



A Boutique Hilltop
Retreat in the Heart
of Brown County

HOTEL NASHVILLE

245 NORTH JEFFERSON STREET
NASHVILLE, IN 47448

Price: \$2,300,000

Breeden
COMMERCIAL

RYAN BRAND
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RB20001474, Indiana

PROPERTY SUMMARY

245 JEFFERSON STREET NORTH | NASHVILLE, IN 47448



Property Summary

Price:	\$2,300,000
Rooms:	44
Price / Door:	
Occupancy:	60%
Building SF:	37,040
Price / SF:	
Lot Size:	2.18 Acres
Frontage:	
Parking:	
Parking Ratio:	
Renovated:	2006
Year Built:	1989

Property Overview

Nestled on a wooded hillside just steps from downtown Nashville, Indiana, Hotel Nashville is a 44-room boutique property built in 1989 and thoughtfully renovated in 2006. The hotel features spacious one- and two-bedroom suites—most with fireplaces, kitchenettes, and private balconies. Guests enjoy an indoor heated pool, whirlpool spa, on-site restaurant and bar. With flexible event space for up to 100 guests, ample parking, and proximity to Brown County State Park and the Music Center, this well-known destination offers strong upside for investors looking to reposition or expand in Indiana's premier tourism market.

Location Overview

Hotel Nashville enjoys a prime location in the heart of Brown County, perched on a quiet hillside just a short walk from the vibrant shops, galleries, and restaurants of downtown Nashville, Indiana. Surrounded by rolling hills and forested trails, the hotel offers guests immediate access to Brown County State Park—Indiana's largest—and is less than five minutes from the Brown County Music Center, a major regional draw for concerts and events. Just 20 miles from Bloomington and 50 miles from Indianapolis, the property is ideally positioned to attract leisure travelers, retreat groups, and event guests year-round.

Parcel Number 001-23000-01		Ownership Name		Transfer of Ownership		Year	2024	Card 1	
County	BROWN, IN	HOTEL NASHVILLE, INC.		Date	Grantor			Valid	Amount
Township	WASHINGTON								
Corporation									
District									
Plat									
Map		001093192203301							
Alt Parcel		07-07-19-100-287.000-005	VALUATION RECORD						
Property Class	411								
Tax District	NASHVILLE								
Neighborhood	7014011-nashville cent bus dist								
	secondary-7014011								
Property Address 245 N JEFFERSON ST NASHVILLE, IN 47448		Account 7843		Assessment Year		2024	2023	2022	
		Book	Page	Reason for Change					
		Legal BARNES ADDITION ALL OF LOT 2 AND 10 FT. OFF OF LOT 7 and BARNES ADD OL PT LOT 7		Land	Homestead-C1	0	0	0	
					Residential-C2	0	0	0	
					Non-Residential-C3	1,231,700	1,136,900	546,200	
					Total Land	1,231,700	1,136,900	546,200	
				Improvements	Homestead-C1	0	0	0	
					Residential-C2	0	0	0	
					Non-Residential-C3	583,100	583,100	573,900	
					Total Imp	583,100	583,100	573,900	
				Total Assessed Value:		1,814,800	1,720,000	1,120,100	

Topography ☐ Level ☐ High ☐ Low ☐ Rolling ☐ Swampy	Pub. Utilities ☐ Water ☐ Sewer ☐ Gas ☐ Electricity	Street or Rd. ☐ Paved ☐ Unpaved ☐ Proposed ☐ Sidewalk ☐ Alley	Neighborhood ☐ Improving ☒ Static ☐ Declining ☐ Other ☐ Blighted
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Property Sub Class:COM HOTELS-411

PRINTED FROM BROWN COUNTY, INDIANA

Memorandum 2024/APRIL/30 RA FW - KS 2024/JULY/1 DE - DD 44 rooms 2014/May19 RA FW- JC 2014/Sept23 Data Entry-BP				LAND DATA AND COMPUTATIONS									
				Land Type	Actual Frontage	Effective Frontage	Effective Depth	Factor	Base Rate	Adjusted Rate	Estimated Value	Influence Factor	Land Value
Land Type													
F Front Lot R Rear Lot 1 Comm. Ind. Land 11 Primary 12 Secondary 13 Undeveloped usable 14 Undeveloped Unusable 2 Classified Land 3 Undeveloped Land 4 Tillable Land 5 Non-tillable Land 6 Woodland 7 Other Farmland 8 Ag Support Land				81 Legal Ditch 82 Public Road 83 Utility Trans. Tower 9 Homesite 91 Res. Excess Acres 92 Ag Excess Acres									
				Influence Factors									
				0 Other	5 Misimprovement								
				1 Topography	6 Restrictions								
				2 Under Improved	7 Traffic Flow								
				3 Excess Frontage	8 View								
				4 Shape or Size	9 Corner Infl.								
Total Acreage					2.18							Total Land Value	1231700

Roof Type				
BUILT-UP				
Walls				
Frame or equal	☒	☒	☒	☐
Brick or equal	☐	☐	☐	☐
Metal or equal	☐	☐	☐	☐
Open	☐	☐	☐	☐
Framing				
Wood Joist	☒	☒	☒	☐
Fire Resistant	☐	☐	☐	☐
Fireproof Steel	☐	☐	☐	☐
Reinf. Concrete	☐	☐	☐	☐
Flooring				
Softwood	☐	☐	☐	☐
Hardwood	☐	☐	☐	☐
Parquet	☐	☐	☐	☐
Carpet	☐	☐	☐	☐
Unfinished	☐	☐	☐	☐
Other	☐	☐	☐	☐
Finish Type				
Unfinished	☐	☐	☐	☐
Semifinished	☐	☐	☐	☐
Finished Open	☐	☐	☐	☐
Finished Divided	☒	☒	☒	☐
Heating & Air Conditioning				
No Heating	☐	☐	☐	☐
Central Warm Air	☐	☐	☐	☐
Hot Water or Steam	☐	☐	☐	☐
Unit Heating	☐	☐	☐	☐
Central Air	☒	☒	☒	☐
Package or Unit Air	☐	☐	☐	☐
Sprinkler	☒	☒	☒	☐
Plumbing		#	TF	
Full Baths				
Half Baths				
Extra fixtures				
Total			0	
Other Fixtures				
Wash Fountains	G/F	ES	SS	
Circular 36"				
Circular 54"				
Semi-circular 36"				
Semi-circular 54"				
Industrial Gang Sinks				
4' long, 4 man				
8' long 8 man				
Shower-Column				
Circular, 5 per				
Semi-circular, 3 per				
Corner, 2 per				
Shower Multi-Stall				
Circular, 5 per				
Semi-circular, 3 per				
Corner, 2 per				
			#Fixtures	
Gang Shower Heads				
Drinking Fountains				
Refrigerated Water Coolers				
.....with Hot & Cold Water				
Emergency Shower				
Eye Wash				

Sketch

Parcel Number	001-23000-01	Commercial	Card 1
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Floor 1 R: Motel Unit
 2912.0 sf
 Floor 2 R: Motel Unit
 2912.0 sf
 Floor 3 R: Motel Unit
 2912.0 sf

Balc 60, Balc/Balc) Balc 60, Balc) Balc 144, OFP)
 OFP 192, OFP) OFP 192, Balc/Balc) Balc 60, Balc/Balc) Balc 60, Balcony) Balc
 60, Balcony) Balc 60, Balc) Balc 80, Balc/Balc) Balc 60, Balc/Balc) Balc 60, Floor
 2) CB2 2912, Floor 3) CB3 2912, Balcony) Balc 60, Balcony) Balc 60, Balcony)
 Balc 60, Balc/Balc) Balc 60, Balc/Balc) Balc 60, Balcony) Balc 60, Balc/Balc) Balc
 60,

Use	R:Motel Units -		R:Motel Units -		R:Motel Units -			
Pricing Key	GCR		GCR		GCR			
S.F. Area	2912		2912		2912			
Effective Perimeter L/F	332		332		332			
P.A.R	11		11		11			
Average Size / Units	2912 / 1		2912 / 1		2912 / 1		/	
Section Level	HT.	RATE	HT.	RATE	HT.	RATE	HT.	RATE
1	9	96.89						
2			9	74.31				
3					9	74.31		
Frame / PE Adj. [+ -]	0.00		0.00		0.00			
Wall Ht. Adj. [+ -]	0.00		0.00		0.00			
BASE PRICE	96.89		74.31		74.31			
B.P.A. %	1.00		1.00		1.00			
Sub-total	96.89		74.31		74.31			
Ceiling	0.00		0.00		0.00			
Interior Finish	0.00		0.00		0.00			
Division Walls	0.00		0.00		0.00			
Lighting	0.00		0.00		0.00			
Heating/Air Cond.	0.00/0.00		0.00/0.00		0.00/0.00		/	
Sprinkler	5.39		5.39		5.39			
S.F. Price	102.28		79.70		79.70			
Area	2912		2912		2912			
Sub-total	297840		232090		232090			
Plumbing								
Unit Finish	1776		1776		1776			
Special Features	0		0		0			
Exterior Features			43400					
TOTAL BASE	299620		277270		233870			
Grade Factor	1.00		1.00		1.00			
Location Multiplier	0.94		0.94		0.94			
Reproduction Cost	281640		260630		219840			
Phys Dep/ Yr Blt /Cond	70 / 1995 / A		70 / 1995 / A		70 / 1995 / A		/ /	
Obsolescence	50		50		50			
Remainder Value	42250		39090		32970			

