



202501674
December 23, 2025

Property Condition Assessment (ASTM E 2018-24)

Motel 6
236 N Dixie Hwy
South Bend, Indiana 46637

Prepared For:
RealINSIGHT Marketplace
900 19th Street NW, 8th Floor
Washington, D.C. 20006

Prepared By:
NV5
4580 Stephen Circle, Suite 300
Canton, Ohio 44718
800.787.8397





December 23, 2025

Damian Smoter
RealINSIGHT Marketplace
900 19th Street NW, 8th Floor
Washington, D.C., 20006

RE: Property Condition Assessment: Motel 6
236 N Dixie Hwy
South Bend, St. Joseph County, Indiana 46637

Dear Mr. Smoter,

NV5 has completed a Property Condition Report (PCR) of the above referenced property. The report was conducted in accordance with American Society for Testing and Materials (ASTM) *Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process E 2018-24* and generally accepted industry standards.

NV5 certifies that to the best of its knowledge this report is true and accurate. We hope you find the report complete and informative. Please do not hesitate to contact us if you have any questions or if we can be of further service to you.

Sincerely,

NV5 Transaction Services

A handwritten signature in black ink, appearing to read 'C.D.' with a stylized flourish.

Chad Dale
Project Manager

A handwritten signature in black ink, appearing to read 'S.L.' with a stylized flourish.

Scott Lloyd
Reviewer

Project Summary

Motel 6
 236 N Dixie Hwy
 St. Joseph County, South Bend, Indiana 46637

Construction System	Good	Fair	Poor	Action	Immediate	Short Term	Over Term Years 1-10
<u>3.1</u> Topography and Drainage	X			None			
<u>3.2</u> Paving and Curbing	X	X		None			\$75,400
<u>3.3</u> Flatwork	X			None			
<u>3.4</u> Landscaping and Appurtenances	X	X		None		\$2,000	
<u>3.5</u> Amenities and Ancillary Structures	X			None			
<u>4.1</u> Substructure	X			None			
<u>4.2</u> Superstructure	X			None			
<u>4.3</u> Roofing	X			None			\$50,000
<u>4.4</u> Facades	X			None			\$13,000
<u>5.1</u> Finishes	X	X		None			
<u>5.2</u> Fixtures	X	X		None			
<u>5.3</u> Appliances	X	X		None			\$4,375
<u>5.4</u> Common Area Finishes	X	X		None			
<u>5.5</u> Down Areas		NA		None			
<u>6.1</u> Plumbing	X	X		None			\$24,000
<u>6.2</u> Heating, Ventilation and Air Conditioning	X	X		None			\$95,250
<u>6.3</u> Electrical	X	X		None			
<u>7.0</u> Elevators & Escalators	X	X		None			\$10,000
<u>8.1</u> Life Safety Systems	X	X		Routine inspection			
<u>8.2</u> ADA Issues	X			None			
<u>8.3</u> Microbial Contamination (Mold)	X			None			
Totals					\$0	\$2,000	\$272,025

Summary	Today's Dollars	\$/SF
Immediate Repairs	\$0	\$0.00

Summary	Today's Dollars	\$/SF
Short Term Repairs	\$2,000	\$0.05

	Today's Dollars	\$/SF	\$/SF/Year
Replacement Reserves, today's dollars	\$272,025.00	\$6.76	\$0.68
Replacement Reserves, w/10, 3.0% escalation	\$321,028.21	\$7.98	\$0.80

Immediate/ Short Term Repair Cost

Motel 6
236 N Dixie Hwy
St. Joseph County, South Bend, Indiana 46637

Item	Quantity	Unit	Unit Cost	Replacement Percent	Immediate Total	Short Term Total
3.4 Landscaping and Appurtenances						
Locally Repair Concrete retaining wall	20	SF	\$100.00	100%	\$0	\$2,000
Total Repair Cost					\$0.00	\$2,000.00

Capital Reserve Schedule

Motel 6
 236 N Dixie Hwy
 St. Joseph County, South Bend, Indiana 46637

Item	EUL	EFF AGE	RUL	Quantity	Unit	Unit Cost	Cycle Replace	Replace Percent	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Total Cost
3.2 Paving and Curbing																			
Asphalt Pavement - crack seal, seal coat, restripe				56,000	Allow	\$0.45	\$25,200	200%		\$25,200					\$25,200				\$50,400
Asphalt pavement - mill/overlay				10,000	SF	\$2.50	\$25,000	100%			\$12,500					\$12,500			\$25,000
4.3 Roofing																			
Roof membrane - Replace	20	10	10	10,000	SF	\$5.00	\$50,000	100%										\$50,000	\$50,000
4.4 Facades																			
Exterior walls maintenance				20,000	SF	\$0.65	\$13,000	100%		\$6,500						\$6,500			\$13,000
5.3 Appliances																			
Mini-refrigerator				35	EA	\$125.00	\$4,375	100%		\$1,096		\$1,093		\$1,093		\$1,093			\$4,375
6.1 Plumbing																			
Water heater tanks	15	10	5	4	EA	\$6,000.00	\$24,000	100%					\$12,000	\$12,000					\$24,000
6.2 Heating, Ventilation and Air Conditioning																			
Packaged terminal air conditioner (6,000 BTUH cooling and 8,800 BTU heat)				45	EA	\$950.00	\$42,750	100%		\$8,550		\$8,550		\$8,550		\$8,550		\$8,550	\$42,750
Condensers				30	EA	\$1,750.00	\$52,500	100%					\$10,500	\$10,500	\$10,500	\$10,500	\$10,500		\$52,500
7.0 Elevators & Escalators																			



Item	EUL	EFF AGE	RUL	Quantity	Unit	Unit Cost	Cycle Replace	Replace Percent	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Total Cost
Elevator cab interiors. refinish	15	10	5	1	EA	\$10,000.00	\$10,000	100%						\$10,000					\$10,000

Total (Uninflated)						\$0.00	\$41,346.00	\$12,500.00	\$9,643.00	\$22,500.00	\$42,143.00	\$35,700.00	\$39,143.00	\$10,500.00	\$58,550.00	\$272,025.00			
Inflation Factor (3.0%)						1.0	1.03	1.061	1.093	1.126	1.159	1.194	1.23	1.267	1.305				
Total (inflated)						\$0.00	\$42,586.38	\$13,261.25	\$10,537.17	\$25,323.95	\$48,855.29	\$42,627.67	\$48,140.95	\$13,301.09	\$76,394.47	\$321,028.21			

Evaluation Period:	10
# of SF:	40,244
Reserve per SF per year (Uninflated)	\$0.68
Reserve per SF per year (Inflated)	\$0.80

TABLE OF CONTENTS

1.0	EXECUTIVE SUMMARY	1
1.1	PROPERTY SUMMARY	1
1.2	PROPERTY DESCRIPTION	1
1.3	UTILITIES AND SERVICE PROVIDERS	2
1.4	PROPERTY ACCESS AND NON-ACCESS DISCLOSURE	3
1.5	CAPITAL EXPENDITURES	3
1.6	GENERAL PHYSICAL CONDITION	3
1.7	RECOMMENDATIONS & DISCUSSION	7
2.0	CODE COMPLIANCE	8
3.0	PROPERTY GROUNDS	9
3.1	TOPOGRAPHY AND DRAINAGE	9
3.2	PAVING AND CURBING	11
3.3	FLATWORK	23
3.4	LANDSCAPING AND APPURTENANCES	27
3.5	AMENITIES AND ANCILLARY STRUCTURES	34
4.0	FRAME AND ENVELOPE	38
4.1	SUBSTRUCTURE	38
4.2	SUPERSTRUCTURE	40
4.3	ROOFING	40
4.4	FACADES	47
5.0	INTERIOR ELEMENTS	60
5.1	FINISHES	60
5.2	FIXTURES	63
5.3	APPLIANCES	67
5.4	COMMON AREA FINISHES	69
5.5	DOWN AREAS	74
6.0	PLUMBING, MECHANICAL & ELECTRICAL	75
6.1	PLUMBING	75
6.2	HEATING, VENTILATION AND AIR CONDITIONING	78
6.3	ELECTRICAL	84
7.0	ELEVATORS & ESCALATORS	87
8.0	LIFE SAFETY-FIRE PROTECTION/ADA/MOLD	91
8.1	LIFE SAFETY SYSTEMS	91
8.2	ADA ISSUES	97
8.3	MICROBIAL CONTAMINATION (MOLD)	103
9.0	PURPOSE, SCOPE AND LIMITATIONS	104
9.1	PURPOSE	104
9.2	SCOPE OF WORK	104

9.3	LIMITATIONS	107
9.4	USER RELIANCE	107

Appendices

- Appendix 1 - Property Maps and Drawings
- Appendix 2 - Property Questionnaire
- Appendix 3 - Municipal/Regulatory Information
- Appendix 4 - Personnel Qualifications

1.0 Executive Summary

NV5 has prepared a property condition report (PCR) on the parcel and improvements defined in the following table (the “subject property”). The observation was performed in general accordance with ASTM E2018-24 “Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process”. The purpose of this assessment was to observe and document readily-visible materials and building system defects that might significantly affect the value of the subject property, and determine if conditions exist which may have a significant impact on the continued operation of the facility during the evaluation period.

1.1 Property Summary

Property Details	
Property Name:	Motel 6
Property Address:	236 N Dixie Hwy South Bend, Indiana 46637
Property Usage:	Motel
Acreage:	2.15
Site Acreage Source:	RealQuest CoreLogic database
Parcel Number:	71-03-25-176-020.000-007
Number of Buildings:	One
Number of Stories:	Four
Number of Guest Rooms:	94
Net Rentable S.F.:	40,244
Total Building S.F.:	40,244
Year(s) of Construction:	2015
Year(s) of Construction Source:	RealQuest CoreLogic database
Legal Description:	A full legal description if provided, has been included in the Appendix of this report.

1.2 Property Description

Substructure:	The foundation was not readily visible. Based on experience with similar type buildings, the foundation would likely consist of reinforced-concrete slabs on grade with reinforced concrete continuous spread perimeter footings and isolated pad footings at column locations.
Superstructure:	Wood frame
Roofing:	Thermoplastic polyolefin (TPO) single-ply roofing membrane
Facades:	Painted, exterior insulation and finish system (EIFS) panels.
HVAC:	PTAC units for guest rooms; split systems for remaining areas
Amenities:	Meeting rooms, guest laundry
Driveways and Parking Areas:	Asphalt

1.3 Utilities and Service Providers

Item	Description
Electricity:	NIPSCO
Gas:	NIPSCO
Potable Water:	City of South Bend
Sanitary Service:	City of South Bend
Storm Water:	City of South Bend
Solid Waste:	Michigan Recycling & Disposal Services
HVAC Maintenance:	Information not provided
Pest Control:	Information not provided
Landscaping:	Information not provided
Fire Systems:	Kropp Fire Protection
Roof Maintenance:	Information not provided
Elevator:	Schindler
Electrical Maintenance:	Information not provided
Plumbing Maintenance:	Information not provided

1.4 Property Access and Non-Access Disclosure

Inspector:	David Keats
Date of Inspection:	December 10, 2025
Weather Conditions:	Overcast with temperatures in the 30s
Property Contact:	Ty Robinson, General Manager
Property Escort:	Ty Robinson, General Manager
Property Questionnaire Sent to:	Ty Robinson, General Manager
Questionnaire Results	Mike Schlichtman
Areas Accessed	NV5 accessed a representative sample of the guest rooms and interior common spaces. NV5 also assessed the building exteriors, the roofing system and the property grounds.
Inaccessible Areas:	NV5 was not denied access to any areas.
Exceptions/Deletions from Scope:	Parking areas and the rooftop were covered with snow/ice; making it difficult to observe the condition of those systems.
Lease:	N/A

1.5 Capital Expenditures

No recent or planned capital improvements were reported by property management.

1.6 General Physical Condition

Overall Condition

Based on the systems and components observed during the site visit, the subject property appears to be in Good condition. The detailed observations of reviewed systems are presented in the following Sections of this report.

Based upon the assessment and analysis of the subject property conducted by NV5, the following table summarizes the replacement reserves anticipated for the subject property.

Immediate/ Short Term Repair Cost

Motel 6
236 N Dixie Hwy
St. Joseph County, South Bend, Indiana 46637

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Capital Reserve Schedule

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7.0 Elevators & Escalators																			



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Evaluation Period:	10
# of SF:	40,244
Reserve per SF per year (Uninflated)	\$0.68
Reserve per SF per year (Inflated)	\$0.80

1.7 Recommendations & Discussion

Landscaping:

The retaining wall should be repaired. NV5 has included an opinion of cost for retaining wall repairs in the short term.

Life Safety Systems:

The inspection certificate for the fire sprinkler system was expired, October 3, 2024. The fire sprinkler riser inspection tag is expired. The licensed contractor should be notified. This inspection can be handled as part of routine maintenance.

Generally, repair or replacement items that total less than \$1,000 are considered routine maintenance items and are not included in the itemized list of recommended repairs or as immediate needs, unless they are associated with a regulatory compliance, safety issue or, in the opinion of NV5, have the potential to significantly impact the marketability of the property to prospective tenants or purchasers. No other issues were identified that would be considered outside of routine maintenance as defined by ASTM 2018-24.

Should you need additional property or building development services for the next phase of your project (i.e. scheduling, cost estimating, construction management, and more...), NV5 can help. Visit www.nv5.com/services/program-management to learn about our national Owner Rep/ Program Management services or contact us for more details.

2.0 Code Compliance

Municipal Departments

Building Department:	South Bend Building Department
Pertinent Information:	NV5 requested information pertaining to any outstanding building code violations for the subject property as well as any information regarding dates of construction and Certificates of Occupancy. As of the release of this report, the department has not responded to NV5's request for information.
Fire Department:	South Bend Fire Department
Pertinent Information:	NV5 requested information pertaining to any outstanding fire code violations for the subject property. As of the release of this report, the department has not responded to NV5's request for information.
Zoning Department:	South Bend Zoning Department
Pertinent Information:	NV5 requested information regarding the current zoning of the property and information pertaining to any outstanding zoning code violations for the subject property. As of the release of this report, the department has not responded to NV5's request for information.
Health Department:	St. Joseph County Health Department
Pertinent Information:	NV5 requested information regarding inspections and/or code violations regarding applicable activities or facilities (such as restaurants) that require inspections for the subject property. No such activities were noted.

Recommendations

NV5 has not received a response from City of South Bend as of the release of this report.

It should be noted that it is often the case that the municipal departments either do not or are very slow to respond to these requests. However, based on the other sources of information obtained and reviewed, the absence of this information is not deemed critical.

3.0 Property Grounds

3.1 Topography and Drainage

Topography:	The elevation of the subject property is approximately 725 feet above mean sea level (AMSL). The property is generally flat, with a gentle slope to the northwest. No unusual or problematic features were noted or reported.
Property Drainage:	The runoff from the building roof is directed to interior roof drains, overflow scuppers and downspouts that discharge into the municipal storm water system and infiltrates into the soil. Storm water flows via sheet flow to storm drains located in the paved areas or infiltrates into the soil.
Surface Water Bodies:	There are no onsite surface water bodies.
Flood Plain Designation:	The subject property is situated within Zone X (unshaded) which is defined as areas determined to be outside of the 500-year floodplain.
Age/ Last Action:	The topography and drainage at the property are maintained as part of routine maintenance.

Concerns:

Signs of Ponding:	No significant ponding problems were noted or reported.
Signs of Erosion:	No signs of erosion were noted or reported.
Drainage Problems	No major drainage problems were noted or reported.
Indications of Wetlands:	NV5 did not observe any water bodies or vegetation indicative of wetlands on the subject property. The subject property is covered with the building, asphalt, concrete and landscaping. It is unlikely that portions of the subject property would be classified as wetlands.
Other:	

Recommendations:

No physical deficiencies/deferred maintenance or immediate/ short term needs were noted.

Topography and Drainage Photographs



Site drainage



Site drainage

3.2 Paving and Curbing

Driveways:	The driveways consist of asphalt over a stabilized base.
Parking Areas:	The parking areas consist of asphalt over a stabilized base. White striped markings separate parking spaces. Painted parking stripes, hash-outs and handicap stall designation striping and markings were noted throughout parking areas. White striping and blue painted international symbols are used for the ADA accessible parking stalls.
Garages:	N/A
Curbs/Swales/Other:	Poured concrete curbs are present throughout the parking areas and driveways and along the sidewalks. Preformed concrete parking stops are present in select areas.
Ingress/Egress:	Primary ingress and egress for the subject property is provided via one driveway off N. Dixie Highway.
Number of parking spaces:	According to the site visit, there are approximately 200 onsite parking spaces, six of which are ADA parking spaces.
Age/ Last Action:	No recent pavement work was reported.

