

**RESTRICTED APPRAISAL REPORT
REAL ESTATE APPRAISAL
of:
125 Main Street
Huron, Ohio**



Prepared for:
Gary Gilbert

as of:
November 24, 2025

Prepared by:
DELAHUNT APPRAISAL SERVICE
James F. Delahunt, Ohio License Number 382461
William D. Harlan, Ohio License Number 2011000156

File Number: **I25111050**

DELAHUNT APPRAISAL SERVICE

2920 Cleveland Road West
Huron, Ohio 44839

www.delahuntappraisal.com
neworder@delahuntappraisal.com

419-433-7606
Fax: 419-433-3781

Re: Restricted Appraisal Report
125 Main Street
Huron, Ohio

File Number: I25111050

December 12, 2025

Mr. Gary Gilbert
125 Main Street
Huron, Ohio

Dear Mr. Gilbert,

At your request, we have prepared an appraisal for the above referenced property, which may be briefly described as follows:

The subject property is located at 125 Main Street, and located at the northwest corner of the intersection of Main and South Streets, in the City of Huron, Erie County, Ohio. The Erie County Auditor permanent parcel number for the property is 42-00748.000, and the legal description is 7 WATER ST E1/2 OF W1/2 WATER ST 6SECOR 50X132' MAIN ST 49 1/2X132. The subject property contains approximately 0.75 acre or 32,670 square feet of land and is improved with a 16,985 square foot, one story building originally constructed in 1947, and currently used as a bowling alley.

Please reference page 13 of this report for important information regarding the scope of research and analysis for this appraisal, including property identification, inspection, highest and best use analysis and valuation methodology.

We certify that we have no present or contemplated future interest in the property beyond this estimate of value. According to the current version of the Uniform Standards of Professional Appraisal Practice (USPAP) we are informing you that we have performed no other services, as appraisers or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this appraisal assignment.

Your attention is directed to the Limiting Conditions and Assumptions section of this report (page 11). Acceptance of this report constitutes an agreement with these conditions and assumptions. In particular, we note the following:

Hypothetical Conditions:

- There are no Hypothetical Conditions for this appraisal report.

Extraordinary Assumptions:

- There are no Extraordinary Assumptions for this appraisal report.

Based on the appraisal described in the accompanying report, subject to the Limiting Conditions and Assumptions, Extraordinary Assumptions and Hypothetical Conditions (if any), we have made the following value conclusion(s):

Current As Is Market Value:

The “As Is” market value of the Fee Simple estate of the property, as of **November 24, 2025** is:

\$679,000
Six Hundred Seventy-nine Thousand Dollars

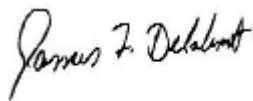
The market exposure time¹ preceding November 24, 2025 would have been 3 to 6 months and the estimated marketing period² as of November 24, 2025 is 9 to 12 months.

This value estimate is for the real estate only. No FF&E (furniture, fixtures and equipment) business value or goodwill) is included in the value estimate.

If sold as a going concern another \$5-10/sf could be added to value which would make Value estimate as a going concern as much as \$50/sf x 16975 sf= \$849,000

Respectfully submitted,

Delahunt Appraisal Service



James F. Delahunt



William D. Harlan

¹ Exposure Time: see definition on page 7.

² Marketing Time: see definition on page 9.

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Summary of Important Facts and Conclusions

GENERAL

Subject:	125 Main Street Huron, Ohio
Owner:	G&C Kingpins Inc.
Legal Description:	7 WATER ST E1/2 OF W1/2 WATER ST 6SECOR 50X132' MAIN ST 49 1/2X132
Date of Property Viewing and Effective Date of Appraisal:	November 24, 2025
Date of Report:	December 11, 2025
Intended Use:	This report is to estimate the market value of the subject property to assist the client in a possible sale in the near term. No other use is intended or permitted.
Intended User(s):	The client, Gary Gilbert, is the intended user of this appraisal report.
Assessment: Real Estate Assessment and Taxes:	Auditor parcel number: 42-00748.000 Land value: \$82,670 Improvements value: \$260,920 Total assessed value: \$343,590 2024 taxes: \$6,024.94
Sale History:	The subject has not sold or transferred in the last three years, according to public records. The last sale of the subject property was in 6/8/1995 for \$500,000.
Current Listing/Contract(s):	The subject is currently listed for sale by the owner with a tentative asking price of \$750,000. There are no sales contracts for the subject property.
Land:	0.75 acre or 32,670 square feet

Improvements:	The subject improvements consist of a one story, masonry building with brick, wood, masonry and vinyl shingles used as a bowling alley and lounge. The building has 16,985 square feet of gross building area, and was constructed originally constructed in 1947 according to public records.
Zoning:	B-3: General Business
Highest and Best Use of the Site as Vacant:	Commercial Business Use
Highest and Best Use as Improved:	Continued use as a commercial business

VALUE INDICATIONS

Cost Approach to Value:	N/A
Sales Comparison Approach to Value:	\$679,000
Income Approach To Value:	N/A
Estimated Value:	\$679,000
Effective Date(s)	November 24, 2025
Property Rights:	Fee Simple

Definitions

As Complete Value:

The prospective value of a property after all construction has been completed. This value reflects all expenditures for lease-up and occupancy that may be expected to have occurred at that point in time, which may or may not put the property at stabilized value.

As Is Value:

The value of specific ownership rights to an identified parcel of real estate as of the effective date of the appraisal; relates to what physically exists and is legally permissible and excludes all assumptions concerning hypothetical market conditions or possible rezoning.

Exposure Time:

1. The time a property remains on the market.
2. The estimated length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal; a retrospective estimate based on an analysis of past events assuming a competitive and open market.

Extraordinary Assumption:

An assumption, directly related to a specific assignment, as of the effective date of the assignment results, which, if found to be false, could alter the appraiser's opinions or conclusions.

Fee Simple Estate:

Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.

Gross Building Area (GBA):

Total floor area of a building, excluding unenclosed areas, measured from the exterior of the walls of the above-grade area. This includes mezzanines and basements if and when typically included in the region.

Gross Leasable Area:

(GLA) the total floor area designed for the occupancy and exclusive use of tenants, including basements and mezzanines, and measured from the center of interior partitioning to outside wall surfaces; the standard measure for determining the size of shopping centers where rent is calculated based on the GLA occupied. The area for which tenants pay rent.

Hypothetical Condition:

A condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis.

Leased Fee Estate:

A freehold (ownership interest) where the possessory interest has been granted to another party by the creation of a contractual landlord-tenant relationship (i.e., a lease).

Leasehold Estate:

A leasehold estate which is held by the lessee (tenant/renter) and conveys the right of use and occupancy for a stated term under certain conditions.

Market Rent:

The rental income that a property would command on the open market with a landlord and a tenant ready and willing to consummate a lease in the ordinary course of business; indicated by the rents that landlords were willing to accept and tenants were willing to pay in recent lease transactions for comparable space.

Marketing Time:

An opinion of the amount of time it might take to sell a real or personal property interest at the concluded market value level during the period immediately after the effective date of the appraisal.

Marketing time differs from exposure time, which is always presumed to precede the effective date of the appraisal.

Advisory Opinion 7 of the Appraisal Standards Board of The Appraisal Foundation and Statement on Appraisal Standards No. 6, "Reasonable Exposure Time in Real Property and Personal Property Market Value Opinions" address the determination of reasonable exposure and marketing time.

Market Value:

The most probable price, as of a specified date, in cash, or in terms equivalent to cash, or in other precisely revealed terms, for which the specified property rights should sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently, knowledgeably, and for self-interest, and assuming that neither is under undue duress.

Prospective Value Opinion:

A value opinion effective as of a specified future date. The term does not define a type of value, instead, it identifies a value opinion as being effective at some specific future date. An opinion of value as of a prospective date is frequently sought in connection with projects that are proposed, under construction, or under conversion to a new use, or those that have not yet achieved sellout or a stabilized level of long term occupancy at the time the appraisal report is written.

Rentable Area (RA):

For office buildings, the tenant's pro rata portion of the entire office floor, excluding elements of the building that penetrate through the floor to the areas below. The rentable area of a floor is computed by measuring the inside finished surface of the dominant portion of the permanent building walls, excluding any major permanent penetrations of the floor. Alternatively, the amount of space on which the rent is based; calculated according to local practice.

Scope of Work Rule:

The type and extent of research and analyses in an assignment. Scope of Work Rule states that an appraiser must for each appraisal, appraisal review, and appraisal consulting assignment: identify the problem to be solved; determine and perform the scope of work necessary to develop credible assignment results; and disclose the scope of work in the report. An appraiser must collect and analyze information about the subject property, the real estate market and competitive sales and leases that are necessary to properly develop the appraisal, appraisal review or appraisal consulting assignment. Sales and leases that are necessary to properly develop the appraisal, appraisal review or appraisal consulting assignment.

Stabilized Occupancy:

The optimum range of long-term occupancy, which an income-producing real estate project is expected to achieve under competent management after exposure for leasing in the open market for a reasonable period of time at terms and conditions comparable to competitive offerings.

Stabilized Value:

1. A value opinion that excludes from consideration any abnormal relationship between supply and demand such as is experienced in boom periods, when cost and sale price may exceed the long-term value, or during periods of depression, when cost and sale price may fall short of long-term value.
2. A value opinion that excludes from consideration any transitory condition that may cause excessive construction costs, e.g., a bonus or premium for material, the abnormal inefficiency of labor, the cost of delay or an excessive sale price, e.g., a premium paid due to a temporary shortage of supply.

In layman's terms, stabilized value is the prospective value of a property after construction has been completed and market occupancy and cash flow have been achieved.

Limiting Conditions and Assumptions

Acceptance of and/or use of this report constitutes acceptance of the following limiting conditions and assumptions; these can only be modified by written documents executed by both parties.

This appraisal is to be used only for the purpose stated herein. While distribution of this appraisal in its entirety is at the discretion of the client, individual sections shall not be distributed; this report is intended to be used in whole and not in part.

No part of this appraisal, its value estimates or the identity of the firm or the appraiser(s) may be communicated to the public through advertising, public relations, media sales, or other media.

All files, work papers and documents developed in connection with this assignment are the property of Delahunt Appraisal Service. Information, estimates and opinions are verified where possible, but cannot be guaranteed. Plans provided are intended to assist the client in visualizing the property; no other use of these plans is intended or permitted.

No hidden or unapparent conditions of the property, subsoil or structure, which would make the property more or less valuable, were discovered by the appraiser(s) or made known to the appraiser(s). No responsibility is assumed for such conditions or engineering necessary to discover them. Unless otherwise stated, this appraisal assumes there is no existence of hazardous materials or conditions, in any form, on or near the subject property.

Unless otherwise stated in this report, the existence of hazardous substances, including without limitation asbestos, polychlorinated biphenyl, petroleum leakage, or agricultural chemicals, which may or may not be present on the property, was not called to the attention of the appraiser nor did the appraiser become aware of such during the appraiser's inspection. The appraiser has no knowledge of the existence of such materials on or in the property unless otherwise stated. The appraiser, however, is not qualified to test for such substances. The presence of such hazardous substances may affect the value of the property. The value opinion developed herein is predicated on the assumption that no such hazardous substances exist on or in the property or in such proximity thereto, which would cause a loss in value. No responsibility is assumed for any such hazardous substances, nor for any expertise or knowledge required to discover them.

Unless stated herein, the property is assumed to be outside of areas where flood hazard insurance is mandatory. Maps used by public and private agencies to determine these areas are limited with respect to accuracy. Due diligence has been exercised in interpreting these maps, but no responsibility is assumed for misinterpretation.

Good title, free of liens, encumbrances and special assessments is assumed. No responsibility is assumed for matters of a legal nature.

Necessary licenses, permits, consents, legislative or administrative authority from any local, state or Federal government or private entity are assumed to be in place or reasonably obtainable.

It is assumed there are no zoning violations, encroachments, easements or other restrictions which would affect the subject property, unless otherwise stated.

The appraiser(s) are not required to give testimony in Court in connection with this appraisal. If the appraisers are subpoenaed pursuant to a court order, the client agrees to pay the appraiser(s) Delahunt Appraisal Service's regular per diem rate plus expenses.

Appraisals are based on the data available at the time the assignment is completed. Amendments/modifications to appraisals based on new information made available after the appraisal was completed will be made, as soon as reasonably possible, for an additional fee.

Americans with Disabilities Act (ADA) of 1990 A civil rights act passed by Congress guaranteeing individuals with disabilities equal opportunity in public accommodations, employment, transportation, government services, and telecommunications. Statutory deadlines become effective on various dates between 1990 and 1997. Delahunt Appraisal Service has not made a determination regarding the subject's ADA compliance or non-compliance. **Non-compliance could have a negative impact on value; however this has not been considered or analyzed in this appraisal.**

Scope of Work

According to the Uniform Standards of Professional Appraisal Practice, it is the appraiser's responsibility to develop and report a scope of work that results in credible results that are appropriate for the appraisal problem and intended user(s). Therefore, the appraiser must identify and consider:

- the client and intended users;
- the intended use of the report;
- the type and definition of value;
- the effective date of value;
- assignment conditions;
- typical client expectations; and
- typical appraisal work by peers for similar assignments.

This appraisal is prepared for Mr. Gary Gilbert. The problem to be solved is to estimate the current market value of the subject property. The intended use is to assist the client in a possible sale of the subject property in the near term. The client, Gary Gilbert, is the intended user of this appraisal report.

SCOPE OF WORK

Report Type:	This is a Restricted Appraisal Report as defined by the Uniform Standards of Professional Appraisal Practice under Standards Rule 2-2(b). This format provides for only basic property identification, appraisal statements and value conclusion(s).
Property Identification:	PPN42-00748.000. Legal description: 7 WATER ST E1/2 OF W1/2 WATER ST 6SECOR 50X132' MAIN ST 49 1/2X132.
Inspection:	An interior and exterior inspection of the subject property was made on November 24, 2025. Data collected during this inspection from the subject property and the property owner, along with information from public records, was used to create the description and analysis for the site and improvements of this appraisal report.
Market Area and Analysis of Market Conditions:	An analysis of local market conditions has been made. The appraiser maintains and has access to comprehensive databases for this market area and has reviewed the market for sales and listings relevant to this analysis.

Highest and Best Use Analysis: A summary as vacant and as improved highest and best use analysis for the subject has been made. Physically possible, legally permissible and financially feasible uses were considered, and the maximally productive use was concluded.

Valuation Analyses

Cost Approach to Value: A Cost Approach to Value was not applied as the age of the improvements makes depreciation difficult to accurately measure, and there are very few sales of vacant, commercial lots to determine land values in the City of Huron.

Sales Comparison Approach To Value: A Sales Comparison Approach to Value was applied as there is adequate data to develop a value estimate and this approach reflects market behavior for this property type.

Income Approach To Value: An Income Approach to Value was not applied as properties like the subject are typically owner occupied and not purchased by an investor to create an income stream from rental to a tenant.

Hypothetical Conditions:

- There are no Hypothetical Conditions for this appraisal report.

Extraordinary Assumptions:

- There are no Extraordinary Assumptions for this appraisal report.

Market Area Analysis

Market analysis of the subject market area is essential to the determination of Highest and Best Use of the subject property. An investigation of available supply and present and future demand for the specific property type being appraised is required when there is sufficient information available. A Market Study examines the general market conditions of supply, demand and pricing in a specific area, or a specific property type. A Marketability Study is used to determine the marketability of a given class of property. Present and past data on the physical aspects of the market area such as access and amenities; major employers and employment statistics; population trends and income are used to project what might happen in the future for a specific property class.

Data and Access

The subject is located in the City of Huron, Erie County, Ohio. The market micro area for the subject is considered to be the City of Huron, and the macro area is considered to be Erie County. The City of Huron is located along the south shore of Lake Erie at the confluence of Lake Erie and the Huron River. Huron has a total area of 7.73 square miles with 4.84 square miles in land and 2.89 square miles in water. Erie County has a total area of 625.99 square miles with 251.56 square miles in land and 374.43 square miles in water which equates to 59.81% of the total area for the county being in water. Major traffic arteries in Huron include U.S. Route 6 that is a two and four lane route traveling mostly east and west through the city, and State Route 2, which provides a limited access, four lane, interstate highway at the U.S. Route 6 interchange on the west side of the city and at Rye Beach Road at the western edge of the city. State Route 250 and State Route 4 have interchanges to access the Ohio Turnpike (U.S. Routes 80/90) approximately 6 and 10 miles south of the southern boundary of the incorporated area of Huron. Erie County's major routes include the Ohio Turnpike, State Route 2, and State Routes 4, 13, 60, 61, 99, 101, 113 and 269, as well as U.S. Routes 6 and 250. Commercial railroad access is provided by Norfolk Southern, and passenger service is provided by Amtrak to the area.

Subject Property Information



Property (Single) Report

**125 Main St
Huron, OH 44839**



Jim Delahunt

General Certified Real Estate Appraiser

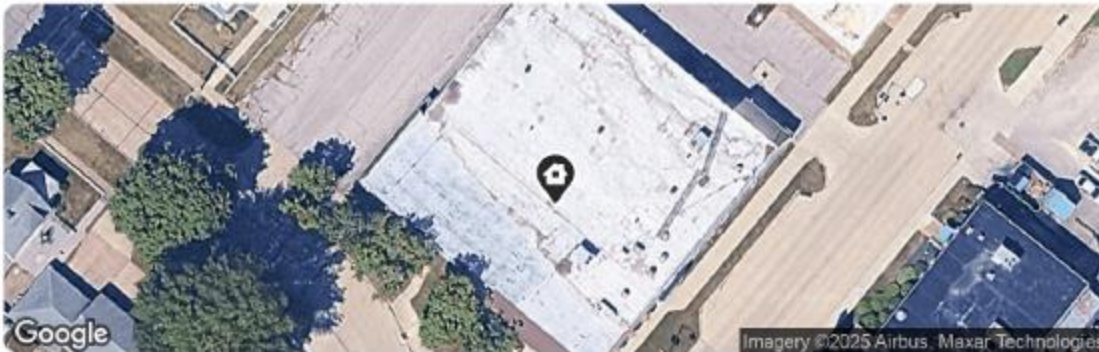
Ohio Appraisal License #382461

📞 Work (419) 433-7606 x1 | 📞 Office (419) 433-7606

📠 (419) 433-3781

✉️ jim@delahuntappraisal.com

🌐 www.delahuntappraisal.com



Off Market / Public Record • Sold Date: 7/17/2019, Public Record

Closed Price

\$395,000

Closed Date 7/17/2019

**Commercial**

Type

Basic Facts

Type

Commercial

Multi Parcel

No

Subtype

General

APN/TaxID

06-00208-000

Land Use

Commercial (General)

Previously sold

for \$395,000 on 7/17/2019

Property Information

Property Features

PUBLIC

Topography	Level grade	Lot Size Sqft	10,019 sq ft
Lot Size Acres	0.23 acres	Neighborhood Code	40601

Property Features

PUBLIC			
Water	Yes	Sewer	Yes

Location Details

Flood Zone X (unshaded)

Legal Description

Parcel Number	06-00208-000	Tax ID	003545-9
County	Erie County	City/Municipality/Township	BERLIN HEIGHTS VILLAGE
Census Tract	390430405.004007	Carrier Route	C004
Abbreviated Description	DIST:6 CITY/MUNI/TWP:BERLIN HEIGHTS VILLAGE SUBD:PARSONS SURVEY 21-5-3 7 SUB28 PARSONS 3'X45'&SWPT EX & .0013 SUB28 EX ETC MAP REF:06219477035	Current Use	Commercial (General)

Owner Facts

Owner Name (Public)	BARYLSKI GILBERT LLC	Time Owned	5-10 Yrs
Mailing Address	125 Main St Huron OH 44839-1620	Vesting	Company/Corporation

Public Record History

Deed

Contract Date	7/12/2019	11/21/2014	10/30/2012	11/9/2010
Recording Date	7/17/2019	11/24/2014	11/30/2012	2/18/2011
Document Type	Warranty Deed	Warranty Deed	Warranty Deed	Intrafamily Transfer
Sale Price	\$395,000	\$170,000	\$18,500	–
Loan Type	Commercial	Open End Mortgage / Open End with Future Advance Clause	–	–

