

Budget for building request for Roads To Independence

\$ 225,000.00 money needed for elevator and remodel to be able to use downstairs
\$ 260,000.00 lot 1 includes storage sheds and restaurant
\$ 915,000.00 lot 2 includes office building
\$ 1,400,000.00 **Total to purchase Buildings and install elevator and remodel downstairs.**

\$ 400,000.00 money Roads To Independence has raised

\$ 300,000.00 remaining amount needed to get loan and Request to Legislature

\$700,000.00 Total amount needed for down payment for loan

Deliverables and/or Performance Measures

Roads To Independence will purchase building(s) by the end of the fiscal year 2020 (June 2021).

Roads To Independence State funding

\$ 576,009.99 USOR State funding for Independent Living Services

\$ 21,908.06 USOR State funding for Assistive Technology Services

\$ 597,918.05 Total

Fee for service though DOH for New Choice Waiver and Traumatic Brain Injury Resource facilitation

\$ 100,000.00 Approximately for FY2019 (July 2018 to June 2019)

PART OF THE NE 1/4 OF
SECTION 5, T.5N., R.1W., S.L.B. & M.

110

TAXING UNIT: 25

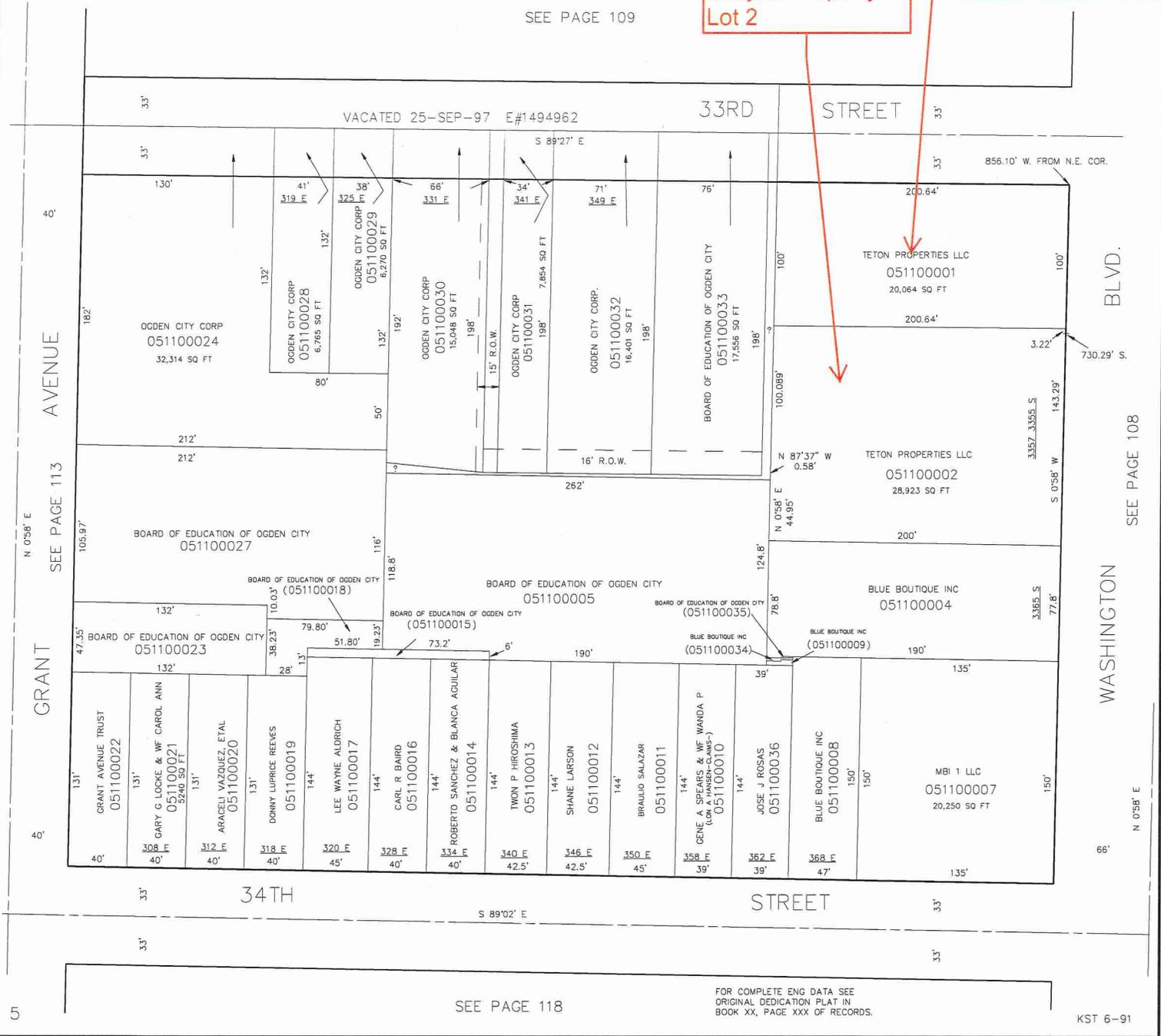
IN OGDEN CITY

SCALE 1" = 50'

SEE PAGE 109

Subject Property
Lot 2

Subject Property
Lot 1



3355 Washington Blvd, Ogden UT 84401
Tax # 05-110-0002



January 16, 2019

- City Boundaries
- Street Labels
- Parcel Address
- Parcels
- World Transportation

1:1,128



Web AppBuilder for ArcGIS
Microsoft | Esri, HERE, I.P.C.J
Esri, HERE, Garmin, © OpenStreetMap contributors
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, NGS/Airbus

January 18, 2019

Andy Curry
Executive Director
Roads To Independence
3355 Washington Boulevard
Ogden, UT 84401

RE: Roads to Independence Building
Tax #05-110-0002
3355 Washington Boulevard
Ogden, Utah 84401

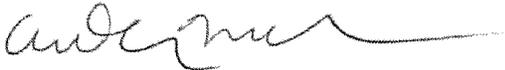
Dear Andy,

In accordance with your request, I have made a Market Value Study of the above referenced property. The focus of this study is to determine market value as of January 18, 2019.

