

# **Byrnes & Walsh LLC**

*Real Estate Appraisers and Consultants*

## **APPRAISAL REPORT**

**1254-56 South Albany Avenue**

**PIN's:**

**16-24-101-041 and -042**

Valuation Date:

March 15, 2022

Prepared For:

City of Chicago  
Department of Planning and Development  
City Hall, Room 1003  
121 North LaSalle Street  
Chicago, IL 60602

**125 Windsor Drive, Suite 126 – Oak Brook, Illinois 60523  
630-581-5164 & 630-581-5165**

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March 17, 2022

Cynthia Garza  
SR. Land Acquisition/Disposition Officer  
Department of Planning and Development  
City Hall, Room 1003  
121 N. LaSalle Street  
Chicago, IL 60602

RE: 1254-56 South Albany Avenue  
Chicago, Illinois  
PIN's: 16-24-101-041 & -042

Dear Ms. Garza:

At your request, we have prepared the accompanying appraisal report of the above-referenced property. The appraisal report accompanying this letter is an estimate of the market value of the subject property at its highest and best under its existing zoning classification as of March 15, 2022. A description of the property is included within the accompanying report.

We have analyzed the subject property through the Sales Comparison Approach to value. We transmit herewith two (2) copies of our appraisal report in summary format which has been prepared in accordance with the Uniform Standards of Professional Appraisal Practice. The following appraisal report contains the reasoning and analysis upon which our conclusions are based.

Respectfully submitted,

**BYRNES & WALSH, LLC**



Michael F. Walsh  
*State Certified General Real Estate Appraiser*  
*Illinois License No. 553.000344*  
*Expires 9/30/23*

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## **SUMMARY OF SALIENT FACTS**

Property Type:	Vacant site
Location:	Northwest corner of South Albany Avenue and West 13 <sup>th</sup> Street
Address:	1254-56 South Albany
Permanent Index Numbers:	16-24-101-041 & -042
Shape:	Rectangular
Situs:	Corner
Frontage:	50.0± feet along the west side of S. Albany Avenue and 144.5± feet along the north side of W. 13 <sup>th</sup> Street
Size:	7,225± square feet
Zoning:	RM-5, Residential Multi-Unit District
Purpose of Appraisal:	To estimate the market value of the subject property under its current zoning classification.
Highest and Best Use:	It is our opinion that the highest and best use of the subject property as vacant, is for development with a residential use as allowed in the RM-5, Residential Multi-Unit District zoning classification.
Valuation Date:	March 15, 2022

## **Value Conclusion**

Estimated market value of the subject property at its Highest and Best Use	\$14,000
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## **CERTIFICATE**

The undersigned, representing **BYRNES & WALSH LLC**, do hereby certify that to the best of our knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions and conclusions in this report are limited only by the assumptions and limiting conditions, stated in this report and represent the personal, impartial and unbiased professional analyses, opinions, and conclusions of the undersigned.
- We have no present or prospective interest in the property that is the subject of this report, and no personal interest with respect to any of the parties involved.
- We have no bias with respect to the property that is the subject of this report, or to the parties involved with this assignment.
- Our engagement in this assignment was not contingent upon developing or reporting predetermined results.
- Our compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- Our analysis, opinions and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- The following persons from among the undersigned have made a personal inspection of the property that are the subject of this report on the date(s) indicated:

Michael F. Walsh on March 15, 2022

- No one other than the undersigned provided significant professional assistance in the preparation of this appraisal report.
- As of the date of this report, Michael F. Walsh has completed the Standards and Ethics Education Requirement for a Practicing Affiliate of the Appraisal Institute.
- The undersigned has not performed any services regarding the subject property over the three year period preceding the acceptance of this assignment.
- The undersigned has caused these statements to be signed and attested to on March 17, 2022



Michael F. Walsh  
State Certified General Real Estate Appraiser  
Illinois License No. 553.000344  
Expires 9/30/23

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**PHOTOGRAPHS**



Subject facing northwest



Subject facing west



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Subject facing east



South on Albany subject to right



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West on 13<sup>th</sup> Street subject to right



North on alley subject to right



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## **IDENTIFICATION OF THE SUBJECT PROPERTY**

The subject property is located at the northwest corner of South Albany Avenue and West 13<sup>th</sup> Street having a reported common address of 1254-56 South Albany Avenue Chicago, Illinois; is identified by PIN's: 16-24-101-041 and -042 containing a total calculated area of 7,225± square feet.

Based on our discussions with a representative of our client, our review of zoning maps, Sidwell Maps and public records as well as our inspection/observation of the subject property and its general area, it is our opinion that the subject property has been sufficiently identified for the purposes of this report.

## **PURPOSE OF APPRAISAL**

The purpose of this appraisal is to estimate the market value of the subject property in fee simple estate, at its highest and best use under its existing zoning classification subject to the contingent and limiting conditions expressed in this report.

## **EFFECTIVE DATE OF VALUE**

The effective date of this valuation is March 15, 2022.

## **CLIENT AND INTENDED USER**

Our client is the City of Chicago. The City of Chicago Department of Planning and Development as well as other authorized departments of the City are the intended users of this report. The use of this appraisal report by any other user is not intended.

## **INTENDED USE OF THE APPRAISAL**

The intended use of this appraisal report is to assist our client with internal decisions regarding the potential sale of the subject property.

## **SCOPE OF WORK**

The scope of work in this assignment included:

- Conference with a representative of our client identifying the appraisal problem to be addressed in the assignment;
- An inspection/observation of the property that is the subject of this appraisal;
- A driving tour of the surrounding and nearby area of the subject property;
- Review of aerial maps and exhibits depicting the location and size of the subject property;

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- Collection of descriptive information including flood and zoning data, etc.;
- Review of Sidwell maps depicting the PIN of the subject property;
- Research, analysis and verification of market data from various information sources;
- Analysis of the highest and best use of the subject property;
- Estimation of the market value of the subject property, in fee simple estate, at its highest and best use;
- Preparation and submittal of an appraisal report intended to comply with the reporting requirements set forth under Standards Rule 2-2 of the Uniform Standards of Professional Appraisal Practice (USPAP) for an appraisal report reporting our findings, reasoning and conclusions of the estimated market value of the subject property.

