

Situs : 1115 PROSPECT (USR 20) RD

Map ID: 05-304-00-025-00

LUC: 420

Card: 1 of 1

Tax Year: 2024

Printed: March 26, 2025

CURRENT OWNER
AFLI3 LLC
AFLI3 C/O ANDERSEN JUNG & CO
2131 19TH AVE
SAN FRANCISCO CA 94116

Field Review Flag:

GENERAL INFORMATION
Routing No. 304-00 025-00
Class C-Commercial
Living Units
Neighborhood 8000C
Alternate Id
District
Zoning



Property Notes
Note Codes:

Land Information				
Type	Size	Influence Factors	Infl %	Value
1-Primary Site	SF 56,976			341,860
Total Acres: 1.308		Legal Acres: 1.308		

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
Land	119,670	341,900	341,900	341,900	0
Building	330,020	942,900	942,900	-113,138	0
Total	449,690	1,284,800	1,284,800	228,762	0
Manual Override Reason					
Base Date of Value					
Effective Date of Value					
Value Flag	1-COST APPROACH				

Entrance Information			
Date	ID	Entry Code	Source
05/15/13	RBT	6-Occupant Not Home	3-Other

Permit Information					
Date Issued	Number	Price	Purpose	Note	Status

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
08/18/23	1,515,512	2-Land And Building	U-Not Validated		LD-Limited Warranty Deed	RA OHPA OWNER LLC
01/05/16	1,900,605	2-Land And Building	U-Not Validated	603/ 2444	LD-Limited Warranty Deed	SPP OHPA RAD FUND LLC
04/07/14	1,522,889		U-Not Validated	563/ 284	LD-Limited Warranty Deed	ASHTABULA (PROSPECT ROAD) I LLC
04/07/14			E-Exempt Conveyance (Sale Price O		DE-Deed	ASHTABULA (PROSPECT ROAD)

Property Factors
Topo: 2-Level
Utilities: 6-All
Street/Road: 0-Paved
Traffic: 3-Nominal
Location: 3-Business Cluster
Spot Loc:

Legal Description
Parcel TieBack: 053040003200
Legal Descriptions:
10 11 12 13 14 H &
S & 16 17 & 18
N STRONG
Addl.TieBack: N

Inspection Witnessed By _____

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Building Information	
Year Built/Eff Year	1996 / 2000
Building #	1
Structure Type	376-Chain Drug Sto
Identical Units	1
Total Units	
Grade	B+2
# Covered Parking	
# Uncovered Parking	
DBA	RITE AID DRUG STORE

Building Other Features													
Line	Type	+/-	Meas1	Meas2	# Stp	IU	Line	Type	+/-	Meas1	Meas2	# Stp	IU
1	CP5-Canopy Only		14	20		1							

Interior/Exterior Information																	
Line	Lvl	Fr	To	Area	Perim	Use Type	Wall Height	Ext Walls	Construction	Int Fin	Partitions	Heating	Cooling	Plumbing	Phy Fun	%Comp	%Rent
1	01	01		11,352	436	029-Chain Drug St	20	04-Brick & C	2-Fire Resistent	100	2-Normal	1-Hot Air	1-Central	2-Normal	4	4	

Interior/Exterior Valuation Detail					
Line	Area	Use Type	% Good	% Comp	Use Value/RCNLD
1	11,352	029-Chain Drug Store	75		907,890

Outbuilding Data												
Line	Type	Yr Blt	Meas1	Meas2	Area	Gr	Qty	ModCd	Phy Fun	MA	%Comp	Value
1	Cl1-Asph Pave	1996			35,000	C	1		A	A		35,000

