

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

This document exists so a demonstration can show a PDF being uploaded, read locally, matched to its parcel, and approved into a first-pass valuation. It should never be relied on for any other purpose.