

ABE IMANI

725 Domingo Drive # 4, Newport Beach, Ca 92660

EXPERIENCE

- 2015-current Vice President of Operations *WKS Restaurants*
Denny's (26 restaurants)
- Oversee the Operations of 25 restaurants. 5 States .
- 2009-2015 Director of Operation, *WKS Restaurants*
Oversaw the Operations of 3 concepts. 35 Restaurants. 7 states
- 2007-2009 District Manager *WKS Restaurants*
Oversaw the Operations of 3 Denny's Restaurants California
- 2006-2007 A&G Embroidery. Self employed
- 2005-2006 COO, Mancha Development
Oversaw 16 restaurants Denny's and Cocos 2 States
- 2004-2005 Director of Operations, Mancha Development
Oversaw 8 Denny's Operations in Las Vegas
- 2002-2004 District Manager, Mancha Development
Oversaw 5 Denny's Operations in Las Vegas
- 2001-2002 District Manager, Catalina Restaurants. COCO's.
Oversaw 9 Coco's restaurant Operations, CA
- 1999-2001 Coal Miner BBQ. Self employed
- 1991-1999 Cimm's. DBA Tony Roma's
Started as Assistant restaurant Manager, General Manager, then District Manager

EDUCATION

- 1978 Alamosa College. CO , *summer courses*
- 1978- 1981 B.S. University of Northern Colorado.

Abe Imani: Vice President of Operations, Denny's

Present: As Vice President of Operations for WKS Restaurant Group, I oversee all aspects of the Denny's brand. I am fortunate to have dedicated and hardworking district managers who have set their team goal as being the best in class franchisee within the Denny's Brand. I am a passionate and a disciplined leader that understands the value of assembling great talent, starting with selecting the right people. This is my key strategy for maximizing team performance and reaching our goals. Our business is about great people who work together to drive fantastic results.

Past: I have been with WKS over 8 years. Over these past years I have managed the El Pollo Loco Restaurants, The Corner Bakery Cafes and now the Denny's Restaurants. I have more than 25 years of experience in multi-unit management. I have held the positions of district manager, director of operations, and COO. I have also owned and operated my own restaurants. In addition to operations, I have experience in development and construction. I received my BS in Business Administration from University of Northern Colorado.

Passion: My passion is my family. I am blessed to be father of 3 children, "it does not get any better than this". I enjoy visiting neighborhood restaurants. I love my new hobby, which is walking daily. I learned about football when I attended the university in Colorado, and I am a die-hard Denver Bronco's fan. My oldest son played football in high school and my youngest son is currently playing football at his high school, which makes me a proud father and fan.

**DMC UTAH LLC
3884 RIVER RD
ST. GEORGE, UT 84790**

1/30/2016

Samuel Guanci
955 Via Zapata
Riverside. CA 92507

To All Interested Parties,

I have had the pleasure to know and work with Mr. Guanci (Sam) for more than a decade. We together have planned, Scheduled, Managed, and Executed, numerous development/construction projects over these years.

These projects have been varied in scope and complexities. Creative and out of the box strategies were a necessity to bring "the deals to fruition". This is where Sam's abilities out-shine any partners I have worked with in my career. Driven to completion is a real understatement to describe Sam's persona.

I notably remember one deal where we had to come up with \$575K in an afternoon. I pledged the funds, But told Sam he had to have them back to me by the next morning, Rarely, do I make handshake deals for ½ million dollars, I trusted Sam...like clockwork he paid me back and we did many more deals since then. He is a man of his word. That is more rare than common today,

I gladly offer my recommendation to his abilities and character.

Sincere Regards

Brad Harrell
CEO DMC UTAH / CEO Cargoglide
702-610-2395 cell / 435-574-5151 office direct



3911 Reading RD Suite 107

Cincinnati Ohio 45215

Denny's

Evergreen

Bill Ross: **Builder, Contractor, Consultant**

702-413-8249

Bill@qualitychoiceconstruction.com

T B: **Property Locator**

937-474-5334

RickTEBBE@Gmail.com

Larry Strychalski: **Developer/Owner**

513-725-5682

LarryStrychalski@Gmail.com

Sam Guanci: **Developer/Owner**

513-818-5806

SamGuanci2@Gmail.com

Bill Locke: **Public Relations**

949-355-4337

LockeSales@aol.com

Randy Byrd: **Advisor/Instructor/RealEstate Agent**

937-416-4510, Byrd_Estate@Yahoo.com

References

1: Mountain View Credit Union

President Kyle Thomas

Ogden Utah 801-971 9401

2: Bill Ross

Quality Choice Construction

702-413-8249

3: Mesquite NV

Buffalo Southwest Cafe

Built: 1.9 Million

Sold 2.9 Million

4: Hurricane Utah

Buffalo Southwest Cafe

Built: 2 Million

Sold: 2.6 Million



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PARID: K46 00718 0031
PARCEL LOCATION: 108 BYERS RD

NBHD CODE: C1902000

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108 Byers Rd Miamisburg, OH 45342

Active 06/30/2015

County: Montgomery

Listing #: 1648

Cross St:

List Price: \$485,000



Prop Type: Business
Area: 300 - Dayton South
Subdivision:
Appx SqFt: 00
Yr Built: 1968
Parcel ID: K46007180031
CDOM: 240

Sub Type: Hospitality
Price/SqFt:
Lot SqFt: 27,791
Lot Acres: 0.6400

Remarks

Directions: St Rt 725 West to L on Byers Rd to Left at 108 Byers Rd (location behind BP gas station.
Prop Desc: Great Opportunity to own a building in a prime area. Close to I-75, Dayton Mall Austin Landing Restaurants, airport, motels, recreation and much more. Building is almost 3,000 sq ft, plenty of parking spaces, newer rubber roof, .638 acres, approx. 46 parking spaces, much more. Currently a successful operating restaurant & has been a successful restaurant for many years.
Agt Rmrks: Call agent for more information at 937-416-9342 (Don't disturb the employees)

Listing Information

Agent: Michael L Palmer (PALMEMICL109)
Office: Irongate Inc. REALTORS® (IRNG03)
Showing Phone:
Listing Date: 06/30/2015
Original Price: \$485,000

Primary: (937) 416-9342 Fax:
Office Phone: (937) 436-2700 Fax: (937) 436-3908
DOM: 240 Sale/Lse-Rent: Sale
Entry Date: 07/02/2015
Expire Date: 06/28/2016

Miscellaneous Information

Agent Owned: No Sign on Prop: Public Viewable: Yes
Short Sale: Financial Ins Own: Approved: Yes
Financial Info: No