## **PROPERTY RIGHTS APPRAISED**

The property rights appraised are the fee simple ownership interest in the properties. Fee simple estate or interest is defined in The Dictionary of Real Estate Appraisal, Sixth Edition, published by the Appraisal Institute, as follows:

*“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.”*

## **EXTRAORDINARY ASSUMPTION**

According to the ***Dictionary of Real Estate Appraisal***, Sixth Edition; an extraordinary assumption is defined as follows:

*“An assumption, directly related to a specific assignment, which, if found to be false, could alter the appraiser’s opinions or conclusions.”*

It is expressly noted that the estimates of value indicated in this report do not include any costs to cure any adverse environmental factors on or in the subject property. In the event that an environmental survey should reveal any adverse environmental factors, we reserve the right to review and revise the valuations as stated within this appraisal report.

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## **MARKET VALUE**

Market Value is defined in accordance with the Appraisal of Real Estate, Fourteenth Edition, published by the Appraisal Institute, as follows:

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

- 1. Buyer and seller are typically motivated;*
- 2. Both parties are well informed or well advised, and acting in what they consider their best interests;*
- 3. A reasonable time is allowed for exposure in the open market;*
- 4. Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and*
- 5. 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.”*

## **SALE HISTORY**

In accordance with the Uniform Standards of Professional Appraisal Practice (USPAP), we are required to report and analyze any sale transactions involving the subject properties during the three year period prior to the date of value indicated in this appraisal report, or any listing or pending sale transactions involving the subject property.

Our client has indicated that the City of Chicago is the title holder of the subject property. We are not aware of any sale or transfer of the subject property over the past three years nor are we aware of the subject property as described in this report as being currently offered for sale or that it is under any contract for purchase.

## **EXPOSURE TIME**

As part of our analysis, we have reviewed market data containing reported marketing times for properties similar to the subject property that have sold in the Chicago metropolitan area. As a result of our review and analysis of this data, we would anticipate a 12 to 18 month exposure time (prior to the date of value) under current conditions.



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## **LEGAL DESCRIPTION**

We have not been provided with a legal description or survey of the subject property. Based on our review of Sidwell Maps, public records and information provided by our client as well as our inspection/observation of the subject site and the general area it is our opinion that the subject property has been adequately identified for the purposes of this report.

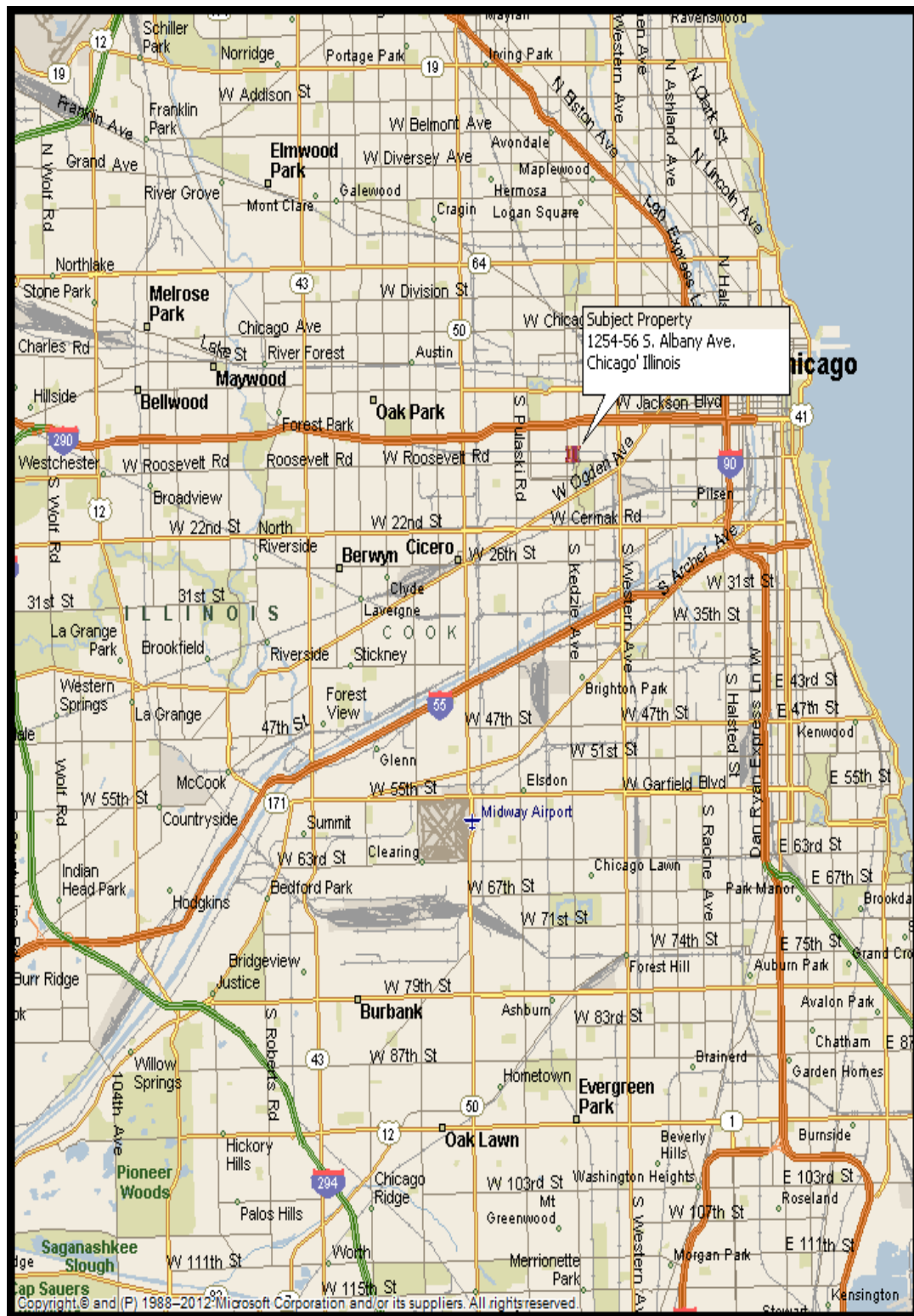
## **REAL ESTATE TAX ASSESSMENT**

Based on our review of the records of the Cook County Assessor the subject property is exempt and no information regarding real estate tax assessment is available.