Public Record History

Deed

Contract Date	7/12/2019	11/21/2014	10/30/2012	11/9/2010
Loan Amount	\$475,000	\$258,000	–	–
Buyer ID	Limited Liability Company	Company or Corporation	Husband and Wife	Trustee
Price Code Description	Sales Price or Transfer Tax rounded by county prior to computation. Varies by county.	Sales Price or Transfer Tax rounded by county prior to computation. Varies by county.	Sales Price or Transfer Tax rounded by county prior to computation. Varies by county.	Transfer Tax on document indicated as Exempt
Buyer Vesting	Family Revocable Trust	–	–	Living Trust
Seller Name	DWMW ENTERPRISES LTD	RONALD T OLIVER, LORETTA OLIVER	KAREN A GINGERY, GINGERY LIVING TRUST	DALE M MINGUS, KAREN A GINGERY
Seller ID	Limited Partnership	Husband and Wife	Trustee	Widow or Widower
Type of Financing	VAR	–	–	–
Lender Name	CIVISTA BANK	THE CITIZENS BANKING CO	–	–
City Transfer Tax	\$395	\$170	\$19	–
County Transfer Tax	\$1,185	\$510	\$56	–
Total Transfer Tax	\$1,580	\$680	\$74	–
Buyer Mailing Address	5 LAKE ST, BERLIN HEIGHTS, OH 44814	1328 BERLIN RD, HURON, OH 44839	8904 STATE ROUTE 61, BERLIN HEIGHTS, OH 44814	11510 ANDRESS RD, BERLIN HEIGHTS, OH 44814
Document #	201905700	201409871	201212190	201101389
Mortgage Document #	201905701	201409872	–	–
Title Company Name	NONE AVAILABLE	NONE AVAILABLE	NONE AVAILABLE	ATTORNEY
Multi-APN Flag	2 APN's being conveyed	2 APN's being conveyed	–	–

Public Record History

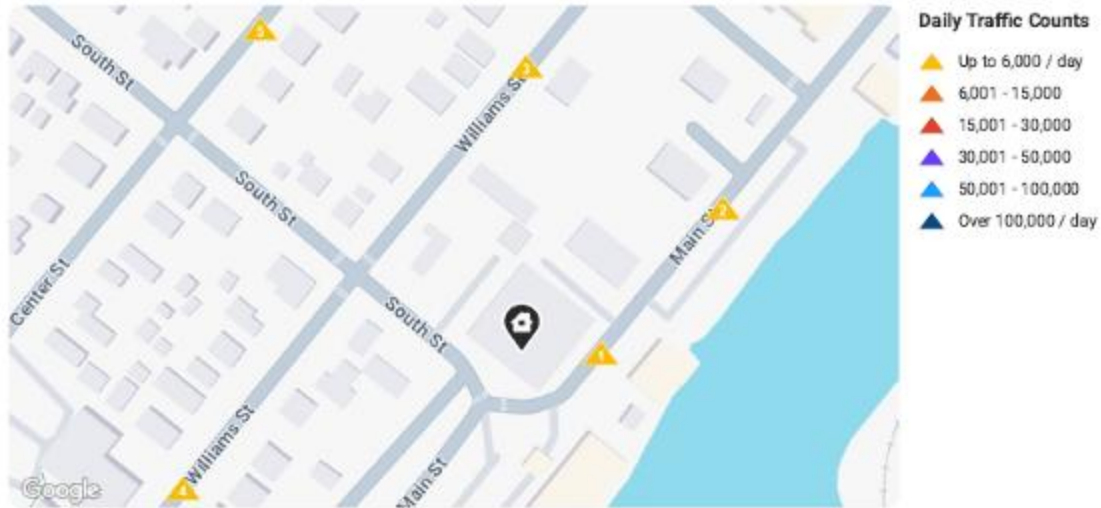
Deed

Contract Date	7/12/2019	11/21/2014	10/30/2012	11/9/2010
Inter-family Transfer	–	–	–	Yes

Tax

Assessment Year	2024	2023	2022	2021	2020
Assessed Value - Land	\$5,757	\$4,830	\$4,830	\$4,830	\$4,830
Assessed Value - Improvements	\$1,575	\$1,627	\$1,627	\$1,630	\$1,660
Total Assessed Value	\$7,332	\$6,457	\$6,457	\$6,460	\$6,490
Assessor Market Value Year	2024	2021	2021	2021	2018
Assessor Market Value - Land	\$16,450	\$13,800	\$13,800	\$13,800	\$13,800
Assessor Market Value - Improvements	\$4,500	\$4,650	\$4,650	\$4,650	\$4,750
Total Assessor Market Value	\$20,950	\$18,450	\$18,450	\$18,450	\$18,550
Total Tax Amount	\$419	\$428	\$426	\$428	\$433
Tax Account ID	003545-9	003545-9	003545-9	003545-9	003545-9

Traffic Counts



Traffic Counts within 1 mile by Proximity

669 Main Street 2021 Est. daily traffic counts Cross: Wall St Cross Dir: NE Distance: 0.04 miles Historical counts Year ▲ Count Type 2020 ▲ 624 AADT 2019 ▲ 692 AADT 2016 ▲ 979 AADT 2013 ▲ 269 AADT	577 Main St 2024 Est. daily traffic counts Cross: Wall St Cross Dir: NE Distance: - Historical counts Year ▲ Count Type 2020 ▲ 624 AADT 2019 ▲ 692 AADT 2016 ▲ 979 AADT 2013 ▲ 269 AADT	124 WILLIAMS ST 2024 Est. daily traffic counts Cross: Wall St Cross Dir: NE Distance: 0.04 miles Historical counts Year ▲ Count Type 2020 ▲ 124 AADT 2019 ▲ 137 AADT 2013 ▲ 117 AADT 2009 ▲ 124 AADT	1,028 WILLIAMS ST 2024 Est. daily traffic counts Cross: Cleveland Rd W Cross Dir: SW Distance: 0.04 miles Historical counts Year ▲ Count Type 2020 ▲ 1,025 AADT 2019 ▲ 1,136 AADT 2013 ▲ 978 AADT 2009 ▲ 1,033 AADT	268 CENTER ST 2024 Est. daily traffic counts Cross: PkSt Cross Dir: NE Distance: 0.03 miles Historical counts Year ▲ Count Type 2020 ▲ 260 AADT 2019 ▲ 288 AADT
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AADT - Annual Average Daily Traffic

ADT - Average Daily Traffic

AWDT - Average Weekly Daily Traffic

NOTE: Daily Traffic Counts are a mixture of actual and estimates

125 Main St, Huron, OH 44839-1620, Erie County
APN: 42-00748-000 CLIP: 2905111726

	Beds	Full Baths	Half Baths	Sale Price	Sale Date
	N/A	N/A	N/A	N/A	N/A
	Bldg Sq Ft	Lot Sq Ft	Yr Built	Type	
	16,280	32,735	N/A	BWLG ALY	

OWNER INFORMATION			
Owner Name	G & C Kingpins Inc	Tax Billing Zip+4	1620
Owner Name 2		Owner Vesting	
Tax Billing Address	125 Main St	Owner Occupied	Yes
Tax Billing City & State	Huron, OH	Do Not Mail Flag	
Tax Billing Zip	44839		

COMMUNITY INSIGHTS			
Median Home Value	\$339,204	School District	HURON CITY SCHOOLS
Median Home Value Rating	5 / 10	Family Friendly Score	59 / 100
Total Crime Risk Score (for the neighborhood, relative to the nation)	74 / 100	Walkable Score	68 / 100
Total Incidents (1 yr)	34	Q1 Home Price Forecast	\$348,268
Standardized Test Rank	86 / 100	Last 2 Yr Home Appreciation	17%

LOCATION INFORMATION			
School District Name	Huron City Schools	Traffic	
Subdivision	Huron	Waterfront Influence	
Zip Code	44839	Township	Huron Twp
Carrier Route	C004	Flood Zone Code	X
Census Tract	405.00	Within 250 Feet of Multiple Flood Zones	No
Tract Number		Flood Zone Panel	39043C0118E
Zoning		Flood Zone Date	09/01/2022
Old Map		Building Number	002
Map Page/Grid			

TAX INFORMATION			
Formatted PID	42-00748-000	Tax Area	42
Parcel ID	4200748000	Tax Appraisal Area	42
Exemption(s)		Lot Number	6, 7
% Improved	76%	Block Number	
Legal Description	7 WATER ST E1/2 OF W1/2 WATER ST 6SECOR 50X132' MAIN ST 49 1/2X132		
Annual Tax			

ASSESSMENT & TAX			
Assessment Year	2024	2023	2022
Assessed Value - Total	\$120,250	\$110,140	\$110,140
Assessed Value - Land	\$26,930	\$26,300	\$26,300
Assessed Value - Improved	\$91,320	\$83,840	\$83,840
YOY Assessed Change (\$)	\$10,110	\$0	
YOY Assessed Change (%)	9.18%	0%	
Market Value - Total	\$343,590	\$314,700	\$314,700
Market Value - Land	\$82,670	\$75,150	\$75,150
Market Value - Improved	\$260,920	\$239,550	\$239,550
Exempt Building Value			
Exempt Land Value			
Exempt Total Value			
Tax Year	Total Tax	Change (\$)	Change (%)
2022	\$6,490		
2023	\$6,388	-\$102	-1.57%
2024	\$6,608	\$220	3.45%

CHARACTERISTICS

Universal Land Use	Bowling Alley	Cooling Type	
County Land Use	Bowling Alleys	Heat Type	
Style		Fuel Type	
Lot Frontage		Porch	Open Frame Porch
Lot Depth		Patio Type	
Lot Area	32,735	Garage Type	
Lot Acres	0.7515	Garage Capacity	
Lot Shape	Irregular	Garage Sq Ft	
Building Sq Ft	16,280	Roof Type	
Above Gnd Sq Ft		Roof Material	
Total Adj Bldg Area		Roof Frame	
Building Width		Roof Shape	
Building Depth		Construction	
Basement Type		Interior Wall	
Basement Sq Feet		Exterior	
Unfinished Basement Area		Floor Cover	
Bsmnt Finish		Foundation	
Stories		Pool	
Condition		Pool Size	
Quality		Year Built	
Total Units		Effective Year Built	
Total Rooms		Topography	
Bedrooms		Other Impvs	
Total Baths		Other Rooms	
Full Baths		Electric Service Type	
Half Baths		Attic Type	
Bath Fixtures		No. of Porches	2
Fireplaces		Porch 1 Area	64
Condo Amenities		Porch Type	Open Frame Porch
Water		Patio/Deck 1 Area	
Sewer		Patio/Deck 2 Area	64

FEATURES					
Feature Type	Unit	Size/Qty	Width	Depth	Year Built
Open Fr Porch	S	64			1947
Open Fr Porch	S	64			1947
Paving: Asphalt	S	14,130			1972
Shed	S	32	4	8	1972

Feature Type	Value
Open Fr Porch	\$900
Open Fr Porch	\$900
Paving: Asphalt	\$5,650
Shed	\$260

Building Description	Building Size
----------------------	---------------

SELL SCORE			
Rating		Value As Of	2025-11-23 05:24:07
Sell Score			

ESTIMATED VALUE	
-----------------	--

(1) RealAVM™ is a ConLogic® derived value and should not be used in lieu of an appraisal.

(2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 50 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.

(3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

LISTING INFORMATION			
MLS Listing Number		MLS Sale Price	
MLS Status		Days on Market	
MLS Listing Date		MLS Listing Agent	
MLS Current List Price		MLS Listing Broker	
MLS Orig. List Price		MLS Selling Agent	
MLS Status Change Date		MLS Selling Broker	

MLS Pending Date				MLS Area	
MLS Sale Date					
MLS Listing #					
MLS Status					
MLS Listing Date					
MLS Listing Price					
MLS Orig Listing Price					
MLS Listing Cancellation Date					
MLS Close Date					
MLS Listing Close Price					

LAST MARKET SALE & SALES HISTORY				
Recording Date	06/08/1995	08/17/1993	06/01/1990	
Settle Date				
Sale Price	\$500,000	\$500,000	\$147,600	
Nominal				
Buyer Name	G & C Kingpins Inc	G & C Kingpins Inc		
Seller Name	S Realty	S Realty	Huron R Center	
Document Number				
Document Type	Deed (Reg)	Deed (Reg)	Deed (Reg)	

MORTGAGE HISTORY				
Mortgage Date	07/17/2019	06/15/2017	06/08/1995	06/01/1990
Mortgage Amount	\$475,000	\$40,000	\$347,000	\$290,000
Borrower Name	G & C Kingpins Inc	G & C Kingpins Inc	G & C Kingpins Inc	
Borrower Name 2				
Mortgage Lender	Civista Bk	Civista Bk	Citizens Nat'l Bk/Norwalk	Seller
Mortgage Code	Conventional	Conventional	Conventional	Conventional
Mortgage Int Rate				
Mortgage Int Rate Type	Adjustable Int Rate Loan		Fixed Rate Loan	Fixed Rate Loan
Mortgage Term			15	
Mortgage Term Code			Years	
Mortgage Type	Refl	Refl	Resale	Resale
Title Company				
Mortgage Doc #	5702	5267		

FORECLOSURE HISTORY	
Document Type	
Default Date	
Foreclosure Filing Date	
Recording Date	
Document Number	
Book Number	
Page Number	
Default Amount	
Final Judgment Amount	
Original Doc Date	
Original Document Number	
Original Book Page	
Lien Type	



Huron Area Trade Report



Trade Area Report

Huron, OH 44839



Jim Delahunt

General Certified Real Estate Appraiser

Ohio Appraisal License #382461

📞 Work (419) 433-7606 x1 | 📞 Office (419) 433-7606

📠 (419) 433-3781

✉️ jim@delahuntappraisal.com

🌐 www.delahuntappraisal.com

Trade Area Summary

Attribute Summary for Huron, OH 44839

Median Household Income	Median Age	Total Population	1st Dominant Segment
\$75,309	50.3	12,273	Green Acres
Source: 2024/2029 Income (Esri)	Source: 2024/2029 Age: 5 Year Increments (Esri)	Source: 2024 Age: 1 Year Increments (Esri)	Source: 2024 Tapestry Market Segmentation (Households)

Consumer Segmentation

LIFE MODE - What are the people like that live in this area?	URBANIZATION - Where do people like this usually live?
 Cozy Country Living Empty nesters in bucolic settings	 Rural Country living featuring single-family homes with acreage, farms, and rural resort areas

Top Tapestry Segments	Green Acres	Rural Resort Dwellers	Salt of the Earth	Golden Years	Manufacturing Traditions
% of Households	1,536 (28.1%)	818 (15.0%)	805 (14.7%)	732 (13.4%)	506 (9.3%)
Lifestyle Group	Cozy Country Living	Cozy Country Living	Cozy Country Living	Senior Styles	GenXurban
Urbanization Group	Rural	Rural	Rural	Suburban Periphery	Urban Periphery
Residence Type	Single Family	Single Family/Seasonal	Single Family	Single Family; Multi-Units	Single Family
Household Type	Married Couples	Married Couples w/No Kids	Married Couples	Singles	Married Couples
Average Household Size	2.64	2.18	2.52	2.09	2.42
Median Age	43.8	56.4	44.3	51.5	39.1
Diversity Index	38.5	31	29	56.5	60.9
Median Household Income	\$103,400	\$69,600	\$78,200	\$95,100	\$68,900
Median Net Worth	\$537,400	\$341,000	\$317,400	\$378,600	\$199,800
Median Home Value	\$374,800	\$362,100	\$252,700	\$518,500	\$201,400
Homeownership	88	85	85.5	65.4	72.1
Employment	Professional or Mgmt/Bus/Financial	Professional or Mgmt/Bus/Financial	Professional or Mgmt/Bus/Financial	Professional or Mgmt/Bus/Financial	Professional or Services
Education	High School Diploma	High School Diploma	High School Diploma	Bachelor's Degree	High School Diploma
Preferred Activities	Pursue physical fitness vigorously. Active in communities and social organizations.	Spend time with their spouses and maintain a social calendar. Go freshwater fishing hunting and motorcycling.	Spending time with family is their top priority. Outdoor sports and activities.	Active social lives include traveling abroad. Good health is a priority.	Value time spent at home. Watching television and gaming are common pastimes.
Financial	Comfortable with debt, and investments.	Shifting to low-risk assets	Prefer to conduct business in person	Maintain actively managed financial portfolios	Budget aware shoppers
Media	Provided by satellite service, radio and television	Taste in TV shows reflects their hobbies	Satellite dishes and high speed internet through DSL	Internet is used for everything, avid readers as well	Read newspapers, especially Sunday editions

This analysis has not been performed in accordance with the Uniform Standards of Professional Appraisal Practice which requires valuers to act as unbiased, disinterested third parties with impartiality, objectivity and independence and without accommodation of personal interest. It is not to be construed as an appraisal and may not be used as such for any purpose.

Consumer Segmentation

Top Tapestry Segments	Green Acres	Rural Resort Dwellers	Salt of the Earth	Golden Years	Manufacturing Traditions
Vehicle	Late model trucks SUVs, ATVs and motorcycles	Own older, domestic vehicles	Own truck, ATV	Prefer late-model vehicle	Own 2-3 vehicles

Consumer Segment Details

About this segment

Green Acres

Ranked

1st

dominant segment for this area

In this area

28.1%

of households fall into this segment

In the United States

3.3%

of households fall into this segment

Who Are They?

The Green Acres lifestyle features country living and self-reliance. Avid do-it-yourselfers, they maintain and remodel their homes, with all the necessary power tools to accomplish the jobs. Gardening, especially growing vegetables, is a priority, again with the right tools, tillers, tractors, and riding mowers. Outdoor living features a variety of sports: hunting and fishing, motorcycling, hiking and camping, and even golf.

Neighborhood

- This large segment is concentrated in rural enclaves in metropolitan areas.
- Primarily (not exclusively) older homes with acreage; new housing growth in the past 15 years.
- Single-family, owner-occupied housing, with a median value of \$235,500.
- An older market, primarily married couples, most with no children.

Socioeconomic Traits

- Education: More than 60% are college educated.
- Labor force participation rate is high at 66.8%.
- Income is derived not only from wages and salaries but also from self-employment (more than 13% of households), investments (27% of households), and increasingly, from retirement.
- They are cautious consumers with a focus on quality and durability.
- Comfortable with technology, more as a tool than a trend: banking or paying bills online is convenient; but the Internet is not viewed as entertainment.
- Economic outlook is professed as pessimistic, but consumers are comfortable with debt, primarily as home and auto loans, and investments.

Market Profile

- Purchasing choices reflect Green Acres residents' country life, including a variety of vehicles, from trucks and SUVs to ATVs and motorcycles, preferably late model.
- Homeowners favor DIY home improvement projects and gardening.
- Media of choice are provided by satellite service, radio, and television, also with an emphasis on country and home and garden.
- Green Acres residents pursue physical fitness vigorously, from working out on home exercise equipment to playing a variety of sports.
- Residents are active in their communities and a variety of social organizations, from charitable to veterans' clubs.

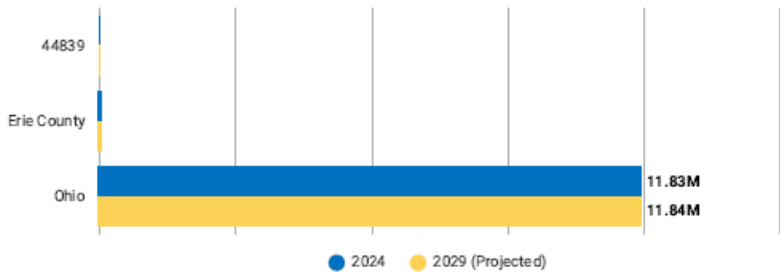
Population

Source: U.S. Census American Community Survey via Esri, 2024

Update Frequency: Annually

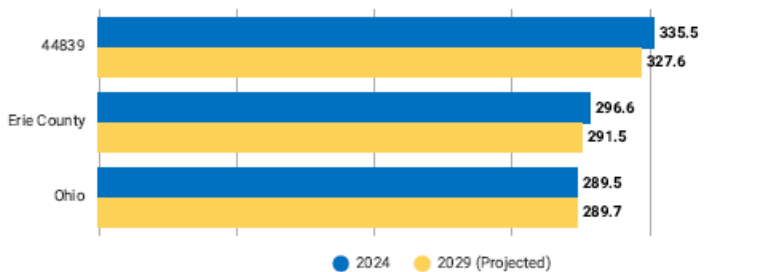
Total Population

This chart shows the total population in an area, compared with other geographies.



Population Density

This chart shows the number of people per square mile in an area, compared with other geographies.



Total Daytime Population

This chart shows the number of people who are present in an area during normal business hours, including workers, and compares that population to other geographies. Daytime population is in contrast to the "resident" population present during evening and nighttime hours.



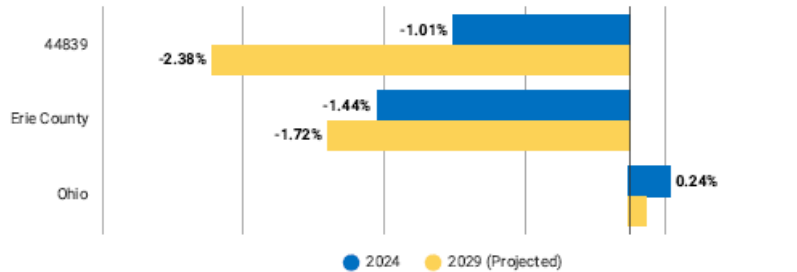
Daytime Population Density

This chart shows the number people who are present in an area during normal business hours, including workers, per square mile in an area, compared with other geographies. Daytime population is in contrast to the "resident" population present during evening and nighttime hours.