SUMMARY OF IMPROVEMENTS

Use	Ht.	Const Type	Grd	Year Const	Efftv Year	Cnd	Base Rate	Feat	Adj Rate	No. Un.	Size or Area	LCM	Rplc Cost	Dep Obs	REM Val	% Cmp	Trend Factor	True Tax Value	Val. Adj. / Sound Val.
Building											8736	0.94			114310	100	100	114300	
SUMMARY OF SPECIAL FEATURES / EXTERIOR FEATURES																			
Balcony-	0			0	0				15.97	1	144	0.94	2300	/					
Balcony-	0			0	0				23.75	1	80	0.94	1900	/					
Balcony-	0			0	0				25.00	1	60	0.94	1500	/					
Balcony-	0			0	0				25.00	1	60	0.94	1500	/					
Balcony-	0			0	0				25.00	1	60	0.94	1500	/					
Balcony-	0			0	0				25.00	1	60	0.94	1500	/					
Balcony-	0			0	0				25.00	1	60	0.94	1500	/					
Balcony-	0			0	0				25.00	1	60	0.94	1500	/					
														Card Improvement Total			114310		
														Total Improvement Value			583110		

Roof Type				
BUILT-UP				
Walls				
Frame or equal	☐	☐	☐	☐
Brick or equal	☐	☐	☐	☐
Metal or equal	☐	☐	☐	☐
Open	☐	☐	☐	☐
Framing				
Wood Joist	☐	☐	☐	☐
Fire Resistant	☐	☐	☐	☐
Fireproof Steel	☐	☐	☐	☐
Reinf. Concrete	☐	☐	☐	☐
Flooring				
Softwood	☐	☐	☐	☐
Hardwood	☐	☐	☐	☐
Parquet	☐	☐	☐	☐
Carpet	☐	☐	☐	☐
Unfinished	☐	☐	☐	☐
Other	☐	☐	☐	☐
Finish Type				
Unfinished	☐	☐	☐	☐
Semifinished	☐	☐	☐	☐
Finished Open	☐	☐	☐	☐
Finished Divided	☐	☐	☐	☐
Heating & Air Conditioning				
No Heating	☐	☐	☐	☐
Central Warm Air	☐	☐	☐	☐
Hot Water or Steam	☐	☐	☐	☐
Unit Heating	☐	☐	☐	☐
Central Air	☐	☐	☐	☐
Package or Unit Air	☐	☐	☐	☐
Sprinkler	☐	☐	☐	☐
Plumbing	#	TF		
Full Baths				
Half Baths				
Extra fixtures				
Total		0		
Other Fixtures				
Wash Fountains	G/F	ES	SS	
Circular 36"				
Circular 54"				
Semi-circular 36"				
Semi-circular 54"				
Industrial Gang Sinks				
4' long, 4 man				
8' long 8 man				
Shower-Column				
Circular, 5 per				
Semi-circular, 3 per				
Corner, 2 per				
Shower Multi-Stall				
Circular, 5 per				
Semi-circular, 3 per				
Corner, 2 per				
			#Fixtures	
Gang Shower Heads				
Drinking Fountains				
Refrigerated Water Coolers				
.....with Hot & Cold Water				
Emergency Shower				
Eye Wash				

Sketch

Parcel Number	001-23000-01	Commercial	Card 1A
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Floor 1
 Floor 1 R: Motel Unit
 2912.0 sf
 Floor 2
 Floor 2 R: Motel Unit
 2912.0 sf
 Floor 3
 Floor 3 R: Motel Unit
 2912.0 sf

Balc 60, Balc/Balc) Balc 60, Balc) Balc 144, OFFP
 OFFP 192, OFFP) OFFP 192, Balc/Balc) Balc 60, Balc/Balc) Balc 60, Balcony) Balc
 60, Balcony) Balc 60, Balc) Balc 80, Balc/Balc) Balc 60, Balc/Balc) Balc 60, Floor
 2) CB2 2912, Floor 3) CB3 2912, Balcony) Balc 60, Balcony) Balc 60, Balcony)
 Balc 60, Balc/Balc) Balc 60, Balc/Balc) Balc 60, Balcony) Balc 60, Balc/Balc) Balc
 60,

Use									
Pricing Key									
S.F. Area									
Effective Perimeter L/F									
P.A.R									
Average Size / Units		/		/		/		/	
Section Level	HT.	RATE	HT.	RATE	HT.	RATE	HT.	RATE	
Frame / PE Adj. [+ -]									
Wall Ht. Adj. [+ -]									
BASE PRICE									
B.P.A. %									
Sub-total									
Ceiling									
Interior Finish									
Division Walls									
Lighting									
Heating/Air Cond.		/		/		/		/	
Sprinkler									
S.F. Price									
Area									
Sub-total									
Plumbing									
Unit Finish									
Special Features									
Exterior Features									
TOTAL BASE									
Grade Factor									
Location Multiplier									
Reproduction Cost									
Phys Dep/ Yr Blt /Cond		/ /		/ /		/ /		/ /	
Obsolescence									
Remainder Value									

SUMMARY OF IMPROVEMENTS

Use	Ht.	Const Type	Grd	Year Const	Efftv Year	Cnd	Base Rate	Feat	Adj Rate	No. Un.	Size or Area	LCM	Rplc Cost	Dep Obs	REM Val	% Cmp	Trend Factor	True Tax Value	Val. Adj. / Sound Val.
SUMMARY OF SPECIAL FEATURES / EXTERIOR FEATURES																			
	Balcony-	0		0	0				25.00	1	60	0.94	1500	/					
	Balcony-	0		0	0				25.00	1	60	0.94	1500	/					
	Balcony-	0		0	0				25.00	1	60	0.94	1500	/					
	Balcony-	0		0	0				25.00	1	60	0.94	1500	/					
	Balcony-	0		0	0				25.00	1	60	0.94	1500	/					
	Balcony-	0		0	0				25.00	1	60	0.94	1500	/					
	Balcony-	0		0	0				25.00	1	60	0.94	1500	/					
	Balcony-	0		0	0				25.00	1	60	0.94	1500	/					
														Card Improvement Total			114310		
														Total Improvement Value			583110		

Sketch

Parcel Number 001-23000-01	Commercial Card 1B
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Floor 1
 Floor 1 R: Motel Unit
 2912.0 sf
 Floor 2
 Floor 2 R: Motel Unit
 2912.0 sf
 Floor 3
 Floor 3 R: Motel Unit
 2912.0 sf

Balc 60, Balc/Balc) Balc 60, Balc) Balc 144, OFP)
 OFP 192, OFP) OFP 192, Balc/Balc) Balc 60, Balc/Balc) Balc 60, Balcony) Balc
 60, Balcony) Balc 60, Balc) Balc 80, Balc/Balc) Balc 60, Balc/Balc) Balc 60, Floor
 2) CB2 2912, Floor 3) CB3 2912, Balcony) Balc 60, Balcony) Balc 60, Balcony)
 Balc 60, Balc/Balc) Balc 60, Balc/Balc) Balc 60, Balcony) Balc 60, Balc/Balc) Balc
 60,

Use									
Pricing Key									
S.F. Area									
Effective Perimeter L/F									
P.A.R									
Average Size / Units		/		/		/		/	
Section Level	HT.	RATE	HT.	RATE	HT.	RATE	HT.	RATE	
Frame / PE Adj. [+ -]									
Wall Ht. Adj. [+ -]									
BASE PRICE									
B.P.A. %									
Sub-total									
Ceiling									
Interior Finish									
Division Walls									
Lighting									
Heating/Air Cond.		/		/		/		/	
Sprinkler									
S.F. Price									
Area									
Sub-total									
Plumbing									
Unit Finish									
Special Features									
Exterior Features									
TOTAL BASE									
Grade Factor									
Location Multiplier									
Reproduction Cost									
Phys Dep/ Yr Blt /Cond		/ /		/ /		/ /		/ /	
Obsolescence									
Remainder Value									

[illegible]

Balcony-	0			0	0				25.00	1	60	0.94	1500	/						
Balcony-	0			0	0				25.00	1	60	0.94	1500	/						
Porch- Open	0			0	0				39.58	1	192	0.94	7600	/						
Porch- Open	0			0	0				39.58	1	192	0.94	7600	/						
														Card Improvement Total		114310				
														Total Improvement Value		583110				

SKETCH/AREA TABLE ADDENDUM									
Parcel Number									
001-23000-01									
Year	2024	Card 1							
Property Address									
245 N JEFFERSON ST									
			Floor 1) CB1 2912, Balcony) Balc 60, Balc/Balc) Balc 60, Balc) Balc 144, OFP) OFP 192, OFP) OFP 192, Balc/Balc) Balc 60, Balc/Balc) Balc 60, Balcony) Balc 60, Balcony) Balc 60, Balc) Balc 80, Balc/Balc) Balc 60, Balc/Balc) Balc 60, Floor 2) CB2 2912, Floor 3) CB3 2912, Balcony) Balc 60, Balcony) Balc 60, Balcony) Balc 60, Balc/Balc) Balc 60, Balc/Balc) Balc 60, Balcony) Balc 60, Balc/Balc) Balc 60,						