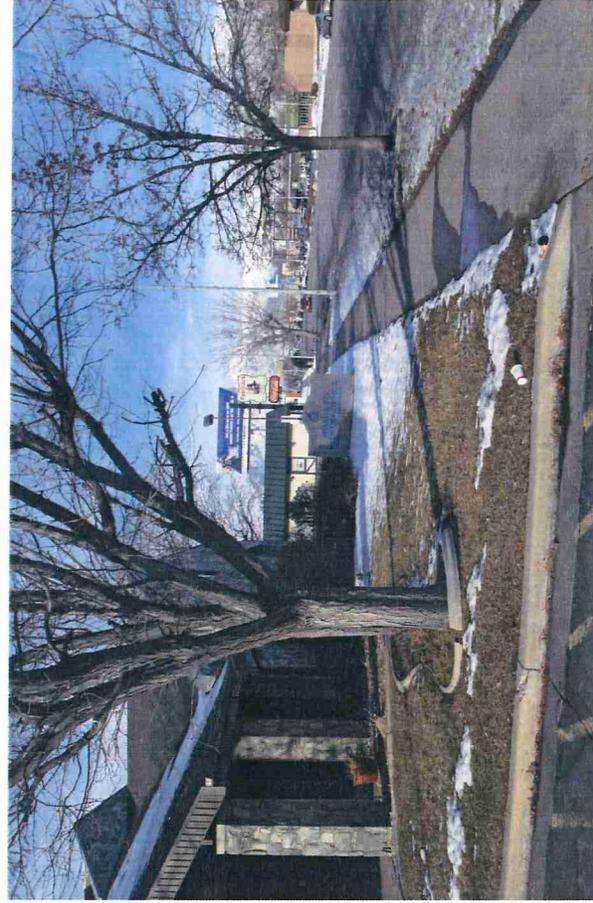
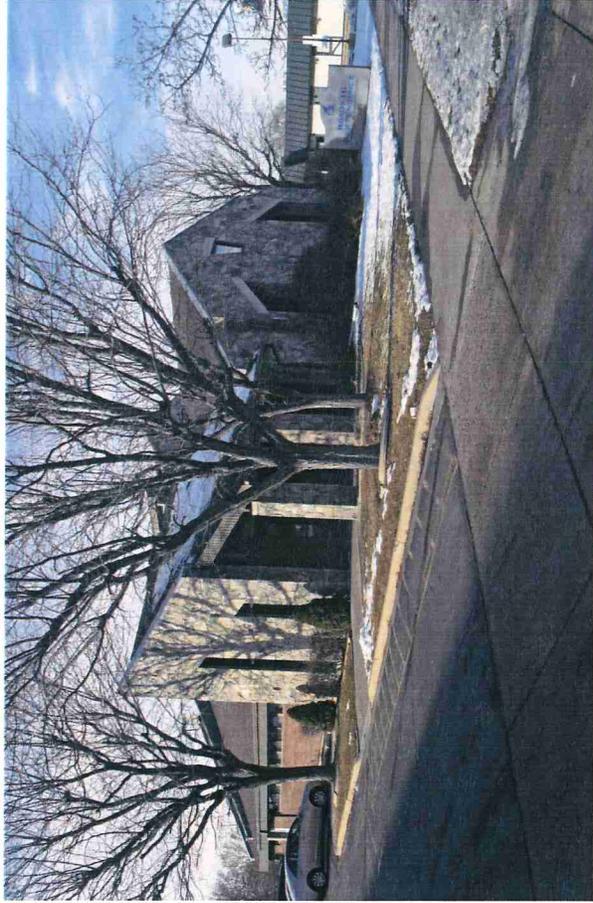
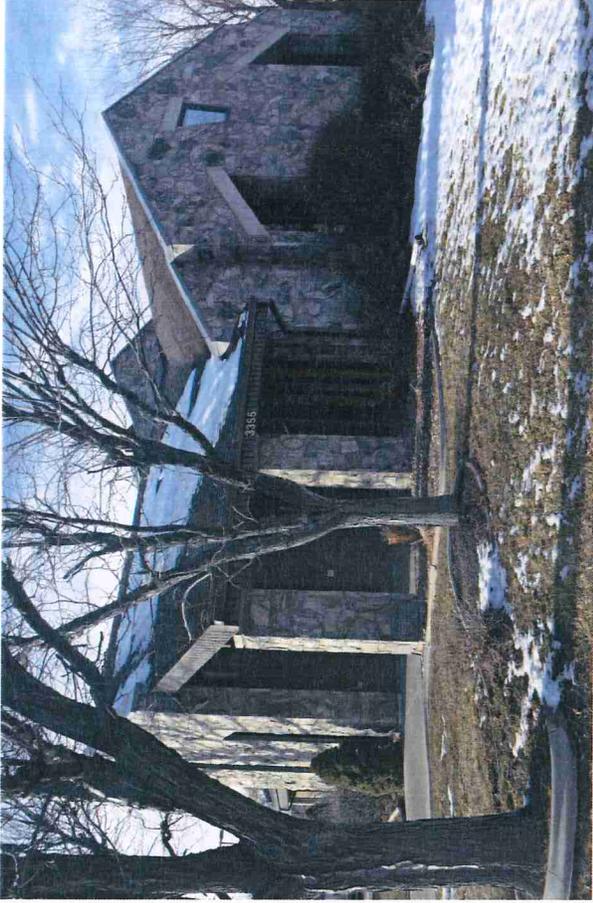
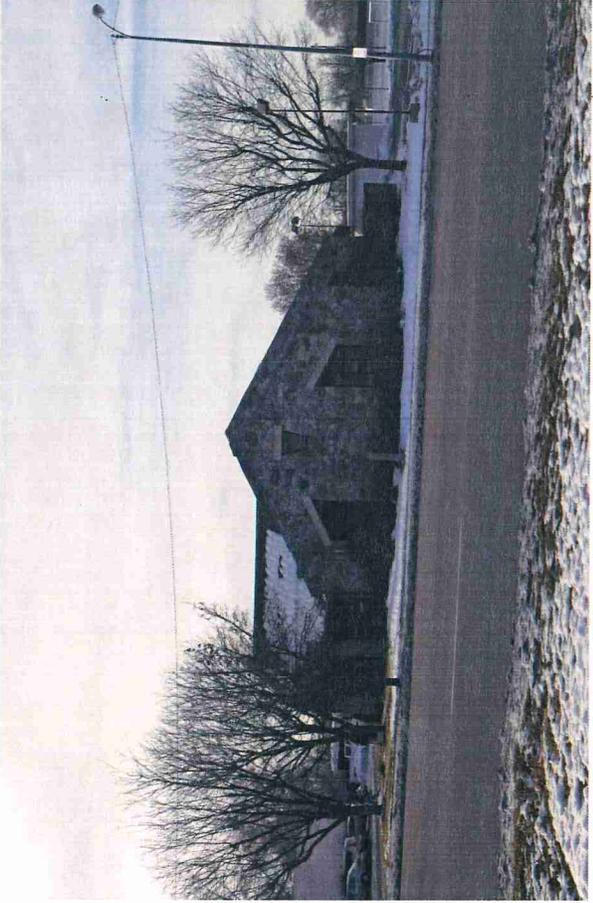
The subject property consists of .66 acres (28,923 square feet) of land and one building of 7,201 square feet of finished office space on the ground level and 5,691 square feet on the lower level consisting of 1,243 square feet of finished office space and 4,448 of unfinished storage and mechanical space. The building was built in 1985, with extensive remodeling completed in later years. Electrical power servicing the building is 120/208 volts. The main floor level is completely ADA-compliant and has offices, conference rooms, training rooms, a kitchenette/break area and equipment repair area. The lower level has a fire sprinkler system and two stairways to access main level office space. Construction of the building is of rock and brick construction. There is adequate paved parking for customers and employees with excellent access and visibility from Washington Boulevard. The building and grounds were found to be in good condition. Ogden City has zoned the subject site as CP-3 which allows for many types of commercial uses. The subject property is located in a mixed neighborhood of retail, professional services, hospitality, educational, and residential uses. The building would support many types of uses.