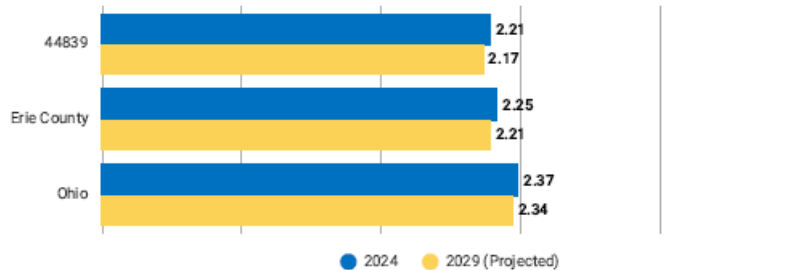
Population Change Since 2020

This chart shows the percentage change in area's population from 2020 to 2024, compared with other geographies.



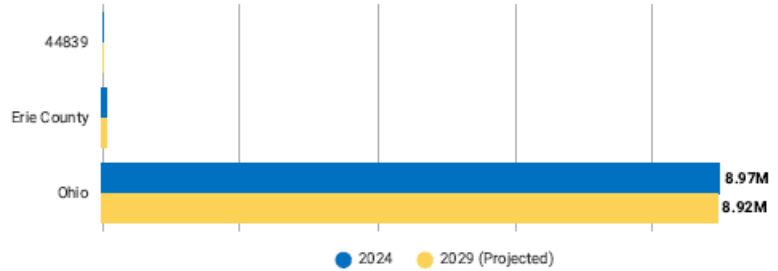
Average Household Size

This chart shows the average household size in an area, compared with other geographies.



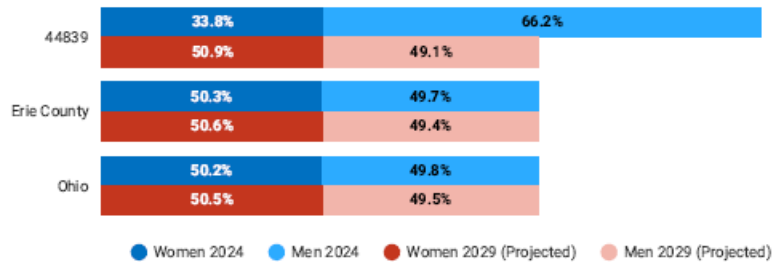
Population Living in Family Households

This chart shows the percentage of an area's population that lives in a household with one or more individuals related by birth, marriage or adoption, compared with other geographies.



Female / Male Ratio

This chart shows the ratio of females to males in an area, compared with other geographies.



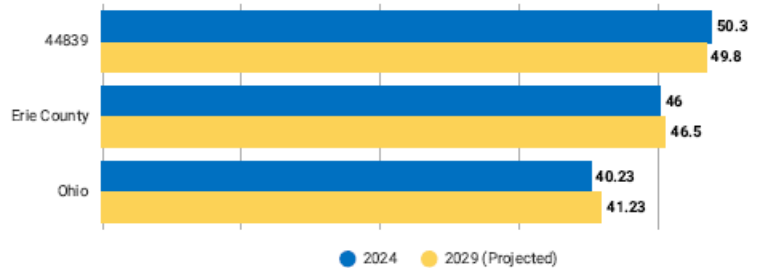
Age

Source: U.S. Census American Community Survey via Esri, 2024

Update Frequency: Annually

Median Age

This chart shows the median age in an area, compared with other geographies.

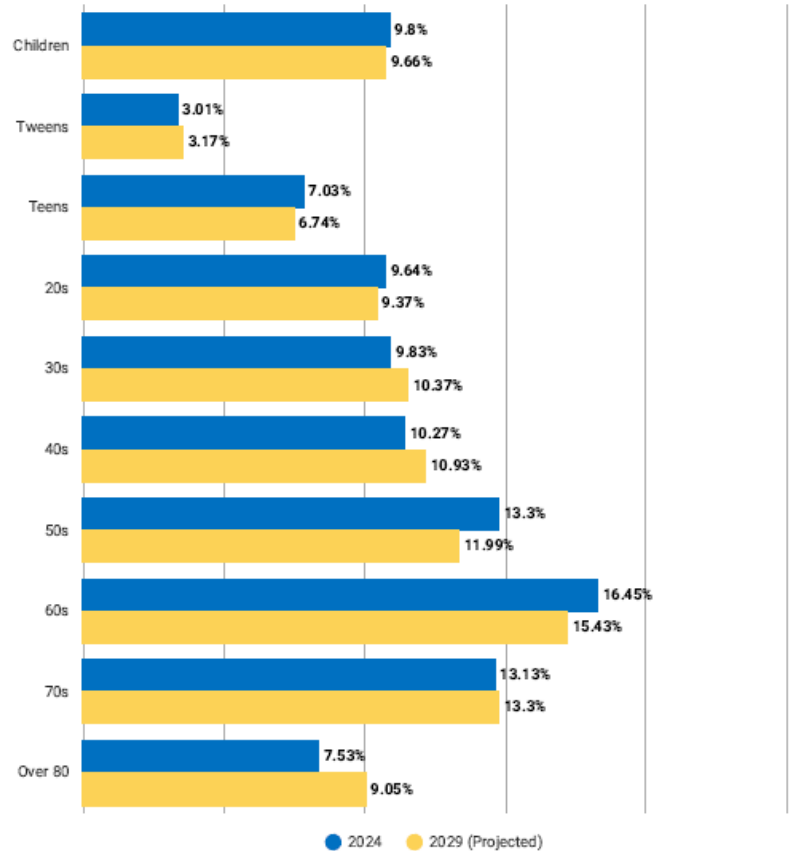


Huron, OH 44839



Population by Age

This chart breaks down the population of an area by age group.

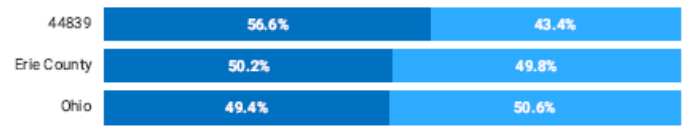


Married

Source: U.S. Census American Community Survey via Esri, 2024
Update Frequency: Annually

Married / Unmarried Adults Ratio

This chart shows the ratio of married to unmarried adults in an area, compared with other geographies.



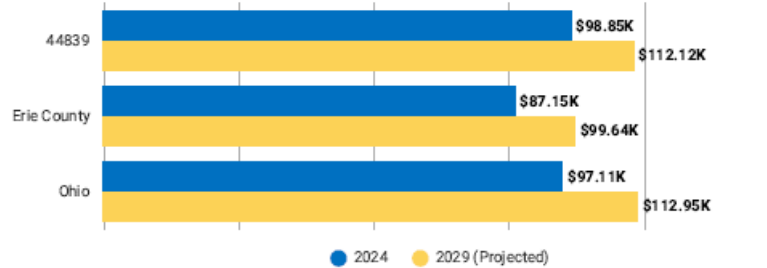
Income

Source: U.S. Census American Community Survey via Esri, 2024

Update Frequency: Annually

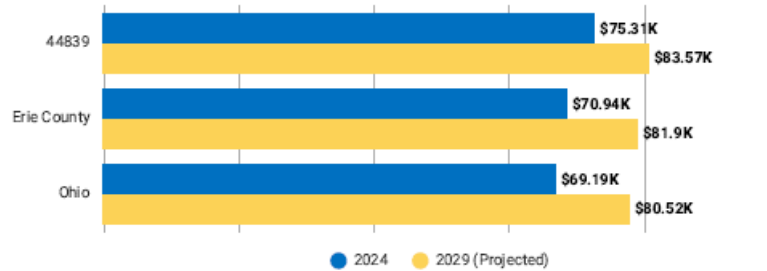
Average Household Income

This chart shows the average household income in an area, compared with other geographies.



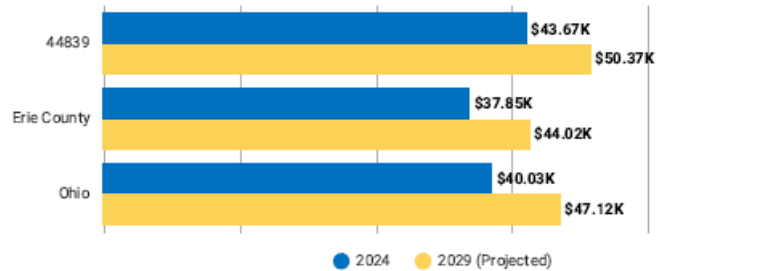
Median Household Income

This chart shows the median household income in an area, compared with other geographies.



Per Capita Income

This chart shows per capita income in an area, compared with other geographies.



Average Disposable Income

This chart shows the average disposable income in an area, compared with other geographies.



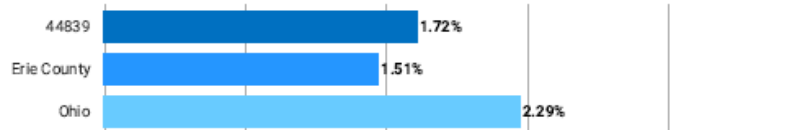
Education

Source: U.S. Census American Community Survey via Esri, 2024

Update Frequency: Annually

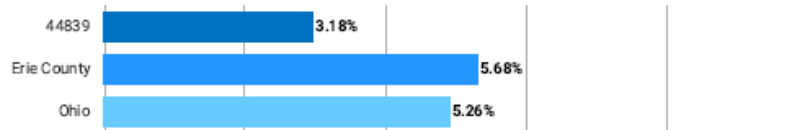
Less than 9th Grade

This chart shows the percentage of people in an area who have less than a ninth grade education, compared with other geographies.



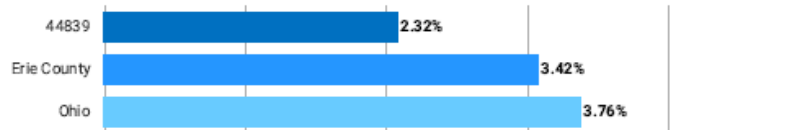
Some High School

This chart shows the percentage of people in an area whose highest educational achievement is some high school, without graduating or passing a high school GED test, compared with other geographies.



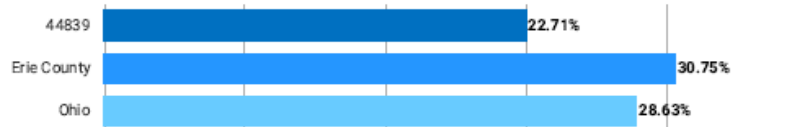
High School GED

This chart shows the percentage of people in an area whose highest educational achievement is passing a high school GED test, compared with other geographies.



High School Graduate

This chart shows the percentage of people in an area whose highest educational achievement is high school, compared with other geographies.



Some College

This chart shows the percentage of people in an area whose highest educational achievement is some college, without receiving a degree, compared with other geographies.



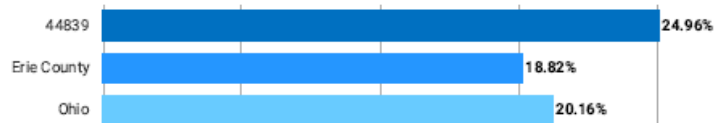
Associate Degree

This chart shows the percentage of people in an area whose highest educational achievement is an associate degree, compared with other geographies.



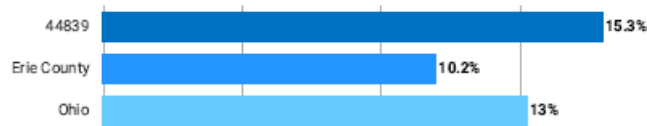
Bachelor's Degree

This chart shows the percentage of people in an area whose highest educational achievement is a bachelor's degree, compared with other geographies.



Grad/Professional Degree

This chart shows the percentage of people in an area whose highest educational achievement is a graduate or professional degree, compared with other geographies.



Economy

Unemployment Number

This chart shows the number of civilian unemployed people in an area, compared with other geographies.

Source: Bureau of Labor Statistics via Esri, 2024

Update Frequency: Annually





Huron, OH 44839

Employment Number

This chart shows the number of civilian employed people in an area, compared with other geographies.

Source: Bureau of Labor Statistics via Esri, 2024

Update Frequency: Annually

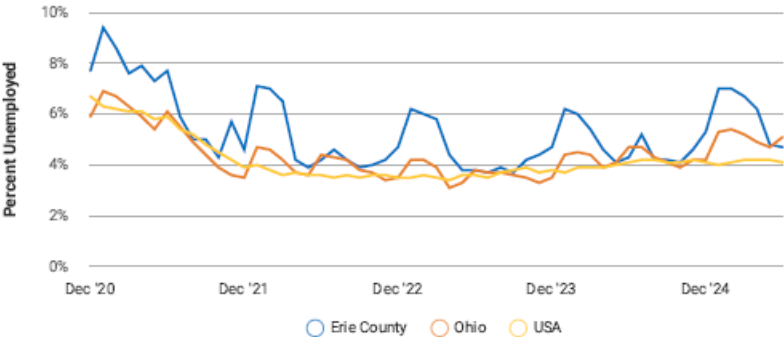


Unemployment Rate

This chart shows the unemployment trend in the area of your search. The unemployment rate is an important driver behind the housing market.

Source: Bureau of Labor Statistics

Update Frequency: Monthly



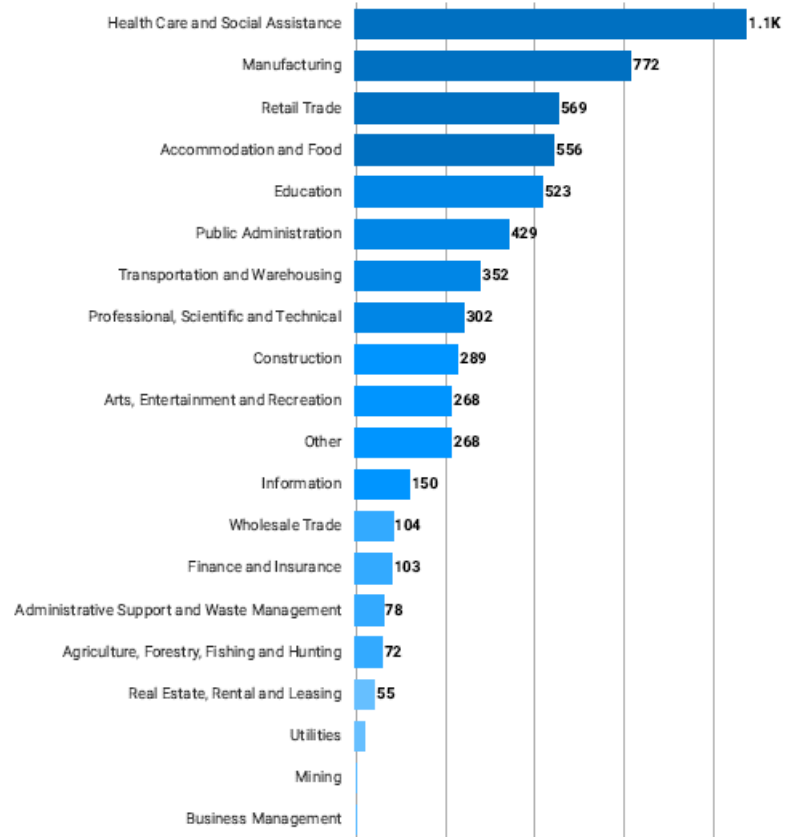


Employment Count by Industry

This chart shows industries in an area and the number of people employed in each category.

Source: Bureau of Labor Statistics via Esri, 2024

Update Frequency: Annually



Home Values

Median Estimated Home Value

This chart displays property estimates for an area and a subject property, where one has been selected. Estimated home values are generated by a valuation model and are not formal appraisals.

Source: Valuation calculations based on public records and MLS sources where licensed

Update Frequency: Monthly

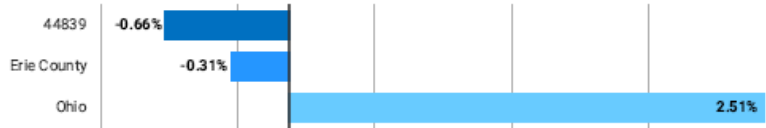


12 mo. Change in Median Estimated Home Value

This chart shows the 12-month change in the estimated value of all homes in this area, the county and the state. Estimated home values are generated by a valuation model and are not formal appraisals.

Source: Valuation calculations based on public records and MLS sources where licensed

Update Frequency: Monthly



Median Listing Price

This chart displays the median listing price for homes in this area, the county, and the state.

Source: Listing data

Update Frequency: Monthly



12 mo. Change in Median Listing Price

This chart displays the 12-month change in the median listing price of homes in this area, and compares it to the county and state.

Source: Listing data

Update Frequency: Monthly



Traffic Counts



Traffic Counts by Highest Traffic Count

▲ 31,710

US Rte 6

2024 Est. daily traffic counts

Cross: State Hwy 2

Cross Dir: SE

Distance: 0.08 miles

Historical counts

Year	▲	Count	Type
2018	▲	32,387	AADT
2017	▲	31,889	AADT
2016	▲	30,684	AADT
2015	▲	28,848	AADT
2014	▲	26,781	AADT

▲ 27,828

US Rte 6

2024 Est. daily traffic counts

Cross: State Hwy 2

Cross Dir: SE

Distance: 0.16 miles

Historical counts

Year	▲	Count	Type
2013	▲	25,500	AADT

▲ 27,015

SR 2

2021 Est. daily traffic counts

Cross: River Rd

Cross Dir: E

Distance: 0.28 miles

Historical counts

Year	▲	Count	Type
2020	▲	23,181	AADT
2019	▲	26,962	AADT
2018	▲	25,234	AADT
2015	▲	21,920	AADT

▲ 26,731

SR 2

2021 Est. daily traffic counts

Cross: Berlin Rd

Cross Dir: W

Distance: 0.52 miles

Historical counts

Year	▲	Count	Type
2020	▲	22,972	AADT
2019	▲	26,575	AADT
2018	▲	24,873	AADT
2015	▲	21,404	AADT

▲ 25,478

State Rte 2

2024 Est. daily traffic counts

Cross: River Rd

Cross Dir: E

Distance: -

Historical counts

Year	▲	Count	Type
2020	▲	22,972	AADT
2019	▲	26,575	AADT
2018	▲	24,873	AADT
2015	▲	21,404	AADT

AADT - Annual Average Daily Traffic

ADT - Average Daily Traffic

AWDT - Average Weekly Daily Traffic

NOTE: Daily Traffic Counts are a mixture of actual and estimates

Market Area Analysis

Erie County, Ohio – Commercial Real Estate Market Analysis (Past 3 Years)

This report provides a concise commercial real estate market analysis for Erie County, Ohio covering the past three full years (2022–2024). Data sources referenced include the Erie County Auditor sales database and regional listing-market snapshots.

Market Overview (2022–2024)

- Commercial transaction activity in Erie County remained modest, with most sales concentrated in Sandusky, Huron, and key tourism-oriented corridors.
- Listing-market data shows an average asking price of approximately \$148/sq ft for active commercial inventory, with cap rates commonly in the 6–8% range.
- Institutional-grade assets remain scarce; the market is driven primarily by local owner-users and small investors.

Notable Market Trends

Sales Volume

- Yearly transaction activity has stayed relatively stable with slight fluctuations due to economic cycles and interest-rate impacts.
- Hospitality and retail assets show strong seasonality tied to summer tourism.

Pricing and Cap Rates

- Asking prices have remained relatively flat year-over-year.
- Cap rates increased slightly in 2023 due to higher borrowing costs, normalizing in 2024.

Product Mix

- Predominant categories: retail storefronts, small office buildings, light industrial, service commercial, and hospitality/tourism-oriented properties.

Opportunities

Hospitality & Tourism Assets: Seasonal cashflow potential, especially in Sandusky.

Light Industrial: Increasing demand among small logistics and fabrication users.

Risks

Low Liquidity in the local market may extend hold periods when selling.

Seasonality presents operational risks for hospitality assets.

Summary

Erie County's commercial real estate market is stable but low-volume, with modest pricing growth and reliable demand for small-format commercial assets. The region benefits from tourism-driven economic activity, but investors should be mindful of seasonality and limited buyer pools.

Subject Location Map



Property Description

SITE	
Location:	The subject property is located at the northwest corner of the intersection of Main and South Streets, in the City of Huron, Erie County, Ohio. The site is considered to be above average for traffic and exposure.
Current Use of the Property:	The property is used as a bowling alley and lounge.
Site Size:	0.75 acre or 32,670 square feet
Shape:	The site is considered to be irregular in shape.
Frontage/Access:	183 feet of frontage on Main Street and 198 feet of frontage on South Street. Access from Main and South Streets.
Visibility:	Visibility is considered to be good from Main Street and South Streets.
Topography:	The subject has level topography at street grade.
Soil Conditions:	A soils investigation was not included in Scope of Work, but it is assumed that the soils are able to support present and future building development.
Utilities:	Electricity: Ohio Edison Sewer: Public sewer Water: Public water Natural Gas: Columbia Gas Adequacy: Utilities are typical for the area.
Site Improvements:	Utilities
Flood Zone:	The subject is located in an area mapped by the Federal Emergency Management Agency (FEMA). Most of the subject property is located in FEMA flood zone X, which is not classified as a flood hazard area. FEMA Map Number: 39043C0118E FEMA Map Date: 09/01/2022
Environmental Issues:	There are no known adverse environmental conditions on the subject site. Please reference Limiting Conditions and Assumptions.

Encumbrances/
Easements:

There are no known adverse encumbrances/easements for the subject property.