Property Information

Real Prop Inc: No Lse Hold Inc: No
Parking Spaces: 0 In City Limits:

Financial Information

Current
Gross Income: \$0 Vacancy %: 0 Reimbursable Exp: Effective Inc:
Non Reimb Exp: Net Op Income: \$0
Potential
Gross Income: \$0 Vacancy %: 0 Reimbursable Exp: Effective Inc:
Non Reimb Exp: Net Op Income: \$0
Expenses
Real Estate Tax: \$0 Insurance: \$0 Management Fee: Com Area Mnt:
Administrative: \$0 Total Expenses: \$0

Expense Details


Annual \$/SF: Admin Exp: 0



MLS # Date/Time New Val Prev Val Eff Date Price Prop Type Change Type
1648 07/02/15 04:55 PM A 07/02/15 \$485,000 Business New Listing

Agent Detail - 2 Column Report

Listings as of 07/02/15 at 4:56pm

Active 06/30/15	Listing # 1648	108 Byers Rd Miamisburg, OH 45342-3613			Listing Price: \$485,000
County: Montgomery		Cross St:			
	Property Type	Hospitality	Property Subtype	Hospitality	
	Area	Dayton South			
	Year Built	1968			
	Parcel ID	K46007180031	Price/Sq Ft	\$	
			Lot Sq Ft (approx)	27791	
			Lot Acres (approx)	0.6380	
CDOM 2					

Directions St Rt 725 West to L on Byers Rd to Left at 108 Byers Rd (location behind BP gas station.
Public/Internet Remarks Great Opportunity to own a building in a prime area. Close to I-75, Dayton Mall Austin Landing Restaurants, airport, motels, recreation and much more. Building is almost 3,000 sq ft, plenty of parking spaces, newer rubber roof, .638 acres, approx. 46 parking spaces, much more. Currently a successful operating restaurant & has been a successful restaurant for many years.
Agent-Only Rmrks Call agent for more information at 937-416-9342 (Don't disturb the employees)

Listing Agent	Michael L Palmer (ID:PALMEMICL109) Primary:937-416-9342, FAX: 937-436-3908
Listing Office	Irongate Inc. REALTORS® (ID:IRNG03) Phone: 937-436-2700, FAX: 937-436-3908
Listing Type	Listing Date 06/30/15 Expiration Date 12/30/15

Commission 3%

Agent Owned	No	Financial Info.	No
SF Availability			
Number of Units	1		
Property Details			
Construction Status	Existing		

Presented By: Michael L Palmer / Irongate Inc. REALTORS® Phone: 937-416-9342

Featured properties may not be listed by the office/agent presenting this brochure.

All information herein has not been verified and is not guaranteed. 2015 Multiple Listing Service of the Dayton Regional Association of REALTORS, Inc



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PARID: K46 00718 0031
 PARCEL LOCATION: 108 BYERS RD

NBHD CODE: C1902000

[Click here to view neighborhood map](#)

Owner

Name
 JENG MEI HUNG AND MEI YUN

Mailing

Name JENG MEI HUNG AND MEI YUN
 Mailing Address 21803 JACOBS WELL CT
 City, State, Zip RICHMOND, TX 77407

Legal

Legal Description 3869 PT
 Land Use Description C - RESTURANT, CAFETERJA, AND/OR BAR
 Acres .638
 Deed 1987-00073D005
 Tax District Name MIAMI TWP-MIAMISBURG C-MIAMISBURG CSD

Sales

Date	Sale Price	Deed Reference	Seller	Buyer
10-FEB-87	\$405,000			

Values

	35%	100%
Land	78,060	223,020
Improvements	21,750	62,140
CAUV	0	0
Total	99,810	285,160

Current Year Special Assessments

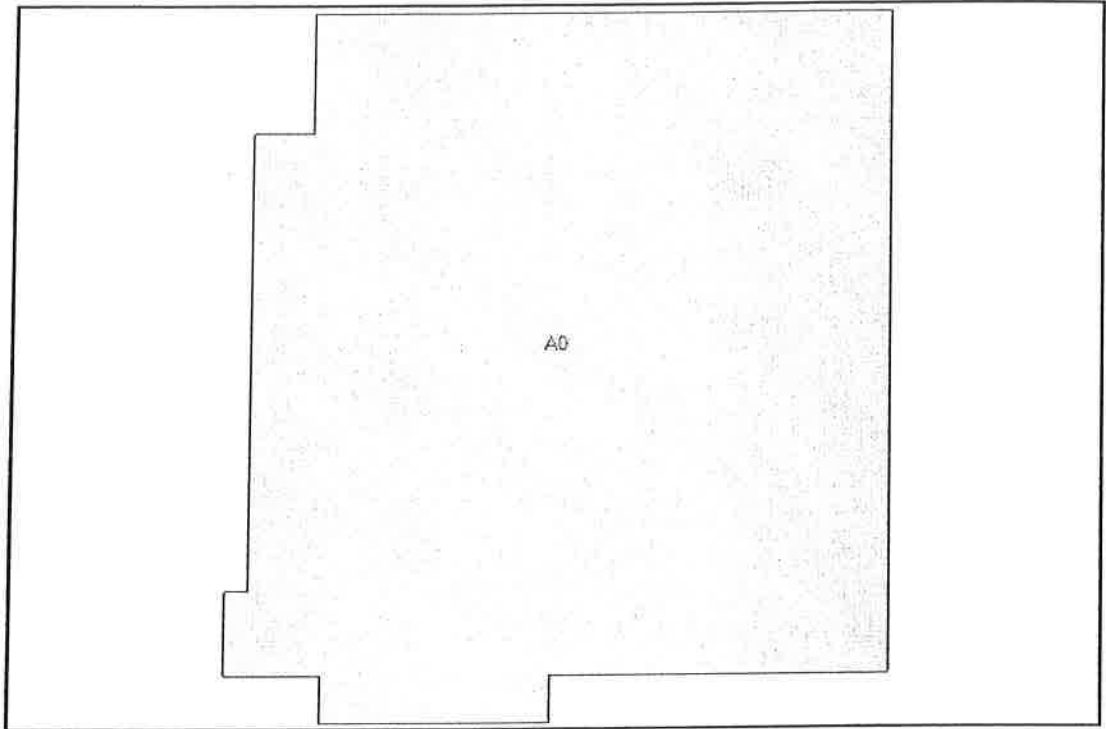
11777-APC FEE	\$491.40
41100-MCD/AP MCD/AQUIFER PRES SUBD	\$2.77