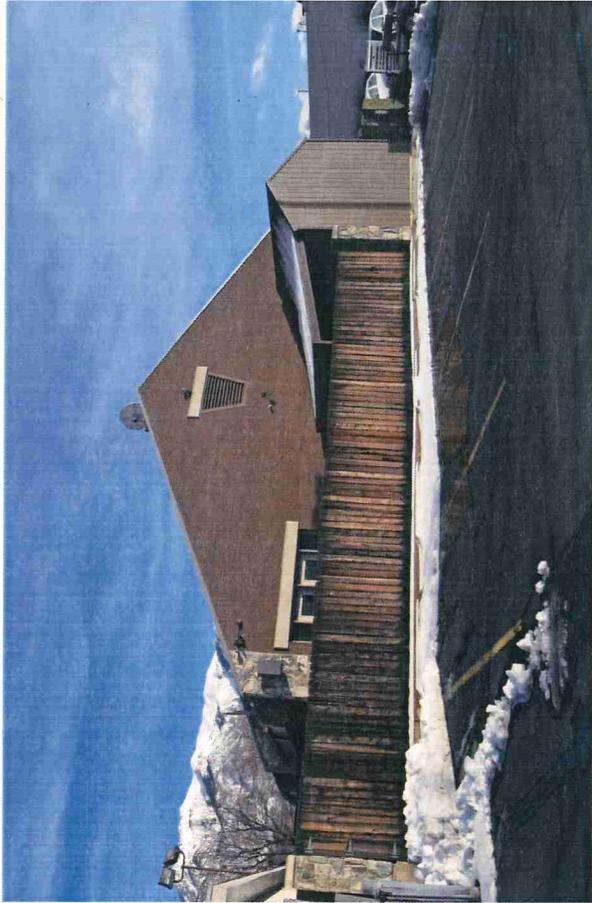
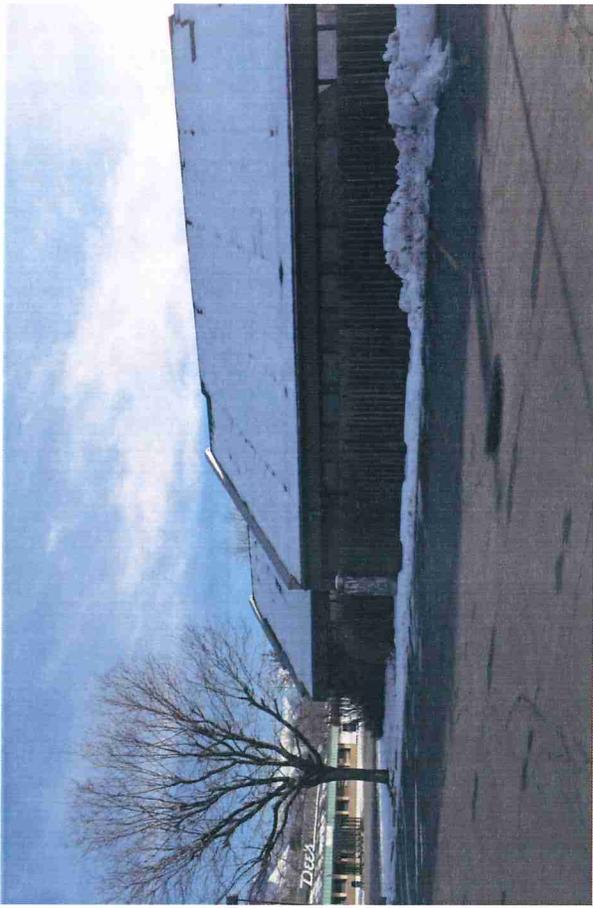
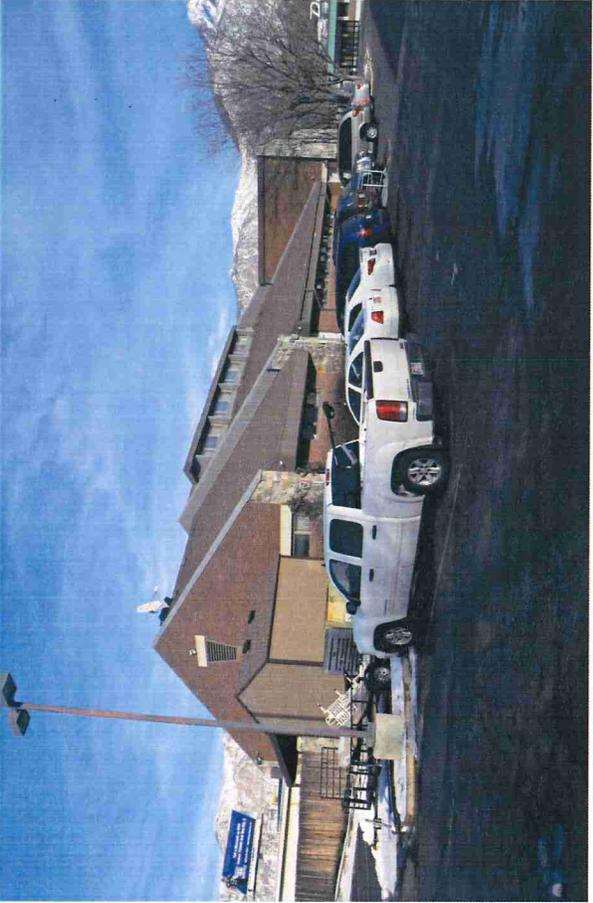
I would place a market value on the subject property in the range of \$912,000.00 to \$915,000.00.