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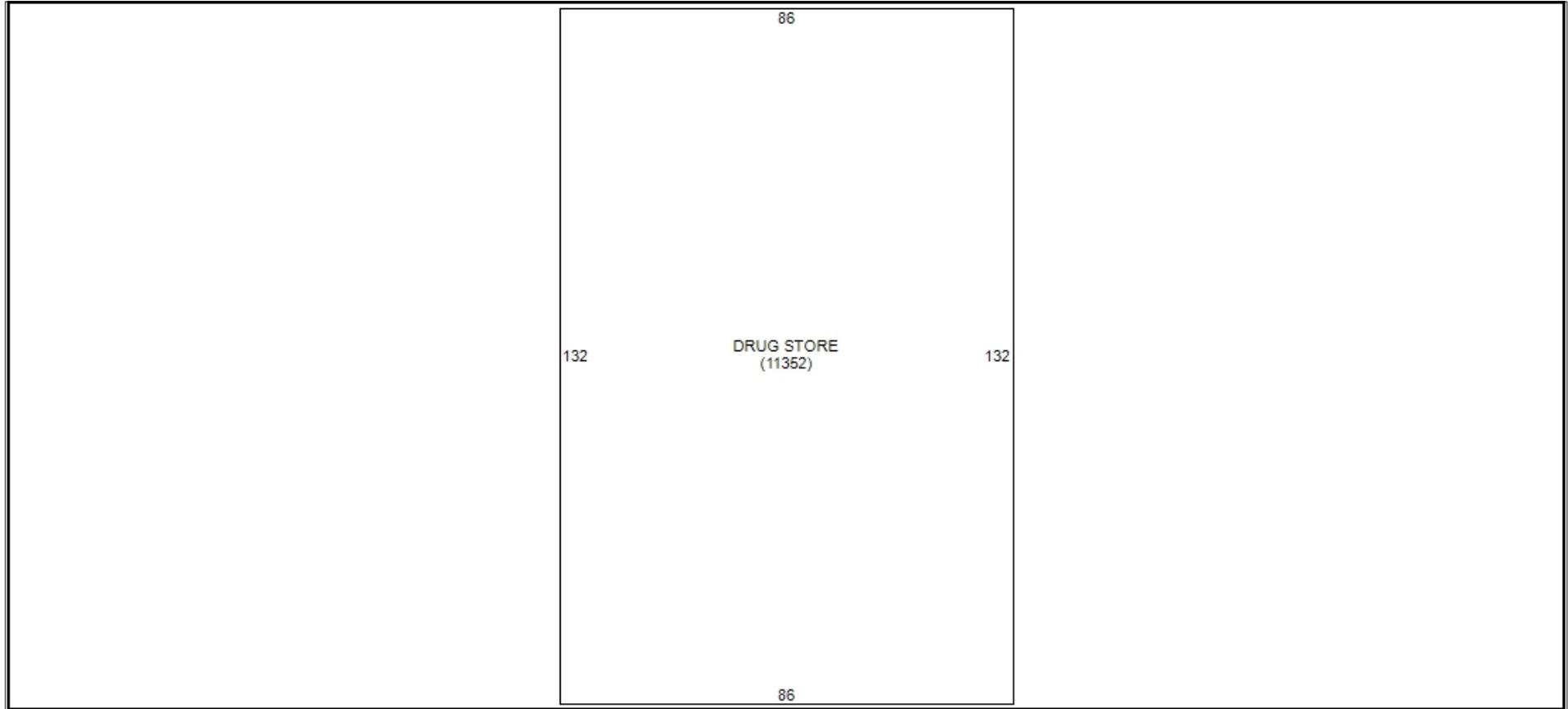
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Additional Property Photos

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Income Detail (Includes all Buildings on Parcel)

Use Mod Grp	Inc Type	Model Description	Units	Net Area	Income Rate	Econ Adjust	Potential Gross Income	Vac Model	Vac Adj	Additional Income	Effective Gross Income	Expense Model %	Expense Adj %	Expense Adj	Other Expenses	Total Expenses	Net Operating Income
31	S	001 31-Chain Drug Store	0	11,352	12.00		136,220	5	150	0	129,410	5	150		6,471	6,471	122,940

Apartment Detail - Building 1 of 1

Line	Use Type	Per Bldg	Beds	Baths	Other	Units	Rent	Income

Building Cost Detail - Building 1 of 1

Total Gross Building Area	11,352
Replace, Cost New Less Depr	907,890
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	907,890
NBHD Fact	1.0000
Value per SF	79.98

Notes - Building 1 of 1

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Income Summary (Includes all Building on Parcel)

Total Net Income	122,940
Capitalization Rate	
Sub total	228,762
Residual Land Value	
Final Income Value	228,762
Total Gross Rent Area	11,352
Total Gross Building Area	11,352

Misc & Gross Buidling Values

Misc Building No	Misc Adjusted Value
Gross Building:	

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Comments			
Number	Code	Status	Comment
1	FLD	BP	19960203 KO C#01 - BP#P960023 N/C 100% 1/1/97
2	FLD	BP	19961213 KO C#01 - BUILDING PERMIT #08301 FOR SIGNS=NCV.
3	FLD	BP	19961218 KO C#01 - BUILDING PERMIT #P960024 FOR DEMOLITION-NCV.
4	FLD	RV	20080401 SR C#01 - 3/22/08 FOR SALE ASK 2,472,667 RENT 185,435/YR 9 YR LEFT ON
5	FLD	RV	20080401 SR C#01 - LEASE 5-5 YR OPTIONS W/1.00/S.F. INCREASED LEASE EXPIRES
6	FLD	RV	20080401 SR C#01 - 8/1/2016
7	FLD	CC	REV14 - CHNG INT/EXT/OBY/BLDG INFO/PROP & LOC FACTS - RMV FTR - ADD TIEBACK

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