



Valbridge
PROPERTY ADVISORS

Appraisal Report

Golden Pin Lanes Property
1010 W Miracle Mile
Tucson, Pima County, Arizona 85705
Parcels 107-06-002J and -005B
Within S35 T13S R13E



FOR
Pima County Real Property Services
Mr. Jeffrey Teplitsky
Appraisal Supervisor
201 N Stone Avenue, Floor 6
Tucson, AZ 85701

Valbridge Property Advisors | Tucson
6061 East Grant Road
Tucson, AZ 85712
520.321.0000
520.590.5293 fax

valbridge.com

Valbridge Job No.:
AZ01-17-C-204



6061 E. Grant Road
Suite 121
Tucson, AZ 85712
520-321-0000 phone
520-290-5293 fax
valbridge.com

January 17, 2018

Mr. Jeffrey Teplitsky
Appraisal Supervisor
Pima County Real Property Services
201 N Stone Avenue, Floor 6
Tucson, AZ 85701

RE: Appraisal Report
Golden Pin Lanes Property
1010 W Miracle Mile
Tucson, Pima County, Arizona 85705
Valbridge | MJN Job # AZ01-17-C-204

Dear Mr. Teplitsky:

At your request, I have appraised the above-referenced property. This appraisal report sets forth the most pertinent data gathered, the techniques employed, and the reasoning leading to my value opinion.

The subject property is a bowling alley facility that was constructed in 1960. The main structure has a gross building area of approximately 49,593 square feet and there is also a 1,734 square foot commercial building on the site that is presently utilized for storage. The site comprises 4.67 acres. The property is not currently listed for sale or known to be pending sale.

I developed my analyses, opinions, and conclusions and prepared this report in conformity with the Uniform Standards of Professional Appraisal Practice (USPAP) and the Code of Professional Ethics and Standards of Professional Practice of the Appraisal Institute.

Pima County Real Property Services is the client in this assignment. The intended use is for decisions related to a potential acquisition of the property. The intended user of the report is the client. The value opinion reported herein is subject to the definitions, assumptions and limiting conditions, and certification contained in this report.

The following extraordinary assumptions apply in this report:

- **The appraisal has only addressed the market value of the real estate and has not considered the value, if any, of the business associated with the bowling operation or any furniture, fixtures and equipment contained within the property.**

The following hypothetical conditions apply in this report:

- **None**

Based on my investigation and the analyses summarized in the attached appraisal report, I concluded the following:

Value Conclusion

	As Is, Real Estate Only
Value Type	Market Value
Property Rights Appraised	Fee Simple
Date of Value	December 29, 2017
Value Conclusion	\$2,200,000
	\$44 per SF

This letter of transmittal is not valid if separated from this report and must be accompanied by all of its sections.

Respectfully submitted,
Valbridge Property Advisors | Tucson



Craig W. Johnson, MAI
Certified General Real Estate Appraiser
State of Arizona Certificate No. 30236
cjohnson@valbridge.com

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Summary of Salient Facts

Property Name:	Golden Pin Lanes Property
Address:	1010 W Miracle Mile, Tucson, Pima County, Arizona 85705
Assessor's Parcel Number:	107-06-002J and 107-06-005B
Property Rights Appraised:	Fee Simple
Property Type:	Sports and Entertainment; Bowling Alley
Site Size:	4.665 acres (203,205 square feet)
Zoning:	C-2, Commercial
Existing Improvements	
Building Area:	49,593 SF (excludes 1,734 SF building currently utilized for storage)
Year Built:	1960
Condition:	Average
Current Status:	The property is currently being operated as a 48-lane bowling center by the property owner. The bar/lounge area was renovated in 2017. No other major renovations within the past several years are apparent.
Important Issues:	The property was designed as a bowling alley and has a multi-level slab floor. This impacts alternative uses and conversion costs.
Extraordinary Assumptions:	The appraisal has only addressed the market value of the real estate and has not considered the value, if any, of the business associated with the bowling operation or any furniture, fixtures and equipment contained within the property.
Hypothetical Conditions:	None
Highest and Best Use	Recent sales suggest but do not totally support the opinion that the probable buyer of the real estate would not likely purchase with the intent of continuing to operate the property as a bowling alley. Although subject to uncertainty, I concluded that the highest and best use of the subject property (real estate only) as it presently exists, would most likely be for an adaptive reuse that might include an

educational facility such as a charter school, a religious facility, a storage facility, a secondary retail store or wholesale operation with relatively large warehousing needs, or a back-office/call center facility, including one for a governmental body.

Date of Inspection:

December 29, 2017

Date of Report:

January 17, 2018

APPRAISAL CONCLUSIONS**Value Conclusion**

	As Is, Real Estate Only
Value Type	Market Value
Property Rights Appraised	Fee Simple
Date of Value	December 29, 2017
Value Conclusion	\$2,200,000
	\$44 per SF

Introduction

Client and Intended Users of the Appraisal

The client in this assignment is Pima County Real Property Services. The intended user of this report is Pima County Real Property Services and other parties with an interest in the potential acquisition of the subject property by Pima County.

Intended Use of the Appraisal

The intended use of this report is for decisions related to a potential acquisition of the property

Real Estate Identification

The subject property is a bowling center located at 1010 W Miracle Mile, Tucson, Arizona, 85705. The Pima County Assessor also recognizes 922 W Miracle Mile as an address for the subject property and this would appear to be related to the small commercial building located at the southeast quadrant of the site.

The Pima County Assessor identifies the subject property as Assessor Parcel Numbers (APNs) 107-06-002J and 107-06-005B.

Legal Description

The abbreviated legal descriptions from the site plan prepared by Floerchinger Sadler Steele Baker are set forth below.

A 4.32 ACRE PARCEL OF LAND
DESCRIBED AS BEING PART OF THE SOUTH
300 FT M/L OF THE WEST 780.7 FT M/L OF
THE EAST 810.7 FT. M/L, EXCEPT THE EAST
220.7 FT OF THE SOUTH 150 FT AND
EXCEPT THAT PORTION WITHIN MIRACLE MILE
ROAD R.O.W.

A 0.34 ACRE PARCEL OF LAND DESCRIBED
AS BEING THE WEST 100 FT OF THE EAST
250.7 FT. OF THE SOUTH 150 FT
OF THE NE $\frac{1}{4}$ OF THE NW $\frac{1}{4}$ OF
SEC 35, T-13S, R-13E, G&SRB&M,
CITY OF TUCSON, PIMA COUNTY, ARIZONA

Real Property Interest Appraised

The appraisal has addressed the fee simple interest.

Personal Property Identification

No personal property (FF&E) has been included in the concluded opinion of value.

Definition of Market Value

Market value is the most probable price that a specified interest in real property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, 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:

- a) buyer and seller are typically motivated;
- b) both parties are well informed or well advised, and each acting in what they consider their own best interest;
- c) a reasonable time is allowed for exposure to the open market;
- d) payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
- e) 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.

12 CFR 34.42(g) (2012).

The definition of market value set forth above is utilized for most federally-related transactions but is considered to be appropriate for general use as well, including this appraisal of the subject property. Use of an alternate definition of market value would not change that results of this appraisal as long as the general terms and conditions were similar.

Effective Dates of Value

The effective dates of value are as follows:

Valuation Scenarios	Effective Date of Value
Market Value As Is, Fee Simple	December 29, 2017

The date of inspection was December 29, 2017.

Date of Report

The date of this report is January 17, 2018, the date of the letter of transmittal.

Scope of Work

Real estate appraisal involves the following steps:

- Identify the property
- Inspect the property
- Research subject and comparable data
- Analyze data
- Report conclusions

The subject was legally identified via inspection of the abbreviated legal descriptions obtained from the available site plan.

The subject was physically identified via review of the recorded plat map any my inspection of the property. A site plan and limited building plans (lounge renovation) were available.

I completed a typical appraisal field inspection of the property that included limited access to most of the interior areas of the building. I did not measure the building and instead relied on the building area noted on the site plan prepared by Floerchinger Sadler Steele Baker for the recent renovation of the bar and lounge area. I am not an engineer or a zoning inspector. An appraisal inspection is not a structural inspection of the improvements for soundness or conformity with applicable codes.

Economic characteristics of the subject property were identified via data provided by client, owner, or owner's representative; interviews with brokers, buyers, sellers and governmental agencies; and secondary sources, such as STDBOnline, CoStar COMPS and Property Professional, and data published by governmental entities such as the Arizona Department of Economic Security and the U.S. Census Department.

I researched and analyzed: 1) market area data, 2) property-specific data, 3) zoning and land-use data, and 4) current data on comparable sales and listings in the competitive market area, within the State of Arizona and nationally. Based on the subject inspection and data research, I concluded a highest and best use and valued the subject based on this conclusion. The cost, sales comparison and the income capitalization approaches were considered as they relate to the valuation of the subject property. I applied the sales comparison approach since it provided the most reliable results of the three approaches. The exclusion of the cost and income approaches did not reduce the overall reliability of the appraisal.

Use of Real Estate as of the Effective Date of Value

As of the date of value, the subject property was being utilized as a bowling center and included typical associated uses such as a pro shop, lounge, meeting/party room and off-track betting parlor. The property also includes a small commercial building that was utilized for storage.

Ownership and Sales History

Title to the property is currently vested in Golden Pins, LLC. The property owner renovated the lounge/bar in 2017. No other major renovations within the past several years are apparent.

There have been no sales of the property over the past three years and the property is not currently reported to be listed for sale or pending sale. Pima County is reportedly interested in purchasing the property, although a purchase contract has not been negotiated or executed. This appraisal has been commissioned by Pima County Real Property Services in order to assist in the decisions related to the potential acquisition of the property.

List of Items Requested but Not Provided

- **None**

Extraordinary Assumptions

- **The appraisal has only addressed the market value of the real estate and has not considered the value, if any, of the business associated with the bowling operation or any furniture, fixtures and equipment contained within the property.**

Hypothetical Conditions

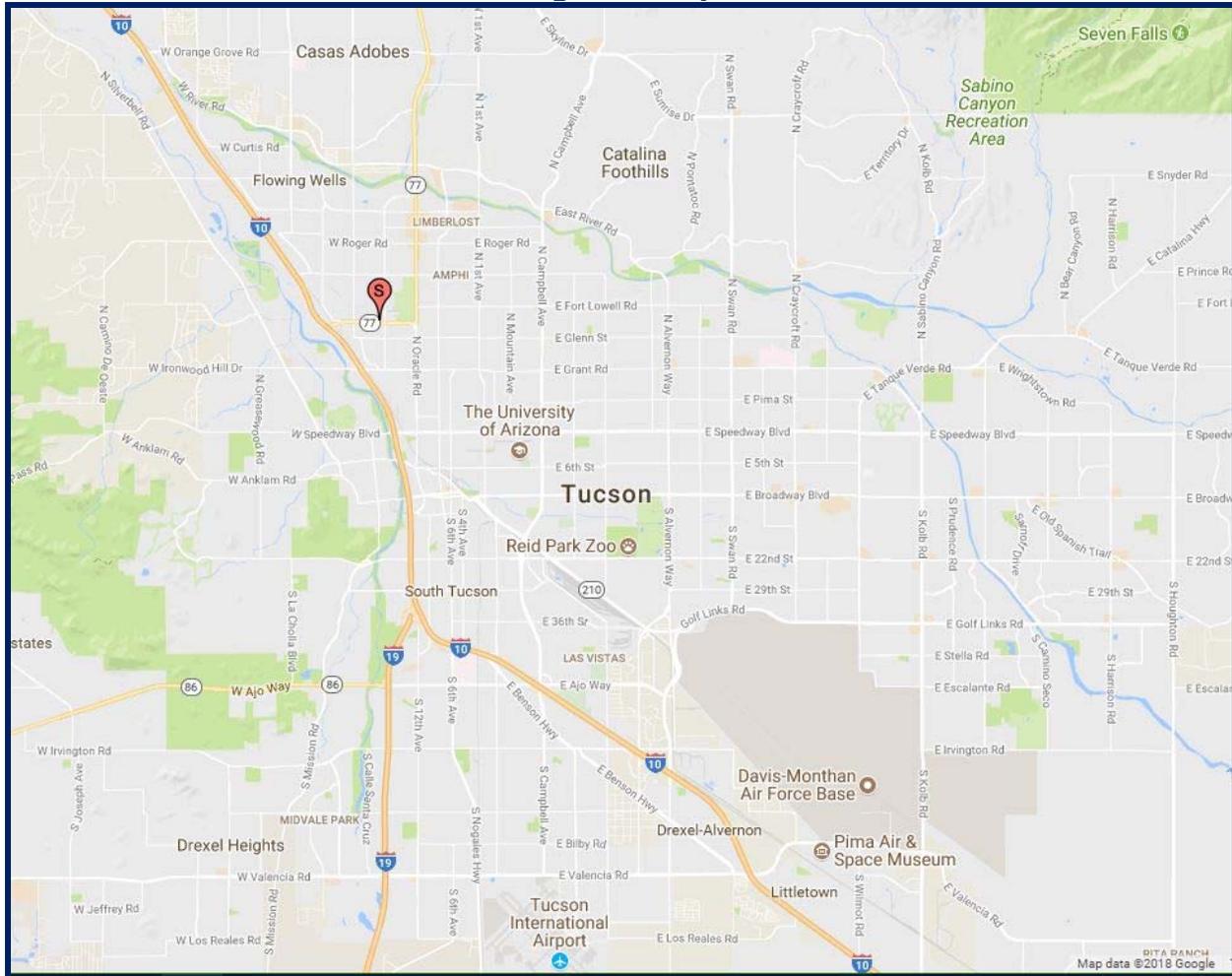
- **None**

Prior Appraisal

I have not appraised the subject property within the past three years nor have I been provided with any prior appraisals.

Market Area Data

Regional Map



Overview

Tucson is in south-central Arizona, about 100 miles southeast of Phoenix and 60 miles north of the Mexican border. Tucson is the second largest metropolitan area in Arizona. The metropolitan area includes the incorporated communities of South Tucson, Oro Valley, Marana, and Sahuarita, plus the surrounding unincorporated areas of Pima County.

Population

Mid-year 2018 population in metro Tucson is projected at 1,025,400, which reflects a 0.7% increase over the prior year. The same growth rate is projected for 2019 with a slightly higher growth of 0.8% per year projected for 2020 and 2021.

Metropolitan Tucson Population Forecasts

	2016	2017	2018	2019	2020	2021
Population (000s, mid-year)	1,013.1	1,018.6	1,025.4	1,032.8	1,041.0	1,049.7
Change (000s)	3.7	5.5	6.8	7.4	8.2	8.7
% Change	0.4%	0.5%	0.7%	0.7%	0.8%	0.8%

Source: Arizona's Economy August 2017, Eller College of Management, The University of Arizona

Employment

The regional economy is primarily driven by tax-supported entities, including military bases, the University of Arizona, state and local governments, and the school districts. Most of these sectors have posted moderate levels of growth over the past decade. The military, which includes the U.S. Army Intelligence Center at Fort Huachuca in Sierra Vista (80 miles southeast of Tucson) and Davis Monthan Air Force Base in Tucson, employs nearly 15,000 in Southern Arizona. Raytheon Missile Systems, a defense contractor, is the largest private employer in the area and has maintained relatively stable employment over the past 20+ years. The government budget cuts for defense spending may affect employment in the military and defense related industries over the foreseeable future although the sector has been fairly stable over the past several years.

Top 10 Southern Arizona Employers

Name	Full Time Jobs	Change Past Year	Industry
University of Arizona	11,251	16	Education
Raytheon Missile Systems	9,600	0	Manufacturing
State of Arizona	8,580	56	Government
Davis-Monthan Air Force Base	8,406	71	Military
Pima County	7,060	37	Government
Tucson Unified School District	6,770	-364	Education
Banner-University Medical Center	6,272	-270	Health Care
U.S. Customs and Border Protection	5,739	N/A	Government
Freeport-McMoRan, Inc.	5,530	-270	Mining
Walmart	5,500	100	Retail

Source: Arizona Daily Star 4/24/2016

Davis Monthan Air Force Base's total economic impact in 2015 was estimated at \$1.5 billion. The total payroll was \$597 million. Employment was 10,617, including all contractors with 4,598 indirect jobs created according to statistics from Davis Monthan Air Force Base. There are 19,487 military retirees with annual retirement pay of \$521.6 million. Davis Monthan Air Force Base has annual expenditures totaling approximately \$199 million.

There have been a number of recent employment and other significant announcements that suggest Tucson's economy may improve at a greater pace than indicated over the past five or more years. Raytheon Missile Systems, Tucson's largest private employer, is in the process of planning a major expansion that would add over 1,900 new high-paying jobs. Caterpillar recently announced that it is bringing its regional headquarters for its Surface Mining and Technology Division to Tucson and will

provide more than 600 new high paying jobs over the next five years. They will initially locate in an existing building in Downtown Tucson while their new facility is being constructed just to the west of downtown. HomeGoods has completed construction of an 800,000 square foot distribution center near the Tucson International Airport and will reportedly employ up to 900. Comcast recently located a call center into a newly renovated facility near the Tucson Mall that will employ up to 1,100 positions. Banner-University is building a new \$400 million addition to their existing facility near the University of Arizona campus and a new AC Hotel by Marriott is under construction in downtown. Pima County has completed a deal (although there is litigation pending) that will bring World View Enterprises to the Airport area where they would operate Spaceport Tucson, a high altitude balloon launch site for near-space tourism and research. Afni and Alorica both announced in early 2017 that they will be hiring for 280 and 200 position at their local call centers in the coming year.

Employment by industry for the MSA is as follows.

Metropolitan Tucson Nonfarm Employment

Year Ending Sector	2012		2013		2014		2015		2016	
	Empl.*	%Total								
Natural Resources & Mining	2.1	0.6%	2.2	0.6%	2.4	0.7%	2.2	0.6%	2.2	0.6%
Construction	15.0	4.2%	14.0	3.9%	15.5	4.3%	14.6	4.1%	13.9	3.9%
Manufacturing	23.2	6.4%	23.1	6.4%	22.9	6.4%	23.2	6.4%	24.0	6.7%
Trade, Transp. & Utilities	59.7	16.6%	61.4	17.1%	61.5	17.1%	63.7	17.7%	62.4	17.3%
Information	4.3	1.2%	4.0	1.1%	4.3	1.2%	4.3	1.2%	5.0	1.4%
Financial Activities	19.2	5.3%	20.0	5.6%	17.7	4.9%	18.4	5.1%	19.4	5.4%
Professional & Business Svcs	48.8	13.6%	48.4	13.4%	50.7	14.1%	53.1	14.8%	52.5	14.6%
Education & Health Services	61.3	17.0%	61.5	17.1%	67.0	18.6%	65.6	18.2%	66.3	18.4%
Leisure & Hospitality	41.7	11.6%	42.1	11.7%	42.1	11.7%	43.1	12.0%	44.4	12.3%
Other Services	12.4	3.4%	12.2	3.4%	12.5	3.5%	12.7	3.5%	12.3	3.4%
Government	81.7	22.7%	80.9	22.5%	79.0	22.0%	81.2	22.6%	79.9	22.2%
TOTAL NONFARM	369.4	100%	369.8	100%	375.6	100%	382.1	100%	382.3	100%

Source: Arizona Office of Employment and Population Statistics * (000s) Year-end figures, non-seasonally adjusted

Unemployment

The unemployment rate increased dramatically over 2008 and 2009 as a result of overall economic conditions, but has declined since 2011. Unemployment rates in Tucson have historically been below the national and state averages, as dependence on governmental and tax-supported employment has historically insulated the region from national recessionary trends.

