

# Kindred Healthcare Greenwood

## COST APPROACH VALUE ESTIMATE

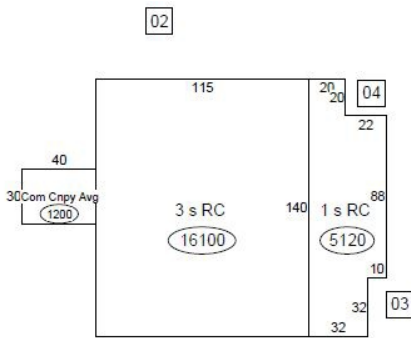
607 Greenwood Springs Drive, Greenwood, IN 46143

Parcel Number: 41-02-27-031-003.000-025



### SECTION Care facility

Section - Structure Type 4 ReinfMasonry (Average Plus Quality, Average Condition)



FLOOR NAME: 1st floor	RCN	Depreciation	RCNLD
Floor Square Feet			16,100 SqFt
Floor Perimeter			510 LnFt
Structural Shell Cost Depr: Phys: 15.0% Func: 0.0% Econ: 0.0%	\$784,631	(117,695)	\$666,936
113 - Care Facility, Convalescent Hospital, 16,100 SqFt (Average Plus Quality, Average Condition) Depr: Phys: 20.0% Func: 30.0% Econ: 0.0%	\$1,981,168	(990,584)	\$990,584
Ground Floor Level Cost - 1st floor	\$2,765,799	(1,108,279)	\$1,657,520
FLOOR NAME: 2nd floor	RCN	Depreciation	RCNLD
Floor Square Feet			16,100 SqFt
Floor Perimeter			510 LnFt
Structural Shell Cost Depr: Phys: 15.0% Func: 0.0% Econ: 0.0%	\$477,532	(71,630)	\$405,902
113 - Care Facility, Convalescent Hospital, 16,100 SqFt (Average Plus Quality, Average Condition) Depr: Phys: 20.0% Func: 30.0% Econ: 0.0%	\$1,973,175	(986,587)	\$986,588
Ground Floor Level Cost - 2nd floor	\$2,450,707	(1,058,217)	\$1,392,490
FLOOR NAME: 3rd floor	RCN	Depreciation	RCNLD
Floor Square Feet			16,100 SqFt
Floor Perimeter			510 LnFt
Structural Shell Cost Depr: Phys: 15.0% Func: 0.0% Econ: 0.0%	\$477,532	(71,630)	\$405,902
113 - Care Facility, Convalescent Hospital, 16,100 SqFt (Average Plus Quality, Average Condition) Depr: Phys: 20.0% Func: 30.0% Econ: 0.0%	\$1,973,175	(986,587)	\$986,588
Ground Floor Level Cost - 3rd floor	\$2,450,707	(1,058,217)	\$1,392,490
SECTION Support			
Section - Structure Type 4 ReinfMasonry (Average Quality, Average Condition)			
FLOOR NAME: Only floor	RCN	Depreciation	RCNLD
Floor Square Feet			5,120 SqFt
Floor Perimeter			224 LnFt
Structural Shell Cost Depr: Phys: 15.0% Func: 0.0% Econ: 0.0%	\$252,478	(37,872)	\$214,606
359 - Medical, Office, 1,200 SqFt (Average Plus Quality, Average Condition) Depr: Phys: 10.0% Func: 0.0% Econ: 0.0%	\$141,143	(14,114)	\$127,029
455 - Food Service, Cafeteria, 2,920 SqFt (Average Quality, Average Condition) Depr: Phys: 15.0% Func: 0.0%	\$88,175	(13,758)	\$74,417

Econ: 0.0%	\$257,176	(55,576)	15.0%	\$201,600
653 - Utility/Storage, 1,000 SqFt (Average Quality, Average Condition) Depr: Phys: 10.0% Func: 0.0% Econ: 0.0%	\$10,912	(1,091)	10.0%	\$9,821
Ground Floor Level Cost - Only floor	\$641,709	(88,653)	13.8%	\$553,056
<b>IMPROVEMENTS COST CALCULATIONS SUMMARY</b>	<b>RCN</b>	<b>Depreciation</b>		<b>RCNLD</b>
Floor: 1st floor Cost	\$2,765,799	(1,108,279)	40.1%	\$1,657,520
Floor: 2nd floor Cost	\$2,450,707	(1,058,217)	43.2%	\$1,392,490
Floor: 3rd floor Cost	\$2,450,707	(1,058,217)	43.2%	\$1,392,490
Care facility Total:	\$8,308,922	(3,313,366)	39.9%	\$4,995,556
Floor: Only floor Cost	\$641,709	(88,653)	13.8%	\$553,056
Support Total:	\$8,308,922	(3,313,366)	39.9%	\$4,995,556
SPRINKLER SYSTEMS (FIRE SUPPRESSION): 53420 SqFt - Wet systems, complete, over 15,000 square feet Depr: Phys: 20.0 % Func: 0.0 % Econ: 0.0 %	\$170,559	(34,112)	20.0%	\$136,447
ELEVATORS: 2 x Passenger elevator, gearless, With 3 Stops Depr: Phys: 20.0 % Func: 0.0 % Econ: 0.0 %	\$319,488	(63,898)	20.0%	\$255,590
CANOPIES: 1200 SqFt - Average quality, underside of good stucco, cantilevered from building or supported by steel posts, 6' - 8' metal fascia Depr: Phys: 20.0 % Func: 0.0 % Econ: 0.0 %	\$30,576	(6,115)	20.0%	\$24,461
CANOPIES: 400 SqFt - Average quality, underside of good stucco, cantilevered from building or supported by steel posts, 6' - 8' metal fascia Depr: Phys: 20.0 % Func: 0.0 % Econ: 0.0 %	\$10,192	(2,038)	20.0%	\$8,154
CANOPIES: 400 SqFt - Average quality, underside of good stucco, cantilevered from building or supported by steel posts, 6' - 8' metal fascia Depr: Phys: 20.0 % Func: 0.0 % Econ: 0.0 %	\$10,192	(2,038)	20.0%	\$8,154
PARKING LOT PAVING: 75000 SqFt - Asphalt, 6" paving over 6" base Depr: Phys: 70.0 % Func: 0.0 % Econ: 0.0 %	\$476,580	(333,606)	70.0%	\$142,974
Extra Features Total	\$1,017,587	(441,807)	43.4%	\$575,780
<b>COST APPROACH ESTIMATED VALUE</b>				
Estimated Land Value				\$1,039,500
Estimated Improvements Value				\$5,571,300
<b>Estimated Total Value</b>				<b>\$6,610,800</b>
Cost Per SqFt - Improvements				\$104.29 SqFt
Cost Per SqFt Including Land Value				\$123.75 SqFt
<b>Appraiser's Notes</b>				
The care facility interior finish and functionally no longer meets the needs of the owner and is planned for renovation in early 2018.				
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