

NEIGHBORHOOD USE MAP



SUBJECT INFORMATION

IDENTIFICATION OF THE PROPERTY

The subject property is identified by address as 315 West Center Street, Brighton, Illinois and is commonly known as Tom's Supermarket. The legal description is as follows:

A tract of land situated in the Northeast Quarter of the Northeast Quarter of Section 24, Township 7 North, Range 10 West of the Third Principal Meridian, Jersey County, Illinois, more particularly described as beginning at the Southeast corner of said Quarter Quarter Section, thence North 33 feet more or less along the East line of said Quarter Quarter Section, to the point of beginning of the tract herein described; thence continuing North along the East line of said Quarter Quarter Section, a distance of 703 feet more or less to a point; thence Westerly, parallel with the South line of said Quarter Quarter Section a distance of 310 feet more or less to a point; thence in a Southerly direction, parallel to the East line of said Quarter Quarter Section, a distance of 703 feet more or less, to a point 33 feet North of the South line of said Northeast Quarter of the Northeast Quarter of Section 24, Township 7 North, Range 10 West of the Third Principal Meridian, Jersey County, Illinois; thence Easterly parallel to the South line of said Quarter Quarter Section to the point of beginning, all being situated in Jersey County, Illinois.

Title work was not furnished the appraiser. The legal description is based on our research at the courthouse and is believed to be accurate. However, the appraiser assumes no responsibility for accuracy.

Tax Identification Number: **12-24-226-002**

SALES HISTORY

In accordance with the Uniform Standards of the Professional Appraisal Practice (USPAP), the appraiser is required to furnish a three-year sales history regarding the appraisal of real estate. According to information obtained from the Jersey County Recorder of Deeds Office, there have been no recorded sales regarding the subject within the past three years. To the best of our knowledge, the subject property is not currently listed for sale or under contract of sale.

PHOTOGRAPHS



View of South Elevation, Front View



Street View facing Easterly

SITE DATA

This portion of the report details the physical attributes of the site. A brief description follows:

Location

Location is along the north side of West Center Street.

Access

Access is via West Center Street.

Shape, Area

According to dimensions on the Site Plat obtained from the Jersey County Courthouse, the subject is rectangular in shape. Overall dimensions are 310 feet by 703 feet, thereby containing 217,930 total square feet or 5 acres, more or less. In the event information is provided which depicts an amount different than this figure, the appraiser reserves the right to update this appraisal accordingly without penalty. Please refer to the Site Plat on Page 19.

Topography

The site is more or less level and near street grade.

Utilities

All normal utilities including water, sewer, natural gas, electricity, and telephone are present at the site.

Traffic Count

According to the Illinois Department of Transportation, the average daily traffic counts along West Center Street are 2,000 (west of the subject site) and 2,650 vehicles (east of the subject site). Please refer to a copy of the traffic count map furnished in the addendum of the report.

Flood Plain

The subject lies within Zone X (unshaded). According to www.msc.fema.gov, Zone X (unshaded) is defined as:

Moderate to Low Risk Areas

In communities that participate in the NFIP, flood insurance is available to all property owners and renters in these zones:

ZONE	DESCRIPTION
C and X (unshaded)	Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level.

Please refer to the Flood Plain Map No. 17083C0225D on Page 20.

Environmental Data

An environmental audit was not conducted by the appraiser nor was one furnished. No hazardous materials or environmental conditions were observed which would cause a diminution in value of the subject property. In the event conditions are discovered which would affect the value and marketability of the subject, the appraiser reserves the right to update this appraisal accordingly.