Concerns:

Inadequate Ingress or Egress:	No concerns relating to ingress to or egress from the property were noted or reported.
Inadequate number of spaces:	No problems regarding inadequate parking were noted or reported.
Faded pavement striping:	The majority of the striping and pavement markings are faded, but serviceable for the near term.
Spalling/Cracking:	No significant spalling or cracking was observed.
Depressions or potholes:	No significant depressions or potholes were observed.
Ponding:	No significant areas of ponding were noted or reported.
Other:	

Recommendations:

No physical deficiencies/deferred maintenance or immediate/ short term needs were noted.

Asphalt parking areas typically have an EUL of 20 to 25 years depending on the level of maintenance, traffic and weather conditions. The EUL can be extended significantly with periodic sealing of these surfaces. NV5 has included an opinion of cost for periodic sealing and striping of the parking areas in the Replacement Reserve Schedule. In addition, an opinion of cost for milling/overlaying of **15% to 20%** of the most heavily worn or trafficked areas during the loan term are accounted for in the Replacement Reserve Schedule.

Recommendation

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
Asphalt Pavement - crack seal, seal coat, restripe	-	-	-	2	\$25,200
				7	\$25,200
Asphalt pavement - mill/overlay	-	-	-	3	\$12,500
				8	\$12,500
Total					\$75,400

Photographs



Asphalt areas



Asphalt areas

Photographs



Asphalt areas



Asphalt areas

Photographs



Asphalt areas



Asphalt areas

Photographs



Asphalt areas



Asphalt areas

Photographs



Asphalt areas



Asphalt areas

Photographs



Asphalt areas



Asphalt areas

Photographs



Asphalt areas



Asphalt areas

Photographs



Asphalt areas



Asphalt areas

Photographs



Asphalt areas



Asphalt areas

Photographs



Asphalt areas



Asphalt areas

3.3 Flatwork

Sidewalks/Patios:	The sidewalks consist of standard poured concrete slabs. Municipal sidewalks are present along the west side of the property.
Other:	N/A
Age/ Last Action:	No recent repairs were reported.

Concerns:

Significant Cracks, Heaving and Settlement:	No significant cracking, heaving or settlement was observed or reported.
Trip Hazards:	No trip hazards were observed or reported.
Other:	No other significant concerns were noted or reported.

Recommendations:

No physical deficiencies/deferred maintenance or immediate/ short term needs were noted.

Concrete flatwork generally has an EUL in excess of 25 years if constructed over a properly stabilized base and maintained regularly. The flatwork at the property should be maintained as part of routine maintenance.

Photographs



Concrete flatwork



Concrete flatwork

Photographs



Concrete flatwork



Concrete flatwork

Photographs



Concrete flatwork

3.4 Landscaping and Appurtenances

Landscaping:	The landscaping consists of a mixture of lawns, bushes and trees.
Irrigation/Sprinkler:	The landscaping is serviced with an underground sprinkler system.
Property Lighting:	Pole-top and building-mounted fixtures illuminate the driveways, parking areas, property grounds and building exteriors.
Retaining Walls:	A concrete retaining wall is present along the east side of the building.
Fencing/Walls:	No fencing is present. A concrete masonry unit dumpster enclosure is located on the east side of the building.
Property Signage:	Building mounted signage identifies the business. A ground-mounted, metal property sign is located at the main entrance of the property.
Other:	No other significant landscaping or appurtenances were observed.
Age/ Last Action:	The landscaping and appurtenances are maintained as needed.

Concerns:

Overgrown or dead landscaping:	No significant areas of overgrown landscaping were noted.
Damaged fences/ retaining walls/signs:	No damaged walls, fences or signs were noted. However, several fissures were observed in the retaining wall.
Inadequate/broken property lighting:	No significant concerns relating to inadequate or non-functional property lighting were noted.
Other:	No other concerns were noted or reported.

Recommendations:

The retaining wall should be repaired. NV5 has included an opinion of cost for retaining wall repairs in the short term.

Recommendation

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
Locally Repair Concrete retaining wall	-	-	-	Short Term	\$2,000
Total					\$2,000

Photographs



Signage



Landscaping

Photographs



Landscaping



CMU dumpster enclosure

Photographs



CMU dumpster enclosure



CMU dumpster enclosure

Photographs



Building lighting



Retaining wall

Photographs



Retaining wall - note fissures



Retaining wall - note fissures

Photographs



Retaining wall - note fissures

3.5 Amenities and Ancillary Structures

Ancillary Structures:	A small CMU framed maintenance garage on a concrete slab is located on the east portion of the property.
Laundry Rooms:	The property has one guest laundry room. The washers and dryers located in the guest laundry room are owned and maintained by an outside vendor. Two washers and three dryers were observed in the linen laundry room.
Community Rooms:	There is a community eating area with a small kitchenette and a sitting area located on the first floor.
Fitness Facilities:	N/A
Pools:	N/A
Age/ Last Action:	The amenities and ancillary structures are maintained as needed.

Concerns:

Problems with the Office or Ancillary Structures:	No concerns were noted or reported.
Problems with Laundry Rooms or Equipment:	No concerns were noted or reported.
Problems with Pool, Fitness Facilities and Equipment:	N/A
Other:	No other concerns with the amenities were noted or reported.

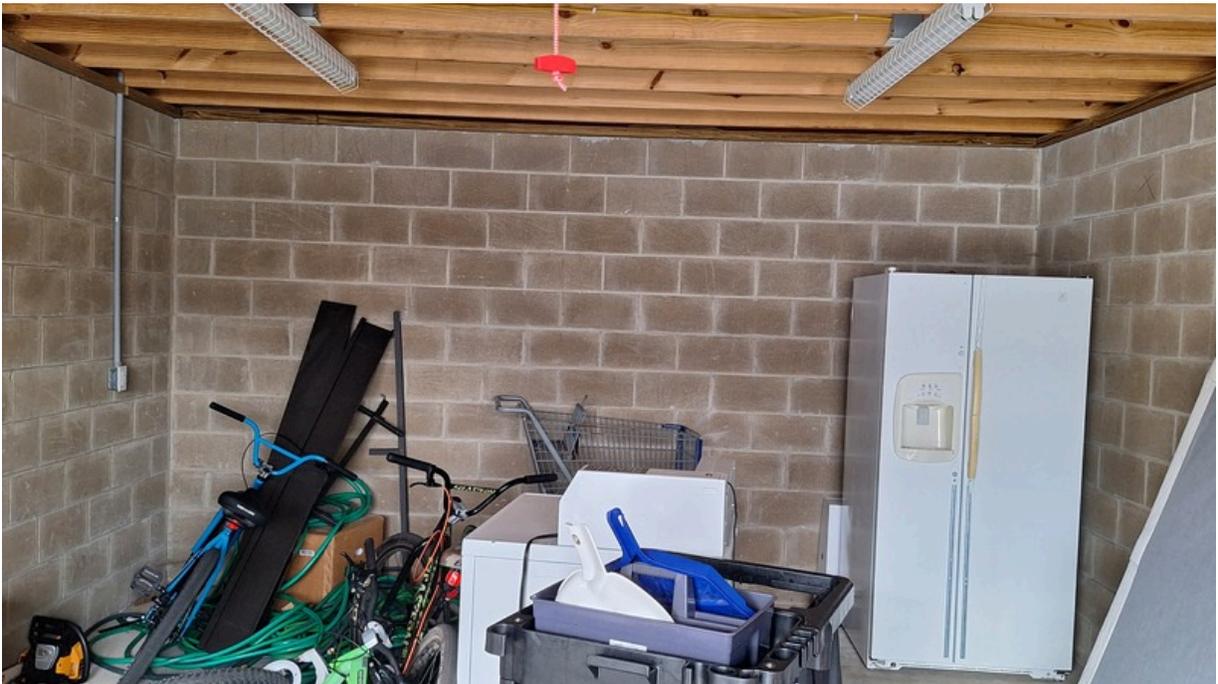
Recommendations:

No physical deficiencies/deferred maintenance or immediate/ short term needs were noted. The amenities and ancillary structures should be maintained as part of routine maintenance.

Photographs



CMU garage



Inside CMU garage

Photographs



Guest laundry - leased



Linen laundry

Photographs



Linen laundry

4.0 Frame and Envelope

4.1 Substructure

Foundation(s):	The foundation was not readily visible. Based on experience with similar type buildings, the foundation would likely consist of reinforced-concrete slabs on grade with reinforced concrete continuous spread perimeter footings and isolated pad footings at column locations.
Basement/Crawl Spaces:	There are no basements, crawlspaces or subgrade building areas.
Age/ Last Action:	The building foundation is original.

Concerns:

Foundation cracks/settlement:	No significant foundation cracks or indications of settlement were noted or reported.
Insufficient exposed slab:	A minimum of four to six inches of the slab was visible, per generally accepted construction practices.
Flooding/water damage:	No major areas of flooding or water damage due to foundation issues were noted or reported.
Other:	No other concerns with the substructures were noted or reported.

Recommendations:

No physical deficiencies/deferred maintenance or immediate/ short term needs were noted. No significant expenditures for the foundation are anticipated during the term.

Photographs



Foundation



Foundation

4.2 Superstructure

Framing System:	The framing system was not readily visible. Based on experience with similar type buildings, the framing would likely consist of wood frame construction.
Roof Framing and Decking:	Steel or wood I-beams support metal-pan decking.
Decking between floors:	Wood decking is present between the floors.
Age/ Last Action:	The superstructure is original and maintained as needed.

Concerns:

Cracks on exterior walls:	No significant cracking of the facades or floors suggestive of underlying structural concerns or movement was observed.
Bowed walls or sagging ceiling or floors:	No evidence of bowed walls or sagging ceilings were noted or reported.
Deteriorated framing or support members:	No evidence of deteriorated framing or support members were noted or reported.
Fire Retardant Wood Decking:	No plywood decking is present.
Other:	No other concerns relating to the superstructures were noted or reported.

Recommendations:

No physical deficiencies/deferred maintenance or immediate/ short term needs were noted. No significant expenditures for the framing system are anticipated during the term.

4.3 Roofing

Type:	The roofing system is flat and covered with a thermoplastic polyolefin (TPO) single-ply roofing membrane.
Drainage:	The roof is sloped to direct storm water to interior roof drains, overflow scuppers and downspouts that discharge into the municipal storm water system.
Parapets and Coping:	The parapet walls are extensions of the perimeter walls and are capped with aluminum coping.

Roof penetrations: Roof penetrations are present for sanitary stacks, vent fans and HVAC equipment.

Other: No other significant roof elements were observed.

Age/ Last Action: The roofing system is original (2015).

Concerns:

Leaks: No current leaks were reported or noted.

Evidence of ponding: No significant areas of ponding were observed. In general, the roofs have enough slope to facilitate drainage to the roof drains.

Evidence of repairs: No evidence of repairs was noted.

Deteriorated/damaged membrane: No significant deterioration or damage to the roof surfacing was observed.

Deteriorated/damaged decking: No damaged roof decking was noted or reported.

Damaged parapets/flashing: No damaged flashing was noted.

Damaged drains, scuppers, etc.: No concerns with the roof drains were noted or reported.

Other: No other concerns relating to the roofs were observed or reported.

Recommendations:

No physical deficiencies/deferred maintenance or immediate/ short term needs were noted.

Based on the age of the roofing system (10 years) and an EUL of 20 years, replacement of the roofing system is anticipated to be required during the term. An opinion of cost for the replacement has been included in the Replacement Reserve Schedule. In addition, activities including, but not limited to, keeping drains clear and repairing leaks promptly, should be done as part of routine maintenance.

Recommendation

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
Roof membrane - Replace	20	10	10	10	\$50,000
Total					\$50,000

Photographs



Roof drainage



Roof drainage

Photographs



Roofing system



Roofing system

Photographs



Roofing system



Roofing system

Photographs



Roofing system



Roofing system

Photographs



Roofing system



Roofing system

4.4 Facades

Exterior Walls:	The exterior walls consist of painted, exterior insulation and finish system (EIFS) panels.
Fascia, Soffits and Trim:	The soffits and trim consist of painted, exterior insulation and finish system (EIFS).
Entrances/Doors/Windows:	The building features typical aluminum and glass, storefront doors and associated window systems. The windows are non-opening. Service doors are metal in metal frames.
Exterior Stairs and Landings:	The exterior stairs are poured concrete with steel railings.
Other:	No other significant façade features were observed.
Age/ Last Action:	No recent repairs were reported.

Concerns:

Deteriorated wood, siding, EIFS, etc.:	No damaged exterior facade elements were observed.
Use of Masonite/ Hardboard:	No hardboard siding is present.
Deteriorated paint:	There was no deteriorated paint noted. However, water stains/ mildew was observed in select areas of the exteriors.
Deteriorated caulking/ pointing:	No evidence of deteriorated caulking was noted.
Damaged/ deteriorated masonry:	No damaged or deteriorated masonry was noted or reported.
Damaged/ deteriorated soffits/ trim, etc.:	No concerns were noted or reported.
Damaged exterior doors:	No damaged exterior doors were observed or reported.
Broken or non-airtight windows:	No broken or damaged windows were observed.
Damaged exterior stairs:	No concerns were noted or reported.
Inadequate insulation:	No areas of inadequate insulation were noted or reported.

Vapor/moisture penetration: No areas of vapor or moisture penetration due to leaks in the building sidewalls were noted or reported.

Other: No other issues with the facades were noted or reported.

Recommendations:

No physical deficiencies/deferred maintenance or immediate/ short term needs were noted.

Exterior maintenance such as painting, power washing, caulking, and sealing is typically required every six to eight years and/or brick pointing/wet sealing every ten to 15 year, depending on the quality of preparation of the surfaces, the quality of materials used and weather conditions. The building will likely require maintenance during the term and an opinion of cost is included in the Replacement Reserve Schedule. Damaged exterior components should be repaired or replaced as part of the on-going routine maintenance of the property and during pre-painting preparation.

The remaining portions of the facade should be monitored and addressed as part of the routine maintenance of the property.

Recommendation

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
Exterior walls maintenance	-	-	-	2 8	\$6,500 \$6,500
Total					\$13,000

