

Blue Ribbon Appraisals, LLC



**APPRAISAL OF THE PROPERTY
LOCATED AT**

**572 BOSTON POST ROAD
MILFORD, CT
06460**

APPRAISAL REPORT

EFFECTIVE DATE OF APPRAISAL:

JANUARY 26, 2023

**APPRAISED FOR:
JUSTIN DECROSTA**

Blue Ribbon Appraisals, LLC

•Residential

•Industrial

•Commercial

February 14, 2023

Justin DeCrosta

Re: 572 Boston Post Road, U.S. Route 1, Milford, CT., 06460

Dear Mr DeCrosta:

At your request, I have examined the above referenced property for the purpose of estimating its fee simple market value. The effective date of the appraisal and the date of my most recent property inspection is January 26, 2023. While the Income Approach to value has been developed and analyzed, it is not considered a reliable indication of the actual As Is value. The current rents are below market rents and not considered a reliable source for determining As Is Market value. The Sales Comparison Approach will be used to consider the current Market Value. The intended use of the appraisal is to estimate market value for determine value for possible sale purposes.

The subject property is located in the mid-western portion of the City of Milford. The neighborhood consists of mostly commercial, retail, office, multi-family and service use properties.

The subject site is situated on the north side of Boston Post Road, U.S. Route 1, Milford, CT. The site has a total area of .29 acres, and is zoned, CDD1 and has gently sloping topography. The site is not located in a flood zone, as identified by applicable FEMA flood hazard zone map.

The site is currently improved with a one-story free-standing commercial retail building and was built in 1945, containing 5,250 gross building area sq ft and 4,970 gross living area sq ft. The current use is two separate retail units with approximately 2,485 square feet per unit. One rent is being occupied by Beach Party Balloons, LLC; and the other is Bridges...A Community Support System, Inc. Leases have been provided and will be used to establish the Gross Income for the Income Approach to Value. The Highest and Best Use is concluded to be for present use in conformance with applicable building codes. The condition of the improvements is rated average.

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In valuing the property, all three approaches to value have been considered. The Sales Comparison and Income Approaches were developed. The Sales Comparison Approach was concluded to be the most applicable approach.

This appraisal assignment is an appraisal and was developed under **USPAP STANDARD RULE #1 – “REAL PROPERTY APPRAISAL DEVELOPMENT.”**

The report contained herein has been prepared in accordance with **USPAP STANDARD RULE # 2 – “REAL PROPERTY APPRAISAL REPORTING”.**

The reference to USPAP is the 2020 - 2021 Edition of Uniform Standards of Professional Appraisal Practice issued by **THE APPRAISAL STANDARDS BOARD OF THE APPRAISAL FOUNDATION**. The 2020 – 2021 USPAP will now be effective until December 31, 2023.

Based upon information in the following appraisal report, and an interior inspection of the property, it is my opinion that the fee simple market value as of, January 26, 2023, is:

EIGHT HUNDRED THOUSAND DOLLARS

\$ 800,000

Respectfully submitted,



Charles A. Liberti, GAA
CT. Certified General Appraiser
License # RCG.0000647
Expiration date: 04/30/2023



Joseph D. Nardini
CT Certified Residential Appraiser
License # RCR 0000377
Expiration date: 04/30/2023

SUMMARY OF SALIENT FACTS

Property Address:	572 Boston Post Road, U.S. Route 1, Milford, CT
Owner of Record:	Ramico LLC
Deed Reference:	Volume 3222 Page 296
Ownership History:	The current owners took ownership by Warranty Deed-Statutory Form on January 18, 2008. Purchase price was \$ 950,000.
Assessors Reference:	Map 65 Block 921 Lot 17
Purpose of the Appraisal:	To determine market value for possible sale purposes
Appraisal Reporting Option:	Appraisal report
Property Rights Appraised:	Fee Simple
Effective Date of Appraisal:	January 26, 2023
Estimated Market Time / Exposure time:	9-12 months / 9-12 months
Type of Property:	Commercial retail
Zoning:	CDD1
Flood Zone:	Zone X is not considered a designated flood hazard zone
Land Area:	.29 of an acre
Gross Living Area:	4,970 sq ft
Gross Building Area	5,250 sq ft
Present Use:	Retail
Highest & Best Use:	Present use
COST APPROACH	\$ N/A
SALES COMPARISON APPROACH:	\$ 844,900
INCOME CAPITALIZATION APPROACH:	\$ 745,000
FINAL VALUATION:	\$ 800,000

ASSESSMENT AND TAXES

	70% VALUE	100% VALUE
Assessment: Land:	\$ 263,610	\$ 376,590
Building:	\$ 181,460	\$ 259,230
TOTAL ASSESSMENT:	\$ 455,070	\$ 635,820
 Basis:		70% of market value
 Current Mill Rate:	26.25	
 Last Revaluation:	2021	
 Current Annual Taxes:	\$ 13,047	

ZONING

The subject is located in a Zone CDD 1 (Corridor Design Development District 1). The following bulk requirements of said zone are taken from the Milford Zoning Regulations. It is noted that the site is conforming and the current use is a permitted use.

Bulk Requirements:

Minimum Lot Square Footage:	10,000 sq ft.
Minimum Lot Frontage:	50 Feet
Minimum Front Setback:	50 Feet
Minimum Side Yards:	None required but at least 4 feet if provided
Minimum Rear Yard:	None required but at least 4 feet if provided
Maximum Lot Coverage:	A Maximum of 50 percent or less as required by off-street parking and loading regulations
Maximum Building Height:	40 Feet

See addendum for details

RAMICO, LLC
SUPPLEMENTARY INFORMATION - INCOME TAX BASIS
Years ended December 31, 2022 and 2021

COST OF OPERATIONS

	2022	2021
Repairs and maintenance	\$ 13,161	\$ 4,676
Property taxes	11,865	10,487
Consulting	9,840	10,465
Insurance	3,570	4,387
Professional fees	3,265	5,450
Utilities	2,420	657
Miscellaneous	24	23
Total	<u>\$ 44,145</u>	<u>\$ 36,145</u>

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See independent accountants' compilation report.

RAMICO, LLC
 STATEMENTS OF REVENUES, EXPENSES, AND MEMBERS' EQUITY -
 INCOME TAX BASIS
 Years ended December 31, 2022 and 2021

DRAFT
 2022 2021

REVENUES	\$ 72,400	\$ 79,650
COST OF OPERATIONS	<u>44,145</u>	<u>36,145</u>
INCOME BEFORE INTEREST EXPENSE	28,255	43,505
INTEREST EXPENSE	<u>13,243</u>	<u>14,222</u>
INCOME BEFORE DEPRECIATION, AMORTIZATION, AND PROVISION FOR STATE INCOME TAXES	15,012	29,283
DEPRECIATION AND AMORTIZATION	<u>18,769</u>	<u>18,844</u>
(LOSS) INCOME BEFORE PROVISION FOR STATE INCOME TAXES	(3,757)	10,439
PROVISION FOR STATE INCOME TAXES	<u>602</u>	<u>870</u>
NET (LOSS) INCOME	(4,359)	9,569

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