Average Unemployment Rate

Year	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
National	4.6%	5.8%	9.3%	9.6%	8.9%	8.1%	7.4%	5.6%	5.0%	4.9%
Arizona	3.7%	6.0%	9.8%	10.4%	9.4%	8.3%	8.0%	6.7%	6.0%	5.2%
Metro Tucson	3.6%	5.7%	9.0%	9.4%	8.3%	7.4%	7.0%	5.9%	5.5%	5.0%

Source: Arizona Office of Employment and Population Statistics & Bureau of Labor Statistics

Notes: Not seasonally adjusted.

Economic Forecasts

The projections summarized below suggest modest, yet stronger economic growth from 2017 through 2019 with a slight decrease in growth rates in 2021. The forecast suggest that number of jobs lost in the Great Recession will be recaptured some time in 2018. Projected growth will remain well below the growth experienced in prior recoveries.

Metropolitan Tucson Economic Forecasts

Category	2016	2017	2018	2019	2020	2021
Personal Income (\$mill)	\$ 39,963.3	\$ 41,349.6	\$ 43,150.8	\$ 45,250.7	\$ 47,526.3	\$ 49,659.5
% Change	2.7%	3.5%	4.4%	4.9%	5.0%	4.5%
Retail Sales (\$mill)	\$ 13,059.8	\$ 13,562.5	\$ 13,818.8	\$ 14,371.4	\$ 14,999.0	\$ 15,465.9
% Change	0.9%	3.8%	1.9%	4.0%	4.4%	3.1%
Employment (non-farm,000s)	373.4	376.8	382.1	387.5	393.1	397.0
Change (000s)	4.8	3.4	5.3	5.4	5.6	3.9
% Change	1.3%	0.9%	1.4%	1.4%	1.4%	1.0%
Residential Permits	2,466.0	2,632.9	3,054.4	3,235.8	3,571.2	3,684.3
% Change	1.6%	6.8%	16.0%	5.9%	10.4%	3.2%

Source: Arizona's Economy August 2017, Eller College of Management, The University of Arizona

Commercial Real Estate

The retail and industrial sectors are now in moderate recoveries, while the office sector is in the bottoming process with recovery in certain submarkets. Retail development has emerged at prime locations while most significant vacancies are associated with secondary locations or older, dysfunctional spaces. Essentially all new industrial development has been user-driven and there is minimal investor demand for new speculative industrial construction. The office sector is showing modest improvement but is impacted by significant aging inventory; it will likely remain oversupplied for at least the next several years.

Metro Tucson Commercial Sectors - 2017

Sector	No. Buildings	Total Sq. Ft.	YTD Deliveries	Under Construction	Vacancy	YTD Absorption	Quoted Rent
Industrial	2,549	42,098,935	53,721	230,134	8.3%	-194,387	\$6.79/NNN
Office	2,510	25,863,593	11,771	105,000	9.8%	249,083	\$18.83/MG
Retail	5,319	52,394,615	392,534	149,218	6.2%	427,197	\$15.24/NNN

Source: CoStar: 3rd Quarter 2017

Residential Real Estate

The Tucson MSA housing market is in a slow sustained recovery that commenced in 2012. Sale velocity has been within a consistent range from 10,300 to 11,500 sales per year since 2011. Based on the average sales velocity over the past five years, there is currently a little over three months of supply on the market. The low supply is due to limited new construction, a decrease in REO sales, and an inability of some homeowners to sell due to a lack of equity. The average price has increased

by 47.3% since 2011, although current pricing is still 12.7% below the historic high reached in 2007. Real estate agents are reporting shorter marketing times, which is caused by a limited supply and gradual increase in demand. Investors made up a larger percentage of the total sales from 2011 to 2013; however, investor purchases have slowed over 2014 and 2015. The housing market appears to be trending from a buyer's market to one that is in balance. The recent trends are summarized below.

Tucson Single-Family Market

Year	# Sales	Avg. SF	Avg. Sale Price	% Change	Avg. Price/SF	% Change	DOM
2006	13,172	1,623	\$260,736		\$160.65		66
2007	10,164	1,688	\$264,122	1.30%	\$156.47	-2.60%	101
2008	8,383	1,727	\$233,696	-11.52%	\$135.32	-13.52%	155
2009	9,286	1,724	\$192,314	-17.71%	\$111.55	-17.56%	148
2010	9,329	1,731	\$180,091	-6.36%	\$104.04	-6.73%	140
2011	10,702	1,723	\$156,611	-13.04%	\$90.89	-12.63%	103
2012	11,245	1,752	\$167,787	7.14%	\$95.77	5.36%	70
2013	11,502	1,750	\$184,523	9.97%	\$105.44	10.10%	63
2014	10,616	1,771	\$196,987	6.75%	\$111.23	5.49%	76
2015	11,479	1,775	\$202,485	2.79%	\$107.93	-2.97%	79
2016	10,328	1,881	\$230,616	13.89%	\$122.60	13.59%	65

source: Tucson MLS

Tucson's multifamily sector has demonstrated stable performance over the past several years with larger 40-plus unit apartment projects averaging over 93% occupancy over the past year. There was a limited amount of new multifamily construction from 2007 to 2010 but a new development cycle ramped up during 2011 and 2012, with nearly 5,200 units constructed since 2010. Approximately 500 units were under construction at the end of the third quarter of 2017. The vast majority of new construction has been in the Class A luxury and student housing sectors. The Class A sector had been underserved for the past 20 or more years and new Class A projects have generally been experiencing strong market acceptance. Rental rates remain fairly modest, averaging less than \$0.96 per square foot overall and about \$1.11 per square foot for new conventional projects currently in lease-up. Tucson's modest economic growth over the recent past kept downward pressure on rents; however, concessions have continued to trend downward and average gross rents increased by roughly 5% over 2016 and 2017. Given the limited amount of construction currently scheduled, Tucson's apartment market should continue to improve over the near term.

Conclusions

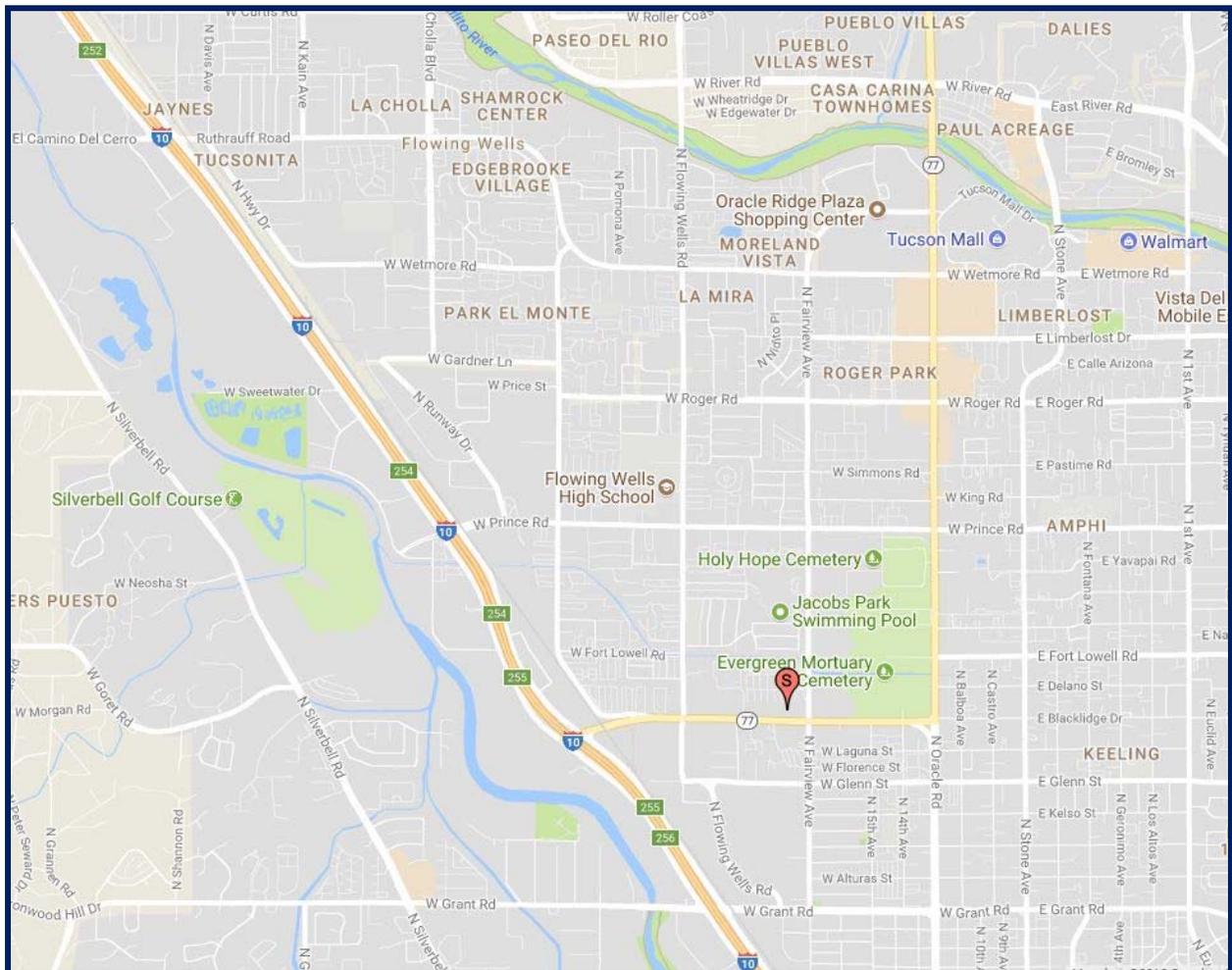
Economic projections for Tucson suggest population gains of about 0.8% over 2017 and 0.9% per year over the next three years. Employment growth is projected at 1.4% over 2017 and just under 2% per year over 2018 and 2019. While these annual growth rates are well below those experienced during prior recoveries, the overall economic climate in Tucson has improved significantly over the past several years and there have been a number of recent employment and other significant announcements that suggest Tucson's economy may improve at a greater pace than indicated over the past five or more years. Economists from the University of Arizona do not predict a full recovery

of jobs lost during the Great Recession until 2018. These factors positively impact the residential and commercial real estate sectors and there is essentially no speculative development occurring so the risk of overbuilding is considered to be minimal in the current market environment. With the exception of office, most real estate sectors are demonstrating fairly balanced supply and demand characteristics.

Neighborhood Trends

The subject is located within an established neighborhood in the north-central area of metropolitan Tucson, within the City of Tucson. The neighborhood is generally bounded by River Road to the north, Grant Road to the south, Interstate 10 to the west, and First Avenue to the east.

NEIGHBORHOOD MAP



Development within the neighborhood includes a mixture of commercial, industrial and residential land uses. Commercial development is concentrated along Oracle Road, and along Prince Road. Oracle Road is one of Tucson’s most established and desirable commercial corridors, due in part to the presence of the Tucson Mall, located at Oracle Road and Wetmore Road. Most national retailers with a Tucson presence have a facility located along Oracle Road or otherwise in the vicinity of

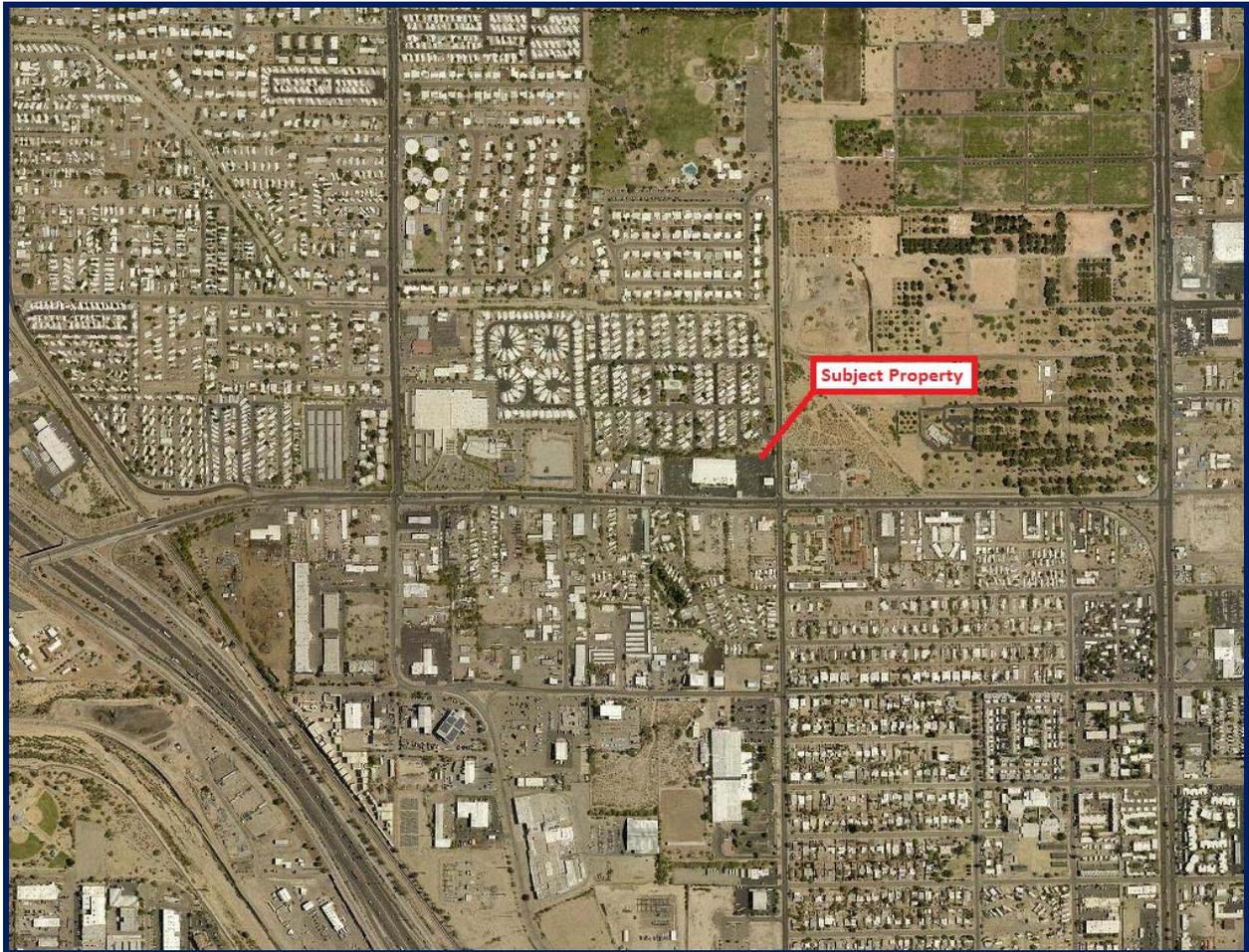
Tucson Mall. Miracle Mile and the portion of Oracle Road to the south of Miracle Mile is characterized by older motel developments that have been redeveloped into subsidized multifamily uses or are generally nearing the end of their economic lives. Most of these properties were developed over 60 years ago when this was the primary highway route serving Tucson from the north (prior to development of I-10). The neighborhood is adequately served by commercial uses, but includes only a nominal amount of office space.

Industrial uses are significant and are clustered along both sides of Interstate-10, which forms the west boundary of the neighborhood. The areas near the Interstate 10 interchanges at Miracle Mile and Price Road include a variety of light and heavy industrial uses.

Residential development includes single-family residences, mobile homes and multifamily projects of varying age and size. Most of the single-family residences were developed in the 1950s and reflect low-to-moderate price levels relative to the metro area. The area also includes an above-average number of mobile home parks, which range from small facilities with limited amenities and appeal to larger professionally managed and maintained parks. The neighborhood includes a number of garden apartment projects that were typically developed in the mid-1980s, as well as older, smaller apartments. Rents tend to be moderate relative to regional norms.

The subject neighborhood is well established with commercial, industrial and residential uses and includes only a limited number of vacant sites suitable for additional development. The area is essentially built-out at this time and any new development will generally be limited to in-fill sites or redevelopment of sites that are currently underutilized, which include a number of older motel properties along Miracle Mile and Oracle Road. There is no observable trend that suggests the area will decline in appeal and marketability for residential, commercial or industrial uses. The neighborhood can be characterized as stable.

Aerial Photo of Area Surrounding Subject Property



Property Analysis

The following description is based on my property inspection, assessor records, and information provided by the client.

Site Data

Location:	The site wraps around the northwest corner of Miracle Mile and Fairview Avenue.
Street Address:	1010 W Miracle Mile, Tucson, Pima County, Arizona 85705. The Pima County Assessor also recognizes 922 W Miracle Mile, which apparently applies to the small commercial structure located at the southeast quadrant of the site.
Assessor Parcel Number(s):	107-06-002J and 107-06-005B 2017 full cash value - \$1,429,904 (\$28.00/SF Assessor GBA) 2017 taxes - \$41,637.91 (First half paid)

Adjacent Land Uses

North:	Mobile home park
South:	Commercial uses and lower quality mobile home park
East:	Convenience store at northwest corner Miracle Mile and Fairview, followed by office building and Evergreen cemetery on north side of Miracle Mile and multifamily and older lodging uses along the south side of Miracle Mile
West:	Multifamily residential use followed by mixed commercial and mobile home uses along Miracle Mile; City of Tucson Police substation at Miracle Mile and Flowing Wells Road

Physical Characteristics

Site Area:	203,205 square feet, or 4.660 acres (per Assessor's records)
Shape:	Irregular L-shape, functional
Topography:	Generally level but sloping moderately downward from south to north in the central area of the site
Access:	The site is provided with two access points from Miracle Mile and two access points from Fairview Avenue. Miracle Mile is median divided at the subject although there is a left-turn lane that provides access to the subject's western curb cut. Traffic counts are about 26,000 VPD for Miracle Mile and 5,300 VPD for Fairview Avenue.
Utilities:	All utilities are located to the site

Site Improvements:

Chain link fencing along the west and north property lines and portions of the east and north property lines, asphalt-paved parking lot, monument sign and limited landscaping in front of building and along Miracle Mile.

There is a billboard located along the west property line near Miracle Mile that is presumably owned by Clear Channel Outdoor and is on a leased site within the subject property. I have not been provided with a copy of the lease, the lease rate or any other information regarding the billboard lease. The billboard has essentially no impact on the functional utility of the subject property and is not considered a significant valuation component.

Flood Zone Data**Flood District:**

X

Floodplain Status:

Minimal areas of hazard. Higher than the elevation of the 0.2-percent-annual-chance flood. Outside the 100-year-flood plain. There is a former irrigation district canal that runs along the north side of the property; however, this does not appear to represent a significant identified flood threat.

