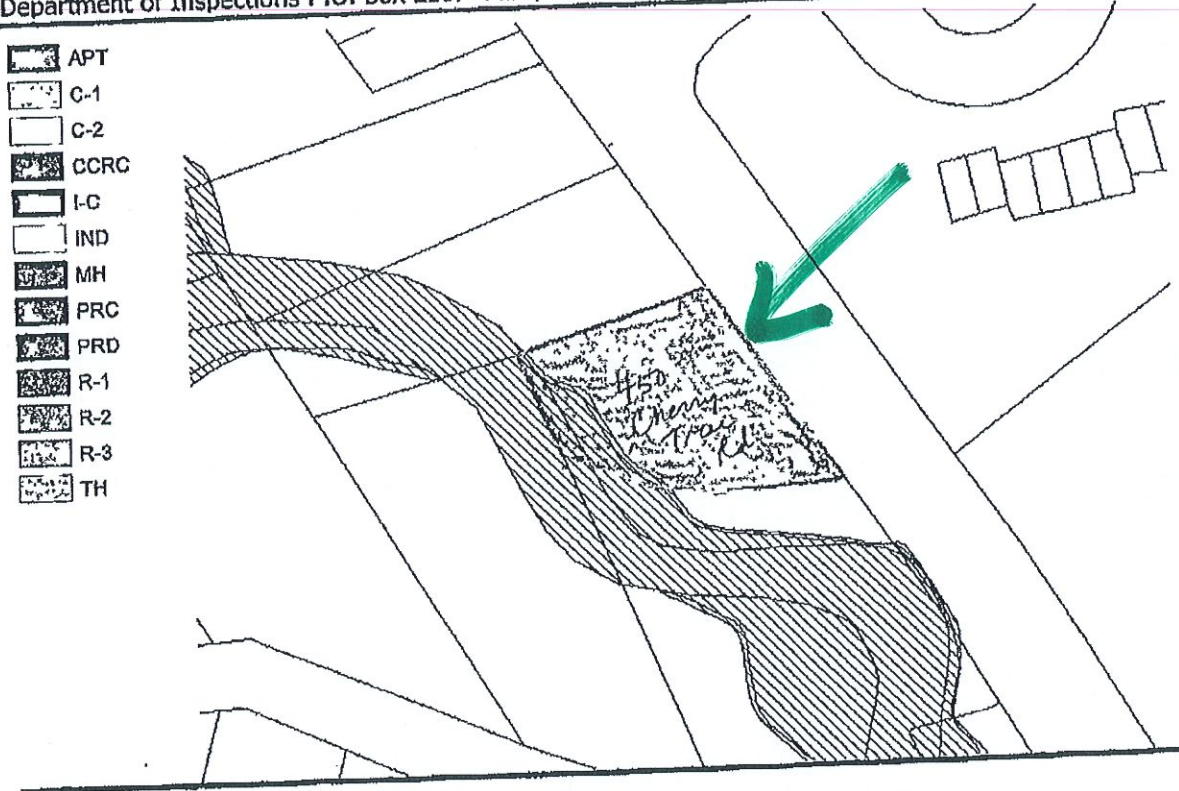


Upper Chichester Twp

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Don-

- No permits since 2/18/2015 - all expired
- Property is in Flood Plain Area.
- No c/o.
- PARTIAL TAKE - PennDOT  
very little setback (sidewalk)

SORRY I missed you today. Barbara

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The subject consists of a level at street grade commercially-zoned lot that contains a mixed use building. It is 43,560 SF in size, and contains a two-story building with 7,000 SF.

Specific details pertaining to the land follows.

### LAND DESCRIPTION

- Gross Land Area:** Approximately 43,560± square feet, or 1.00 Acres.
- Shape:** Almost rectangular.
- Topography:** Level at street grade along Cherry Tree Road. The site is level throughout.
- Frontage:** Approximately 152' of frontage.
- Street and Site Improvements:** Chichester Avenue is a macadam paved 2-lane north/south artery with concrete curbs and sidewalks.
- Site improvements include a mostly macadam paved site, with exterior lighting, and parking for 38 cars.
- Utilities:** Public water and sewer services, as well as electric and telephone services
- Building Coverage:** 16%.

**Building Description:** The structure consists of a two-story detached mixed-use commercial building. At the front of the structure, there is a front pedestrian that leads to a vestibule area. The left side of the building is occupied by a dentist, with a front waiting area, 4 small offices and 2 powder rooms. The unit on the right side of the building was occupied by

**ZONING:** As per the zoning map contained within the addendum of this report, the subject property is situated within a C-2, Commercial District. This zoning district does permit the development of the subject improvements. This appraisal is made assuming the subject fully conforms to all zoning and building requirements.

**Flood Data:** Per Flood Map #42045C0068D, dated 9/30/93, the subject site is within a Zone "X", which is an area of a 500-year flood; an area of a 100-year flood with average depths of less than one foot or with a drainage area less than one square mile; or an area protected by levees from a 100-year flood.