SITE PLAT

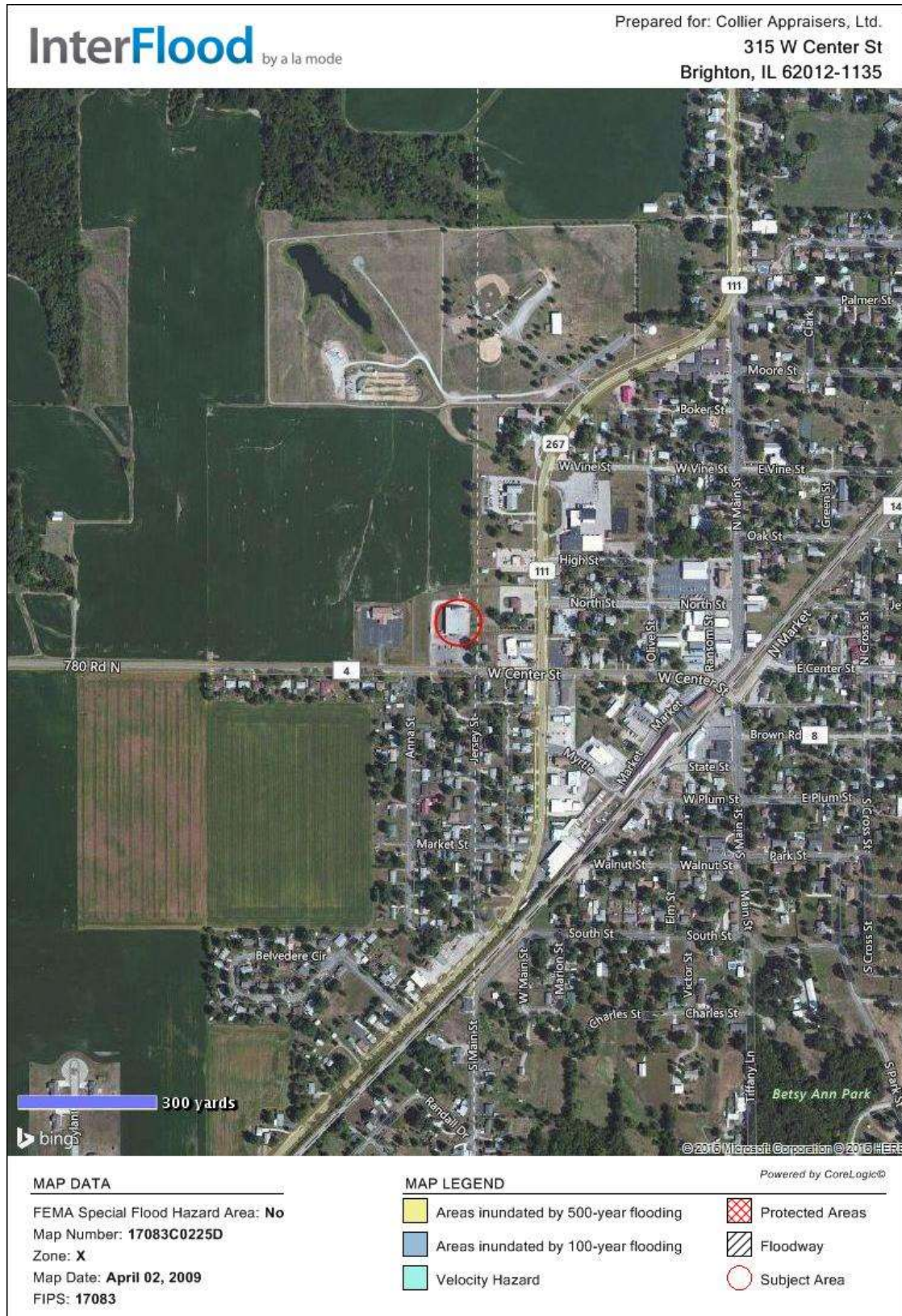


December 14, 2016



PDF Author
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FLOOD MAP



DESCRIPTION OF IMPROVEMENTS

The property is improved with a supermarket containing approximately 14,232 square feet. A further description in outline format follows.

Exterior	Description	Condition
Roof	Steel panels	Good
Walls	Steel panels	Good
Eave Height	16 feet	N/A
Foundation	Poured concrete	Good
Windows	Fixed in entry	Good
Canopies/Porches	Enclosed entrance	Good
Flatwork	Asphalt	Good
Landscaping	Signage	Good

Interior	Description	Condition
Walls	Drywall partitions	Good
Ceiling	Suspended grid	Good
Floors	Vinyl tile over concrete slab	Good
Lighting	Fluorescent, incandescent	Good
Electric	Heavy-duty, 3-phase	Good
HVAC	Gas-fired, forced air furnace equipped with central air conditioning	Good
Plumbing	Standard	Good
Doors	Commercial	Good
Trim	Commercial	Good

COMMENTS

The subject exhibits characteristics of an Average to Good Quality supermarket.

There is a retail display area, delicatessen, meat preparation department, and approximately 1,800 square feet of walk-in cooler and freezer space. The delicatessen is equipped with an oven with a fire suppressant system.

ATTACHED EQUIPMENT

The walk-in cooler and kitchen equipment are considered part of the real estate.

DEFERRED MAINTENANCE

No major items of deferred maintenance appear evident. Overall condition is considered very good.

FUNCTIONAL UTILITY

Functional utility is considered good.

OFF-STREET PARKING

Off-street parking is considered ample and is provided by an asphalt paved parking lot.

SUMMARY

Estimated Actual Age	17 years
Estimated Effective Age*	15 years
Estimated Total Economic Life as of Effective Date	55 years
Estimated Remaining Economic Life	40 years
Gross Building Area	14,232 square feet
Ancillary Structures	None
Land to Building Ratio**	15.31
Site Coverage Ratio***	.07

The following definitions are considered useful:

*"The age of property that is based on the amount of observed deterioration and obsolescence it has sustained, which may be different from its chronological age." ⁷

**"The proportion of land area to gross building area; one of the factors determining comparability of properties." ⁸

***"The gross area of the building footprint divided by the site area."⁹

Please refer to the following page for a building sketch.

⁷ Appraisal Institute, The Dictionary of Real Estate Appraisal, Fifth Edition (2010), p. 65.

⁸ Appraisal Institute, The Dictionary of Real Estate Appraisal Fifth Edition (2010), p. 109.

⁹ Appraisal Institute, The Dictionary of Real Estate Appraisal Fifth Edition (2010), p. 182.

APPROXIMATE BUILDING SKETCH