SKETCH/AREA TABLE ADDENDUM		AREA CALCULATIONS SUMMARY		
		Name	Description	Size (Sqft)
		Balc	Balc	80
		OFP	OFP	192
		Balc	Balc	144
		Balc/Balc	Balc	60
		Balcony	Balc	60
		Balcony	Balc	60
		Balcony	Balc	60
		Balc/Balc	Balc	60
		Balcony	Balc	60
		Balcony	Balc	60
		Balc/Balc	Balc	60
		Balcony	Balc	60
		Floor 1	CB1	2912
		Floor 1	RMU1	2912
		Balc/Balc	Balc	60
		Balc/Balc	Balc	60
		Floor 3	CB3	2912
		Floor 3	RMU3	2912
		OFP	OFP	192
		Balcony	Balc	60

	Balcony	Balc	60
	Balc/Balc	Balc	60
	Balc/Balc	Balc	60
	Balc/Balc	Balc	60
	Balc/Balc	Balc	60
	Balcony	Balc	60
	Floor 2	CB2	2912
	Floor 2 R:Motel Unt	RMU2	2912
	Total Sqft.		19040

Roof Type				
BUILT-UP				
Walls				
Frame or equal	☒	☒	☒	☒
Brick or equal	☐	☐	☐	☐
Metal or equal	☐	☐	☐	☐
Open	☐	☐	☐	☐
Framing				
Wood Joist	☒	☒	☒	☒
Fire Resistant	☐	☐	☐	☐
Fireproof Steel	☐	☐	☐	☐
Reinf. Concrete	☐	☐	☐	☐
Flooring				
Softwood	☐	☐	☐	☐
Hardwood	☐	☐	☐	☐
Parquet	☐	☐	☐	☐
Carpet	☐	☐	☐	☐
Unfinished	☐	☐	☐	☐
Other	☐	☐	☐	☐
Finish Type				
Unfinished	☒	☐	☐	☐
Semifinished	☐	☐	☐	☐
Finished Open	☐	☐	☒	☐
Finished Divided	☐	☒	☐	☒
Heating & Air Conditioning				
No Heating	☐	☐	☐	☐
Central Warm Air	☐	☐	☐	☐
Hot Water or Steam	☐	☐	☐	☐
Unit Heating	☐	☐	☐	☐
Central Air	☒	☒	☒	☒
Package or Unit Air	☒	☒	☒	☒
Sprinkler	☒	☒	☒	☒
Plumbing		#	TF	
Full Baths				
Half Baths				
Extra fixtures				
Total			0	
Other Fixtures				
Wash Fountains	G/F	ES	SS	
Circular 36"				
Circular 54"				
Semi-circular 36"				
Semi-circular 54"				
Industrial Gang Sinks				
4' long, 4 man				
8' long 8 man				
Shower-Column				
Circular, 5 per				
Semi-circular, 3 per				
Corner, 2 per				
Shower Multi-Stall				
Circular, 5 per				
Semi-circular, 3 per				
Corner, 2 per				
			#Fixtures	
Gang Shower Heads				
Drinking Fountains				
Refrigerated Water Coolers				
.....with Hot & Cold Water				
Emergency Shower				
Eye Wash				

Sketch

Parcel Number	001-23000-01	Commercial	Card 2
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The sketch shows a complex floor plan for a commercial building. The plan is divided into several main sections:

- Floor 0 Basement:** Located at the top right, containing a utility/storeroom area (R-Util/Stor) of 200.0 sf.
- Floor 1:** A large central section containing a motel unit (4932.0 sf) and a restaurant/motel unit (4680.0 sf). It includes several balconies (Balc) and utility areas.
- Floor 2:** A section containing a motel unit (4680.0 sf) and a restaurant/motel unit (4680.0 sf). It includes balconies and utility areas.
- Floor 3:** A section containing a restaurant/motel unit (4680.0 sf) and a restaurant/motel unit (4680.0 sf). It includes balconies and utility areas.

The plan also shows various corridors, stairs, and other utility areas. Dimensions are provided for many of the rooms and corridors, such as 18.0', 22.0', 36.0', 44.0', 48.0', 50.0', 52.0', 54.0', 56.0', 58.0', 60.0', 62.0', 64.0', 66.0', 68.0', 70.0', 72.0', 74.0', 76.0', 78.0', 80.0', 82.0', 84.0', 86.0', 88.0', 90.0', 92.0', 94.0', 96.0', 98.0', 100.0', 102.0', 104.0', 106.0', 108.0', 110.0', 112.0', 114.0', 116.0', 118.0', 120.0', 122.0', 124.0', 126.0', 128.0', 130.0', 132.0', 134.0', 136.0', 138.0', 140.0', 142.0', 144.0', 146.0', 148.0', 150.0', 152.0', 154.0', 156.0', 158.0', 160.0', 162.0', 164.0', 166.0', 168.0', 170.0', 172.0', 174.0', 176.0', 178.0', 180.0', 182.0', 184.0', 186.0', 188.0', 190.0', 192.0', 194.0', 196.0', 198.0', 200.0', 202.0', 204.0', 206.0', 208.0', 210.0', 212.0', 214.0', 216.0', 218.0', 220.0', 222.0', 224.0', 226.0', 228.0', 230.0', 232.0', 234.0', 236.0', 238.0', 240.0', 242.0', 244.0', 246.0', 248.0', 250.0', 252.0', 254.0', 256.0', 258.0', 260.0', 262.0', 264.0', 266.0', 268.0', 270.0', 272.0', 274.0', 276.0', 278.0', 280.0', 282.0', 284.0', 286.0', 288.0', 290.0', 292.0', 294.0', 296.0', 298.0', 300.0', 302.0', 304.0', 306.0', 308.0', 310.0', 312.0', 314.0', 316.0', 318.0', 320.0', 322.0', 324.0', 326.0', 328.0', 330.0', 332.0', 334.0', 336.0', 338.0', 340.0', 342.0', 344.0', 346.0', 348.0', 350.0', 352.0', 354.0', 356.0', 358.0', 360.0', 362.0', 364.0', 366.0', 368.0', 370.0', 372.0', 374.0', 376.0', 378.0', 380.0', 382.0', 384.0', 386.0', 388.0', 390.0', 392.0', 394.0', 396.0', 398.0', 400.0', 402.0', 404.0', 406.0', 408.0', 410.0', 412.0', 414.0', 416.0', 418.0', 420.0', 422.0', 424.0', 426.0', 428.0', 430.0', 432.0', 434.0', 436.0', 438.0', 440.0', 442.0', 444.0', 446.0', 448.0', 450.0', 452.0', 454.0', 456.0', 458.0', 460.0', 462.0', 464.0', 466.0', 468.0', 470.0', 472.0', 474.0', 476.0', 478.0', 480.0', 482.0', 484.0', 486.0', 488.0', 490.0', 492.0', 494.0', 496.0', 498.0', 500.0', 502.0', 504.0', 506.0', 508.0', 510.0', 512.0', 514.0', 516.0', 518.0', 520.0', 522.0', 524.0', 526.0', 528.0', 530.0', 532.0', 534.0', 536.0', 538.0', 540.0', 542.0', 544.0', 546.0', 548.0', 550.0', 552.0', 554.0', 556.0', 558.0', 560.0', 562.0', 564.0', 566.0', 568.0', 570.0', 572.0', 574.0', 576.0', 578.0', 580.0', 582.0', 584.0', 586.0', 588.0', 590.0', 592.0', 594.0', 596.0', 598.0', 600.0', 602.0', 604.0', 606.0', 608.0', 610.0', 612.0', 614.0', 616.0', 618.0', 620.0', 622.0', 624.0', 626.0', 628.0', 630.0', 632.0', 634.0', 636.0', 638.0', 640.0', 642.0', 644.0', 646.0', 648.0', 650.0', 652.0', 654.0', 656.0', 658.0', 660.0', 662.0', 664.0', 666.0', 668.0', 670.0', 672.0', 674.0', 676.0', 678.0', 680.0', 682.0', 684.0', 686.0', 688.0', 690.0', 692.0', 694.0', 696.0', 698.0', 700.0', 702.0', 704.0', 706.0', 708.0', 710.0', 712.0', 714.0', 716.0', 718.0', 720.0', 722.0', 724.0', 726.0', 728.0', 730.0', 732.0', 734.0', 736.0', 738.0', 740.0', 742.0', 744.0', 746.0', 748.0', 750.0', 752.0', 754.0', 756.0', 758.0', 760.0', 762.0', 764.0', 766.0', 768.0', 770.0', 772.0', 774.0', 776.0', 778.0', 780.0', 782.0', 784.0', 786.0', 788.0', 790.0', 792.0', 794.0', 796.0', 798.0', 800.0', 802.0', 804.0', 806.0', 808.0', 810.0', 812.0', 814.0', 816.0', 818.0', 820.0', 822.0', 824.0', 826.0', 828.0', 830.0', 832.0', 834.0', 836.0', 838.0', 840.0', 842.0', 844.0', 846.0', 848.0', 850.0', 852.0', 854.0', 856.0', 858.0', 860.0', 862.0', 864.0', 866.0', 868.0', 870.0', 872.0', 874.0', 876.0', 878.0', 880.0', 882.0', 884.0', 886.0', 888.0', 890.0', 892.0', 894.0', 896.0', 898.0', 900.0', 902.0', 904.0', 906.0', 908.0', 910.0', 912.0', 914.0', 916.0', 918.0', 920.0', 922.0', 924.0', 926.0', 928.0', 930.0', 932.0', 934.0', 936.0', 938.0', 940.0', 942.0', 944.0', 946.0', 948.0', 950.0', 952.0', 954.0', 956.0', 958.0', 960.0', 962.0', 964.0', 966.0', 968.0', 970.0', 972.0', 974.0', 976.0', 978.0', 980.0', 982.0', 984.0', 986.0', 988.0', 990.0', 992.0', 994.0', 996.0', 998.0', 1000.0', 1002.0', 1004.0', 1006.0', 1008.0', 1010.0', 1012.0', 1014.0', 1016.0', 1018.0', 1020.0', 1022.0', 1024.0', 1026.0', 1028.0', 1030.0', 1032.0', 1034.0', 1036.0', 1038.0', 1040.0', 1042.0', 1044.0', 1046.0', 1048.0', 1050.0', 1052.0', 1054.0', 1056.0', 1058.0', 1060.0', 1062.0', 106