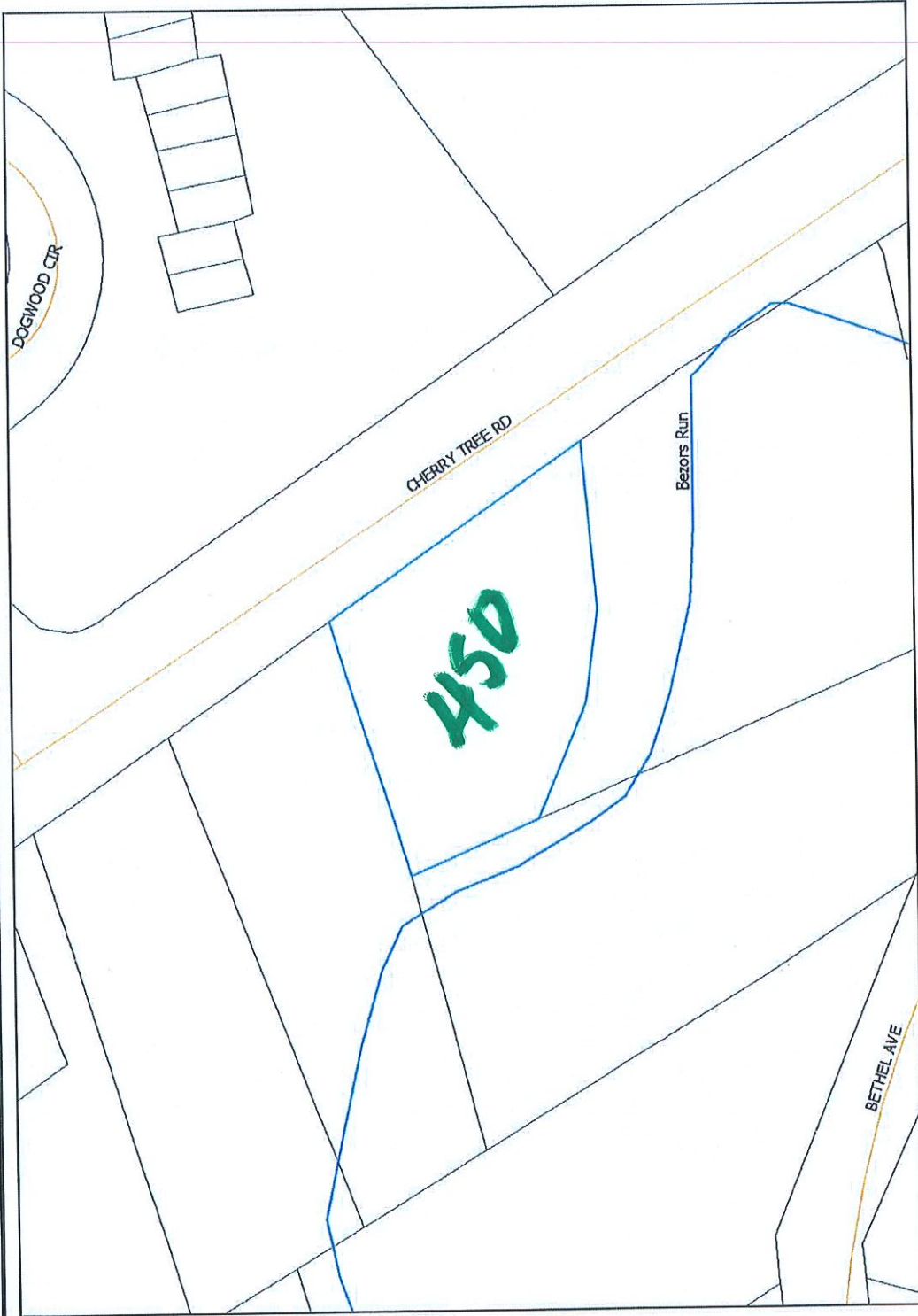


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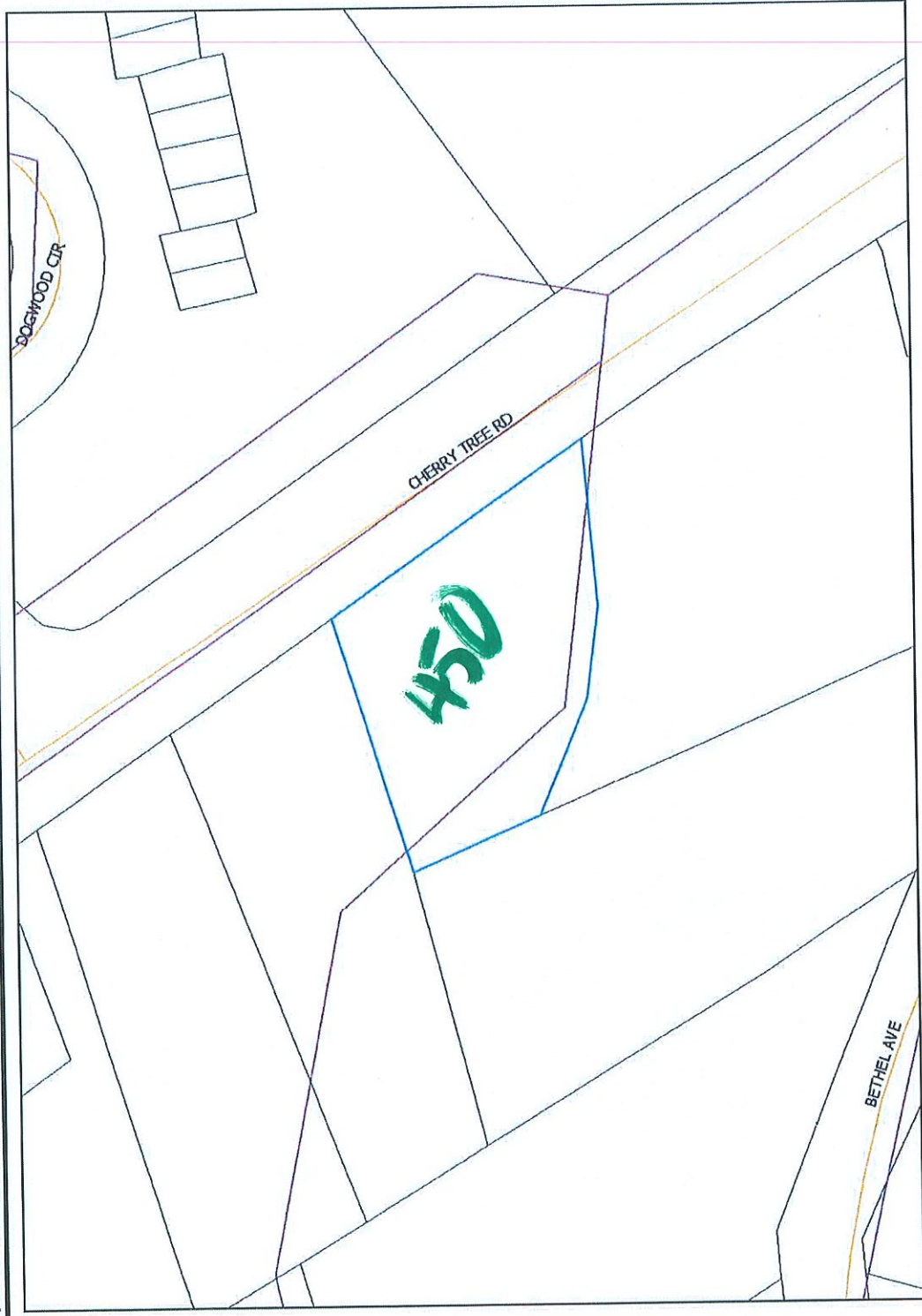
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