

**APPRAISAL OF THE PROPERTY
OWNED BY
THE CITY OF WINSTON-SALEM
LOCATED AT
1741 MOTOR ROAD
INVOLVING
ROUGHLY 5.47 ACRES
IN
WINSTON-SALEM, NC
FOR
THE CITY OF WINSTON-SALEM
BY
MICHAEL D. AVENT & ASSOCIATES, INC.
AS OF
JANUARY 24, 2024**

— MICHAEL D. AVENT AND ASSOCIATES —

MICHAEL D. AVENT & ASSOCIATES, INC.

REAL ESTATE APPRAISERS & CONSULTANTS
SUITE 100, 514 S. STRATFORD ROAD
WINSTON-SALEM, NORTH CAROLINA 27103

M. DOUGLAS AVENT, JR. SRA
MICHAEL D. AVENT, SR., MAI, SRA

TELEPHONE (336) 724-3801
FAX NUMBER (336) 724-3820

January 25, 2024

Mr. Travis Cockerham, Real Estate Administrator
City of Winston-Salem
P.O. Box 2511
Winston-Salem, NC 27102

Re: The Appraisal of the Property Located at 1741 Motor Road in Winston-Salem, NC, Owned by the City of Winston-Salem, Involving Roughly 5.47 Acres of Land

Dear Mr. Cockerham:

In accordance with your request, I am furnishing an appraisal on the above captioned property. After inspecting the property and analyzing data relating thereto, it is my opinion that the fee simple market value is indicated as follows:

Roughly 5.47 Acres Located at 1741 Motor Rd. - \$330,925

Documentation supporting this conclusion is shown in the following report, which is a full narrative appraisal report, per USPAP. The analysis and summary of the value conclusion will be addressed near the end of the report.

Sincerely,



M. Douglas Avent, Jr., SRA
License No. A4011
State Certified General Real Estate Appraiser



TABLE OF CONTENTS

	<u>PAGE NO.</u>
SCOPE, FUNCTION AND PURPOSE OF THE APPRAISAL	1
DEFINITION OF MARKET VALUE	2
HISTORY OF THE PROPERTY	3
LOCATIONAL DATA & DESCRIPTION OF THE PROPERTY	3
WINSTON-SALEM DATA	4
TAXES	9
ZONING & HIGHEST & BEST USE	9
VALUATION METHODOLOGY	11
SALES COMPARISON APPROACH	11
CORRELATION AND FINAL ESTIMATE OF VALUE	14
LIMITING CONDITIONS.....	15
ADDENDA	15

1. SCOPE, FUNCTION AND PURPOSE OF THE APPRAISAL

The scope of the appraisal involves a personal inspection of the subject property. It also involves an inspection of the general surrounding neighborhood and knowledge of the overall location within the county and the region at large as well as utilizing various tax maps and overlays, along with public records information. I have uncovered all pertinent data relating to the valuation of the subject property as it applies to this appraisal assignment. All applicable approaches to value have been considered. In this case, the Sales Comparison Approach is the most applicable approach to value due to the fact that this is a vacant land tract. This is considered to be a narrative appraisal report, per USPAP guidelines. It is intended to meet all appraisal requirements including USPAP, Appraisal Institute and the City of Winston-Salem.

The function of this report is for internal purposes decision making purposes. The date of the inspection for this appraisal was January 24, 2024 and that is also the date of the appraisal. I have not previously appraised the subject property to my knowledge. The intended user in this case is the City of Winston-Salem, the City Attorney's Office and those that either chooses to allow using the report. The intended use or function is described above.

Date of Report: 1/31/2024

2. DEFINITION OF MARKET VALUE

According to the Appraisal of Real Estate, 15th edition, published by The Appraisal Institute, the definition of market value is defined as follows:

The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- a. buyer and seller are typically motivated;
- b. both parties are well informed or well advised, and each acting in what he considers his own best interest;
- c. a reasonable time is allowed for exposure in the open market;
- d. payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
- e. the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

3. HISTORY OF THE PROPERTY

According to available information the subject's last transaction was on 8-27-13 but the deed book was not available. It was too long ago to be relevant to this appraisal.

4. LOCATIONAL DATA & DESCRIPTION OF THE PROPERTY

A. Land

The subject involves approximately 5.47 acres according to the tax records. There was no survey map provided this appraiser. It is located fronting the northern side of Motor Road roughly 750' west of the intersection of Old Highway 311 N., just east of Circle Drive. The frontage is adequate for development, but narrow relative to the size of the tract. This tract is irregular in shape. The topography is gently to moderately sloping, ranging from a low of around 940' to a high of around 980'. This location is just south of Walkertown in northeastern Winston-Salem. Access to the new I-74 corridor is good as well as other major thoroughfares. It is also identified as PIN 6847-07-9898 of Forsyth County. There is access to all city utilities. It is assumed that the soil conditions would be adequate for development. The potential of this tract will be described in the "Highest and Best Use" section of this report.

For further illustration of the property reference to the tax map and photographs in the addenda is suggested.

B. Improvements

There are no improvements on this tract. This location is within the city limits of Winston-Salem so data relating thereto is furnished at this time.

5. WINSTON-SALEM CITY DATA

The City of Winston-Salem, nicknamed “The Twin City” or “The Camel City”, is a city with a population of around 250,000 as of 2020 and a county-wide population of around 392,000. Salem was founded in 1766 by the Moravians who were members of the United Brethren religious sect in Germany. They migrated first to Pennsylvania and then expanded south down the Great Wagon Road in the mid 1770’s. Salem was one of the earliest planned communities in the colonies. Winston was formed in 1849 by settlers of Quaker, English and Scotch-Irish descent and was named the county seat. In 1913, Winston and Salem merged to become Winston-Salem.