Use	R:Utility/Storage		R:Motel Units -		R:Motel		R:Motel Units -	
Pricing Key	GCR		GCR		GCR		GCR	
S.F. Area	200		4680		252		4680	
Effective Perimeter L/F	60		484		484		448	
P.A.R	30		10		10		10	
Average Size / Units	200 / 1		4680 / 1		252 / 1		4680 / 1	
Section Level	HT.	RATE	HT.	RATE	HT.	RATE	HT.	RATE
0	9	144.30						
1			9	91.58				
1					12	107.78		
2							9	68.22
Frame / PE Adj. [+ -]	0.00		0.00		0.00		0.00	
Wall Ht. Adj. [+ -]	0.00		0.00		0.00		0.00	
BASE PRICE	144.30		91.58		107.78		68.22	
B.P.A. %	1.00		1.00		1.00		1.00	
Sub-total	144.30		91.58		107.78		68.22	
Ceiling	0.00		0.00		0.00		0.00	
Interior Finish	0.00		0.00		0.00		0.00	
Division Walls	0.00		0.00		0.00		0.00	
Lighting	0.00		0.00		0.00		0.00	
Heating/Air Cond.	0.00/0.00		0.00/0.00		0.00/0.00		0.00/0.00	
Sprinkler	3.67		5.39		5.39		5.39	
S.F. Price	147.97		96.97		113.17		73.61	
Area	200		4680		252		4680	
Sub-total	29590		453820		28520		344490	
Plumbing								
Unit Finish	0		562		0		562	
Special Features	0		0		0		0	
Exterior Features			46600					
TOTAL BASE	29590		500980		28520		345050	
Grade Factor	1.00		1.00		1.00		1.00	
Location Multiplier	0.94		0.94		0.94		0.94	
Reproduction Cost	27810		470920		26810		324350	
Phys Dep/ Yr Blt /Cond	80 / 1995 / A		70 / 1995 / A		70 / 1995 / A		70 / 1995 / A	
Obsolescence	50		50		50		50	
Remainder Value	2780		70640		4020		48650	

SUMMARY OF IMPROVEMENTS

[illegible]

SUMMARY OF SPECIAL FEATURES / EXTERIOR FEATURES

Summary of Card Deck Improvements														
Balcony-	0			0	0			25.00	1	60	0.94	1500	/	
Balcony-	0			0	0			25.00	1	60	0.94	1500	/	
Balcony-	0			0	0			25.00	1	60	0.94	1500	/	
Balcony-	0			0	0			25.00	1	60	0.94	1500	/	
Balcony-	0			0	0			25.00	1	60	0.94	1500	/	
Balcony-	0			0	0			25.00	1	60	0.94	1500	/	
Balcony-	0			0	0			25.00	1	60	0.94	1500	/	
Balcony-	0			0	0			25.00	1	60	0.94	1500	/	
Balcony-	0			0	0			25.00	1	60	0.94	1500	/	
												Card Improvement Total		174740
												Total Improvement Value		583110

Roof Type				
BUILT-UP				
Walls				
Frame or equal	☒	☐	☐	☐
Brick or equal	☐	☐	☐	☐
Metal or equal	☐	☐	☐	☐
Open	☐	☐	☐	☐
Framing				
Wood Joist	☒	☐	☐	☐
Fire Resistant	☐	☐	☐	☐
Fireproof Steel	☐	☐	☐	☐
Reinf. Concrete	☐	☐	☐	☐
Flooring				
Softwood	☐	☐	☐	☐
Hardwood	☐	☐	☐	☐
Parquet	☐	☐	☐	☐
Carpet	☐	☐	☐	☐
Unfinished	☐	☐	☐	☐
Other	☐	☐	☐	☐
Finish Type				
Unfinished	☐	☐	☐	☐
Semifinished	☐	☐	☐	☐
Finished Open	☐	☐	☐	☐
Finished Divided	☒	☐	☐	☐
Heating & Air Conditioning				
No Heating	☐	☐	☐	☐
Central Warm Air	☐	☐	☐	☐
Hot Water or Steam	☐	☐	☐	☐
Unit Heating	☐	☐	☐	☐
Central Air	☒	☐	☐	☐
Package or Unit Air	☐	☐	☐	☐
Sprinkler	☒	☐	☐	☐
Plumbing	#	TF		
Full Baths				
Half Baths				
Extra fixtures				
Total		0		
Other Fixtures				
Wash Fountains	G/F	ES	SS	
Circular 36"				
Circular 54"				
Semi-circular 36"				
Semi-circular 54"				
Industrial Gang Sinks				
4' long, 4 man				
8' long 8 man				
Shower-Column				
Circular, 5 per				
Semi-circular, 3 per				
Corner, 2 per				
Shower Multi-Stall				
Circular, 5 per				
Semi-circular, 3 per				
Corner, 2 per				
				#Fixtures
Gang Shower Heads				
Drinking Fountains				
Refrigerated Water Coolers				
.....with Hot & Cold Water				
Emergency Shower				
Eye Wash				

[illegible]

Use	R:Motel Units -								
Pricing Key	GCR								
S.F. Area	4680								
Effective Perimeter L/F	448								
P.A.R	10								
Average Size / Units	4680 / 1		/		/		/		
Section Level	HT.	RATE	HT.	RATE	HT.	RATE	HT.	RATE	
3	9	68.22							
Frame / PE Adj. [+ -]	0.00								
Wall Ht. Adj. [+ -]	0.00								
BASE PRICE	68.22								
B.P.A. %	1.00								
Sub-total	68.22								
Ceiling	0.00								
Interior Finish	0.00								
Division Walls	0.00								
Lighting	0.00								
Heating/Air Cond.	0.00/0.00		/		/		/		
Sprinkler	5.39								
S.F. Price	73.61								
Area	4680								
Sub-total	344490								
Plumbing									
Unit Finish	562								
Special Features	0								
Exterior Features									
TOTAL BASE	345050								
Grade Factor	1.00								
Location Multiplier	0.94								
Reproduction Cost	324350								
Phys Dep/ Yr Blt /Cond	70 / 1995 / A		/ /		/ /		/ /		
Obsolescence	50								
Remainder Value	48650								

SUMMARY OF IMPROVEMENTS

[illegible]

SUMMARY OF SPECIAL FEATURES / EXTERIOR FEATURES

Summary of Card and Balcony Improvement Values															
Balcony-	0			0	0			15.97	1	144	0.94	2300	/		
Balcony-	0			0	0			15.97	1	144	0.94	2300	/		
Balcony-	0			0	0			25.00	1	60	0.94	1500	/		
Balcony-	0			0	0			25.00	1	60	0.94	1500	/		
Balcony-	0			0	0			25.00	1	60	0.94	1500	/		
Balcony-	0			0	0			25.00	1	60	0.94	1500	/		
Balcony-	0			0	0			25.00	1	60	0.94	1500	/		
Balcony-	0			0	0			25.00	1	60	0.94	1500	/		
Balcony-	0			0	0			25.00	1	60	0.94	1500	/		
												Card Improvement Total		174740	
												Total Improvement Value		583110	

Roof Type				
BUILT-UP				
Walls				
Frame or equal	☐	☐	☐	☐
Brick or equal	☐	☐	☐	☐
Metal or equal	☐	☐	☐	☐
Open	☐	☐	☐	☐
Framing				
Wood Joist	☐	☐	☐	☐
Fire Resistant	☐	☐	☐	☐
Fireproof Steel	☐	☐	☐	☐
Reinf. Concrete	☐	☐	☐	☐
Flooring				
Softwood	☐	☐	☐	☐
Hardwood	☐	☐	☐	☐
Parquet	☐	☐	☐	☐
Carpet	☐	☐	☐	☐
Unfinished	☐	☐	☐	☐
Other	☐	☐	☐	☐
Finish Type				
Unfinished	☐	☐	☐	☐
Semifinished	☐	☐	☐	☐
Finished Open	☐	☐	☐	☐
Finished Divided	☐	☐	☐	☐
Heating & Air Conditioning				
No Heating	☐	☐	☐	☐
Central Warm Air	☐	☐	☐	☐
Hot Water or Steam	☐	☐	☐	☐
Unit Heating	☐	☐	☐	☐
Central Air	☐	☐	☐	☐
Package or Unit Air	☐	☐	☐	☐
Sprinkler	☐	☐	☐	☐
Plumbing		#	TF	
Full Baths				
Half Baths				
Extra fixtures				
Total			0	
Other Fixtures				
Wash Fountains	G/F	ES	SS	
Circular 36"				
Circular 54"				
Semi-circular 36"				
Semi-circular 54"				
Industrial Gang Sinks				
4' long, 4 man				
8' long 8 man				
Shower-Column				
Circular, 5 per				
Semi-circular, 3 per				
Corner, 2 per				
Shower Multi-Stall				
Circular, 5 per				
Semi-circular, 3 per				
Corner, 2 per				
			#Fixtures	
Gang Shower Heads				
Drinking Fountains				
Refrigerated Water Coolers				
.....with Hot & Cold Water				
Emergency Shower				
Eye Wash				