Photographs



Facades

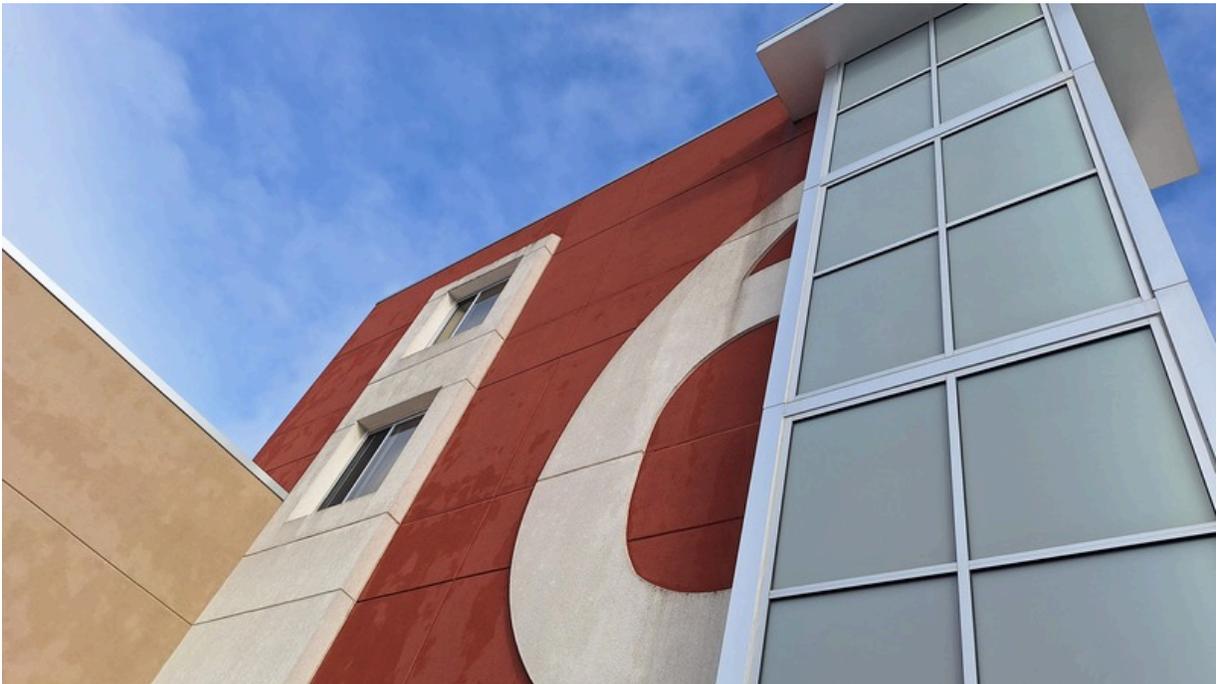


Facades

Photographs

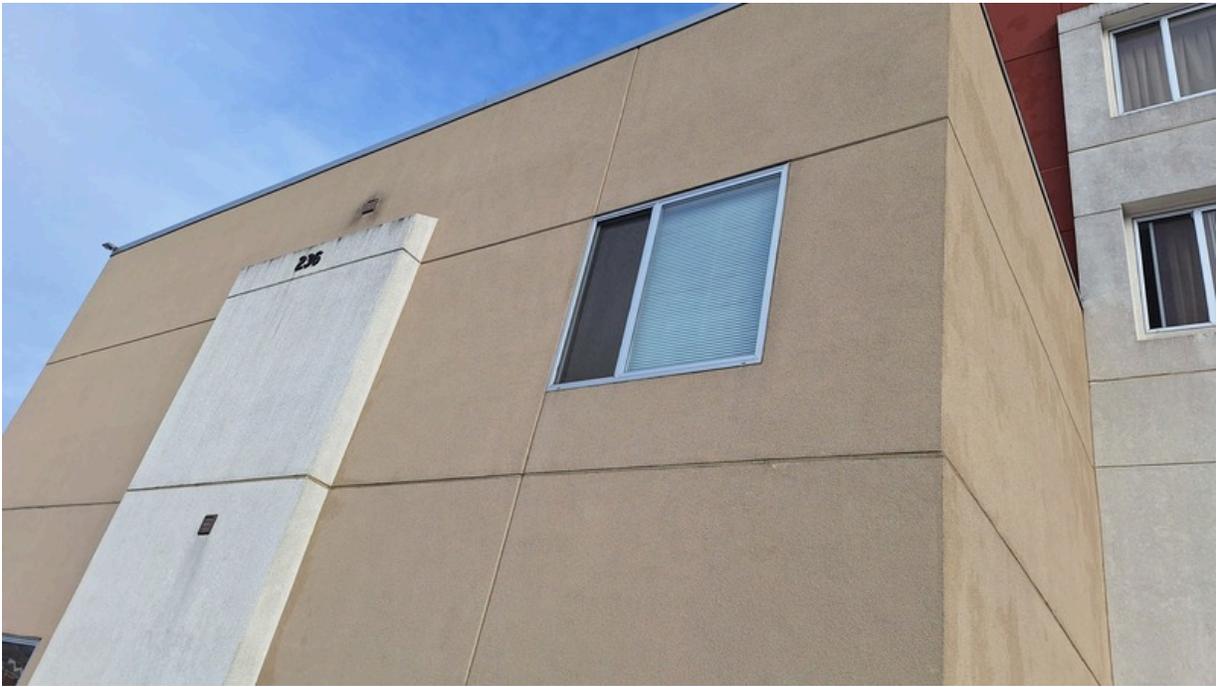


Facades



Facades

Photographs



Facades



Facades

Photographs



Facades



Facades

Photographs



Facades



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Photographs



Facades



Facades

Photographs



Facades



Facades

Photographs



Facades



Facades

Photographs



Facades



Facades

Photographs



Facades



Facades

Photographs



Facades



Facades

5.0 Interior Elements

5.1 Finishes

Walls:	The interior walls consist primarily of painted and/or wallpapered gypsum board, with other varying wall finishes based on business needs.
Ceilings:	The ceilings are primarily painted or textured gypsum board with acoustic ceiling tiles in select areas.
Flooring:	Flooring consists of wood-vinyl flooring and ceramic tile.
Interior Doors:	Interior doors consist of a variety of solid and hollow core wood and insulated metal units in metal frames doors.
Age/ Last Action:	The finishes are replaced as needed.

Concerns:

Water damage:	No significant areas of water damage were noted or reported.
Holes or other damage:	No major holes or other damage was observed or reported.
Soiled or worn flooring:	No soiled or worn flooring was observed or reported.
Other:	No other concerns relating to the finishes were reported.

Recommendations:

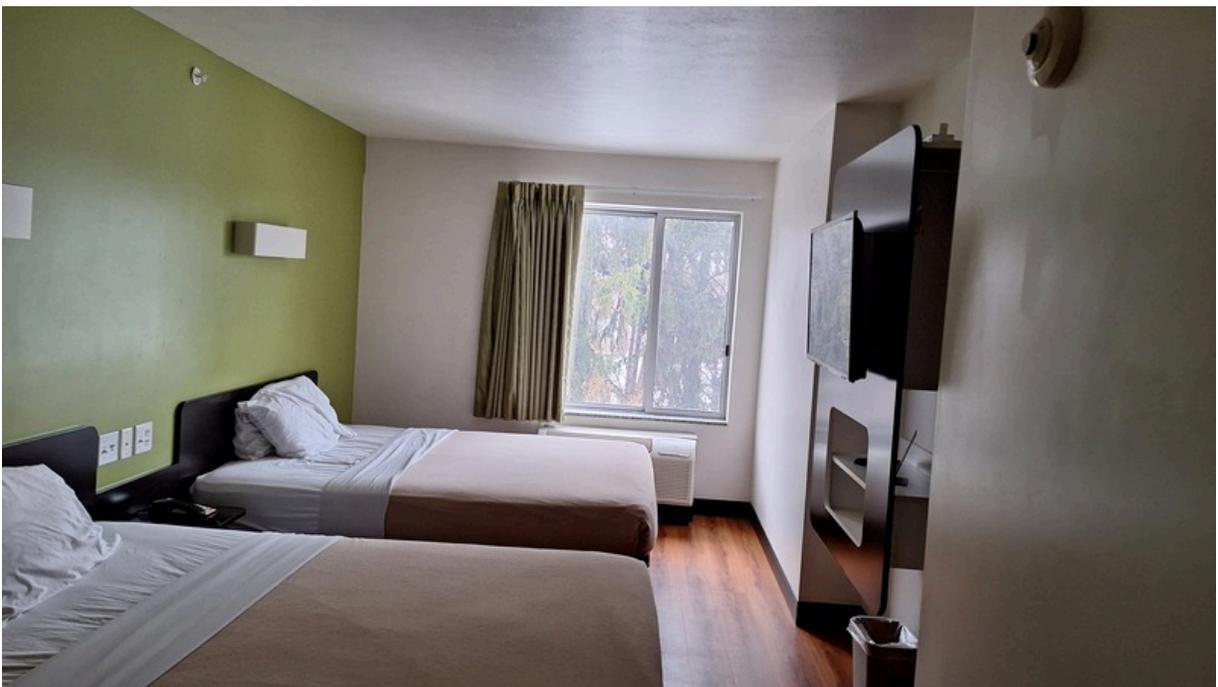
No physical deficiencies/deferred maintenance or immediate/ short term costs were noted.

Guestrooms are continually upgraded and refurbished. It is NV5's understanding that continued replacements, renovations and upgrades will be required over the term of this assessment in order to maintain compliance with current branding style and quality requirements. The replacement of the FF&E items are considered either operational in nature or upgrades.

Photographs



Typical guest rooms

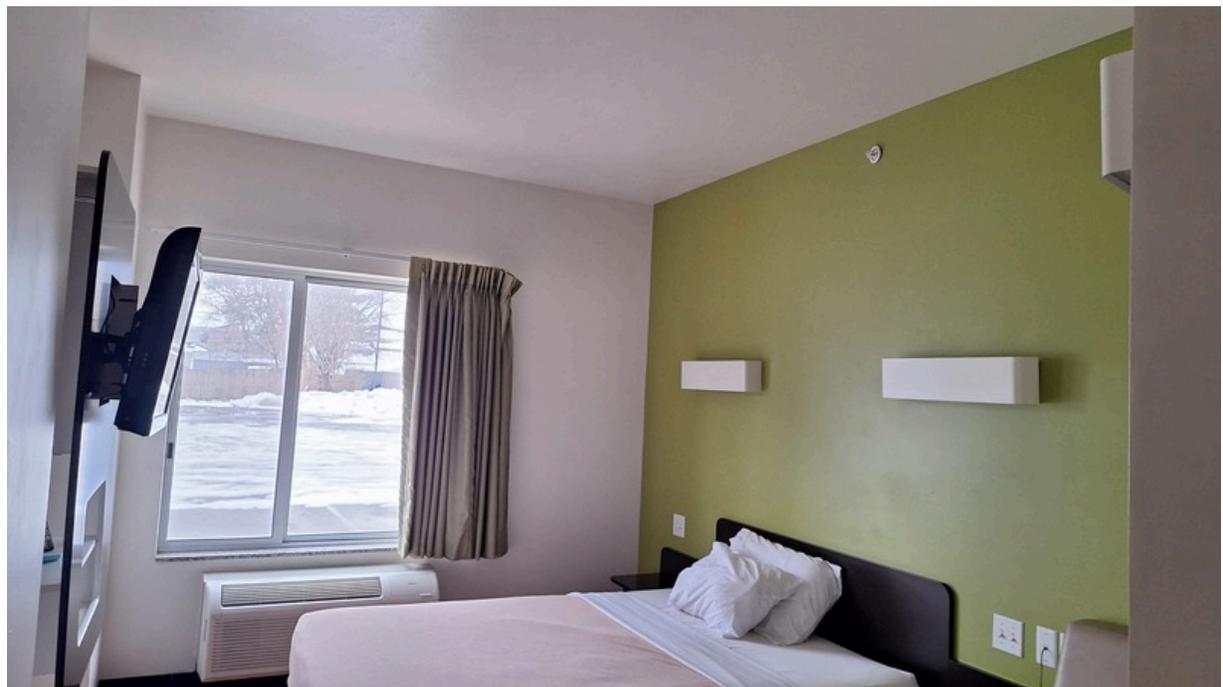


Typical guest rooms

Photographs



Typical guest rooms



Typical guest rooms

5.2 Fixtures

Lighting:	Lighting fixtures consist of fluorescent, LED and incandescent fixtures in the guest rooms.
Bathroom Fixtures:	Typical bathroom fixtures include a floor mounted, tank-type commode, a porcelain lavatory with counters and a mirror and a shower/bathtub arrangement with ceramic tile surround and shower rod. Roll-in showers are provided in the ADA accessible rooms. Common area restrooms include standard toilets and sinks
Kitchen Fixtures:	N/A
Age/ Last Action:	The fixtures are refinished or replaced as needed.

Concerns:

Damaged fixtures:	No significantly damaged fixtures were noted.
Obsolete fixtures:	The fixtures observed appeared functional. No significantly obsolete fixtures were noted.
Other:	No other concerns relating to the fixtures were noted or reported.

Recommendations:

No physical deficiencies/deferred maintenance or immediate/ short term costs were noted.

Guestrooms are continually upgraded and refurbished. It is NV5's understanding that continued replacements, renovations and upgrades will be required over the term of this assessment in order to maintain compliance with current branding style and quality requirements. The replacement of the FF&E items are considered either operational in nature or upgrades.

Photographs



Typical guest room fixtures



Typical guest room fixtures

Photographs



Typical guest room fixtures



Typical guest room fixtures

Photographs



Typical guest room fixtures

5.3 Appliances

Ranges/Cooktops/ Ovens:	Not provided
Refrigerators:	The guest rooms are provided with mini-refrigerators.
Dishwashers:	Not provided
Microwave ovens:	Not provided
Other:	N/A
Age/ Last Action:	The appliances are replaced as needed.

Concerns:

Down units:	The down units are discussed in Section 7.4. The following sections relate to the remaining, online units.
Inoperable appliances:	No inoperable units were noted or reported.
Obsolete appliances:	No obsolete appliances were noted or reported.
Other:	No other concerns relating to the appliances were noted or reported.

Recommendations:

The EULs for the appliances are 10 to 15 years for mini-refrigerators. Based on the reported replacements, NV5’s observations, and the fact that kitchen appliances can typically last beyond their EUL, replacements for the kitchen appliances are anticipated during the loan term. An opinion of costs for the replacements are included in the Replacement Reserve Schedule.

Recommendation

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
Mini-refrigerator	-	-	-	2	\$1,096
				4	\$1,093
				6	\$1,093
				8	\$1,093
Total					\$4,375

Photographs



Mini fridge each room

5.4 Common Area Finishes

Walls:	The interior walls consist primarily of painted gypsum board.
Ceilings:	The ceilings are painted gypsum board and ceiling panels and light fixtures.
Flooring:	Flooring consists of a variety of carpeting, ceramic tile, etc. In some areas, the bare concrete slabs are exposed.
Interior Stairs:	The interior stairwell consists of concrete stairs with metal handrails.
Interior Doors:	Interior doors consist of a variety of solid and hollow core wood and insulated metal units in metal frames and aluminum and glass doors.
Age/ Last Action:	The common hallway carpet is replaced as needed.

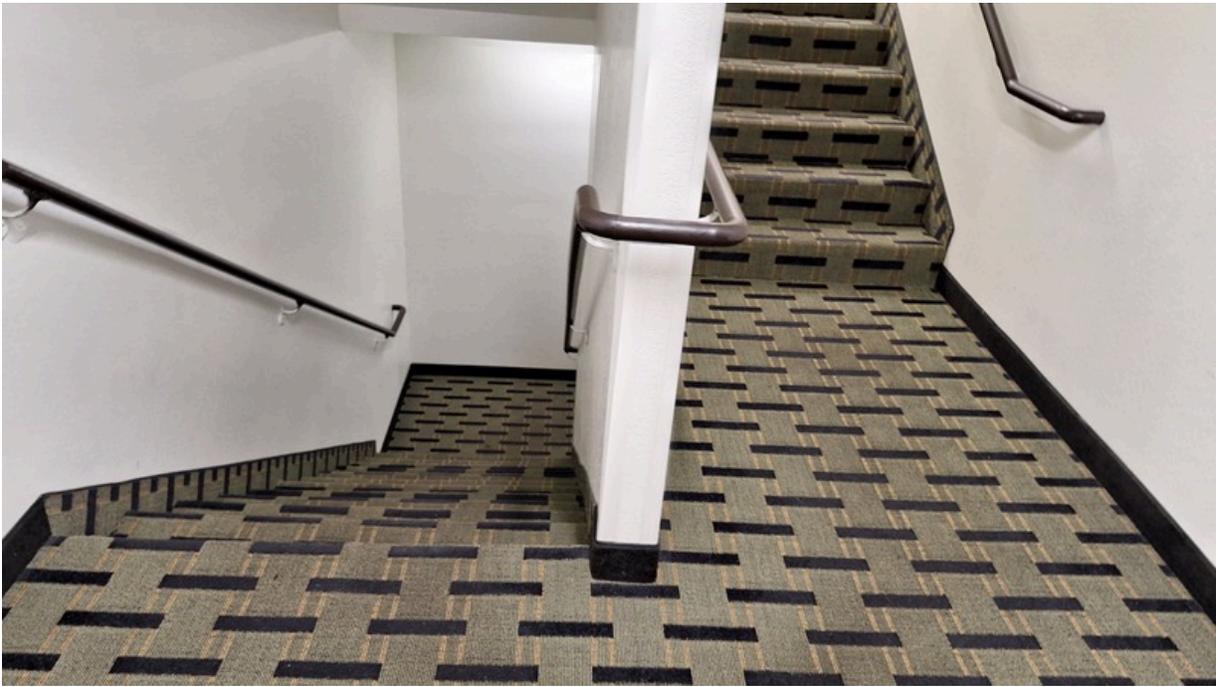
Concerns:

Water damage:	No damage to the interior elements was noted or reported.
Holes or other damage:	No major holes or other damage was observed or reported.
Soiled or worn flooring:	No significant areas of soiled or worn flooring were noted or reported.
Other:	No other concerns relating to the finishes were reported.

Recommendations:

No physical deficiencies/deferred maintenance or immediate/ short term needs were noted. Common and staff areas are continually upgraded and refurbished. It is NV5's understanding that continued replacements, renovations and upgrades will be required over the term of this assessment in order to maintain compliance with current branding style and quality requirements. Expenditures for the remaining FF&E items are considered either operational in nature or upgrades.