Current Year Rollback Summary

Non Business Credit	\$0.00
Owner Occupancy Credit	\$0.00
Homestead	\$0.00
City of Dayton Credit	\$0.00
Reduction Factor	-\$1,290.54

Tax Summary

Year	Prior Year	Prior Year Payments	1st Half Due 2/19/2016	1st Half Payments	2nd Half Due 7/25/2016	2nd Half Payments	Total Currently Due
2015	\$0.00	\$0.00	\$4,524.34	-\$4,524.34	\$4,521.57	\$0.00	\$4,521.57



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PARID: K46 00718 0031
 PARCEL LOCATION: 108 BYERS RD

NBHD CODE: C1902000

Tax Year: 20

CURRENT RECORDED
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Commercial Property Data

Primary Use of Building 325
 Year Built 1968
 Number of Stories 01
 Number of Units
 Building Gross Floor Area 2955
 Number of Bedrooms

Maps

Printable Summary

Printable Version

Line	Description	Square Footage	Value
1	RESTAURANT		2,955 47,490

Out Building

Improvement ASPHALT OR BLACKTOP PAVING
 Quantity 1
 Size (sq. ft) 20000
 Year Built 1968
 Grade C
 Condition AVERAGE
 Value 14650





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NBHD CODE: C1902000

Tax Year: 20

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First Half Taxes

Tax Year	Real/Project	Charge	Adjustments	Payments	Amount Due
2015	11777-APC FEE	\$245.70	\$0.00	-\$245.70	\$0.00
2015	41100-MCD/AP MCD/AQUI	\$2.77	\$0.00	-\$2.77	\$0.00
2015	REAL	\$4,275.87	\$0.00	-\$4,275.87	\$0.00
Total:		\$4,524.34	\$0.00	-\$4,524.34	\$0.00

Return to Search Results

Maps

Second Half Taxes

Tax Year	Real/Project	Charge	Adjustments	Payments	Amount Due
2015	11777-APC FEE	\$245.70	\$0.00	\$0.00	\$245.70
2015	REAL	\$4,275.87	\$0.00	\$0.00	\$4,275.87
Total:		\$4,521.57	\$0.00	\$0.00	\$4,521.57

Printable Summary

Printable Version

Prior Year Adjustments

Tax Year	Real/Project	Charge	Adjustments	Payments	Amount Due
1999	REAL	\$0.00	\$7.20	-\$7.20	\$0.00
2010	11777-APC FEE	\$491.40	\$0.00	-\$491.40	\$0.00
2010	41100-MCD/AP MCD/AQUI	\$3.72	\$0.00	-\$3.72	\$0.00
2010	REAL	\$11,258.55	\$0.09	-\$11,258.64	\$0.00
Total:		\$11,753.67	\$7.29	-\$11,760.96	\$0.00

Grand Totals

	Charge	Adjustments	Payments	Amount Due
GRAND TOTALS	\$9,045.91	\$0.00	-\$4,524.34	\$4,521.57

TAX PAYMENTS MAY BE MAILED TO MONTGOMERY COUNTY TREASURER, 451 WEST THIRD ST., DAYTON OH 45422

* PAYMENTS POSTED THRU FEBRUARY 22, 2016



**2012 RICHARD J. MAKOWSKI
 OUTSTANDING COUNTY AUDITOR AWARD WINNER**



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Improvement ASPHALT OR BLACKTOP PAVING
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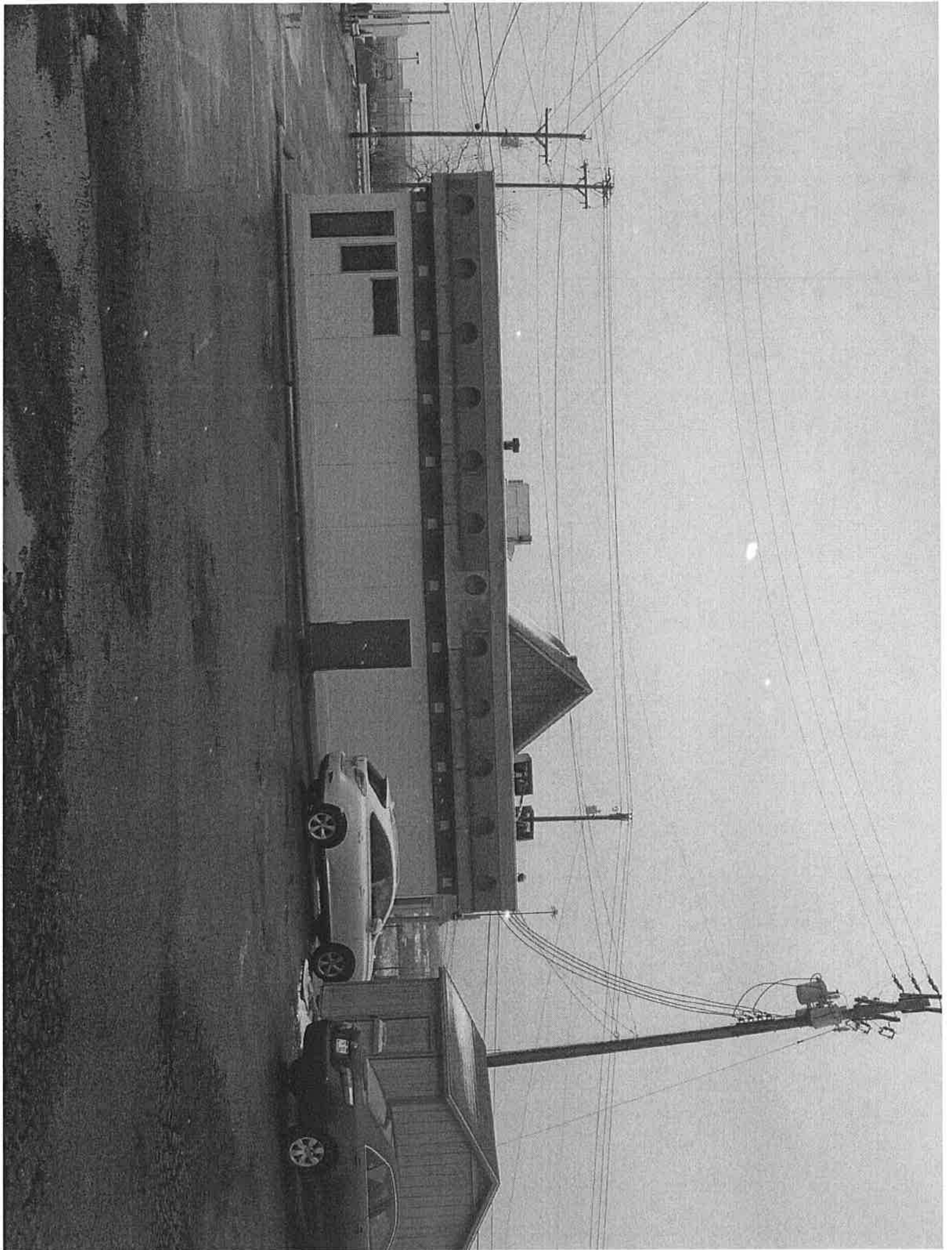