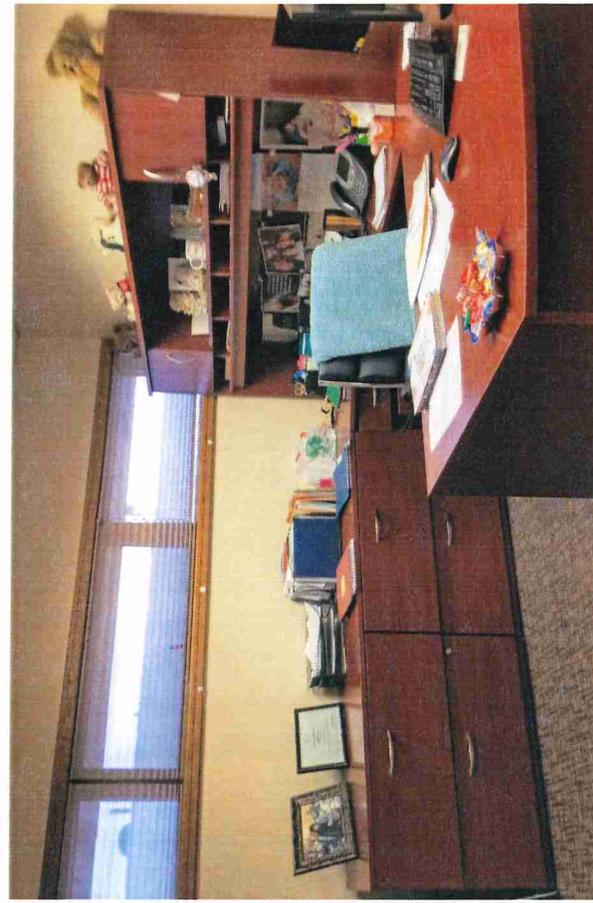
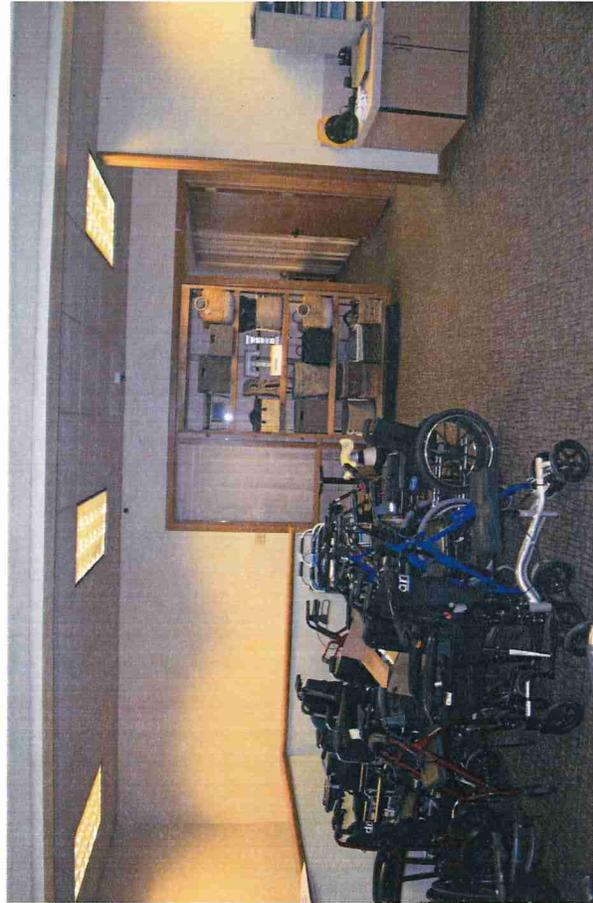
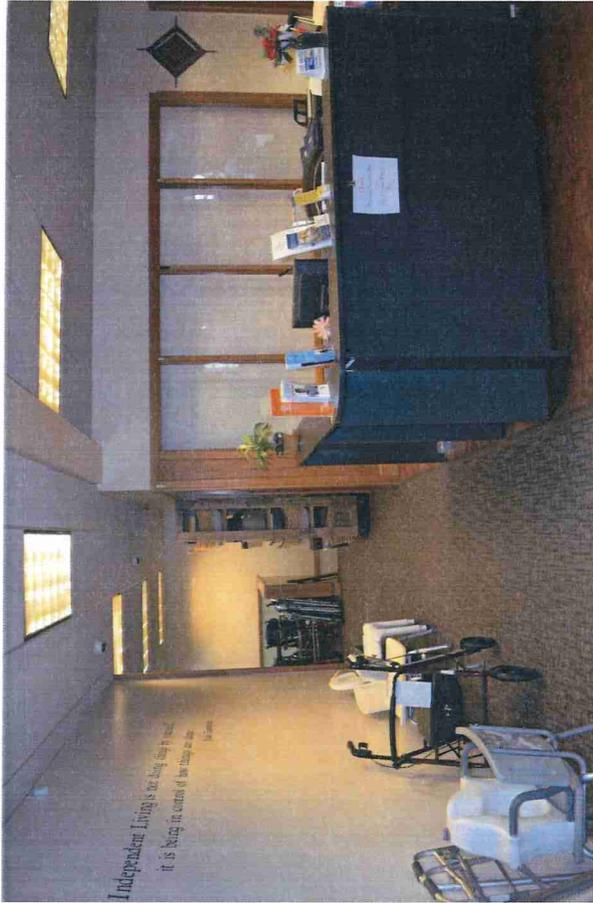
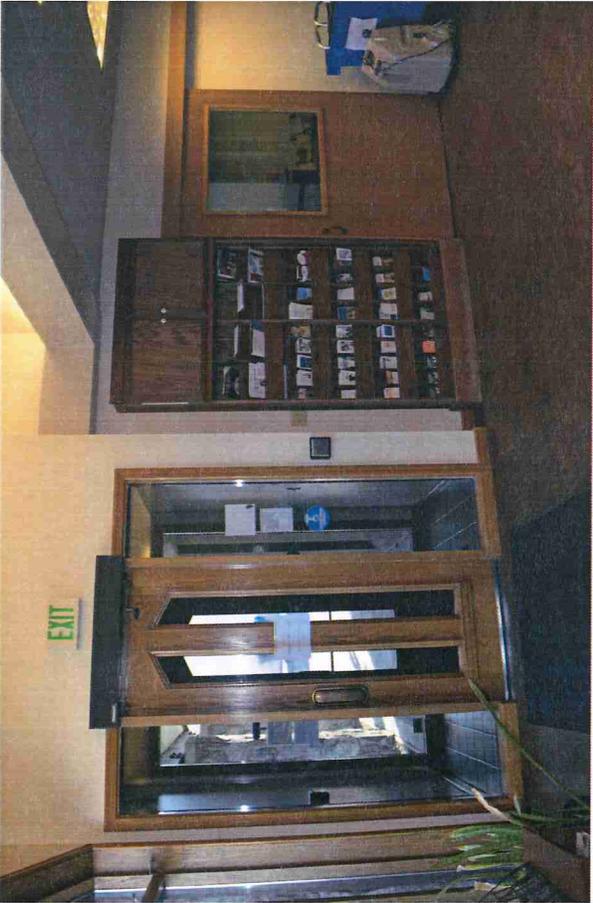
Sincerely,