Photographs



Common area finishes

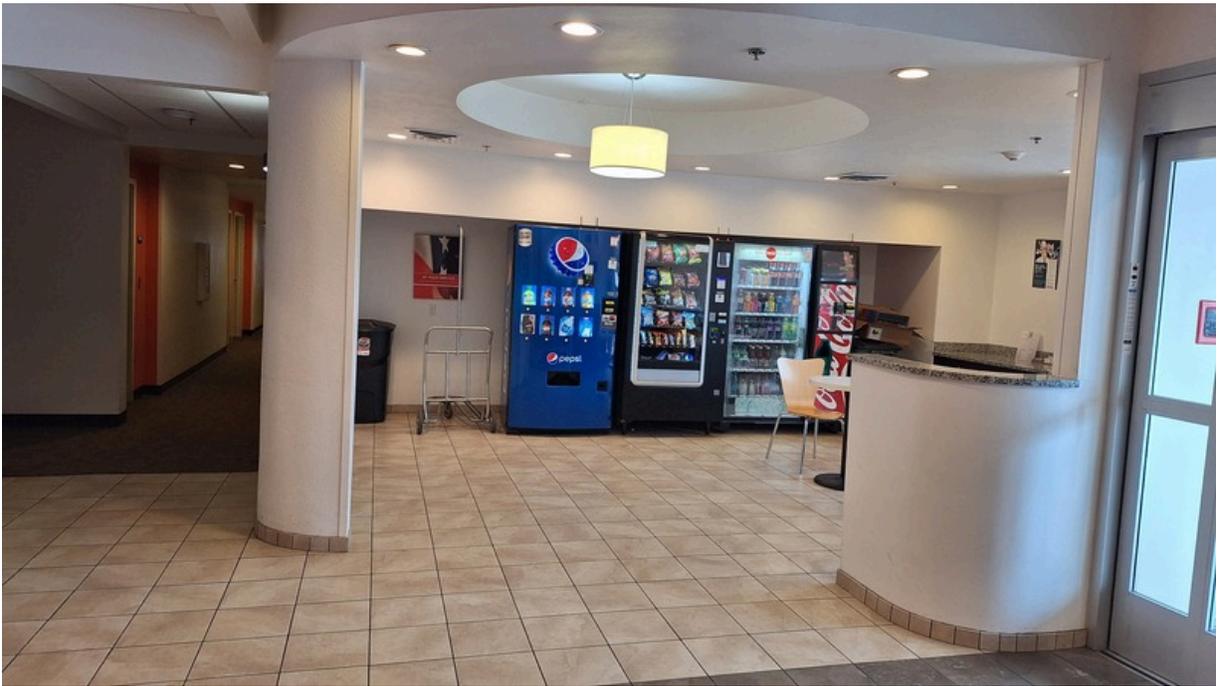


Common area finishes

Photographs



Common area finishes



Common area finishes

Photographs



Common area finishes



Common area finishes

Photographs



Common area finishes



Common area finishes

5.5 Down Areas

No down areas due to damage or other serious concerns etc., were noted or reported.

6.0 Plumbing, Mechanical & Electrical

6.1 Plumbing

Supply Piping:	The visible supply lines are copper.
Drainage/Wastewater:	The visible drainage and ventilation lines are polyvinyl chloride (PVC).
Hot Water Production:	Domestic hot water is provided with four, A.O. Smith 100-gallon gas water heaters.
Wells:	There are no wells on the subject property.
Septic or Wastewater Treatment Systems:	There are no septic or wastewater treatment systems located on the subject property.
Ejector Pumps/Lift Stations:	There are no ejector pumps or lift stations on the subject property.
Age/ Last Action:	The plumbing systems are maintained as needed. The water heaters are original.

Concerns:

- Inoperable or obsolete equipment: All of the required systems and equipment were operational.
- Leaks, corrosion or deterioration: No plumbing leaks, corrosion or deterioration was noted or reported.
- Problematic piping: No polybutylene (PB), acrylonitrile-butadiene-styrene (ABS) or galvanized piping was noted by or reported to NV5.
- Sewage/Grease/Oil backups or spills: No concerns were noted or reported.
- Insufficient Pressure: No evidence of insufficient water pressure was reported.
- Inadequate hot water: No evidence of inadequate hot water was reported.
- Complaints: NV5 did not receive any complaints regarding the plumbing at the property.
- Other: No other concerns relating to the plumbing were noted or reported.

Recommendations:

No physical deficiencies/deferred maintenance or immediate/ short term needs were noted. The supply, sewage and vent lines should be maintained as part of routine maintenance.

Given a EUL of ten to 15 years for water heaters, it is anticipated that the units will require replacement during the evaluation period. An opinion of cost for replacement are included in the Replacement Reserves Table.

Recommendation

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
Water heater tanks	15	10	5	5	\$12,000
				6	\$12,000
Total					\$24,000

Photographs



Water heaters

6.2 Heating, Ventilation and Air Conditioning

Heating and Cooling:	Heating and cooling for the commons areas are provided by mini split systems and split systems. Heating and cooling for the guest rooms are provided by wall-mounted, electric PTAC units.
Age/ Last Action:	Units are serviced and repaired as part of routine maintenance and replaced as needed on an on-going basis.

Concerns:

Inoperable/obsolete equipment:	No inoperable equipment was noted or reported.
Insufficient capacity:	No concerns regarding the HVAC capacity were noted or reported.
Use of chlorofluorocarbon (CFC) refrigerants:	As of July 1, 1992, it became illegal to intentionally vent CFC refrigerants to the atmosphere, and the manufacture of CFC refrigerants was phased out in 1995. CFC refrigerants include R-11, R-12, R-113, R-114 and R-115. No CFC refrigerant usage was noted or reported.
Tenant complaints:	NV5 did not receive any complaints from the tenants regarding the HVAC systems at the property.
Other:	No other concerns relating to the HVAC systems were noted or reported.

Recommendations:

No physical deficiencies/deferred maintenance or immediate/ short term needs were noted.

Given an EUL of 10-15 years for the PTAC units, split systems and mini split systems, replacement of some of the PTAC units and mini split/ split systems are anticipated, and an opinion of cost is included in the Replacement Reserves Table.

Based on an EUL of 25 to 30 years for fan coil units or furnaces, no significant replacement is anticipated. These units generally have three, easily replaceable components that could fail. These components include a fan motor, heating coil/burner assembly and thermostat. Therefore, the furnace units should be maintained as part of routine maintenance.

Recommendation

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
Packaged terminal air conditioner (6,000 BTUH cooling and 8,800 BTU heat)	-	-	-	2	\$8,550
				4	\$8,550
				6	\$8,550
				8	\$8,550
				10	\$8,550
Condensers	-	-	-	5	\$10,500
				6	\$10,500
				7	\$10,500
				8	\$10,500
				9	\$10,500
Total					\$95,250

Photographs



PTAC units



PTAC units

Photographs



Gas furnace



Gas furnace

Photographs



AC condensers and mini splits



Condenser

Photographs



Rooftop condensers

6.3 Electrical

Level of Service:	Electrical service to the building runs from a pad-mounted transformer into the main electrical panels, switchgear and meter of the building. From there, the power is routed to electrical panels and breakers inside each floor. It is reported that the building is supplied with 2,500 amp, 3-phase, 4-wire service, at 480/240/208/120 volts.
Type of wiring:	Copper branch wiring is used throughout the property.
Overload Protection:	Overload protection is provided by circuit breakers and disconnect switches.
Other:	There are no emergency generators.
Age/ Last Action:	The systems are maintained as needed.

Concerns:

Inadequate capacity:	No evidence of inadequate electrical capacity was noted or reported.
Aluminum wiring:	No aluminum branch wiring was observed.
GFCI:	In general, GFCI receptacles were present in the wet areas and have been installed as needed as part of TI.
Complaints:	NV5 did not receive any complaints regarding the electrical service at the property.
Other:	

Recommendations:

No physical deficiencies/deferred maintenance or immediate/ short term needs were noted. The electrical system should be maintained as part of routine maintenance, including periodic infrared surveys.

Photographs

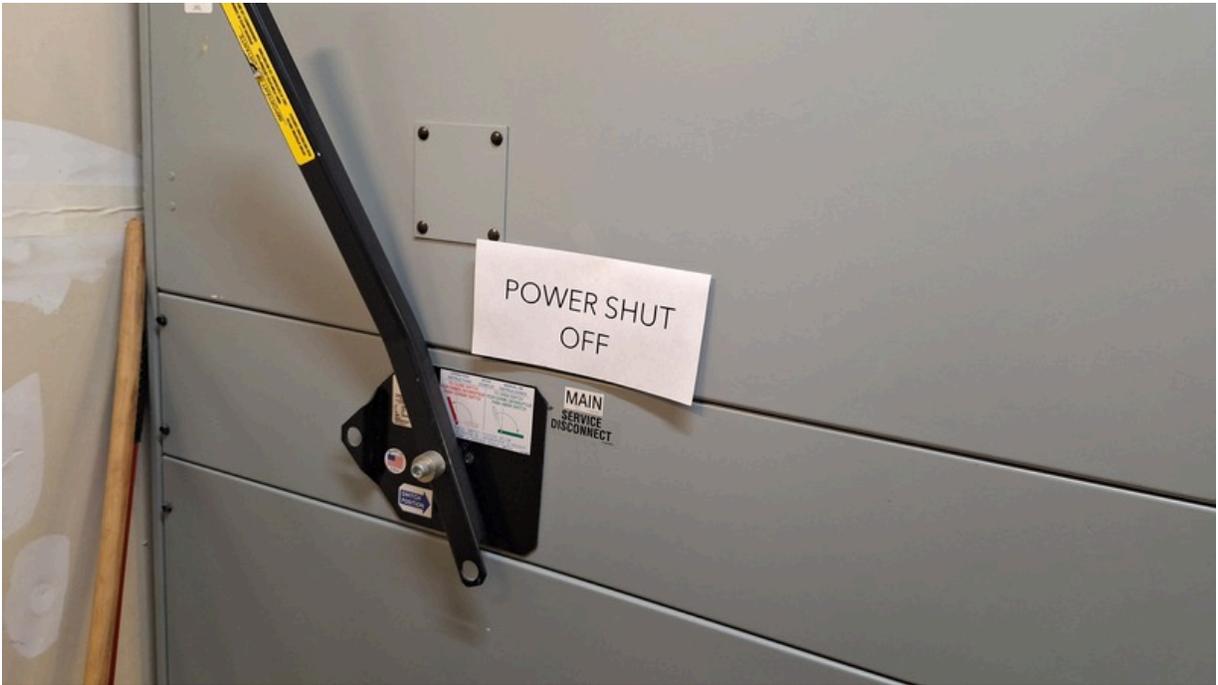


Transformer



Transformer (label)

Photographs



MAIN electrical



MAIN placard 2500amps

7.0 Elevators & Escalators

Elevators: The building features one Schindler hydraulic elevator that serve all levels of the building. The elevator has a capacity of 3,500 pounds. The elevator equipment is in a dedicated mechanical room.

Escalators: No escalators are present on the subject property.

Age/ Last Action: The elevator is maintained under a service contract, and all equipment is original.

Concerns:

Inadequate capacity: The elevator provides enough capacity for the demands of the property.

Out of date inspection: The inspection certificate was current.

Inoperable or Obsolete equipment: No inoperable or significantly obsolete equipment was observed or reported.

Complaints: No complaints were reported regarding the elevator.

Other: No other concerns relating to the elevator system were noted or reported.

Recommendations:

No physical deficiencies/deferred maintenance or immediate/ short term needs were noted. Elevators typically need annual service, which is considered a routine maintenance item, cab renovations every 10-15 years, and a major overhaul of machinery every 25 years. Based on the age (10 years) of the elevator, interior renovations of the elevator cab are anticipated during the loan term; however, a major overhaul of equipment is not anticipated during the loan term. An opinion of cost for interior renovations of the elevator cab is included in the Replacement Reserve Schedule.

Recommendation

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
Elevator cab interiors. refinish	15	10	5	6	\$10,000
Total					\$10,000

Photographs

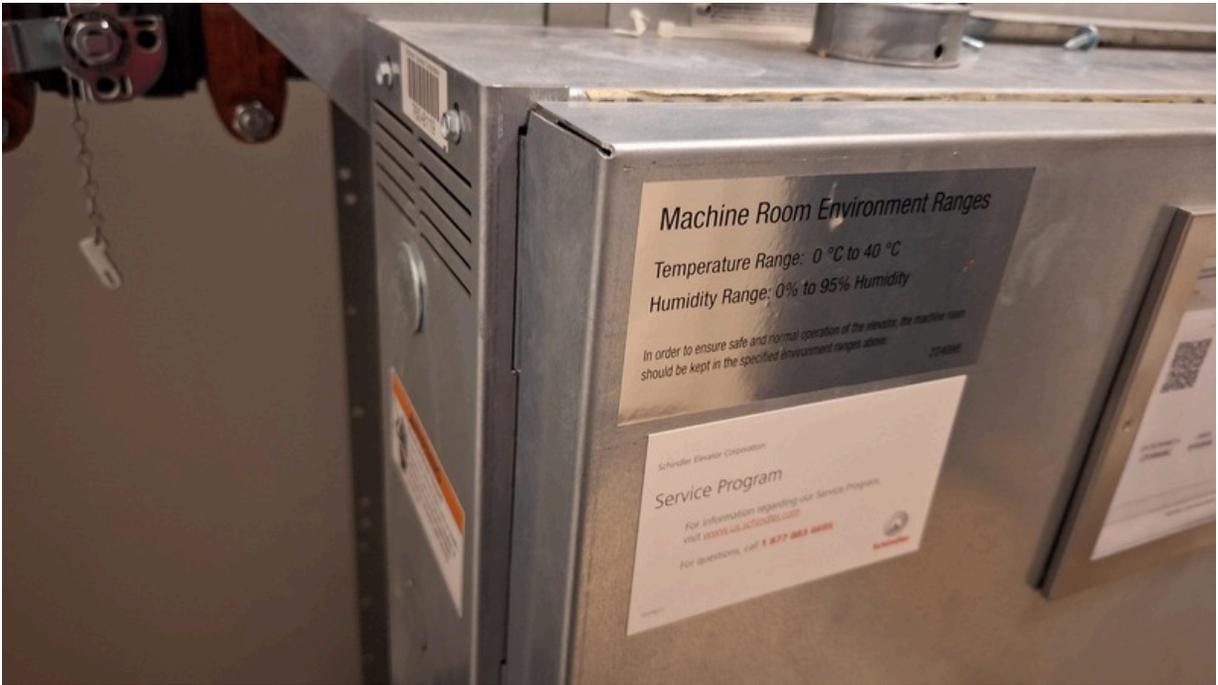


Hydraulic elevator lobby

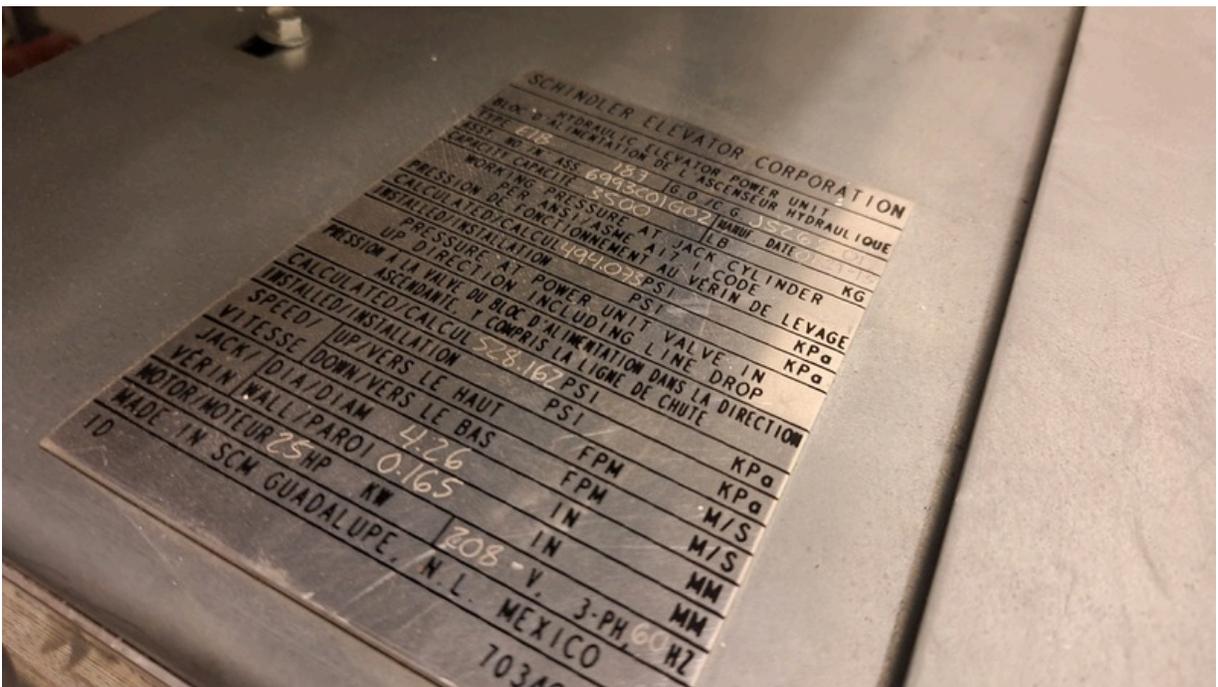


Elevator equipment room

Photographs



Elevator equipment room



Elevator equipment room

Photographs



Elevator inspection tag



Elevator cab controls

8.0 Life Safety-Fire Protection/ADA/Mold

8.1 Life Safety Systems

Smoke/Heat Detectors:	Hard-wired smoke detectors were present throughout the building.
Sprinkler/Alarm System:	The building is fully sprinklered with a wet-type system. The system is pressurized by city pressure. The fire sprinkler system is complete with backflow prevention assemblies and tamper and flow alarms which were reported to be monitored and inspected by Simplex Grinnell. The posted date of inspection was (provide date). Siamese fire department connections to the automatic sprinkler systems are located along the facades of the building and near fire corridors at strategic locations.
Fire Extinguishers:	Portable extinguishers are located throughout the building.
Restricted Access Gates:	There are no restricted access vehicle gates at the property.
Security Cameras/Guards/Alarms:	There are central security and video surveillance systems present.
Other:	Emergency lighting, illuminated exit signs, and alarms are present throughout the building. Fire hydrants are present in the parking areas.
Age/ Last Action:	The systems are handled as part of routine maintenance.