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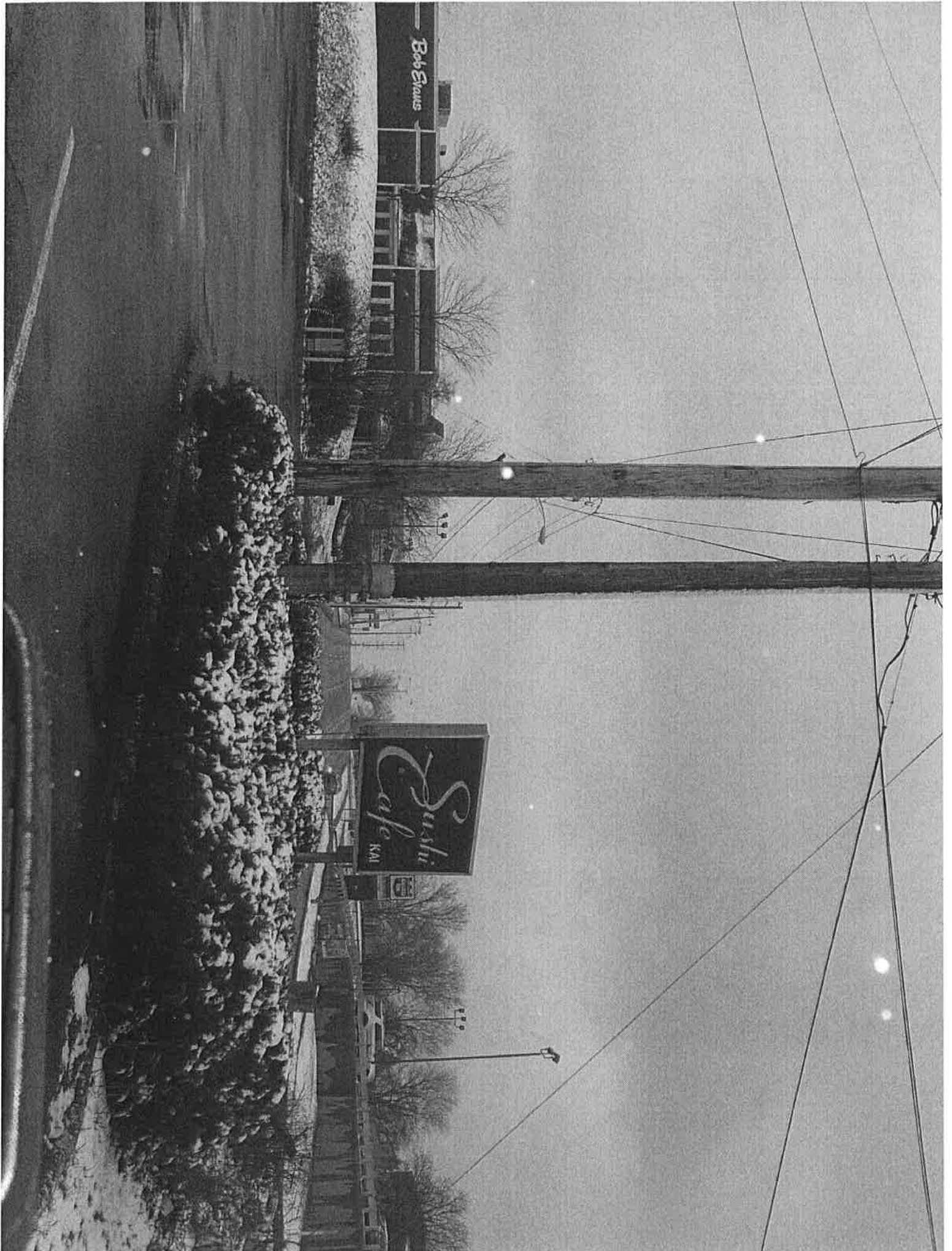
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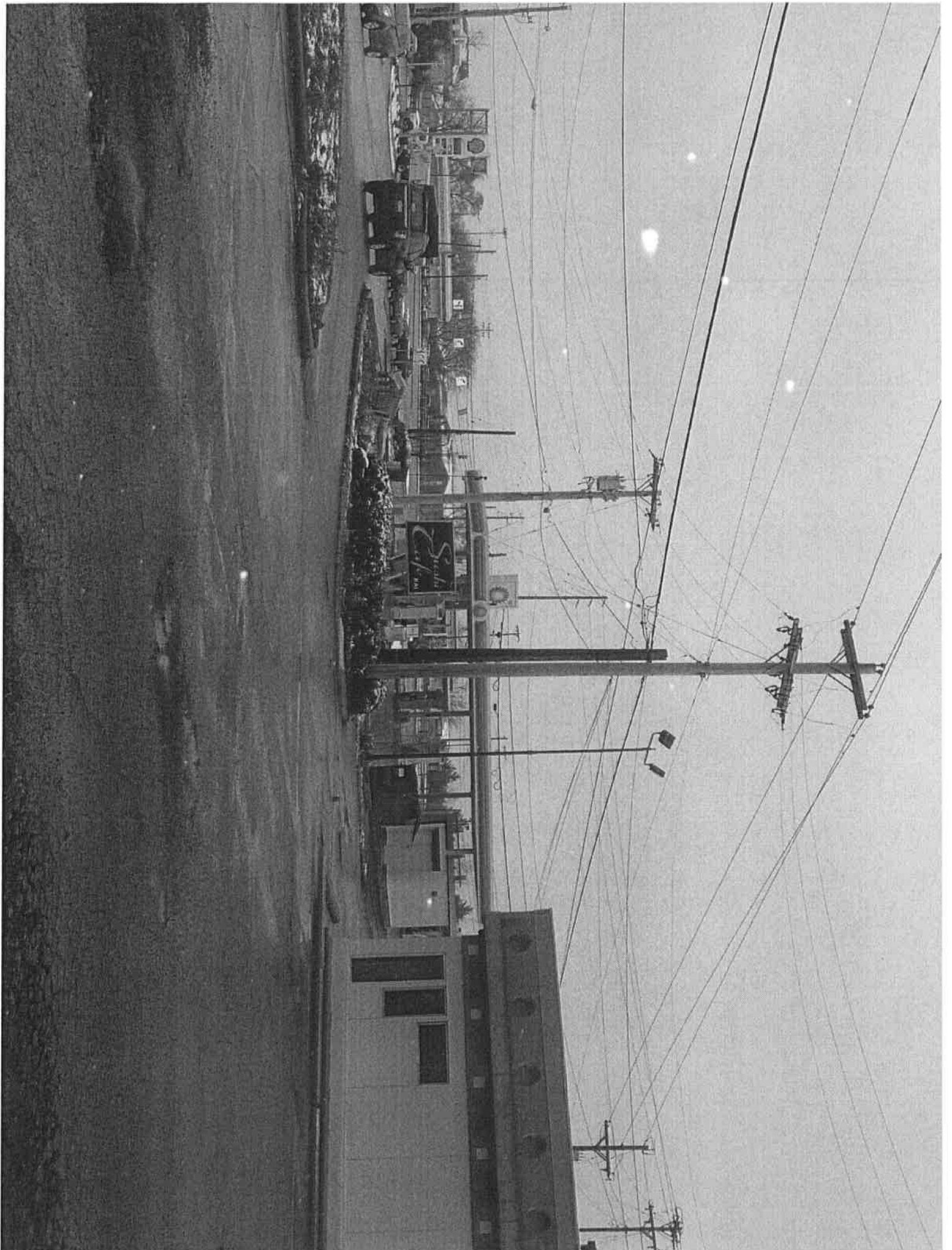