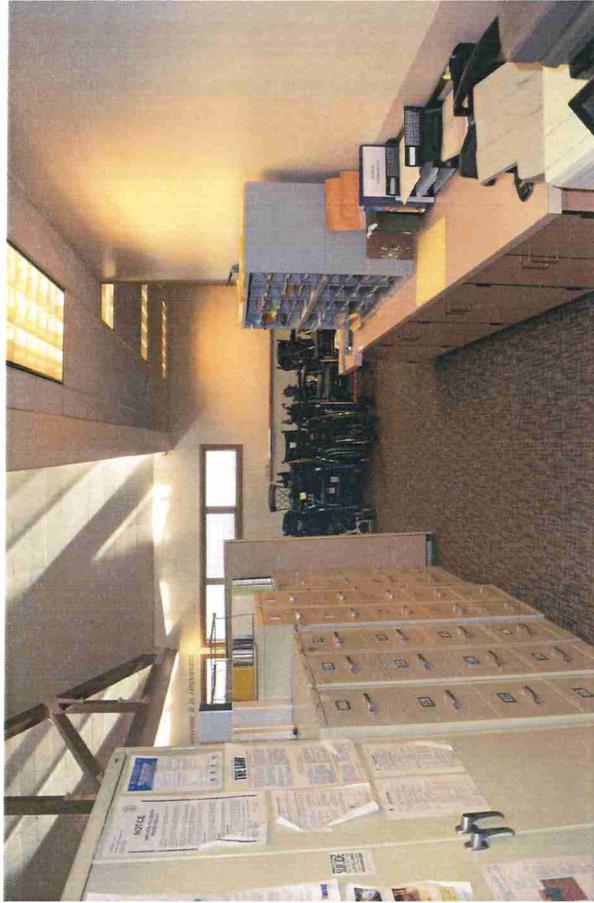
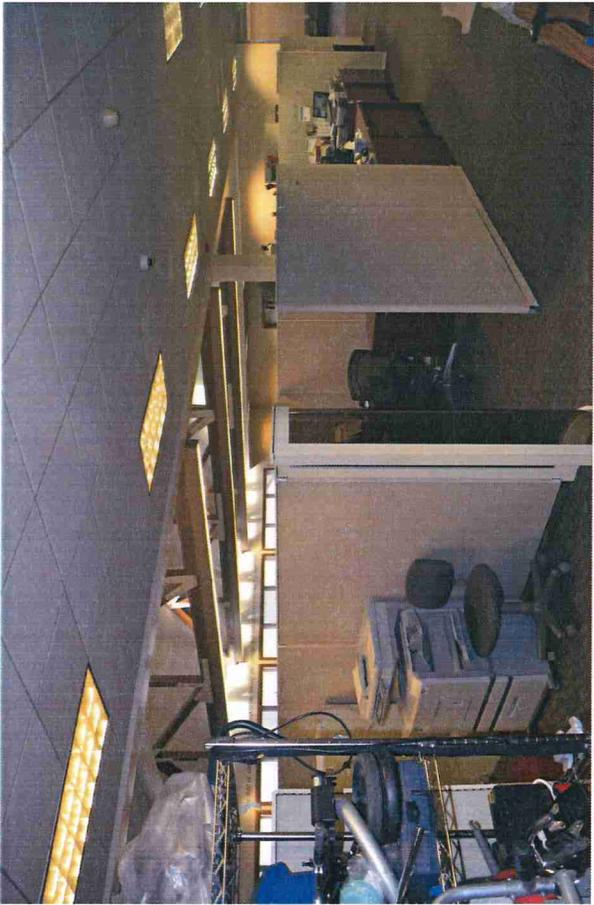
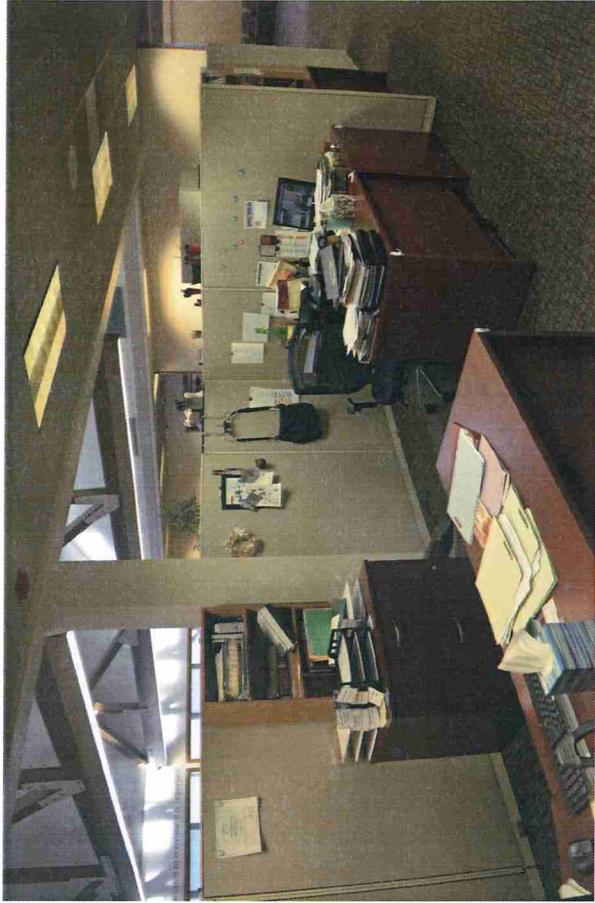
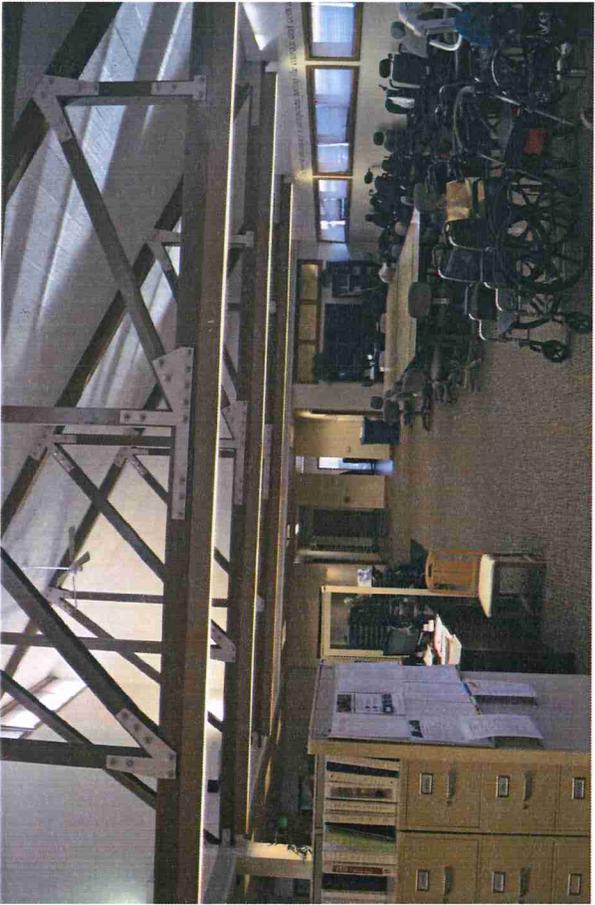