Site Comments:

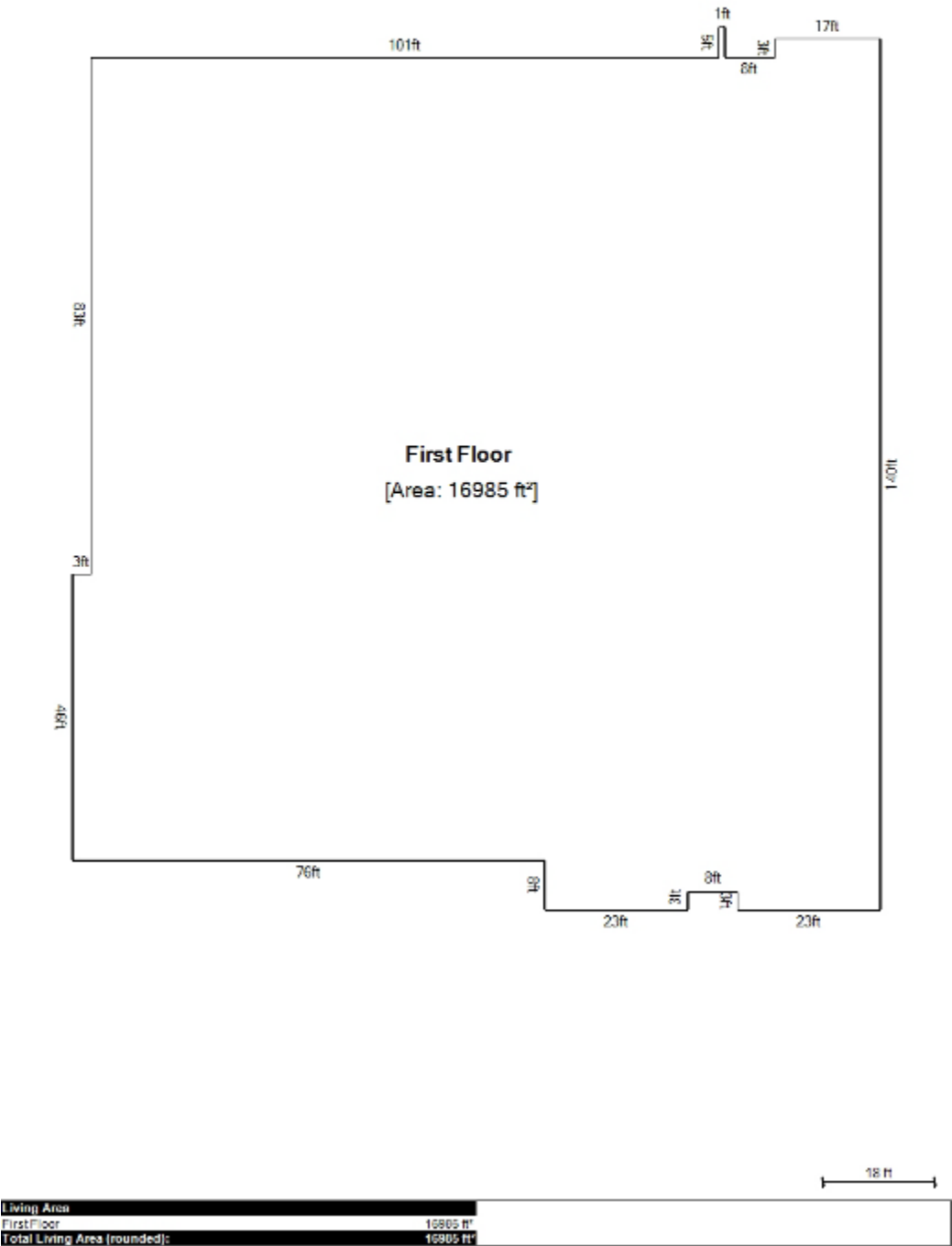
The subject site is located on the main route to the Huron Lighthouse and Pier, a highly visited location during the summer months in Huron. The site is across the street from the Huron River and several local eating establishments and a riverside motel.

Tax Map



Floorplan Sketch

Sketch



IMPROVEMENTS DESCRIPTION – 125 MAIN STREET

Development/Property Name:	Riverview Lanes
Property Type:	Commercial
Building Identification:	125 Main Street, Huron, Ohio
Building Description:	The subject improvements consist of a one story, masonry building with brick, wood, masonry and vinyl shingles used as a bowling alley and lounge. The building has 16,985 square feet of gross building area, and was originally constructed in 1947 according to public records.
Construction:	Masonry
Construction Quality:	Average
Year Built:	1947
Renovations:	The building was renovated at a cost of \$280,000 in 2009 according to the owner
Effective Age:	20 years
Remaining Useful Life:	30 to 40 years, if well maintained
Condition:	Average
Appeal/Appearance:	Average/Average
Areas, Ratios & Numbers:	Number of stories: 1 Gross Building Area (GBA): 16,985 SF
Foundation:	Concrete
Basement/Sublevels:	None
Basement Use:	N/A
Structural Frame:	Masonry
Exterior:	Brick, Concrete Block, Wood, Vinyl shingles

Windows:	Commercial metal frame
Roof Cover:	Fiberglass mesh layers, asphalt shingles
Access:	Three customer entrances. Two employee/service entrances

INTERIOR

Interior Layout:	Bowling alley, lounges, small kitchen area, mechanical and maintenance areas, locker room and restrooms
Floor/Floor Cover:	Concrete/Carpet, vinyl, ceramic, wood
Walls:	Drywall, masonry
Ceilings:	Suspended acoustic panels, drywall
Lighting:	A mix of fluorescent and incandescent lighting.
Restrooms:	Two

MECHANICAL SYSTEMS

Heating:	Three - Natural Gas Forced Air
Cooling:	Three- Central Air
Electrical:	Adequate – 3 phase
Plumbing Condition:	Adequate

PARKING

Parking Type and Number of Spaces:	Asphalt, open parking Spaces: Adequate for current building use Condition: Average
Parking Ratio:	Additional parking on street and in public parking lots

PROPERTY ANALYSIS

Design & Functional Utility:	The overall design and functional utility are considered to be good for this property type, and current use as a bowling alley.
Deferred Maintenance:	Some minor deferred maintenance on the building exterior observed during inspection.
Capital Improvements:	None currently planned by owner. Exterior siding repairs presently being done.
Comments:	The property is well designed for the current. The property is adequately maintained by the owner.

Americans with Disabilities Act

Please reference the Limiting Conditions and Assumptions section of this report on page 12.

Hazardous Substances

Please reference the Limiting Conditions and Assumptions section of this report on page 11.

Subject Photographs



Front View



Rear View



Main Street Looking North



Main and South Streets Intersection



South Street Looking West



Rear of Building and Rear Parking Lot



Southwest Side of Building



Northeast Side of Building



Northeast Parking Lot



Lounge Area in Bowling Alley



Lounge Area



Bar Area



Customer Counter



Separate Lounge Area



Bar in Separate Lounge Area



Bowling Lanes



Bowling Area



Automated Bowling Pin Setters



Kitchen Area



Customer Locker Room



Ladies Restroom



Men's Restroom

Assessment and Taxes

**Real Estate Assessment
and Taxes:**

Auditor parcel number: 42-00748.000
Land value: \$82,670
Improvements value: \$260,920
Total assessed value: \$343,590
2024 taxes: \$6,024.94

Zoning

LAND USE CONTROLS	
Zoning Code:	B-3: General Business
Zoning Requirements:	
Minimum Lot Area:	None
Minimum Lot Width:	30 feet
Minimum Front Yard Depth:	None
Minimum Side Yard:	None
Minimum Rear Yard:	None
Maximum Height:	40 feet

Highest and Best Use

may be defined as the reasonably probable and legal use of vacant land or improved property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value.³

The Test of Highest and Best Use is applied to an improved property both *as improved* and *as if vacant*. Vacant properties are generally only given the *as vacant* test. The Highest and Best Use as vacant may be the same or different as the Highest and Best use as improved.

1. **Legally Permissible:** The subject property *as if vacant* is considered by the City of Huron to be legally conforming.
2. **Physically Possible:** The subject site *as if vacant* has physical attributes suitable for uses compatible to the zoning designation.
3. **Financially Feasible:** The property *as if vacant* is located in an area with other commercial properties that are used for entertainment. The development of the subject property *as if vacant* for a commercial business that would take advantage of the local and tourism trade is considered to be a financially feasible use.
4. **Maximally Productive:** The property *as if vacant* is located in an area with other commercial properties that are used for entertainment businesses. The development of the subject property as if vacant for a commercial business that would take advantage of the local and tourism trade would provide the most productive use of the property *as if vacant*.

Highest and Best Use of the Site

Among all reasonable, alternative uses, the use that yields the highest present land value, after payments are made for labor, capital, and coordination. The use of a property based on the assumption that the parcel of land is vacant, or can be made vacant by demolishing any improvements. The highest and best use of the site, as vacant, is considered to be the uses allowed by zoning that would contribute to the total market value.

Subject property as vacant is legally conforming to current zoning regulations, and meets the requirements for physically possible which in turn results in financial feasibility and maximum productivity. The property *as if vacant* is located in an area with other commercial properties that are used for entertainment businesses. The development of the subject property as if vacant for a commercial business that would take advantage of the local and tourism trade would provide the most productive use of the property *as if vacant*.

³ Appraisal Institute, The Dictionary of Real Estate Appraisal, 5th ed. (Chicago: Appraisal Institute 2010)

Ideal Improvement

The improvement that takes maximum advantage of the site's potential given the market demand, conforms to current market standards and the character of the market area, and contains the most suitably priced components; the improvement that represents the highest and best use of the land as though vacant.⁴

1. **Legally Permissible:** The subject property *as improved* is considered by the City of Huron to be legally conforming.
2. **Physically Possible:** The subject site *as improved* has physical attributes suitable for uses compatible to the zoning designation. The building on the property shows that construction of buildings is conducive to the site conditions.
3. **Financially Feasible:** The property *as improved* has been used as a commercial entertainment business for many years, and has provide income from the business revenue and recently rental of the property. The continued operation of a commercial business that provides income to the owner.
4. **Maximally Productive:** The highest and best use of the subject property *as improved* is for the continued operation of a commercial business that provides income to the owner.

Highest and Best Use as Improved

The use that should be made of the property as it exists. An existing improvement should be renovated or retained as is so long as it continues to contribute to the total market value of the property, or until the return from a new improvement would more than offset the cost of demolishing the existing building and constructing a new one.⁵

The highest and best use of the subject as improved is for continued use as a commercial business.

⁴ Ibid

⁵ Appraisal Institute, The Dictionary of Real Estate Appraisal, 5th ed. (Chicago: Appraisal Institute 2010)

Valuation Methodology

Three basic approaches to value may be used to arrive at an estimate of market value. They are:

1. The Cost Approach to Value
2. The Income Approach to Value
3. The Sales Comparison Approach to Value

Cost Approach to Value

The Cost Approach to Value is summarized as follows:

$$\begin{array}{r} \text{Cost New} \\ - \text{Depreciation} \\ + \text{Land Value} \\ = \text{Value} \end{array}$$

Income Approach to Value

The Income Approach to Value converts the anticipated flow of future benefits (income) to a present value estimate through a capitalization and or a discounting process.

Sales Comparison Approach to Value

The Sales Comparison Approach to Value compares sales of similar properties with the subject property. Each comparable sale is adjusted for its inferior or superior characteristics. The values derived from the adjusted comparable sales form a range of value for the subject. By process of correlation and analysis, a final indicated value is derived.

Final Reconciliation

The appraisal process concludes with the Final Reconciliation of the values derived from the approaches applied for a single estimate of market value. Different properties require different means of analysis and lend themselves to one approach over the others.

Analyses Applied

A **Cost Approach to Value** was considered and was not developed because the age of the improvements makes the depreciation difficult to accurately measure.

A **Sales Comparison Approach to Value** was considered and was developed because there is adequate data to develop a value estimate and this approach reflects market behavior for this property type.

An **Income Approach to Value** was considered and was not developed as properties like the subject are typically owner occupied and not purchased by an investor to create an income stream from rental to a tenant.

Sales Comparison Approach to Value

The Sales Comparison Approach to Value is based on the premise that a buyer would pay no more for a specific property than the cost of obtaining a property with the same quality, utility, and perceived benefits of ownership. It is based on the principles of supply and demand, balance, substitution and externalities. The following steps describe the applied process of the Sales Comparison Approach to Value.

- The market in which the subject property competes is investigated; comparable sales, contracts for sale and current offerings are reviewed.
- The most pertinent data is further analyzed and the quality of the transaction is determined.
- The most meaningful unit of value for the subject property is determined.
- Each comparable sale is analyzed and where appropriate, adjusted to equate with the subject property.
- The value indication of each comparable sale is analyzed and the data reconciled for a final indication of value via the Sales Comparison Approach to Value.

Comparable Sales

We have researched six comparable sales for this analysis; due to a lack of sales of entertainment properties like the subject, sales of other large buildings that could have uses similar to the subject were selected. Due to a lack of sales of similar properties in the City of Huron, the area was expanded to include all of Erie, Lorain, Ottawa and Sandusky Counties. These sales are documented on the following pages followed by a location map and sales analysis grid. All sales have been researched and verified.

Comparable	Address	Grantor/ Grantee	Price/ Date	GBA/ Price per SF	Construction/ Year Built
Subject	125 Main Huron	G&C Kingpins/ N/A	N/A/ N/A	16,985 SF/ N/A	Masonry/ 1947
1	4523 Liberty Vermilion	Tim Pence Invest/ PAS Bowling LLC	\$600,000/ 02/08/2023	20,958 SF/ \$28.63/SF	Masonry, Metal/ 1959
2	2155 E Gill Port Clinton	Port Clinton of Ohio/VFPC Prop	\$1,500,000/ 01/24/2025	12,709 SF/ \$118.03/SF	Steel/ 1987
3	2206 Cleveland Sandusky	Firelands Auto/ Cedar Point Park	\$1,500,000/ 10/16/2023	15,614 SF/ \$96.07/SF	Steel, Masonry/ 1989
4	111 SE Catawba Port Clinton	Floorstiles LLC/ DPTS Holdings	\$750,000/ 12/15/2023	11,500 SF/ \$65.22/SF	Steel/ 1976
5	1728 Sadler Sandusky	K&M Property/ DL Carwash	\$600,000/ 10/31/2025	15,220 SF/ \$39.42/SF	Masonry/ 1830
6	1154 W State Fremont	Brindley Invest/ Price, Rafkin	\$637,500/ 12/01/2025	10,500 SF/ \$60.71/SF	Masonry/ 1982

Comparable Sale #1



Property (Single) Report

**4523 Liberty Ave
Vermilion, OH 44089**



Jim Delahunt

General Certified Real Estate Appraiser

Ohio Appraisal License #382461

📞 Work (419) 433-7606 x1 | 📞 Office (419) 433-7606

📠 (419) 433-3781

✉️ jim@delahuntappraisal.com

🌐 www.delahuntappraisal.com



■ Off Market / Public Record • Sold Date: 2/8/2023, Public Record

Closed Price

\$600,000

Closed Date 2/8/2023

**Special Purpose**

Type

**20,958**

Sq Ft

Basic Facts

Type

Special Purpose

Multi Parcel

No

Subtype

Sports/Recreation

APN/TaxID

01-00-001-710-001

Land Use

Bowling Alley

Previously sold

for \$600,000 on 2/8/2023

Property Information

Property Features

PUBLICTotal Number of Units
in Complex

1

Lot Size Sqft

99,317 sq ft

Lot Size Acres

2.28 acres

Building Sqft

20,958 sq ft

4523 Liberty Ave, Vermilion, OH 44089

Property Features

PUBLIC

Neighborhood Code 97100

Basement Features

Basement

Tenants

Tenant/Contact	Suite/Unit	Move-in Date	Business Type	Business Start Date
Lake Erie Lanes Inc	–	–	Bowling Alley	–
Pas Bowling LLC	–	2/6/2023	Bowling Alley	–
Tim Pence Investments Inc	–	–	Bowling Alley	–
Vermilion Custom Canvas Inc Leonard Davidson	–	–	–	8/14/2014

Location Details

Flood Zone X (unshaded)

Legal Description

Parcel Number 01-00-001-710-001

County Lorain County

City/Municipality/Township
VERMILION CITY

Census Tract 390930301.022012

Carrier Route C002

Abbreviated Description CITY/MUNI/TWP:VERMILION CITY

Current Use Bowling Alley

Owner Facts

Owner Name (Public) PAS BOWLING LLC

Time Owned 0-5 Yrs

Mailing Address 4523 Liberty Ave Vermilion OH
44089-1909

Vesting Company/Corporation

Public Record History

Deed

Contract Date	2/6/2023	12/22/2016
Recording Date	2/8/2023	12/27/2016
Document Type	Warranty Deed	Limited Warranty Deed
Sale Price	\$600,000	–
Loan Type	Open End Mortgage / Open End with Future Advance Clause	Commercial
Loan Amount	\$587,000	\$368,000
Buyer ID	Limited Liability Company	Company or Corporation
Price Code Description	Sales Price or Transfer Tax rounded by county prior to computation. Varies by county.	–
Seller Name	PENCE INVESTMENTS INC	LAKE ERIE LANES INC
Seller ID	Corporation	Company or Corporation
Type of Financing	VAR	FIX
Lender Name	NORTHWEST BANK	BUCKEYE COMMUNITY BANK
County Transfer Tax	\$2,400	–
Buyer Mailing Address	4523 LIBERTY AVE, VERMILION, OH 44089	5425 WILLOW LN, VERMILION, OH 44089
Document #	2023-0906142	2016-0613260
Mortgage Document #	2023-0906143	2016-0613261
Title Company Name	NONE AVAILABLE	EXAMCO TITLE

Mortgage

Contract Date	12/27/2016	7/23/2003	11/26/2001
Recording Date	12/27/2016	7/24/2003	11/29/2001
Loan Type	Commercial	Commercial	Commercial
Borrower Name	VERMILION BOAT STORAGE LLC	LAKE ERIE LANES INC	LAKE ERIE LANES INC

Public Record History

Mortgage

Contract Date	12/27/2016	7/23/2003	11/26/2001
Borrower ID	Company or Corporation	Company or Corporation	Company or Corporation
Loan Amount	\$368,000	\$675,000	\$350,000
Type of Financing	Fixed Rate	Unknown	–
Lender Name	BUCKEYE COMMUNITY BANK	LORAIN NATIONAL BANK	LORAIN NATIONAL BANK
Lender Type	Bank	Bank	Bank
Borrower Mailing Address	Address not available	4523 E LIBERTY AVE, VERMILION, OH 44089	4523 E LIBERTY AVE, VERMILION, OH 44089
Document #	2016-0613262	933872	793236
Record Type Code	S	S	S
Record Type	S	S	S
Interest Rate	–	5.5%	–
Due Date	–	1/23/2019	12/15/2011
Mailing Address	–	457 BROADWAY, LORAIN, OH 44052	457 BROADWAY, LORAIN, OH 44052
Title Company Name	–	LORAIN COUNTY TITLE CO INC	LORAIN COUNTY TITLE CO INC

Tax

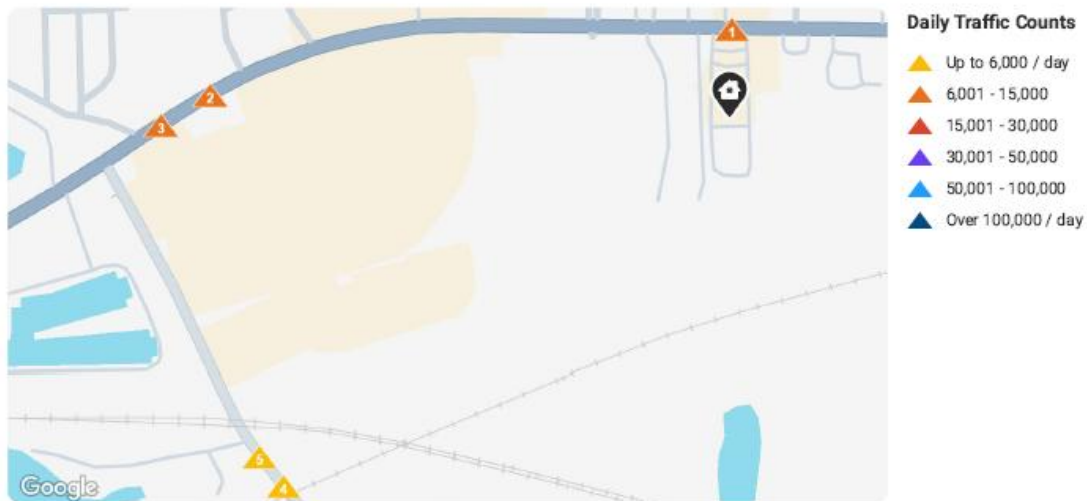
Assessment Year	2024	2023	2022	2021	2020
Assessed Value - Land	\$59,479	\$107,835	\$107,840	\$107,840	\$107,840
Assessed Value - Improvements	\$229,765	\$154,665	\$154,670	\$154,670	\$279,120
Total Assessed Value	\$289,244	\$262,500	\$262,510	\$262,510	\$386,960
Assessor Market Value Year	2024	2023	2021	2021	2018
Assessor Market Value - Land	\$169,940	\$308,100	\$308,100	\$308,100	\$308,100

Public Record History

Tax

Assessment Year	2024	2023	2022	2021	2020
Assessor Market Value - Improvements	\$656,470	\$441,900	\$441,900	\$441,900	\$797,490
Total Assessor Market Value	\$826,410	\$750,000	\$750,000	\$750,000	\$1,105,590
Tax Rate Code Area	16	16	16	16	16
Total Tax Amount	\$21,413	\$21,600	\$21,484	\$21,447	\$34,085
Delinquent Year	-	-	-	-	2017

Traffic Counts



Traffic Counts within 1 mile by Proximity

 14,272 Liberty Ave 2024 Est. daily traffic counts Cross: Portland Dr Cross Dir: E Distance: 0.04 miles Historical counts Year ▲ Count Type 2018 ▲ 14,342 AADT 2014 ▲ 14,740 AADT 2013 ▲ 14,740 AADT 2011 ▲ 14,140 AADT 2008 ▲ 14,320 AADT	 13,461 Liberty Ave 2024 Est. daily traffic counts Cross: Minnie Wawa St Cross Dir: NE Distance: -- Historical counts Year ▲ Count Type 2018 ▲ 14,342 AADT 2014 ▲ 14,740 AADT 2013 ▲ 14,740 AADT 2011 ▲ 14,140 AADT 2008 ▲ 14,320 AADT	 13,701 Liberty Avenue 2021 Est. daily traffic counts Cross: Minnie Wawa St Cross Dir: NE Distance: 0.03 miles Historical counts Year ▲ Count Type 2020 ▲ 12,467 AADT 2019 ▲ 14,232 AADT 2016 ▲ 13,190 AADT 2013 ▲ 14,740 AADT	 2,266 VERMILION RD 2024 Est. daily traffic counts Cross: Riverside Dr Cross Dir: SE Distance: -- Historical counts Year ▲ Count Type 2020 ▲ 1,767 AADT 2019 ▲ 1,959 AADT 2018 ▲ 3,030 AADT 2016 ▲ 2,912 AADT	 1,895 Vermillion Road 2021 Est. daily traffic counts Cross: Riverside Dr Cross Dir: SE Distance: 0.03 miles Historical counts Year ▲ Count Type 2020 ▲ 1,767 AADT 2019 ▲ 1,959 AADT 2018 ▲ 3,030 AADT 2016 ▲ 2,912 AADT
---	---	--	---	--

AADT - Annual Average Daily Traffic

ADT - Average Daily Traffic

AWDT - Average Weekly Daily Traffic

NOTE: Daily Traffic Counts are a mixture of actual and estimates

Transaction Information

Address: 4523 Liberty Avenue, Vermilion, Ohio

Auditor Parcel Number: 0100001710001

Legal Description: N/A

Grantor: Tim Pence Investments, Inc.

