

Other Site Conditions

Environmental Issues:	None known
Easements & Encroachments:	None known
Restrictions:	None known
Zoning:	SB2, Commercial, South Tucson

The subject is zoned SB2, General and Intensive Business, per the City of South Tucson Zoning Code. This zone allows residential, retail, wholesale, office, warehousing, repairing, amusement, schools, religious facilities and limited manufacturing uses. Maximum building height is 75 feet. No front, side or rear yards appear to be required for the subject site since it does not adjoin a residential district.

Parking requirements vary depending on use but include 1 space per 150 square feet for a library and 1 space per 200 square feet for general office use. Thus, under the current library use, the subject would require 60 parking spaces. For general office use, the requirement would be 45 spaces.

As noted, there are only 10 parking spaces on the subject site. The property clearly has limited on-site parking. The appraisal has assumed that the property has non-exclusive rights to the parking on the adjacent South Tucson Municipal Complex, which includes 23 spaces in the public lot at the northeast corner of 6th Avenue and 27th Street, and there are also 22 parking spaces located along the south side of 26th Street that effectively serve the larger municipal complex. There are also secured parking lots within the municipal complex for the police department and for city employees.

The current use may conform to the zoning code, although I am not certain if parking meets current requirements.

The appraisal assumes that the property would have grandfathered rights allowing all legally permissible uses under the zoning code that do not require more parking spaces than the current use as a library.

ZONING MAP



Improvement Data

Property Type:	Special Purpose; public library
Number of Buildings:	1
Number of Stories:	1
Number of Tenant Spaces:	1

Building Areas & Ratios

Gross Building Area (GBA):	9,051
GBA Source:	Gary Campbell, RA, Pima County Facilities Management. Note, the Assessor reflects a building area of 9,139 square feet for the library, but I have relied on the area provided by the client.
Floor Area Ratio:	0.46

Age / Life

Year Built:	1986 – The Assessor’s records indicate that 3,418 SF was constructed in 1986 and that an additional 5,721 SF was constructed in 2000.
Actual Age:	15 to 29 years
Effective Age:	25 years
Typical Building Life:	50 years
Remaining Economic Life:	25 years

Exterior

Construction Class:	C - Masonry
Foundation:	Concrete slab
Structure:	Masonry
Exterior Walls:	Stucco over concrete block
Windows:	Insulated glass in aluminum frames
Doors:	Glass in aluminum frame at main entry and at courtyard; all others are hollow core steel
Roof System:	Wood sheathing and trusses assumed
Roof Cover:	Built up over wood base and wood truss supports

Interior

Floors:	Carpet and vinyl tile
Walls:	Drywall over wood or steel frame

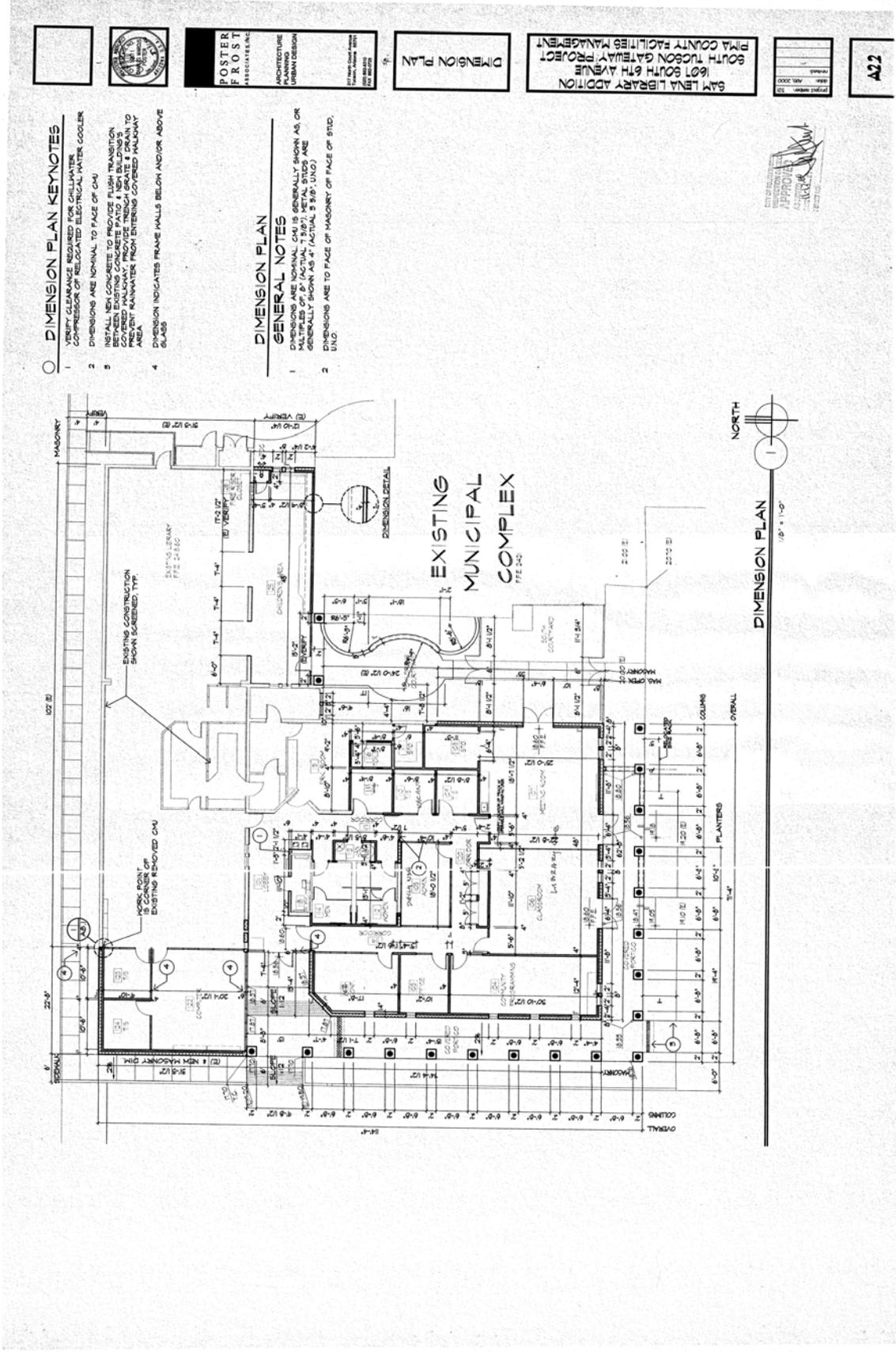
Doors:	Solid core wood
Ceiling Finish:	Combination of suspended acoustical tiles and finished drywall
Lighting Fixtures:	Suspended and flush mounted fluorescent lights
Restrooms:	Two public restrooms (men and women) plus smaller employee restroom.