Nestled in the Piedmont section of North Carolina (Piedmont Crescent) and situated between the Appalachian Mountains and the Coastal Plains of the state, Winston-Salem’s topography is generally rolling with elevations ranging between 800’ and 950’ above sea level. Winston-Salem is approximately midway between Washington D.C. and Atlanta, Georgia. Accessibility is excellent: half of the nation’s population is within two hours of Winston-Salem by plane or 48 hours by truck.

The county encompasses around 420 square miles, with the city around 108 square miles. The average annual temperature is 58 degrees; the average precipitation is 42 inches; and the annual snowfall is 8.8 inches, all of which are reasonable and comfortable to inhabitants.

The population has shown a steady increase, with employment income also showing steady increases. Winston-Salem's economy, once ruled by tobacco, is now fully diversified and the city's business leaders are keeping their eyes on the future. The future they envision features Winston-Salem as a major producer of the high technologies that will drive the global economy for the next century. With the success of the developing Piedmont Triad Research Park located in the southeast corner of downtown, it looks as if that high-tech future is not far away.

Winston-Salem and Forsyth County boast more employees in service-related industries than in the manufacturing sector. Major employers in the area include Wake Forest University Baptist Medical Center, Novant Health and Reynolds American.

The Mayor, City Council and a City Manager govern the city. Municipal and community services include adequate public water and sewer, police and fire protection, recreational programs, and social services.

Transportation is a strong point for the area, including good highways, air and rail service. Interstate 40 and US 52 provide excellent highway access both east, west, north and south.

Norfolk Southern Corporation railroads serve the community. Winston-Salem is served by a downtown airport, a regional airport and two airline hub cities; Charlotte and Raleigh. Smith Reynolds Airport, previously the home of Piedmont Airlines, is located in Winston-Salem; and the regional Piedmont Triad International Airport is located approximately 15 miles east. International markets are also highly accessible from the Piedmont Triad. There is an office of the U.S. Customs Service in neighboring Greensboro, which means that the Triad can serve as a port of entry.

Forsyth County and Winston-Salem draw upon an ample supply of fresh water from the Yadkin River. The water system capacity is over 72 million gallons and around 42 million is the average daily usage. Duke Power Company serves Forsyth County and the Triad with electrical power. Piedmont Natural Gas serves the area's natural gas needs and many companies provide telecommunications services.

The city/county public school system has one of the lowest pupil-teacher ratios in the South. Institutions of higher education include Wake Forest University, Salem College, Forsyth Technical College, North Carolina School of the Arts and Winston-Salem State University. Cultural and religious institutions play a tremendous part in the lives of local residents, and virtually all denominations are represented in the area.

Winston-Salem boasts the nation's first and oldest Arts Council and the first state-supported school for the arts, the highly respected, North Carolina School of the Arts. The North Carolina School of the Arts premiered its new Studio Village in 1998. The

Village is a state-of-the-art motion picture complex, complete with its own Main Street, which NCSA students use for film production, postproduction and exhibition. Old Salem is one of the most authentic historic restorations in the United States and receives more than 400,000 visitors annually.

Sports fans have plenty to enjoy also. Options range from little league baseball and soccer to ACC and CIAA football and basketball and professional baseball including a new state of the arts baseball stadium. Professional (NBA) basketball and (NFL) football are also nearby in Charlotte, North Carolina. Forsyth County is home to 17 golf courses, 15 recreation centers and 87 public parks.

The health sector is the single largest industry in Forsyth County today, accounting for over 19,000 jobs, more than ten percent of the local work force. In fact, the largest private employer in the county is the Wake Forest University Baptist Medical Center. The area's medical industry is also a major driving factor behind growth in local non-residential construction activity.

Wake Forest University Baptist Medical Center has been rated as one of the nation's ten best cancer treatment centers. Winston-Salem is also home to Forsyth Regional Medical Center and Medical Park Hospitals. Forsyth Regional Medical Center is the second largest hospital in North Carolina.

In addition to these facilities, there are numerous private clinics and medical offices. The area boasts over 750 physicians and medical offices, practicing in dozens of areas of specialization. These facilities and personnel provide residents with some of the most comprehensive medical resources in the Southeastern U.S.

The strong point of the local economy is stability. The large operations of Wake Forest University Baptist Medical Center, Novant Health (Forsyth Hospital), Reynolds American, Wells Fargo, Truliant Bank and other such facilities stabilize the community; and although many times restrict it from reaching the peak of many of our neighbors, it also reduces the potential for extreme downturns of the economy suffered by some of the neighboring communities. Population and economic trends over the last 20 years predict steady growth. Conservative political and economic policies have inhibited explosive growth, but on the other hand, have tended to shelter the local economy from extreme national economic slumps.

Conclusively, Winston-Salem's economy has traditionally been stable, but it has become more dynamic in a positive way over the last 10 years. This past year has been one of the best ever for economic development recruiting in the Triad Region in particular and North Carolina in general. Several major companies have moved to the Triad region and it appears that there are more on the way. The stock market has been strong, and the overall Real Estate market has significantly improved over the last 10 years. The interest rates have risen significantly over the last year, but they are still relatively low and we continue to be experiencing a seller's market for residential properties. We are recovering from the

Covid 19 pandemic, however it does not appear to have had a serious negative impact on most types of real estate values at this point and has even strengthened the residential market. The industrial market has also been very strong. However, the general office and retail market has been basically flat, so that there is little demand for new development. There continues to be a war in Ukraine and there is now war in the Middle East. As of yet this does not seem to have had any negative effect on real estate values. Interest rates have risen significantly over the last two years. The inflation rate is presently high with no near term end in sight. The economy in general appears to be slowing down.