[illegible]

Use									
Pricing Key									
S.F. Area									
Effective Perimeter L/F									
P.A.R									
Average Size / Units		/		/		/		/	
Section Level	HT.	RATE	HT.	RATE	HT.	RATE	HT.	RATE	
Frame / PE Adj. [+ -]									
Wall Ht. Adj. [+ -]									
BASE PRICE									
B.P.A. %									
Sub-total									
Ceiling									
Interior Finish									
Division Walls									
Lighting									
Heating/Air Cond.		/		/		/		/	
Sprinkler									
S.F. Price									
Area									
Sub-total									
Plumbing									
Unit Finish									
Special Features									
Exterior Features									
TOTAL BASE									
Grade Factor									
Location Multiplier									
Reproduction Cost									
Phys Dep/ Yr Blt /Cond		/ /		/ /		/ /		/ /	
Obsolescence									
Remainder Value									

SUMMARY OF IMPROVEMENTS

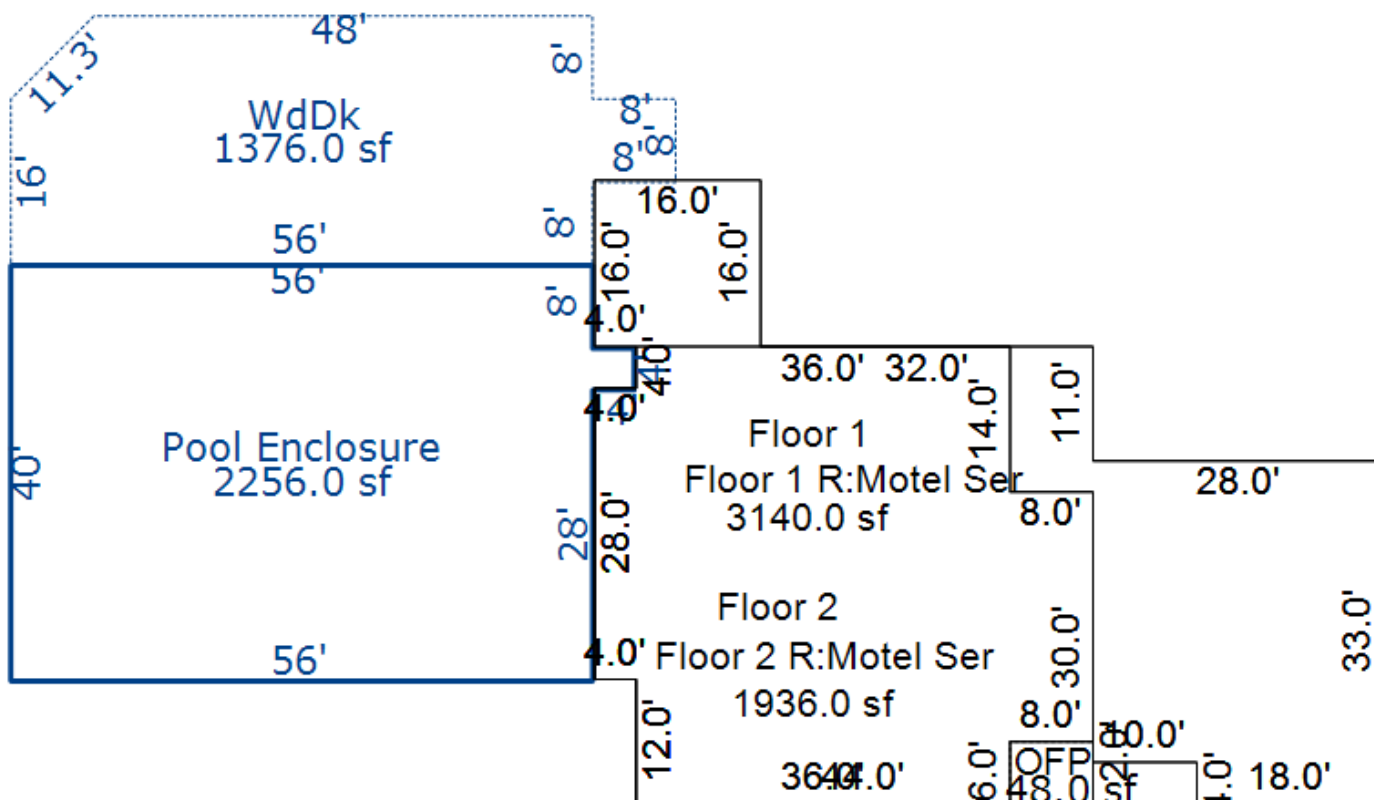
Use	Ht.	Const Type	Grd	Year Const	Efftv Year	Cnd	Base Rate	Feat	Adj Rate	No. Un.	Size or Area	LCM	Rplc Cost	Dep Obs	REM Val	% Cmp	Trend Factor	True Tax Value	Val. Adj. / Sound Val.
SUMMARY OF SPECIAL FEATURES / EXTERIOR FEATURES																			
Porch- Open	0			0	0				39.77	1	176	0.94	7000	/					
Porch- Open	0			0	0				39.77	1	176	0.94	7000	/					
Porch- Open	0			0	0				39.77	1	176	0.94	7000	/					
														Card Improvement Total		174740			
														Total Improvement Value		583110			

SKETCH/AREA TABLE ADDENDUM									
Parcel Number									
001-23000-01									
Year	2024	Card 2							
Property Address									
245 N JEFFERSON ST			OFP) OFP 176, OFP) OFP 176, OFP) OFP 176, Balc) Balc 144, Balc) Balc 144, Floor 0 Basement) CB0 200, Balc) Balc 60, Balcony) Balc 60, Balc) Balc 60, Balc) Balc 60, Balcony) Balc 60, Balc/Balc) Balc 60, Balc) Balc 60, Balc) Balc 60, Balc) Balc 60, Balc) Balc 60, Balc) Balc 60, Floor 1) CB1 4932, Floor 2) CB2 4680, Floor 3) CB3 4680, Balc/Balc) Balc 60, Balc/Balc) Balc 60, Balcony) Balc 60						

SKETCH/AREA TABLE ADDENDUM	AREA CALCULATIONS SUMMARY		
The sketch shows a complex floor plan with multiple levels. Key areas include: Floor 0 Basement: 200.0 sf Floor 0 R:Util/Stor: 200.0 sf Floor 1: 4932.0 sf Floor 1 R:Motel Unit: 4680.0 sf Floor 2: 4680.0 sf Floor 2 R:Motel Unit: 4680.0 sf Floor 3: 4680.0 sf Floor 3 R:Motel Unit: 4680.0 sf Other labeled areas include Balc, Balcony, and CB0. Dimensions are provided for various sections, and area calculations are shown for specific rooms like Balc, Balcony, and CB0.	Name	Description	Size (Sqft)
	Balc	Balc	144
	Balc	Balc	60
	Balc	Balc	60
	Balc	Balc	60
	Balc	Balc	60
	Balc	Balc	60
	Balc	Balc	144
	Balc	Balc	60
	Balc	Balc	60
	Balc	Balc	60
	Balc/Balc	Balc	60
	Balcony	Balc	60
	Floor 0	CB0	200
	Floor 0	RUS0	200
	Floor 1	CB1	4932
	Floor 1	RMS1	252
	Floor 1	RMU1	4680

	Floor 2	CB2	4680
	Floor 2	RMU2	4680
	R:Motel		
	Unt		
	Floor 3	CB3	4680
	OFP	OFP	176
	OFP	OFP	176
	OFP	OFP	176
	Floor 3	RMU3	4680
	R:Motel		
	Unt		
	Balcony	Balc	60
	Balcony	Balc	60
	Balc/Balc	Balc	60
	Balc/Balc	Balc	60
		Total Sqft.	30640

SKETCH/AREA TABLE ADDENDUM		
Parcel Number		
001-23000-01		
Year	2024	Card 3
Property Address		
245 N JEFFERSON ST		
Pool Enclosure) GBA1 2256, WdDk) P/P 1376, OFP) OFP 48, Floor 1) CB1 3140, Floor 2) CB2 1936		

SKETCH/AREA TABLE ADDENDUM	AREA CALCULATIONS SUMMARY		
	Name	Description	Size (Sqft)
	Floor 1	CB1	3140
	Floor 1 R:Motel Ser	RMS1	3140
	Floor 2	CB2	1936
	Floor 2 R:Motel Ser	RMS2	1936
	OFP	OFP	48
	Pool Enclosure	GBA1	2256
	WdDk	P/P	1376
	Total Sqft.		13832

