

Commercial Improved Benchmark

Refresh Accts & Maps

Property Name :
 Map & T.L.(s) 2003283400800
 2003283400700

Account(s): 0896470
 0896462

Master Account: 0896462
 Situs 603 E MAIN ST,COTTAGE GROVE,OR,97424,USA
 Neighborhood 84500 Prop Class 201
 Zoning C2 Stat Class 441

Recording : 2006-057204
 Grantor: N R SCOGGIN & SONS INC
 Grantee: KORATSCHENKO PETER & HARRIET
 Confirmed with: Jim Downing Broker
 Date: 12/4/2006
 Appraiser: 374
 Reject Code: V - Confirmed Sale
 Ratio Code: Q - Improved Sale For Ratio Report
 Legal Lot Size: 2,700 Usable Lot Size: 2,700
 Occupancy: General Retail Apartment
 Year Built: 1910 Eff. Age 1940
 Improvement Size 5,400 # of Units 7
 Building Class: C - Masonry or concrete Bldg Eff.
 Rank (Quality): 2 - Low Cost Condition: Fair
 Land to Bldg Ratio:0.5 Occupied by: Tenant



RMV 2006 \$ 320,887
 RMV/Sale Ratio 0.92

Sales Date: 8/7/2006
 Sales Price: \$ 350,000
 Time Adjustment 0 Personal Property #
 Personal Property 0
 Excess Land 0
 Other Adj
 Adj Sales Price \$ 350,000
 Sales Price (sf) 64.81
 Sales Price/Unit \$50,000

Income Confirmation Actual	INCOME AT TIME OF SALE				Area	Monthly	Rent/SF	Area Annual
Occupancy	Num. Units	Rent/Unit	U.Tot.\$/Mo.	Unit Annual				
Retail			\$0	\$0	2700	\$1,400.00	\$0.52	\$16,800
Apartments	7	\$400	\$2,800	\$33,600			#DIV/0!	\$0
			\$0	\$0			#DIV/0!	\$0
			\$0	\$0			#DIV/0!	\$0
Totals:	7			\$33,600			#DIV/0!	\$16,800

Comments:

The broker knew the owner and sold it for him. He felt the price paid was fair market. There was no appraisal done to set the price. The terms were cash to the seller. He indicated that they collect 4000/month, so the income reflected here is backing into that figure. The first floor retail space is in fair to average condition but the apartments upstairs need considerable work. The floors are uneven, framing is exposed in the ceiling and appears to not been updated in some time.

Expense confirmatio Estimated

Potential Annual Gross:	\$50,400	
Vacancy & Collection Loss:	\$2,520	5.00%
Miscellaneous Income:	\$0	
Effective Gross Income:	\$47,880	
Management Expense:	\$2,394	5.00%
Total Operating Expenses (Excluding Property Taxes):	\$14,364	30.00%
Property Taxes 2005 :	\$3,053	
Net Income Before PI:	\$28,069	
Indicated Overall Rate (Discount and Recapture):	8.02%	
Indicated Gross Income Multiplier:	6.94	

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The Values And Data Contained In This Document May Not Be Current And Are Subject to Change