6. TAXES

Assessed Value 2023

Land -	\$200,700
Improvements -	\$0
Misc. Improvements -	<u>\$0</u>
Total -	\$200,700
Tax Exempt -	<u>(200,700)</u>
Total Taxable Value -	\$0

7. ZONING & HIGHEST AND BEST USE

The highest and best use is that reasonable and probable use that supports the highest present value of the vacant land and/or the improvements as of the effective date of the

appraisal. This usage must be physically possible, legally permissible, reasonably supported, and financially feasible. It also should be the most probable use.

The subject is zoned LI or Limited Industrial. The zoning statement is provided as follows:

LI Limited Industrial District

(1) Purpose. The LI District is primarily intended to accommodate limited manufacturing, wholesaling, warehousing, research and development, and related commercial and service activities which, in their normal operations, have little or no adverse effect upon adjoining properties. The district is established to provide locations for industrial development in Growth Management Areas 1, 2, 3, 4A and 4B, and activity centers.

(2) General Dimensional Requirements – LI.

Zoning District	Minimum Zoning Lot		Minimum Contiguous Site Area (ac)	Minimum Setbacks ¹				Maximum Impervious Surface Cover (%)	Maximum Height (ft) ²
	Area (sf)	Width (ft)		Front (ft)	Rear (ft)	Side			
						Interior Side (ft)	Street (ft)		
LI	10,000	100	--	20	20	0.5/12 ³	20	90	70/ unlimited

1. No side or rear setback shall be required if property abuts a railroad right-of-way, public or private. A minimum twenty (20) foot setback shall be required if projects abut a street or highway. (K)
2. There is no height limit unless adjacent to property zoned RS, RM (except RM-U), YR, AG, or H. Height of the structure above seventy (70) feet may be increased by one foot for each foot of additional setback above the minimum required, if adjacent to property zoned RS, RM (except RM-U), YR, AG, or H.
3. Side yards are not required, however, any side yard provided adjacent to an interior lot line shall be not less than twelve (12) feet in width. A space less than six (6) inches in width between an interior lot line and a building wall shall not be regarded as a side yard.

- (3) **Supplementary District Requirements.** Retail uses, including but not limited to show rooms and employee services, shall be permitted as accessory uses. Said accessory uses shall not exceed the greater of one-thousand (1,000) square feet or fifteen percent (15%) of the floor area of the principal industrial building. All such retail use shall be conducted within the principal industrial building.

The subject is zoned primarily for industrial usage. The tract appears to have good access to all city utilities. Given the topography and road frontage it appears that the subject could be developed into one industrial site given the shape, topography and size. This is a desirable location for such use with good road access. The current demand for industrial uses is good. Industrial, like residential, has been very strong over the last several years. Thus, the highest and best use is for industrial development.

8. VALUATION METHODOLOGY

The Sales Comparison Approach is the only reliable means of appraising the subject property since this is a vacant parcel of land. This is provided as follows:

9. SALES COMPARISON APPROACH

The Sales Comparison Approach involves analyzing comparable land sales and adjusting them for value influencing differences. This is summarized as follows:

Land Sale No. 1

On 6-6-22, a 14.31 acre tract of land located at 900 W. Mountain Street, Kernersville, NC, sold for \$1,050,000 or \$73,375 per acre. This property was located just north of the northwestern corner of W. Bodenhamer Street and W. Mountain Street with frontage on N. Park Drive along the western boundary. This location is adjacent to the Deer Hitachi property, XPO Logistics and Ferguson Waterworks. It also backs up to the railroad tracks. This is a comparable location overall but is considered superior given the existing industrial development in the area. This was an irregular shaped tract but given the good road frontage it appears to have good development potential. This tract was zoned GI and was surrounded by other industrial uses. This tract was mostly cleared and the topography was gently to moderately sloping overall. There were some structures on the property that would have to be removed as it is developed. This sale is recorded in Deed Book 3700, Page 2410 of the Forsyth County Registry. In comparing this sale with the subject, the following adjustments are made:

Minus 15% for location. Minus 10% for zoning. Plus 10% for size, since larger tracts typically sell for less per acre, other things being equal. Total net adjustment is -15%. Thus, $85\% \times \$73,375 \text{ per acre} = \$62,369 \text{ per acre}$, the indicated value of the subject.

Land Sale No. 2

On 1-20-22 a 26.86 acre tract of land located at 6785 Reynolda Road, Pfafftown, NC, sold

for \$850,000 or \$31,646 per acre. This property was located on the northern side of Reynolda Road (Highway 67) between Carillon Drive and Roberts Road. This location is further out from town and inferior overall. This was an irregular shaped tract but given the good road frontage it appears to have good development potential. This tract was zoned GI-S or General Industrial Special Use. This tract was roughly 50% cleared and 50% wooded and moderately to steeply sloping. Considerable grading was required and there was a large portion of the tract that was not usable other than as a buffer. This sale is recorded in Deed Book 3671, Page 362 of the Forsyth County Registry. In comparing this sale with the subject, the following adjustments are made:

Plus 25% for location, plus 40% for topography, minus 10% for zoning, plus 20% for size, since larger tracts typically sell for less per acre, other things being equal. Total net adjustment is +75%. Thus, $175\% \times \$31,646 \text{ per acre} = \$55,381 \text{ per acre}$, the indicated value of the subject.

Land Sale No. 3

On 7-26-22 a 4.11 acre tract of land located at 2425 Lowery Street, Winston-Salem, NC, sold for \$220,000 or \$53,528 per acre. This property was located on the northern side of Lowery Street at the east bound Salem Parkway exit ramp. This location is comparable overall to the subject. This was an irregular shaped tract but given the good road frontage it appears to have good development potential. This tract was zoned GI or General Industrial. This tract was all wooded and gently sloping and on grade along the eastern half of the

tract but more steeply sloping on the remainder. This sale is recorded in Deed Book 3710, Page 2776 of the Forsyth County Registry. This was essentially a large lot in an industrial development so a general size adjustment is needed when comparing the subjects development tract to this smaller tract. In comparing this sale with the subject, the following adjustments are made:

Plus 30% for topography, minus 10% for zoning. Total net adjustment is +20%. Thus, $120\% \times \$53,528 \text{ per acre} = \$64,234 \text{ per acre}$, the indicated value of the subject.

