

Executive Summary

Property Summary

Name	Vacant Restaurant
Type of Property	Restaurant Building
Location	North side of Delmar Boulevard, near Laurel Street
Address	5863 Delmar Boulevard, St. Louis, MO 63112
Zoning	G, Local Commercial and Office
Comments	The subject of this appraisal is a vacant restaurant and land. At the time of the inspection, the improvements had been demolished.

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

Building Summary

Gross (Rentable) SF	4,544 (4,544)
Year Built	1984 (Approximately)
No. of Stories	One
Shape	Rectangular

Site Valuation

Comparable Range PSF	\$3.21 - \$6.42 (Before Adjustments)
Land Value PSF	\$6.00
Land Value	\$257,964
Rounded	\$260,000

Market Value	\$ 260,000
Less Demolition Costs	(\$ 14,000)
Less Environmental Clean-Up	<u>(\$300,000)</u>
As Is Market Value	(\$ 54,000)