Flood Map Panel:

04019C1688L dated June 16, 2011

Other Site Conditions**Environmental Issues:**

None known

Easements & Encroachments:

None known

Restrictions:

None known

Zoning:

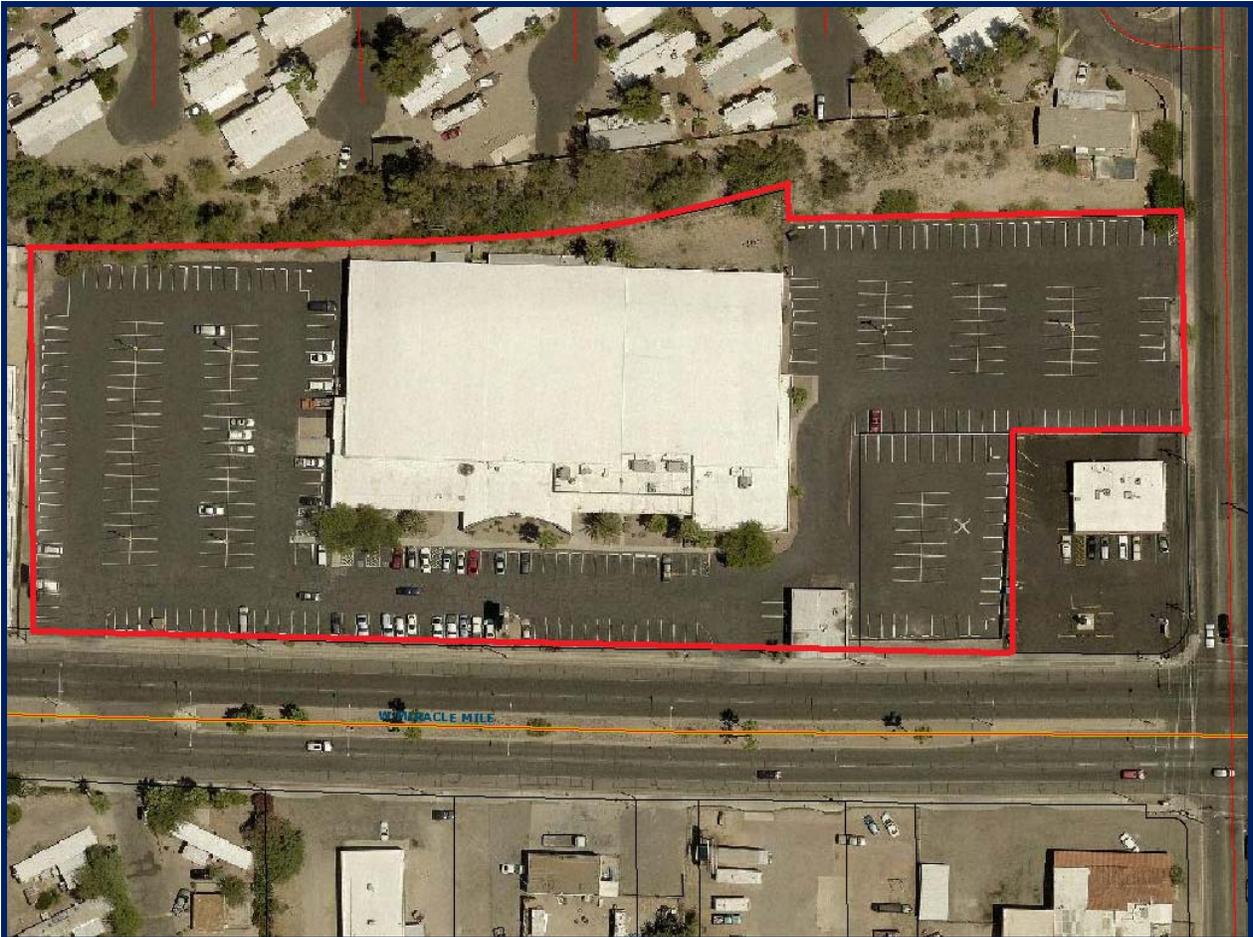
C-2, Commercial, Tucson

The C-2 zone provides for general commercial uses that serve the community and region. Residential and select other agriculture, civic, recreational, and utility uses may also be permitted that provide reasonable compatibility with adjoining residential uses. Permitted uses include retail, restaurant, nightclub/bar, wholesale, automotive sales, leasing and service, administrative and professional office, educational, religious, civic, commercial recreation and high density residential. There is no minimum site area in the C-2 zone and perimeter yard requirements vary depending on use and surrounding uses. The maximum building height is 40 feet.

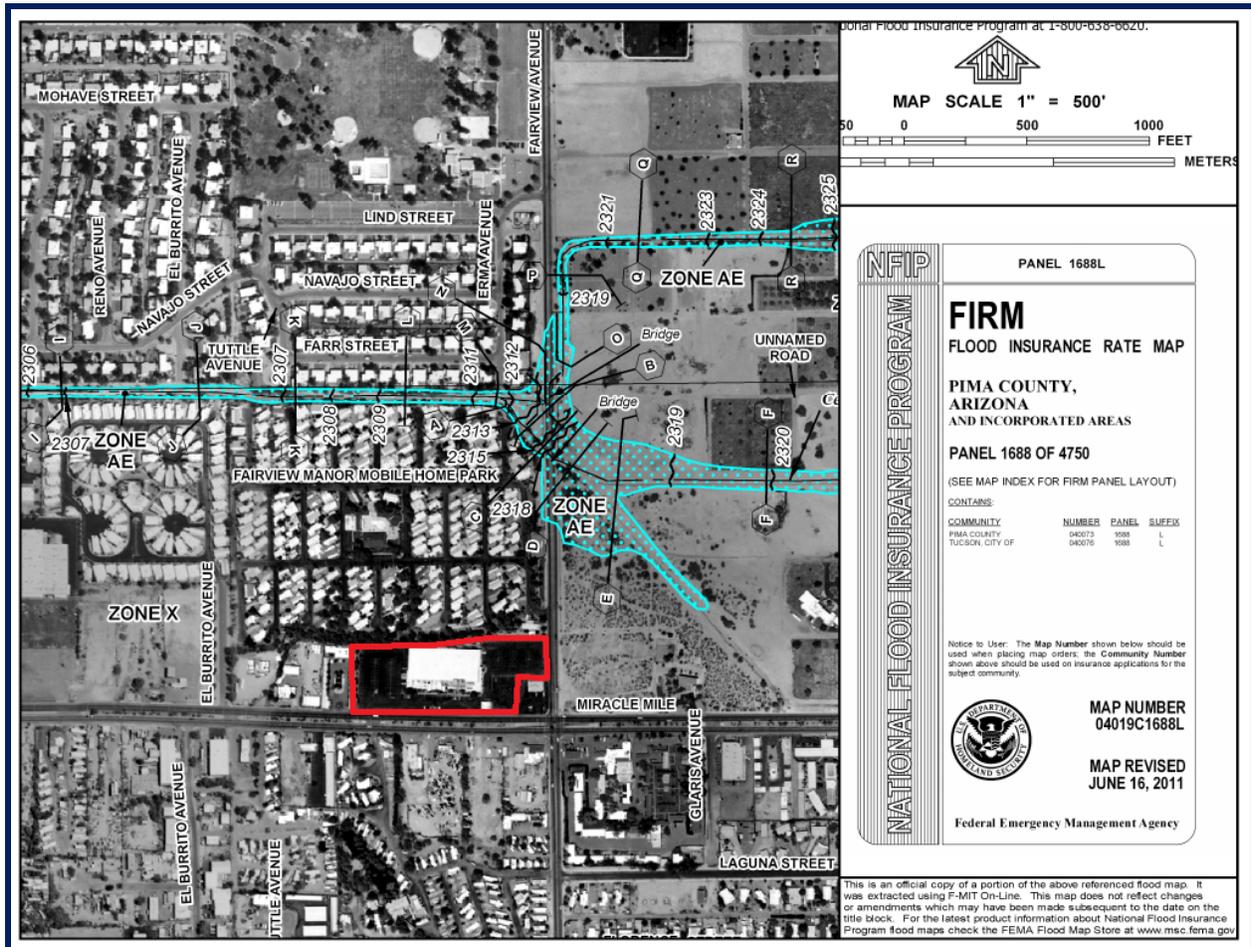
The parking requirement for a bowling alley is 3 spaces per lane, which would total 144 spaces for the subject property, which has 48 lanes.

The UDC generally requires 1 parking space per 300 square feet (gross floor area) for the Commercial Services Land Use Group, although higher requirements are indicated for restaurants (1/100) and bars (1/50).

Aerial Photo



FLOOD MAP



Improvement Data

Property Type: Sports and Entertainment; Bowling Alley

Number of Buildings: 2 – In addition to the bowling alley, there is an additional freestanding commercial building of 1,734 square feet constructed in 1950. This building is currently utilized for storage and is considered to be at the end of its economic life. The descriptions that follow apply to the bowling alley building. The smaller building is briefly described later in this section.

Number of Stories: 1

Building Areas & Ratios

Gross Building Area (GBA): 49,593 (bowling alley)

GBA Source: Site Plan prepared by Floerchinger Sadler Steele Baker dated 5/1/17. Note, the Assessor reflects a building area of 49,334 square feet, which is only 0.5% less than indicated by the architects.

Floor Area Ratio: 0.24

Age / Life

Year Built: 1960 (bowling alley)

Actual Age: 52 years

Effective Age: 30 years

Typical Building Life: 50 years

Remaining Economic Life: 20 years

Exterior

Construction Class: C - Masonry

Foundation: Multi-level concrete slab with concrete footings

Structure: Concrete block exterior walls, concrete columns and beams, precast concrete roof panels

Exterior Walls: Block & stucco, with stone accent wall on part of front elevation

Windows: Glass in aluminum frames

Doors: Glass in aluminum frames for most public entry points, hollow core steel for service areas

Roof System: Precast concrete panels

Roof Cover: Built-up with composition cover

Clear Height: 9 to 14 feet estimated

Loading: No drive-in or dock-high doors; however, there are two extra-wide single doors near the north side of the building along the west and east walls, as well as a set of double doors along the west and east walls in the central area of the building.

Interior

Floors: Carpet and ceramic tile in most public areas; vinyl tile in bowling seating area, and sealed concrete in service area and area under bowling lanes

Walls: Combination of painted drywall and exposed and painted slump block

Doors: Solid core wood or glass in aluminum frames

Ceiling Finish: Suspended acoustical tile in most public and office areas, finished drywall in restrooms; exposed concrete panels in service areas

Lighting Fixtures: Suspended/recessed or surface-mounted fluorescent lighting in most areas, track lighting and ornamental fixtures in bar and dining areas, canned lighting in kitchen, exposed fluorescent fixtures in service areas

Restrooms: Two sets of men's and women's restrooms; ADA compliance unknown

Mechanical Systems

Electrical: Assumed adequate for current use; capacity and suitability for future uses unknown

Sprinklers: Provided throughout entire building

HVAC: Central HVAC system, assumed sufficient and in average, operational condition

Improvement Ratings

Quality: Average

Condition: Average for age

Deferred Maintenance The building appears to be in relatively good overall condition with no significant deferred maintenance evident at the time of inspection.

Functional Utility: Average - The building appears to offer typical overall functional utility for a bowling alley its size.

Potential for adaptive reuse of the building will be limited by the multi-level slab floor and primary clear height estimated at 10 to 14 feet. Based on my inspection, I assume that the concrete slab under the bowling lanes area is recessed about 1.5 to 2 feet below the bowling seating level as opposed to the type that includes concrete trenches for the ball returns.

There would appear to be up to three different floor slab levels. Precast concrete roof panels permit full open span over the entire bowling area. The high parking ratio adds to potential for adaptive reuse.

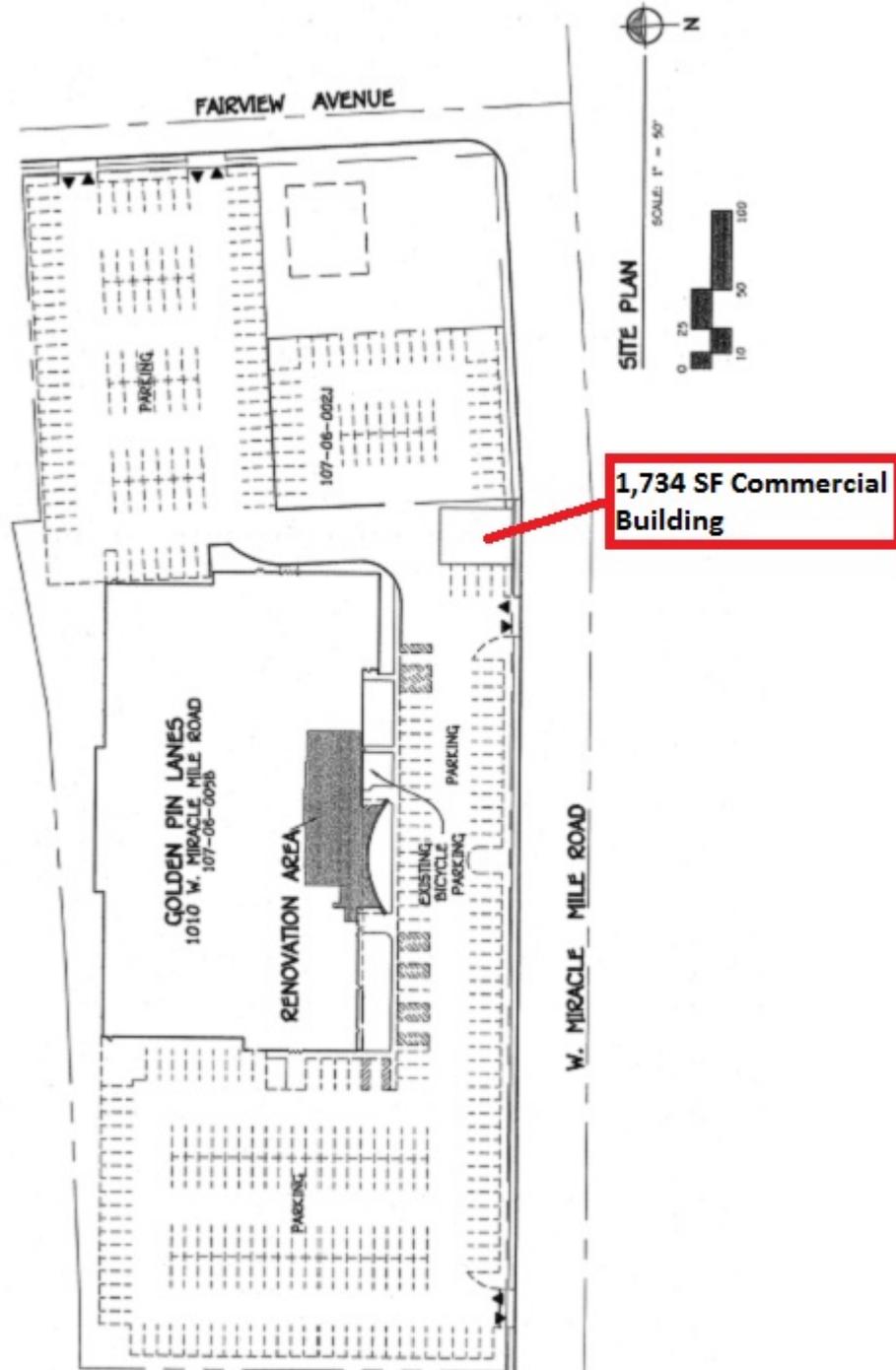
Parking:

The site plan indicated a total of 354 striped spaces, which appears consistent with on-site observations and recent aerial photos. This equates to 7.14 spaces per 1,000 square feet of gross building area, which is well above zoning requirements. The parking lot is in average overall condition and appears to have been recently seal coated but also shows significant cracks and surface checking.

Other Structures:

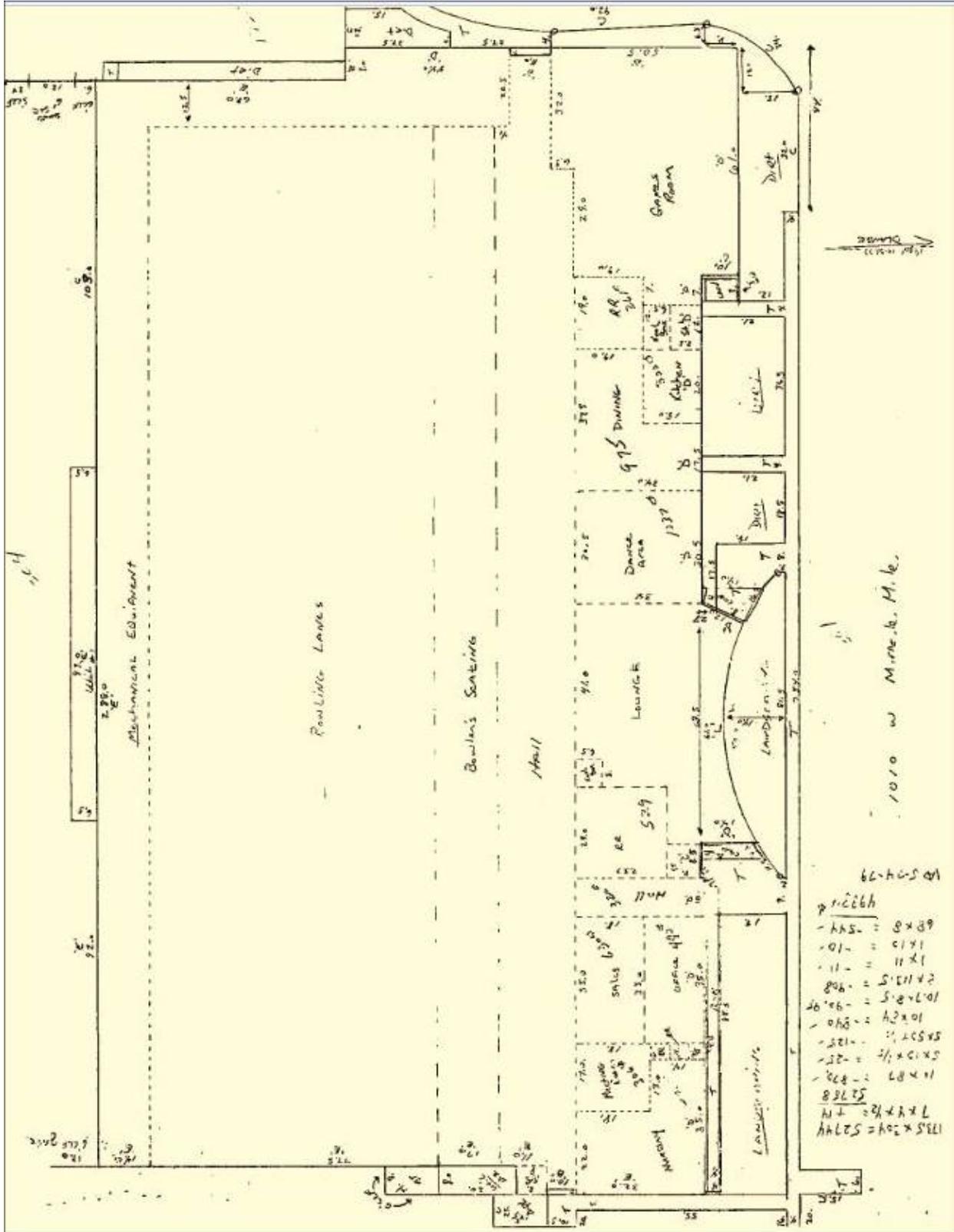
There is a 1,734-square-foot structure located along the Miracle Mile frontage at the southeast quadrant of the site that was constructed in 1950 according to the Assessor's records. The building is constructed of concrete block with partial stucco covering and has concrete block partitions, steel casement windows, and a wood roof structure surrounded by parapet walls. The status of electrical, mechanical and plumbing systems is unknown. The Assessor's building sketch indicates that part of the building was once used as office space and part was storage. I was only able to view portions of the interior through exterior windows and the building currently appears to be utilized only for storage. The County's GIS aerial map suggests that the southern part of the building may actually be within the Miracle Mile right-of-way although this is not certain. I concluded that this structure has reached the end of its economic life and does not significantly contribute to the current value to the subject property.

SITE PLAN



Note: Site Plan is excerpt from lounge renovation plans dated 5/1/17 prepared by Floerchinger Sadler Steele Baker.