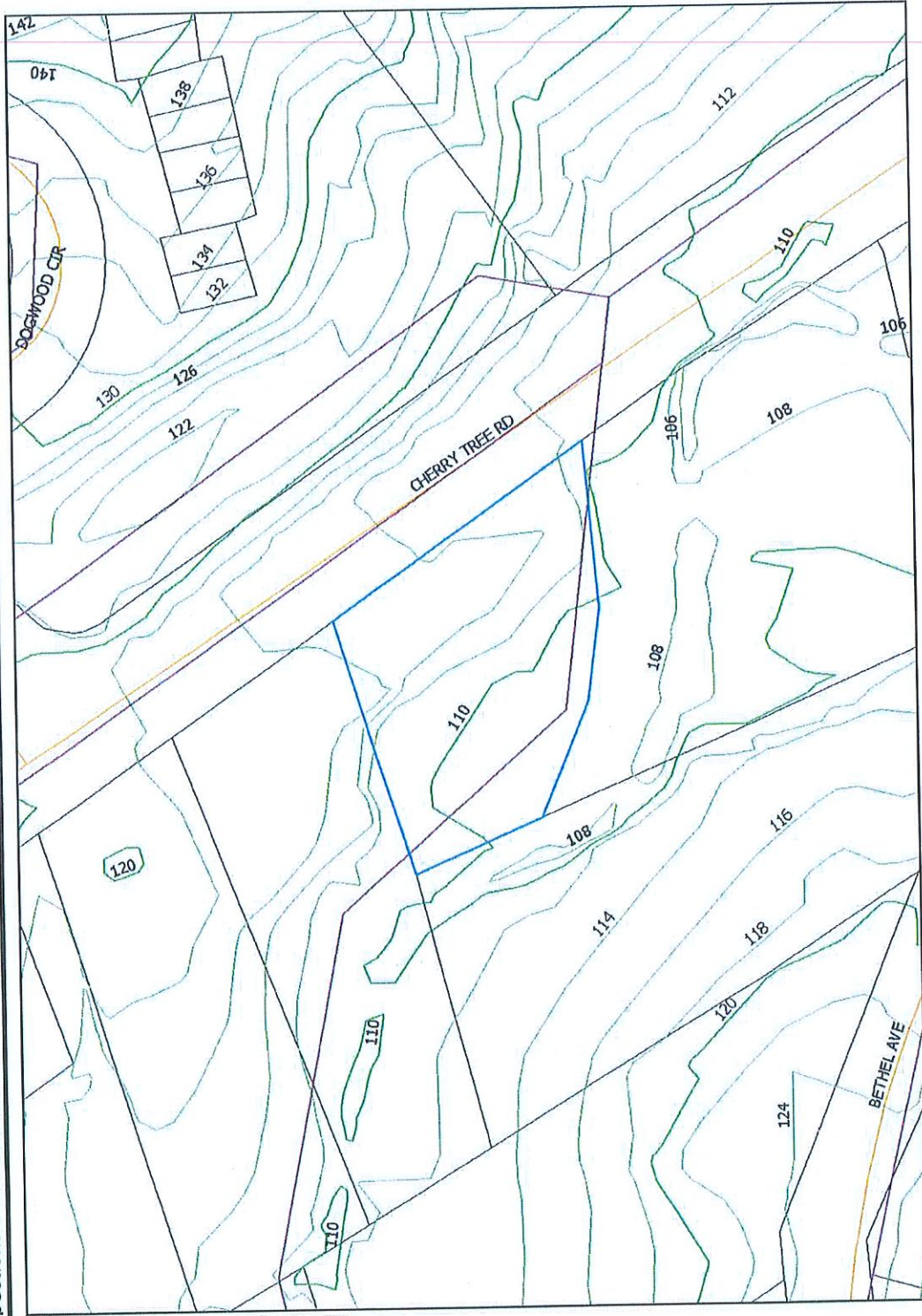
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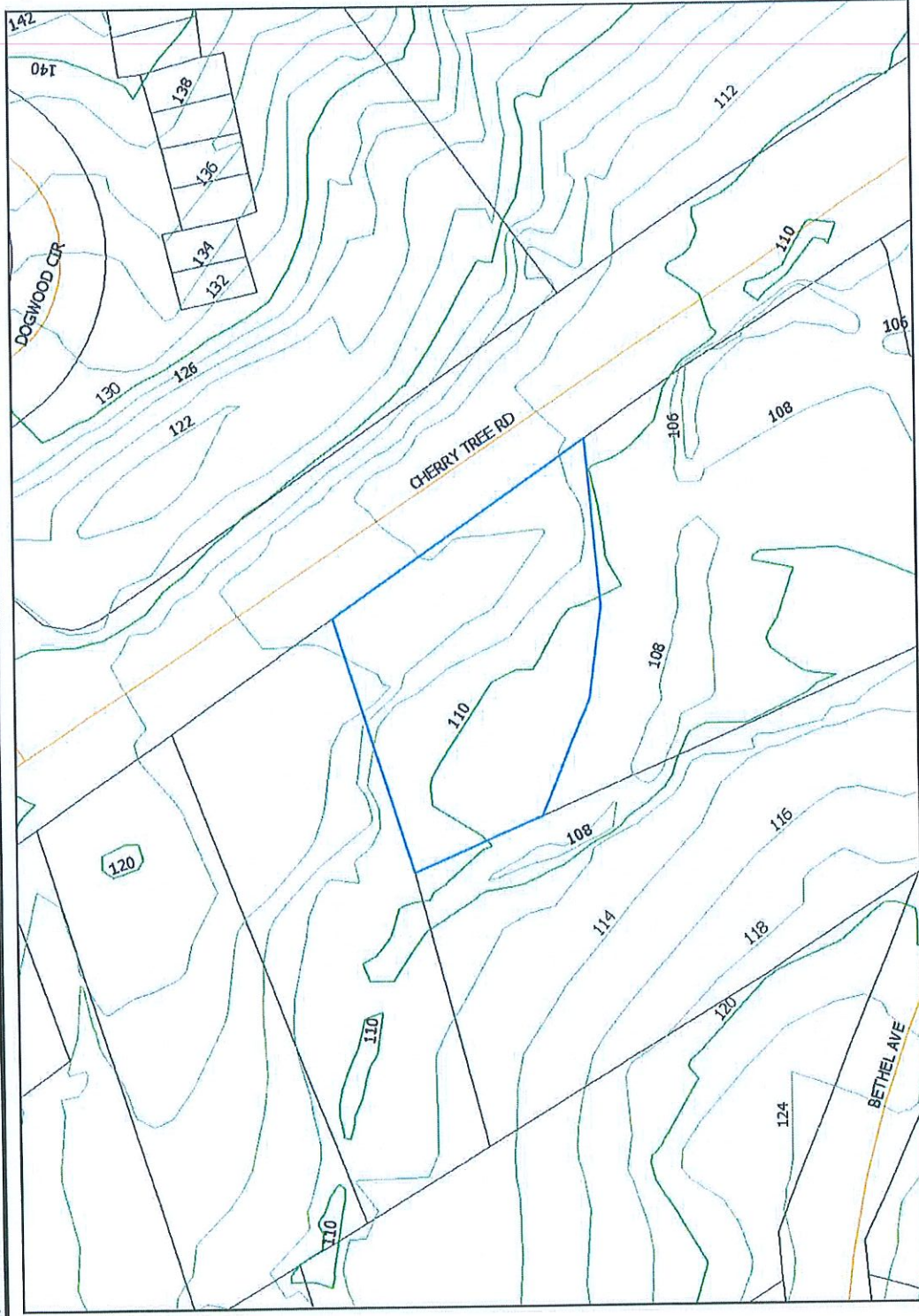