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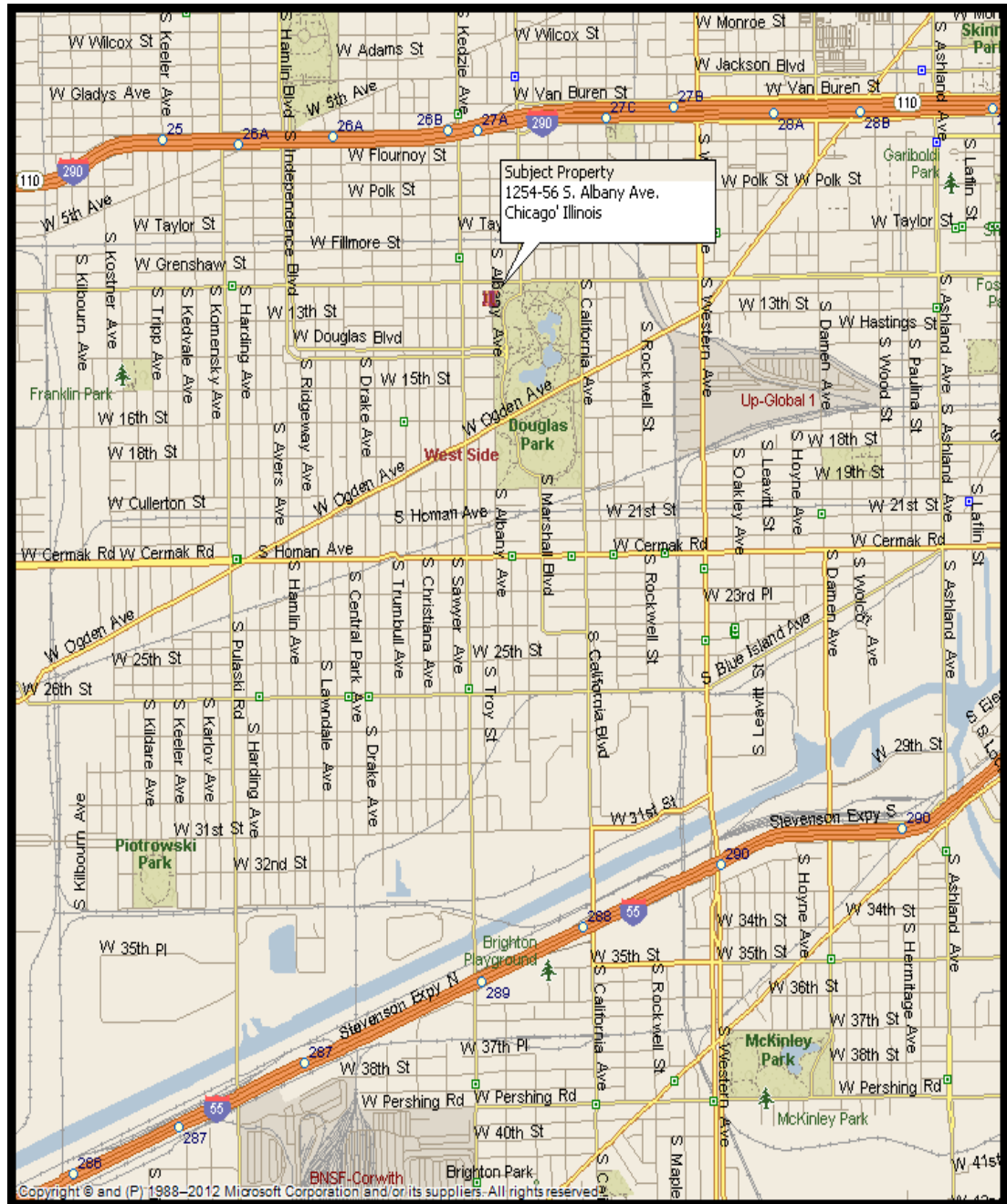
## **CHICAGO METROPOLITAN AREA MAP**



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## NEIGHBORHOOD MAP





## **NEIGHBORHOOD DESCRIPTION**

The subject property is located on the west side of Chicago in the community area known as North Lawndale. The North Lawndale community is irregular in shape and generally bounded by Fifth Avenue, Taylor Street and Arthington Street on the north; 18<sup>th</sup>, 21<sup>st</sup>, 22<sup>nd</sup> (Cermak Road), 25<sup>th</sup> and 26<sup>th</sup> Streets on the south; Rockwell Street and Campbell Avenue on the east; with Kenton Avenue on the west. The subject property is located in the northeast area of the North Lawndale community at the northwest corner of South Albany Avenue and West 13<sup>th</sup> Street. All amenities and infrastructure are available to the subject property including utilities, police and fire protection and public transportation.

Adjoining uses include an older 2-story masonry constructed residential building to the north; vacant property to the south across 13<sup>th</sup> Street; vacant property to the west across a 16.0± foot wide public alley; with the Chicago Park District Douglas Park to the east across Albany Avenue.

Development located along Albany Avenue between 13<sup>th</sup> Street to the south and Roosevelt Road (12<sup>th</sup> Street) to the north includes older 2 and 3-story masonry constructed single family and multi-family residences Douglas Park as well as some vacant property.

Albany Avenue in the vicinity of the subject property is a four lane (one traffic, two parking lanes) one-way south bound asphalt paved residential street with concrete curbs, gutters, sidewalks and overhead lighting. 13<sup>th</sup> Street is a one way west bound 3 lanes (one traffic, two parking lanes) asphalt paved residential street with concrete curbs, gutters, sidewalks and overhead lighting.

The CTA provides surface bus routes along Roosevelt Road 1 block north of the subject, connecting with the Red Line subway system at the State Street providing a direct link to the central business district.

Access to the metropolitan expressway way system is available approximately 2 to 3 miles south of the subject property along California and Kedzie Avenues at their junctures with the Stevenson Expressway I-65.