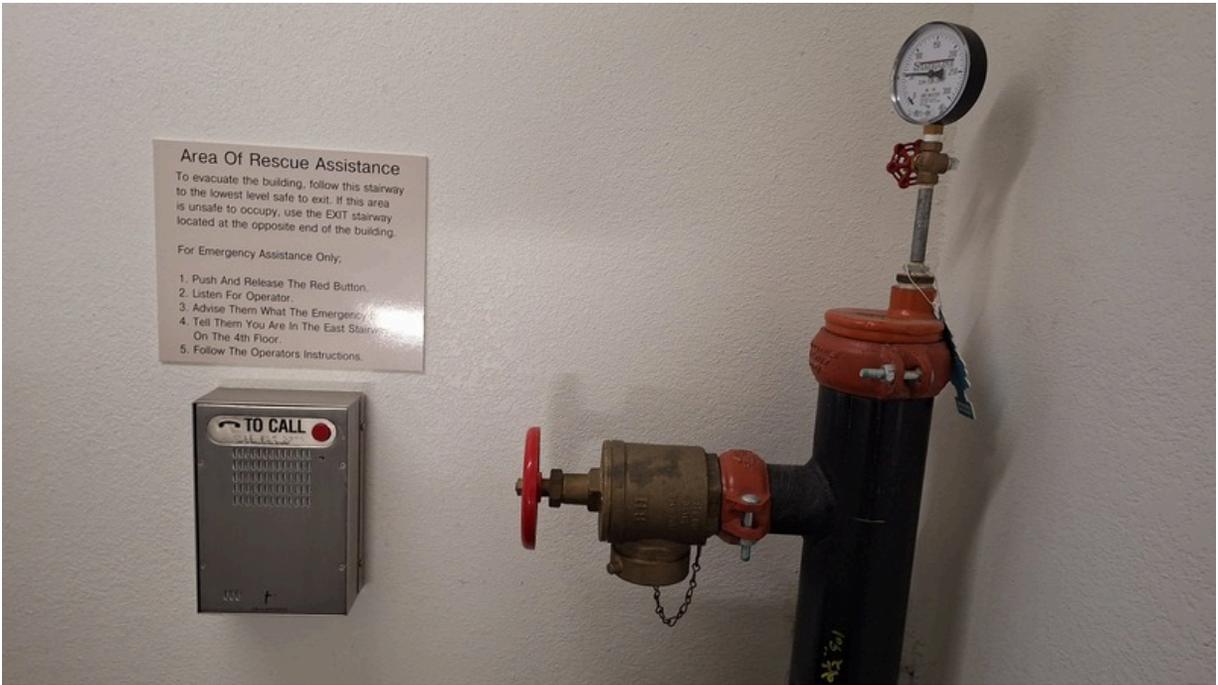
Concerns:

Out of date inspection:	The inspection certificates for the fire extinguishers were current and dated November 2025. The inspection certificate for the fire sprinkler system was expired, October 3, 2024.
Inoperable equipment:	No inoperable equipment was noted or reported.
Other:	No other concerns were noted

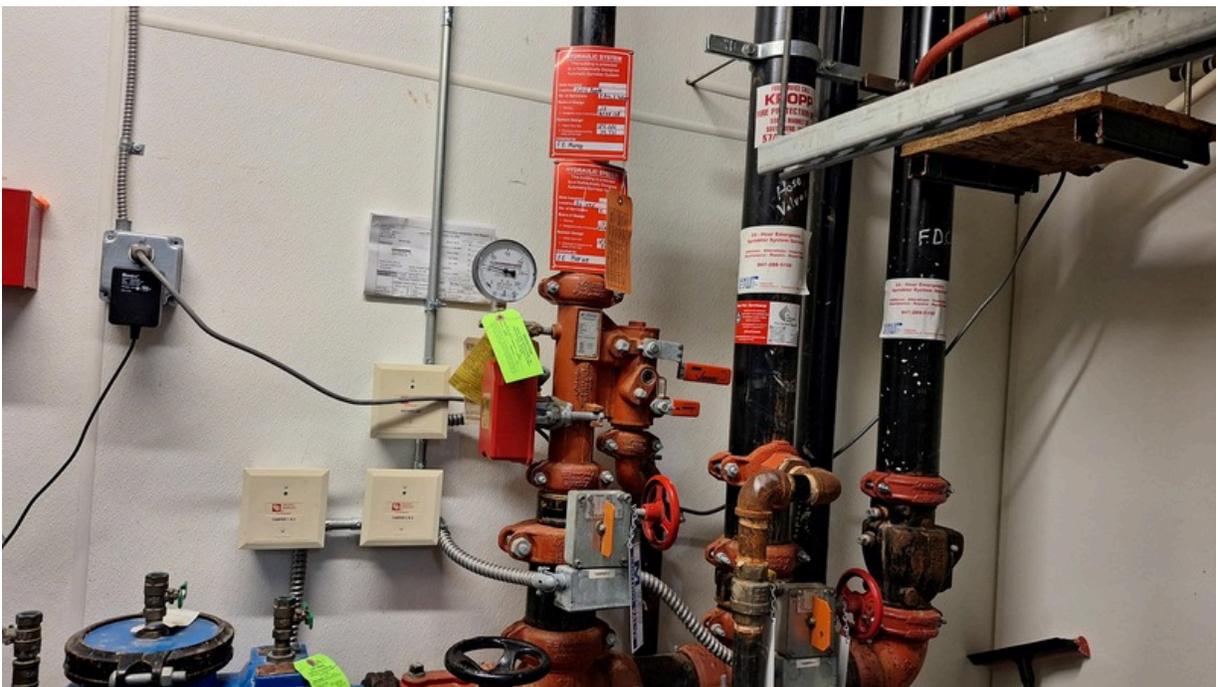
Recommendations:

The fire sprinkler riser inspection tag is expired. The licensed contractor should be notified. This inspection can be handled as part of routine maintenance.

Photographs



Fire system standpipes in stairways



FIRE SUPPRESSION SYSTEM

Photographs



FIRE SUPPRESSION SYSTEM inspection tag - expired



FIRE SUPPRESSION SYSTEM inspection tag - expired

Photographs



Alarm pull stations throughout



Main fire panel

Photographs



Emergency lights and smoke detector



Fire extinguisher current tags

Photographs



Vestibule fire panel

8.2 ADA Issues

All places of public accommodation and commercial facilities constructed for first occupancy after January 26, 1993 must be constructed to be accessible. Any alteration made to a place of public accommodation or commercial facility after January 26, 1992, must be made to ensure that, to the maximum extent feasible, the altered portions of the facility are readily accessible to and useable by individuals with disabilities. Alterations include, but are not limited to, remodeling, renovations, rehabilitation, reconstruction, historic restoration, changes or rearrangement in the plan configuration of walls and full-height partitions. Normal maintenance, reroofing, painting or wallpapering, asbestos removal, or changes to mechanical and electrical systems are not alterations unless they affect the usability of the building or facility.

A public accommodation is required to remove architectural barriers in existing facilities, prior to the making of any alterations, where such removal is readily achievable, i.e., easily accomplished and able to be carried out without much difficulty or expense. Examples include, but are not limited to, providing designated handicapped parking spaces, adding small ramps and curb cuts, widening doorways, rearranging furniture, adding raised markings on elevators, installing grab bars in toilet stalls and rearranging toilet partitions to increase maneuvering space. If not readily achievable, alternative methods of providing service, such as access to the management office, must be offered. Alternative methods include, but are not limited to, installing an intercom system between the leasing office and an accessible area, or relocating activities to accessible locations. It is the property owner's burden to prove that a modification is not readily achievable or would pose an undue financial or administrative burden.

The Property Condition Assessment included a Baseline Americans with Disabilities Act (ADA) Evaluation which is a Visual Accessibility Survey consisting of a limited scope visual survey and based on the checklist provided in ASTM E 2018-15. The baseline scope of work excludes limited measurements and counts. Since the evaluation is limited in scope and is based on representative sampling, non-compliant conditions may exist which will not be identified as a result of the assessment. This evaluation screening is not to be considered an in-depth ADA or FHA survey or audit. The opinions regarding ADA compliance should be considered preliminary. The purpose of the limited visual survey is to provide a general observation of the level of attention paid to keeping the property ADA compliant.

Parking Spaces:	The property has approximately 200 total parking spaces, which requires six ADA parking spaces and at least one van accessible ADA parking space. The property has six ADA spaces, at least one of which is van accessible.
Accessibility/Path of Travel:	The property has enough curb cuts and ramps as well as walkways and entrances that meet the ADA accessibility guidelines.
Public Restrooms:	Water supply and drain pipes under lavatories and sinks shall be insulated or otherwise configured to protect against contact. There shall be no sharp or abrasive surfaces under lavatories and sinks. The public restrooms inspected at the subject property were in general compliance with the ADA guidelines.

Elevators: The elevator inspected at the subject property was in general compliance with the ADA guidelines.

Required ADA Parking Spaces		
Total Spaces	Total ADA	ADA-Van
1-25	1	1
26-50	2	1
51-75	3	1
76-100	4	1
101-150	5	1
151-200	6	1
201-300	7	1
301-400	8	1
401-500	9	2
501-1000	2% of total	1 of 8
> 1000	20, plus 1 for each 100, or fraction thereof, over 1,000	1 of 8

Accessible rooms: The subject property has 94 rooms, which requires four rooms for hearing impaired guests, four ADA accessible rooms, one of which must have roll in showers. The property has four total ADA accessible, one of those have roll in showers, and all four are hearing impaired accessible.

Required ADA Accessible Rooms		
Total Rooms	ADA Rooms	Rooms with roll-in shower
1-25	1	0
26-50	2	0
51-75	3	1
76-100	4	1
101-150	5	2
151-200	6	2
201-300	7	3
301-400	8	4
401-500	9	See below*
501-1000	2% of total rooms	See below*

Required ADA Accessible Rooms		
Total Rooms	ADA Rooms	Rooms with roll-in shower
1000+	20, plus 1 for each 100, or fraction thereof, over 1,000	See below*
Note: The number of accessible guest rooms for a given number of rooms in a hotel is derived by adding together both columns.		
* the number of roll-in shower rooms in hotels with more than 400 guestrooms total equals 4 + (1 per 100 rooms over 400)		

Recommendations:

No further action is recommended at this time. Any future renovations should be reviewed to insure compliance with ADA guidelines.

Photographs



ADA spaces



ADA spaces and walkway

Photographs

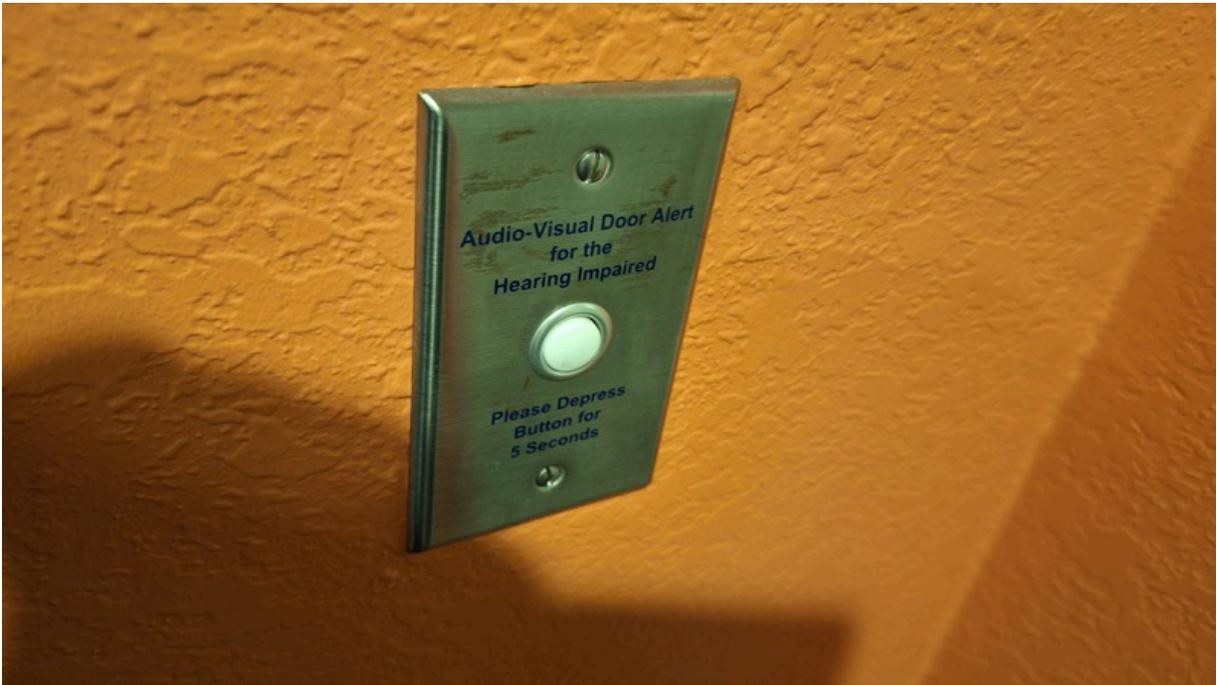


ADA spaces and walkway



ADA hearing impaired

Photographs



ADA hearing impaired

8.3 Microbial Contamination (Mold)

A visual/olfactory survey for mold was conducted. The survey was limited to observations in the areas walked and should not be considered a comprehensive survey of the property. No sampling was conducted. No inspection or investigation behind walls or in any other generally inaccessible areas was performed. In addition, inquiries were made of the owner and/or manager of the Property regarding past and current leaks or any known mold issues, any tenant complaints regarding health problems, musty odors or water leaks. In addition, when applicable, areas of reported or likely significant leaks or water intrusion/penetration were inspected.

Recommendations:

During the assessment, no visual or olfactory evidence of active water damage or mold growth were observed in the areas inspected by NV5. No obvious evidence of potential air quality impacts was observed or reported

No further actions or investigations are recommended at this time.

9.0 Purpose, Scope and Limitations

9.1 Purpose

NV5 was retained to conduct a Property Condition Assessment of the subject property. The purpose of the assessment was to provide an objective, independent, professional opinion of the potential repair costs associated with the subject property.

9.2 Scope of Work

The assessment was conducted in accordance with American Society for Testing and Materials (ASTM) Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process E 2018-24 and generally accepted industry standards.

The specific scope of work included the following:

Document Review and Interviews - Efforts were made to review records or documents, if readily available, to specifically identify, or assist in the identification of, physical deficiencies, as well as any preceding or ongoing efforts, or costs to investigate or remediate the physical deficiencies, or a combination thereof including building certificates of occupancy, outstanding and recorded material building code violations, and recorded material fire code violations. Only such record information that is reasonably ascertainable from standard sources was reviewed. Any information not practically reviewable or not provided to NV5 in a reasonable time to formulate an opinion and complete the PCA, will be stated in the PCA, and NV5 will have no further obligation of retrieving such documentation or reviewing it if it is subsequently provided. It is understood that information will be provided to NV5 within ten business days of the source receiving appropriate inquiry, without an in-person request being required, and at no more than a nominal cost to cover the source's cost of retrieving and duplicating the information. The inspection does not include a regulatory or code compliance audit of the facility.

NV5 provided the owner or owner's representative, or both, with a pre-survey questionnaire. In addition, if readily available, NV5 reviewed the following documents and information that may be in the possession of or provided by the owner, owner's representative, user, or combination thereof, as appropriate: appraisal, Certificate of Occupancy, safety inspection records, warranty information (roofs, boilers, chillers, cooling towers, etc.), records indicating the age of material building systems such as roofing, paving, plumbing, heating, air conditioning, electrical, etc., historical costs incurred for repairs, improvements, recurring replacements, etc., pending proposals or executed contracts for material repairs or improvements and descriptions of future work planned, outstanding citations for building, fire and zoning code violations, any ADA survey and status of any improvements implemented to effect physical compliance, previously prepared property condition reports or studies pertaining to any aspect of the subject property's physical condition, records indicating building occupancy percentage, records indicating building turnover percentage, building rent roll, leasing literature, listing for sale, marketing/promotional literature such as photographs, descriptive information, reduced floor plans, etc., and drawings and specifications (as-built or construction).