Grantee: PAS Bowling LLC

Sale Date: 02/08/2023

Price: \$600,000

Price per SF: \$28.63/SF

Financing: Conventional

Concessions: None

Property Rights: Fee Simple

Days on Market: None

Verification Source: Public Records, NOW MLS, Property Owner

Site Information

Property Type: Commercial

Site Size: 2.28 acres

Road Frontage: 163 feet on Liberty Avenue

Shape: Rectangular

Location: Above Average

Utilities: Electric, Natural Gas, Public Water and Sewer

Topography: Level and at street grade

Zoning: B-3: Highway Commercial

Encumbrance or Easement: None Known

Environmental Issues: None Known

Proximity to Subject: 9.73 miles NE

Improvements Information

Number of Buildings: 1

Outbuildings: There is an additional building on the subject site with ownership listed as Vermilion Boat Storage and an address of 4525 Liberty Avenue. This building was not included in the sale price for the bowling alley and is under condominium ownership according to one of the property owners interviewed.

Number of Stories: 1

Gross Building Area: 20,958 SF

Construction Type: Masonry, metal

Year Built: 1959

Condition: Average

Roof Cover: Metal, Asphalt

Exterior: Masonry, metal, brick

Heating/Cooling: Forced Air Units/HVAC

Personal Property Included in Sale Price: The owner stated that all equipment and licenses were included in the \$600,000 sale price

Previous/Current Use: Bowling business/Bowling business

Comparable Sale #2



PROPERTY REPORT

2155 E Gill Rd, Port Clinton, OH 43452



Presented by
Jim Delahunt | General Certified Real Estate Appraiser
Ohio Appraisal License: 382461

Work: (419) 433-7606 x1 | Office: (419) 433-7606 | Fax: (419) 433-3781

Main: jim@delahuntappraisal.com
Office: www.delahuntappraisal.com

Delahunt Appraisal Service
2920 Cleveland Road West
Huron 44839



Property Report

2155 E Gill Rd, Port Clinton, OH 43452

2155 E Gill Rd, Port Clinton, OH 43452

● Active

* Active: 5/29/2025

List Price

\$1,675,000

Active Date: 5/29/2025

Listing ID: 1940012

Closed Price

\$1,500,000

Closed Date: 1/24/2025

Price Per Sq Ft

\$132

Property Facts

Property Type	Retail	Retail
Property Subtype	Vehicle Rentals	Retail
Number of Buildings	-	1
Number of Units	1	-
Number of Stories	1	-
Building Area (sq ft)	12,709	-
Lot Size	1.86 acres	-
Lot Dimensions	1.855 AC	-
Year Built	1987	-
Heating	Yes	-
Cooling	Central	-
Garage (spaces)	0	-
Construction	Brick	-
Exterior Walls	Brick Veneer	-

Public Facts

Listing Facts

This report contains data and information that is publicly available and/or licensed from third parties and is provided to you on an "as is" and "as available" basis. The information is not verified or guaranteed. Neither this report nor the estimated value of a property is an appraisal of the property. Any valuation shown in this report has been generated by use of proprietary computer software that assembles publicly available property records and certain proprietary data to arrive at an approximate estimate of a property's value. Some portions of this report may have been provided by an RPR user; RPR is not responsible for any content provided by its users. RPR and its information providers shall not be liable for any claim or loss resulting from the content of, or errors or omissions in, information contained in this report.



Property Report

2155 E Gill Rd, Port Clinton, OH 43452



Tenant Data – Total Tenants Found: 4

Tenant / Contact	Suite/ Unit	Move-in Date	Type of Business	Business Start Date
Drf Holdings LLC	-	-	-	-
Port Clinton Ford Inc	-	-	Wholesale trade	-
8889982546	-	-	-	-
Port Clinton of Ohio LLC	-	-	-	-
Port Clinton Yacht Sales LLC	-	-	-	8/27/2007
Douglas Franck	-	-	-	-



Property Report

2155 E Gill Rd, Port Clinton, OH 43452

Extended Property Facts

Structure Details

Building Dimensions 11,000 - 12,000

Property Features

Number of Buildings 1
Building Dimensions 11,000 - 12,000

Interior Details

Building Perimeter 690 sq ft
Porch - Open 284 sq ft

Exterior Details

Lot Size - Square Feet 80,804 sq ft
Lot Size - Acres 1.86 acres
Neighborhood Code 42007000

Other Details

Building Condition Average
Storage Bldg. 240
Utility Bldg. 24000, 12000
Asphalt Paving 80800

Schools (based on location)

Elementary School Bataan Memorial Primary School
Middle School Port Clinton Middle School
High School Port Clinton High School
School District Port Clinton City Schools



Property Report

2155 E Gill Rd, Port Clinton, OH 43452

Listing Facts and Details

Listing Details

Listing ID: 1940012

Original List Date: 5/29/2025

Listing Source: CREX

Current List Price: \$1,675,000

Details:

PPN 0200723109569001 Building Size +/- 12000 SFAcreage +/- 1.86 ACFrontage +/- 465 feet on Gill Road facing Route 2DriveIn Doors 6 total
512x12 112x14Clear Height 1420 in ShopPower 3PH / 208V / 400AService Dept Parts Dept Shop Showroom5 Offices in ShowroomLifts Benches
and Air Compressors Included

Legal:

DIST:020 CITY/MUNI/TWP:PORTAGE TOWNSHIP SEC/TWN/RNG/MER:SEC 04 TWN 06N RNG 17E S04 T06 R17 SW PT NE 1/4 NE 1/4 MAP
REF:MAP 1604-00

Price Change History

Change Date	Description	Price	Change %
5/31/2025	Active	\$1,925,000	-

Public Facts

Owner Information

Owner Name (Public) VEPC PROPERTY PARTNERS LLC

Mailing Address 9680 Sweet Valley Drive Cleveland OH 44125

Vesting Company/Corporation

Legal Description

Parcel Number	020-07231-09569-001
Tax ID	032319-2
County	Ottawa County
City/Municipality/Township	PORTAGE TOWNSHIP
Census Tract	391230512.012014
Carrier Route	C010
Abbreviated Description	DIST:020 CITY/MUNI/TWP:PORTAGE TOWNSHIP SEC/TWN/RNG/MER:SEC 04 TWN 06N RNG 17E S04 T06 R17 SW PT NE 1/4 NE 1/4 MAP REF:MAP 1604-00
Current Use	Retail

Assessed Values

Date	Improvements	Land	Total	Tax
2024	\$461,097	\$113,572	\$574,669	\$22,454
2023	\$370,433	\$103,247	\$473,680	\$20,643
2022	\$370,433	\$103,247	\$473,680	\$20,949
2021	\$370,430	\$103,250	\$473,680	\$20,938
2020	\$370,430	\$103,250	\$473,680	\$21,977
2019	\$370,430	\$103,250	\$473,680	\$21,845
2018	\$370,430	\$103,250	\$473,680	\$21,441
2017	\$374,990	\$103,250	\$478,240	-
2016	\$374,990	\$103,250	\$478,240	\$21,737
2015	\$195,720	\$81,630	\$277,350	\$12,588
2014	\$106,080	\$81,630	\$187,710	\$4,243



Property Report

2155 E Gill Rd, Port Clinton, OH 43452

2013	\$106,080	\$81,630	\$187,710	\$8,516
2012	\$106,080	\$81,630	\$187,710	---
2011	\$133,360	\$81,630	\$214,990	---
2010	\$133,360	\$81,630	\$214,990	\$9,324
2009	\$133,360	\$81,630	\$214,990	---
2006	\$138,100	\$63,780	\$201,880	---

Deed Records

Recording Date	1/24/2025
Document Type	Limited Warranty Deed
Sales Price	\$1,500,000
Sales Price Code	Sales Price or Transfer Tax rounded by county prior to computation. Varies by county.
Buyer Name	VEPC PROPERTY PARTNERS LLC
Buyer ID	Limited Liability Company
Seller Name	PORT CLINTON OF OHIO LLC
Seller ID	Limited Liability Company
Document #	202500000457
County Transfer Tax	\$6,000
Book #	2020
Page #	647
Contract Date	1/17/2025

Mortgage Records

Recording Date	1/24/2025
Borrower Name	VFPC PROPERTY PARTNERS LLC
Lender Name	FORD MOTOR CREDIT CO
Lender Type	Lending institution
Loan Amount	\$1,200,000
Document Number	202500000459
Loan Type	Commercial
Contract Date	1/24/2025

Maps



Legend: Subject Property



Legend: Subject Property



Legend: Subject Property

Traffic Counts



1

1,610

2024 Est. daily traffic counts

Street: SR-2C
Cross: E State Rd
Cross Dir: -
Dist: -

Historical counts

Year	Count	Type
2021	1,388	AADT
2019	1,702	AADT
2018	1,677	AADT

2

2,428

2024 Est. daily traffic counts

Street: RAMP FROM SR2-53
EB TO SR2 SPUR NB
Cross: E State Rd
Cross Dir: -
Dist: -

Historical counts

Year	Count	Type
2021	1,386	AADT
2019	2,363	AADT
2018	2,298	AADT

3

8,392

2024 Est. daily traffic counts

Street: E Harbor Rd
Cross: E Sand Rd
Cross Dir: W
Dist: -

Historical counts

Year	Count	Type
2004	8,730	AADT
1994	7,270	ADT

4

1,754

2024 Est. daily traffic counts

Street: RAMP FROM SR2-53
WB TO SR2 SPUR NB
Cross: E State St
Cross Dir: SW
Dist: -

Historical counts

Year	Count	Type
2021	1,582	AADT
2019	1,805	AADT
2018	1,763	AADT

5

11,873

2024 Est. daily traffic counts

Street: East Harbor Road
Cross: N Sandpiper Ct
Cross Dir: E
Dist: -

Historical counts

Year	Count	Type
2021	9,993	AADT
2019	13,631	AADT
2018	13,536	AADT

NOTE: Daily Traffic Counts are a mixture of actual and Estimates (*)

2155 E Gill Rd, Port Clinton, OH 43452-2559, Ottawa County

APN: 020-0723109569001 CLIP: 2216392457

	Beds	Full Baths	Half Baths	Sale Price	Sale Date
	N/A	N/A	N/A	N/A	N/A
	Bldg Sq Ft	Lot Sq Ft	Yr Built	Type	
	12,709	186,088	1987	AUTO SALES	

OWNER INFORMATION			
Owner Name	Vtpe Property Partners LLC	Tax Billing Zip+4	
Owner Name 2		Owner Vesting	
Tax Billing Address	9880 Sweet Valley Dr	Owner Occupied	No
Tax Billing City & State	Cleveland, OH	Do Not Mail Flag	
Tax Billing Zip	44125		

COMMUNITY INSIGHTS			
Median Home Value	\$283,018	School District	PORT CLINTON CITY
Median Home Value Rating	4 / 10	Family Friendly Score	65 / 100
Total Crime Risk Score (for the neighborhood, relative to the nation)	44 / 100	Walkable Score	24 / 100
Total Incidents (1 yr)	21	Q1 Home Price Forecast	\$292,652
Standardized Test Rank	77 / 100	Last 2 Yr Home Appreciation	24%

LOCATION INFORMATION			
School District Name		Traffic	
Subdivision		Waterfront Influence	
Zip Code	43452	Township	Portage Twp
Carrier Route	C010	Flood Zone Code	X
Census Tract	512.01	Within 250 Feet of Multiple Flood Zones	No
Tract Number		Flood Zone Panel	39123C0145D
Zoning		Flood Zone Date	12/01/2022
Old Map	1604	Building Number	C01
Map Page/Grid			

TAX INFORMATION			
Formatted PID	020-0723109569001	Tax Area	020
Parcel ID	0200723109569001	Tax Appraisal Area	020
Exemption(s)		Lot Number	
% Improved	80%	Block Number	
Legal Description	S04 T08 R17 SW PT NE 1/4 NE 1/4		
Annual Tax			

ASSESSMENT & TAX			
Assessment Year	2024	2023	2022
Assessed Value - Total	\$574,670	\$473,680	\$473,680
Assessed Value - Land	\$113,570	\$103,250	\$103,250
Assessed Value - Improved	\$461,100	\$370,430	\$370,430
YOY Assessed Change (\$)	\$100,990	\$0	
YOY Assessed Change (%)	21.32%	0%	
Market Value - Total	\$1,641,910	\$1,353,370	\$1,353,370
Market Value - Land	\$324,490	\$294,990	\$294,990
Market Value - Improved	\$1,317,420	\$1,058,380	\$1,058,380
Exempt Building Value			
Exempt Land Value			
Exempt Total Value			
Tax Year	Total Tax	Change (\$)	Change (%)
2022	\$20,949		
2023	\$20,643	-\$306	-1.46%
2024	\$22,454	\$1,811	8.77%

CHARACTERISTICS		
Universal Land Use	Auto Sales	Cooling Type

County Land Use	Car Sales/Service	Heat Type	
Style		Fuel Type	
Lot Frontage		Porch	Open Frame Porch
Lot Depth		Patio Type	
Lot Area	186,068	Garage Type	
Lot Acres	4.272	Garage Capacity	
Lot Shape		Garage Sq Ft	
Building Sq Ft	12,709	Roof Type	
Above Grd Sq Ft		Roof Material	
Total Adj Bldg Area		Roof Frame	
Building Width		Roof Shape	
Building Depth		Construction	
Basement Type		Interior Wall	
Basement Sq Feet		Exterior	
Unfinished Basement Area		Floor Cover	
Bsm't Finish		Foundation	
Stories		Pool	
Condition		Pool Size	
Quality		Year Built	1987
Total Units	1	Effective Year Built	1987
Total Rooms		Topography	
Bedrooms		Other Impvs	
Total Baths		Other Rooms	
Full Baths		Electric Service Type	
Half Baths		Attic Type	
Bath Fixtures		No. of Porches	1
Fireplaces		Porch 1 Area	284
Condo Amenities		Porch Type	Open Frame Porch
Water		Patio/Deck 1 Area	
Sewer		Patio/Deck 2 Area	

FEATURES					
Feature Type	Unit	Size/Qty	Width	Depth	Year Built
Steel Utility Building	\$	12,000	120	100	2011
Steel Utility Building	\$	24,000	200	120	2015
Asp/Blacktop Paving	\$	80,800			1987
Storage Building	\$	240			1987
Value Included	\$	80,800			

Feature Type	Value
Steel Utility Building	\$318,820
Steel Utility Building	\$651,800
Asp/Blacktop Paving	
Storage Building	\$3,590
Value Included	\$101,000

Building Description	Building Size
----------------------	---------------

SELL SCORE			
Rating		Value As Of	2025-08-31 04:42:54
Sell Score			

ESTIMATED VALUE			
RealAVM™		Confidence Score	
RealAVM™ Range		Forecast Standard Deviation	
Value As Of			

(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.

(2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 50 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.

(3) The FSD deviates confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

LISTING INFORMATION			
MLS Listing Number		MLS Sale Price	
MLS Status		Days on Market	

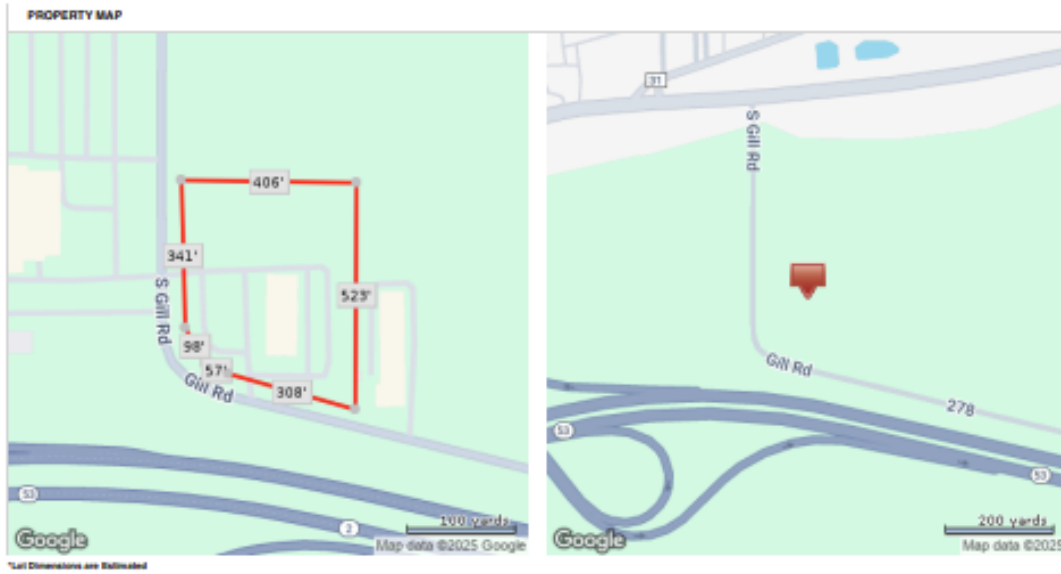
MLS Listing Date		MLS Listing Agent	
MLS Current List Price		MLS Listing Broker	
MLS Orig. List Price		MLS Selling Agent	
MLS Status Change Date		MLS Selling Broker	
MLS Pending Date		MLS Area	
MLS Sale Date			

MLS Listing #	
MLS Status	
MLS Listing Date	
MLS Listing Price	
MLS Orig Listing Price	
MLS Listing Cancellation Date	
MLS Close Date	
MLS Listing Close Price	

LAST MARKET SALE & SALES HISTORY	
Recording Date	01/24/2025
Settle Date	01/17/2025
Sale Price	\$6,000
Nominal	
Buyer Name	Vlpc Property Partners LLC
Seller Name	Port Clinton Of Ohio LLC
Document Number	2020-647
Document Type	Limited Warranty Deed

MORTGAGE HISTORY				
Mortgage Date	01/24/2025	04/02/2015	04/11/2012	06/22/2011
Mortgage Amount	\$1,200,000	\$1,200,000	\$500,000	\$610,000
Borrower Name	Vlpc Property Partners LLC	Port Clinton Of Ohio LLC	Port Clinton Of Oh LLC	Port Clinton Of Ohio LLC
Borrower Name 2				
Mortgage Lender	Ford Motor Cr Co LLC	First Nat'l Bk/Bellevue	First Nat'l Bk/Bellevue	First Nat'l Bk/Bellevue
Mortgage Code	Conventional	Conventional	Conventional	Conventional
Mortgage Int Rate				
Mortgage Int Rate Type				
Mortgage Term				
Mortgage Term Code				
Mortgage Type	Resale	Refi	Refi	Refi
Title Company		Hartung Title	Hartung Title	Hartung Title
Mortgage Doc #	2020-667	1539-627	1400-955	1385-592

