

PETITIONER'S EVIDENCE

REAL PROPERTY TAX VALUATION PACKAGE

Big-Box Retail Stores



Property Name: Lowe's Of Reno
Address: 5075 Kietzke Lane,
City, State: Reno, NV
Jurisdiction: Washoe County
Account Number(s): 040-951-08

**PETITIONERS EXHIBIT A
5 PAGES**



Cost Approach (Evidence Attached to Back)

MARSHALL & SWIFT VALUATION SERVICE COST SCHEDULE			
Primary Building:	Big Box Retail	Wall Height:	24 Ft.
Effective Age:	20 Years	Number of Buildings:	1
Condition:	Low	Gross Building Area:	175,120 SF
Exterior Wall:	Cheap block or tilt-up, light panelized roof, no glass storefront	Net Leasable Area:	175,120 SF
Property Type		Warehouse Discount Store (458)	
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Cost Updated As Of		May, 2018	
Date of Valuation		January 1, 2019	
Construction Quality		Low	
Class		C	
Component Sq. Ft.		175,120	
Base Cost Per Square Foot		\$40.25	
Square Foot Multipliers			
Sprinklers		\$1.91	
Heating/Cooling		\$5.35	
Subtotal		\$47.51	
Construction Multipliers			
Height Multiplier		24 Ft.	1.255
Area / Perimeter Multiplier		2,350	0.821
Current Cost Multiplier		1.020	
Local Multiplier		1.090	
Final Base Cost Per Square Foot		\$54.40	
Base Building Cost		\$9,526,714	
Site Improvements		Rate	SF
Parking Area		\$1.09	296,800
Canopy Area		\$10.88	8,176
Truck Dock Area		\$16.32	12,173
Extra Site Improvements		\$315,000	\$315,000
Total Building & Site Imp. Costs (Rounded)		\$10,452,000	
COST APPROACH CONCLUSION			
Total Replacement Cost New		\$10,452,000	
Accrued Depreciation			
Physical Depreciation		-53%	(\$5,539,560)
Functional Obsolescence		0%	\$0
Economic Obsolescence		0%	\$0
Total Accrued Depreciation		(\$5,539,560)	
Depreciated Replacement Cost		\$4,912,440	
Estimated Land Value		\$10.45/sf	\$6,789,334
Indicated As Is Total Value		\$11,701,774	
Indicated As Is Total Value (Rounded)		\$11,700,000	
Value Per SF		\$66.81	

* Cost Approach is using cost data straight out of Marshall & Swift Cost Valuation book and all data is updated to the current date of valuation

Income Capitalization Approach

INCOME PRO FORMA				
Property Name:	Lowe's Of Reno	Year Built:	1999	
County:	Washoe County	Land Acres:	14.92	
Address:	5075 Kietzke Lane	Gross Area:	175,120 SF	
Property Type:	Warehouse Discount Store	Net Leasable:	175,120 SF	
	<u>Area</u>	<u>Rate</u>	<u>Total Value</u>	<u>\$/sf</u>
Gross Potential Income	175,120	\$6.00	\$ 1,050,720	6.00
Other Income 1			\$ -	0.00
Other Income 2			\$ -	0.00
Total Income			\$ 1,050,720	6.00
<i>Less</i>				
Vacancy		10.0%	\$ (105,072)	-0.60
Credit Loss			\$ -	0.00
Effective Gross Income			\$ 945,648	5.40
<i>Less</i>				
Operating Expenses		15.0%	\$ (141,847)	-0.81
Reserves			\$ -	0.00
Net Operating Income			\$ 803,801	4.59
Market Capitalization Rate		8.25%		
Effective Tax Rate		0.00%		
Overall Capitalization Rate		<u>8.25%</u>		
Stabilized Value			\$ 9,743,040	55.64
<i>Less: Excess Land</i>			\$ -	
2019 Market Value Rounded			\$ 9,740,000 or	55.62

*The Income Approach is based off available lease comps and contains both current asking rates and confirmed lease rates.
 *The rents have been adjusted for this specific property's market by adjusting for the building's size, location, and condition.

Sales Comparison Approach (Evidence Attached to Back)

LIST OF COMPARABLE SALES						
Sale	Property Name	Address	City, State	County	Sale Date	Sale Price
1	Lowe's	2450 Oddie Blvd	Sparks, NV	Washoe	01/29/2016	\$6,510,000
2	Target	505 E Prater Way	Sparks, NV	Washoe	02/16/2016	\$6,561,948
3	Kmart	2125-2285 Oddie Blvd	Sparks, NV	Washoe	02/28/2017	\$11,272,964
4	Former Kmart	4855 Summit Ridge Dr	Reno, NV	Washoe	08/11/2017	\$4,525,000
5	Dollar Tree	2424 Oddie Blvd	Reno, NV	Washoe	05/29/2015	\$4,100,000

SALE ADJUSTMENTS TO EQUAL SUBJECT PROPERTY											
	SALE 1		SALE 2		SALE 3		SALE 4		SALE 5		AVERAGE
Property Name:	Lowe's		Target		Kmart		Former Kmart		Dollar Tree		
Acres	12.09		9.18		11.67		19.54		5.09		11.51
Bldg. SF	177,809		105,705		145,029		166,318		73,414		133,655
Year Built	1998		1990		1988		1996		2008		1996
Sale Info:											
Sale Date	01/29/2016		02/16/2016		02/28/2017		08/11/2017		05/29/2015		
Sale Price	\$6,510,000		\$6,561,948		\$11,272,964		\$4,525,000		\$4,100,000		
Sale \$/SF	\$36.61		\$62.08		\$77.73		\$27.21		\$55.85		\$51.89
Adjustments:	% Adj	\$/SF	% Adj	\$/SF	% Adj	\$/SF	% Adj	\$/SF	% Adj	\$/SF	% Adj
Size	0%	\$0.00	-5%	-\$3.10	0%	\$0.00	0%	\$0.00	-10%	-\$5.58	-3%
Location	0%	\$0.00	0%	\$0.00	0%	\$0.00	0%	\$0.00	0%	\$0.00	0%
Condition	0%	\$0.00	0%	\$0.00	5%	\$3.89	0%	\$0.00	-5%	-\$2.79	0%
Total Adj:	0%	\$0.00	-5%	-\$3.10	5%	\$3.89	0%	\$0.00	-15%	-\$8.38	-3%
Adj Sale Price:	\$6,510,000		\$6,233,851		\$11,836,612		\$4,525,000		\$3,485,000		
Adj Sale \$/SF:	\$36.61		\$58.97		\$81.62		\$27.21		\$47.47		\$50.38

SUMMARY OF SALES COMPARISON APPROACH		
<u>Subject's Area</u>	<u>Avg Sale \$/SF:</u>	<u>Total Indicated Value</u>
175,120	\$50.38	\$8,821,820
Total Value (Rounded):		\$8,820,000

Summary of Market Values

Summary of Proposed and Indicated Market Values		
CURRENT YEAR VALUES	<i>Total</i>	<i>Per SF</i>
2019 Proposed Value (County)	\$15,082,034	\$86.12
INDICATED MARKET VALUES	<i>Total</i>	<i>Per SF</i>
Cost Approach	\$11,700,000	\$66.81
Income Capitalization Approach	\$9,740,000	\$55.62
Sales Comparison Approach	\$8,820,000	\$50.37
MEDIAN MARKET VALUE	\$10,720,000	\$61.22