NV5 requested that the owner or user identify a person or persons knowledgeable of the physical characteristics, maintenance, and repair of the property. NV5 interviewed the property manager or agent of the owner to inquire about the subject property's historical repairs and replacements

and their costs, level of preventive maintenance exercised, pending repairs and improvements, frequency of repairs and replacements, and existence of ongoing or pending litigation related to subject property's physical condition.

Walk-Through Survey - The report is based on observations made during the property "walk-through." Observations were limited to "representative" property improvements including exterior surfaces and open spaces, accessible areas of the roof, representative units, and mechanical, staff, vacant and common areas. No inspection or investigation behind walls, inside plenums or in any other generally inaccessible areas was performed. The investigation of the building facade was performed from street and/or balcony level. The riding of scaffolding equipment was not part of the scope of NV5's services. No physical tests were made nor were any samples for engineering analysis collected. As such, NV5 makes no warranties regarding EIFS systems, curtain walls or other building skin conditions that would not be readily observable and would, therefore, be considered outside the scope of this assignment. Reliance was placed on the accuracy and disclosure of property representatives.

A visual survey for mold was conducted. The survey was limited to visual observations in the areas walked and should not be considered a comprehensive survey of the property. No sampling was conducted. No inspection or investigation behind walls or in any other generally inaccessible areas was performed. A conclusion that no mold was observed, therefore, should not be taken as the property is mold free or concerns do not exist in areas that were not inspected.

The condition of building structures and components evaluated were broken down into one of the following descriptions: 1) Poor - Requiring action immediately or within 12 months; 2) Fair - Serviceable, but showing age and wear, and will require maintenance, repair or replacement during the loan term; 3) Good - No major signs of age or wear, may need replacement during the loan term; or 4) Excellent - New or like new.

Property/Site Features - Observations were conducted at the property as to the type, condition and adequacy of the following items: general topography, storm water drainage, ingress and egress, paving, curbing and parking, flatwork, landscaping and appurtenances, recreational facilities, amenities and ancillary structures, and utilities.

Building Frame and Envelope - Observations were conducted at the property as to the type, condition and adequacy of the following items: substructure, superstructure, facade, and roofing.

Interior Elements - Observations were conducted at the property as to the type, condition and adequacy of the following items: interior finishes, fixtures, appliances, and furnishings.

Plumbing, Mechanical and Electrical - Observations were conducted at the property as to the type, condition and adequacy of the following items: plumbing, heating, ventilation and air conditioning, electrical, and elevators/escalators.

Vertical Transportation: Identify the vertical transportation systems, observe elevator cab finishes. Identify whether a maintenance contract is reported to be in place.

The Property Condition Assessment included a Baseline Americans with Disabilities Act (ADA) Evaluation which is a Visual Accessibility Survey consisting of a limited scope visual survey and based on the checklist provided in ASTM E 2018-24. The baseline scope of work excludes limited measurements and counts. Since the evaluation is limited in scope and is based on representative sampling, non-compliant conditions may exist which will not be identified as a result of the assessment. This evaluation screening is not to be considered an in-depth ADA or FHA survey or

audit. The opinion regarding ADA compliance should be considered preliminary. The purpose of the limited visual survey is to provide a general observation of the level of attention paid to keeping the property ADA compliant.

Life Safety/Fire Protection- Observations were conducted at the property as to the type, condition and adequacy of the life safety and fire protection systems

Opinions of Costs to Remedy Physical Deficiencies – Opinions of Cost are segregated into immediate costs and short-term costs. (1) conditions that the consultant concludes represent an imminent life-safety issue, (2) conditions that if left uncorrected would be expected to result in or contribute to building system or building component failure or result in a significant escalation of its remedial cost, or (3) recorded or reported violations of building codes or fire codes. The deficiencies and/or items identified are based on our observations unless otherwise noted. Short terms costs are opinions of Costs to remedy physical deficiencies, such as deferred maintenance, that may not warrant immediate attention, but require repairs or replacements that should be undertaken on a priority basis in addition to routine preventive maintenance. Such opinions of Costs may include costs for testing, exploratory probing, and further analysis should this be deemed warranted by the consultant. The performance of such additional services is beyond this guide. Generally, the time frame for such repairs is within one to two years.

Quantities are estimates and extrapolations from representative areas observed. Unit prices and replacement costs are based on a combination of construction cost guide data, NV5's experience and discussions with property managers, facility engineers and/or individuals who are familiar with the local market. Generally, repair or replacement items that total less than \$3,000 are considered routine maintenance items and are not included in the itemized list of recommended repairs or as immediate needs, unless they are associated with a regulatory compliance, safety issue or, in the opinion of NV5, have the potential to significantly impact the marketability of the property to prospective tenants or purchasers.

Assumptions regarding the overall condition of the subject property have been developed based upon inspection of "representative" property improvements. As such, estimations of mechanical and structural system conditions, remaining useful lives and costs associated with the correction of identified deficiencies are based upon the limited inspection and are also limited with respect to completeness. Where quantities could not be derived from actual takeoffs or measurements, lump sum figures or allowances are used. Estimated costs to correct are based on professional judgment and the probable or actual extent of the observed defect, exclusive of the cost to design, procure, construct and manage the corrections.

Useful life estimates of components are based on published sources including, but not limited to, RS Means, industry standards and NV5's professional experience in evaluating life and performance of elements, components and systems. Expected remaining useful lives for the building and components assume the current level of maintenance and capital improvements are maintained and the recommendations in this report are implemented.

Quantity estimates are typically based on our field observations or information provided by property management. Replacement costs are based on published sources including, but not limited to, the Means Facility Cost Data, and Means Repair and Remodeling Cost Data, historical costs provided by property management or ownership, NV5's professional experience and contractor cost quotations, when available.

Photographs representative of NV5's observations are included throughout the report. In addition to visual observations, letters to and responses from municipal and regulatory agencies are included in [Municipal/Regulatory Information](#) Appendix. NV5 relied on the sources and contacted the individuals listed within the report and the appendices.

9.3 Limitations

NV5 has performed the services and prepared this report in accordance with generally accepted consulting practices, and makes no other warranties, either expressed or implied, as to the character and nature of such services or product.

NV5, its officers, and its employees have no present or contemplated interest in the property. Our employment and compensation for preparing this report are not contingent upon our observations or conclusions.

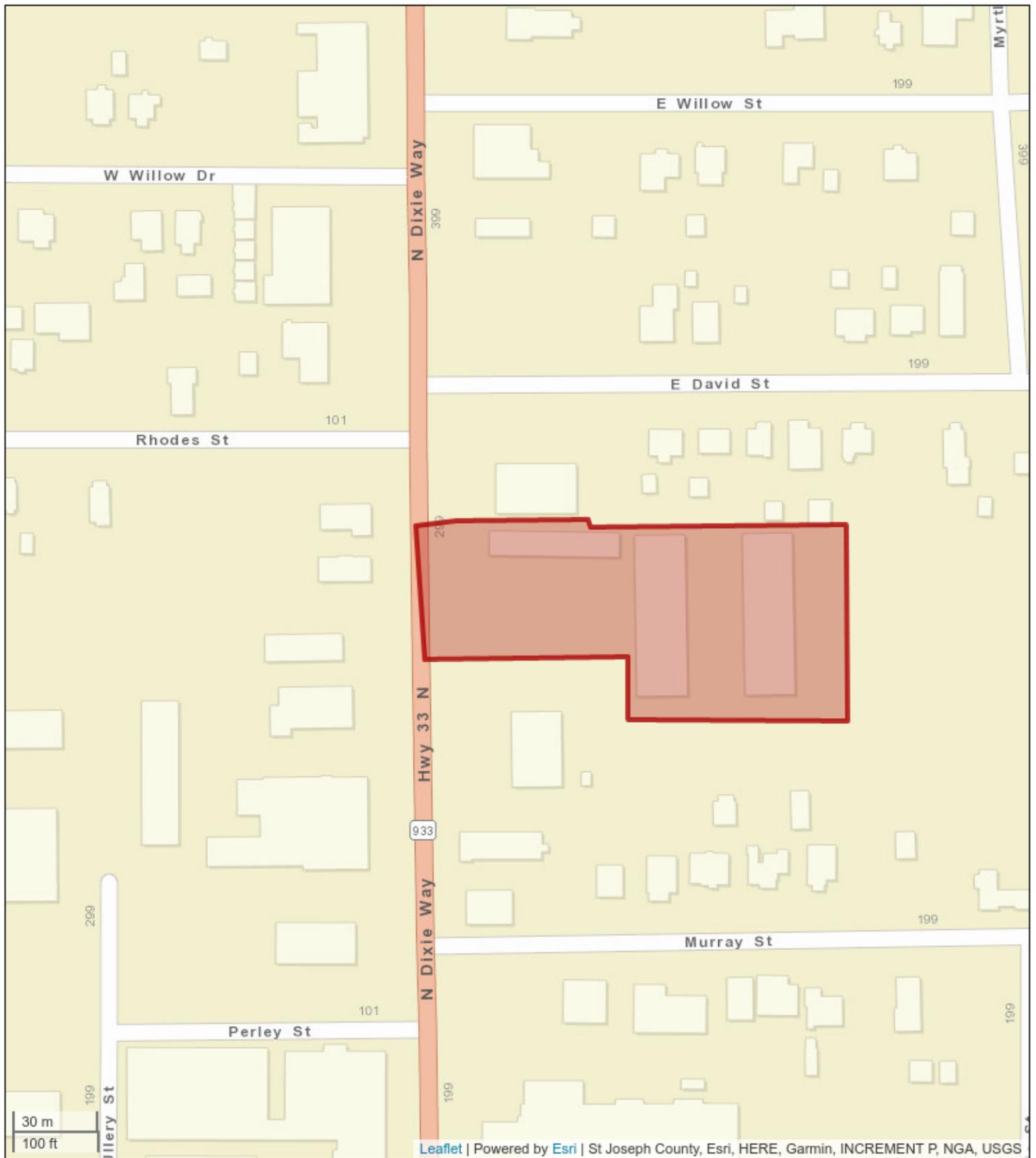
Information in this report, concerning equipment operation, condition of spaces and concealed areas not observed or viewable and for the disclosure of known problems, if any, is from sources deemed to be reliable, including, but not limited to property managers and maintenance personnel; however, no representation or warranty is made as to the accuracy thereof.

No PCA can wholly eliminate the uncertainty regarding the presence of physical deficiencies and the performance of a subject property's building systems. Preparation of a PCA in accordance with the ASTM guide is intended to reduce, but not eliminate, the uncertainty regarding the potential for component or system failure and to reduce the potential that such component or system may not be initially observed. ASTM also recognizes the inherent subjective nature of a consultant's opinions as to such issues as workmanship, quality of original installation, and estimating the Remaining Useful Life (RUL) of any given component or system. ASTM recognizes a consultant's suggested remedy may be determined under time constraints, formed without the aid of engineering calculations, testing, exploratory probing, the removal of materials, or design. Furthermore, there may be other alternate or more appropriate schemes or methods to remedy the physical deficiency.

9.4 User Reliance

This report is for the use and benefit of, and may be relied upon by RealINSIGHT Marketplace, and any of its affiliates, and third parties authorized by RealINSIGHT Marketplace, and NV5, including the lender(s) in connection with a secured financing of the property, and their respective successors and assigns.

APPENDIX 1 - PROPERTY MAPS AND DRAWINGS



Location Map

Motel 6
236 N Dixie Hwy
South Bend, Indiana 46637
St. Joseph County
NV5 Project No. 202501674