ASSESSOR'S SKETCH/FLOOR PLAN – BOWLING ALLEY



Subject Photographs



View of subject property from Miracle Mile



Looking west on Miracle Mile – Subject storage building shown in background



Looking east on Miracle Mile



Looking north of Fairview Avenue



Looking west on Miracle Mile



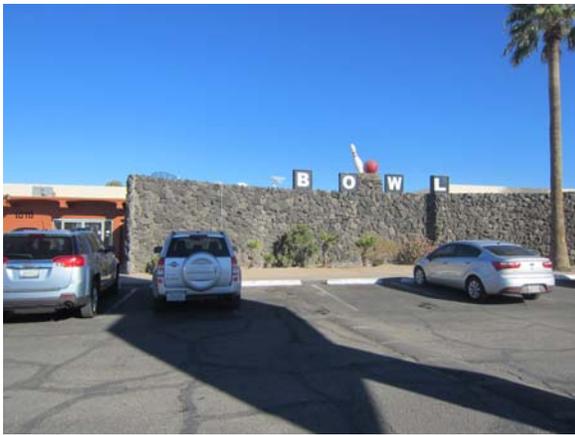
Looking south on Fairview Avenue



Front (south) elevation



Front elevation - detail



Front elevation - detail



Front elevation - detail



Front elevation - detail



East elevation and parking area



East elevation and parking area



North (rear) elevation



West elevation and parking area



Front parking area



North (rear) elevation



Looking northeast over west parking area



West parking area and billboard located on subject site



Looking east over east parking area



West parking area and billboard located on subject site



Newer HVAC unit on west side of building



Looking south over east parking area



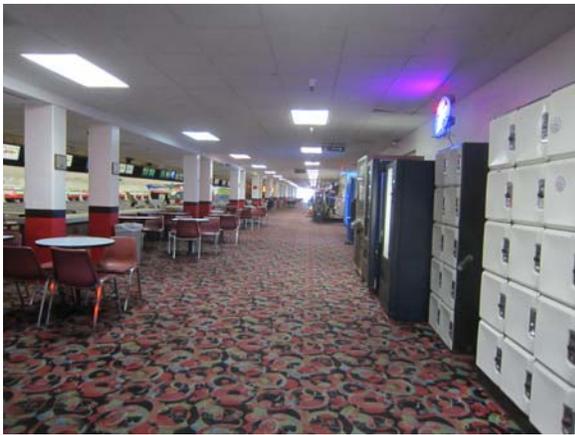
Typical building entry



Concourse



Bowling lanes and seating



Concourse



Bar



Bowling lanes and seating



Bar dining area



Event dining room



Restroom



Kitchen



Restroom



Pro shop



Meeting/storage area



Storage area adjacent to lanes



Bowling mechanical area



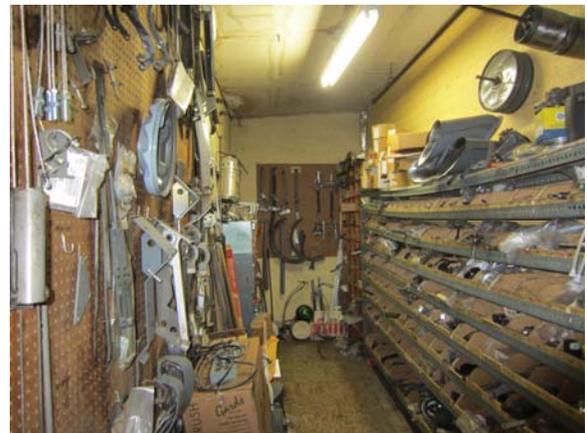
Steps to concourse level from slab level in bowling, service and storage area



Shop at rear of building



Ceiling and structural detail



Shop at rear of building



Storage building



Storage building interior



Storage building



Storage building interior

Highest and Best Use

The Highest and Best Use of a property is the reasonably probable and legal use of vacant land or an improved property that 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 productivity.

Analysis of Highest and Best Use as if Vacant

The first constraint imposed is the possible use of the property, as if vacant. This is dictated by the physical aspects of the site. The 4.7-acre site has an irregular but functional shape, is generally level, and is served by all utilities. The site out of the 100-year floodplain per the FEMA determination. The only significant physical constraint is the site size.

The second test of highest and best use addresses the permissible uses based on the zoning and private legal restrictions. I am not aware of any private restrictions and assume that none exist. The entire property is zoned C-2, general commercial. The C-2 zone allows most commercial uses common to the metro Tucson area and also permits residential, educational, religious, storage and some light industrial uses as well, including limited manufacturing. The maximum building height is 40 feet.

The third test of highest and best use is feasible use. A feasible use is one that is physically possible, legally permissible, and will produce a net return to the owner. Surrounding uses include limited but mostly older and relatively small commercial facilities, older motel/motor court properties, some of which have been repurposed for commercial, entertainment or subsidized multifamily uses, mobile home parks and courts ranging from poor to good quality, a large cemetery with mortuary, an office complex serving social and community services and a large City of Tucson Police Department facility. Prior to the construction of Interstate 10, the area had once been part of the highway leading to central Tucson and was improved with numerous motor courts and motels. Over time, most of these had declined and were converted to short term rentals. The Ghost Ranch Lodge, one of the best facilities, was repurposed to affordable senior housing over the past decade. A former Kmart was repurposed to the City of Tucson police facility. The Monterey Court motel complex was redeveloped into a retail and entertainment venue. Juniper Canyon (fna Woodland), a 140-unit garden apartment complex, was substantially renovated several years ago after going through foreclosure and was sold to investors in June of 2017 but remains at the lower end of the Class B apartment sector due to location.

There has been no significant new private commercial development over the past 40 years along Miracle Mile between I-10 on the west and Oracle Road on the east and the area has no national or significant regional retailers present. Oracle Road, to the north of Miracle Mile, is initially improved with miscellaneous retail and quasi-office uses and becomes one of Tucson's premier retail corridors about one mile to the north. To the south of Miracle Mile, Oracle Road was formerly known as Miracle Mile, and includes mostly older commercial, residential and lodging uses. A vacant site along the east side of Oracle Road at the intersection with Miracle Mile is currently being improved with a subsidized/affordable rental housing project. There has been no larger market rate rental housing constructed in the area since the 1980s and even this was limited in scale compared with other more residentially attractive areas of metro Tucson.

Overall, Miracle Mile is within a slow transition from older lodging and secondary commercial uses to alternative uses, but changes have been limited to only a few of the properties and others remain at the lower end of the quality spectrum relative to regional norms. Continued redevelopment is likely but the scale, timing and pace remain highly uncertain. At this time, there does not appear to be strong pressure to redevelop along Miracle Mile and a feasible use of the subject site, as if vacant, remains highly uncertain, but might include multifamily, owner- or user-driven commercial development, educational, storage or governmental. Development of a major retail store for a national retailer would appear highly unlikely.

The fourth test is the maximally productive use; however, as noted in the prior discussion, the ultimate use of the site as if vacant remains uncertain and the maximally productive use could include any of the uses noted above, all of which might potentially support a fairly narrow range of land value.

Analysis of Highest and Best Use as Improved

The subject property is improved with a 49,593-square-foot structure that has apparently been continuously operated as a bowling center since it was constructed in 1960. The building appears to be in relatively good overall condition with no obvious structural damage. It is constructed with pre-cast concrete roof T-panels that allow for large clear-span roof over the bowling area. The clear height is estimated at about 10 to 14 feet in the bowling lanes area (assuming removal of the wood bowling lanes and equipment) and about 9 to 10 feet in concourse and front area of the building. The owner recently renovated the bar and dining areas. Although the building is not designed per current standards, it appears to adequately function as a bowling center since all existing bowling facilities in Tucson were constructed more than 30 years ago and all but one were constructed between 1954 and 1981.

Recent sales of bowling centers provide insight into highest and best use and tend to fall within several distinct categories. Numerous sales nationally have involved non-operating properties often involving low cost structures in small market areas. These have generally sold for well below \$30 per square foot of building area, often below \$20 per square foot, and were mostly converted to other uses. Excluding a major 2014 sale-leaseback transaction from Bowlmor AMF to a public REIT iStar, there have also been a number of acquisitions by Bowlmor AMF of properties that they had been leasing (after acquiring the tenant's interest) and these often reflected significantly higher per square foot pricing than was common for non-operating or non-franchised properties, perhaps due to lease terms or due to the higher quality of these nationally branded (Brunswick, AMF) facilities. Bowlmor AMF is a privately held company purported to be the largest "ten-pin" bowling center operator in the world, with 306 centers, including 295 in the United States. Bowlmor AMF acquired Brunswick Corporation's bowling center business in 2014 and this also included a number of operating properties in Arizona that were then simultaneously sold to iStar. When sale leasebacks and tenant purchases are excluded, the limited number of sales of bowling centers tended to involve acquisitions by users that converted the properties to alternative uses, including self-storage, a charter school and an automotive parts store and warehouse. I investigated and confirmed three such sales and have later presented this data in the sales comparison approach. I believe that these sales provide support for potential viable alternative uses of the subject property since all were impacted by similar multi-level building slabs and generally reflect similar overall locational considerations. The former bowling alley in Green Valley was recently converted to a religious use

after the 2007 purchaser failed to successfully operate the property as a bowling center. With the exception of one recent metro Phoenix property sold by a local operator to an investment group under a sale-leaseback transaction, I found no Arizona sales of bowling centers selling from one owner-operator to another.

The subject property is not operated as a nationally branded bowling center and its recent business performance is not known to me. This appraisal is based on a valuation of the real estate only and has not considered the business value, if any, associated with the operation of the property or any FF&E. As such, it is not possible to render an informed opinion as to whether continued operation as a bowling alley represents the highest and best use of the property or even if it represents a financially viable use assuming acquisition of the real estate at my concluded market value. Recent sales suggest but do not totally support the opinion that the probable buyer of the real estate would not likely purchase with the intent of continuing to operate the property as a bowling alley.

Although subject to uncertainty, I concluded that the highest and best use of the subject property (real estate only) as it presently exists, would most likely be for an adaptive reuse that might include an educational facility such as a charter school, a religious facility, a storage facility, a secondary retail store or wholesale operation with relatively large warehousing needs, or a back-office/call center facility, including one for a governmental body.

Most Probable Purchaser of Subject Property

Based on recent trends in the market, and considering nature of the subject property, the most probable purchaser of the property would be an owner-user rather than an investor. An investor would represent a potential purchaser, but only if they had a tenant in hand that wanted to occupy the property or if the property could be acquired for a very low price per square foot that was well below expected user pricing.

Sales Comparison Approach

Methodology

This 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. In the sales comparison approach, an indication of market value is developed by analyzing closed sales, listings, or pending sales of properties similar to the subject property, using the most relevant units of comparison. The comparative analysis focuses on the difference between the comparable sales and the subject property using all appropriate elements of comparison.

Unit of Comparison

The primary unit of comparison selected depends on the appraisal problem and nature of the property. The primary unit of comparison for properties such as the subject property is price per square foot of gross leasable area.

Elements of Comparison

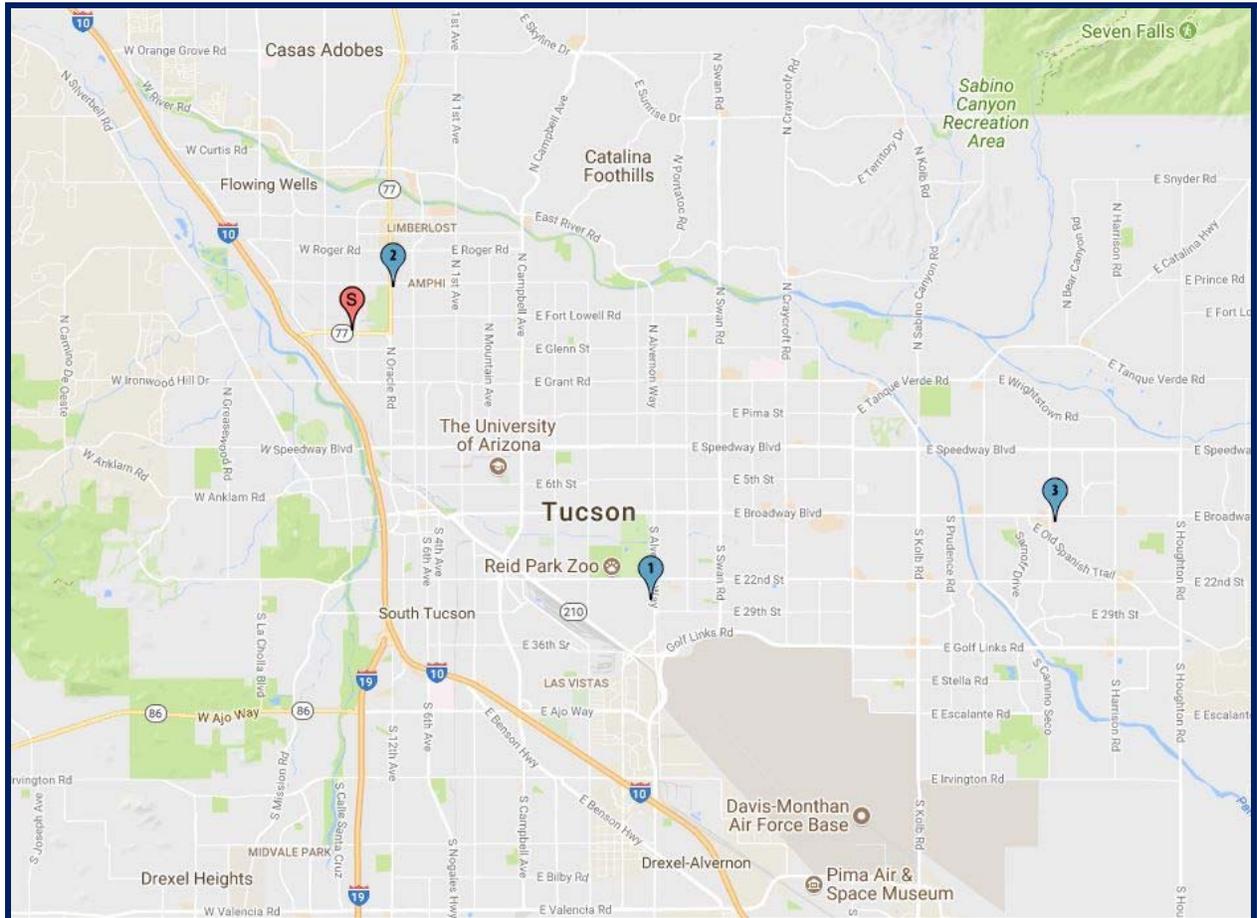
Elements of comparison are the characteristics or attributes of properties and transactions that cause the prices of real estate to vary. The main elements of comparison that should be considered in sales comparison analysis are as follows: (1) real property rights conveyed, (2) financing terms, (3) conditions of sale, (4) expenditures made immediately after purchase, (5) market conditions, (6) location, (7) physical characteristics, (8) economic characteristics, and (9) personal property and other non-realty components.

Comparable Sales Data

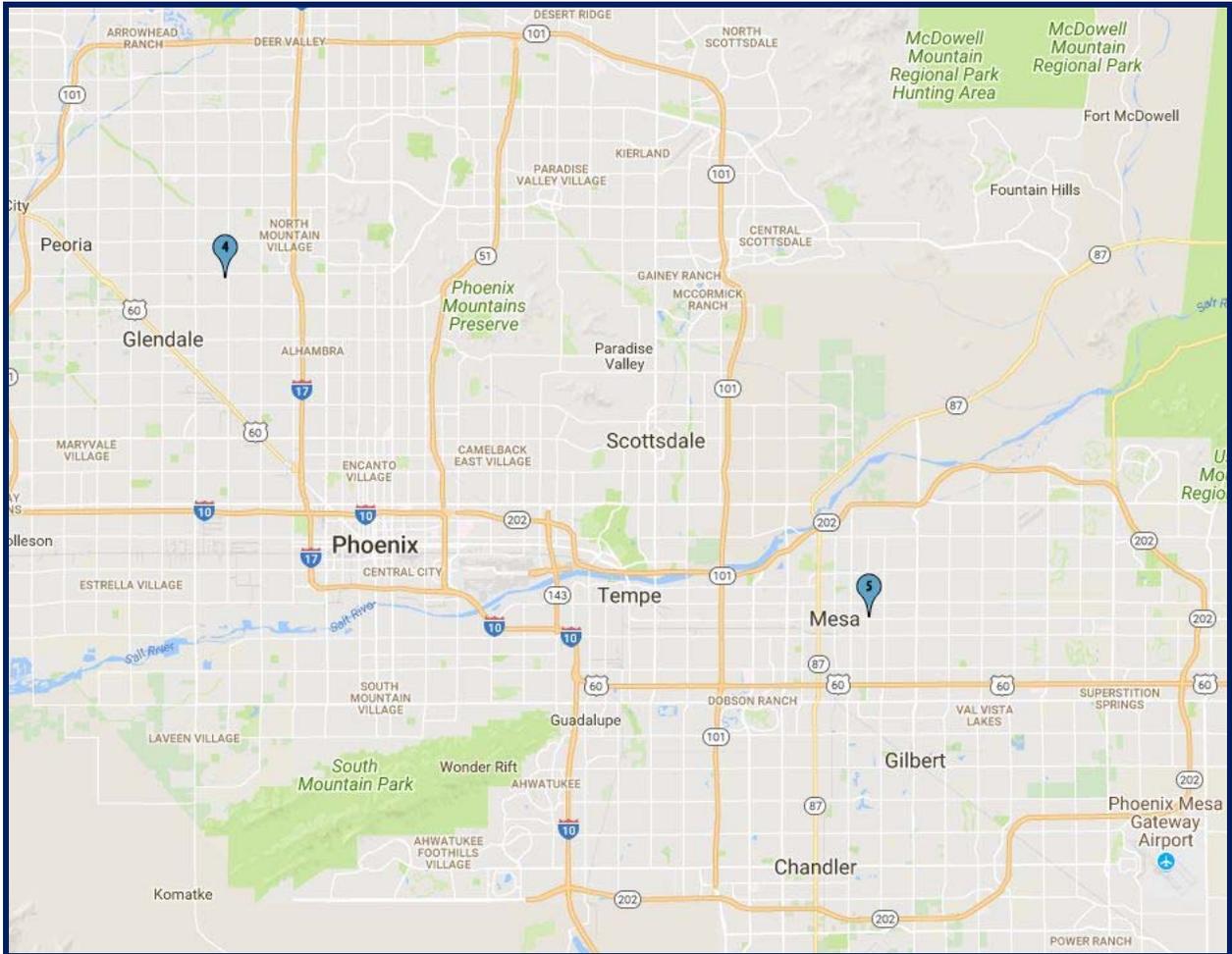
The sales summarized on the following pages were judged to be the most applicable in developing an indication of the market value of the subject property via the sales comparison approach.

