

Other Requested Information - Cont'd.

Value of Each Parcel as if Vacant:

These values have been estimated for use in the Cost Approach and are unchanged. There was no discount or bonus for assemblage considered applicable because the property as used is near the end of its useful life. It is believed that knowledgeable sellers would not dispose of the land, if vacant, in a single transaction.

Parcel 107-360-021:	\$1,491,500
Parcel 107-360-022:	\$3,930,900
Parcel 107-330-014:	\$ 444,300
Parcel 107-360-007:	\$ 878,200

If sold in aggregate, seller should expect a discount from the total of about 15% to allow for sale costs and profit.

Total aggregate (Vacant): **\$5,733,200**

Estimated Cost of Demolition:

These costs were estimated at \$5.00 per square foot of building area within the discounted cash flow method of valuation in the Income Approach.

Chevrolet Building:	\$181,570
Toyota Buildings:	\$ 77,755
Total Cost of Demolition:	\$259,325
(rounded)	\$260,000