Conclusion – Sales Comparison Approach

Numerous sales were analyzed before narrowing it down to the three sales shown above. The above sales, after adjustments, range from a low of \$55,381 per acre too a high of \$64,234 per acre. The average of the three sales is \$60,661 per acre. Placing basically equal credence on each, the value is adopted at \$60,500 per acre. Thus, $5.47 \text{ acres} \times \$60,500 \text{ per acre} = \$330,935$ or \$330,925 ®, the indicated value by the Sales Comparison Approach.

10. CORRELATION AND FINAL ESTIMATE OF VALUE

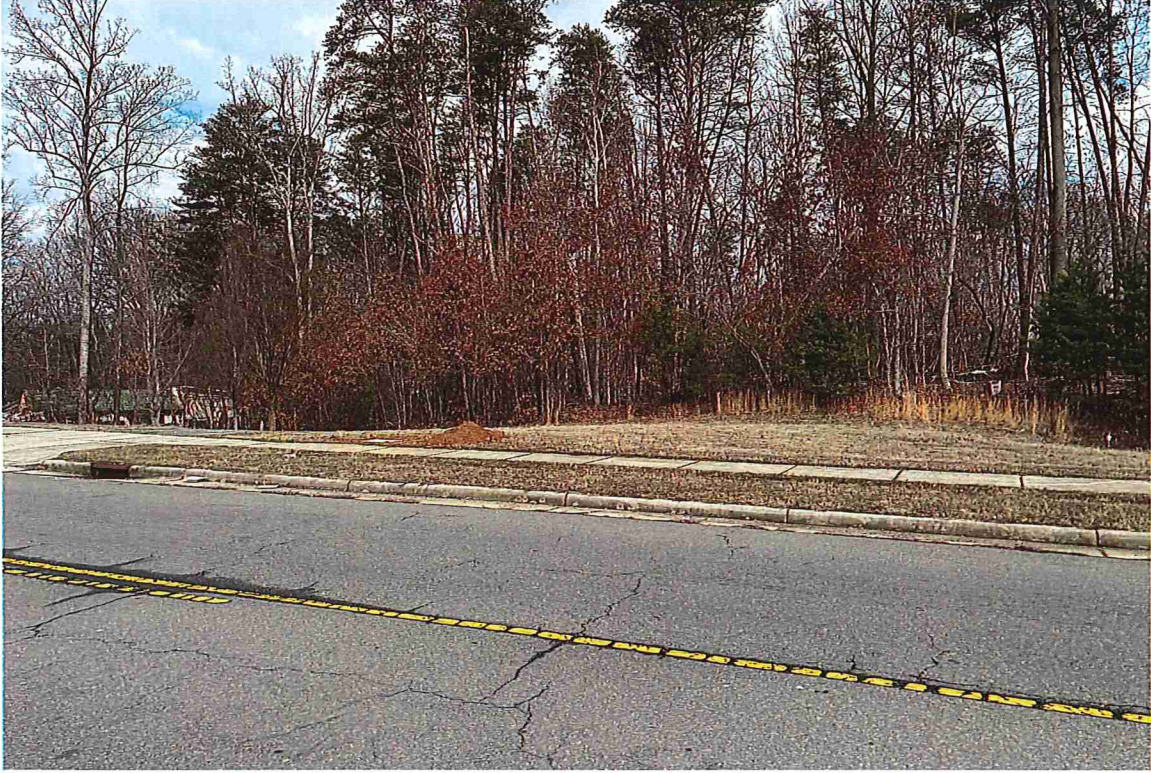
The estimate of value by the Sales Comparison Approach is adopted as the final estimate of value at \$330,925.

