

Summary of Salient Facts and Conclusions

Location	123 Market Street, Sunbury, Northumberland County, Pennsylvania
Client	Represent US, LLC
Owner of Record	Mr. Justin Time
Interest Valued	Fee Simple
Tax Parcel Number	0001-02-001-002
Deed Reference	Deed Book 0000, Page 0
Land Area	8,625 square feet or 0.198 of an acre of land
Tax Liability	\$7,156.63
Zoning	Central Business
Date of Inspection	April 25, 2022
Topography	Level at street grade
Utilities	Municipal water and sewer, natural gas, electric, telephone, and cable
Improvements	2-story painted brick office building with an addition containing 5,724 square feet. There is an attached 2-story residence containing 880 square feet.
Gross Building Area	6,604 square feet plus 3 rd floor storage and basement area
Highest and Best Use	Continued professional office/residential use
Effective Date of Value	April 25, 2022
Sales Comparison Approach	\$285,000
Cost Approach	Considered but not presented
Income Approach	\$286,000
Final Value Conclusion	\$285,500

Special Assumptions

The estimated value reported herein reflects the total value of the subject property, as if unaffected by any potentially hazardous substances. The presence of hazardous substances may have a negative influence on the subject property, but the consideration of the effects of these substances on the value of the subject property is beyond the scope of this appraisal. The client is urged to obtain a Phase I environmental study, if desired.