SYNTHETIC SAMPLE APPRAISAL — created solely to demonstrate the AssessIQ Counsel import pipeline.
Not a real appraisal. Not prepared by an appraiser. Every figure herein is invented.

Summary Appraisal Report — Office Building

Property: 1801 Superior Avenue, Cleveland, Ohio 44114
Parcel Number: 102-08-054
Property type: multi-tenant elevator office building
Effective date of value: January 1, 2025

INCOME CAPITALIZATION APPROACH

Effective Gross Annual Income	$1,728,000
Operating Expenses	$691,200
Net Operating Income (NOI)	$1,036,800
Tax Adjusted Overall Rate	9.0%

The total rentable area is 96,000 square feet.

RECONCILIATION

Dividing estimated net operating income of $1,036,800 by the 9.0% tax-adjusted overall capitalization rate yields a final value conclusion, as of the lien date, of $11,520,000.

Final value conclusion (rounded): $11,520,000