Summary of Comparable Improved Sales

Sale #	Location		Sale Date	Price per SF	Building SF	Year Built	Intended Use
Subject	1010 W Miracle Mile	Tucson, Arizona	N/A		49,593	1966	
1	1630 S Alvernon Way	Tucson, Arizona	Oct-15	\$32	48,644	1960	Storage
2	3550 N Oracle Rd	Tucson, Arizona	Jul-16	\$30	49,668	1980	Investor
3	8740 E Broadway Bl	Tucson, Arizona	Jan-17	\$42	53,009	1971	Storage
4	8840 N 43rd Ave	Glendale, Arizona	Jun-16	\$38	25,768	1978	Charter School
5	816 E Main St	Mesa, Arizona	Mar-17	\$38	23,437	1961	Auto Parts

TUCSON SALES MAP


METRO PHOENIX SALES MAP



Improved Sale No. 1

Property Identification

Property ID	7418
Property Type	Bowling Alley
Address	1630 S Alvernon Way
County	Pima
City, State Zip	Tucson, Arizona 85711
Tax ID	130-06-001, 130-06-002, 130-08-380C

Sale Data

Seller	Cactus Bowl Inc.
Buyer	Americo Real Estate Co
Recording Date	10-21-2015
Reference No.	2015 2950236
Property Rights	Fee Simple
Days on Market	Unknown
Price	\$1,578,000
Financing	Cash
Verification	Pete Villaescusa, CBRE, 520-323-5112; 08-10-2016
Prior Sales	No sales prior 3 years

General Physical Data

Gross Building Area	48,644
Site Size	3.77 acres or 164,330 SF
Zoning Code	C-2, Commercial
Flood Issues	None
Floor Area Ratio	0.30
Year Built	1960
Stories	1
Exterior Walls	Concrete block
Building Condition	Fair
Construction Quality	Average

Indicators**Price/SF GBA** **\$32.44****Remarks**

Property consists of a bowling alley of about 28,800 SF and an adjoining office/commercial building of about 19,800 SF which had originally been part of the bowling alley and had subsequently been utilized as a roller skating rink, and then educational, office and religious uses. Both are situated on 2.99 acres fronting Alvernon Way. The overall condition of the building was reported as fair, with some potential roof issues. The FAR on this portion of the property would be 0.37 and the parking ratio 3.3 spaces per 1,000 SF. There is also a 0.96 acre parking lot site located adjacent north but separated by 27th Street and with no Alvernon frontage. There are 162 parking spaces on the main parcel and 70 spaces on the auxiliary site, although it could potentially support more spaces. The buyer, U-Haul, purchased the property for conversion to indoor storage and truck/trailer parking. The building had an effective clear height of 14 feet, which was lower than the desired 16 foot clear but did work for their intended use. The purchaser of this property also purchased the 0.63-acre former gas station property located at the northwest corner of Alvernon and 27th Street (adjacent west of the auxiliary parking lot) shortly after this sale. Traffic count on Alvernon is about 40,200 VPD.

Improved Sale No. 2

Property Identification

Property ID	7416
Property Type	Convenience, Strip Shopping Center
Address	3550 N Oracle Rd
County	Pima
City, State Zip	Tucson, Arizona 85705
Tax ID	106-03-167D

Sale Data

Seller	Spirit Master Funding IV LLC
Buyer	The Prince of Oracle LLC
Recording Date	07-16-2016
Reference No.	2016 1950521
Property Rights	Fee Simple
Days on Market	264
Price	\$1,500,000
Financing	Cash
Verification	Rick Volk, Volk Company, 520-326-3200; 08-09-2016
Prior Sales	No sales prior 3 years.

General Physical Data

Gross Building Area	49,668
Site Size	3.11 acres or 135,340 SF
Zoning Code	C-2, Commercial
Flood Issues	None
Floor Area Ratio	0.37
Year Built	1980
Stories	1
Exterior Walls	Block and Stucco
Building Condition	Average to Good
Construction Quality	Average

Indicators**Price/SF GBA** **\$30.20****Remarks**

Sale of a vacant strip retail center that had been primarily occupied by Carrington College through early 2014. The Carrington space ($\pm 29,000$ SF) was reported to be in good overall condition while the remaining former retail space ($\pm 9,700$ SF) was essentially shell space in poor-to-fair condition. All of the roof-top HVAC units for the Carrington and shell spaces had reportedly been removed prior to this sale. The property also includes a $\pm 10,000$ SF concrete tilt warehouse that is included in the gross building area but which had no interior improvements or HVAC and was utilized for parking (26 spaces) when Carrington occupied. The buyer reportedly had a tenant for part of the property at the time of sale but did not yet know if the warehouse portion would be needed for parking in the future. The warehouse could be returned to leasable space in the future. If the warehouse portion is excluded, the purchase price equates to about \$38 per SF. The property is located at the southeast corner of Oracle and Prince, one mile south of the Tucson Mall, but within a marginal retail node. Traffic counts are about 59,600 VPD on Oracle and 23,000 VPD on Prince.

Improved Sale No. 3

Property Identification

Property ID	8490
Property Type	Grocery Store
Address	8740 E Broadway Bl
County	Pima
City, State Zip	Tucson, Arizona 85710
Tax ID	133-31-159Z

Sale Data

Seller	Haggen Property South LLC
Buyer	AMERCO Real Estate Co
Recording Date	01-06-2017
Reference No.	20170100600
Property Rights	Fee Simple
Days on Market	241
Price	\$2,205,000
Financing	Cash
Verification	Nick Foster, HFF, 949-798-4135; 01-08-2018
Prior Sales	Property sold in non-market portfolio transaction from Albertsons to Haggen in December 2014.

General Physical Data

Gross Building Area	53,009
Site Size	4.19 acres or 182,499 SF
Zoning Code	C-1, Commercial
Flood Issues	None
Floor Area Ratio	0.29
Year Built	1971
Stories	1
Exterior Walls	Block and stucco
Building Condition	Average
Construction Quality	Average

Indicators**Price/SF GBA \$41.60****Remarks**

Former Haggen/Safeway anchor grocery space that was acquired by U-HAUL parent company and repurposed as a storage facility. The building was in good overall condition at the time of sale with no major deferred maintenance reported. The property was sold on Auction.com after owner had filed bankruptcy. The purchase price was equal to \$2.1 million but that buyer also had to pay the 5% Auction.com fee, effectively increasing the price to \$2,205,000. The listing broker felt that the property sold for a fair price and reported that these larger retail spaces have become difficult to lease and that this has ultimately put downward pressure on pricing. The property was constructed as a Safeway anchor space within a 114,335 SF neighborhood shopping center but had been most recently occupied by Haggen, which had acquired the property as part of the bulk sale from Albertson's. Walgreens is the other major tenant in the shopping center. Traffic counts are 25,750 VPD for Broadway and 11,950 VPD for Camino Seco.

Improved Sale No. 4

Property Identification

Property ID	8491
Property Type	Bowling Alley
Address	8840 N 43rd Ave
County	Maricopa
City, State Zip	Glendale, Arizona 85302
Tax ID	148-10-397B

Sale Data

Seller	iStar Bowling Centers II, LP
Buyer	Challenge Foundation Properties of AZ - Ethos LLC
Recording Date	06-07-2016
Reference No.	20160399930
Property Rights	Fee Simple
Days on Market	617

Price	\$975,000
Financing	Cash
Verification	Mike Polachek, SRS Real Estate; 602-682-6080
Prior Sales	No sales prior 3 years

General Physical Data

Gross Building Area	25,768
Site Size	2.40 acres or 104,675 SF
Zoning Code	C-2, Commercial
Flood Issues	None
Floor Area Ratio	0.25
Year Built	1978
Stories	1
Exterior Walls	Block
Building Condition	Poor
Construction Quality	Average

Indicators**Price/SF GBA** **\$37.84****Remarks**

Freestanding bowling alley located at the southwest quadrant of 43rd Avenue and Olive Avenue. Property has limited visibility from Olive and is set back behind pad buildings on 43rd Avenue. Traffic counts are 40,100 VPD on 43rd Avenue and 32,700 VPD on Olive. The adjacent north shopping center has primarily been converted to office uses, including the Arizona Department of Economic Security and Arizona College Glendale. This is a secondary retail node.

The property was purchased by a charter school operator and reportedly involved normal conditions of sale. The listing broker confirmed that the property had a multi-level bowling alley slab and was in poor overall condition at the time of sale. Aerial photos suggest that the property had not been operated as a bowling center since 2011 or 2012.

The appraiser has not inspected this comparable but is familiar with the location and market area.

Improved Sale No. 5



Property Identification

Property ID 8492
Property Type Bowling Alley
Address 816 E Main St
County Maricopa
City, State Zip Mesa, Arizona 85203
Tax ID 138-22-021A

Sale Data

Seller Bashas' Inc
Buyer Outlaw 5 LLC
Recording Date 03-10-2017
Reference No. 20170173491
Property Rights Fee Simple
Days on Market 2213

Price **\$900,000**
Financing Cash
Verification Rex Griswold, Commercial Properties, Inc., 480-244-7222; 01-08-2018
Prior Sales No sales prior 3 years

General Physical Data

Gross Building Area 23,437
Site Size 2.79 acres or 121,584 SF
Zoning Code C-2, Commercial
Flood Issues None
Floor Area Ratio 0.19
Year Built 1961
Stories 1
Exterior Walls Brick & Block
Building Condition Poor
Construction Quality Average

Indicators**Price/SF GBA \$38.40****Remarks**

The site is located near the current terminus of the Valley Metro light rail line, which is planned to be extended past the subject in the future. Traffic count along Main Street was about 18,500 VPD. The site reflects recent acquisitions of right of way for the enlarged future intersection to accommodate the light rail line. This is a secondary retail node.

The property was a former bowling alley that had been closed for roughly 8 years prior to the sale. The building shell was reported to be in fairly good overall condition and the roof was old but not leaking. HVAC and other mechanical systems were in rough shape. The property had three separate floor levels which eliminated or reduced feasibility for many potential uses. The buyer was able to utilize the bowling alley portion for warehouse/parts storage and accessed this area via an exterior drive-in door.

The appraiser has not inspected this comparable but is familiar with the location and market area.

Adjustments to Comparable Sales

Adjustments have been made for differences in the various elements of comparison, including real property rights, financing terms, conditions of sale, expenditures made immediately after purchase, market conditions, location, size, and other relevant factors. If the comparable sale is considered superior to the subject, we applied a negative adjustment to the comparable. A positive adjustment to the comparable is applied if it is considered inferior to the subject. A summary of the elements of comparison follows.

No adjustments were warranted for property rights conveyed or financing terms. All of the comps reflected the sale of the fee simple interest and reflected cash or cash equivalent financing terms.

Transaction Adjustments

These items are applied prior to the application of market conditions and property adjustments. Transaction adjustments include:

1. Real Property Rights Conveyed
2. Financing Terms
3. Conditions of Sale
4. Expenditures Made Immediately After Purchase

Real Property Rights Conveyed

The fee simple estate is being appraised and all of the comps reflected the sale of the fee simple interest. No adjustments were warranted.

Financing Terms

All of the sales reflected cash financing terms and did not warrant adjustment.

Conditions of Sale

When the conditions of sale are atypical, the result may be a price that is higher or lower than that of a normal transaction. Adjustments for conditions of sale usually reflect the motivations of either a buyer or a seller who is under duress or exceptionally motivated to complete the transaction. I believe that all of the comps involved typical conditions of sale so no adjustments were applied. Sale 3 involved an auction sale out of bankruptcy; however, the property was marketed for sale by a national brokerage firm and sold at a price that reportedly approximated market pricing expectations.

Expenditures Made Immediately After Purchase

All of the comps would have required capital improvements after sale but the amounts of such are unknown and deductions for such would be inappropriate for the current valuation analysis. No adjustments were made.

Market Conditions Adjustment

The sales occurred between October of 2015 and March of 2017. Market conditions in Tucson have generally been stable over this period with no significant changes in occupancies and rents. Sales 4 and 5 are located in metro Phoenix, which generally demonstrated stronger market trends; however, given the nature of the comparables, I felt that all were still reflective of current market conditions.

Property Adjustments

Property adjustments are based on locational and physical characteristics and are applied after the application of transaction and market conditions adjustments.

Location

The subject property is located in a secondary commercial node that has limited potential viability for most national retailers, but benefits from close proximity to Interstate 10 and is located on the Sun Tran bus line. The traffic volume along Miracle Mile is fairly strong at about 26,000 vehicles per day. Surrounding land uses are not highly desirable for many potential users and would generally be characterized as below average in terms of regional norms.

Sale 1 is located along Alvernon Way, a major arterial, and is also at a minor corner. Visibility is excellent and surrounding land uses are considered generally similar to the subject. No adjustment was warranted.

Sale 2 is located at the intersection of two arterials, Oracle and Prince Roads, and has higher overall visibility. The adjacent uses are superior to those near the subject are still secondary/lower quality in nature. The location is superior for retail uses in general, although I do not believe that an adjustment for location is actually warranted due in part to the extremely low price per square foot paid for the property.

Sale 3 is located at the intersection of a major and a minor arterial, but has only slightly higher overall visibility. Surrounding land uses are superior overall but this may or may not have impacted the price of this property. The location was considered to have limited potential to attract a traditional large retailer so I do not believe that the perceived superior aspects of the comp's location actually translated into a higher purchase price. I applied no adjustment for location.

Sales 4 and 5 are both located on arterial roadways in secondary commercial nodes within metro Phoenix. I concluded that the locations were reasonably similar to the subject and applied no adjustments.

Physical Characteristics

The most notable physical differences for comparable sales in this market sector include size, effective age, condition and quality, functional utility and site coverage, which impacts parking availability.

The subject bowling alley structure comprises 49,593 square feet. The storage building comprises 1,734 square feet but has been excluded from this analysis because I concluded that it no longer contributed to the overall property value. The comparables' building areas ranged from 23,437 to 53,009 square feet. There is no indication that the market supports a size adjustment so I did not adjust any of the comps for size.

The subject property is considered to be in average or slightly better overall condition for an operating bowling alley in the local market. The bar/lounge area was just recently renovated. The functional utility of the property is significantly impacted by the multi-level slab that is typical of bowling alleys. The property benefits from a site coverage ratio of 24% and this permits the property to provide a fairly high parking ratio of over 7 spaces per 1,000 square feet of building area.

Sale 1 is a former bowling alley that had been partially converted to an office, educational, and religious use. The property was purchased by U-Haul and converted it to indoor storage. The condition of the property was reported to be fair, which I considered to be inferior to that of the subject. I concluded that an upward adjustment was warranted for effective age, condition and quality. The property included a 0.96-acre auxiliary parking lot that is set back from Alvernon Way along the north side of 27th Street. The FAR without the added parcel is 0.37, which is much higher than indicated for the subject and the property provides 3.3 spaces per 1,000 square feet without the adjacent parking lot. The additional parking parcel reduced the site coverage to 30%, which is still inferior to the subject. Given the higher site coverage and reduced functional utility from the separate parking area, I concluded that an additional upward adjustment was warranted.

Sale 2 is a former strip retail center that was constructed in 1980 and includes a partially improved warehouse component. Prior to the sale, about 60% of the space had been occupied by an educational user, about 20% was retail shell space in poor-to-fair condition and the remaining 20% was former warehouse space that was used for parking. The buyer reported that the portion last occupied by Carrington College was in good condition, although the rooftop HVAC units had apparently been removed prior to the sale. The buyer subsequently leased part of the property to a charter school but the future use of the remainder is unknown at this time, as are the potential tenant improvement costs. I have analyzed the property on the basis of the gross building area, including the warehouse, which had no interior buildout or HVAC at the time of sale. I concluded that downward adjustments for the nature and condition of the former Carrington College portion would be more than offset by the lack of HVAC, overall condition of the remaining former retail space and limited improvements in the warehouse portion. A net 10% upward adjustment was applied for effective age, condition and quality. The functional utility of the property is negatively impacted by the fairly high site coverage rate of 37% and this warranted a large percentage upward adjustment due to the relatively low per square foot purchase price.

Sale 3 was constructed in 1971 as a Safeway anchor space within a neighborhood shopping center co-anchored by Walgreens. The space had been most recently occupied by Haggen, which had acquired the property as part of the bulk sale from Albertson's and was reported to be in relatively good overall condition. However, the overall condition had little impact on the price as the space was going to be repurposed to a U-Haul storage facility. Site coverage was slightly higher at 29%, which might support a small upward adjustment. However, I concluded that any adjustment for site coverage would potentially be off-set by the superior overall condition so no adjustments were applied.

Sale 4 is a former bowling alley that was constructed in 1978. The broker confirmed that the building slab had at least two levels and that the improvements were in poor overall condition. The property had not been utilized as a bowling alley since 2011 or 2012. The site coverage rate of 25% is comparable to the subject. The property was purchased for conversion to a charter school. I concluded that a large upward adjustment was warranted for overall property condition.

Sale 5 is a former bowling alley that was constructed in 1961. I confirmed that the property had a three-level slab and that this definitely limited viability for potential users. The property was reported to have been in poor overall condition at the time of sale, although the structure was sound. It had not been occupied for 8 years prior to the sale. The site coverage rate of 19% is superior to the subject. The property was purchased for conversion to an auto parts store and warehouse. I concluded that a large

upward adjustment was warranted for overall property condition and that a downward adjustment was warranted for site coverage.

Economic Characteristics

Economic characteristics include all the attributes of a property that directly affect its income. This element of comparison is usually applied to income-producing properties. Characteristics that affect a property's income include operating expenses, quality of management, tenant mix, rent concessions, lease terms, lease expiration dates, renewal options, and lease provisions such as expense recovery clauses.

All of the properties were vacant at the time of sale and none were apparently impacted by any significant leases. The subject property has a billboard that is located on a small portion of the site that is presumably leased under typical terms. I have not been provided with the lease rate or terms but do not believe that the income generated from the billboard would have any significant impact on the value of the subject property to a probable purchaser. No adjustments were indicated for economic characteristics.

Use/Zoning

The comparables all reflect a commercial zoning that allows similar uses and development. No adjustments were made.

Non-Realty Components of Value

None of the comps included any significant non-realty components so no adjustments were required. No equipment, other personal property or potential business value is being considered in the valuation of the subject property.

Summary of Adjustments

Based on the preceding analysis, we have summarized adjustments to the sale comparables on the following adjustment grid. These adjustments are based on our market research, best judgment, and experience in the appraisal of similar properties. It is noted that the percentage adjustments tend to imply a greater level of accuracy than actually exists; however, such have been shown with the intent of providing a relative level of magnitude for each.

Comparable Improved Sales Adjustment Grid

Sale Number	Subject	Sale 1	Sale 2	Sale 3	Sale 4	Sale 5
Property Name	Golden Pin Lanes Property	Former Cactus Bowl	Former Carrington College Plaza	Former Haggen/Safeway	Former Bowling Alley	Former Bowling Alley
Location	1010 W Miracle Mile Tucson, Arizona	1630 S Alvernon Way Tucson, Arizona	3550 N Oracle Rd Tucson, Arizona	8740 E Broadway Bl Tucson, Arizona	8840 N 43rd Ave Glendale, Arizona	816 E Main St Mesa, Arizona
Sale Date	N/A	Oct-15	Jul-16	Jan-17	Jun-16	Mar-17
Sale Price	N/A	\$1,578,000	\$1,500,000	\$2,205,000	\$975,000	\$900,000
Property Rights Conveyed		Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple
Financing Terms		Cash	Cash	Cash	Cash	Cash
Conditions of Sale		Normal	Normal	Bankruptcy sale	Normal	Normal
S.F. of Improvements	49,593	48,644	49,668	53,009	25,768	23,437
Year Built	1966	1960	1980	1971	1978	1961
Site Area (AC)	4.7	3.8	3.1	4.2	2.4	2.8
Floor Area Ratio	0.24	0.30	0.37	0.29	0.25	0.19
Zoning	C-2	C-2	C-2	C-1	C-2	C-2
Jurisdiction	Tucson	Tucson	Tucson	Tucson	Glendale	Mesa
In Flood Plain	No	No	No	No	No	No
Sale Price/SF		\$32.44	\$30.20	\$41.60	\$37.84	\$38.40
Transactional Adjustments						
Property Rights Conveyed		0	0	0	0	0
Financing Terms		0	0	0	0	0
Conditions of Sale		0	0	0	0	0
Expenditures After Sale		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Adjusted Price/SF	N/A	\$32.44	\$30.20	\$41.60	\$37.84	\$38.40
Market Conditions Adjustment						
		0.0	0.0	0.0	0.0	0.0
Adjusted Price/SF	N/A	\$32.44	\$30.20	\$41.60	\$37.84	\$38.40
Property Adjustments						
Location		0	0	0	0	0
Physical Characteristics						
Size		0	0	0	0	0
Age, Cond., Quality		+20%	+10%	0	+25%	+25%
Site Coverage/Parking		+10%	+25%	0	0	-10%
Flood/Other		0	0	0	0	0
Economic Characteristics		0	0	0	0	0
Use/Zoning		0	0	0	0	0
Non-realty components		0	0	0	0	0
Indicated Value/SF		\$42.17	\$40.77	\$41.60	\$47.30	\$44.16

After adjustments, the sales provide greatest support a value for the subject property in the range from \$41 to \$47 per square foot. Given the subjectivity of some of the adjustments, I concluded that the sales realistically support a potential range of value from about \$35 to \$50 per square foot.