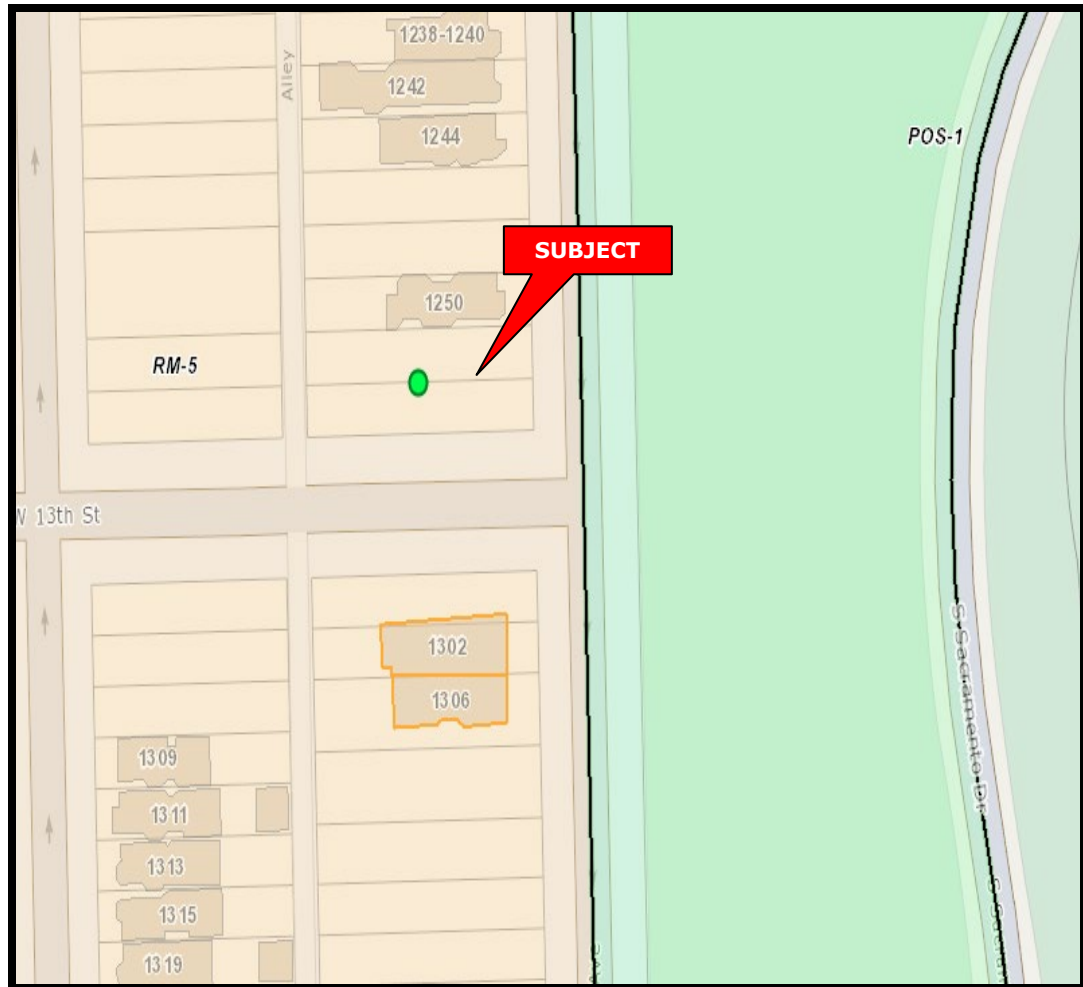
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## **ZONING**

According to the City of Chicago Zoning Ordinance, the subject property is located within an area having an RM-5, Residential Multi-Unit District zoning classification. Reference should be made to the Chicago Zoning Ordinance for the complete requirements of the RM-5, District classification.

## **ZONING MAP**



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## **SITE DESCRIPTION**

We were not provided with a survey of the subject property therefore, site dimensions, frontages and areas were calculated based on our review of public records and Sidwell maps relating to the subject property.