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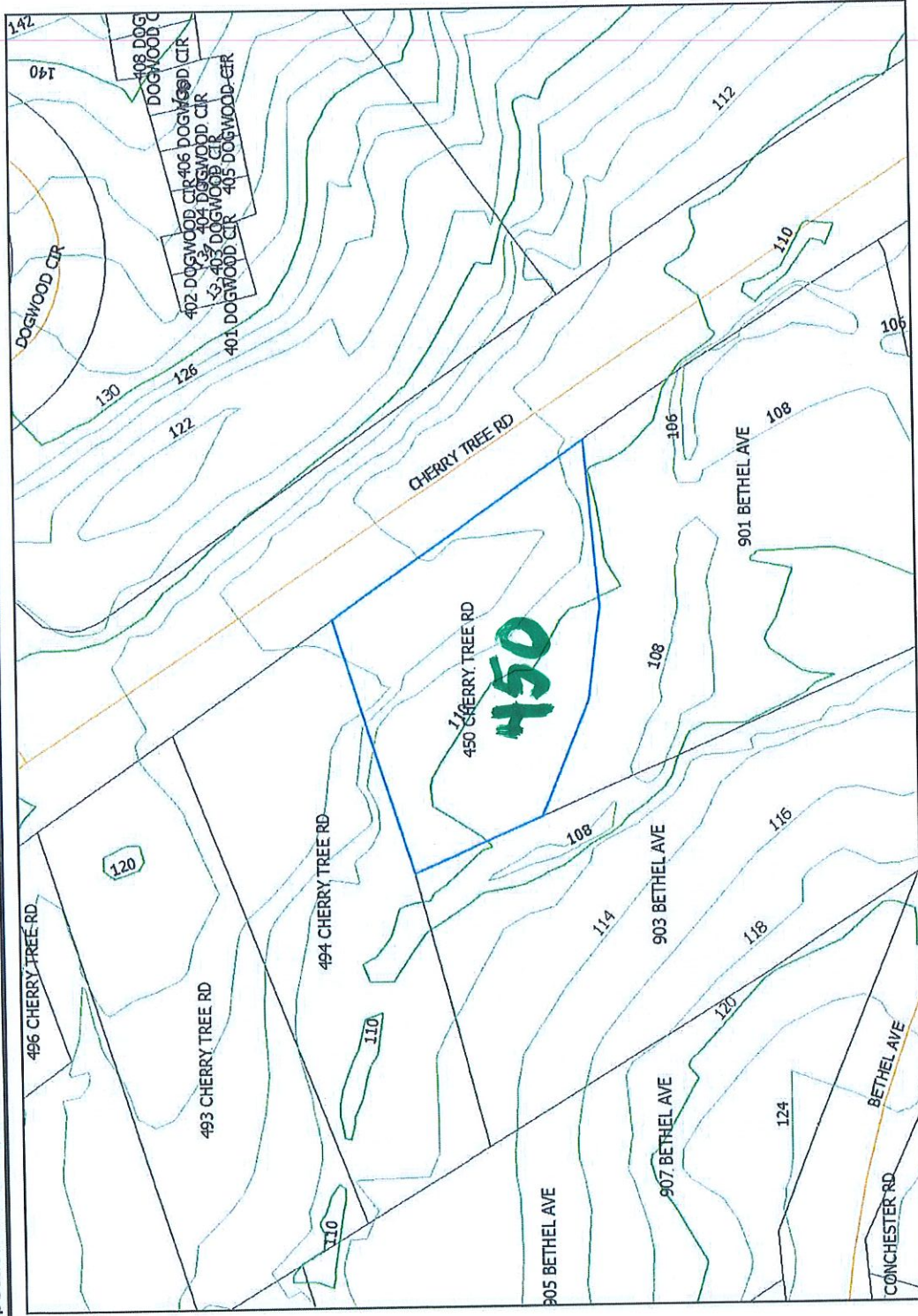
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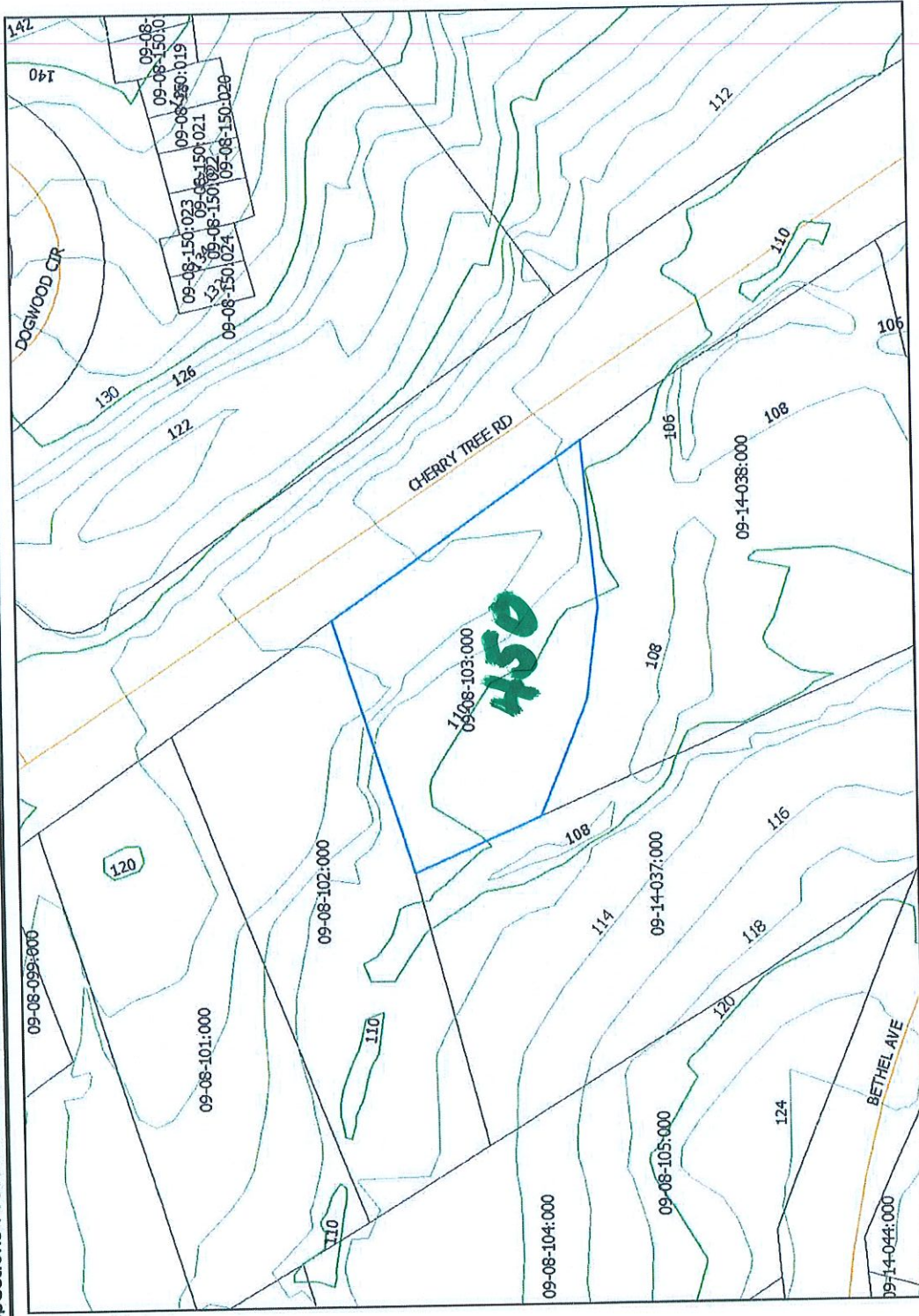