Roof Type				
BUILT-UP				
Walls				
Frame or equal	☒	☒	☒	☐
Brick or equal	☐	☐	☐	☐
Metal or equal	☐	☐	☐	☐
Open	☐	☐	☐	☐
Framing				
Wood Joist	☒	☒	☒	☐
Fire Resistant	☐	☐	☐	☐
Fireproof Steel	☐	☐	☐	☐
Reinf. Concrete	☐	☐	☐	☐
Flooring				
Softwood	☐	☐	☐	☐
Hardwood	☐	☐	☐	☐
Parquet	☐	☐	☐	☐
Carpet	☐	☐	☐	☐
Unfinished	☐	☐	☐	☐
Other	☐	☐	☐	☐
Finish Type				
Unfinished	☐	☐	☐	☐
Semifinished	☐	☐	☐	☐
Finished Open	☐	☐	☐	☐
Finished Divided	☒	☒	☒	☐
Heating & Air Conditioning				
No Heating	☐	☐	☐	☐
Central Warm Air	☐	☐	☐	☐
Hot Water or Steam	☐	☐	☐	☐
Unit Heating	☐	☐	☐	☐
Central Air	☒	☒	☒	☐
Package or Unit Air	☐	☐	☐	☐
Sprinkler	☒	☒	☒	☐
Plumbing	#	TF		
Full Baths				
Half Baths				
Extra fixtures				
Total		0		
Other Fixtures				
Wash Fountains	G/F	ES	SS	
Circular 36"				
Circular 54"				
Semi-circular 36"				
Semi-circular 54"				
Industrial Gang Sinks				
4' long, 4 man				
8' long 8 man				
Shower-Column				
Circular, 5 per				
Semi-circular, 3 per				
Corner, 2 per				
Shower Multi-Stall				
Circular, 5 per				
Semi-circular, 3 per				
Corner, 2 per				
			#Fixtures	
Gang Shower Heads				
Drinking Fountains				
Refrigerated Water Coolers				
.....with Hot & Cold Water				
Emergency Shower				
Eye Wash				

[illegible]

Use	R:Motel Units -		R:Motel Units -		R:Motel Units -			
Pricing Key	GCR		GCR		GCR			
S.F. Area	2912		2912		2912			
Effective Perimeter L/F	332		332		332			
P.A.R	11		11		11			
Average Size / Units	2912 / 1		2912 / 1		2912 / 1		/	
Section Level	HT.	RATE	HT.	RATE	HT.	RATE	HT.	RATE
1	9	96.89						
2			9	74.31				
3					9	74.31		
Frame / PE Adj. [+ -]	0.00		0.00		0.00			
Wall Ht. Adj. [+ -]	0.00		0.00		0.00			
BASE PRICE	96.89		74.31		74.31			
B.P.A. %	1.00		1.00		1.00			
Sub-total	96.89		74.31		74.31			
Ceiling	0.00		0.00		0.00			
Interior Finish	0.00		0.00		0.00			
Division Walls	0.00		0.00		0.00			
Lighting	0.00		0.00		0.00			
Heating/Air Cond.	0.00/0.00		0.00/0.00		0.00/0.00		/	
Sprinkler	5.39		5.39		5.39			
S.F. Price	102.28		79.70		79.70			
Area	2912		2912		2912			
Sub-total	297840		232090		232090			
Plumbing								
Unit Finish	1776		1776		1776			
Special Features	0		0		0			
Exterior Features			43400					
TOTAL BASE	299620		277270		233870			
Grade Factor	1.00		1.00		1.00			
Location Multiplier	0.94		0.94		0.94			
Reproduction Cost	281640		260630		219840			
Phys Dep/ Yr Blt /Cond	70 / 1995 / A		70 / 1995 / A		70 / 1995 / A		/ /	
Obsolescence	50		50		50			
Remainder Value	42250		39090		32970			

SUMMARY OF IMPROVEMENTS

Use	Ht.	Const Type	Grd	Year Const	Efftv Year	Cnd	Base Rate	Feat	Adj Rate	No. Un.	Size or Area	LCM	Rplc Cost	Dep Obs	REM Val	% Cmp	Trend Factor	True Tax Value	Val. Adj. / Sound Val.
Building											8736	0.94			114310	100	100	114300	
SUMMARY OF SPECIAL FEATURES / EXTERIOR FEATURES																			
	Balcony-	0		0	0				25.00	1	60	0.94	1500	/					
	Balcony-	0		0	0				25.00	1	60	0.94	1500	/					
	Balcony-	0		0	0				25.00	1	60	0.94	1500	/					
	Balcony-	0		0	0				25.00	1	60	0.94	1500	/					
	Balcony-	0		0	0				25.00	1	60	0.94	1500	/					
	Balcony-	0		0	0				25.00	1	60	0.94	1500	/					
	Balcony-	0		0	0				25.00	1	60	0.94	1500	/					
	Balcony-	0		0	0				25.00	1	60	0.94	1500	/					
														Card Improvement Total			114310		
														Total Improvement Value			583110		

Sketch

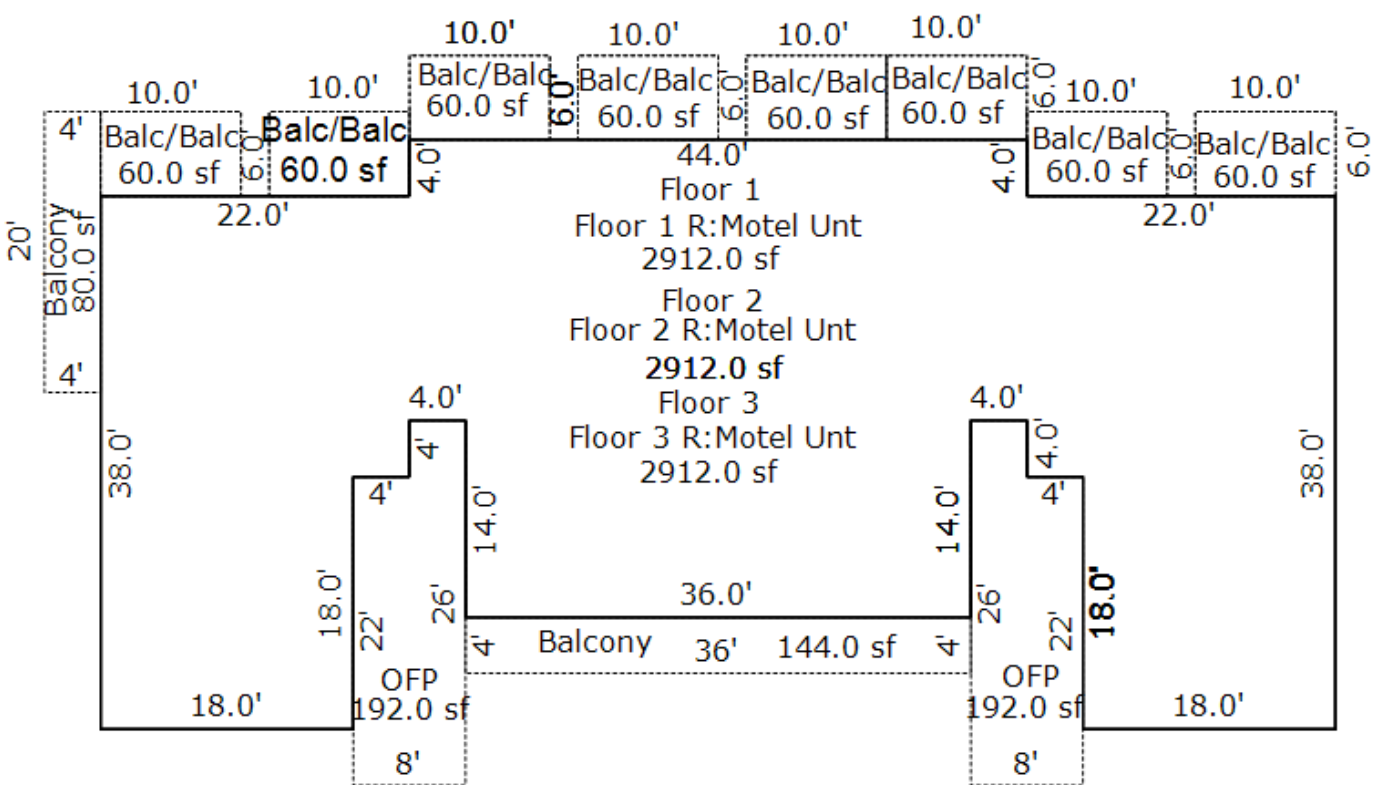
Parcel Number	001-23000-01	Commercial	Card 4B
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The floor plan shows a complex arrangement of spaces across three floors. The central area consists of three identical motel units stacked vertically, each measuring 36' by 14'. To the left and right of these units are office spaces (OFF) measuring 18' by 22'. A large balcony runs along the bottom of the central unit stack. Numerous smaller balconies and setbacks are shown around the perimeter, with dimensions ranging from 4' to 10'. Specific area calculations are provided for various sections, including 60.0 sf balconies and 80.0 sf setbacks.