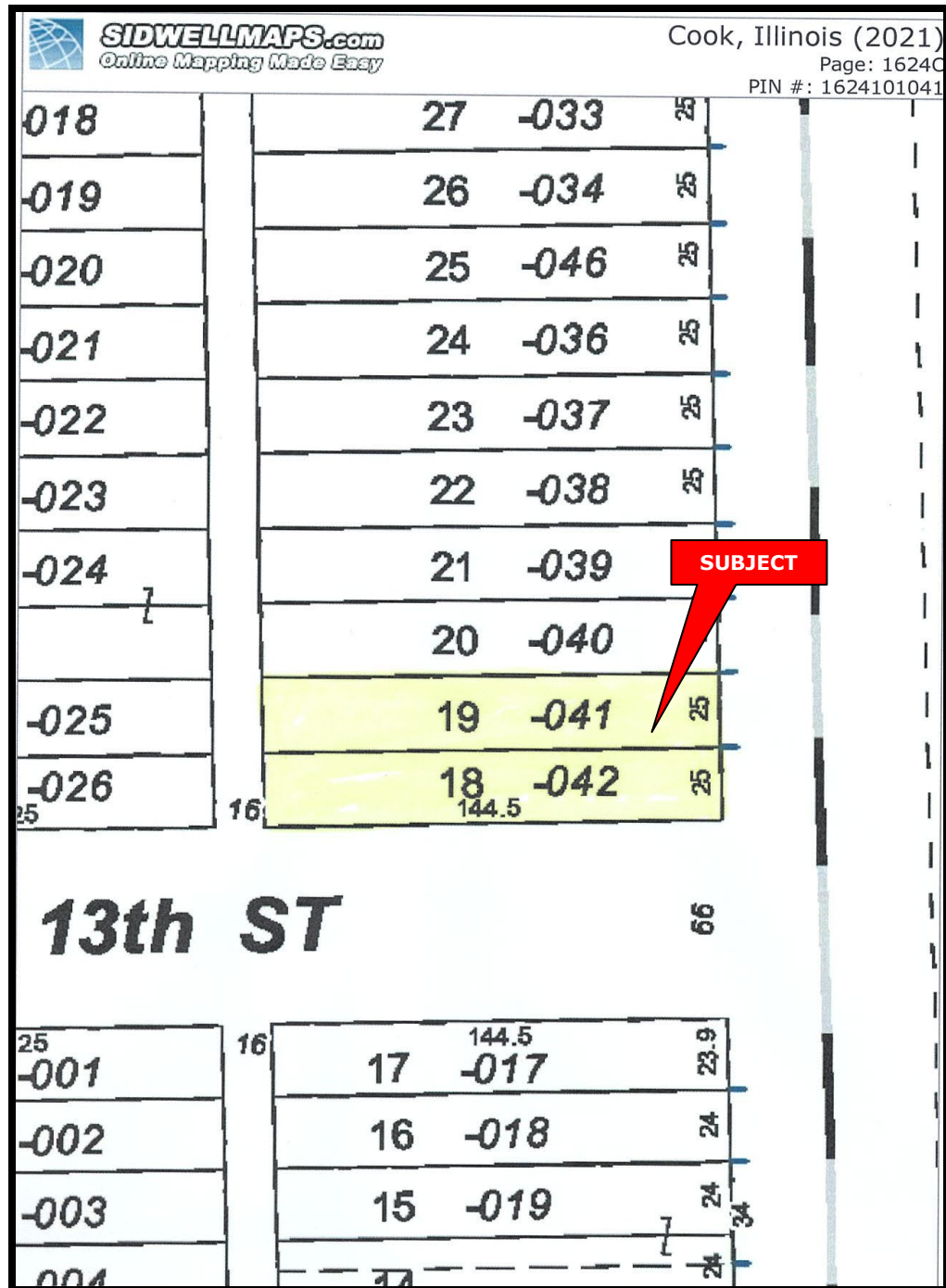
Location:	Northwest corner of South Albany Avenue and West 13 <sup>th</sup> Street
Address:	1254-56 South Albany Avenue Chicago, Illinois
Shape:	Rectangular
Situs:	Corner
Frontage:	50.0± feet along the west side of S. Albany Avenue and 144.5± feet along the north side of West 13 <sup>th</sup> Street
Site Area:	7,225± square feet
Zoning:	RM-5, Residential Multi-Unit District.
Utilities:	All available.
Topography:	Generally level
Flood Plain:	According to FIRM Maps the subject property is not located in a designated flood area.
Surface Drainage:	Appears adequate
Soil Conditions:	Information regarding soil or subsoil conditions was not provided to the appraiser. It is assumed that no adverse soil conditions exist.
Access:	From Albany Avenue on the east, a 16.0± foot wide public alley on the west and 13 <sup>th</sup> Street on the south
Improvements:	The site is vacant and covered with scrub grass growth.



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## SIDWELL MAP



## **HIGHEST AND BEST USE**

Highest and Best Use is defined in the Dictionary of Real Estate Appraisal, 6<sup>th</sup> Edition, as follows:

*The reasonably probable and legal use of vacant land or an improved property; which is physically possible appropriately supported, financially feasible, and that results in the highest value. The four criteria the highest and best use must meet are legally permissible, physically possible, financial feasibility, and maximum productivity.*

In estimating Highest and Best Use, there are essentially four stages of analysis:

1. Possible Uses: Uses which it is physically possible to put on the site in question.
2. Legal Use: Uses permitted by zoning and deed restrictions on the site in question.
3. Feasible Use: Possible and permissible uses which will produce a net return to the owner of the site.
4. Highest and Best Use: Among the feasible uses, that use will produce the highest net return or highest present worth.

According to *The Appraisal of Real Estate*, Fourteenth Edition, the tests of physical possibility and legal permissibility must be applied before the remaining tests of financial feasibility and maximum productivity. The highest and best use of a property is concluded after the four criteria have been applied and various alternative uses have been eliminated. The remaining use that fulfills all four criteria is the highest and best use.

The analysis of highest and best use involves one element for an unimproved property: the analysis of the site as if vacant and available for development. For an analysis of the highest and best use of an improved property, two elements are normally considered: the analysis of the site as if vacant and available for development, and the analysis of the property as a whole, including the existing improvements.

Highest and Best Use of land or site as though vacant and Highest and Best Use of property as improved is defined by the *Dictionary of Real Estate Appraisal, 6<sup>th</sup> Edition*, as follows:

Highest and Best Use of land or site as though vacant: *“among all reasonable alternative uses, the use that yields the highest present land value, after payments are made for labor, capital, and coordination. The use of a property based on the assumption that the parcel of land is vacant or can be made vacant by demolishing any improvements.”*

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Highest and Best Use of property as improved: *“the use that should be made of a property as it exists. An existing improvement should be renovated or retained as is so long as it continues to contribute to the total market value of the property, or until the return from a new improvement could more than offset the cost of demolishing the existing building and constructing a new one.”*

In arriving at an opinion of the highest and best use of the subject property as vacant we have considered its location, size, zoning, and overall utility of the site as well as trends and development in the area of the property.

Based on our analysis of the legal, physical, and feasibility factors affecting highest and best use, it is our opinion that the highest and best use of the subject property as vacant, on the date of value would be for development with a use in conformance with the site’s RM-5, Residential Multi-Unit District zoning classification.

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## **APPROACHES TO VALUE**

The three traditional approaches to value are known as the Cost Approach, the Sales Comparison Approach, and the Income Capitalization Approach. From the indications of value provided by these approaches and to the extent that they are applicable a final indication of value is concluded. The three approaches are summarized as follows:

### **Cost Approach**

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

### **Sales Comparison Approach**

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

### **Income Capitalization Approach**

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

### **Reconciliation**

In the reconciliation process, the strengths and weaknesses of each approach are analyzed. The reconciliation considers the applicability of each approach to the subject's property type and then further analyzes the availability and reliability of the comparable market data used for each approach. Based on this analysis, the

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indications of value from the three approaches are given varying weights and are reconciled into a final estimate of value.

## **APPRAISAL METHODOLOGY**

In our opinion the highest and best use of the subject property as vacant is for development with a use in conformance with its RM-5, Residential Multi-Unit District zoning classification. Since market data was available for vacant residentially zoned parcels in the Chicago Market area, the Cost and Income Approaches to value, although considered, were not developed in the valuation of the subject property. Therefore, only the Sales Comparison Approach has been employed in evaluating the subject site.