FORECLOSURE HISTORY	
Document Type	
Default Date	
Foreclosure Filing Date	
Recording Date	
Document Number	
Book Number	
Page Number	
Default Amount	
Final Judgment Amount	
Original Doc Date	
Original Document Number	
Original Book Page	
Lien Type	



Transaction Information

Address: 2155 East Gill Road, Port Clinton, Ohio

Auditor Parcel Number: 0200723109569006

Legal Description: S4 T6 R17 PT NE 1/4

Grantor: Port Clinton of Ohio LLC

Grantee: VFPC Property Partners LLC

Sale Date: 01/24/2025

Price: \$1,500,000. Currently advertised for sale at \$1,675,000, or \$131.80/SF

Price per SF: \$118.03

Financing: Cash

Concessions: None

Property Rights: Fee Simple

Days on Market: None. Currently advertised for sale at \$1,675,000

Verification Source: Public Records, LoopNet, MLS NOW

Site Information

Property Type: Commercial

Site Size: 2.42 acres

Road Frontage: 595 feet on East Gill Road

Shape: Irregular

Location: Above Average

Utilities: Electric, Nat. Gas, Public Water and Sewer

Topography: Level

Zoning: C-2: General Commercial

Encumbrance or Easement: None Known

Environmental Issues: None Known

Proximity to Subject: 19.30 miles NW

Improvements Information

Number of Buildings: 1

Outbuildings: 0

Number of Stories: 1

Gross Building Area: 12,709 SF

Construction Type: Steel

Year Built: 1987

Condition: Above Average

Roof Cover: Metal

Exterior: Metal and Brick

Heating/Cooling: HVAC in office only. Unit heat in garage area

Personal Property Included in Sale Price: None

Previous/Current Use: Automobile sales and service/Vacant

Comparable Sale #3



PROPERTY REPORT

2206 Cleveland Rd, Sandusky, OH 44870



Presented by
Jim Delahunt | General Certified Real Estate Appraiser
Ohio Appraisal License: 382461

Work: (419) 433-7606 x1 | Office: (419) 433-7606 | Fax: (419) 433-3781

Main: jim@delahuntappraisal.com
Office: www.delahuntappraisal.com

Delahunt Appraisal Service
2920 Cleveland Road West
Huron 44839



Property Report

2206 Cleveland Rd, Sandusky, OH 44870



Tenant Data – Total Tenants Found: 2

Tenant / Contact	Suite/ Unit	Move-in Date	Type of Business	Business Start Date
Firelands Auto Group LL	—	—	—	—
Sandusky Chrysler-Toyota	—	—	Vehicle Sales, Rentals	—



Property Report

2206 Cleveland Rd, Sandusky, OH 44870

Extended Property Facts

Interior Details

Canopy/Awning 1106 sq ft

Exterior Details

Topography	Level grade
Lot Size - Square Feet	167580 sq ft
Lot Size - Acres	3.847 ac
Neighborhood Code	45702
Water	Yes
Sewer	Yes

Other Details

Effective Year Built	2006
Building Condition	Good
Chain Link Fence	580
Asphalt Paving	40000
Concrete Paving	33500

Public Facts

Owner Information

Owner Name	CEDAR POINT PARK LLC
Mailing Address	Po Box 543185 Dallas TX 75354-3185
Mail Care-Of Name	Property Tax Service Co
Vesting	Company/Corporation
Number of Tenants	2

Legal Description

APN	57-04253-000
Tax ID	003747-4
FIPS Parcel Number	3904357-04253-000
Census Tract	390430413.002003
Abbreviated Description	DIST:55 CITY/MUNI/TWP:SANDUSKY CITY OL3 DAR SURV S SIDE CLEVELAND RD 3.8471AC MAP REF:57115480002
City/Municipality/Township	Sandusky, OH 44870
Building Name	SANDUSKY CHRYSLER-TOYOTA
General Use	Vehicle Sales, Rentals
Overall Use	RETAIL

Assessed Values

Date	Improvements	Land	Total	Tax
2023	\$590,310	\$80,790	\$671,100	\$45,682
2022	\$590,310	\$65,940	\$656,250	\$45,153
2021	\$606,280	\$65,940	\$672,220	\$48,913
2020	\$202,950	\$65,940	\$268,890	\$19,190
2019	\$202,950	\$65,940	\$268,890	\$19,559
2018	\$202,950	\$65,940	\$268,890	\$19,449
2017	\$185,750	\$65,940	\$251,690	\$18,559
2016	\$185,750	\$65,940	\$251,690	\$18,502
2015	\$185,750	\$65,940	\$251,690	\$17,206
2014	\$167,830	\$50,740	\$218,570	\$15,091
2013	-	-	-	\$7,521
2012	\$167,830	\$50,740	\$218,570	-
2011	\$175,920	\$53,410	\$229,330	\$14,102
2010	\$175,920	\$53,410	\$229,330	-
2008	\$175,920	\$53,410	\$229,330	-



Property Report

2206 Cleveland Rd, Sandusky, OH 44870

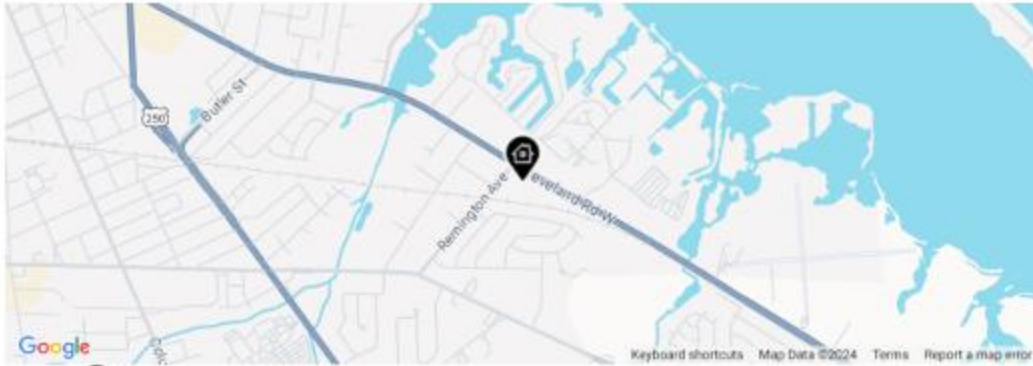
Deed Records

Recording Date	10/16/2023
Document Type	Limited Warranty Deed
Sales Price	\$1,125,000
Sales Price Code	Sales Price or Transfer Tax rounded by county prior to computation. Varies by county.
Buyer Name	CEDAR POINT PARK LLC
Buyer ID	Limited Liability Company
Seller Name	FIRELANDS AUTO REAL ESTATE II LLC
Seller ID	Limited Liability Company
Document #	202307509
County Transfer Tax	\$4,500
Total Transfer Tax	\$1,500
Contract Date	10/16/2023

Financial Details

Adjusted Prop. Value	\$1,917,430
Last Major Renovation	2006
Default History	NO DEFAULTS IN AVAILABLE RECORDS
New Applicant	72
Underwriting Score	
Property Use Reliability Score	72
Property Use Risk Score	B
Financial Risk Score	72
Local Area Credit Risk Score	C
Special Risk Characteristics	NO SPECIAL RISK FEATURES

Maps



Legend:  Subject Property

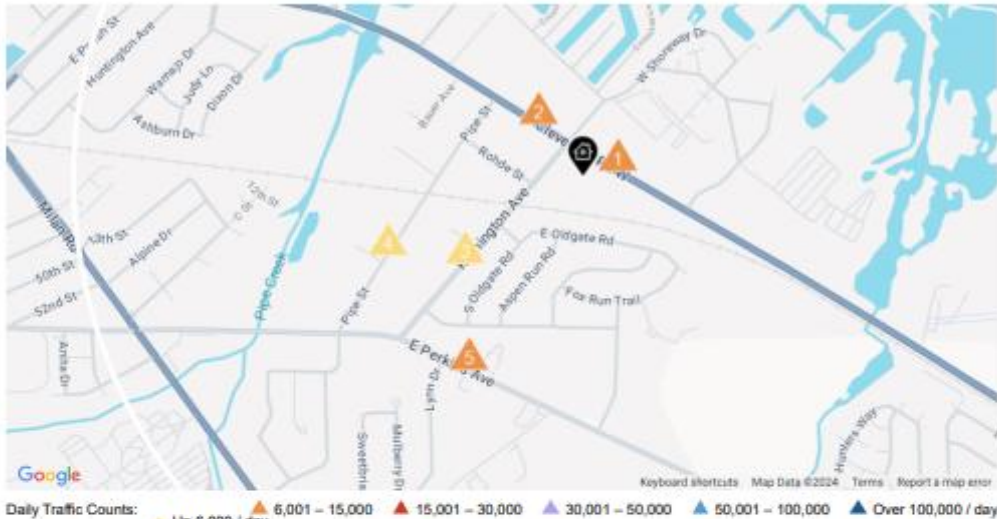


Legend:  Subject Property



Legend:  Subject Property

Traffic Counts



1	2	3	4	5
11,100	7,299	5,948	1,251	12,081
2023 Est. daily traffic counts	2023 Est. daily traffic counts	2023 Est. daily traffic counts	2023 Est. daily traffic counts	2023 Est. daily traffic counts
Street: Cleveland Rd W Cross: Remington Ave Cross Dir: NW Dist: 0.07 miles	Street: Cleveland Rd W Cross: Remington Ave Cross Dir: SE Dist: 0.07 miles	Street: Remington Ave Cross: Fallen Timber Dr Cross Dir: SW Dist: 0.07 miles	Street: Pipe Street Cross: Fallen Timber Dr Cross Dir: SE Dist: 0.13 miles	Street: East Perkins Avenue Cross: Lynn Dr Cross Dir: NW Dist: 0.05 miles
Historical counts	Historical counts	Historical counts	Historical counts	Historical counts
Year	Year	Year	Year	Year
Count	Count	Count	Count	Count
Type	Type	Type	Type	Type
2021 ▲ 11,509 AADT	2004 ▲ 7,410 AADT	2021 ▲ 5,918 AADT	2021 ▲ 1,278 AADT	2021 ▲ 12,206 AADT
2020 ▲ 10,472 AADT	1992 ▲ 6,950 AADT	2020 ▲ 5,518 AADT	2020 ▲ 1,192 AADT	2020 ▲ 11,647 AADT
2019 ▲ 11,954 AADT		2019 ▲ 6,117 AADT	2019 ▲ 1,322 AADT	2019 ▲ 12,578 AADT
2016 ▲ 11,088 AADT		2018 ▲ 6,248 AADT		
2013 ▲ 10,413 AADT		2016 ▲ 5,878 AADT		

NOTE: Daily Traffic Counts are a mixture of actual and Estimates (*)

Summary

Parcel Number 57-04253.000
Map Number 57115480002
Location Address 2206 CLEVELAND
Legal Acres 3.8471
Legal Description OL3 DAR SURV S SIDE CLEVELAND RD 3.8471AC
(Note: Not to be used on legal documents.)
Neighborhood 45702 CAUSEWAY & CLEVELAND RD
Tax District 55 SANDUSKY CITY
School District SANDUSKY CSD
Homestead Reduction NO
Owner Occupancy Credit NO
Foreclosure NO
Land Use 454-AUTOMOBILE CAR SALES AND SERVICES
(Note: Land Use is for valuation purposes only. Consult the local jurisdiction for zoning and legal use.)

[Download Land Use descriptions](#)

Notes

Map Number: 040
Personal Property District: 22-0320

Owners

Owner Address	Tax Payer Address
CEDAR POINT PARK LLC	CEDAR POINT PARK LLC
1 CEDAR POINT DR	C/O PROPERTY TAX SERVICE PO BOX
SANDUSKY OH 44870-5259	543185
	DALLAS TX 75354-3185

Land

Land Type	Calculated Acres	Actual Frontage	Effective Frontage	Depth	Depth Factor	Unit Rate	Appraised Value (100%)
P1-PRIMARY	3.8471	0	0	0	100%	60000	\$230,830
Total	3.8471						\$230,830

Buildings

Card 2

Line	Description	Area	Appraised Value (100%)
1	COVER COVER / CANOPY	1106	\$4,050

Improvements

Card 2

Description	Dimensions	Area	Year Built	Appraised Value (100%)
PAVING ASPHALT-PAVING: ASPHALT		40000	1989	\$13,200
PAVING CON-PAVING: CONCRETE		33500	1989	\$22,110
FENCE CL 6' HI FENCE: C/L 6' HIGH		580	1989	\$4,590
Total				\$39,900

Appraised Value

If the value information is unavailable or does not display, it may be due to this being a new parcel and the information will be available in a future year. If you have questions please contact the Erie County Auditor's Office by email at erc@eriecountyvaoh.gov or by phone at (419) 627-7746.

Assessed Year	2023	2022	2021	2020	2019
Land Value	\$230,830	\$188,400	\$188,400	\$188,400	\$188,400
CALJV Value	\$0	\$0	\$0	\$0	\$0
Improvements Value	\$1,686,600	\$1,686,600	\$1,686,600	\$579,850	\$579,850
Total Value (Appraised 100%)	\$1,917,430	\$1,875,000	\$1,875,000	\$768,250	\$768,250

Taxable Value (35% of Appraised Value)

If the value information is unavailable or does not display, it may be due to this being a new parcel and the information will be available in a future year. If you have questions please contact the Erie County Auditor's Office by email at erc@eriecountyvaoh.gov or by phone at (419) 627-7746.

Assessed Year	2023	2022	2021	2020	2019
Land Value	\$80,790	\$65,940	\$65,940	\$65,940	\$65,940
CALJV Value	\$0	\$0	\$0	\$0	\$0
Improvements Value	\$590,310	\$590,310	\$590,310	\$202,950	\$202,950
Total Value (Assessed 35%)	\$671,100	\$656,250	\$656,250	\$268,890	\$268,890

Tax History

Tax Year (click for detail)	Prior Charges	Full Year Total	Payments	Uncollectable	Half Year Due	Full Year Due
2023 Pay 2024	\$0.00	\$45,681.82	\$22,840.91		\$0.00	\$22,840.91
2022 Pay 2023	\$0.00	\$45,152.84	\$45,152.84		\$0.00	\$0.00
2021 Pay 2022	\$0.00	\$48,913.32	\$48,913.32		\$0.00	\$0.00

For tax bills and related information, please visit the Erie County Treasurer's website by [clicking here](#)

Payments

Payment Date	Amount Paid
2/20/2024	\$22,840.91
7/5/2023	\$22,576.42
2/9/2023	\$22,576.42
7/5/2022	\$24,456.66
2/16/2022	\$24,456.66
7/9/2021	\$9,594.82
2/19/2021	\$9,594.82
7/6/2020	\$9,779.32
2/14/2020	\$9,779.32
7/11/2019	\$9,724.31
2/8/2019	\$9,724.31
7/13/2018	\$9,279.56
2/16/2018	\$9,279.56
7/13/2017	\$9,251.07
2/6/2017	\$9,251.07
7/7/2016	\$8,602.92
2/11/2016	\$8,602.92

Sales

Sale Date	Sale Price	Seller	Buyer	No. of Properties
10/16/2023	\$1,500,000	FIRELANDS AUTO REAL ESTATE II LLC	CEDAR POINT PARK LLC	1
7/14/2020	\$2,250,000	GERCYN LLC	FIRELANDS AUTO REAL ESTATE II LLC	1
6/10/2008	\$0	O K PROPERTIES	GERCYN LLC	1
4/8/1999	\$0	SANDUSKY O K INC.	O K PROPERTIES	1
1/1/1950	\$0	UNKNOWN	SANDUSKY O K INC.	0

Recent Sales In Area

Sale date range:

From: To:

Feet

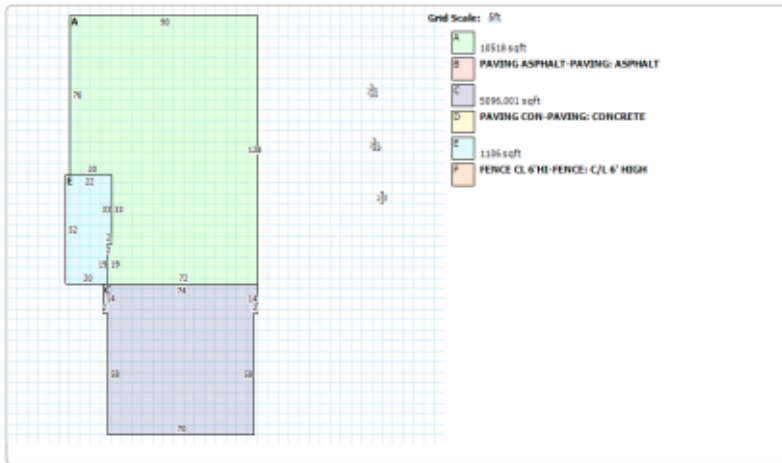


Historical Grand List

[Browse all Erie County Historical Grand List Documents](#)

Sketches

Note: Sketch items labeled O1 through O9 are Other Improvements and more detail about these items can be found under the Improvements tab. Click [HERE](#) for Sketch Codes and Descriptions



Map



Property Card

Property Card

No data available for the following modules: Dwellings, Additions, Ag Soil, Special Assessments, Photos.

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Last Data Upload: 7/10/2024, 9:25:53 AM

Contact Us

Developed by
Schneider
GEOSPATIAL

Transaction Information

Address: 2206 Cleveland Road, Sandusky, Ohio

Auditor Parcel Number: 57-04253.000

Legal Description: OL3 DAR SURV S SIDE CLEVELAND RD 3.8471AC

Grantor: Firelands Auto Real Estate LLC

Grantee: Cedar Point Park LLC

Sale Date: 10/16/2023

Price: \$1,500,000

Price per SF: \$96.07

Financing: Cash

Concessions: None

Property Rights: Fee Simple

Days on Market: Advertised on LoopNet for an unknown length of time

Verification Source: Public Records, LoopNet

Site Information

Property Type: Commercial

Site Size: 3.85 acres

Road Frontage: 276 feet on Cleveland Road

Shape: Irregular

Location: Good

Utilities: Electric, Nat. Gas, Public Water and Sewer

Topography: Level

Zoning: GB: General Business

Encumbrance or Easement: None Known

Environmental Issues: None Known

Proximity to Subject: 5.96 miles NW

Improvements Information

Number of Buildings: 1

Outbuildings: 1

Number of Stories: 1

Gross Building Area: 15,614 SF

Construction Type: Steel, Masonry

Year Built: 1989

Condition: Above Average

Roof Cover: Metal, Membrane

Exterior: Metal and Masonry

Heating/Cooling: HVAC in office only. Unit heat in garage area

Personal Property Included in Sale Price: None

Previous/Current Use: Automobile sales and service/Cedar Point offices

Comparable Sale #4



Property (Single) Report

**111 SE Catawba Rd
Port Clinton, OH 43452**



Jim Delahunt

General Certified Real Estate Appraiser

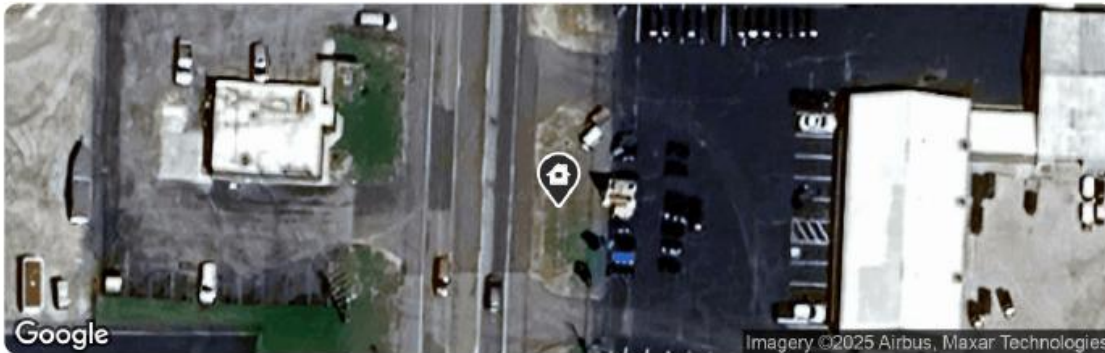
Ohio Appraisal License #382461

☎ Work (419) 433-7606 x1 | ☎ Office (419) 433-7606

📠 (419) 433-3781

✉ jim@delahuntappraisal.com

🌐 www.delahuntappraisal.com

**Off Market / Public Record** • Sold Date: 2/26/2021, Public Record

Closed Price

\$700,000

Closed Date 2/26/2021

**Retail**

Type

**5,000**

Sq Ft

Basic Facts

Type

Retail

Multi Parcel

No

Subtype

General

APN/TaxID

020-07830-10375-000

Year Built

1976

Previously sold

for \$700,000 on 2/26/2021

Land Use

Retail Stores (Personal Services)

Property Information

Property Features

PUBLIC

Building Condition

Average

Construction Features

Metal

Utility Bldg.

