

Executive Summary

Property Summary

Name	Vacant Land
Type of Property	Vacant site with minimal site improvements
Location	North side of Delmar Boulevard, near Laurel Street
Address	5863 Delmar Boulevard, St. Louis, MO 63112
Zoning	G, Local Commercial and Office

Site Summary

Ownership	Missouri Historical Society
Acres (Square Feet)	0.987 (42,994)
Locator Number	45430002751, 45430002752
Topography	Generally level and at street grade
Shape	Rectangular

Sales Comparison Approach

Comparable Range PSF	\$2.90 - \$16.37 (Before Adjustments)
Market Value PSF	\$5.00
Value by Sales Comparison Approach	\$214,970
Rounded	\$220,000

Market Value	\$ 220,000
Less Environmental Clean-Up	<u>(\$300,000)</u>
As Is- Market Value	<u>(\$ 80,000)</u>