The former bowling alley properties (Sales 1, 4 and 5) reflected non-adjusted prices from \$32 to \$38 per square foot, with the lower end of the range being the Tucson property that has two non-contiguous parcels of land. None of the bowling alley properties were operating as bowling alleys when they sold and all were repurposed with alternative uses. Due to superior overall property

condition, I believe that the subject property could probably command a price above the \$38 per square foot top of the non-adjusted range indicated by these former bowling alley properties.

Sales 2 and 3 are retail buildings located in Tucson, although Sale 2 had been partially converted to an educational use for a number of years prior to the sale. The property was reportedly owned by a REIT that chose to divest after the former tenant Carrington Collage had vacated. The property was marketed for sale through Cushman & Wakefield’s Phoenix office and was priced at \$1,800,000, or \$36 per square foot of gross building area. Ultimately, the property sold to a local investor for \$30 per square foot. While the property is located at the intersection of Oracle Road and Prince Road, which would generally be considered superior to the Miracle Mile location of the subject property, this is a secondary retail node that is vastly inferior to the prime Oracle Road retail node located one-half mile to the north (Roger Road) and extending past the Tucson Mall. The purchaser faced very high potential re-tenanting costs and the property has limited site area for parking. For these reasons, given an extended marketing time, I believe that the subject could probably be sold to an owner-user for a price that was substantially higher than \$30 per square foot.

Sale 4 was the former Haggen and Safeway grocery anchor space that sold for about \$42 per square foot. It was repurposed to self-storage by U-Haul, a use that could potentially be supported by the subject property. While not highly similar, due to slab design and the fact that it is located in a neighborhood shopping center, Sale 4 and the subject have potentially similar adaptive reuse potential so I felt that the subject could potentially sell at a similar price per square foot.

I also researched current listings for sale of Arizona bowling center properties and concluded that the following were the most relevant. However, both properties are located in much smaller market areas than Tucson and this would likely limit redevelopment potential. The Wickenburg property has been closed for many years while the Payson property is operating. Overall, the listings do not provide significant insight to the current value of the subject property.

Summary of Comparable Listings

#	Location	List Price	Price per SF	Building SF	Year Built	FAR	Zoning	Comments
1	864 W Wickenburg Way Wickenburg, AZ	\$499,000	\$39	12,750	1961	49%	C-3	Former bowling alley
2	1109 N Beeline Hwy Payson, AZ	\$825,000	\$43	19,277	1961	26%	C-2	Operating bowling alley

I searched the entire United States via CoStar for sales of bowling centers constructed prior to 1986 ranging in size from 30,000 to 70,000 square feet. This search yielded 20 sales in 2017 that had reported sale prices. Sales above \$100 per square foot generally reflected redevelopment parcels in prime areas or other atypical considerations, including a purchase by Bowlmor AMF, the tenant in one property. Excluding sale leasebacks and other apparently leased properties, the sale prices of the remaining 11 sales ranged from about \$6 to \$118 per square foot, with all but three properties being priced below \$34 per square foot. Using the same parameters, the search identified 9 properties currently listed for sale with asking prices ranging from \$7 to \$92 per square foot. The most similar property was perhaps a 34,840 square foot facility located in Ogden, Utah that is listed at \$1,699,000, or \$48.77 per square foot. This former a 42-lane bowling alley sits on 3.18 acres and was constructed in 1961. Ultimately, the data was considered to be of limited usefulness due to the vast differences in market areas, specific locations and viable alternative uses; however, it does

indicate that few bowling alleys are selling for over \$40 to \$50 per square foot under fee simple transactions.

The Brunswick Zone Camino Seco Bowl, located at 114 S Camino Seco in Tucson, was sold on September 18, 2014 as part of a 58-property portfolio. Leiserv LLC (Bowlmor AMF) reportedly sold the properties to BW Bowling Properties LP (iStar Financial, Inc.) for approximately \$200 million under a sale-leaseback transaction. iStar is a public REIT. Reportedly, Bowlmor had simultaneously acquired the Brunswick Corporation’s bowling business that included 61 owned and 245 leased bowling alley properties. CoStar reported that the portfolio comprised about 2.3 million square feet, which suggests an average price per square foot of about \$87. iStar’s public disclosure indicated that the transaction reflected an initial lease term of 20 years at an average initial triple net rent of about \$7 per square foot, with 15% increases every five years. There are nine 10-year renewal options and a purchase option equal to the average rent for the subsequent five years multiplied by 12.5, plus all closing costs and prepayment fees. This may suggest a cap rate of roughly 8.25%. The Camino Seco Bowl was the only Tucson property included in the transaction and reflected an allocated purchase price of \$1,794,000 per the affidavit of value, which indicated that any personal property included was valued at less than 5% of the total price. The nature of the transaction suggests that personal property would not have been included. The reported price equates to \$63.96 per square foot. The portfolio also included five properties in the metro Phoenix area which are summarized below.

Summary of Arizona Properties - Bowlmor to iStar Sale Leaseback Portfolio Transaction

#	Location		Sale Date	Affidavit Price	Price per SF	Building SF	Year Built	FAR
1	114 S Camino Seco	Tucson, AZ	Sep-14	\$1,794,000	\$64	28,049	1976	21%
2	1425 N Central Ave	Avondale, AZ	Sep-14	\$2,448,000	\$54	45,224	1986	31%
3	1754 W Southern Ave	Mesa, AZ	Sep-14	\$2,742,000	\$79	34,839	1976	23%
4	9027 E Via Linda	Scottsdale, AZ	Sep-14	\$3,208,000	\$89	36,235	1985	26%
5	17210 N 59th Ln	Glendale, AZ	Sep-14	\$4,318,000	\$118	36,575	1984	18%
6	1160 S Gilbert Rd	Gilbert, AZ	Sep-14	\$9,090,000	\$157	57,741	2007	29%

I have no way of knowing how the allocated prices shown above were determined. It is possible that they were based on reasonable rent given the recent operations of the properties. In any event, this appears to be essentially a complex financing transaction that infused cash into Bowlmor and provided iStar with a presumably secure long-term income stream. I concluded that the prices allocated for the Tucson and metro Phoenix properties do not provide meaningful insight into the market value of the subject property, although one might infer that the value of the subject would be less than the value per square foot of the Camino Seco property due to the probable impact of the long-term lease and even perhaps the branded nature of the property.

I also identified a February 2017 sale of the Glenfair Lanes facility located at 6110 N 59th Avenue in Glendale, Arizona. CoStar confirmed that the 34,900-square-foot facility built in 1963 was sold by its owner-operator to a private REIT for a price equal to \$45 per square foot under a sale-leaseback transaction. The transaction reportedly reflected a 9% cap rate, presumably based on the triple net rent set forth in the lease, which would approximate \$4 per square foot. Additional terms and conditions were unknown. Based on the other metro Phoenix sales, the \$45 per square foot price for this operating property might reasonably have approximated its fee simple value.

Based on the analyses summarized above, I concluded that the sales comparison approach provided greatest support for a value for the subject property from about \$40 to \$45 per square foot. Based on the gross building area of 49,593 square feet, the range of a market value would be from \$2,000,000 to \$2,230,000 and I concluded that a value of \$2,200,000, or about \$44 per square foot, was most probable.

Reconciliation

Summary of Value Indications

The indicated values from the approaches used and my concluded market value for the subject property are summarized in the following table.

Value Indications

Approach to Value	As Is, Real Estate Only
Cost	Not Applicable
Sales Comparison	\$2,200,000
Income Capitalization	Not Applicable

Value Conclusion

	As Is, Real Estate Only
Value Type	Market Value
Property Rights Appraised	Fee Simple
Date of Value	December 29, 2017
Value Conclusion	\$2,200,000
	\$44 per SF

The cost, sales comparison and the income capitalization approaches were considered as they relate to the valuation of the subject property. I applied the sales comparison approach since it provided the most reliable results of the three approaches. The exclusion of the cost and income approaches did not effectively reduce the overall reliability of the appraisal because neither would likely be utilized by potential purchasers. I concluded that the sales comparison approach was the only method that provided adequate market support for the valuation of the subject property.

The appraisal has only addressed the market value of the real estate and has not considered the value, if any, of the business associated with the bowling operation or any furniture, fixtures and equipment contained within the property

Users of this appraisal should be aware that the market value of the subject property is impacted by greater market uncertainty than would be present for a more common, homogeneous property type. The specialized nature of the subject property's physical construction characteristics and limited number of recent sale transactions involving similar bowling centers inherently reduces the reliability of appraisals of this type of property. While I believe that the available market data supports a market value range from about \$40 to \$45 per square foot, I feel that the actual sale price that might be achieved if the property was professionally marketed for sale could be as low as \$30 per square foot and could potentially be \$50 per square foot or even higher. The "market" for a property like the subject is considered to be very limited, although the supply of available properties is also limited. The ultimate selling price would be highly dependent on the motivations of the seller and buyer, including the period of time the seller is willing to expose the property to the market. With

this being said, I do believe that the best market evidence supports my market value conclusion of \$2,200,000, or \$44 per square foot of gross building area (applied to bowling alley building only).

Exposure Time and Marketing Periods

Exposure time may be defined as: 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 appraisal; a retrospective opinion based on an analysis of past events assuming a competitive and open market. Exposure time is always presumed to occur prior to the effective date of the appraisal. The marketing time is 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 an appraisal.

Marketing and exposure time were each estimated at 12 to 24 months. The subject represents a fairly large commercial property for the metro Tucson market and would most likely be acquired by an owner-user that would have to factor in the potential costs of converting the building improvements to an alternative use.

General Assumptions and Limiting Conditions

This appraisal and appraisal certification are subject to the following limiting conditions:

1. The legal description – if furnished to us – is assumed to be correct.
2. No responsibility is assumed for matters legal in character, nor is any opinion rendered by us to title which is assumed to be marketable. All existing liens and encumbrances have been disregarded and the property is appraised as though free and clear, under responsible ownership and competent management unless otherwise noted.
3. The stamps and/or consideration placed on deeds/affidavits used to indicate sales are in correct relationship to the actual dollar amount of the transaction.
4. Unless otherwise noted, it is assumed there are no encroachments, zoning violations or restrictions existing in the subject property.
5. The appraiser is not required to give testimony or attendance in court by reason of this appraisal, unless previous arrangements have been made.
6. Unless expressly specified in this Agreement, the fee for this appraisal does not include the attendance or giving of testimony by Appraiser at any court, regulatory, or other proceedings, or any conferences or other work in preparation for such proceeding. If any partner or employee of Valbridge Property Advisors | MJN Enterprises, Inc. is asked or required to appear and/or testify at any deposition, trial, or other proceeding about the preparation, conclusions or any other aspect of this assignment, client shall compensate Appraiser for the time spent by the partner or employee in appearing and/or testifying and in preparing to testify according to the Appraiser's then current hourly rate plus reimbursement of expenses.
7. The values for land and/or improvements, as contained in this report, are constituent parts of the total value reported and neither is (or are) to be used in making a summation appraisal of a combination of values created by another appraiser. Either is invalidated if so used.
8. The dates of value to which the opinions expressed in this report apply are set forth in this report. We assume no responsibility for economic or physical factors occurring at some point at a later date, which may affect the opinions stated herein. The forecasts, projections, or operating estimates contained herein are based on current market conditions and anticipated short-term supply and demand factors and are subject to change with future conditions.
9. The sketches, maps, plats and exhibits in this report are included to assist the reader in visualizing the property. The appraiser has made no survey of the property and assumed no responsibility in connection with such matters.

10. The information, estimates and opinions which were obtained from sources outside of this office, are considered reliable. However, no liability for them can be assumed by the appraiser.
11. The Valbridge Property Advisors office responsible for the preparation of this report is independently owned and operated by MJN Enterprises, Inc. Valbridge Property Advisors, Inc. nor any of its affiliates, has not been engaged to provide this report. Valbridge Property Advisors, Inc. does not provide valuation services, and has taken no part in the preparation of this report.
12. Possession of this report, or a copy thereof, does not carry with it the right of publication. Neither all, nor any part of the content of the report, or copy thereof (including conclusions as to property value, the identity of the appraisers, professional designations, reference to any professional appraisal organization or the firm with which the appraisers are connected), shall be disseminated to the public through advertising, public relations, news, sales, or other media without prior written consent and approval.
13. This appraisal was prepared for the sole and exclusive use of the client. Any party who is not the client or intended user identified in the appraisal or engagement letter is not entitled to rely upon the contents of the appraisal without express written consent of Valbridge Property Advisors | MJN enterprises, Inc. and Client. We assume no liability for unauthorized use of the appraisal report by a third party.
14. No claim is intended to be expressed for matters of expertise which would require specialized investigation or knowledge beyond that ordinarily employed by real estate appraisers. We claim no expertise in areas such as, but not limited to, legal, survey, structural, environmental, pest control, mechanical, etc.
15. This appraisal shall be considered in its entirety. No part thereof shall be used separately or out of context.
16. The value opinion provided herein is subject to any and all predications set forth in this report.
17. If required by governmental authorities, any environmental impact statement prepared for the subject property will be favorable, unless otherwise stated in the report.
18. Unless otherwise noted in the body of this report, this appraisal assumes that the subject property does not fall within the areas where mandatory flood insurance is effective. Unless otherwise noted, we have not completed nor have we contracted to have completed an investigation to identify and/or quantify the presence of non-tidal wetland conditions on the subject property. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
19. If the appraisal is for mortgage loan purposes 1) we assume satisfactory condition of improvements if construction is not complete, 2) no consideration has been given for rent

- loss during rent-up unless noted in the body of this report, and 3) occupancy at levels consistent with our "Income & Expense Projection" are anticipated.
20. It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures which would render it more or less valuable. No responsibility is assumed for such conditions or for engineering which may be required to discover them.
 21. Our inspection included an observation of the land and improvements thereon only. It was not possible to observe conditions beneath the soil or hidden structural components within the improvements. We inspected the buildings involved, and reported damage (if any) by termites, dry rot, wet rot, or other infestations as a matter of information, and no guarantee of the amount or degree of damage (if any) is implied. Condition of heating, cooling, ventilation, electrical and plumbing equipment is considered to be commensurate with the condition of the balance of the improvements unless otherwise stated.
 22. This appraisal does not guarantee compliance with building code and life safety code requirements of the local jurisdiction. It is assumed that all required licenses, consents, certificates of occupancy or other legislative or administrative authority from any local, state or national governmental or private entity or organization have been or can be obtained or renewed for any use on which the value conclusion contained in this report is based unless specifically stated to the contrary.
 23. When possible, we have relied upon building measurements provided by the client, owner, or associated agents of these parties. In the absence of a detailed rent roll, reliable public records, or "as-built" plans provided to us, we have relied upon our own measurements of the subject improvements. We follow typical appraisal industry methods; however, we recognize that some factors may limit our ability to obtain accurate measurements including, but not limited to, property access on the day of inspection, basements, fenced/gated areas, grade elevations, greenery/shrubbery, uneven surfaces, multiple story structures, obtuse or acute wall angles, immobile obstructions, etc. Professional building area measurements of the quality, level of detail, or accuracy of professional measurement services are beyond the scope of this appraisal assignment.
 24. We have attempted to reconcile sources of data discovered or provided during the appraisal process, including assessment department data. Ultimately, the measurements that are deemed by us to be the most accurate and/or reliable are used within this report. While the measurements and any accompanying sketches are considered to be reasonably accurate and reliable, we cannot guarantee their accuracy. Should the client desire a greater level of measuring detail, they are urged to retain the measurement services of a qualified professional (space planner, architect or building engineer). We reserve the right to use an alternative source of building size and amend the analysis, narrative and concluded values (at additional cost) should this alternative measurement source reflect or reveal substantial differences with the measurements used within the report.
 25. In the absence of being provided with a detailed land survey, we have used assessment department data to ascertain the physical dimensions and acreage of the property. Should a

survey prove this information to be inaccurate, we reserve the right to amend this appraisal (at additional cost) if substantial differences are discovered.

26. In the absence of a professional Engineer's Feasibility Study, information regarding the existence of utilities is made only from a visual inspection of the site. The Appraiser assumes no responsibility for the actual availability of utilities, their capacity, or any other problem which may result from a condition involving utilities. The respective companies, governmental agencies or entities should be contacted directly by concerned persons.
27. If only preliminary plans and specifications were available for use in the preparation of this appraisal, then this appraisal is subject to a review of the final plans and specifications when available (at additional cost) and we reserve the right to amend this appraisal if substantial differences are discovered.
28. This appraisal is not intended to be used, and may not be used, on behalf of or in connection with a real estate syndicate or syndicates. A real estate syndicate means a general or limited partnership, joint venture, unincorporated association or similar organization formed for the purpose of, and engaged in, an investment or gain from and interest in real property, including, but not limited to, a sale or exchange, trade or development of such real property, on behalf of others, or which is required to be registered with the United States Securities and Exchange Commission or any state regulatory agency which regulates investments made as a public offering. It is agreed that any user of this appraisal who uses it contrary to the prohibitions in this section indemnifies the appraisers and the appraiser's firm and holds them harmless of and from all claims, including attorney's fees, arising from said use.
29. Unless otherwise stated in this report, the existence of hazardous material was not observed by the appraiser and the appraiser has no knowledge of the existence of such materials on or in the property. The appraiser, however, is not qualified to detect such substances. The presence of substances such as asbestos, urea-formaldehyde foam insulation, or other potentially hazardous materials may affect the value of the property. The value conclusion is predicated on the assumption that there is no such material on or in the property that would cause a loss in value. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required for discovery. The client is urged to retain an expert in this field, if desired.
30. We have not made a specific compliance survey of the property to determine if it is in conformity with the various requirements of the Americans with Disabilities Act ("ADA") which became effective January 26, 1992. It is possible that a compliance survey of the property, together with an analysis of the requirements of the ADA, could reveal that the property is not in compliance with one or more of the requirements of the Act. If so, this could have a negative effect on the value of the property. Since we have no direct evidence relating to this issue, we did not consider possible noncompliance with the requirements of ADA in developing an opinion of value.