Aerial Map

Motel 6

236 N Dixie Hwy

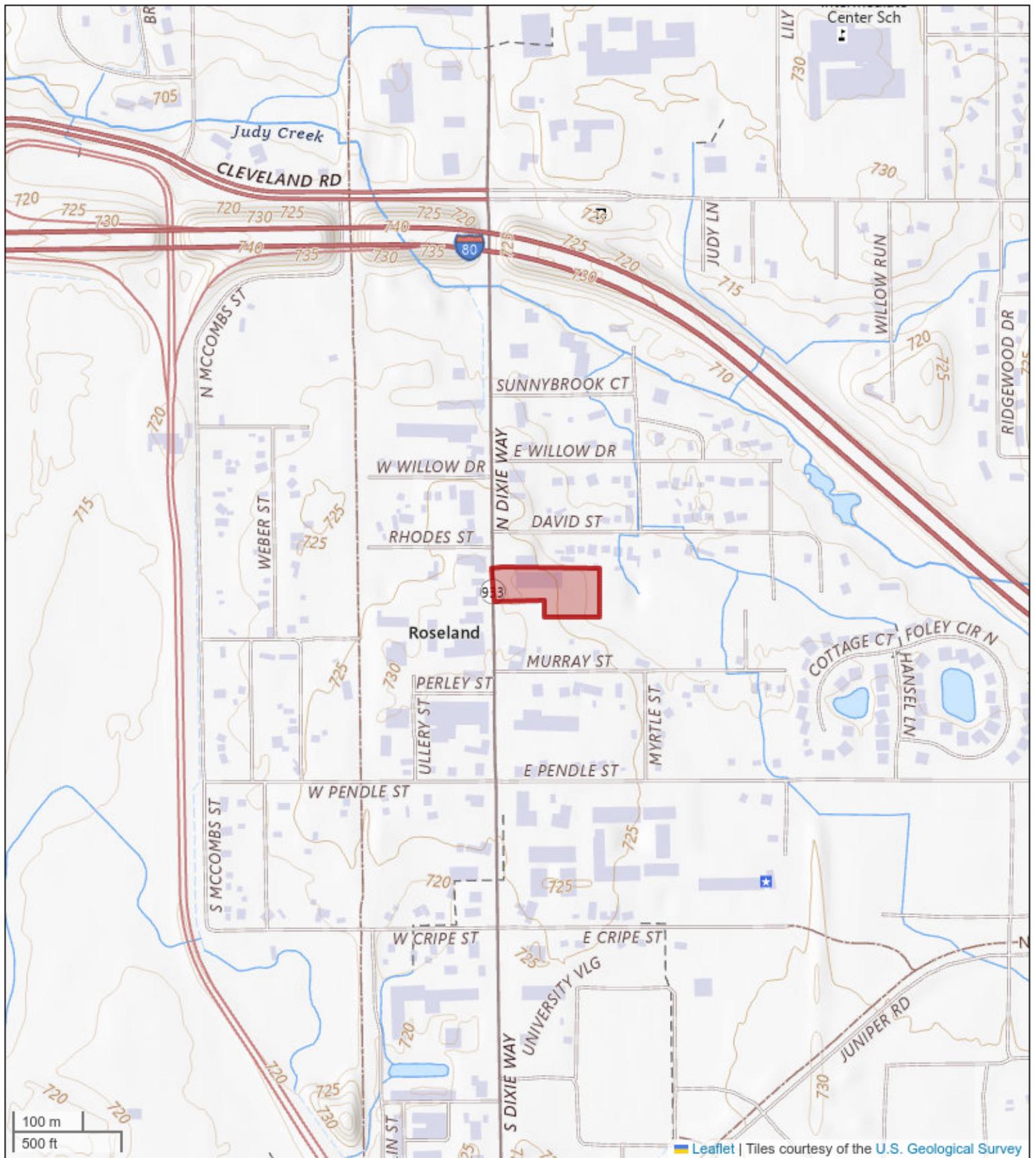
South Bend, Indiana 46637

St. Joseph County

NV5 Project No. 202501674



N|V|5



Topo Map

Motel 6

236 N Dixie Hwy

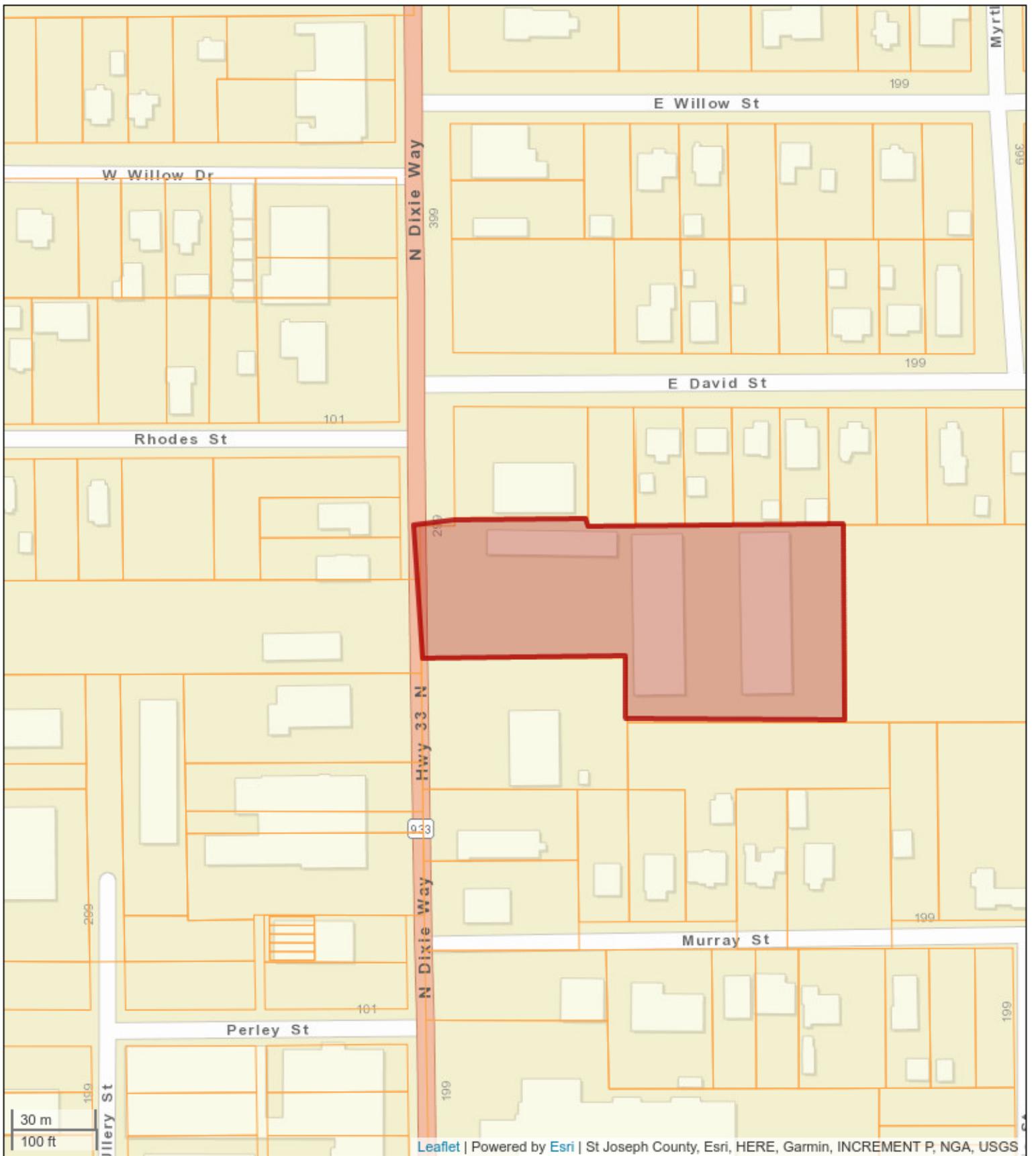
South Bend, Indiana 46637

St. Joseph County

NV5 Project No. 202501674



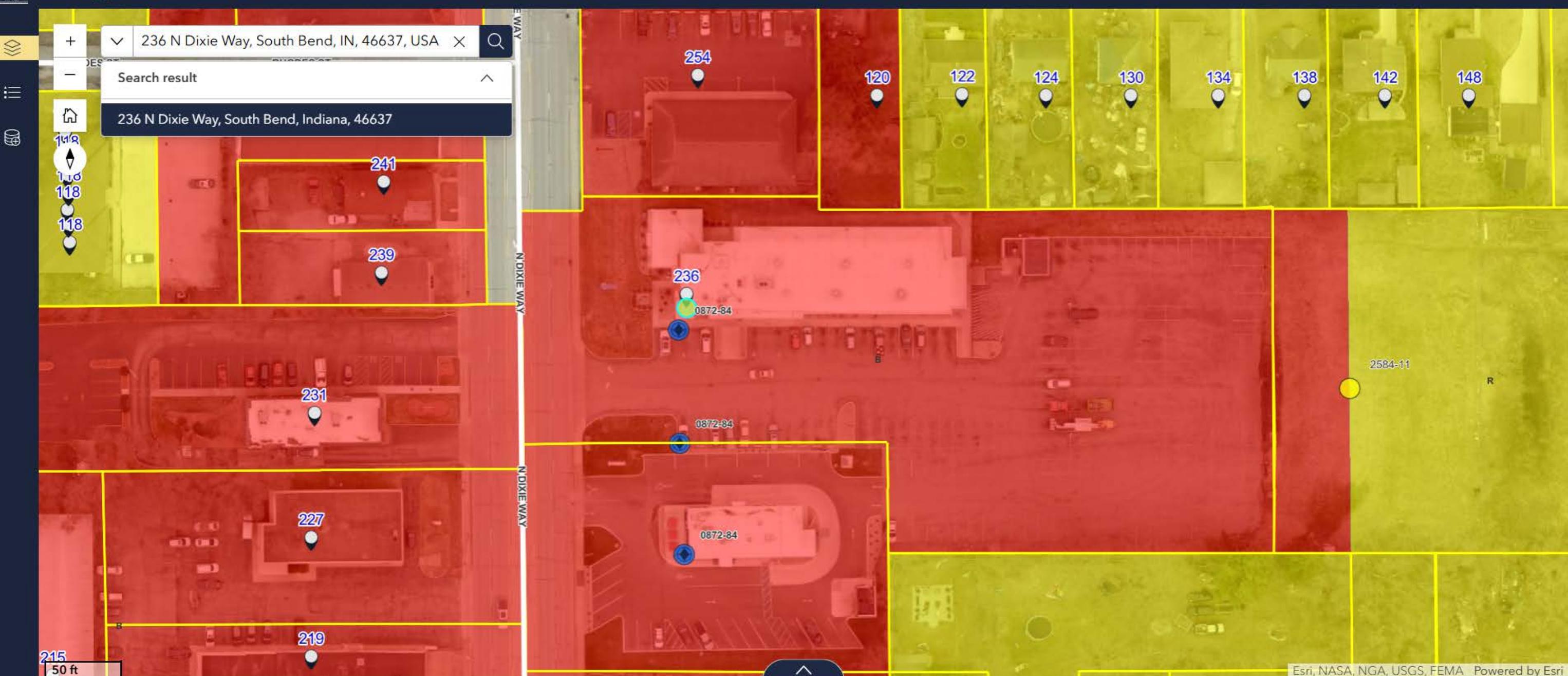
The logo for NV5, consisting of the letters 'N', 'V', and '5' in a stylized, blue, sans-serif font.



Parcel Map

Motel 6
236 N Dixie Hwy
South Bend, Indiana 46637
St. Joseph County
NV5 Project No. 202501674





236 N Dixie Way, South Bend, IN, 46637, USA

Search result

236 N Dixie Way, South Bend, Indiana, 46637

- 148
- 146
- 118
- 118

241

239

231

227

219

215

50 ft

254

120

122

124

130

134

138

142

148

236

0872-84

0872-84

0872-84

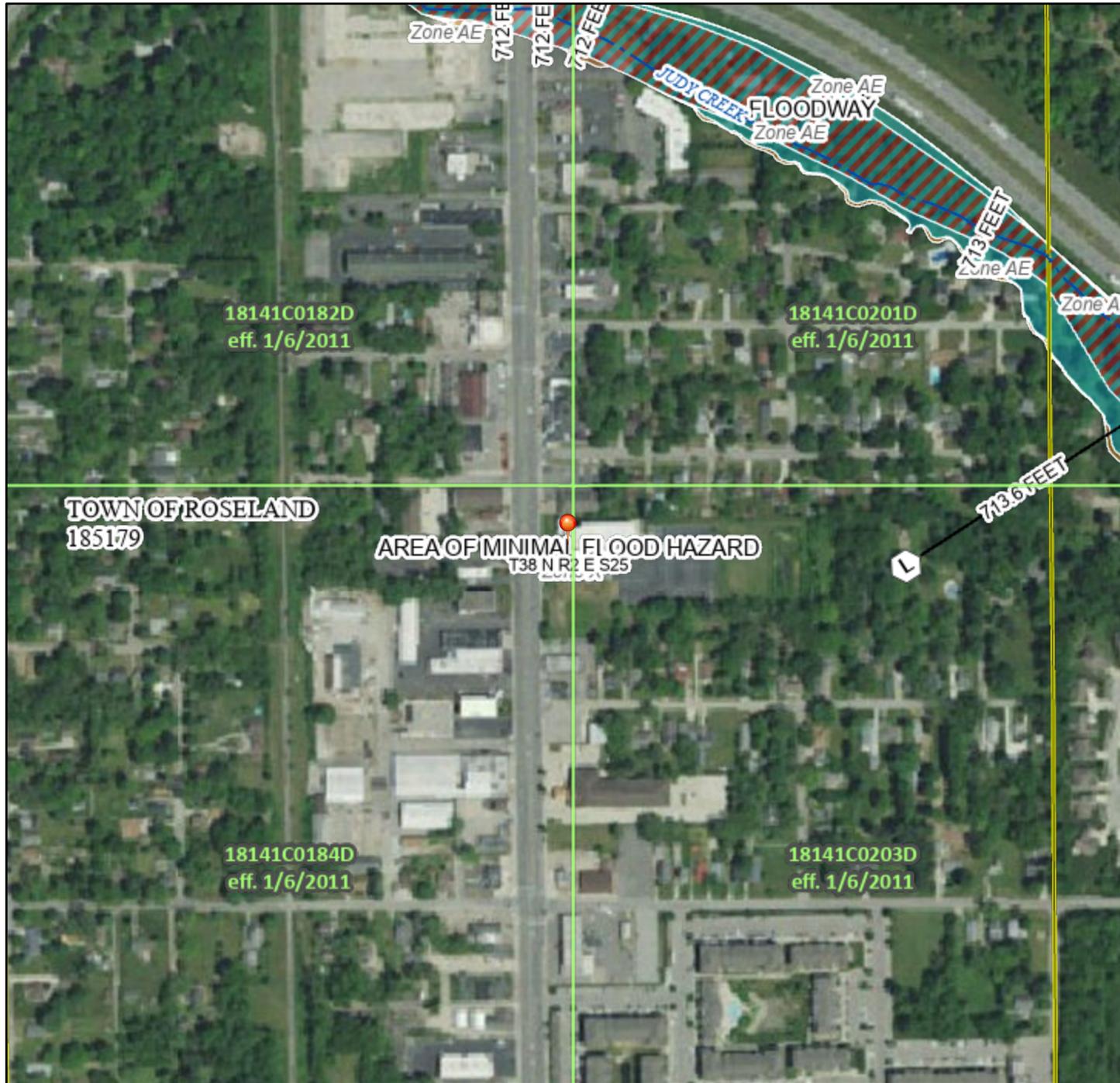
2584-11

R

National Flood Hazard Layer FIRMMette



86°15'19"W 41°43'20"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

- | | |
|---|---|
| <p>SPECIAL FLOOD HAZARD AREAS</p> | <ul style="list-style-type: none"> Without Base Flood Elevation (BFE)
<i>Zone A, V, A99</i> With BFE or Depth <i>Zone AE, AO, AH, VE, AR</i> Regulatory Floodway |
| <p>OTHER AREAS OF FLOOD HAZARD</p> | <ul style="list-style-type: none"> 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile <i>Zone X</i> Future Conditions 1% Annual Chance Flood Hazard <i>Zone X</i> Area with Reduced Flood Risk due to Levee. See Notes. <i>Zone X</i> Area with Flood Risk due to Levee <i>Zone D</i> |
| <p>OTHER AREAS</p> | <ul style="list-style-type: none"> NO SCREEN Area of Minimal Flood Hazard <i>Zone X</i> Effective LOMRs Area of Undetermined Flood Hazard <i>Zone D</i> |
| <p>GENERAL STRUCTURES</p> | <ul style="list-style-type: none"> Channel, Culvert, or Storm Sewer Levee, Dike, or Floodwall |
| <p>OTHER FEATURES</p> | <ul style="list-style-type: none"> Cross Sections with 1% Annual Chance Water Surface Elevation Coastal Transect Base Flood Elevation Line (BFE) Limit of Study Jurisdiction Boundary Coastal Transect Baseline Profile Baseline Hydrographic Feature |
| <p>MAP PANELS</p> | <ul style="list-style-type: none"> Digital Data Available No Digital Data Available Unmapped |



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **12/8/2025 at 7:02 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



1:6,000

86°14'41"W 41°42'53"N

Basemap Imagery Source: USGS National Map 2023

APPENDIX 2 - PROPERTY QUESTIONNAIRE



COMMERCIAL PCA QUESTIONNAIRE

INSTRUCTIONS: As soon as possible, please complete to the best of your knowledge and return to:

NV5
3550 West Market Street, Suite 200
Akron, OH 44333
Fax: 866-486-2388
Phone: 800-787-8397
Daneale.Delorenzo@NV5.com

Project Number: _____

GENERAL INFORMATION

Property Name: _____

Address: _____

City, State, Zip _____

PROPERTY INFORMATION

Property Size (in acres): _____ # of Buildings: _____

Gross Building Square Footage: _____ # of Tenant Spaces: _____

Net Rentable Square Footage: _____ # of Parking Spaces: _____

Date of Construction: _____ # of ADA Parking Spaces: _____

The questionnaire information was provided by:

Name: _____ Title: _____

Signature: _____ Phone Number: _____

Date: _____

UTILITY AND SERVICE PROVIDERS

SERVICE	COMPANY NAME	PHONE NUMBER
Electric		
Natural Gas		
Drinking Water		
Sanitary Sewer Storm Water		
Trash		
Landscaping		
HVAC		
Roof		
Fire Systems		
Security Systems		
Electrical		
Plumbing		
Elevator		
Pest Control		
Pool/Fountain Maintenance		

TENANT LIST

SUITE NUMBER	TENANT NAME	SQUARE FOOTAGE	SUITE NUMBER	TENANT NAME	SQUARE FOOTAGE

RESIDENTIAL UNIT BREAKDOWN

UNIT TYPE	NUMBER of UNITS	SQUARE FOOTAGE

HOTEL BREAKDOWN (Please designate ADA Compliant rooms)

UNIT TYPE	NUMBER of UNITS	SQUARE FOOTAGE

PROPERTY CONDITION INFORMATION

PREVIOUS REPORTS

Are you aware if a Property Condition Assessment or structural assessment has ever been performed on the subject property? If yes, are you aware of the recommendations made in the report or please provide a copy of the report?

- Yes
 - No
 - Do not Know

CAPITAL IMPROVEMENTS

ITEM	YEAR REPLACED	COST
Asphalt Pavement		
Exterior Maintenance (painting, caulking, etc.)		
Roof Replacement		
HVAC Equipment		
Plumbing Equipment		
Interior Finishes		
Elevator/ Escalator Renovations		
Other items:		

Please describe any replacements mentioned above:

Are you aware of any budgeted capital improvements to be conducted this year? If yes, please provide any information such as the type of improvement and cost associated with the improvement or attach any contractor bid.

CURRENT PROPERTY CONDITION/REQUIRED CAPITAL IMPROVEMENTS

Please discuss any noted property condition concerns that require repair or replacement. This would include roof leaks, damaged asphalt and/or concrete, structural or foundation concerns, problems with the HVAC systems, the waste or supply plumbing, sprinkler systems, erosion, electrical systems, etc. Is there any evidence of mold on the property? If yes, please note where the concerns are located and the extent of the concern.

LEASE TERMS

Please briefly describe the terms of the lease. What are the responsibilities of the tenant(s)? What are the responsibilities of the landlord?

REGULATORY COMPLIANCE

- 1. Are you aware of any outstanding building code violations?
 - Yes - No - Do not Know
- 2. Are you aware of any outstanding fire code violations?
 - Yes - No - Do not Know
- 3. Are you aware of any outstanding health/environmental department violations?
 - Yes - No - Do not Know

If yes to any of the above, please discuss.

- 4. Is the property in compliance with the Americans with Disability Act? For example, are there a sufficient number of handicapped accessible parking spaces?
 - Yes - No - Do not Know

PROBLEMATIC MATERIALS

Type	Y/ N (if yes please describe)
ABS Sanitary Lines	
Galvanized Steel Piping	
Omega or Central Brand Sprinkler Heads	
Aluminum Wiring	
Fire Retardant Treated Plywood (FRT)	
Polybutylene Piping	
Imported drywall	
Engineered Wood Siding	

BUILDING COMPONENTS

BUILDING COMPONENTS	TYPE (please circle)	KNOWN ISSUES?
Foundation	Slab on grade, concrete footings, pilings	
Framing	CMU, Steel, Wood, Concrete	
Exterior Walls/ Finish	CMU , Stucco, Brick, Brick Veneer, EFIS/ concrete tilt up	
Roof	EPDM, TPO, PVC, BUR, Asphalt shingles	
Fire Safety and security systems	Standpipes, Hose cabinets Smoke detectors (battery-operated or hard-wired), heat detectors, central cameras	
Electrical Service	AMPS, 220/277/480, 1/2/3/4 phase service	

Elevators	What type of elevators does the property have? ____ electric ____ hydraulic How many cars does the property have? ____ guest ____ cargo What is the weight capacity of each car? ____ guest ____ cargo	
HVAC	Type of equipment/ size/ year installed?	

