

Schnick, Andrea

From: Burns, Pat
Sent: Thursday, May 10, 2018 11:07 AM
To: Schnick, Andrea
Subject: RE: Old Voting Booth Property - Arneson Lease

Andrea

Using Mark's reasoning and obtaining current rents within the City of La Crosse. I have arrived at a rate of \$5.20/sf and the market capitalization rate of 10.5%.

$\$5.20 \times 340 \text{ sqft} = \$1,768$ annual rent income less 30% for expenses and functional obsolescence give you a net income of \$1,238. Using the 10.5% cap rate mentioned earlier we arrive at a market value of \$11,800 rounded.

Land is currently zoned R-5 and we value that currently at \$3.50 per sqft gives us a value of \$17,800 alone. This means we are not using this parcel to its highest and best use. My two cents is if this goes to RFP vacate Island Street since is unimproved and has no utilities going through it. This would up +/- 7,500 sqft of additional land on the tax roll. With a sale price +/- \$40,000. Possible review the zoning to conform to the area and change that to Light Industrial and again this would raise the land value +/- \$2.00 per sqft even more. If you have any questions please email them or call me.

Respectfully,

Patrick J Burns
Lead Appraiser
City of La Crosse 608-789-7547
burnsp@cityoflacrosse.org

From: Schnick, Andrea
Sent: Wednesday, May 9, 2018 4:39 PM
To: Burns, Pat
Subject: FW: Old Voting Booth Property - Arneson Lease

Pat,

Could you please look at the attachment and review Mark Schlaffer's assessments beginning on page 13 of the document and determine the current lease rate of this property?

Would you be able to have an update for me by the end of next week?

Thanks,
Andrea

From: Elsen, Nikki
Sent: Tuesday, May 8, 2018 8:58 AM
To: Buddenhagen, Brenda