000006000,000000510

Total Number of Units
in Complex

1

Property Features

PUBLIC

Lot Size Sqft	82,459 sq ft	Lot Size Acres	1.89 acres
Building Sqft	5,000 sq ft	Neighborhood Code	42001000
Building Perimeter	300	Chain Link Fence	000000150
Asphalt Paving	000021800		

Location Details

Flood Zone X (unshaded)

Legal Description

Parcel Number	020-07830-10375-000	Tax ID	033122-3
County	Ottawa County	City/Municipality/Township	PORTAGE TOWNSHIP
Census Tract	391230512.012017	Carrier Route	C010
Abbreviated Description	DIST:020 CITY/MUNI/TWP:PORTAGE TOWNSHIP SEC/TWN/RNG/MER:SEC 35 TWN 07N RNG 17E S35 T07 R17 PT NE SE MAP REF:MAP 0935-00	Current Use	Retail Stores (Personal Services)

Owner Facts

Owner Name (Public)	DPTS HOLDINGS LLC	Time Owned	0-5 Yrs
Mailing Address	1871 Ne Catawba Rd # A1 Port Clinton OH 43452-3682	Vesting	Company/Corporation

Public Record History

Deed

Contract Date	12/29/2023	2/26/2021	2/17/2021
Recording Date	1/2/2024	2/26/2021	2/17/2021
Document Type	Warranty Deed	Limited Warranty Deed	Warranty Deed
Buyer ID	Limited Liability Company	Limited Liability Company	Limited Liability Company
Price Code Description	Transfer Tax on document indicated as Exempt	Sales Price or Transfer Tax rounded by county prior to computation. Varies by county.	Sales Price or Transfer Tax rounded by county prior to computation. Varies by county.
Seller Name	DPT'S HOLDINGS LLLC	KNOLL CREST INVESTORS LTD	KNOLL CREST INVESTORS LTD
Seller ID	Limited Liability Company	Limited Liability Company	Limited Liability Company
Buyer Mailing Address	1871 NE CATAWBA RD, PORT CLINTON, OH 43452	13477 PROSPECT RD, STRONGSVILLE, OH 44149	205 SE CATAWBA RD, PORT CLINTON, OH 43452
Document #	202400000028	202100303933	202100303530
Recorder's Book #	1974	1823	1821
Recorder's Page #	127	918	566
Title Company Name	HARTUNG TITLE ORDER	NONE AVAILABLE	HARTUNG TITLE ORDER
Multi-APN Flag	2 APN's being conveyed	-	-
Sale Price	-	\$700,000	\$44,000
County Transfer Tax	-	\$2,800	\$176
Loan Type	-	-	Open End Mortgage / Open End with Future Advance Clause
Loan Amount	-	-	\$540,000
Lender Name	-	-	THE GENOA BANKING CO
Mortgage Document #	-	-	1821/7

Public Record History

Mortgage

Contract Date	12/13/2024	7/22/2020	7/22/2020
Recording Date	12/13/2024	7/24/2020	7/24/2020
Loan Type	Commercial	Open End Mortgage / Open End with Future Advance Clause	Open End Mortgage / Open End with Future Advance Clause
Borrower Name	DPT HOLDINGS LLC	GREENES MARINE LLC	GREENES MARINE LLC
Borrower ID	Limited Liability Company	Limited Liability Company	Limited Liability Company
Loan Amount	\$750,000	\$324,500	\$259,600
Type of Financing	Variable	—	—
Lender Name	GENOA BANKING CO	GENOA BANKING CO	GENOA BANKING CO
Lender Type	Bank	Bank	Bank
Mailing Address	43430	43430	43430
Borrower Mailing Address	Address not available	Address not available	Address not available
Loan Number	80002032	—	—
Document #	202400007774	202000296743	202000296744
Book Number	2016	1783	1783
Page Number	138	358	372
Record Type Code	S	S	S
Record Type	S	S	S
Title Company Name	HARTUNG TITLE ORDER	NONE AVAILABLE	NONE AVAILABLE

Tax

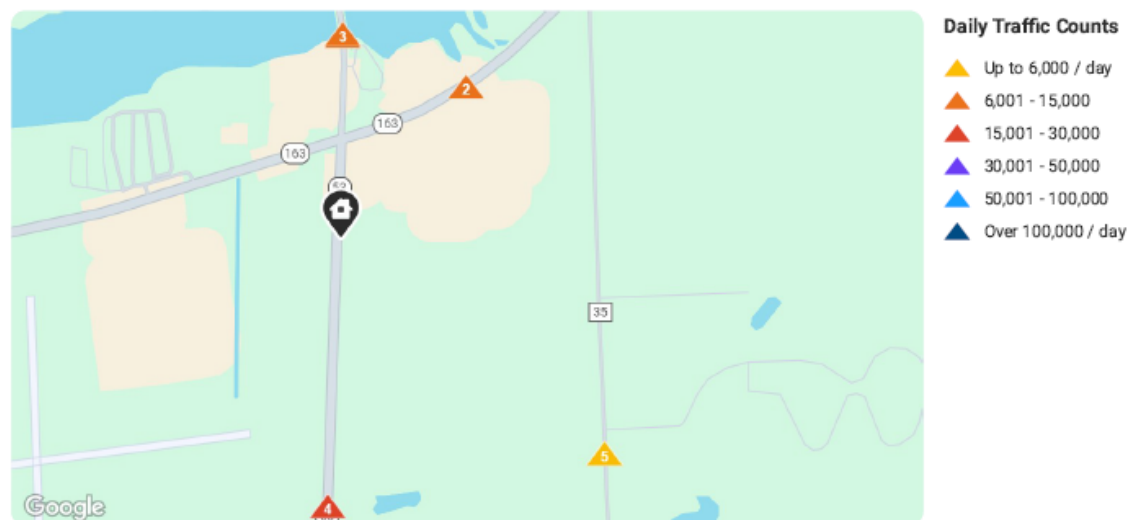
Assessment Year	2024	2023	2022	2021	2020
Assessed Value - Land	\$210,931	\$175,707	\$175,707	\$112,580	\$139,890
Assessed Value - Improvements	\$84,980	\$69,293	\$69,293	\$69,290	\$39,500

Public Record History

Tax

Assessment Year	2024	2023	2022	2021	2020
Total Assessed Value	\$295,911	\$245,000	\$245,000	\$181,870	\$179,390
Assessor Market Value Year	2024	2021	2021	2021	2018
Assessor Market Value - Land	\$602,660	\$502,020	\$502,020	\$321,670	\$399,690
Assessor Market Value - Improvements	\$242,800	\$197,980	\$197,980	\$197,980	\$112,870
Total Assessor Market Value	\$845,460	\$700,000	\$700,000	\$519,650	\$512,560
Total Tax Amount	\$11,562	\$10,677	\$10,835	\$8,039	\$8,323
Tax Account ID	033122-3	033122-3	033122-3	033122-3	033122-3

Traffic Counts



Traffic Counts within 1 mile by Proximity

1 8,172	2 8,997	3 10,213	4 15,037	5 748
Northeast Catawba Road	E Harbor Rd	NE Catawba Rd	Southeast Catawba Road	South Lightner Road
2021 Est. daily traffic counts	2024 Est. daily traffic counts	2024 Est. daily traffic counts	2021 Est. daily traffic counts	2021 Est. daily traffic counts
Cross: W Catawba Rd Cross Dir: N Distance: 0.13 miles	Cross: S Lightner Rd Cross Dir: NE Distance: 0.22 miles	Cross: W Catawba Rd Cross Dir: N Distance: --	Cross: E Aqua-Aire Dr Cross Dir: N Distance: 0.1 miles	Cross: E State Rd Cross Dir: S Distance: 0.59 miles
Historical counts	Historical counts		Historical counts	Historical counts
Year ▲ Count Type	Year ▲ Count Type		Year ▲ Count Type	Year ▲ Count Type
2019 ▲ 12,245 AADT	2004 ▲ 9,360 AADT		2018 ▲ 11,090 AADT	2019 ▲ 127 AADT
2018 ▲ 12,064 AADT	1994 ▲ 6,660 ADT		2004 ▲ 9,420 AADT	2018 ▲ 784 AADT
2004 ▲ 9,760 AADT			1994 ▲ 6,800 ADT	

AADT - Annual Average Daily Traffic

ADT - Average Daily Traffic

AWDT - Average Weekly Daily Traffic

NOTE: Daily Traffic Counts are a mixture of actual and estimates

Transaction Information

Address: 111 SE Catawba Road, Port Clinton, Ohio

Auditor Parcel Number: 0200783010375000

Legal Description: S35 T07 R17 PT NE SE

Grantor: Floorstiles LLC

Grantee: DPTS Holdings LLC

Sale Date: 12/15/2023

Price: \$750,000

Price per SF: \$65.22

Financing: Cash

Concessions: None

Property Rights: Fee Simple

Days on Market: Advertised on Firelands MLS for one day for comparable sale purposes

Verification Source: Public Records, Firelands MLS, MLS NOW

Site Information

Property Type: Commercial

Site Size: 1.89 acres

Road Frontage: 184 feet on SE Catawba Road

Shape: Irregular

Location: Good

Utilities: Electric, Nat. Gas, Public Water and Sewer

Topography: Level

Zoning: C-2: General Commercial

Encumbrance or Easement: None Known

Environmental Issues: None Known

Proximity to Subject: 18.04 miles NW

Improvements Information

Number of Buildings: 1

Outbuildings: 0

Number of Stories: 1

Gross Building Area: 11,500 SF

Construction Type: Steel

Year Built: 1976

Condition: Above Average

Roof Cover: Metal

Exterior: Metal

Heating/Cooling: HVAC in office/Heat only in storage area

Personal Property Included in Sale Price: None Known

Previous/Current Use: Unknown/Golf cart sales, repair and storage

Comparable Sale #5



Property (Single) Report

**1728 Sadler St
Sandusky, OH 44870**



Jim Delahunt

General Certified Real Estate Appraiser

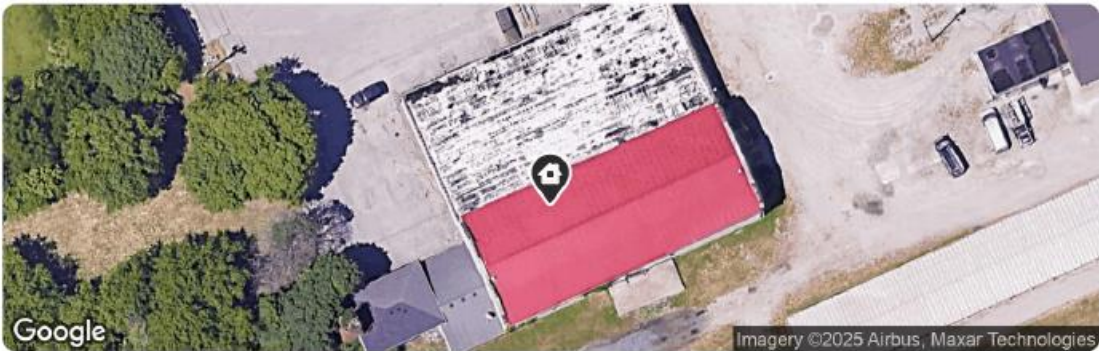
Ohio Appraisal License #382461

📞 Work (419) 433-7606 x1 | 📞 Office (419) 433-7606

📠 (419) 433-3781

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Recently Closed 10/31 Closed / For Sale • Sold Date: 10/31/2025, CIE/MLS Listing 20253732: 9/18/2025

Closed Price
\$600,000
Closed Date 10/31/2025 Listing ID 20253732

Price Per Sq Ft
\$28

Special Purpose
Type
21,680
Sq Ft

Basic Facts

Type Special Purpose	Price by SqFt \$28 per sq ft
Subtype Miscellaneous	Land Use Mini-Warehouse
Days in RPR 39	Multi Parcel No
Year Built 1830	APN/TaxID 57-04882-000

Property Information

Property Features

LISTING			
Sewer	Public Sewer	Water	Public
Building Sqft	21,680 sq ft		

Property Features

PUBLIC			
Building Condition	Poor	Patio	000000450
Topography	Level grade	Lot Size Sqft	63,314 sq ft
Lot Size Acres	1.45 acres	Building Sqft	15,220 sq ft
Neighborhood Code	45701	Water	Yes
Sewer	Yes	Garage	576, 264
Asphalt Paving	000023500	Garage Type	Detached Garage
Garage Count	2	Garage Space Count	2

Tenants

Tenant/Contact	Suite/Unit	Move-in Date	Business Type	Business Start Date
Bad Ass Replicas LLC Gregory a Stelma	-	-	-	2/12/2016
North Coast Street Customs LL	-	-	Auto repair (& related), Garage	-

Location Details

Trade Area	Sandusky City	Flood Zone	X (unshaded)
------------	---------------	------------	--------------

Legal Description

Parcel Number	57-04882-000	Tax ID	003204-8
County	Erie County	City/Municipality/Township	SANDUSKY CITY
Census Tract	390430411.003008	Carrier Route	C034
Abbreviated Description	DIST:55 CITY/MUNI/TWP:SANDUSKY CITY OL 31 S1/2 & LOT 8 WHITWORTH ADD 1.4535A MAP REF:57095403001	Current Use	Mini Storage

Owner Facts

Owner Name (Public)	DL CARWASH LLC	Mailing Address	1728 Sadler St Sandusky OH 44870-3547
Vesting	Company/Corporation		

Listing History

Current Records

Change Date	Description	Price	Change %
10/31/2025	Closed	\$600,000	0%
10/27/2025	Pending	\$645,000	
9/18/2025	New Listing	\$645,000	

Public Record History

Deed

Contract Date	10/31/2025	12/1/2022	10/31/1997
Recording Date	10/31/2025	12/30/2022	10/31/1997
Document Type	Warranty Deed	Warranty Deed	Deed
Sale Price	\$600,000	\$156,990	\$139,000
Buyer ID	Limited Liability Company	Limited Liability Company	-
Price Code Description	Sales Price or Transfer Tax rounded by county prior to computation. Varies by county.	Sales Price or Transfer Tax rounded by county prior to computation. Varies by county.	Full amount stated on Document
Seller Name	K & M PROPERTY HOLDING LLC	LLLL INVESTMENTS LTD	THORNBURGH SALES CO
Seller ID	Limited Liability Company	Limited Liability Partnership	-
County Transfer Tax	\$1,800	\$471	-
Total Transfer Tax	\$600	\$628	-
Buyer Mailing Address	1728 SADLER ST, SANDUSKY, OH 44870	1655 S HICKORY GROVE RD, PORT CLINTON, OH 43452	1728 SADLER ST, SANDUSKY, OH 44870
Document #	202508622	202211736	-

Public Record History

Deed

Contract Date	10/31/2025	12/1/2022	10/31/1997
Title Company Name	ACCOMMODATION	HARTUNG TITLE ORDER	–
City Transfer Tax	–	\$157	–

Mortgage

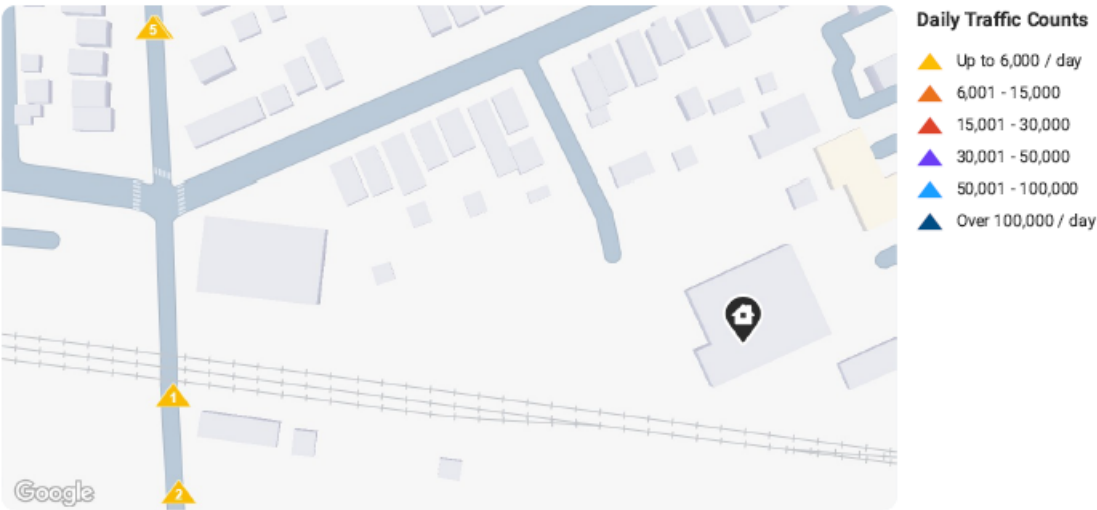
Contract Date	2/18/2025	12/18/2023	12/1/2022
Recording Date	2/19/2025	12/18/2023	12/30/2022
Loan Type	Commercial	Unknown	Unknown
Borrower Name	K & M PROPERTY HOLDINGS LLC	K & M PROPERTY HOLDING LLC	K AND M PROPERTY HOLDING LLC
Borrower ID	Limited Liability Company	Limited Liability Company	Limited Liability Company
Loan Amount	\$544,050	\$384,000	\$156,997
Type of Financing	Variable	–	–
Lender Name	GENOA BANKING CO	GENOA BANKING CO	K & M PROPERTY HOLDING LLC
Lender Type	Bank	Bank	Other (company or corporation)
Mailing Address	43430	43430	–
Borrower Mailing Address	Address not available	Address not available	Address not available
Loan Number	80002110	–	–
Document #	202501125	202309031	202211737
Record Type Code	S	S	S
Record Type	S	S	S
Title Company Name	NONE AVAILABLE	HARTUNG TITLE ORDER	HARTUNG TITLE

Public Record History

Tax

Assessment Year	2024	2023	2022	2021	2020
Assessed Value - Land	\$17,171	\$14,112	\$14,112	\$14,110	\$14,110
Assessed Value - Improvements	\$91,325	\$72,653	\$72,653	\$72,650	\$65,480
Total Assessed Value	\$108,496	\$86,765	\$86,765	\$86,760	\$79,590
Assessor Market Value Year	2024	2021	2021	2021	2018
Assessor Market Value - Land	\$49,060	\$40,320	\$40,320	\$40,320	\$40,320
Assessor Market Value - Improvements	\$260,930	\$207,580	\$207,580	\$207,580	\$187,080
Total Assessor Market Value	\$309,990	\$247,900	\$247,900	\$247,900	\$227,400
Total Tax Amount	\$6,210	\$5,906	\$5,969	\$6,313	\$5,680
Tax Account ID	003204-8	003204-8	003204-8	003204-8	003204-8

Traffic Counts



Traffic Counts within 1 mile by Proximity

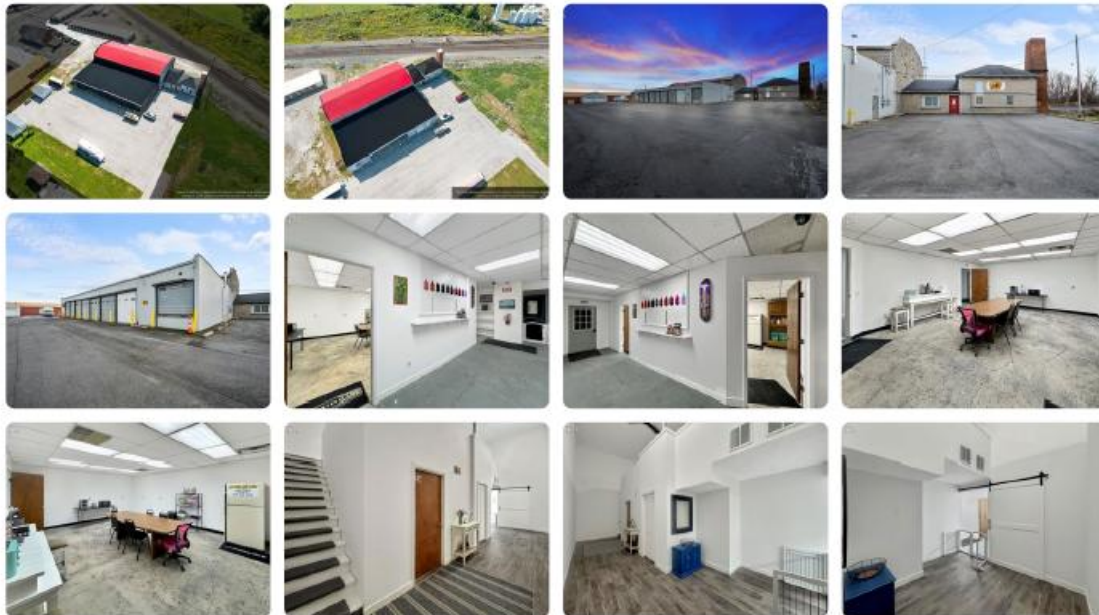
▲ 4,280 Campbell Street 2024 Est. daily traffic counts Cross: Rockwell St Cross Dir: S Distance: 0.04 miles Historical counts Year ▲ Count Type 2021 ▲ 4,236 AADT 2019 ▲ 4,379 AADT	▲ 4,360 CAMPBELL ST 2024 Est. daily traffic counts Cross: Rockwell St Cross Dir: S Distance: 0.04 miles Historical counts Year ▲ Count Type 2020 ▲ 3,950 AADT 2013 ▲ 5,421 ADT	▲ 5,584 Campbell Street 2024 Est. daily traffic counts Cross: -- Cross Dir: -- Distance: -- Historical counts Year ▲ Count Type 2019 ▲ 5,700 AADT	▲ 5,514 Campbell Street 2021 Est. daily traffic counts Cross: N Depot St Cross Dir: S Distance: 0.04 miles Historical counts Year ▲ Count Type 2020 ▲ 5,141 AADT	▲ 5,334 CAMPBELL ST 2024 Est. daily traffic counts Cross: N Depot St Cross Dir: S Distance: --
--	---	---	--	---