COMMENTS/ADDITIONAL INFORMATION (If necessary, please provide any additional relevant property condition information that has not been discussed above.)

Please provide the following as available:

- Original / As-built Drawings (including Civil, Architectural, Structural, Mechanical, Electrical, and Plumbing)
- Warranty / guaranty Information (Roofs, Caulking, HVAC, Elevators etc.)
- Past ADA Audits / Studies
- Service Contracts (including HVAC, Electrical PM, Elevators, Fire & Life Safety Systems etc.)
- Past Condition Assessment Reports (including Roofs, Pavements, Exterior Curtain Walls and Caulking, HVAC, Electrical, Elevators, Fire & Life Safety systems etc.)
- Preventative Maintenance Logbooks (including HVAC, Electrical, Elevators etc.)
- Past Repair / Replacement Project Information (including Roof, Pavements, Caulking, Interior Renovations, HVAC, Elevators, Fire & Life Safety Systems etc.)
- ALTA Survey (including Legal Description of Property)
- Common Area Association Covenants / Regulations
- Geotechnical Investigations / Soil Testing Information

APPENDIX 3 - MUNICIPAL/REGULATORY INFORMATION

TMW

PCA

202501674

Motel 6 South Bend, IN
236 N Dixie Hwy., South Bend, IN 46637
St. Joseph County

Project Number

Site Address

St. Joseph County Parcel #: 71-03-25-176-020.000-007

12/8/2025- PRR sent to 311@southbend.in.gov

Separate PRR submitted to health department at

<https://stjosephcountyin.justfoia.com/publicportal/home/newrequest>

Your request reference number is RDPR-2025-1400 and your security key is 7166B37B.

FIRE DEPARTMENT INTERVIEW

South Bend Fire Department - South Bend, Indiana

574-235-9255

Fire Prevention or Department Name

Name, Title and Phone Number

1. Are there any fire code violations for the property?

BUILDING DEPARTMENT

Building - South Bend, Indiana

574-235-9554

Department Name

Name, Title and Phone Number

1. Records of current building code violations/ open permits?
2. Is a copy of the CO available?

ZONING DEPARTMENT

Zoning - South Bend, Indiana

574-235-7627

Department Name

Name, Title and Phone Number

1. What is the current zoning district?
2. Are there any zoning violations?

HEALTH DEPARTMENT

St Joseph County Health Department

574-235-9750

Department Name

Name, Title and Phone Number

1. Are there any health code violations associated with the subject property?



The payment amount presented on this website may not include penalties if paying after the due date.
Please contact the Treasurer's office for the correct payment amount.

236 Dixie Wy N (Knights Inn)

South Bend, IN 46637

IF6 LLC
358 S Elkhart Ave
Elkhart, IN 46516



Spring Due by 05/12/2025: \$0.00

Fall Due by 11/10/2025: \$0.00

\$0.00
Total Due ⓘ

Property Information

Tax Year/Pay Year

2024 / 2025

Parcel Number

71-03-25-176-020.000-007

Duplicate Number

15034

Property Type

Real

Tax Unit / Description

3 - Roseland

Property Class

COMMERCIAL MOTELS OR TOURIST CABINS

Mortgage Company

None

TIF

None

Homestead Credit Filed?

No

Over 65 Circuit Breaker?

No

Legal Description

Note: Not to be used on legal documents

163 Ft Front Dixie Way X447 Ft and rear lot 73 x 244
E 1/2 Nw S & Adj PlatOf Roseland Woods - Part Lot 2-
Sec 25 38 2e cont 2.15Ac+/-13/14 Split#1921 2127

03-22-11 and 3343 05-10-12unpaid taxes held up
split.

Lot Number

No Info

Section-Township-Range

No Info

Block/Subdivision

No info

Parcel Acres

No Info

Billing

Detail

	Tax Bill	Adjustments	Balance
Spring Tax:	\$32,262.26	\$0.00	\$32,262.26
Spring Penalty:	\$0.00	\$0.00	\$0.00
Spring Annual:	\$0.00	\$0.00	\$0.00
Fall Tax:	\$32,262.26	\$0.00	\$32,262.26
Fall Penalty:	\$0.00	\$0.00	\$0.00
Fall Annual:	\$0.00	\$0.00	\$0.00
Delq NTS Tax:	\$0.00	\$0.00	\$0.00
Delq NTS Pen:	\$0.00	\$0.00	\$0.00
Delq TS Tax:	\$0.00	\$0.00	\$0.00
Delq TS Pen:	\$0.00	\$0.00	\$0.00
Other Assess:	\$48.80	\$0.00	\$48.80
Late Fine:	\$0.00	\$0.00	\$0.00
Late Penalty:	\$0.00	\$0.00	\$0.00
Demand Fee:	\$0.00	\$0.00	\$0.00
Jdg Tax/Pen/Int:	\$0.00	\$0.00	\$0.00
Judgement Fee:	\$0.00	\$0.00	\$0.00
Advert Fee:	\$0.00	\$0.00	\$0.00
Tax Sale Fee:	\$0.00	\$0.00	\$0.00
NSF Fee:	\$0.00	\$0.00	\$0.00
Certified to Court:	\$0.00	\$0.00	\$0.00
LIT Credits:	\$6,299.54	\$0.00	\$6,299.54
PTRC:	\$0.00	\$0.00	\$0.00
HMST Credit:	\$0.00	\$0.00	\$0.00
Circuit Breaker Credit:	\$0.00	\$0.00	\$0.00
Over 65 CB Credit:	\$0.00	\$0.00	\$0.00

	Tax Bill	Adjustments	Balance
Tax and Penalty:			\$64,524.52
Other Assess (+):			\$48.80
Fees (+):			\$0.00
Cert to Court (-):			\$0.00
Subtotal:			\$64,573.32
Receipts:			\$64,573.32
Total Due:			\$0.00
Surplus Transfer:			\$0.00
Account Balance:			\$0.00

Payments

Payable Year	Entry Date	Payable Period	Amount Paid	Notes	Property Project
2025	05/08/2025	S	\$32,286.66	Lock Box Payment 05/05/2025	N
2025	11/10/2025	F	\$32,286.66	Lock Box Payment 11/05/2025	N

Tax History

Pay Year	Spring	Fall	Delinquencies	Total Tax	Payments
2025	\$32,286.66	\$32,286.66	\$0.00	\$64,573.32	\$64,573.32
2024	\$26,193.93	\$26,193.93	\$0.00	\$52,387.86	\$52,387.86
2023	\$30,842.14	\$15,765.74	\$0.00	\$46,607.88	\$46,607.88
2022	\$27,895.96	\$27,895.96	\$2,789.60	\$58,581.52	\$58,581.52
2021	\$22,483.27	\$22,483.27	\$0.00	\$44,966.54	\$44,966.54
2020	\$13,930.51	\$13,930.51	\$18,313.24	\$46,174.26	\$46,174.26
2019	\$8,324.20	\$8,324.20	\$832.42	\$17,480.82	\$0.00
2018	\$5,349.17	\$5,349.17	\$534.92	\$11,233.26	\$11,233.26
2017	\$20,728.54	(\$13,847.43)	\$1,572.85	\$8,453.96	\$8,453.96
2016	\$623.51	\$738.51	\$1,549.91	\$2,911.93	\$2,911.93
2015	\$619.82	\$619.82	\$1,524.74	\$2,764.38	\$1,400.78
2014	\$636.72	\$636.72	\$127.34	\$1,400.78	\$0.00
2013	\$799.76	\$889.76	\$76,378.12	\$78,067.64	\$78,067.64

Tax Overview

Current Tax Summary

Tax Summary Item	2024	2025
1. Gross assessed value of property		
1a. Gross assessed value of land and improvements	\$0	\$0
1b. Gross assessed value of all other residential property	\$0	\$0
1c. Gross assessed value of all other property	\$2,450,000	\$2,794,200
2. Equals total gross assessed value of property	\$2,450,000	\$2,794,200
2a. Minus deductions	(\$568,802)	(\$407,462)
3. Equals subtotal of net assessed value of property	\$1,881,198	\$2,386,738
3a. Multiplied by your local tax rate	3.1207	2.9674
4. Equals gross tax liability	\$58,706.55	\$70,824.06
4a. Minus local property tax credits	(\$6,367.49)	(\$6,299.54)
4b. Minus savings due to property tax cap	\$0.00	\$0.00
4c. Minus savings due to 65 years & older cap	\$0.00	\$0.00
4d. Minus savings due to county option circuit breaker credit	\$0.00	\$0.00
5. Total property tax liability	\$52,339.06	\$64,524.52

Assessed Values as of 01/01/2024

Land Value	\$279,000
Improvements	\$2,515,200

Exemptions / Deductions

Description	Amount
Comm Abatement	\$95,578.00
Comm Abatemnt #2	\$311,884.00
Count: 2	\$407,462.00

Other Assessments

Assessment Name	Billing	Adjustments	Balance
Juday Creek (81)	\$48.80	\$0.00	\$48.80

History

Property

Event	Date	Effective Date	Create Year	Related Parcel Number	Book	Page	Doc Nbr
No data							

Transfer

Transferred From	Transfer Date	Reference Number	Document Number	Book	Page
Janki LLC	11/04/2024	3546SH	2024-26209		
Om Balaji Hospitality Group LLC IN llc	05/10/2013	3343 QC*			
Saehan Bank	09/08/2010	6400WD	1024275		
Patel Ravi	08/17/2010	5855SD	1021953		
South Bend Nights Inc	07/10/2007	4318 CWD	0727089		
Conversion Record	12/30/1994	LWD 9780			

From: [Tyne Webb](#)
To: ["311@southbend.in.gov"](mailto:311@southbend.in.gov)
Subject: Public Records Request
Date: Monday, December 8, 2025 2:28:00 PM

FOIA Request: December 8, 2025

Hello,
NV5 is conducting a Property Condition & Environmental Site Assessment for the below property:

Commercial Property
236 N Dixie Hwy., South Bend, IN 46637
St. Joseph County Parcel #: 71-03-25-176-020.000-007

If your office maintains the following records and you are the correct jurisdiction to contact, we are requesting the following information for our assessments. I understand there may be charges associated with the request. Prior to performing your research, please contact me by phone at 800-787-8397 Extension 15129 or by e-mail at Tyne.Webb@nv5.com to inform me of any related charges, or an estimate of charges.

If this request should be directed to a different individual or you require a specific form to be filled out, please advise.

Fire Department:

- If the department maintains records of Underground Storage Tanks (USTs), we are seeking any records of USTs at this property.
- Seeking any records of hazardous material spills or incidents of environmental concern associated with this property.
- Seeking any records of open fire code violations associated with the property listed above.
- Seeking copies of the most current Fire Code inspections for the property listed above.

Building Department:

- Seeking any records of Open permits or Open/Outstanding building code violations associated with the property.
- Seeking copies of the Certificate of Occupancy for the property.

Zoning Department:

- Seeking the Zoning designation of the property.
- Seeking any records of Open/Outstanding zoning violations associated with the property.

If you prefer to fax the response, please send to fax # 866-486-2388.

Thank you for your assistance in this matter. It is greatly appreciated.
Sincerely,

Tyne Webb
Environmental Researcher
NV5
4580 Stephen Circle, Suite 300, Canton, OH 44718

Tyne Webb | Environmental Researcher | Real Estate Transaction Services | **NV5**
4580 Stephen Circle, Suite 300 | Canton, OH 44718 | P: 800.787.8397 ext. 15129
tyne.webb@nv5.com

Please visit our new site www.nv5.com/real-estate-transaction-services to download a **free copy of our ALTA Handbook**. All traffic to www.bockandclark.com is being redirected to our new site.

[Electronic Communications Disclaimer](#)

From: [JustFOIA Notification](#)
To: [Tyne Webb](#)
Subject: St Joseph County, IN - Records Request Confirmation RDPR-2025-1400
Date: Monday, December 8, 2025 2:31:21 PM

Dear Requestor,

Thank you for submitting a request for records on 12/08/2025.

Your request reference number is [Request Number: RDPR-2025-1400](#) and your security key is 7166B37B.

Please have both reference numbers available when communicating with our staff regarding your request.

Thank you,
St. Joseph County
APRA Requests c/o Board of Commissioners
227 W Jefferson Blvd., 7th Floor
South Bend, 46601
(574) 235-9534
sjccom@sjcindiana.com

APPENDIX 4 - PERSONNEL QUALIFICATIONS

Chad Dale, EP

Project Manager at Bock & Clark Corporation, an NV5 company

Profile

With 17 years of experience in commercial real estate due diligence, Mr. Dale serves as a project manager of Bock & Clark's national environmental and assessment services division. His primary responsibility is scheduling, project coordination, field work, report preparation [Phase I Environmental Site Assessments (ESAs), Phase II Environmental Assessments and Property Condition Reports (PCR)], quality control, reviewing and troubleshooting. Mr. Dale has performed and prepared well over 3,000 Phase I ESAs and 1,500 PCAs.

Education

- Kent State University, Bachelor of Science, Conservation

Career Summary

- The Orin Group, LLC.– Project Manager (April 2005-June 2012)
 - Coordination and completion of Phase I Environmental Assessments, Phase II Environmental Assessments, Property Condition Assessments, completed Phase I Environment Site Assessments in conjunction with HUD regulations and other government lending agencies.
- Bock & Clark, an NV5 company – Project Manager (June 2012-Present)
 - Coordination and completion of Phase I Environmental Assessments, Phase II Environmental Assessments, Property Condition Assessments, completed Phase I Environment Site Assessments in conjunction with HUD regulations and other government lending agencies.

Professional Courses and Designations

- ASTM 1527-13 Phase I ESA Certification - July 2015
- ASTM 2018 Property Condition Assessment- Principles and Practice Common Ground University
- ASTM 2600 Vapor Intrusion
- Environmental Due Diligence- Principles and Practice - Common Ground University

Scott Lloyd

Project Manager at NV5 Real Estate Transaction Services

Profile

Mr. Lloyd has fourteen (14) years' experience in the real estate due diligence field. Mr. Lloyd has successfully completed a number of Phase I Environmental Site Assessments and Property Condition Assessments and has managed over a thousand single-and multi-site due diligence projects throughout the United States for a broad range of property types including office, retail, multi-family, hospitality, healthcare, industrial and agricultural properties. Currently Mr. Lloyd acts as the team's project reviewer for Phase I Environmental Site Assessments and Property Condition Assessments prior to client delivery.

Education

Kent State University- Bachelor of Arts (2010)

Career Summary

(2009-present) Project Manager at NV5 Bock and Clark Corporation, an NV5 Company (Akron, OH)

- o Review, verify data and report findings prior to client delivery
 - o Reconnaissance of the subject property; including Retail Shopping Centers, Office, Industrial, Multi-family, Hospitality (Hotel), Self-Storage, Manufactured Housing (Mobile Home Parks), Hospitals and Assisted Living facilities
 - o Identification of Physical Deficiencies in building systems
 - o Recommending Repair and Maintenance Work
 - o Providing costs estimates for deferred maintenance and life safety issues
 - o Providing opinion off costs that are recommended for the first one to two years of the term
 - o Reviewing federal, state, and local government records
 - o Determining applicable regulations and making recommendations
 - o Client and government agency consultation
 - o Soil and groundwater sampling
 - o Reviewing historical records and regulatory databases
 - o Apply "All Appropriate Inquiry" and ASTM E 1527-13 Standards
 - o cursory evaluation of non-ASTM considerations such as asbestos, radon, and lead paint
 - o Manage projects from start to finish including scheduling, coordinating, and monitoring progress through all phases on projects
 - o Proficiency with a variety of computer software applications, including MS Word, MS Excel, and MS Outlook
 - o Quire Report Writing software
 - o Schedule and travel to various project locations to complete site reconnaissance
- Professional Courses and Designations

Professional Courses and Designations

ASTM 1527-13 Phase I ESA Certification

ASTM 2018-15 PCA Certification

InterNACHI- Commercial Property Inspection Certificate (January 2022)

ASTM 2018 Property Condition Assessment- Principles and Practice Common Ground University

Environmental Due Diligence- Principles and Practice- Common Ground University