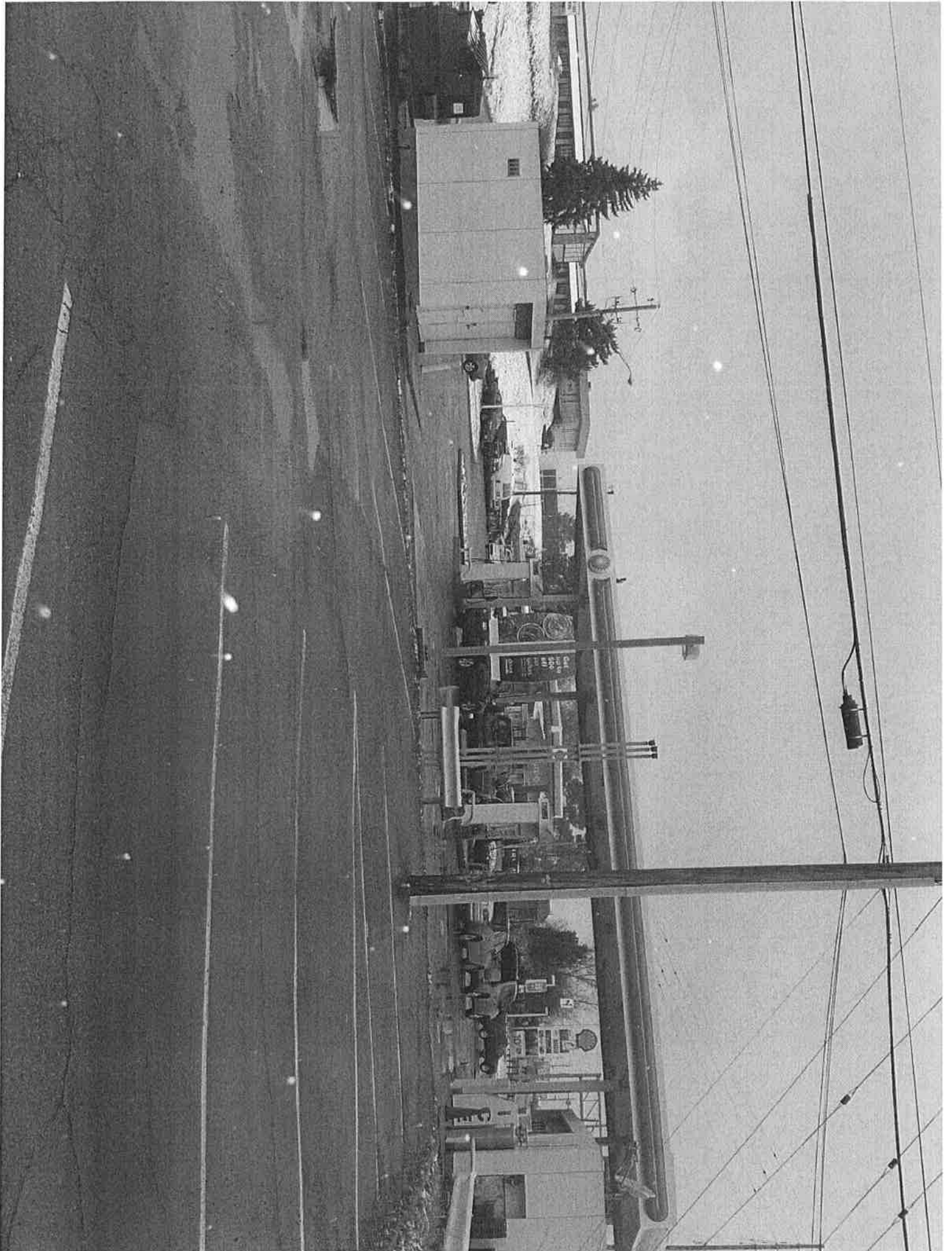














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PARID: 067 20002 0003
PARCEL LOCATION: 761 MIAMISBURG CENTERVILLE RD