Andy McCrady
Principal Broker
801-549-8989

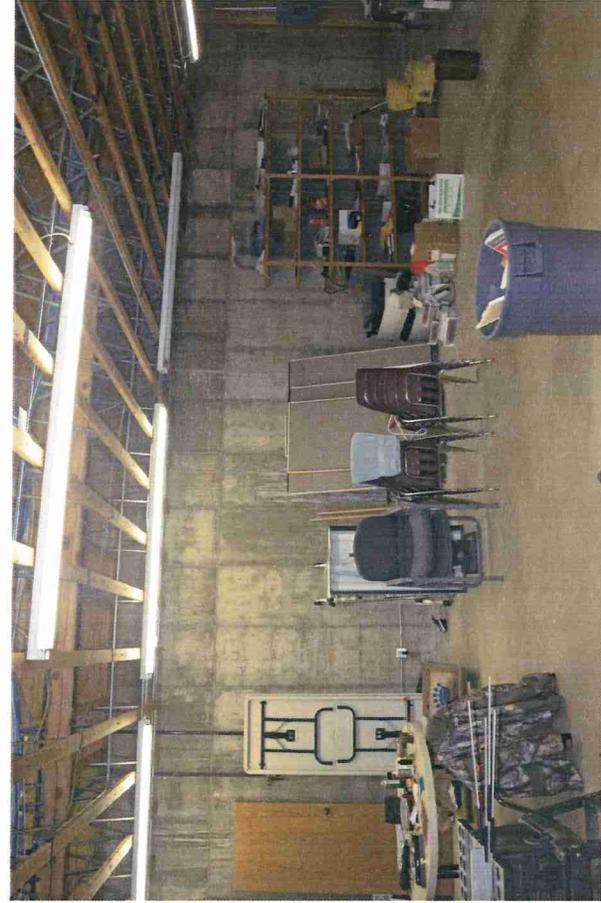
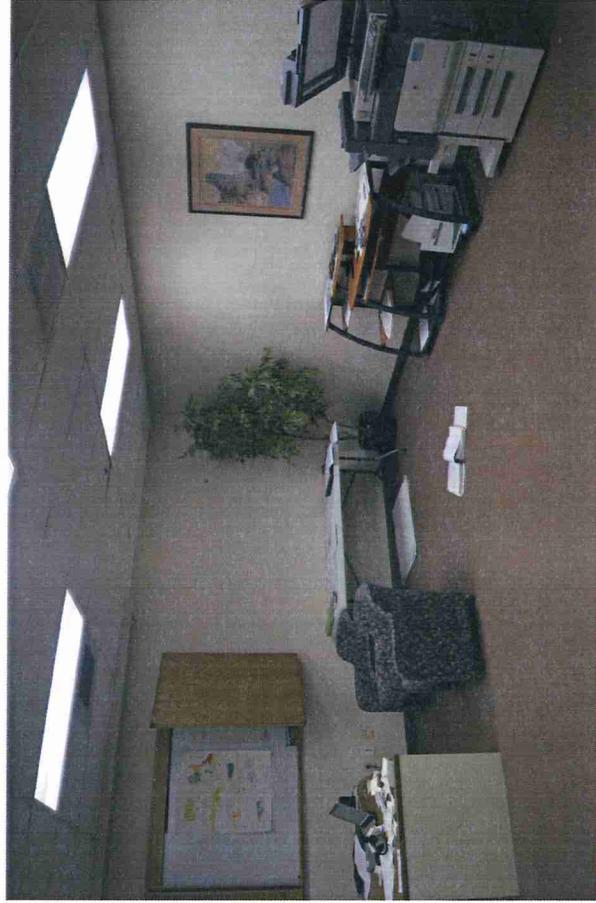
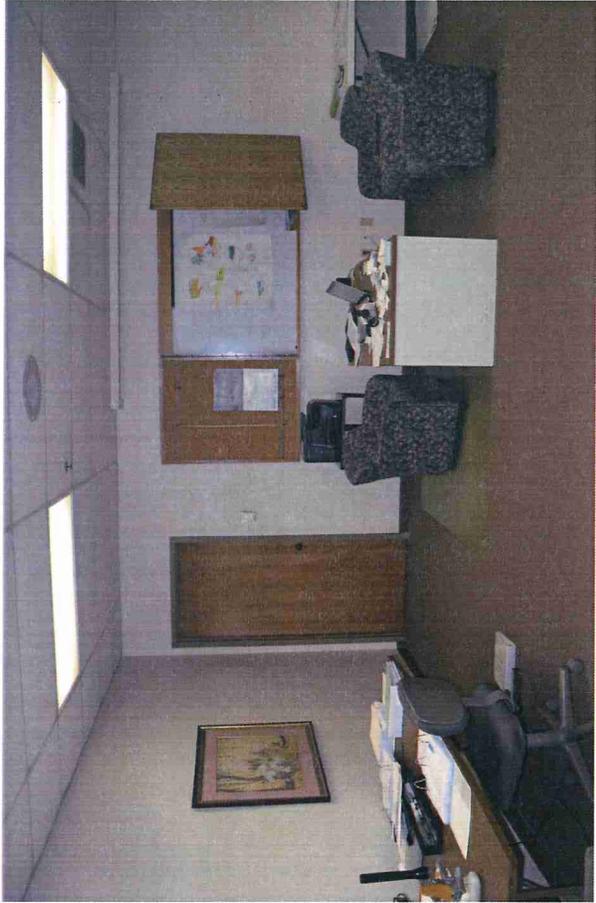








