Congress guaranteeing individuals with disabilities equal opportunity in public accommodations, employment, transportation, government services, and telecommunications. Statutory deadlines become effective on various dates between 1990 and 1997. Praedium Valuation Group has not made a determination regarding the subject's ADA compliance or non-compliance. **Non-compliance could have a negative impact on value, however this has not been considered or analyzed in this appraisal.**

Appraiser Competency

The appraiser(s) of this report have the necessary and required education, knowledge and experience to provide a reliable and credible valuation of the subject property. The appraiser(s) of this report have not performed any appraisal work or any other type of work on the subject property in the past three years.

Appraiser Qualifications

PRAEDIUM

VALUATION GROUP

Appraisals • Consulting • Expert Witness

Mary Wagner, MAI

EDUCATION

University of Wisconsin- Madison, WI- 1991

Bachelor of Business Administration, Real Estate & Urban Land Economics

LICENSES, CERTIFICATIONS & AFFILIATIONS

- Illinois Certified General Real Estate Appraiser
- Member, MRED, Midwest Real Estate Data
- Designated Member of the Appraisal Institute (MAI)
- ICAP

APPRAISAL EXPERIENCE

Appraising assignments for all types of real estate and property rights, including but not limited to: multi family residential, development sites, industrial, commercial, and special purpose properties. Industrial properties include factories, warehouses, manufacturing and distribution facilities. Commercial and special purpose properties include but are not limited to: office buildings, shopping centers, big box retail, single tenant new leases, banks and restaurants

Appraisal reports were completed for financial institutions, appraisal management companies, municipalities, attorneys, accountants, non-for profit organizations, investors and individuals.

Qualified as an expert witness in federal bankruptcy court, the City of Chicago Zoning Board of Appeals and at municipal hearings.

Currently serve as a Candidate Adviser for the Appraisal Institute.

PROFESSIONAL EXPERIENCE

Praedium Valuation Group, Chicago, IL (2016 - present)

Senior Commercial Appraiser & Reviewer

Midwest Appraisal Company, Chicago, IL (1991-2016)

President & Senior Reviewer

PRAEDIUM VALUATION GROUP

Appraisals • Consulting • Expert Witness

JOLANTA BARDECKI

EDUCATION

Lake Forest Graduate School of Management, Lake Forest, IL (2001)

Master of Business Administration

Loyola University, Chicago, IL (1995)

Bachelor of Business Administration

Appraisal Coursework

R100 Principles of Real Estate Appraisal & Single Family Appraisal
R200 Procedures of Real Estate Appraisal & Single Family Appraisal
S 220 Standard of Professional Practice USPAP
R/G 240 Small Residential Income Property
210 Residential Case Study
310 Basic Income Capitalization
510 Advanced Income Capitalization
Efficient Appraisal Report Writing Seminar
Non-Residential Report Writing

LICENSES, CERTIFICATIONS & AFFILIATIONS

- Illinois Certified General Real Estate Appraiser
- Member, MRED, Midwest Real Estate Data

APPRAISAL EXPERIENCE – PROPERTY TYPES

Farmland
Medical Buildings
Retail Properties
Shopping Centers
FDIC (Banks)

Houses of Worship
Mixed-Use Properties
Restaurants
Vacant Land

Industrial Plants
Office Buildings
Schools
Apartment Buildings

PROFESSIONAL EXPERIENCE

Independent fee appraiser with experience appraising commercial properties in the Greater Chicago Metropolitan Area and Northern Illinois.

Praedium Valuation Group, Chicago, IL (2007 – present)

Certified General Real Estate Appraiser: State of Illinois

- Develop opinions of market value for commercial real estate.
- Appraise properties for mortgage lending, estate planning, bankruptcy, and foreclosure.
- Proficient in WinTotal software.

Peterson Appraisal Group, LTD, Chicago, IL (2002 – 2008)

Commercial Appraiser

Engagement Letter

PRAEDIUM VALUATION GROUP

Appraisals • Consulting • Expert Witness

Clinton J. Wallace, MAI
Sara Chambers, SRA
Elizabeth Gills, MAI
Mary Wagner, MAI
Karen Prioleau
Dennis Smith
Tom Primeau
Jennifer Styer
Bill Houlihan
Joan Hyland
Rick Layman

Ashley Piper
Jolanta Bardecki
Vince Mandarino
Hugh Ward
Michelle Byrnes
Steven Engel
Hilari DelCotto
Kathleen Frawley
Dan Boyle
Chelsea Rounsley
Zsolt Kops

July 27, 2018

Mr. Nicholas Walny
Village Planner
Village of Franklin Park
9500 W. Belmont Avenue
Franklin Park, IL 60131
847-671-8278
nwalny@vofp.com

RE: Appraisal Proposal for the Real Property At:
9150-9158 Grand Avenue, Franklin Park, IL

Dear Mr. Walny:

Thank you for the opportunity to present this proposal for an appraisal of the above referenced property. It is our understanding that the subject property is a single-tenant, vacant commercial building with deferred maintenance. The assignment will be an appraisal of the current fee simple market value of the subject property. By signing and returning this proposal you authorize Praedium Valuation Group to perform the following scope of work:

Scope of Work

- Identification of the objective and purpose of the assignment
- Identification of the property and description of its location and neighborhood
- Analysis and conclusion of the property's highest and best use viewed from the position of the most probable buyer in the open market
- Research and analysis of the history of the property
- An inspection of the subject property
- A comparative analysis of comparable properties
- Preparation of a narrative appraisal report documenting the appraisal procedures used, the data and analysis considered, and the final opinion of value

3847 N Lincoln - 2nd Floor - Chicago, IL 60613
(P) 773-665-8361 • (E) info@pvgchicago.com

Our fee for this assignment is \$1,700. A 50% retainer is required upon acceptance of the appraisal proposal, with the remainder of the fee due upon completion of the appraisal report.

If you would like to proceed with the appraisal assignment, please sign below and send a copy of this proposal along with the 50% retainer fee (\$850) to our office. The typical delivery time is three to four weeks from the receipt of the signed proposal.

Please let me know if you have any questions.

Respectfully submitted,



Mary P. Wagner, MAI
Managing Director
Praedium Valuation Group, Inc.

Print Authorized Name: Barrett Pedersen



Authorized Signature: _____

Authorization Date: 8/20/18