Mechanical Systems

Electrical:	Assumed to be adequate and to code
Sprinklers:	Wet system serves entire building
HVAC:	6 roof mounted HVAC units

Improvement Ratings

Quality:	Average
Condition:	Fair
Deferred Maintenance	The building is in need of a general exterior refurbishment. The exterior paint is faded and the roof apparently needs to be replaced. The interior finishes are in fair overall condition. Information provided by Gary Campbell, RA, Pima County Facilities Management, included the following cost estimates: \$34,315 to replace roof; and \$31,500 to repair stucco and paint the exterior of the building. The total estimated cost of immediate needs is about \$65,800, or \$7.27 per square foot of gross building area.
Functional Utility:	Fair – The building was constructed in two or more phases and was designed for use as a branch library facility. The layout is atypical of most branch facilities in that it includes more conference, meeting and office space. The floorplan is included as an exhibit on a following page. The existing floor plan could be reasonably functional for general office use with minimal to no modifications. Viable alternative uses would also include educational (charter school) or religious uses.
Parking:	There are 10 striped parking spaces along the portion of the site that fronts 6 th Avenue according the site plan exhibit provided by the client and confirmed by my site inspection.



- DIMENSION PLAN KEYNOTES**
1. VERIFY CLEARANCE REQUIRED FOR CHILLWATER COMPRESSOR OF RELOCATED ELECTRICAL WATER COOLER
 2. DIMENSIONS ARE NOMINAL TO FACE OF CMU
 3. INSTALL NEM CONCRETE TO PROVIDE FLUSH TRANSITION BETWEEN EXISTING CONCRETE PATIO & NEW BUILDING'S CONCRETE PATIO. PROVIDE 1/2" MIN. SLOPE TO DRAINAGE AREA. PREVENT RAINWATER FROM ENTERING COVERED WALKWAY SLAB.
 4. DIMENSION INDICATES FRAME WALLS BELOW AND/OR ABOVE SLAB.

- DIMENSION PLAN GENERAL NOTES**
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 2. DIMENSIONS ARE TO FACE OF MASONRY OF FACE OF STD. S.I.N.O.

Strengths and Weaknesses

Subject Strengths

- Visibility along a major arterial roadway (6th Avenue)
- Newer construction of good quality
- Floor Plan is reasonably functional for alternative uses, including general office, educational and religious.