## **SALES COMPARISON APPROACH**

The basic premise of the sales comparison approach is that well-informed buyers will not pay more for a property than it would cost to purchase an equally desirable substitute property. The sales comparison approach is thus a process of identifying properties that are similar to the subject and comparing them to it. The comparison takes into account all of the relevant market factors that affect sale prices, including physical characteristics of the properties, supply and demand, and external influences.

The procedures used to estimate the subject sites value in this approach were:

1. The identification and gathering of information of sales of properties that are considered comparable to the subject in date of sale, property type, utility, size, location, and other physical characteristics.
2. Verification of the information gathered.
3. Selection of a unit of comparison, which in this case was the price per square foot of land area.
4. Comparison of the sales to the subject and qualitative adjustment of their sale prices due to differences in such factors as sale date, size, location, and physical characteristics.
5. Application of the unit of comparison to arrive at a value indication.

The following data represents a summary of market data that have been analyzed in arriving at value indication for the subject site under its highest and best use. None of this data is offered as independent evidence of value, but rather as pertinent market transactions that have been considered in arriving at an estimated market value indication for the subject site.

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## **COMPARABLE LAND SALES**

### Land Sale 1

Location:	1327 South Christiana Avenue Chicago, Illinois
Sale Date:	January 18, 2022
Land Size:	3,121± square feet
Site Frontage:	25.0± feet along the east side of S. Christiania Avenue
Depth:	124.84± feet
Shape:	Rectangular
Situs:	Inside
Zoning:	RT-4, Residential, Two-Flat, Townhouse and Multi-Unit District
Utilities:	All are available to the site.
Sale Price:	\$5,000
Unit Sale Price:	\$1.60 per square foot of land area
Grantor:	QCD Financial, LLC
Grantee:	Alexandra Villasenor
Document #:	22-0285037
PIN:	16-23-211-012
Verified:	Quit Claim Deed & MLS
Comments:	This site was vacant at the time of sale and our date of inspection.

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## Land Sale 2

Location:	1551 South Central Park Avenue Chicago, Illinois
Sale Date:	October 8, 2021
Land Size:	3,125± square feet
Site Frontage:	25.0± feet along the east side of S. Central Park Avenue
Depth:	125.0 ± feet
Shape:	Rectangular
Situs:	Interior
Zoning:	RT-4, Residential Two-Flat, Townhouse and Multi-Unit District
Utilities:	All are available to the site.
Sale Price:	\$7,000
Unit Sale Price:	\$2.24 per square foot of land area
Grantor:	QCD Financial, LLC
Grantee:	Jac Buchanan Holdings, LLC
Document #:	21-130046040
PIN:	16-23-222-018
Verified:	Quit Claim Deed & MLS
Comments:	This site was vacant at the time and our date of inspection.

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## Land Sale 3

Location:	3420 West 12 <sup>th</sup> Place Chicago, Illinois
Sale Date:	June 15, 2021
Land Size:	4,125± square feet
Site Frontage:	27.5± feet along the north side of W. 12 <sup>th</sup> Place
Depth:	150.0± feet
Shape:	Rectangular
Situs:	Inside
Zoning:	Rt-4, Residential Two-Flat, Townhouse and Multi-Unit District
Utilities:	All are available to the site.
Sale Price:	\$7,700
Unit Sale Price:	\$1.87 per square foot of land area
Grantor:	QCD Financial, LLC
Grantee:	Curtis V. Brown
Document #:	21-74190024
PIN:	16-23-201-029
Verified:	Quit Claim Deed & MLS
Comments:	This site was vacant at the time of sale and our date of inspection.

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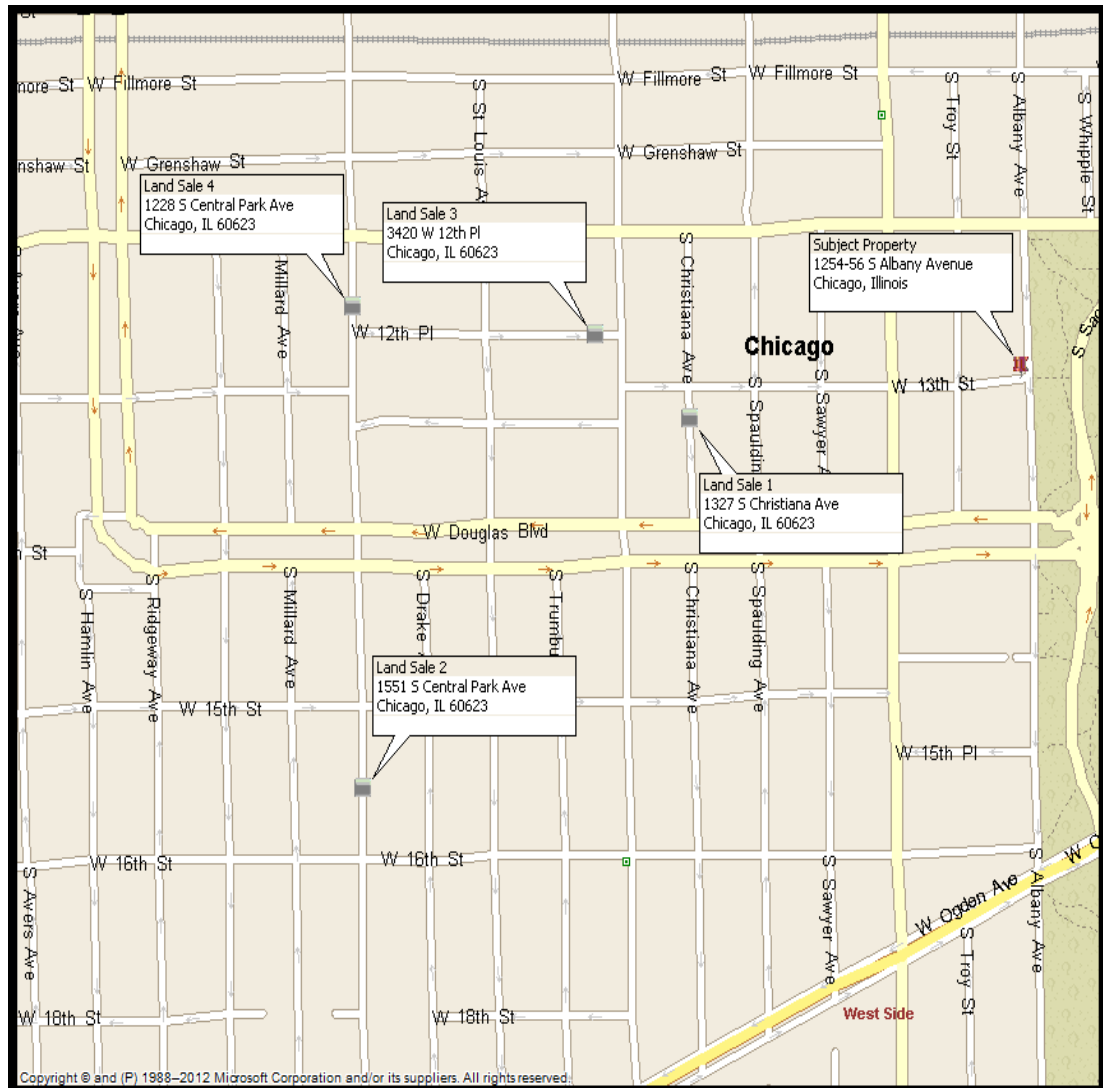
*Real Estate Appraisers and Consultants*