31. This appraisal applies to the land and building improvements only. The value of trade fixtures, furnishings, and other equipment, or subsurface rights (minerals, gas, and oil) were not considered in this appraisal unless specifically stated to the contrary.
32. If any claim is filed against any of Valbridge Property Advisors, Inc. a Florida Corporation, its affiliates, officers or employees, or the firm providing this report, in connection with, or in any way arising out of, or relating to, this report, or the engagement of the firm providing this report, then (1) under no circumstances shall such claimant be entitled to consequential, special or other damages, except only for direct compensatory damages and (2) the maximum amount of such compensatory damages recoverable by such claimant shall be the amount actually received by the firm engaged to provide this report.
33. No changes in any federal, state or local laws, regulations or codes (including, without limitation, the Internal Revenue Code) are anticipated, unless specifically stated to the contrary.
34. Any income and expense estimates contained in the appraisal report are used only for the purpose of estimating value and do not constitute prediction of future operating results. Furthermore, it is inevitable that some assumptions will not materialize and that unanticipated events may occur that will likely affect actual performance.
35. Any estimate of insurable value, if included within the scope of work and presented herein, is based upon figures developed consistent with industry practices. However, actual local and regional construction costs may vary significantly from our estimate and individual insurance policies and underwriters have varied specifications, exclusions, and non-insurable items. As such, we strongly recommend that the Client obtain estimates from professionals experienced in establishing insurance coverage. This analysis should not be relied upon to determine insurance coverage and we make no warranties regarding the accuracy of this estimate.
36. It is your responsibility to read the report and to inform the appraisers of any errors or omissions of which you are aware, prior to utilizing the report.
37. Disclosures of the contents of the appraisal report by the Appraiser are governed by the Bylaws and regulations of the professional appraisal organizations with which the Appraiser is affiliated.
38. This report and any associated work files may be subject to evaluation by Valbridge Property Advisors, Inc., or its affiliates, for quality control purposes subject to client data confidentiality.
39. All disputes shall be settled by binding arbitration in accordance with the then-existing commercial arbitration rules of the American Arbitration Association.
40. Acceptance of and/or use of this appraisal report constitutes acceptance of the foregoing general assumptions and limiting conditions.

Certification

I certify that, to the best of my knowledge:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
3. I have no present or prospective interest in the property that is the subject of this report and no personal interest or bias with respect to the parties involved.
4. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
5. My engagement in this assignment was not contingent upon developing or reporting predetermined results.
6. My engagement in this assignment and my compensation are 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, approval of a loan, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
7. My analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
8. Craig Johnson has personally inspected the subject property.
9. No one provided significant professional assistance to the person(s) signing this report.
10. The reported analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and the Standards of Professional Appraisal Practice of the Appraisal Institute, which include the Uniform Standards of Professional Appraisal Practice.
11. The undersigned hereby acknowledge that they have the appropriate education and experience to complete the assignment in a competent manner. The reader is referred to the appraiser's Statement of Qualifications.
12. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

13. As of the date of this report, I, Craig W. Johnson, MAI, have completed the continuing education program of the Appraisal Institute.
14. The "Estimate of Market Value" in the appraisal report is not based in whole or in part upon the race, color, or national origin of the prospective owners or occupants of the property appraised, or upon the race, color, or national origin of the present owners or occupants of the properties in the vicinity of the property appraised.
15. All conclusions and opinions concerning the real estate that are set forth in the appraisal were prepared by the Appraisers whose signature(s) appears on the appraisal, unless indicated as "Review Appraiser".
16. No change of any item in the appraisal report shall be made by anyone other than the Appraiser(s), and the Appraiser(s) shall have no responsibility for any such unauthorized change.
17. I have performed no other services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of the assignment.



Craig W. Johnson, MAI
Certified General Real Estate Appraiser
State of Arizona Certificate No. 30236
cjohnson@valbridge.com

Addenda

Glossary

Definitions are taken from the Dictionary of Real Estate Appraisal, 6th Edition (Dictionary), the Uniform Standards of Professional Appraisal Practice (USPAP) and Building Owners and Managers Association International (BOMA).

Absolute Net Lease

A lease in which the tenant pays all expenses including structural maintenance, building reserves, and management; often a long-term lease to a credit tenant. (Dictionary)

Amortization

The process of retiring a debt or recovering a capital investment, typically through scheduled, systematic repayment of the principal; a program of periodic contributions to a sinking fund or debt retirement fund. (Dictionary)

As Is Market Value

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

Base Rent

The minimum rent stipulated in a lease. (Dictionary)

Base Year

The year on which escalation clauses in a lease are based. (Dictionary)

Building Common Area

In office buildings, the areas of the building that provide services to building tenants but which are not included in the office area or store area of any specific tenant. These areas may include, but shall not be limited to, main and auxiliary lobbies, atrium spaces at the level of the finished floor, concierge areas or security desks, conference rooms, lounges or vending areas, food service facilities, health or fitness centers, daycare facilities, locker or shower facilities, mail rooms, fire control rooms, fully enclosed courtyards outside the exterior walls, and building core and service areas such as fully enclosed mechanical or equipment rooms. Specifically excluded from building common area are floor common areas, parking space, portions of loading docks outside the building line, and major vertical penetrations. (BOMA)

Building Rentable Area

The sum of all floor rentable areas. Floor rentable area is the result of subtracting from the gross measured area of a floor the major vertical penetrations on that same floor. It is generally fixed for the life of the building and

is rarely affected by changes in corridor size or configuration. (BOMA)

Certificate of Occupancy (COO)

A formal written acknowledgment by an appropriate unit of local government that a new construction or renovation project is at the stage where it meets applicable health and safety codes and is ready for commercial or residential occupancy. (Dictionary)

Common Area Maintenance (CAM)

The expense of operating and maintaining common areas; may or may not include management charges and usually does not include capital expenditures on tenant improvements or other improvements to the property. (Dictionary)

The amount of money charged to tenants for their shares of maintaining a [shopping] center's common area. The charge that a tenant pays for shared services and facilities such as electricity, security, and maintenance of parking lots. Items charged to common area maintenance may include cleaning services, parking lot sweeping and maintenance, snow removal, security and upkeep. (ICSC – International Council of Shopping Centers, 4th Ed.)

Condominium

A multiunit structure, or a unit within such a structure, with a condominium form of ownership. (Dictionary)

Conservation Easement

An interest in real estate restricting future land use to preservation, conservation, wildlife habitat, or some combination of those uses. A conservation easement may permit farming, timber harvesting, or other uses of a rural nature as well as some types of conservation-oriented development to continue, subject to the easement. (Dictionary)

Contributory Value

A type of value that reflects the amount a property or component of a property contributes to the value of another asset or to the property as a whole.

The change in the value of a property as a whole, whether positive or negative, resulting from the addition or deletion of a property component. Also called deprival value in some countries. (Dictionary)

Debt Coverage Ratio (DCR)

The ratio of net operating income to annual debt service (DCR = NOI/Im), which measures the relative ability of a property to meet its debt service out of net operating income; also called *debt service coverage ratio (DSCR)*. A larger *DCR* typically indicates a greater ability for a property to withstand a reduction of income, providing an improved safety margin for a lender. (Dictionary)

Deed Restriction

A provision written into a deed that limits the use of land. Deed restrictions usually remain in effect when title passes to subsequent owners. (Dictionary)

Depreciation

- 1) In appraisal, a loss in property value from any cause; the difference between the cost of an improvement on the effective date of the appraisal and the market value of the improvement on the same date.
- 2) In accounting, an allocation of the original cost of an asset, amortizing the cost over the asset's life; calculated using a variety of standard techniques. (Dictionary)

Disposition Value

The most probable price that a specified interest in property should bring under the following conditions:

- Consummation of a sale within a specified time, which is shorter than the typical exposure time for such a property in that market.
- The property is subjected to market conditions prevailing as of the date of valuation;
- Both the buyer and seller are acting prudently and knowledgeably;
- The seller is under compulsion to sell;
- The buyer is typically motivated;
- Both parties are acting in what they consider to be their best interests;
- An adequate marketing effort will be made during the exposure time;
- Payment will be made in cash in U.S. dollars (or the local currency) 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. (Dictionary)

Easement

The right to use another's land for a stated purpose. (Dictionary)

EIFS

Exterior Insulation Finishing System. This is a type of exterior wall cladding system. Sometimes referred to as dry-vit.

Effective Date

- 1) The date on which the appraisal or review opinion applies. (SVP)
- 2) In a lease document, the date upon which the lease goes into effect. (Dictionary)

Effective Gross Income (EGI)

The anticipated income from all operations of the real estate after an allowance is made for vacancy and collection losses and an addition is made for any other income. (Dictionary)

Effective Rent

Total base rent, or minimum rent stipulated in a lease, over the specified lease term minus rent concessions; the rent that is effectively paid by a tenant net of financial concessions provided by a landlord. (TIs). (Dictionary)

EPDM

Ethylene Propylene Diene Monomer Rubber. A type of synthetic rubber typically used for roof coverings. (Dictionary)

Escalation Clause

A clause in an agreement that provides for the adjustment of a price or rent based on some event or index. e.g., a provision to increase rent if operating expenses increase; also called *escalator clause*, *expense recovery clause* or *stop clause*. (Dictionary)

Estoppel Certificate

A signed statement by a party (such as a tenant or a mortgagee) certifying, for another's benefit, that certain facts are correct, such as that a lease exists, that there are no defaults, and that rent is paid to a certain date. (Black's) In real estate, a buyer of rental property typically requests estoppel certificates from existing tenants. Sometimes referred to as an *estoppel letter*. (Dictionary)

Excess Land

Land that is not needed to serve or support the existing use. The highest and best use of the excess land may or may not be the same as the highest and best use of the improved parcel. Excess land has the potential to be sold separately and is valued separately. (Dictionary)

Excess Rent

The amount by which contract rent exceeds market rent at the time of the appraisal; created by a lease favorable to the landlord (lessor) and may reflect unusual management, unknowledgeable or unusually motivated parties, a lease execution in an earlier, stronger rental market, or an agreement of the parties. (Dictionary)

Expense Stop

A clause in a lease that limits the landlord's expense obligation, which results in the lessee paying operating expenses above a stated level or amount. (Dictionary)

Exposure Time

- 1) The time a property remains on the market.
- 2) The estimated length of time that 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; Comment: Exposure time is a retrospective opinion based on an analysis of past events assuming a competitive and open market. (Dictionary)

Extraordinary Assumption

An assumption, directly related to a specific assignment, as of the effective date of the assignment results, which, if found to be false, could alter the appraiser's opinions or conclusions. Comment: Extraordinary assumptions presume as fact otherwise uncertain information about physical, legal, or economic characteristics of the subject property; or about conditions external to the property such as market conditions or trends; or about the integrity of data used in an analysis. (USPAP, 2016-2017 ed.)

Fee Simple Estate

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. (Dictionary)

Floor Common Area

In an office building, the areas on a floor such as washrooms, janitorial closets, electrical rooms, telephone rooms, mechanical rooms, elevator lobbies, and public corridors which are available primarily for the use of tenants on that floor. (BOMA)

Full Service (Gross) Lease

A lease in which the landlord receives stipulated rent and is obligated to pay all of the property's operating and fixed expenses; also called a *full service lease*. (Dictionary)

Furniture, Fixtures, and Equipment (FF&E)

Business trade fixtures and personal property, exclusive of inventory. (Dictionary)

Going-Concern Value

An outdated label for the market value of all the tangible and intangible assets of an established and operating business with an indefinite life, as if sold in aggregate; more accurately termed the *market value of the going concern* or *market value of the total assets of the business*. (Dictionary)

Gross Building Area (GBA)

- 1) 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 market area of the type of property involved.
- 2) Gross leasable area plus all common areas.
- 3) For residential space, the total area of all floor levels measured from the exterior of the walls and including the superstructure and substructure basement; typically does not include garage space. (Dictionary)

Gross Measured Area

The total area of a building enclosed by the dominant portion (the portion of the inside finished surface of the permanent outer building wall which is 50 percent or more of the vertical floor-to-ceiling dimension, at the given point being measured as one moves horizontally along the wall), excluding parking areas and loading docks (or portions of same) outside the building line. It is generally not used for leasing purposes and is calculated on a floor by floor basis. (BOMA)

Gross Up Method

A method of calculating variable operating expenses in income-producing properties when less than 100% occupancy is assumed. Expenses reimbursed based on the amount of occupied space, rather than on the total building area, are described as "grossed up." (Dictionary)

Gross Retail Sellout

The sum of the separate and distinct market value opinions for each of the units in a condominium, subdivision development, or portfolio of properties, as of the date of valuation. The aggregate of retail values does not represent the value of all the units as though sold together in a single transaction; it is simply the total of the individual market value conclusions. Also called the *aggregate of the retail values*, *aggregate retail selling price* or *sum of the retail values*. (Dictionary)

Ground Lease

A lease that grants the right to use and occupy land. Improvements made by the ground lessee typically revert to the ground lessor at the end of the lease term. (Dictionary)

Ground Rent

The rent paid for the right to use and occupy land according to the terms of a ground lease; the portion of the total rent allocated to the underlying land. (Dictionary)

HVAC

Heating, ventilation, air conditioning (HVAC) system. A unit that regulates the temperature and distribution of heat and fresh air throughout a building. (Dictionary)

Highest and Best Use

- 1) The reasonably probable use of property that results in the highest value. The four criteria that the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity.
- 2) The use of an asset that maximizes its potential and that is possible, legally permissible, and financially feasible. The highest and best use may be for continuation of an asset's existing use or for some alternative use. This is determined by the use that a market participant would have in mind for the asset when formulating the price that it would be willing to bid. (IVS)
- 3) [The] highest and most profitable use for which the property is adaptable and needed or likely to be needed in the reasonably near future. (Uniform Appraisal Standards for Federal Land Acquisitions) (Dictionary)

Hypothetical Condition

- 1) A condition that is presumed to be true when it is known to be false. (SVP – Standards of Valuation Practice, effective January 1, 2015)
- 2) A condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis. Comment: Hypothetical conditions are contrary to known facts about physical, legal, or economic characteristics of the subject property; or about conditions external to the property, such as market conditions or trends; or about the integrity of data used in an analysis. (USPAP, 2016-2017 ed.) (Dictionary)

Industrial Gross Lease

A type of modified gross lease of an industrial property in which the landlord and tenant share expenses. The landlord receives stipulated rent and is obligated to pay certain operating expenses, often structural maintenance, insurance and real property taxes, as specified in the lease. There are significant regional and local differences in the use of this term. (Dictionary)

Insurable Value

A type of value for insurance purposes. (Typically this includes replacement cost less basement excavation, foundation, underground piping and architect's fees.) (Dictionary)

Investment Value

The value of a property to a particular investor or class of investors based on the investor's specific requirements. Investment value may be different from market value because it depends on a set of investment criteria that are not necessarily typical of the market. (Dictionary)

Just Compensation

In condemnation, the amount of loss for which a property owner is compensated when his or her property is taken. Just compensation should put the owner in as good a position pecuniarily as he or she would have been if the property had not been taken. (Dictionary)

Leased Fee Interest

The ownership interest held by the lessor, which includes the right to receive the contract rent specified in the lease plus the reversionary right when the lease expires. (Dictionary)

Leasehold Interest

The right held by the lessee to use and occupy real estate for a stated term and under the conditions specified in the lease. (Dictionary)

Lessee (Tenant)

One who has the right to occupancy and use of the property of another for a period of time according to a lease agreement. (Dictionary)

Lessor (Landlord)

One who conveys the rights of occupancy and use to others under a lease agreement. (Dictionary)

Liquidation Value

The most probable price that a specified interest in property should bring under the following conditions:

- Consummation of a sale within a short time period.
- The property is subjected to market conditions prevailing as of the date of valuation.
- Both the buyer and seller are acting prudently and knowledgeably.
- The seller is under extreme compulsion to sell.
- The buyer is typically motivated.
- Both parties are acting in what they consider to be their best interests.
- A normal marketing effort is not possible due to the brief exposure time.
- Payment will be made in cash in U.S. dollars (or the local currency) or in terms of financial arrangements comparable thereto.
- 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. (Dictionary)

Loan to Value Ratio (LTV)

The ratio between a mortgage loan and the value of the property pledged as security, usually expressed as a percentage. (Dictionary)

Major Vertical Penetrations

Stairs, elevator shafts, flues, pipe shafts, vertical ducts, and the like, and their enclosing walls. Atria, lightwells and similar penetrations above the finished floor are included in this definition. Not included, however, are vertical penetrations built for the private use of a tenant occupying office areas on more than one floor. Structural columns, openings for vertical electric cable or telephone distribution, and openings for plumbing lines are not considered to be major vertical penetrations. (BOMA)

Market Rent

The most probable rent that a property should bring in a competitive and open market reflecting the conditions and restrictions of a specified lease agreement, including the rental adjustment and revaluation, permitted uses, use restrictions, expense obligations; term, concessions, renewal and purchase options and tenant improvements (TIs). (Dictionary)

Market Value

The most probable price that 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 own best interests;
- A reasonable time is allowed for exposure in the open market;
- Payment is made in terms of cash in United States 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.

(Dictionary)

Marketing Time

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

Master Lease

A lease in which the fee owner leases a part or the entire property to a single entity (the master lease) in return for a stipulated rent. The master lessee then leases the property to multiple tenants. (Dictionary)

Modified Gross Lease

A lease in which the landlord receives stipulated rent and is obligated to pay some, but not all, of the property's operating and fixed expenses. Since assignment of expenses varies among modified gross leases, expense responsibility must always be specified. In some markets, a modified gross lease may be called a *double net lease*, *net net lease*, *partial net lease*, or *semi-gross lease*. (Dictionary)

Operating Expense Ratio

The ratio of total operating expenses to effective gross income (TOE/EGI); the complement of the net income ratio, i.e., $OER = 1 - NIR$ (Dictionary)

Option

A legal contract, typically purchased for a stated consideration, that permits but does not require the holder of the option (known as the *optionee*) to buy, sell, or lease real estate for a stipulated period of time in accordance with specified terms; a unilateral right to exercise a privilege. (Dictionary)

Partial Interest

Divided or undivided rights in real estate that represent less than the whole, i.e., a fractional interest such as a tenancy in common, easement, or life interest. (Dictionary)

Pass Through

A tenant's portion of operating expenses that may be composed of common area maintenance (CAM), real property taxes, property insurance, and any other expenses determined in the lease agreement to be paid by the tenant. (Dictionary)

Potential Gross Income (PGI)

The total income attributable to property at full occupancy before vacancy and operating expenses are deducted. (Dictionary)

Prospective Future Value Upon Completion

A prospective market value may be appropriate for the valuation of a property interest related to a credit decision for a proposed development or renovation

project. According to USPAP, an appraisal with a prospective market value reflects an effective date that is subsequent to the date of the appraisal report. ... The prospective market value –as completed- reflects the property’s market value as of the time that development is expected to be complete. (Dictionary)

Prospective Future Value Upon Stabilization

A prospective market value may be appropriate for the valuation of a property interest related to a credit decision for a proposed development or renovation project. According to USPAP, an appraisal with a prospective market value reflects an effective date that is subsequent to the date of the appraisal report ...The prospective market value – as stabilized – reflects the property’s market value as of the time the property is projected to achieve stabilized occupancy. For an income-producing property, stabilized occupancy is the occupancy level that a property is expected to achieve after the property is exposed to the market for lease over a reasonable period of time and at comparable terms and conditions to other similar properties. (Dictionary)

Replacement Cost

The estimated cost to construct, at current prices as of a specific date, a substitute for a building or other improvements, using modern materials and current standards, design, and layout. (Dictionary)

Reproduction Cost

The estimated cost to construct, at current prices as of the effective date of the appraisal, an exact duplicate or replica of the building being appraised, using the same materials, construction standards, design, layout, and quality of workmanship and embodying all of the deficiencies, superadequacies, and obsolescence of the subject building. (Dictionary)

Retrospective Value Opinion

A value opinion effective as of a specified historical date. The term *retrospective* does not define a type of value. Instead, it identifies a value opinion as being effective at some specific prior date. Value as of a historical date is frequently sought in connection with property tax appeals, damage models, lease renegotiation, deficiency judgments, estate tax, and condemnation. Inclusion of the type of value with this term is appropriate, e.g., “retrospective market value opinion.” (Dictionary)

Sandwich Leasehold Estate

The interest held by the sandwich leaseholder when the property is subleased to another party; a type of leasehold estate. (Dictionary)

Sublease

An agreement in which the lessee in a prior lease conveys the right of use and occupancy of a property to another, the sublessee, for a specific period of time, which may or may not be coterminous with the underlying lease term. (Dictionary)

Subordination

A contractual arrangement in which a party with a claim to certain assets agrees to make his or her claim junior, or subordinate, to the claims of another party. (Dictionary)

Surplus Land

Land that is not currently needed to support the existing use but cannot be separated from the property and sold off for another use. Surplus land does not have an independent highest and best use and may or may not contribute value to the improved parcel. (Dictionary)

Triple Net (Net Net Net) Lease

An alternative term for a type of net lease. In some markets, a net net net lease is defined as a lease in which the tenant assumes all expenses (fixed and variable) of operating a property except that the landlord is responsible for structural maintenance, building reserves, and management; also called *NNN lease, net net net lease, or fully net lease*. (Dictionary)

(The market definition of a triple net lease varies; in some cases tenants pay for items such as roof repairs, parking lot repairs, and other similar items.)