Floor 1) CB1 2912, Balc/Balc) Balc 60, Balc/Balc) Balc 60, Balcony) Balc 144,
OFF) OFP 192, OFP) OFP 192, Balc/Balc) Balc 60, Balcony) Balc 60, Balcony)
Balc 60, Balc/Balc) Balc 60, Balcony) Balc 80, Balc/Balc) Balc 60, Balcony) Balc
60, Floor 2) CB2 2912, Floor 3) CB3 2912, Balc/Balc) Balc 60, Balcony) Balc 60,
Balc/Balc) Balc 60, Balc/Balc) Balc 60, Balcony) Balc 60, Balcony) Balc 60,
Balcony) Bal

SUMMARY OF IMPROVEMENTS																			
Use	Ht.	Const Type	Grd	Year Const	Efftv Year	Cnd	Base Rate	Feat	Adj Rate	No. Un.	Size or Area	LCM	Rplc Cost	Dep Obs	REM Val	% Cmp	Trend Factor	True Tax Value	Val. Adj. / Sound Val.
SUMMARY OF SPECIAL FEATURES / EXTERIOR FEATURES																			
	Porch- Open	0			0	0			39.58	1	192	0.94	7600	/					
	Porch- Open	0			0	0			39.58	1	192	0.94	7600	/					
	Balcony-	0			0	0			25.00	1	60	0.94	1500	/					
	Balcony-	0			0	0			25.00	1	60	0.94	1500	/					
														Card Improvement Total		114310			
														Total Improvement Value		583110			

SKETCH/AREA TABLE ADDENDUM									
Parcel Number									
001-23000-01									
Year	2024	Card 4							
Property Address									
245 N JEFFERSON ST			Floor 1) CB1 2912, Balc/Balc) Balc 60, Balc/Balc) Balc 60, Balcony) Balc 144, OFP) OFP 192, OFP) OFP 192, Balc/Balc) Balc 60, Balcony) Balc 60, Balcony) Balc 60, Balc/Balc) Balc 60, Balcony) Balc 80, Balc/Balc) Balc 60, Balcony) Balc 60, Floor 2) CB2 2912, Floor 3) CB3 2912, Balc/Balc) Balc 60, Balcony) Balc 60, Balc/Balc) Balc 60, Balc/Balc) Balc 60, Balcony) Balc 60, Balcony) Bal						

SKETCH/AREA TABLE ADDENDUM						AREA CALCULATIONS SUMMARY		
						Name	Description	Size (Sqft)
						Total Sqft.		

Photos



PROPERTY PHOTOS



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PROPERTY PHOTOS

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LOCATION MAPS

245 JEFFERSON STREET NORTH | NASHVILLE, IN 47448

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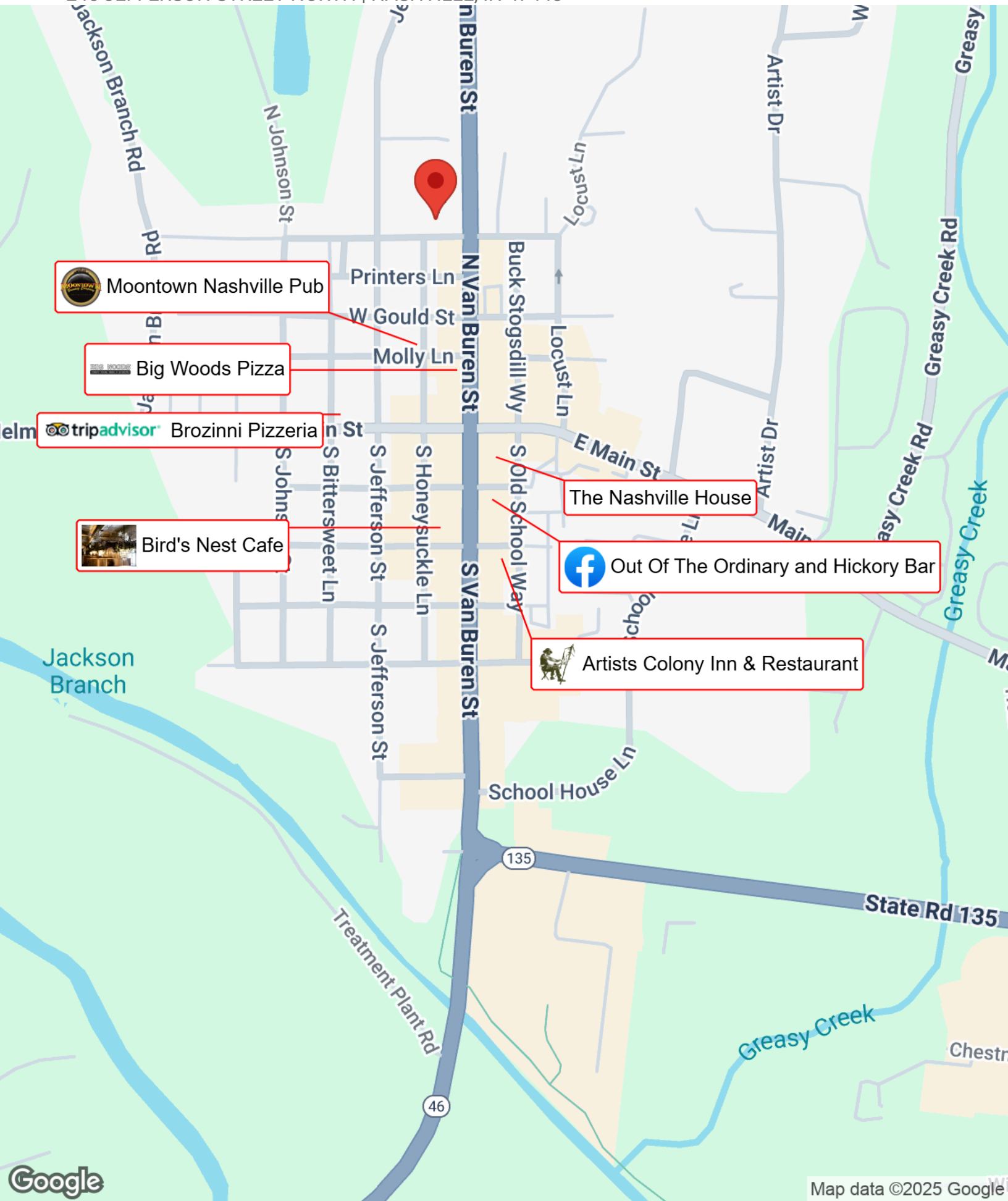
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BUSINESS MAP