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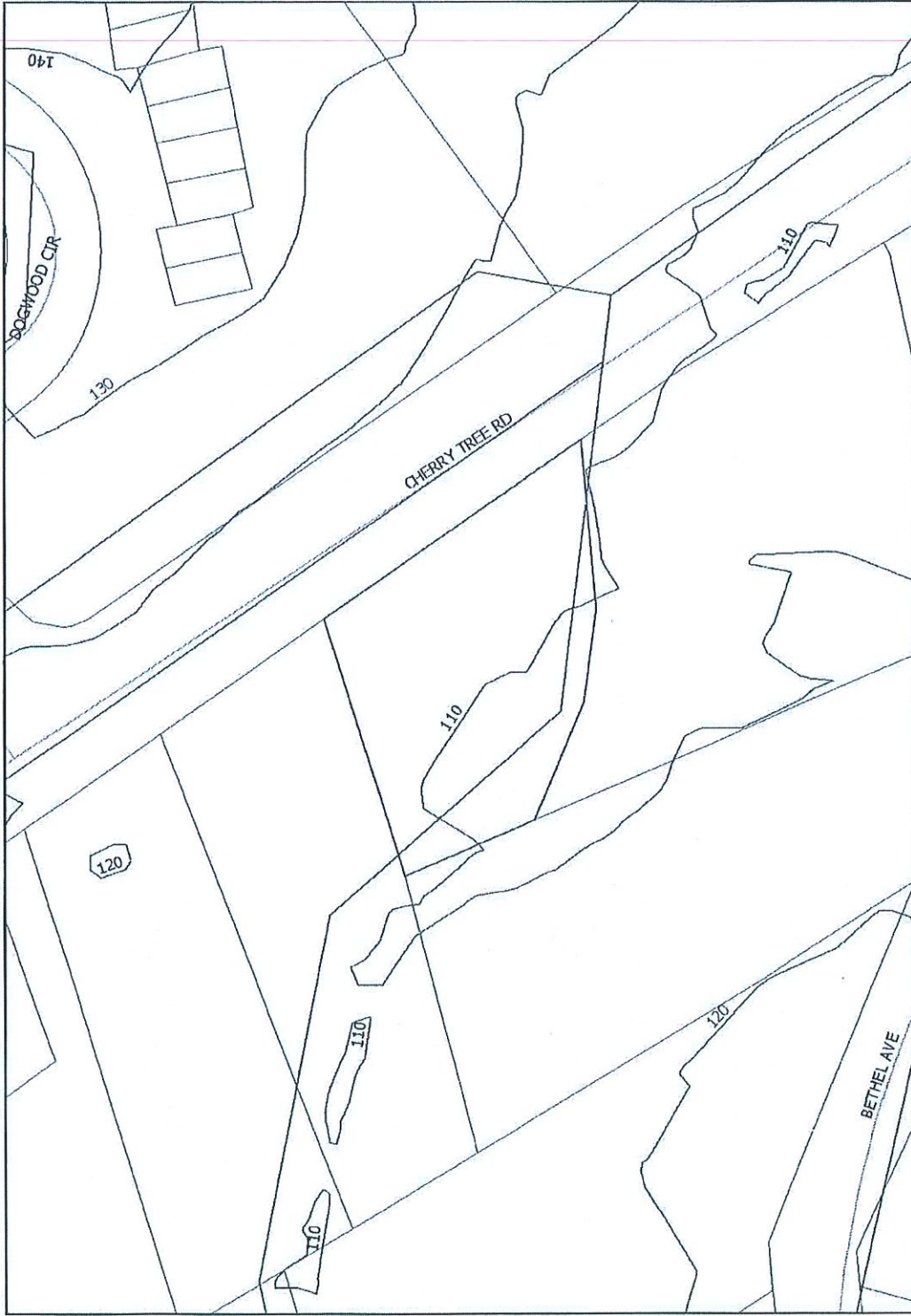
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## SITE ANALYSIS