NBHD CODE: C2001000

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O67 20002 0003 01/27/2013

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41100-MCD/AP MCD/AQUIFER PRES SUBD
 21500-WEED MOWING / CLEAN UP

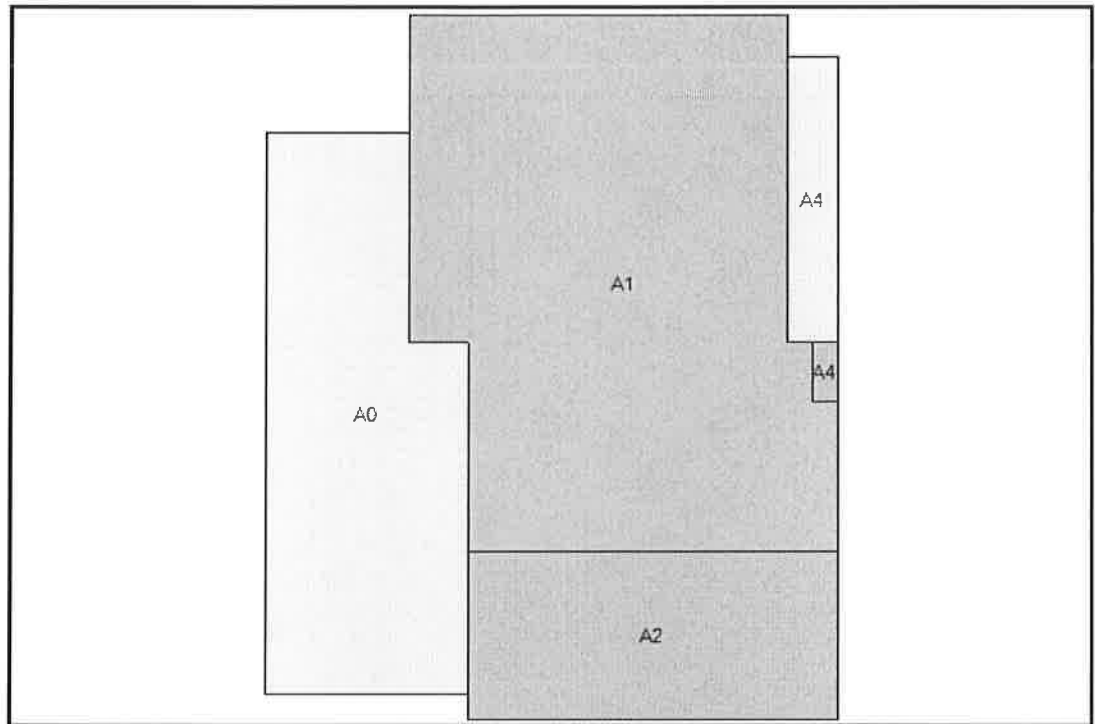
\$4.74
 \$1,349.25

Current Year Rollback Summary

Non Business Credit	\$0.00
Owner Occupancy Credit	\$0.00
Homestead	\$0.00
City of Dayton Credit	\$0.00
Reduction Factor	-\$4,869.78

Tax Summary

Year	Prior Year	Prior Year Payments	1st Half Due 2/19/2016	1st Half Payments	2nd Half Due 7/25/2016	2nd Half Payments	Total Currently Due
2015	\$19,339.43	-\$19,339.43	\$9,442.88	\$0.00	\$8,088.88	\$0.00	\$17,531.76



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PARID: 067 20002 0003
PARCEL LOCATION: 761
MIAMISBURG CENTERVILLE RD

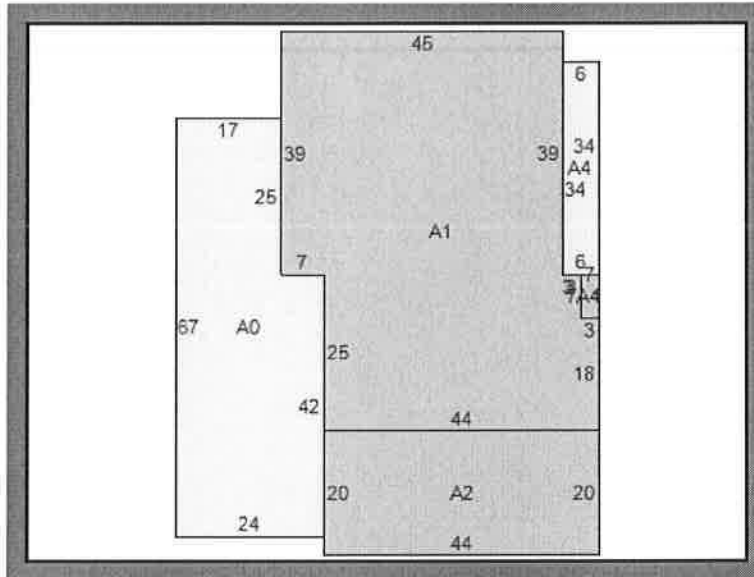
NBHD CODE: C2001000

Tax Year: 20

CURRENT RECOR

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Printable Version

Legend

Options

Label	Code	Description	Area
A0	082	MULTI-USE OFFICE	1433
A1	082	MULTI-USE OFFICE	2659
A2	082	MULTI-USE OFFICE	880
A4	PR1	PORCH, OPEN	21
A4	082	MULTI-USE OFFICE	204

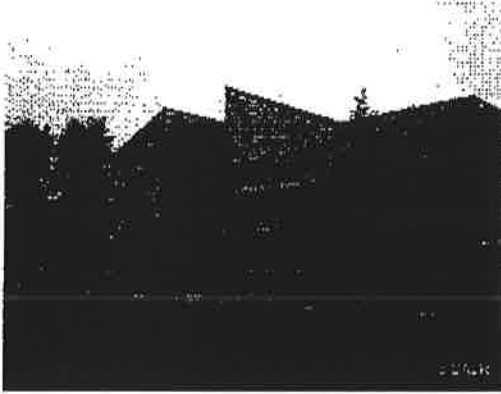
Click on an item to display it independently.

Listing Detail - For Sale

FMB Building

\$919,900

Listing ID# 477257



FMB Building
761 MIAMISBURG CENTERVILLE RD
Washington Township OH 45459

County: Montgomery

Listing Type: Office

\$ 117.41 per Bldg SF

For More Information Contact:

Neil McLaughlin - Prudential Commercial Real Estate
Phone: (937) 470-7282 | Fax: 937-634-1071 | Email: [click here](#)

Website

www.pcreohio.com

Property Summary - FMB Building

Property Type:	Office	Year Built:	1977
Total Building SqFt:	<u>7,835</u>	Total SqFt of Lot:	39,988
Total Rentable Area:	0	Total Acres of Lot:	0.92
Total Units:		Cap Rate:	
Status:	New	Number of Floors:	2
NOI:		Construction Type:	Concrete, Framed, Stucco
General Zoning:			

Description

Professional Office Space - FMB Building

Prudential Commercial Real Estate has been selected to present this office building for sale. This office is in a FANTASTIC LOCATION in one of the most affluent areas in Montgomery County located on Miamisburg-Centerville Road (Next to Paragon Club). The property consist of two floors with 7,835 SqFt of divideable space. Great opportunity for investor or owner/use (both). Current owner is willing to partner with qualified buyer. The building is in good shape, lots of parking too, great signange in front of and on the side entrance of building. Possibilities: Credit Union, Financial Institution, Accounting Firm, Medical Space, Retail, originally built for and used as a law firm. Please contact myself or my Licensed Assistant for more information. dmates@pcreohio.com 937-572-7467



Dayton Area

Multiple Listing Service

Presented By: Neil McLaughlin Office: Prudential Commercial Real Estate

Phone: 937-634-1070 x104 7234 Far Hills Ave #B
 E-mail: mclaughlinneil76@gmail.com Dayton OH 45459
 Web Page: http://www.neilmclaughlin.com 937-634-1070

Property Listing Highlight Sheet

This brochure is for informational purposes only. All information should be confirmed.