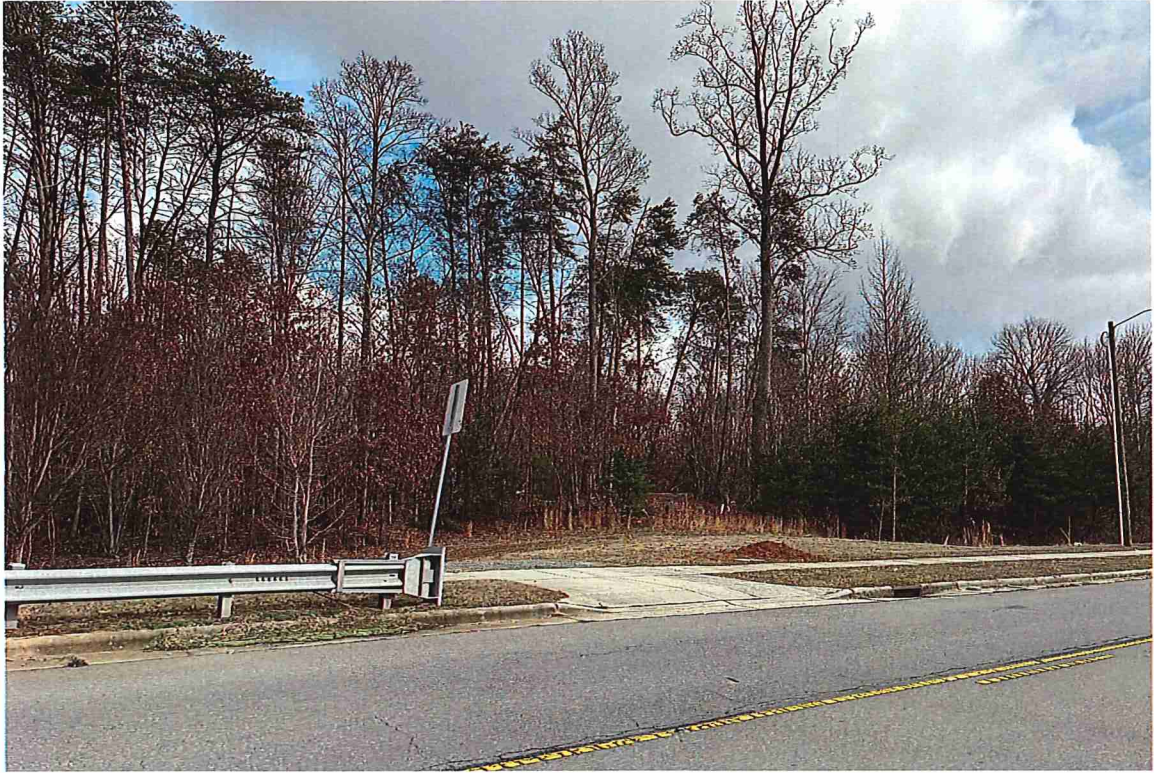
11. LIMITING CONDITIONS

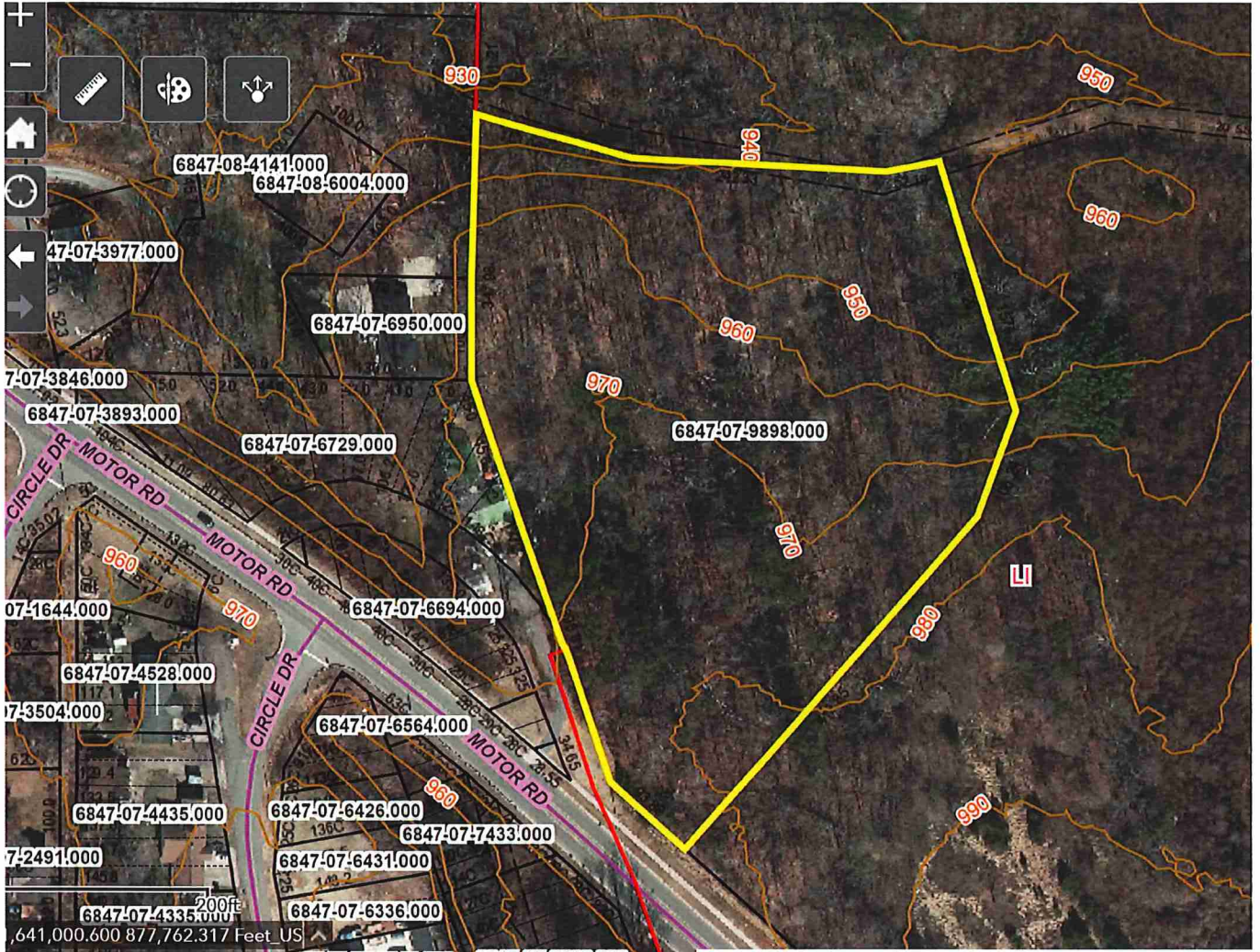
The property is appraised in fee simple interest considered free and clear of all liens and encumbrances. All sketches and maps shown in the Addenda are furnished for visual aid purposes and are not intended as surveys. All information furnished by others is considered to be reliable and correct and has been verified as thoroughly as possible, but no responsibility is assumed for its accuracy or for any conclusion based thereon. A complete listing of Limiting Conditions is shown in the Addenda.