## Land Sale 4

Location:	1228 South Central Park Avenue Chicago, Illinois
Sale Date:	April 9, 2021
Land Size:	3,125± square feet
Site Frontage:	25.0± feet along the west side of S. Central Park Avenue
Depth:	124.97± feet
Shape:	Rectangular
Situs:	Inside
Zoning:	Rt-4, Residential Two-Flat, Townhouse Multi-Unit District
Utilities:	All are available to the site.
Sale Price:	\$13,000
Unit Sale Price:	\$4.16 per square foot of land area
Grantor:	Chicago Title Land Trust Company
Grantee:	Laurenzo Romeo Galvez
Document #:	21-21712130
PIN:	16-23-106-032
Verified:	Trustee's Deed & MLS
Comments:	This site was vacant at the time of sale and as of our date of inspection.



**LAND SALE LOCATION MAP**



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## **SUMMARY OF COMPARABLE SALES AND LISTINGS**

<i><b>Sale</b></i>	<i><b>Location</b></i>	<i><b>Date of Sale</b></i>	<i><b>Land Size (sf)</b></i>	<i><b>Situs</b></i>	<i><b>Shape</b></i>	<i><b>Zoning</b></i>	<i><b>Sale Price</b></i>	<i><b>Unit Price Per SF of Land</b></i>
1.	1327 S. Christiana Chicago, Illinois	1/22	3,121	I	R	RT-4	\$5,000	\$1.60
2.	1551 S. Central Park Chicago, Illinois	10/21	3,125	I	R	RT-4	\$7,000	\$2.24
3.	3420 W. 12 <sup>th</sup> Place Chicago, Illinois	6/21	4,125	I	R	RT-4	\$7,700	\$1.87
4.	1228 S. Central Park Chicago, Illinois	4/21	3,125	I	R	RT-4	\$13,000	\$4.16
<i><b>Subj</b></i>	<i><b>1254-56 S. Albany Chicago, Illinois</b></i>	<i><b>3/15/22 *</b></i>	<i><b>7,225</b></i>	<i><b>C</b></i>	<i><b>R</b></i>	<i><b>RM-5</b></i>		<i><b>---</b></i>

\* Date of value

### Analysis of Sales Data

The preceding sales are considered to be representative of the prices paid for vacant multi-family residentially zoned parcels in the Chicago market area and in the vicinity of the subject property. These sales were compared to the subject property and adjustments were made, where necessary, for conditions of sale (cash or special financing), date of sale (time), location, as well as differences in physical characteristics including size, shape, zoning, availability of utilities, etc. As indicated in the above chart, the sales range in unadjusted unit sale price from \$1.60 to \$4.16 per square foot of land area.

### Conditions of Sale

Each of the preceding sale transactions reportedly reflects the sale of the 100% fee simple interest therefore no adjustments were warranted for fractional interests or for interests not consistent with fee simple ownership.

### Date of Sale (Time)

The sales took place between April 2021 and January 2022 at a time when market conditions were considered similar to the subject's date of value as such no adjustments were considered warranted for this factor.

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## Location

All of the sales have locations that are considered to be similar to the location of subject property therefore no adjustments were considered warranted for this factor.

## Physical Characteristics

The category of physical characteristics includes items such as shape, situs, size, zoning, and availability of utilities.

### Shape

The subject property is rectangular in shape. All of the sales are rectangular in shape and were considered similar to the subject in this factor as such no adjustments for shape were considered warranted.

### Situs

With regard to situs the subject has a corner location. All of the sales have interior locations and upward adjustments were considered warranted for this factor.

### Size

Typically, economies of scale dictate that smaller sites tend to sell at higher unit prices than larger sites when all other factors are considered equal. The subject property is 7,225 square feet in size. Sale 3 is considered as being similar in size to the subject and no adjustment was considered necessary for this factor. Sales 1, 2 and 4 are smaller than the subject property and downward adjustments were considered warranted for this factor.

### Zoning

The subject property has an RM-5, Residential Multi-Unit District zoning classification which provides for superior density and floor area ratios than those allowed in the RT-4, Residential Two Flat, Townhouse and Multi-Unit zoning district classifications. All of the sales are located within RT-4, Residential Two Flat, Townhouse and Multi-Unit zoning districts and were considered inferior to the subject property in this factor as such upward adjustments were considered warranted.

### Utilities

All municipal and private utilities are available to the subject and also to the sales. As a result all of the sales and asking are considered to be similar to the subject in this respect.