Status- A MLS# 526355 Area- 983 List Price \$919,900 Lot Dimensions- Irregular Sqft-
 Address- 781 Miamisburg-Centerville Rd Washington Township, OH 45459 Interstate-
 County- Montgomery Current Use- Previous List Price- 919,900
 PID- 067200020003

Topography
 Aerial
 Plat
 Survey
 Tenant Right
 Crop Right

Levels-
 Property- Industrial/Comm1
 Zoning- Business, Office, Commercial
 New Fin-
 Sem./Tax-
 Assments



Possible Use Office, Retail, Professional, Business Sub Agent 0%
 Grade Buyer Broker 2.5%
 Frontage Building SqFt
 Road Type Fees
 Utilities 220 Volt, 3 Phase, City Water, Sanitary Sewer, Storm Sewer Conditions Call Agent
 Parking 30
 Heating Sys. Gas Natural, Forced Air
 Cooling Central
 School District
 Listing Agent- Darlene Mates Agent Phone- 837-572-7467
 Listing Office- Prudential Commercial Real Estate Office Phone- 937-634-1070
 Showing Service- (937) 572-7467



Directions- 48 to West Franklin to Miamisburg-Centerville Road Approx 1.5 miles (West Franklin becomes Miamisburg Centerville Road) - OR - 743 To South Miamisburg Road to NO.781



Property Description-
 Prudential Commercial Real Estate has been selected to present this office building for sale. The office is in a FANTASTIC LOCATION in one of the most affluent areas in Montgomery County Located on Miamisburg-Centerville Road (Next to Paragon Club). The property consist of two floors with 7,835 SqFt of space. Great opportunity for investor or owner/use (both). The building is in good shape, lots of parking too, great signage in front of and on the side entrance of building. Possibilities: Credit Union, Financial Institution, Retail, Accounting Firm, Originally built and was used as a Law Firm.

Fwd: Flyer on FNB Building

From: Neil McLaughlin

Sent: Wed, Jan 13, 2016 at 3:24 pm

To: Mike Palmer

19374382875-0521-103222-116.pdf (59.5 KB)

----- Forwarded message -----

Subject: Flyer on FNB Building

As promised from Neil McLaughlin (937-470-7282)

I Have attached two flyer's on the Office Building located in Washington Township/Centerville. We were approached a few years ago by a credit union to purchase, but at that time we had tenants on a lease. However, they did mention that there is more than enough room for a drive thru area, the building offers ample parking and is located on one of the busiest streets, just south of the I675 & the Dayton Mall, 1/4 mile North from downtown Centerville, but still in Washington Township. The building is located next to the Paragon Club which sits on the corner of Miamisburg-Centerville Road and Paragon Road. The FNB Building shares access to their parking lot to enter and exit on Paragon Road as well as Miamisburg-Centerville Road

Neil is currently at a charity golf outing today, but I am available. Please if there is anything else you need do not hesitate to call. I also have the keys to the building so Neil Or Myself can show at any time.

Darlene Mates

Executive Assistant to

Neil McLaughlin, Broker

Prudential Commercial Realtors

(937) 572-7467 - Cell

(855) MATES-00 - Fax (toll free)