AADT - Annual Average Daily Traffic

ADT - Average Daily Traffic

AWDT - Average Weekly Daily Traffic

NOTE: Daily Traffic Counts are a mixture of actual and estimates

Photos**Listing Photos**

Transaction Information

Address: 1728 Sadler Street, Sandusky, Ohio

Auditor Parcel Number: 57-04882.000

Legal Description: OL 31 S1/2 S OF SOUTHWORK 1.3439A

Grantor: K&M Property Holding LLC

Grantee: DL Carwash LLC

Sale Date: 10/31/2025

Price: \$600,000

Price per SF: \$39.42/SF

Financing: Conventional

Concessions: None

Property Rights: Fee Simple

Days on Market: 281

Verification Source: Public Records, Firelands MLS, Appraiser Records

Site Information

Property Type: Commercial

Site Size: 1.34 acres

Road Frontage: 66 feet on Sadler Street

Shape: Irregular

Location: Average

Utilities: Electric, Natural Gas, Public Water and Sewer

Topography: Level and at street grade

Zoning: CS: Commercial Service

Encumbrance or Easement: None Known

Environmental Issues: None Known

Proximity to Subject: 8.34 miles NW

Improvements Information

Number of Buildings: 1

Outbuildings: 1

Number of Stories: 1

Gross Building Area: 15,220 SF

Construction Type: Masonry

Year Built: 1830

Condition: Average

Roof Cover: Metal, Asphalt

Exterior: Masonry

Heating/Cooling: Forced Air Units/HVAC in office

Personal Property Included in Sale Price: None

Previous/Current Use: Customized automobiles/Unknown

Comparable Sale #6



Property (Single) Report

**1154 W State St
Fremont, OH 43420**



Jim Delahunt

General Certified Real Estate Appraiser

Ohio Appraisal License #382461

📞 Work (419) 433-7606 x1 | 📞 Office (419) 433-7606

📠 (419) 433-3781

✉️ jim@delahuntappraisal.com

🌐 www.delahuntappraisal.com



Off Market / Public Record • Public Record

Undisclosed



Commercial

Type



10,500

Sq Ft

Basic Facts

Type

Commercial

Land Use

Commercial (General)

Subtype

General

Multi Parcel

No

Year Built

1982

APN/TaxID

34-50-00-1394-01

Property Information

Property Features

PUBLIC

Amenities 1	Fire Sprinkler	Lot Size Sqft	29,844 sq ft
Lot Size Acres	0.69 acres	Building Sqft	10,500 sq ft

Property Features

PUBLIC			
Neighborhood Code	03400	Chain Link Fence	000000100
Asphalt Paving	000018000		

Tenants

Tenant/Contact	Suite/Unit	Move-in Date	Business Type	Business Start Date
Family Dollar Stores of Ohio LLC	–	–	Retail Stores NEC	–

Location Details

Flood Zone X (unshaded)

Legal Description

Parcel Number	34-50-00-1394-01	County	Sandusky County
City/Municipality/Township	SANDUSKY TWP	Census Tract	391439615.004000
Carrier Route	C044	Abbreviated Description	CITY/MUNI/TWP:SANDUSKY TWP 1394 SPT WPT, 1396 SPT & NPT SPT, & 1395 SPT
Current Use	Commercial (General)		

Owner Facts

Owner Name (Public)	BRINDLEY INVESTMENTS LTD	Mailing Address	51 Du Pont Cir Sugar Land TX 77479-2522
Vesting	Company/Corporation		

Public Record History

Deed

Contract Date	12/18/2002
Recording Date	5/2/2003
Document Type	Warranty Deed
Buyer ID	Partnership
Price Code Description	Transfer Tax on document indicated as EXEMPT.
Seller Name	BRINDLEY ASSOCIATES LTD
Seller ID	Partnership
Buyer Mailing Address	408 HARLEY CT, OVIEDO, FL 32765
Document #	200300005797
Recorder's Book #	432
Recorder's Page #	0123

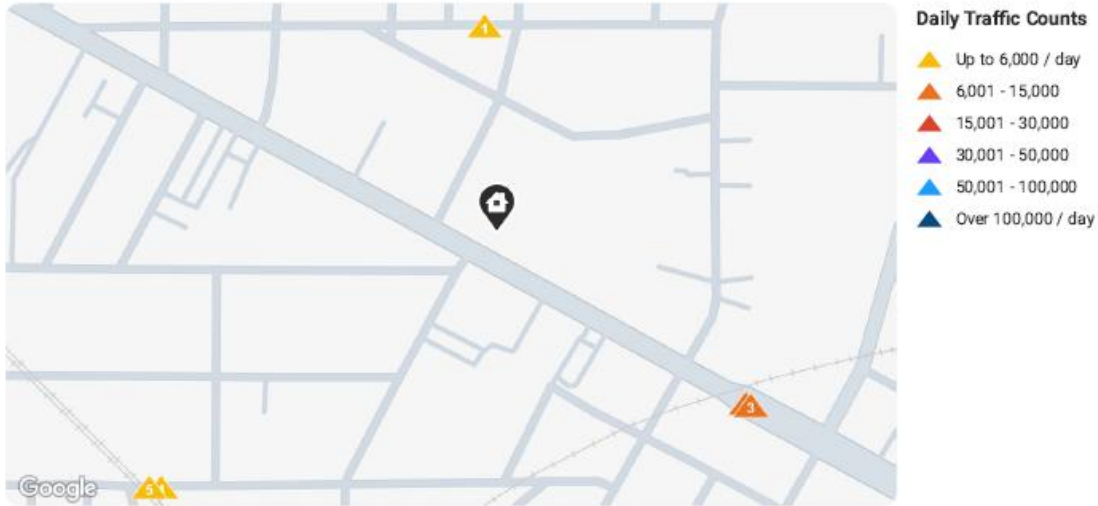
Tax

Assessment Year	2024	2023	2022	2021	2020
Assessed Value - Land	\$37,350	\$33,950	\$33,950	\$33,950	\$33,950
Assessed Value - Improvements	\$123,100	\$111,900	\$111,900	\$111,900	\$87,920
Total Assessed Value	\$160,450	\$145,850	\$145,850	\$145,850	\$121,870
Assessor Market Value Year	2024	2021	2021	2021	2018
Assessor Market Value - Land	\$106,700	\$97,000	\$97,000	\$97,000	\$97,000
Assessor Market Value - Improvements	\$351,700	\$319,700	\$319,700	\$319,700	\$251,200
Total Assessor Market Value	\$458,400	\$416,700	\$416,700	\$416,700	\$348,200
Tax Rate Code Area	34	34	34	34	34
Total Tax Amount	\$7,099	\$6,917	\$6,969	\$5,972	\$5,972

Sales

SaleDate	SalePrice	Grantee	No. Of Properties	Deed Volume and Page
12/1/2025	\$637,500.00	PRICE, MICHAEL J, RASKIN, BARRY & OLAFSON, LINDA TRUSTEES	2	381 - 054
9/14/2004	\$0.00	BRINDLEY INVESTMENTS, LTD	2	B440 - 8
9/14/2004	\$0.00	BRINDLEY INVESTMENTS, LTD	2	B440 - 6
9/14/2004	\$0.00	BRINDLEY, ROBERT P & RAYM	2	B440 - 3
5/1/2003	\$0.00	BRINDLEY FAMILY LIMITED P	1	B432 - 123

Traffic Counts



Traffic Counts within 1 mile by Proximity

▲ 367 Liberty Street 2024 Est. daily traffic counts Cross: Franklin Ave Cross Dir: E Distance: 0.03 miles Historical counts Year ▲ Count Type 2021 ▲ 349 AADT 2019 ▲ 399 AADT 2018 ▲ 393 AADT 2015 ▲ 370 AADT	▲ 12,592 West State Street 2021 Est. daily traffic counts Cross: Jackson Cross Dir: NW Distance: 0.04 miles Historical counts Year ▲ Count Type 2020 ▲ 11,052 AADT 2019 ▲ 12,616 AADT 2018 ▲ 12,491 AADT	▲ 12,224 W STATE ST 2024 Est. daily traffic counts Cross: Jackson Cross Dir: NW Distance: -	▲ 298 Hickory St 2024 Est. daily traffic counts Cross: Spruce St Cross Dir: W Distance: -	▲ 304 Hickory Street 2021 Est. daily traffic counts Cross: Spruce St Cross Dir: W Distance: 0.02 miles Historical counts Year ▲ Count Type 2019 ▲ 311 AADT 2018 ▲ 306 AADT 2015 ▲ 288 AADT
--	--	--	--	--

AADT - Annual Average Daily Traffic

ADT - Average Daily Traffic

AWDT - Average Weekly Daily Traffic

NOTE: Daily Traffic Counts are a mixture of actual and estimates

Transaction Information

Address: 1154 West State Street, Fremont, Ohio

Auditor Parcel Number: 34-50-00-1394-01

Legal Description: 1394 SPT WPT, 1396 SPT & NPT SPT, & 1395 SPT

Grantor: Brindley Investments Ltd.

Grantee: Michael J. Price, Barry Raskin, Linda Olafson, Trustees

Sale Date: 12/01/2025

Price: \$637,500

Price per SF: \$60.71

Financing: Cash

Concessions: None

Property Rights: Fee Simple

Days on Market: Advertised on LoopNet for an unknown number of days

Verification Source: Public Records, LoopNet, MLS NOW

Site Information

Property Type: Commercial

Site Size: 0.69 acre

Road Frontage: 130 feet on Franklin Street. 193 feet on West State Street

Shape: Irregular

Location: Above Average

Utilities: Electric, Nat. Gas, Public Water and Sewer

Topography: Level

Zoning: B-2: General Commercial

Encumbrance or Easement: None Known

Environmental Issues: None Known

Proximity to Subject: 29.82 miles SW

Improvements Information

Number of Buildings: 1

Outbuildings: 0

Number of Stories: 1

Gross Building Area: 10,500 SF

Construction Type: Masonry

Year Built: 1982

Condition: Above Average

Roof Cover: Rubber Membrane

Exterior: Masonry

Heating/Cooling: HVAC

Personal Property Included in Sale Price: None Known

Previous/Current Use: Rite Aid Drug Store. Family Dollar Store/Current use unknown

Subject Property and Comparable Sales Location Map



Comparable Sales Analysis Grid

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5	Comp 6
Address	125 Main Street	4523 Liberty Avenue	2155 East Gill Road	2206 Cleveland Road	111 SE Catawba Road	1728 Sadler Street	1154 West State Street
City	Huron	Vermilion	Port Clinton	Sandusky	Port Clinton	Sandusky	Fremont
State	Ohio	Ohio	Ohio	Ohio	Ohio	Ohio	Ohio
Date of Sale	N/A	02/08/2023	01/24/2025	10/16/2023	12/15/2023	10/31/2025	12/01/2025
Price	N/A	\$600,000	\$1,500,000	\$1,500,000	\$750,000	\$600,000	\$637,500
GBA	16,985 SF	20,958 SF	12,709 SF	15,614 SF	11,500 SF	15,220 SF	10,500 SF
Sale Price per SF	N/A	\$28.63/SF	\$118.03/SF	\$96.07/SF	\$65.22/SF	\$39.42/SF	\$60.71/SF
Property Rights	Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple
Financing	N/A	Conventional	Cash	Cash	Cash	Conventional	Cash
Conditions of Sale	N/A	Arm's Length	Arm's Length	Arm's Length	Arm's Length	Arm's Length	Arm's Length
Market Conditions	Average	Average	Average	Average	Average	Average	Average
Location	Average (+)	Average (+)	Average (+)	Good	Good	Average	Average (+)
Adjustment	N/A	=	=	-5%	-5%	+5%	=
GBA	16,985 SF	20,958 SF	12,709 SF	15,614 SF	11,500 SF	15,220 SF	10,500 SF
Adjustment		+5%	-5%	=	-5%	=	-5%
Year(s) Built	1947	1959	1987	1989	1976	1830	1982
Adjustment		=	-5%	-5%	-5%	+5%	-5%
Site Size	0.75 acre	2.28 acres	2.42 acres	3.14 acres	1.89 acres	1.34 acres	0.69 acre
Adjustment		-10%	-10%	-20%	-5%	-5%	=
Construction Type	Masonry	Masonry	Steel	Steel, Masonry	Steel	Masonry	Masonry
Adjustment		=	=	=	=	=	=
Condition	Average	Average	Average (+)	Average (+)	Average (+)	Average	Average (+)
Adjustment		=	-5%	-5%	-5%	=	-5%
Street/Road Frontage	381 feet on two streets	275 feet	595 feet	277 feet	184 feet	66 feet	323 feet on two streets
Adjustment		+10%	+5%	+10%	+10%	+10%	=
Total Adjustments		+5%	-20%	-25%	-15%	+15%	-15%
Adjusted Sale Price per SF		\$30.06/SF	\$94.42/SF	\$72.05/SF	\$55.44/SF	\$45.33/SF	\$51.61/SF

Comparable Sale Adjustments

Location

Comparable Sales were adjusted for the location of the property. Comparable sales #3 and #4 require downward adjustments for their locations with higher traffic volumes and better exposure, as compared to the subject. Comparable sale #5 requires an upward adjustment for its location on a less traveled street with less public exposure.

Gross Building Area (GBA)

Comparable Sales were adjusted for the size of the building improvements. Comparable sales #2, #4 and #6 require downward adjustments for having smaller building improvements than the subject. Generally, smaller buildings sell for more on a square foot basis than do larger buildings. Comparable sale #1 requires an upward adjustment for having larger building improvements than the subject. Generally, larger buildings sell for less on a square foot basis than do smaller buildings.

Year Built

Comparable Sales were adjusted for the age of building improvements. Comparable sales #2, #3, #4 and #6 require downward adjustments for having, overall newer building improvements than the subject. Comparable sale #5 requires an upward adjustment for having overall, older building improvements than the subject.

Site Size

Comparable Sales were adjusted for the size of the site. All comparable sales except comparable sale #6 require downward adjustments for having larger site sizes than the subject.

Condition

Comparable Sales were adjusted for the condition of the building improvements at the time of the sale. Comparable sales #2, #3, #4 and #6 require downward adjustments for the superior condition of their building improvements at the time of the sale.

Street/Road Frontage

Comparable Sales were adjusted for the number of feet of road frontage. All comparable sales except comparable sale #6 require upward adjustments for having less street/road frontage than the subject.

Sales Comparison Approach to Value Conclusion

The adjusted square foot prices of the comparable sales range from \$30.06 to \$94.42. All of the value indications have been considered, and in the final analysis, most influence given to comparable sale #1 which was the only bowling alley that sold recently in our market area, arriving at our final reconciled per square foot value of **\$40.00**.

As Is Market Value – as of November 24, 2025	
Price per Square Foot:	\$40.00
Gross Building Area:	16,985 SF
Indicated Value:	\$679,400
Rounded:	\$679,000
Six Hundred Seventy-nine Thousand Dollars	

Final Reconciliation

The process of reconciliation involves the analysis of each approach to value. The quality of data applied, the significance of each approach as it relates to market behavior and defensibility of each approach are considered and weighed. Finally, each is considered separately and comparatively with each other. Since only the Sales Comparison Approach to Value is used in this appraisal report, no reconciliation with the other methods of valuation is necessary.

Value Indications

Cost Approach to Value: N/A

**Sales Comparison Approach
To Value:** \$679,000

Income Approach to Value: N/A

Cost Approach to Value

A **Cost Approach to Value** was considered and was not developed because the age of the improvements makes the depreciation difficult to accurately measure.

Sales Comparison Approach to Value

A **Sales Comparison Approach to Value** was considered and was developed because there were recent sales of similar properties that could compete with the subject property. This approach reflects market behavior for this property type.

Income Approach to Value

An **Income Approach to Value** was considered and was not developed as properties like the subject are typically owner occupied and not purchased by an investor to create an income stream from rental to a tenant.

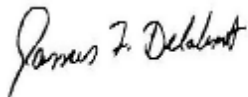
Estimated Value as of November 24, 2025: \$679,000

This value estimate is for the real estate only. No FF&E (furniture, fixtures and equipment) business value or goodwill) is included in the value estimate.

Certification Statement

We certify that, to the best of our knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are our personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- We have no present or prospective interest in the property that is the subject of this appraisal and no personal interest with respect to the parties involved.
- We have performed no services, as appraisers or in any other capacity, regarding the property that is the subject of this appraisal within the three-year period immediately preceding the date of this report.
- Our compensation for completing this assignment is not contingent upon the development or reporting of predetermined results or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- Our analyses, opinions, and conclusions were developed, and this report was prepared, in conformity with the Uniform Standards of Professional Appraisal Practice (USPAP).
- Cautions:
 - This report is intended solely for the use of the client identified in the report addendum and should not be used for any other purpose without the prior written consent of the appraiser.
 - The appraisers assume no responsibility for any loss or damage resulting from the use of this report by any unauthorized persons.
 - The appraisers have made reasonable efforts to obtain accurate information, but the appraisers do not guarantee or warrant the accuracy, completeness, or correctness of the information provided.
 - The appraisers have conducted a visual inspection of the property and have relied on information provided by the client and other sources. The appraisers have not conducted a comprehensive inspection or investigation of the property.
 - The appraisers have made certain assumptions and limiting conditions that may affect the analyses, opinions, and conclusions presented in this report. These assumptions and limiting conditions are detailed in the report addendum.
 - This restricted appraisal report is not intended for use in mortgage financing and should not be used as such.
- James F. Delahunt has made an inspection of the subject property.
- William D. Harlan has made an inspection of the subject property.



James F. Delahunt
Ohio-382461



William D. Harlan
Ohio-2011000156

Addenda

Appraiser Qualifications – James F. Delahunt

Delahunt Appraisal Service

Jim Delahunt
State Certified Appraiser
2920 Cleveland Road, West
Huron, Ohio 44839

Telephone 419-433-7606
Fax 419-433-3781

APPRAISAL QUALIFICATIONS OF JAMES F. DELAHUNT

EDUCATION: B.S. Degree 1968 from The Ohio State University,
Major in Real Estate

STATE LICENSE: General Certificate #000382461
Expiration Date: September 25, 2027

WORK HISTORY: 1969 - 1981 Full time Realtor engaged in sales & appraisals.
1982 - Present - Full time independent fee appraiser.



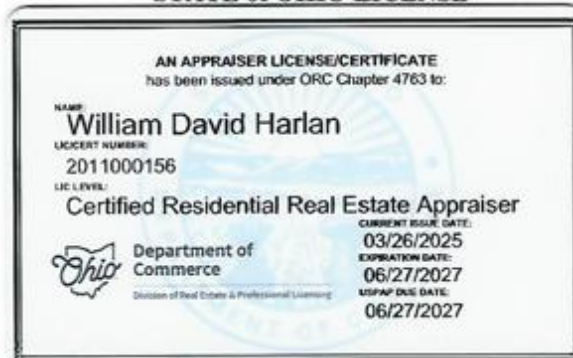
Appraiser Qualifications – William D. Harlan

APPRAISAL QUALIFICATIONS of WILLIAM D. HARLAN

REAL ESTATE APPRAISAL COURSES & SEMINARS:

Residential Sales Comparison and Income Approach	2006
Appraiser Site Valuation and Cost Approach	2006
Market Analysis – Highest and Best Use	2006
Basic Appraisal Principles and Practices	2006
National USPAP	2006
Fair Housing	2006
Uniform Appraisal Standards for Federal Land Acquisitions	2006
The Valuation of Wetlands	2006
Approaches to Value for Rural Appraisal	2007
Investment Analysis for Appraisers	2007
Valuation of Conservation Easements	2008
Statistics, Modeling and Finance	2009
Business Practices and Ethics	2010
General Appraiser Report Writing and Case Studies	2013
Analyzing Operating Expenses	2016
Forecasting Revenue	2016
Appraisal of Owner-Occupied Commercial Properties	2018
2024/2025 - 7 Hour USPAP Update Course	2025

STATE of OHIO LICENSE



EDUCATION

Associate of Science Degree from The Ohio State University – Agricultural Technical Institute
1978. Major in Conservation.

WORK EXPERIENCE

1978 – 2007: Ottawa/Sandusky Conservation Districts and Ohio Division of Wildlife
Position Title: Wildlife Specialist
2007 – Present: Fee Appraiser – Delahunt Appraisal Service