12. ADDENDA

- A. Photographs
- B. Tax Maps and Cards
- C. Location Map
- D. Qualifications
- E. Certification and Limiting Conditions







Forsyth County Property Record Card

Property Summary

Tax Year: 2024

REID	6847079898000	PIN	6847-07-9898	Property Owner	CITY OF WINSTON SALEM
Location Address	1741 Motor RD	Property Description	LO:110F BL:3017 PL:76-158	Owner's Mailing Address	PO BOX 2511 WINSTON SALEM NC 27102

Administrative Data		Transfer Information		Property Value	
Plat Book & Page	76-158	Deed Date	8/27/2013	Total Appraised Land Value	\$200,700
Old Map #	636874	Deed Book	000000	Total Appraised Building Value	
Market Area	103	Deed Page	00000	Total Appraised Misc Improvements Value	
Township	WINSTON-SALEM	Revenue Stamps		Total Cost Value	\$200,700
Planning Jurisdiction	COUNTY WIDE	Package Sale Date		Total Appraised Value - Valued By Cost	\$200,700
City	WINSTON-SALEM CITY	Package Sale Price		Other Exemptions	\$200,700
Fire District		Land Sale Date		Exemption Desc	
Spec District		Land Sale Price		Use Value Deferred	
Land Class	95.00-Vacant Indus	Improvement Summary		Historic Value Deferred	
History REID 1		Total Buildings	0	Total Deferred Value	
History REID 2		Total Units	0	Total Taxable Value	
Acreage	5.47	Total Living Area	0		
Permit Date		Total Gross Leasable Area	0		
Permit #		Photograph			

No Photo Found

Building Summary

Misc Improvements Summary

Card #	Unit Quantity	Measure Type	Base Price	Size Adj Factor	Eff Year	Phys Depr (% Bad)	Econ Depr (% Bad)	Funct Depr (% Bad)	Common Interest (% Good)	Value
No Data										
Total Misc Improvements Value Assessed:										

Land Summary

Zoning	Soil Class	Description	Size	Rate	Size Adj. Factor	Land Adjustment	Land Value
Land Class: 95.00-Vacant Indus			Deeded Acres: 5.47		Calculated Acres: 5.47		
LI		COMM/INDUS-SQFT10	238273.00 SQUARE FOOT PRICED	\$1.85		UTILITY-85.00 LOCATION-90.00 TOPOGRAPHY-80.00 SHAPE-90.00 SIZE ADJUSTMENT-87.00 EASEMENT-95.00	\$200,700
Total Land Value Assessed: \$200,700							

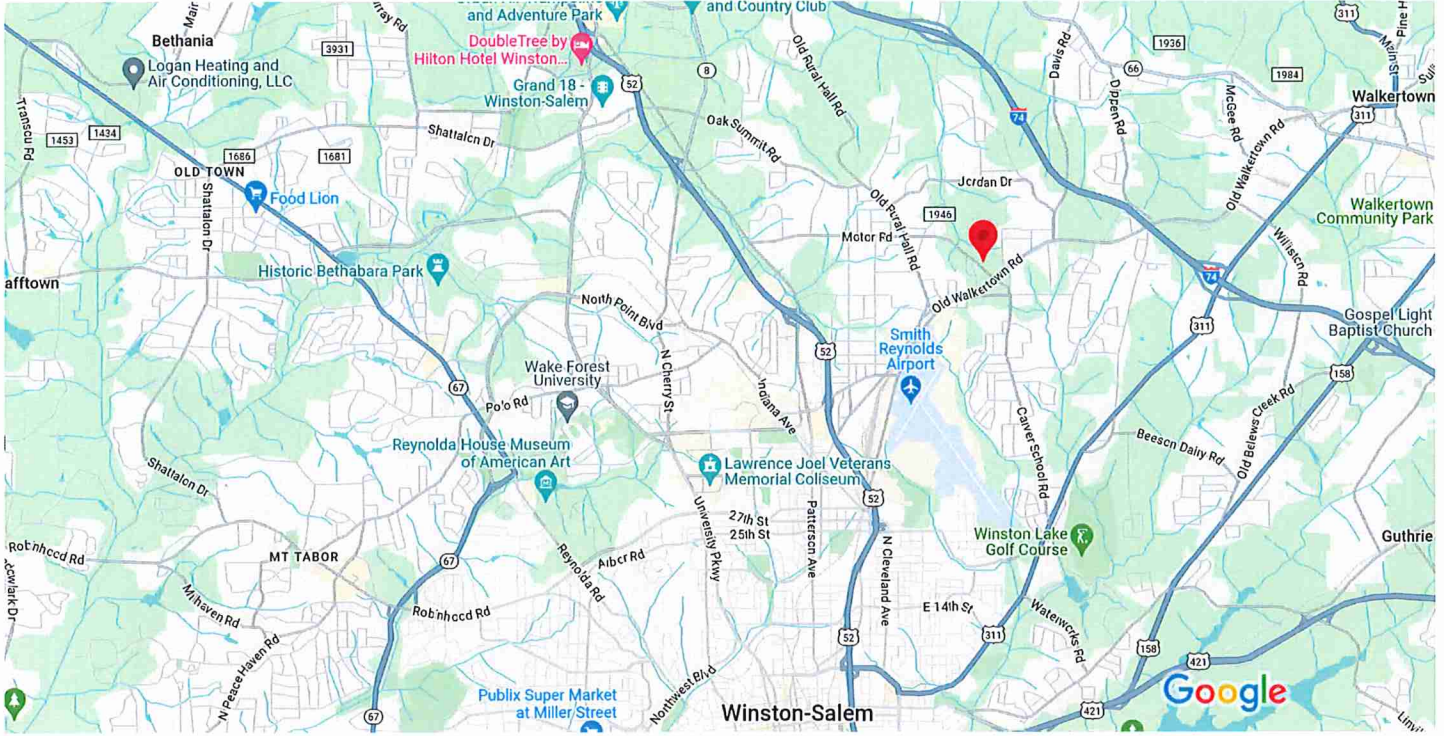
Ownership History

	Owner Name	Deed Type	% Ownership	Stamps	Sale Price	Book	Page	Deed Date
Current	CITY OF WINSTON SALEM	DEED	100	0		000000	00000	8/27/2013

Notes Summary

Building Card	Date	Line	Notes
No Data			

1741 Motor Rd



Map data ©2024 1 mi



1741 Motor Rd



Directions



Save



Nearby



Send to phone



Share



1741 Motor Rd, Winston-Salem, NC 27105



5Q4M+4M Winston-Salem, North Carolina

BUSINESS AND PROFESSIONAL QUALIFICATIONS OF MICHAEL DOUGLAS AVENT, JR.