The site is an irregularly shaped parcel situated on the southwesterly side of Cherry Tree Road, just north of Conchester Highway, as illustrated by the ensuing tax plat. The tract of land features ±177 feet of primary road frontage along the west side of Cherry Tree Road by a depth of approximately 197 feet on its north side, and a curving rear & south lot line that travels along the bed of Bezer's Run (Brezer's Run eventually becomes Marcus Hook Creek just south of Rt. 322). Note, there was a legal description provided, however, it was deemed unreliable when plotted on the software Net Deed Plotter because of incorrect or missing metes and bounds calls. The most recent listing on Trend MLS (#7126550) cites the lot size as 17,424 square feet or 0.40 acre, however older MLS listings from 2009-2010 cite a lot size of 1.00 acre. Delaware County online public records cites the size of the lot as 0.4010 acre. Online aerial maps were also used to estimate the total land area which indicate a size of roughly 20,000 sf. Therefore, we assume the estimated lot size to approximate **17,424 square feet / 0.40 acre**.

Vehicular access is provided by use of a concrete curb cut with an asphalt driveway / parking lot. Parking is provided for approximately 30 vehicles at the rear and some on the south side. Cherry Tree Road is an un-divided two-lane road carrying a modest load of traffic in both directions – north to Concord Road and immediately south to Conchester Highway (US Rt. 322). The site's location provides favorable convenience to the Delaware Expressway (I-95), and US Routes 1 & 202. As such, the subject property benefits from traffic exposure, however, pedestrian traffic is very limited as there are no sidewalks. There is a concrete walkway from the driveway side of the building to the front doors.