245 JEFFERSON STREET NORTH | NASHVILLE, IN 47448

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Moontown Nashville Pub



Big Woods Pizza



Brozinni Pizzeria



Bird's Nest Cafe



Out Of The Ordinary and Hickory Bar

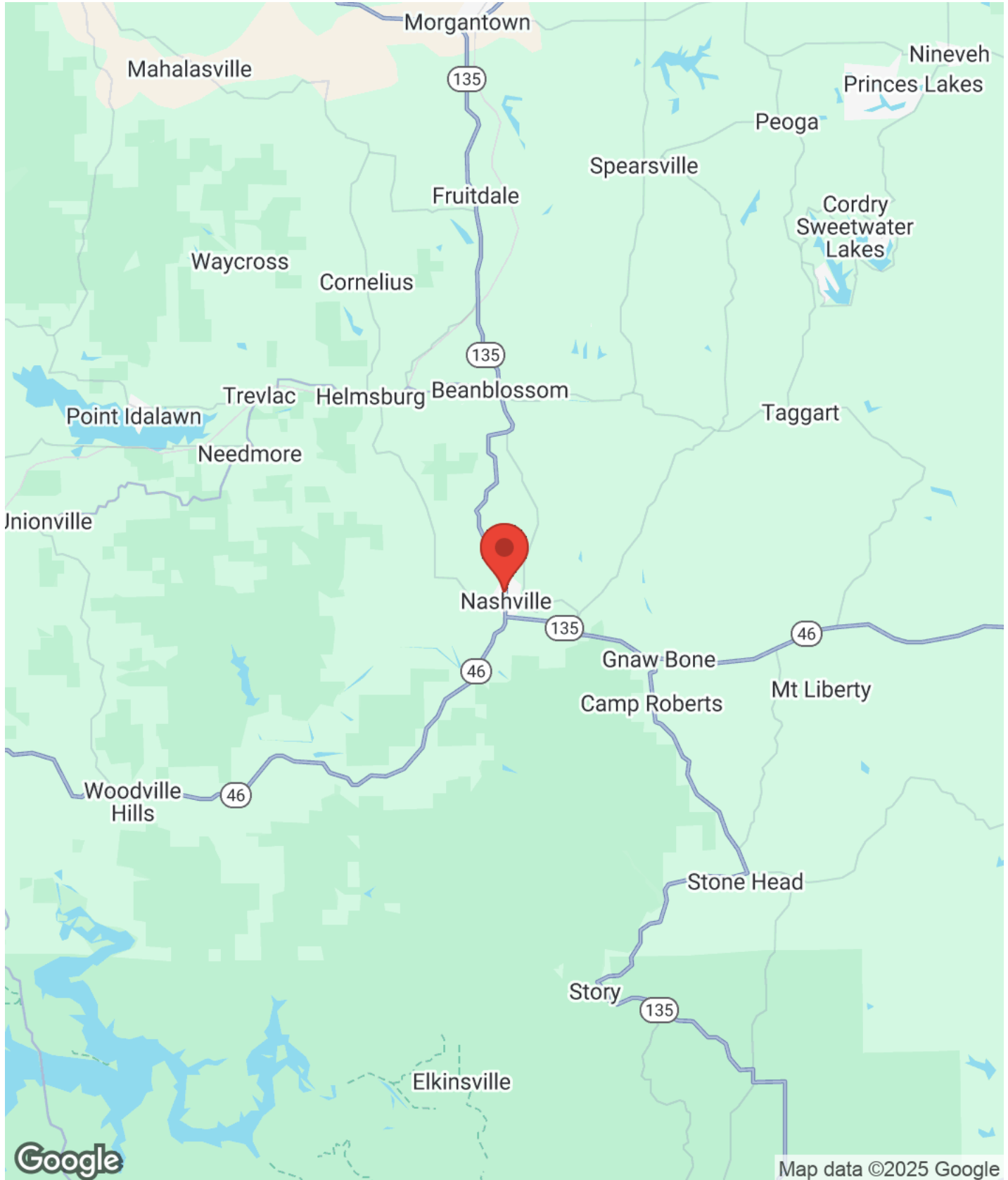


Artists Colony Inn & Restaurant

REGIONAL MAP

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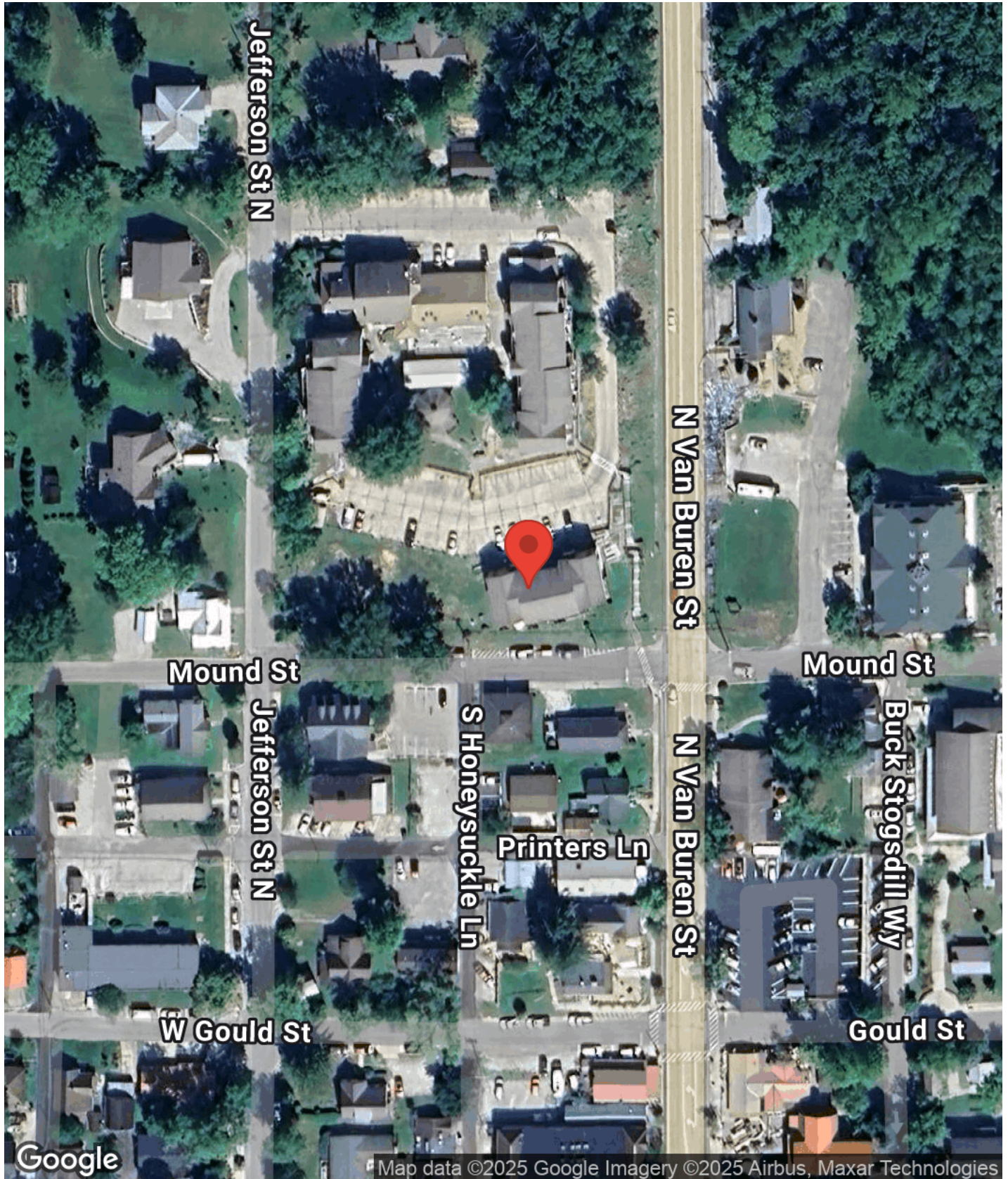
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AERIAL MAP

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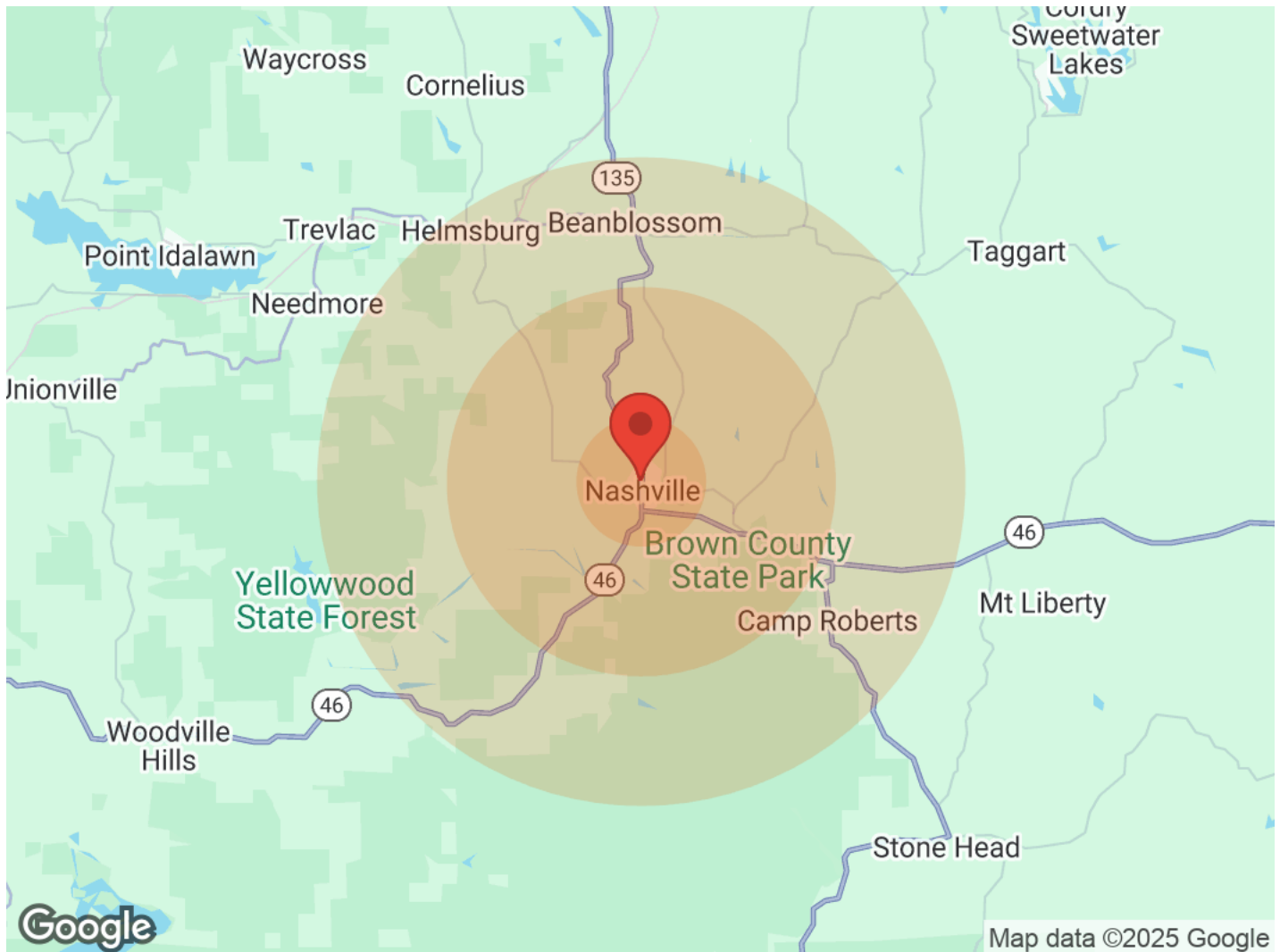


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DEMOGRAPHICS

245 JEFFERSON STREET NORTH | NASHVILLE, IN 47448



Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	N/A	363	1,100	Median	N/A	\$37,076	\$37,300
Female	N/A	457	1,254	< \$15,000	N/A	78	145
Total Population	N/A	820	2,354	\$15,000-\$24,999	N/A	70	150
				\$25,000-\$34,999	N/A	7	146
				\$35,000-\$49,999	N/A	105	178
				\$50,000-\$74,999	N/A	62	221
				\$75,000-\$99,999	N/A	29	108
				\$100,000-\$149,999	N/A	31	100
				\$150,000-\$199,999	N/A	9	11
				> \$200,000	N/A	10	13
Age	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
Ages 0-14	N/A	89	267	Total Units	N/A	554	1,479
Ages 15-24	N/A	75	256	Occupied	N/A	439	1,166
Ages 25-54	N/A	280	762	Owner Occupied	N/A	346	935
Ages 55-64	N/A	139	396	Renter Occupied	N/A	93	231
Ages 65+	N/A	237	673	Vacant	N/A	115	313
Race	1 Mile	3 Miles	5 Miles				
White	N/A	820	2,340				
Black	N/A	N/A	5				
Am In/AK Nat	N/A	N/A	N/A				
Hawaiian	N/A	N/A	N/A				
Hispanic	N/A	N/A	N/A				
Multi-Racial	N/A	N/A	6				

DISCLAIMER

245 JEFFERSON STREET NORTH



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