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Street Map Plus Report

For Property Located At

761 MIAMISBURG CENTERVILLE RD, DAYTON, OH 45459-6501



CoreLogic

RealQuest Professional



Street Map Plus Report

For Property Located At

761 MIAMISBURG CENTERVILLE RD, DAYTON, OH 45459-6501



CoreLogic

RealQuest Professional





STAN AND ASSOCIATES, INC.
ENGINEERING & ARCHITECTURE
7750 PARAGON ROAD
DAYTON, OHIO 45424

MID AMERICA LAND TITLE, INC.
ALTERATIONS AND ADDITIONS TO
761 MIAMIURG - CENTERVILLE ROAD
DAYTON, OHIO

DATE	DESCRIPTION

FRONT DOOR

SUITE B

REAR DOOR

BACK DOOR

SUITE A

SUITE C

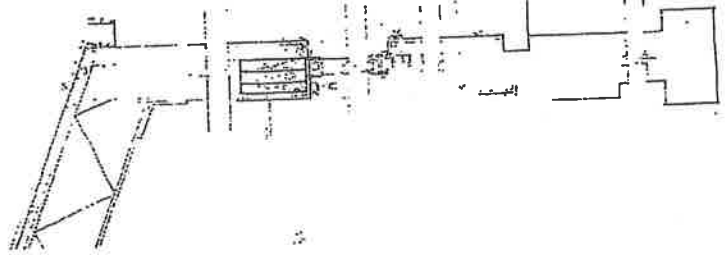
SUITE D

FIRST FLOOR PLAN

FOR THIS WINDOW

GENERAL NOTES

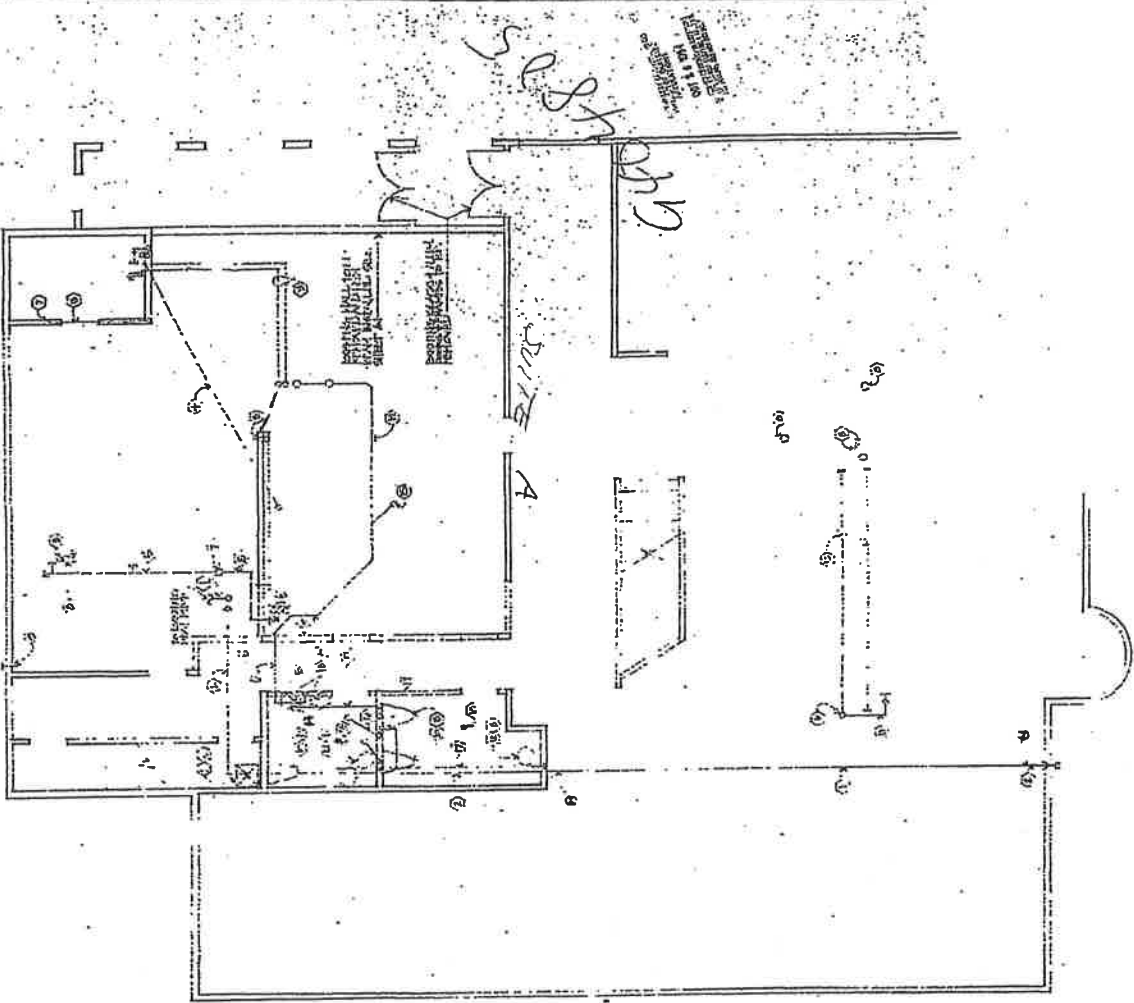
- 1. ALL DIMENSIONS ARE IN FEET AND INCHES.
- 2. ALL DIMENSIONS TO FACE UNLESS OTHERWISE NOTED.
- 3. ALL WALLS TO BE CONCRETE BLOCK.
- 4. ALL FLOORS TO BE 4" CONCRETE ON 4" G.C.
- 5. ALL ROOFS TO BE 2" POLYSTYRENE INSULATION ON 2" G.C.
- 6. ALL ROOFING TO BE 18 GA. GALVALUM.
- 7. ALL EXTERIOR FINISHES TO BE 1/2" PLASTER OVER G.C.
- 8. ALL INTERIOR FINISHES TO BE 5/8" PLASTER OVER G.C.
- 9. ALL CEILING FINISHES TO BE 5/8" PLASTER OVER G.C.
- 10. ALL ELECTRICAL AND MECHANICAL WORK TO BE INSTALLED BY OTHERS.
- 11. ALL WORK TO BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ELECTRICAL CODE AND THE NATIONAL MECHANICAL CODE.
- 12. ALL WORK TO BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE AND THE INTERNATIONAL PLUMBING AND MECHANICAL CODE.
- 13. ALL WORK TO BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL FIRE AND SAFETY CODE.
- 14. ALL WORK TO BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ENERGY CONSERVATION CODE.
- 15. ALL WORK TO BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL SMOKE AND SMOKE-CONTROL CODE.
- 16. ALL WORK TO BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL MECHANICAL AND ELECTRICAL PLUMBING CODE.
- 17. ALL WORK TO BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL MECHANICAL AND ELECTRICAL PLUMBING CODE.
- 18. ALL WORK TO BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL MECHANICAL AND ELECTRICAL PLUMBING CODE.
- 19. ALL WORK TO BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL MECHANICAL AND ELECTRICAL PLUMBING CODE.
- 20. ALL WORK TO BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL MECHANICAL AND ELECTRICAL PLUMBING CODE.





STAN AND ASSOCIATES, INC. ENGINEERING & ARCHITECTURE
 7750 PARAGON ROAD
 DAYTON, OHIO 45424
 1987 SEP 29 AM 9:00 ASSOCIATES, INC. DESIGNING & ARCHITECTURE. ALL RIGHTS RESERVED

ERATIONS AND ADDITIONS TO
 AMERICA LAND TITLE, INC.
 761 MAINSBURG - CENTERVILLE ROAD
 DAYTON, OHIO 45459



- NOTES**
1. EXISTING INTERIOR AND EXTERIOR FINISHES.
 2. REMOVE EXISTING INTERIOR AND EXTERIOR FINISHES.
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 20. REMOVE EXISTING INTERIOR AND EXTERIOR FINISHES.

FIRST FLOOR DEMO
 SCALE: 1/4" = 1'-0"

LOCATION

The subject is located approximately 10+- miles south of downtown Dayton, Ohio in Washington Township, Montgomery County, Ohio. The subject is located 2+- miles east of the Dayton Mall and west of downtown Centerville, Ohio. The location is average.

LEGAL DESCRIPTION

Not provided appraiser as part of this assignment.

SITE DESCRIPTION

LOCATION: 761 Miamisburg Centerville Road, Washington Township, Montgomery County, Ohio.

LAND AREA: Gross land area is 0.9183 acres.

ZONING: Business Use

ACCESS: Access to the subject is along frontage on Miamisburg Centerville Road.

TOPOGRAPHY: Subject is level at road grade. The subject is not located in 100 year flood plain.

DIMENSIONS: See Sketch

SHAPE: The subject land is considered to be regular in shape.

UTILITIES: All city utilities are available to subject land.

LEGAL DESCRIPTION: Not provided appraiser as part of this assignment.

INSPECTION: The owner did not accompany appraiser on inspection of subject property on March 15, 2011, Date of valuation is January 1, 2010.

ZONING

The subject is currently zoned for Business use by the Washington Township zoning office. The subject's present use (office use) is a permitted under this zoning.

ASSESSMENT and TAXES

The subject property is assessed and taxed by the Washington Township and Montgomery County.

IMPROVEMENT DESCRIPTION

The subject property is improved with a 1+ story frame office building over a concrete slab. The total building area is 7,835 SF and was originally built in 1977 with remodeling over the years. The overall quality of construction is average while being maintained in average condition.