Michael D. Avent & Associates, Inc.

514 S. Stratford Road, Suite 100

Winston-Salem, NC 27103

336-724-3801 FAX 336-724-3820 dougavent@triad.rr.com

EDUCATION

Elon College, B.S. Degree in Business Administration with concentration in finance 1984

REAL ESTATE COURSES & SPECIALIZED EDUCATION

Appraisal Principles (AIREA) A-I-University of Georgia February, 1985

Residential Valuation (AIREA)- 8-2-University of North Carolina, Chapel Hill, NC July, 1985

Standards of Professional Practice (AIREA) 8-3, University of North Carolina, Chapel Hill, NC July 1986

Introduction to Income Property Appraisal (G-1)- Forsyth Technical Community College August 1991

HP-12C Course- Dan Mohr School of Real Estate April 1992

Basic Valuation Procedures (AI) 1A/2 Spartanburg Radisson Conference Center May 1992

Basic Income Capitalization (I310)(AI) University of Georgia Athens, GA March 1993

Advanced Income Capitalization 510 (AI) University of North Carolina, Chapel Hill NC July 1993

Advanced Applications (II550), (AI) - Chapel Hill, NC July 1994

Standards of Professional Practice Part A (USPAP) - I410, Part B (USPAP) - I420 Greensboro December 1994

Standards of Professional Practice Part A (USPAP) - I410, Part B (USPAP) - I420 - Greensboro, NC May 1999

Business Practice of Ethics - Appraisal Institute December, 2006

SEMINARS (subsequent to 2014)

Supervisory Appraiser/Trainee Course and Report Writing Compliance with USPAP – DOT 2015

Cost Approach – DOT 2015

Broker-In-Charge – Superior School of Real Estate 2015

USPAP Update – 2016 – 2017

Can You Support the Adjustment – DOT – April 2016

Business Practice & Ethics – Appraisal Institute – Sept. 2016

Realtors Code of Ethics – Oct. 2016

Broker-In-Charge Update – May 2016

Principles and Procedures – DOT April 2017

Complexities of Appraising Rural Properties - DOT April 2017

Most Common Appraiser Errors – DOT – April 2018

USPAP Update – April 2018

Broker-In-Charge Update – June 2018

Drama and the Code of Ethics – WSRAR – October 2018

Revisiting the Sales Comparison Report – NCDOT April 2019

Real Estate Appraisal Practice – NCDOT April 2019

Broker-In-Charge Update – May 2019

Best Practices in Real Estate Appraisal – NCDOT February 2020

National USPAP Update – NCDOT February 2020

Commercial Broker-In-Charge Update – WSRAR April 2020

The Vanishing Cost Approach – NCDOT March 2021

Report Writing – NCDOT – March 2021

Broker-In-Charge Update – April 2021

Realtor Code of Ethics – June 2021

National USPAP Update – February 2022

Land Valuation/Highest & Best Use – NCDOT – February 2022

Broker-In-Charge Update – May 2022

The Income Approach – Scope of Work Decision – NCDOT February 2023

What Not To Do – NCDOT – February 2023

Broker-In-Charge Update – May 2023

LICENSING AND CERTIFICATION

State Certified General Real Estate Appraiser- #A4011 - July 1997

State Certified Residential Real Estate Appraiser-#A49 - January 1991

NC Real Estate Salesman's License - License #118661 - February 1989

NC Brokers License – License #223850 February 2005

PROFESSIONAL MEMBERSHIP

SRA Member - The Appraisal Institute - 1991

Winston-Salem Regional Association of Realtors

National Association of Realtors

EXPERIENCE

Full time residential and commercial appraisal experience since May 1984 - Michael D. Avent & Associates

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he considers his best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U.S. Dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale.

*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing concessions but the dollar amount of any adjustment should approximate the market's reaction to the financing or concession based on the appraiser's judgment.

*This appraisal was not based on a requested minimum valuation, a specific valuation, or the approval of a loan.

CERTIFICATION AND STATEMENT OF LIMITING CONDITIONS

CERTIFICATION: The Appraiser certifies and agrees that:

1. The Appraiser has no present or contemplated future interest in the property appraised; and neither the employment to make the appraisal, nor the compensation for it, is contingent upon the appraised value of the property.
2. The Appraiser has no present interest in or bias with respect to the subject matter of the appraisal report or the participants to the sale. The "Estimate of Market Value" in the appraisal is not based in whole or in part upon the race, color or national origin of the prospective owners or occupants of the property appraised, or upon the race, color or national origin of the present owners or occupants of the properties in the vicinity of the property appraised.
- **3. The Appraiser has personally inspected the property both inside and out. To the best of the Appraiser's knowledge and belief, all statements and information in this report are true and correct, and the Appraiser has not knowingly withheld any significant information.
4. All contingent and limiting conditions are contained herein (imposed by the terms of the assignment or by the undersigned affecting the analyses, opinions, and conclusions contained in the report.)
5. This appraisal report has been made in conformity with and is subject to the requirements of the Code of Professional Ethics and Standards of Professional Conduct of the appraisal organizations with which the Appraiser is affiliated.
6. All conclusions and opinions concerning the real estate that are set forth in the appraisal report were prepared by the Appraiser whose signature appears in the appraisal report, unless indicated as "Review Appraiser". No change of any item in the appraisal report shall be made by anyone other than the Appraiser, and the Appraiser shall have no responsibility for any unauthorized change. **Unless Otherwise Noted in the Report.