Subject Weaknesses

- Property is located within the City of South Tucson, an extremely small municipality reported to have financial constraints
- Property is adjacent to (and currently a part of) the South Tucson Municipal Complex, a condition that would not be highly desirable to some alternative users
- Improvements are currently in need of exterior refurbishment
- Parking spaces on the designated site are well below what is needed to serve a building of this size unless additional off-site parking can be guaranteed
- The property is not located within an established office node, which increase uncertainty for this alternative use

Market Position and Conclusions

The subject property is public library branch facility that is located within the South Tucson Municipal Complex, which also includes the police and fire departments and the courts. The property has visibility and assumed access from South 6th Avenue, which is a major commercialized arterial roadway. Although located in South Tucson, the property is only about one mile south of downtown Tucson. South 6th Avenue is developed with a wide array of commercial uses, including a limited number of national retailers. Many of the commercial uses are local in nature. The area is not a well-established office node but does include office uses scattered among retail uses.

The subject building comprises 9,051 square feet and was constructed in at least two phases over the past 15 to 29 years. The building was designed for use as a public library but includes more small offices and meeting rooms than is typical for a branch facility. The improvements could also support a number of alternative uses with moderate to little modification, including professional office, school, and religious uses. The large open main library area could serve as open office space for cubicles or could function as assembly space. The property includes very limited on-site parking but, for this appraisal, I have assumed that it has non-exclusive rights to the parking located within the South Tucson Municipal Complex, as well as legal ingress and egress from 6th Avenue. Furthermore, the appraisal assumes that the property would have grandfathered rights allowing all legally permissible uses under the zoning code that do not require more parking spaces than the current

use as a library. This would allow for a professional office use and would likely allow an educational or religious use of the property, all of which are generally allowed under the current zoning.

Given the nature of the property, market data from the office sector was considered to be relevant. CoStar Property reports an average office sector vacancy rate of 13% for the metro area, but only 7.5% for similar properties in the subject neighborhood. However, the neighborhood contains only about 200,000 square feet of designated office space, which is less than one percent of the metro inventory. A survey for office buildings between 6,000 and 12,000 square feet indicated an overall vacancy rate of 10.5%, while the 5-year average was 12% for the metro area. In contrast, the office sector in this size range reflects a vacancy rate of 13% within the subject neighborhood, with an average of 14% over the past 5 years.

The immediate area surrounding the subject property is not currently considered a prime office node; however, I believe that the subject property has potential to attract an office-type of use. Most of the larger office users in the neighborhood are associated with social services and such a user might be attracted to the subject property. Given the location and nature of the property, other alternative uses might also include a charter school or a religious use.

Highest and Best Use

As Vacant: Commercial development as permitted by the SB-2 zoning.

As Improved: Continued use as public library, or alternatively, professional office, educational or religious uses.

Most Probable Purchaser Of Subject Property

The most probable purchaser of the property would be an owner-user. Unless the property was encumbered by a long-term lease to a secure tenant, or unless the property could be acquired for an extremely low price (well below the price expected from an owner-user), acquisition by an investor would not be likely.

Subject Photographs



View of subject property from 6th Avenue



South elevation and entry plaza to municipal complex



West (front) building elevation



West and north elevations



South building elevation



East building elevation



North building elevation and public parking along 26th Street



Faded exterior door paint



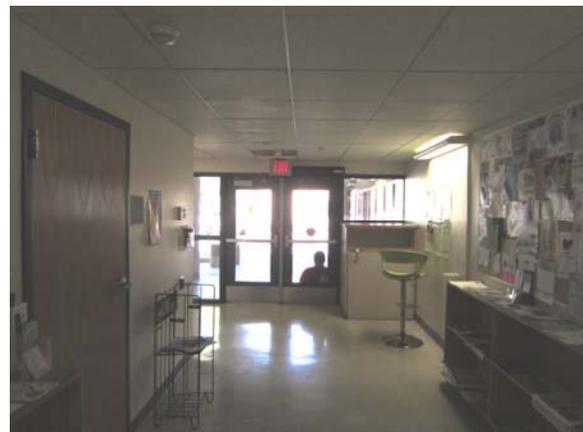
Courtyard at southeast area of building (excluded property shown to left)



Looking north over on-site parking area



Exterior wall condition – north elevation



Main entry



Main library area



Children's area



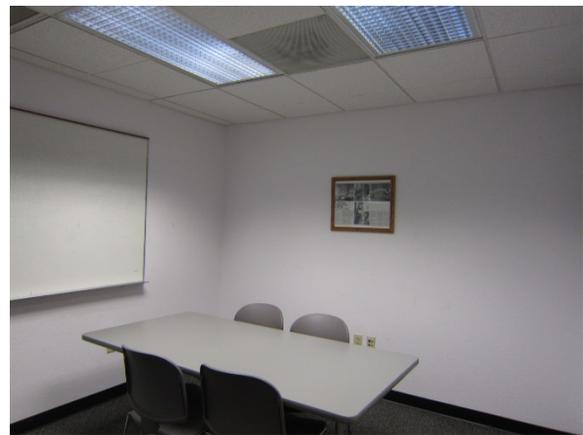
Main library area



Computer area



Main library area



Typical office/small conference room