The site topography is sloping towards Brezer's Run, featuring a mild decline from north to south, and a drop off from front to rear. The façade of the building is mostly level with street grade, while parking lot is nearly level with the lower level (basement). Aside from the building improvements, the site includes the aforementioned impervious surfaces, plus concrete street curbing, concrete stairs from the driveway to the walkway (south side of building), and the remainder is predominately lawn covered with various trees and bushes.

The site is serviced by public utilities, including electric, natural gas, telephone, cable, and public sewer & water. Although the building footprint does not lie within a designated flood hazard area, **a portion of the parking lot does lie within Flood Zone AE**, according to FEMA flood hazard rating maps (Panel #42045C0177F, effective on 11/18/2009). Neither adverse easements nor encroachments were observed, nor were there any indications of environmental contaminations.

In conclusion, the site offers essentially all physical characteristics necessary to support office development.

## IMPROVEMENTS ANALYSIS

The improvements consist of a freestanding masonry building comprising **±5,904 square feet**, of which half is completely above-grade and half is partially below grade – front half of the lower level is completely below grade while rear half is above-grade. The two-story building was most recently used as two office units on the upper floor and multiple apartments on the lower floor.

The exterior is brick over concrete block with vinyl siding covering the rear. The foundation is concrete slab. The roof cover is a flat design with an asphalt shingled mansard floor with eaves on all sides except the rear. The roof covering sits atop wood deck and joists but the roof material/age is unknown. The windows are a combination of horizontal sliding sash and fixed windows. There are three exterior exits for the first floor which lead to a wood deck.

Mechanical systems include six electric meter boxes (only 4 meters present), two gas meters, a 100-amp circuit breaker box labeled “house” with five 100-amp circuit breaker shut-off switches labeled 1 thru 5 in the basement, plus a new 100-amp circuit breaker box in office unit #1 with new electric wire roughed-in. Additionally, there are an exterior mounted central A/C unit, three rooftop HVAC units (functionality unknown), and a newer Goodman HVAC unit in the ceiling space of unit #1. The basement features two air handlers, two water heaters, and two circuit breakers, but this level is gutted with some wiring having been removed and all mechanicals for this level will need to be replaced. Notably, the building does not feature a sprinkler system but there are some smoke/fire alarms.

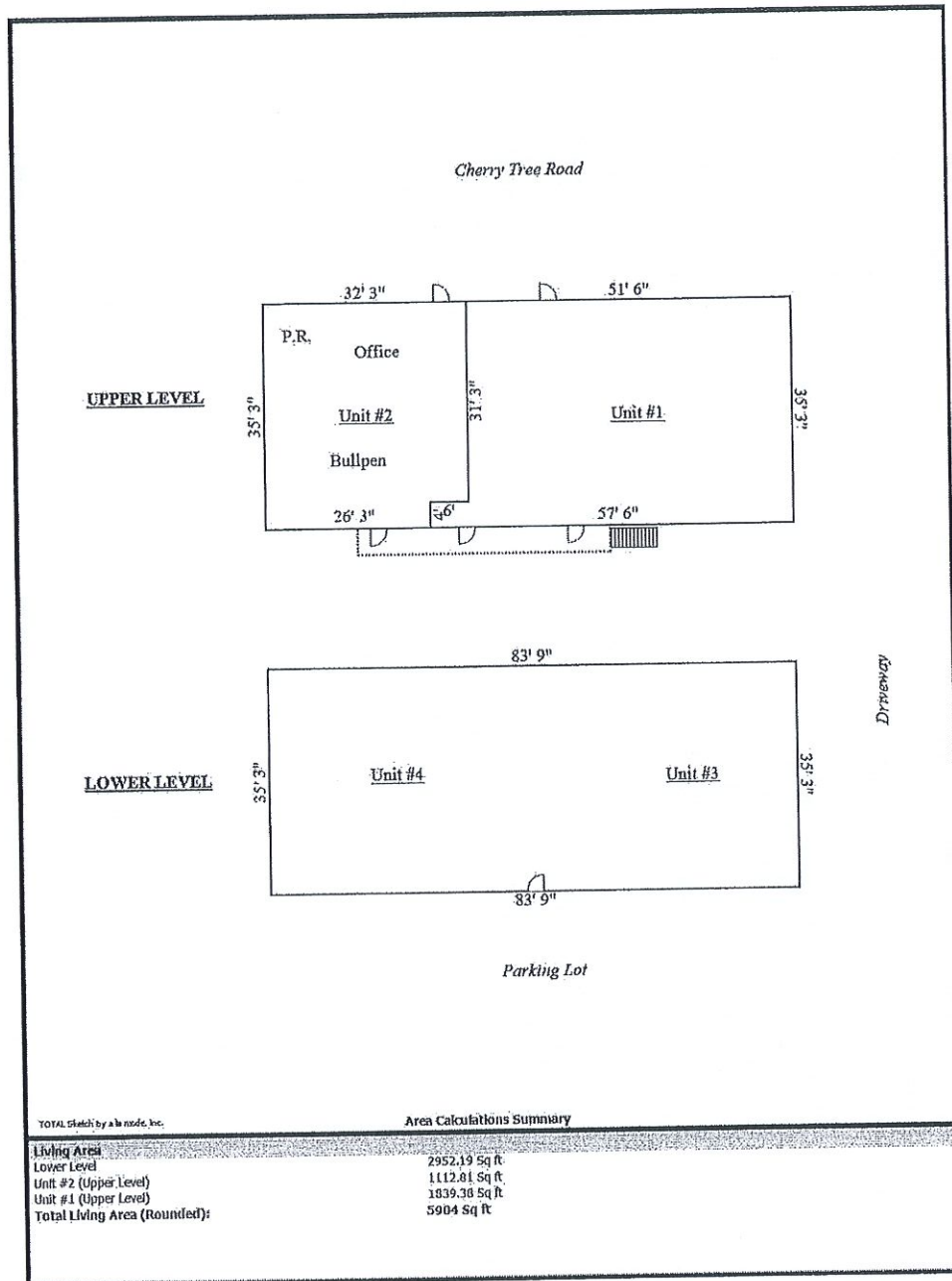
The layout is depicted by the ensuing Building Sketch, and includes two upper floor office units and a lower level in **shell** condition. Unit #1 is in shell condition with new electric wire rough-in and new electric circuit breaker. This unit has a small amount of insulation but features no ceilings, wall coverings, or finish flooring. Unit #1 measures approx. 1,839 sf and has a front & two rear exits. Unit #2 is the only finished unit in the building, consisting of an open workspace / bullpen, private office, powder room, and a front & rear exit. This unit features wall-to-wall carpeting, painted drywall partitions & ceilings, painted wood trim, vinyl baseboard trim, and fluorescent lights; note there is some minor water damage at the rear of this unit near the rear exit. Unit #2 measures approx. 1,113 sf.