CONTINGENT AND LIMITING CONDITIONS: The certification of the Appraiser appearing in the appraisal report is subject to the following conditions and to such other specific limiting conditions as set forth by the Appraiser in the report.

1. The Appraiser assumes no responsibility for matters of a legal nature affecting the property appraised or the title thereto, nor does the Appraiser render any opinion as to the title, which is assumed to be good and marketable. The property is appraised as though under responsible ownership.
2. Any sketch in the report may show approximate dimensions and is included to assist the reader in visualizing the property. The Appraiser has made no survey of the property.
3. The Appraiser is not required to give testimony or appear in court because of having made the appraisal with reference to the property in question, unless arrangements have been previously made therefore.
4. Any distribution of the valuation in the report between land and improvements applies only under the existing program of utilization. The separate valuations for land and building must not be used in conjunction with any other appraisal and are invalid if so used.
5. The Appraiser assumes that there are no hidden or unapparent conditions of the property, subsoil or structures, which would render it more or less valuable. The Appraiser assumes no responsibility for such conditions, or for engineering, which might be required to discover such factors.
6. Information, estimates and opinions furnished to the Appraiser and, contained in the report, were obtained from sources considered reliable and believed to be true and correct. However, no responsibility for accuracy of such items furnished the Appraiser can be assumed by the Appraiser.
7. Disclosure of the contents of the appraisal report is governed by the Bylaws and Regulations of the professional appraisal organizations with which the Appraiser is affiliated.
8. Neither all, nor any part of the content of the report, or copy thereof (including conclusions as to the property value, the identity of the appraiser, professional designations, reference to any professional appraisal organizations or the firm with which the Appraiser is connected), shall be used for any purposes by anyone but the client specified in the report, the borrower if appraisal fee paid by same, the mortgagee of its successors and assigns, mortgage insurers, consultants, professional appraisal organizations, any state or federally approved financial institution, any department, agency or instrumentality of the United States or any state or the District of Columbia, with the previous written consent of the Appraiser; nor shall it be conveyed by anyone to the public through advertising, public relations, news, sales, or other media, with the written consent and approval of the Appraiser.
9. On all appraisals, subject to satisfactory completion, repairs, or alterations, the appraisal report and value conclusion are contingent upon completion of the improvements in a workmanlike manner.
10. This report is prepared in conformity with the Code of Ethics and Standards of Professional Practice of the Appraisal Institute. The use of this report is subject to requirements of the Appraisal Institute relating to review.
11. The Appraisal Institute conducts a voluntary program of continuing education for its designated members. SRA's who meet the minimum standards of this program are awarded periodic educational certifications. I am currently certified.

Date 1/31/2024

Appraiser: 

M. Douglas Avent, Jr., SRA

ADDITIONAL LIMITING CONDITIONS

This certification supersedes all other certifications contained in this report.

I certify that, to the best of my 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 my personal, impartial, unbiased professional analyses, opinions, and conclusions.

I have no present or prospective interest in the property that is the subject of this report, nor any personal interest with respect to the parties involved, unless otherwise stated in this report.

I have performed no (or the specified) services, as an appraiser 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 assignment.

I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.

My compensation is not contingent upon the development or reporting of a predetermined value or direction in value, that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.

My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.

I have made a personal inspection of the property that is the subject of this report. If more than one person signs this report, it will be stated in the report which individuals made a personal inspection of the appraised property.

No one provided significant professional assistance to the person signing this report. If there are exceptions, the name of individuals providing significant professional assistance will be stated.

The basic limitation of this and/or any appraisal is that the appraisal is an opinion of the value, and is, therefore, not a guarantee that the property will sell at exactly the appraised value. The market price may differ from the value, depending upon the motivation and knowledge of the buyer and/or seller, and may, therefore, be higher or lower than the value which would supposedly be obtainable under normal marketing conditions.

The appraisal is contingent upon the structure being structurally sound, free and clear of all wood destroying organisms, and all plumbing, electrical and mechanical parts being in good working order.

Because of the inadequacy of existing floodplain maps, no responsibility is assumed regarding whether the subject property is within a floodplain or flood hazard area. However, an opinion, based on available data is given herein.

Possession of this report, or a copy thereof, it may not be used for any purposes or by any addressed without the written consent of the assigned and in its entirety does not carry with it the right of publication, person other than the party to whom it is appraised, and in any event only if properly assigned and in its entirety

This appraisal report has been prepared for the exclusive benefit of this client. It may be used or relied upon by any other party. Any party who uses or relies upon any information in this report, without the preparer's written consent, does so at his own risk.

I (we) have not made a specific compliance survey and analysis of this property to determine whether or not it is in conformity with the various detailed requirements of the Americans with Disabilities Act (ADA). It is possible that a compliance survey of the property, together with a detailed analysis of the requirements of the ADA could reveal that the property is not in compliance with one or more of the requirements of the Act. If so, this fact could have a negative effect upon the value of the property. Since I (we) have no direct evidence relating to this issue, I (we) did not consider possible noncompliance with the requirements of the ADA in estimating the value of the property.

This report is prepared in conformity with the Code of Ethics and Standards of Professional Practice of the Appraisal Institute. The use of this report is subject to the requirements of the Appraisal Institute relating to review. This report also conforms to USPAP requirements.

The Appraisal Institute conducts a voluntary program of continuing education for its designated members. SRA's who meet the minimum standards of this program are awarded periodic education certifications. I am currently certified.

DATE: 1/31/2024

SIGNED: 

M. Douglas Avent, Jr., SRA