Usable Area

The measured area of an office area, store area, or building common area on a floor. The total of all the usable areas for a floor shall equal floor usable area of that same floor. (BOMA)

Value-in-Use

The value of a property assuming a specific use, which may or may not be the property’s highest and best use on the effective date of the appraisal. Value in use may or may not be equal to market value but is different conceptually. (Dictionary)

6061 E. Grant Road
Suite 121
Tucson, AZ 85712
520-321-0000 phone
520-290-5293 fax
valbridge.com

Date: December 12, 2017

Mr. Jeff Teplitsky
Appraisal Supervisor
Pima County Real Property Services
201 N Stone Avenue, Floor 6
Tucson, AZ 85701

Sent by e-mail: Jeffrey.Teplitsky@pima.gov

Re: Proposal for Appraisal Services (Golden Pin Lanes)
1010 W Miracle Mile, Tucson, AZ

Dear Mr. Teplitsky:

I am submitting this proposal for an appraisal report regarding the property referenced above.

An appraisal report will be prepared. The report will contain abbreviated descriptions of the market area and the subject property and contain a summary of supporting factual data and analyses necessary to substantiate my conclusions, as well as pertinent exhibits and photographs. The intended users are Pima County Real Property Services and other parties with an interest in leasing the subject property. Per your request, the report will address the market value of the property as it presently exists. The scope of work envisioned for my proposal will include application of the sales comparison approach only. The income capitalization and cost approaches will not be completed due to the nature of the property.

My certification within the appraisal report will be subject to the attached limiting conditions and to other specific and limiting conditions which will be set forth in the report if appropriate.

The total fee for the appraisal assignment will be \$2,700. Upon the timely receipt of the necessary information, and the mutually-executed agreement, the report will be completed within three weeks.

The client hereby agrees to pay an 18% per annum finance charge on any unpaid balance of the fee if payment is not received when due. Accounts which must be assigned to an outside agency for collection will be assessed a \$200.00 service charge. In case legal action is

instituted to collect a past due balance, the above-named client promises to pay collection costs and such additional sums as the court may adjudge reasonable such as court costs, attorney fees, service of process, and any other costs necessary to effect judgment and enforce payment. Please make all checks payable to MJN Enterprises, Inc.

If this agreement is not signed by the client and returned to the appraisers within two days from the above date, the fees set forth herein may be subject to change. Further, the above-quoted fee agreement is subject to change by the appraisers upon inspection of the property or upon change in the client's requested services. Appraisers shall notify the client of any such change in fees prior to commencement of the work.

The parties agree that the estimated fee does not include any services or expenses other than those as set forth above. For example, post appraisal consultation, appearance at legal proceedings, research, analysis, preparation, and testimony for depositions or court appearances for any legal proceedings are not included services, unless specifically set forth above. Any such additional services requested by the client and expenses occasioned thereby are subject to an additional fee to be billed at \$200.00 per hour, excepting expert witness testimony and testimony within depositions which are billed at \$250 per hour.

Your acceptance of this proposal, as confirmed by your signature on this letter, will acknowledge your understanding and agreement with the terms of this assignment as set forth in this letter, including the document entitled "General Assumptions and Limiting Conditions." This contract is made solely with Valbridge | MJN Enterprises, Inc., an independent corporation.

If these terms expressed in this letter are acceptable to you, please date and sign this original letter and return it to me, together with your check covering the retainer fee made payable to MJN Enterprises, Inc. I am enclosing a signed copy of this letter for your records.

If any provision of this agreement is determined to be void or unenforceable by any court of proper jurisdiction, such determination shall not affect any other provision of this agreement held to be enforceable and all such enforceable provisions shall remain in full force and effect. Any actions or proceedings brought by anyone relating to or arising out of this agreement shall be brought in a court of proper jurisdiction in Pima County, Arizona. It is agreed that this agreement and the performance hereunder and all suits and legal proceedings hereunder shall be construed in accordance with and pursuant to the laws of the State of Arizona. This agreement represents the entire agreement between the parties and supersedes all prior written or oral agreements, negotiations, or representations.

This agreement shall be binding upon the heirs, successors, and assigns of the parties.

I look forward to being of service to you.

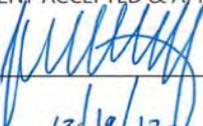
Respectfully submitted,

VALBRIDGE PROPERTY ADVISORS | MJN ENTERPRISES, INC.



By _____
Craig Johnson, MAI
Managing Director
Certified General Real Estate Appraiser
State of Arizona, Certificate #30236

CLIENT ACCEPTED & APPROVED:

By  _____
Date 12/19/17

QUALIFICATIONS OF CRAIG W. JOHNSON, MAI
State of Arizona Certified General Real Estate Appraiser, Certificate #30236

PROFESSIONAL EXPERIENCE

2013 to present	Valbridge Property Advisors MJN Enterprises, Inc., Managing Director
2012 – 2013	US Department of Interior, Office of Valuation Services, Review Appraiser
2005 to 2012	MJN Enterprises, Inc., Senior Analyst and Consultant
2001 – 2005	Bruce D. Greenberg, Inc., Senior Analyst and Consultant
2000	KB Real Estate Advisors & Appraisers, Inc., Senior Analyst/Consultant
1994 - 2000	CB Richard Ellis, Inc., Assistant VP Valuation & Advisory Services
1992 - 1994	Craig W. Johnson, MAI, sole proprietor
1990 - 1991	RTC/Pima Federal Savings, Vice President and Chief Appraiser
1982 - 1990	Greenberg Chin Consultants, Senior Appraiser

PROFESSIONAL AFFILIATIONS AND MEMBERSHIPS

Member (MAI), #8241 of the Appraisal Institute. The Institute conducts a mandatory program of continuing education for its designated members. Mr. Johnson is currently certified under this program.

FORMAL EDUCATION

Bachelor of Science in Business Administration, University of Arizona, Finance major

PROFESSIONAL EDUCATION

All required classes to obtain MAI Designation and state certifications.

SCOPE OF PRACTICE

Mr. Johnson's appraisal practice is concentrated on valuations for the following purposes: Mortgage loan underwriting, Private negotiations, Legal proceedings, and Consultations.

Clientele include private individuals, corporate entities, financial institutions, and governmental agencies. Mr. Johnson is experienced in the appraisal of both residential and commercial properties and specializes in single- and multi-tenant industrial, retail, and office facilities, and conventional and subsidized multifamily projects, including apartments developed under the Low Income Housing Tax Credit (LIHTC) program. Assignments have been completed in Arizona, New Mexico, Colorado and Nevada, with the State of Arizona being the primary service area.

STATE OF ARIZONA

**Department of Financial Institutions
Real Estate Appraisal Division**

BE IT KNOWN THAT

CRAIG W. JOHNSON

HAS MET ALL THE REQUIREMENTS AS A

Certified General Real Estate Appraiser

This certificate shall remain evidence thereof unless or until the same is suspended, revoked or expires in accordance with provisions of law.

<p>CERTIFICATE NUMBER 30236</p> <p>EXPIRATION DATE August 31, 2018</p>	<p><small>In witness whereof the Real Estate Appraisal Division of the Department of Financial Institutions caused to be signed by the Division Manager on behalf of the Superintendent on the 1st day of August, 2016.</small></p> <p style="text-align: center;"> Debra Rudd</p>
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Information on Valbridge Property Advisors

Valbridge covers the U.S. from coast to coast, and is one of the Top 3 national commercial real estate valuation and advisory services firms based on:

- Total number of MAIs (185 on staff)
- Total number of office locations (65 across the U.S.)
- Total number of staff (600+ strong)

Valbridge is owned by our local office leaders. Every Valbridge office is led by a senior managing director who holds the MAI designation of the Appraisal Institute.

Valbridge services all property types, including:

- Office
- Industrial
- Retail
- Apartments/multifamily/senior living
- Lodging/hospitality/recreational
- Land
- Special-purpose properties

Valbridge welcomes single-property assignments as well as portfolio, multi-market and other bulk-property engagements. Specialty services include:

- Portfolio valuation
- REO/foreclosure evaluation
- Real estate market and feasibility analysis
- Property and lease comparables, including lease review
- Due diligence
- Property tax assessment and appeal-support services
- Valuations and analysis of property under eminent domain proceedings
- Valuations of property for financial reporting, including goodwill impairment, impairment or disposal of long-lived assets, fair value and leasehold valuations
- Valuation of property for insurance, estate planning and trusteeship, including fractional interest valuation for gifting and IRS purposes
- Cost segregation studies
- Litigation support, including expert witness testimony
- Business and partnership valuation and advisory services, including partial interests

Independent Valuation for a Variable World

Office Locations

ALABAMA

Valbridge Property Advisors | Real Estate Appraisers, LLC
 4732 Woodmere Boulevard
 Montgomery, AL 36106
 334-277-5077 phone

ARIZONA

Valbridge Property Advisors | MJN Enterprises, Inc.
 6061 E. Grant Road, Suite 121
 Tucson, AZ 85712
 520-321-0000 phone

CALIFORNIA

Valbridge Property Advisors | Michael Burger & Associates
 4915 Calloway Drive, Suite 101
 Bakersfield, CA 93312
 661-587-1010 phone

Valbridge Property Advisors | Cummings Appraisal Group, Inc.
 99 S. Lake Avenue, Suite 21
 Pasadena, CA 91101
 626-744-0428 phone

Valbridge Property Advisors | Hulberg & Associates, Inc.
 225 Crossroads Blvd, Suite 326
 Carmel, CA 93923
 831-917-0383 phone

2813 Coffee Road, Suite E-2
 Modesto, CA 95355
 209-569-0450 phone

One North Market Street
 San Jose, CA 95113
 408-279-1520 phone

3160 Crow Canyon Place, #245
 San Ramon, CA 94583
 925-327-1660 phone

Valbridge Property Advisors | Penner & Associates, Inc.
 1370 N. Brea Boulevard, #255
 Fullerton, CA 92835
 714-449-0852 phone

Valbridge Property Advisors | Ribacchi & Associates
 10301 Placer Lane, Suite 100
 Sacramento, CA 95827
 916-361-2509 phone

COLORADO

Valbridge Property Advisors | Bristol Realty Counselors
 5345 Arapahoe, Suite 7
 Boulder, CO 80303
 303-443-9600 phone

Valbridge Property Advisors | Mountain West
 562 Highway 133
 Carbondale, CO 81623
 970-340-1016 phone

CONNECTICUT

Valbridge Property Advisors | Italia & Lemp, Inc.
 6 Central Row, Third Floor
 Hartford, CT 06103-2701
 860-246-4606 phone

17 High Street, Suite 214
 Norwalk, CT 06851
 203-286-6520 phone

FLORIDA

Valbridge Property Advisors | Armalavage Valuation, LLC
 2240 Venetian Court
 Naples, FL 34109
 239-514-4646 phone

Valbridge Property Advisors | Beaumont, Matthes & Church, Inc.
 603 Hillcrest Street
 Orlando, FL 32803
 407-839-3626 phone

Valbridge Property Advisors | Boyd, Schmidt & Brannum,
 2711 Poinsettia Avenue
 West Palm Beach, FL 33407
 561-833-5331 phone

Valbridge Property Advisors | Broom, Moody, Johnson & Grainger, Inc.
 121 West Forsyth Street, #1000
 Jacksonville, FL 32202
 904-296-3000 phone

Valbridge Property Advisors | Entretien Associates, Inc.
 1100 16th Street N
 St. Petersburg, FL 33705
 727-894-1800 phone

GEORGIA

Valbridge Property Advisors | Cantrell Miller, LLC
 2675 Paces Ferry Road, Ste 145
 Atlanta, GA 30339
 678-644-4853 phone

IDAHO

Valbridge Property Advisors | Auble, Jolicoeur & Gentry, Inc.
 1875 N. Lakewood Drive, #100
 Coeur d'Alene, ID 83814
 208-292-2965 phone

Valbridge Property Advisors | Mountain States Appraisal & Consulting, Inc.
 1459 Tyrell Lane, Suite B
 Boise, ID 83706
 208-336-1097 phone

INDIANA

Valbridge Property Advisors | Mitchell Appraisals, Inc.
 820 Fort Wayne Avenue
 Indianapolis, IN 46204
 317-687-2747 phone

KANSAS

Valbridge Property Advisors | Shaner Appraisals, Inc.
 10990 Quivira Road, Suite 100
 Overland Park, KS 66210
 913-451-1451 phone

KENTUCKY

Valbridge Property Advisors | Allgeier Company
 214 South 8th Street, Suite 200
 Louisville, KY 40202
 502-585-3651 phone

LOUISIANA

Valbridge Property Advisors | Argote, Derbes, Graham, Shuffield & Tatje, Inc.
 512 North Causeway Boulevard
 Metairie, LA 70001
 504-833-8234 phone
 7607 Fern Avenue, Suite 104
 Shreveport, LA 71105
 318-797-0543 phone

MARYLAND

Valbridge Property Advisors | Lipman Frizzell & Mitchell LLC
 6240 Old Dobbin Lane, Suite 140
 Columbia, MD 21045
 410-423-2300 phone

MASSACHUSETTS

Valbridge Property Advisors | Bullock Commercial Appraisal, LLC
 21 Muzzey Street, Suite 2
 Lexington, MA 02421
 781-652-0700 phone

MICHIGAN

Valbridge Property Advisors | The Oetzel-Hartman Group
 321 Woodland Pass, Suite 200
 East Lansing, MI 48823
 517-336-0001 phone

MINNESOTA

Valbridge Property Advisors | Mardell Partners, Inc.
 120 South 6th Street, Suite 1650
 Minneapolis, MN 55402
 612-253-0650 phone

NEVADA

Valbridge Property Advisors | Lubawy & Associates, Inc.
 3034 S. Durango Drive, Suite 100
 Las Vegas, NV 89117
 702-242-9369 phone

NEW JERSEY

Valbridge Property Advisors | Oxford Group
 2740 Route 10 West, Suite 204
 Morris Plains, NJ 07950
 973-970-9333 phone

2052 Route 35, Suite 104
 Wall Township, NJ 07719
 732-807-3113 phone

NEW YORK

Valbridge Property Advisors | Oxford Group
 424 West 33rd Street, Suite 630
 New York, NY 1001
 212-268-1113 phone

NORTH CAROLINA

Valbridge Property Advisors | John Bosworth & Associates, LLC
 4530 Park Road, Suite 100
 Charlotte, NC 28209
 704-376-5400 phone

Valbridge Property Advisors | Paramount Appraisal Group, Inc.
 412 E. Chatham Street
 Cary, NC 27511
 919-859-2666 phone

OHIO

Valbridge Property Advisors | Akron Appraisal Group, Inc.
 1655 W. Market Street, Suite 130
 Akron, OH 44313
 330-899-9900 phone

Valbridge Property Advisors | Allgeier Company
 9277 Centre Point Dr., Suite 350
 West Chester, OH 45069
 513-785-0820 phone

Valbridge Property Advisors
 526 E. Superior Avenue
 Suite 455
 Cleveland, OH 44114
 216-367-9690 phone

OKLAHOMA

Valbridge Property Advisors | Walton Property Services, LLC
 6666 S. Sheridan Road, Suite 104
 Tulsa, OK 74133
 918-712-9992 phone

PENNSYLVANIA

Valbridge Property Advisors | Barone, Murtha, Shonberg & Associates, Inc.
 4701 Baptist Road, Suite 304
 Pittsburgh, PA 15227
 412-881-6080 phone

Valbridge Property Advisors | Lukens & Wolf, LLC
 150 South Warner Road, Ste. 440
 King of Prussia, PA 19404
 215-545-1900 phone

SOUTH CAROLINA

Valbridge Property Advisors | Atlantic Appraisals, LLC
 1250 Fairmont Avenue
 Mt. Pleasant, SC 29464
 843-884-1266 phone

800 Main Street, Suite 220
 Hilton Head Island, SC 29926
 843-342-2302 phone

Valbridge Property Advisors | Robinson Company
 610 N. Main Street
 Greenville, SC 29601
 864-233-6277 phone

TENNESSEE

Valbridge Property Advisors | R.K. Barnes & Associates, Inc.
 112 Westwood Place, Suite 300
 Brentwood, TN 37027
 615-369-0670 phone

Valbridge Property Advisors | C & I Appraisal Services, Inc.
 6750 Poplar Avenue, Suite 706
 Memphis, TN 38138
 901-753-6977 phone

Valbridge Property Advisors | Meridian Realty Advisors, LLC
 213 Fox Road
 Knoxville, TN 37922
 865-522-2424 phone

TEXAS

Valbridge Property Advisors | Dugger, Canaday, Grafe, Inc.
 111 Soledad, Suite 800
 San Antonio, TX 78205
 210-227-6229 phone

Valbridge Property Advisors | The Gerald A. Teel Company, Inc.
 Two Energy Square
 4849 Greenville Avenue, Ste 1495
 Dallas, TX 75206
 214-446-1611 phone

974 Campbell Road, Suite 204
 Houston, TX 77024
 713-467-5858 phone

Valbridge Property Advisors
 2731 81st Street
 Lubbock, TX 79423
 806-744-1188 phone

UTAH

Valbridge Property Advisors | Free and Associates, Inc.
 260 South 2500 West, Suite 301
 Pleasant Grove, UT 84062
 801-492-9328 phone

1100 East 6600 South, Suite 201
 Salt Lake City, UT 84121
 801-262-3388 phone

20 North Main, Suite 304
 St. George, UT 84770
 435-773-6300 phone

VIRGINIA

Valbridge Property Advisors | Axial Advisory Group, LLC
 656 Independence Parkway, #220
 Chesapeake, VA 23320
 757-410-1222 phone

7400 Beaufont Springs Dr., #300
 Richmond, VA 23225
 804-672-4473 phone

4732 Longhill Road, Suite 3202
 Williamsburg, VA 23188
 757-345-0010 phone

WASHINGTON

Valbridge Property Advisors | Allen Brackett Shedd
 419 Berkeley Avenue, Suite A
 Fircrest, WA 98466
 253-274-0099 phone

12320 NE 8th Street, Suite 200
 Bellevue, WA 98005
 425-450-4040 phone

7601 West Clearwater Avenue
 Suite 320
 Kennewick, WA 99336
 509-221-1540 phone

WISCONSIN

Valbridge Property Advisors | Vitale Realty Advisors, LLC
 12660 W. North Avenue
 Brookfield, WI 53005
 262-782-7990 phone