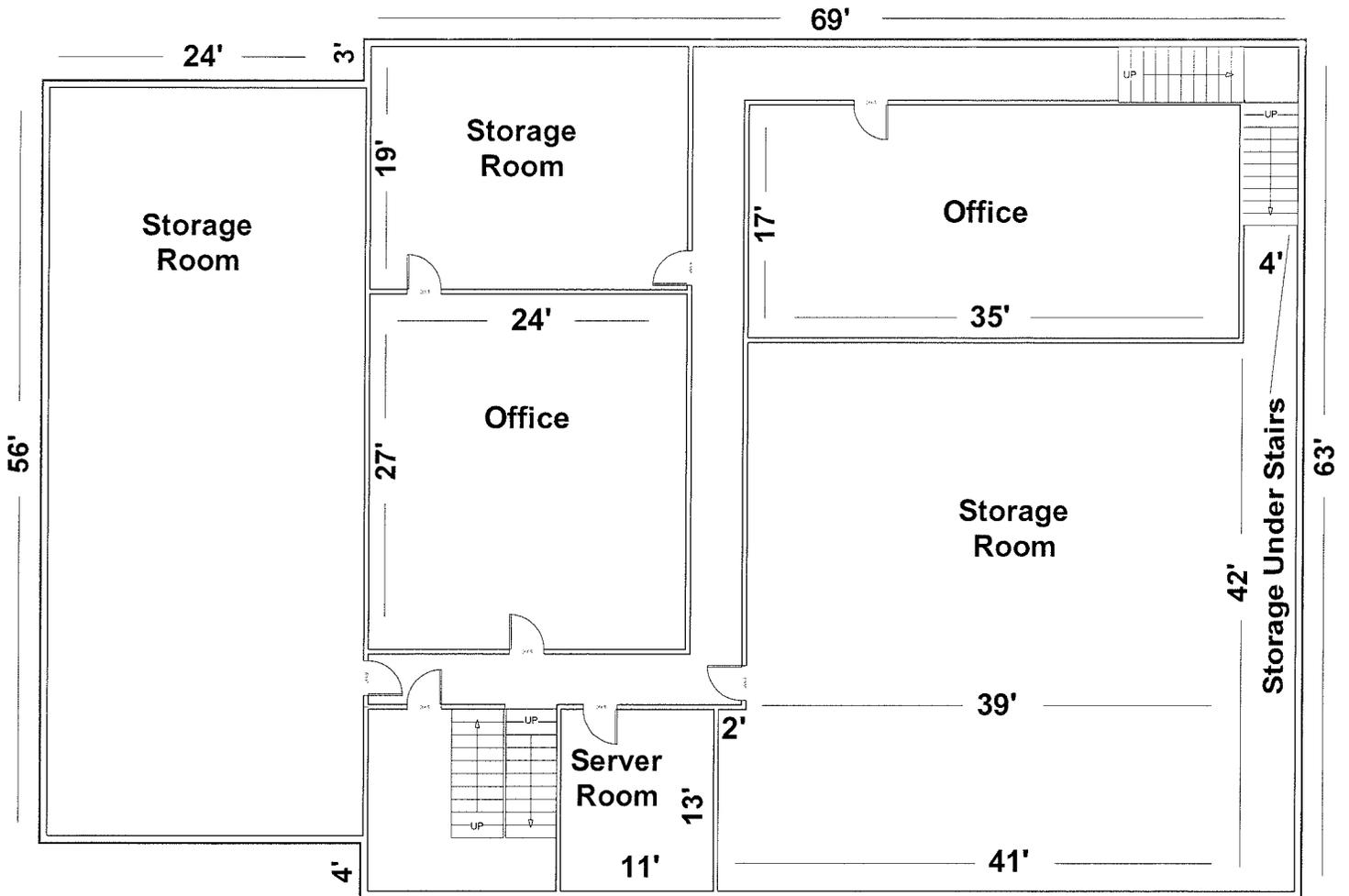
Down Stairs



3355 South Washington Blvd.
Ogden, UT 84401

Basement

5,691 Sq Ft



MWW 01/2019
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January 18, 2019

Andy Curry
Executive Director
Roads To Independence
3355 Washington Boulevard
Ogden, UT 84401

RE: Patricia's Restaurant
Tax #05-110-0001
3303 Washington Boulevard
Ogden, Utah 84401

Dear Andy,

In accordance with your request, I have made a Market Value Study of the above referenced property. The focus of this study is to determine market value as of January 18, 2019.

The subject property consists of .46 acres of land (20,037 square feet) and one building of 2,370 square feet with a detached cinderblock garage of 1,012.5 square feet. According to Weber County Assessors records, the building was built in 1970 and the exterior is of stucco and meal construction. The current use of the subject property is Patricia's Restaurant. The subject property is located on a corner lot with access from Washington Boulevard and 33rd Street. There is adequate paved parking for customers and employees with excellent visibility and signage from Washington Boulevard. The building and grounds were found to be in good condition. Ogden City has zoned the subject site as CP-3 which allows for many types of commercial uses. The subject property is located in a mixed neighborhood of retail, hospitality, professional services, educational, and residential uses. The building would support many types of uses.

I would place a market value on the subject property in the range of \$258,000.00 to \$260,000.00. This report is only valuing the building and lot. There has been no consideration taken for trade fixtures, operating business, or good will.

Sincerely,



Andy McCrady
Principal Broker
801-549-8989