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Based on our review and analysis of the comparable market data, and after taking into consideration those factors considered appropriate, it is our opinion that the market value of the subject property at its highest and best use, in fee simple title, free and clear of all encumbrances, assuming the site is clean and free of any environmental factors, subject to the limiting conditions of this report is \$14,000 equal to approximately \$2.00 per square foot of land area calculated as follows:

$$7,225 \text{ square feet @ } \$2.00 \text{ per square foot} = \$14,450$$

Say \$14,000

## **VALUE CONCLUSION**

After careful consideration of the facts and data relevant to the value of the subject property and based upon our analysis of the subject property by the aforementioned approach to value, together with our experience and knowledge of the market, it is our opinion that the fee simple market value of the subject property at its highest and best use, as vacant, under its existing zoning classification as of March 15, 2022 was:

**\*\*\* FOURTEEN THOUSAND DOLLARS \*\*\***

**\$14,000**

## **CONTINGENT AND LIMITING CONDITIONS**

This appraisal report has been made with the following general assumptions:

1. No responsibility is assumed for the legal description provided or for matters pertaining to legal or title considerations. Title to the property is assumed to be good and marketable unless otherwise stated.
2. The property is appraised free and clear of any or all liens or encumbrances unless otherwise stated in the body of the report.
3. Responsible ownership and competent property management are assumed.
4. Any information provided by others is believed to be reliable, but no warranty is given as to its accuracy.
5. All engineering studies, to the extent they have been provided, are assumed to be correct. Any plot plans or illustrative material in this report are included only to help the reader visualize the property.
6. It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures that render it more or less valuable. No responsibility is assumed for such conditions or for obtaining the engineering studies that may be required to discover them.
7. It is assumed that the property is in full compliance with all applicable federal, state, and local environmental regulations and laws unless the lack of compliance is stated, described, and considered in the appraisal report.
8. It is assumed that the property conforms to all applicable zoning and use regulations and restrictions unless nonconformity has been identified, described, and considered in the appraisal report.
9. It is assumed that all required licenses, certificates of occupancy, consents, and other legislative or administrative authority from any local, state, or national government or private entity or organization have been or can be obtained or renewed for any use on which the opinion of value contained in this report is based.
10. It is assumed that the use of the land and improvements is confined within the boundaries or property lines of the property described and that there is no encroachment or trespass unless noted in the report.
11. Unless otherwise stated in this report, the existence of hazardous materials, which may or may not be present on the property, was not observed by the appraiser. The appraiser has no knowledge of the existence of such materials on or in the property.



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The appraiser, however, is not qualified to detect such substances. The presence of substances such as asbestos, urea-formaldehyde foam insulation and other potentially hazardous materials may affect the value of the subject property. The value estimated 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 such conditions or for any expertise or engineering knowledge required to discover them. The intended user of this report is urged to retain an expert in this field, if desired.

The appraisal report has been made with the following general limiting conditions:

1. Any allocation of the total value estimated in this report between the land and the improvements applies only under the stated program of utilization. Any separate values allocated to the land and buildings must not be used in conjunction with any other appraisal and are invalid if so used.
2. Possession of this report does not carry with it the right of commercial publication.
3. The appraiser, by reason of this appraisal, is not required to give further consultation or testimony or to be attendance in court with reference to the subject property unless arrangements have been made previously.
4. Any opinions of value provided in this report apply to the entire property, and any peroration or division of the total into fractional interests by other experts does not imply any agreement or responsibility for such perorations or divisions by the appraiser.
5. The Americans with Disabilities Act (ADA) became effective January 26, 1992. The appraiser has not made a specific compliance survey or analysis of the property to determine whether or not it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property and a detailed analysis of the requirements of the ADA might reveal a lack of compliance with one or more requirements of the act. Since the appraiser has no direct evidence relating to this issue, compliance with the requirements of the ADA was not considered in estimating the value of the property.

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## **PROFESSIONAL BIOGRAPHY**

### **Michael F. Walsh**

Founding member of Byrnes and Walsh, LLC, a real estate appraisal and consulting firm

## **EDUCATION**

- Attended St. Mary's College, Winona, Minnesota
- Appraisal Institute:
  - Real Estate Appraisal Principals
  - Basic Valuation Procedures
  - Capitalization Theory and Techniques Part A and B
  - Standards of Professional Appraisal Practice parts A, B & C
  - Case Studies in Real Estate Valuation
  - Report writing and Valuation Analysis
  - Advanced Applications
  - Fair Lending and the Appraiser
  - Small Hotel/Motel Valuation
  - The Internet and Appraising
  - Review of Income Properties
  - Valuation of Leased Fee Interests
  - Non Residential Demonstration Appraisal report writing

## **PROFESSIONAL AFFILIATIONS**

- Appraisal Institute, Practicing Affiliate
- Member Illinois Coalition of Appraisal Professionals
- National Association of Real Estate Appraisers, Certified Commercial Real Estate Appraiser (CCRA), (CREA), Certified Valuation Consultant (CVC)
- National Association of Review Appraisers and Mortgage Underwriters, Certified Review Appraiser (CRA)
- Member Chicago Association of REALTORS
- Indiana Real Estate Appraisal Association

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## **LICENSES**

- Illinois Certified General Real Estate Appraiser, license number 553.000344, expiration September 30, 2023

## **EXPERIENCE**

- Active real estate appraiser since 1980.
- Appraisal, review, and consulting services for a wide array of properties including development sites, large distribution warehouses, factories, landfills, apartment complexes, single family homes, retail shopping centers, department stores, restaurants, hotels, office buildings, automobile dealerships, airport hangars, garage buildings, service stations, parking garages, industrial facilities, landfills and vacant land.
- Appraisals, appraisal reviews, and evaluations of commercial, industrial, residential, and vacant land for acquisition, leasing, insurance, ad valorem assessment, condemnation, estate, divorce, zoning, and various arbitration and litigation purposes.
- Assignment performed in Illinois, Wisconsin, Indiana, Kentucky, Michigan, Missouri, South Dakota and Virginia
- Prior to 1980, active in the general construction industry including positions as Vice President, Project Manager, Superintendent, Manager of Purchasing and Estimating for various Chicago area based residential and commercial general contractors

## **EXPERT QUALIFICATIONS**

Qualified and testified as an expert witness in the following forums:

- Circuit Court of Cook County
- Zoning Board of Appeals of the City of Chicago
- Zoning Board of Appeals of Cook County