The lower level is accessible via one rear entrance. The framed layout indicates there were previously a pair of 2-bedroom, 2 bath apartments. The level is void of interior finishes other than some ceramic tile flooring. There appears to be a water penetration problem due to the nearby creek. Water was present at the main entrance landing and there was evidence of water covering most of the floor at one point. Also, the variance to permit residential apartments has expired and the current owner is not anticipating the Township to allow for another similar variance.

Overall, the building requires significant renovations to the interior, as well as significant exterior improvements to prevent future flooding in the lower level. The existing improvements are only in *fair* physical condition, with an overall *effective age* estimated at 30-40 years. However, ownership verbally reported estimated renovation costs of approximately \$230,000,

including site improvements (repave parking area, construction of a retaining wall AND trough along the rear wall to control storm water runoff, sump pump(s) and automatic electric backup system, roof repairs, new HVAC systems, and interior remodeling throughout). This estimate equates to less than \$40 per square foot, which appears low considering that site improvements are included.

**BUILDING SKETCH**



## TAX AND ASSESSMENT ANALYSIS

The property is assessed for real estate tax purposes by Delaware County, identified as parcel number 09-00-00255-01 on the County's tax assessment records. For the current year (2018), the total assessment is \$402,240.

<b>CURRENT TAX RATES PER \$1,000 OF ASSESSED VALUE</b>	
Delaware County	5.6040
Upper Chichester Township	5.1000
<u>Chichester School District</u>	<u>39.8561</u>
Total Millage	50.5601

Based on the current Commonwealth STEB ration (60.98%) in effect for the County, the present assessment equates to an *implied* fair market value of approximately \$659,626 for the property.

To determine the real estate taxes, the current tax rate of 50.5601 per \$1,000 of assessed value is applied to the total assessment of \$402,240. This produces total annual real estate taxes of \$20,337, equivalent to \$3.44 per square foot of gross building area, which is exceedingly high for this type of space.

Of note, there is also a 1% wage tax in place for the Township. We are aware of no other special municipal assessments planned at this time and the valuation assumes that the real estate taxes are paid up to date.

### TAX MAP: 08 LOT: 103



## ZONING ANALYSIS

The subject property lies within the “C-2 Highway Commercial District” zoning classification of the Township. The purpose of this district is to provide for and regulate commercial facilities, which are related or require the use of an automobile. These uses ordinarily require location on major roadways and serve both local and transient customers. Provisions are included to allow both freestanding and attached commercial development.

Uses permitted *by right* include but are not limited to: all permitted uses in the C-1 District; sales, lease, repair & service of automobiles; sales of building supplies or similar large items; wholesale establishment; laundry; publishing or printing; drive-in commercial establishment; etcetera. Also, land uses are permitted by *special exception* or as *conditional uses* when authorized by the Zoning Hearing Board. Permitted uses in the C-1 District include retail store, and professional or business office or building, studio, bank or financial institution, etcetera.

<b>C-2 DISTRICT: DIMENSIONAL STANDARDS for DETACHED BUILDINGS</b>	
Minimum Lot Area:	One acre
Minimum Lot Width:	200 feet
Minimum Front / Rear Yard:	50 feet / 50 feet
Minimum Side Yards:	25 ft. each; 50 ft. if abutting residential district or use
Maximum Building Coverage:	30%
Maximum Impervious Surface:	75%
Maximum Building Height:	2 stories, 35 feet

The improvements appear to represent a *legal nonconforming use* within this zoning classification due to several factors – it does not satisfy the minimum lot size &/or lot width criteria, but has been in continuous use as a multi-tenant professional office building for decades. It is assumed that there are no other public nor private controls limiting the use of the land and/or improvements.

