



Purchase of Property-

2309 Rogers Avenue





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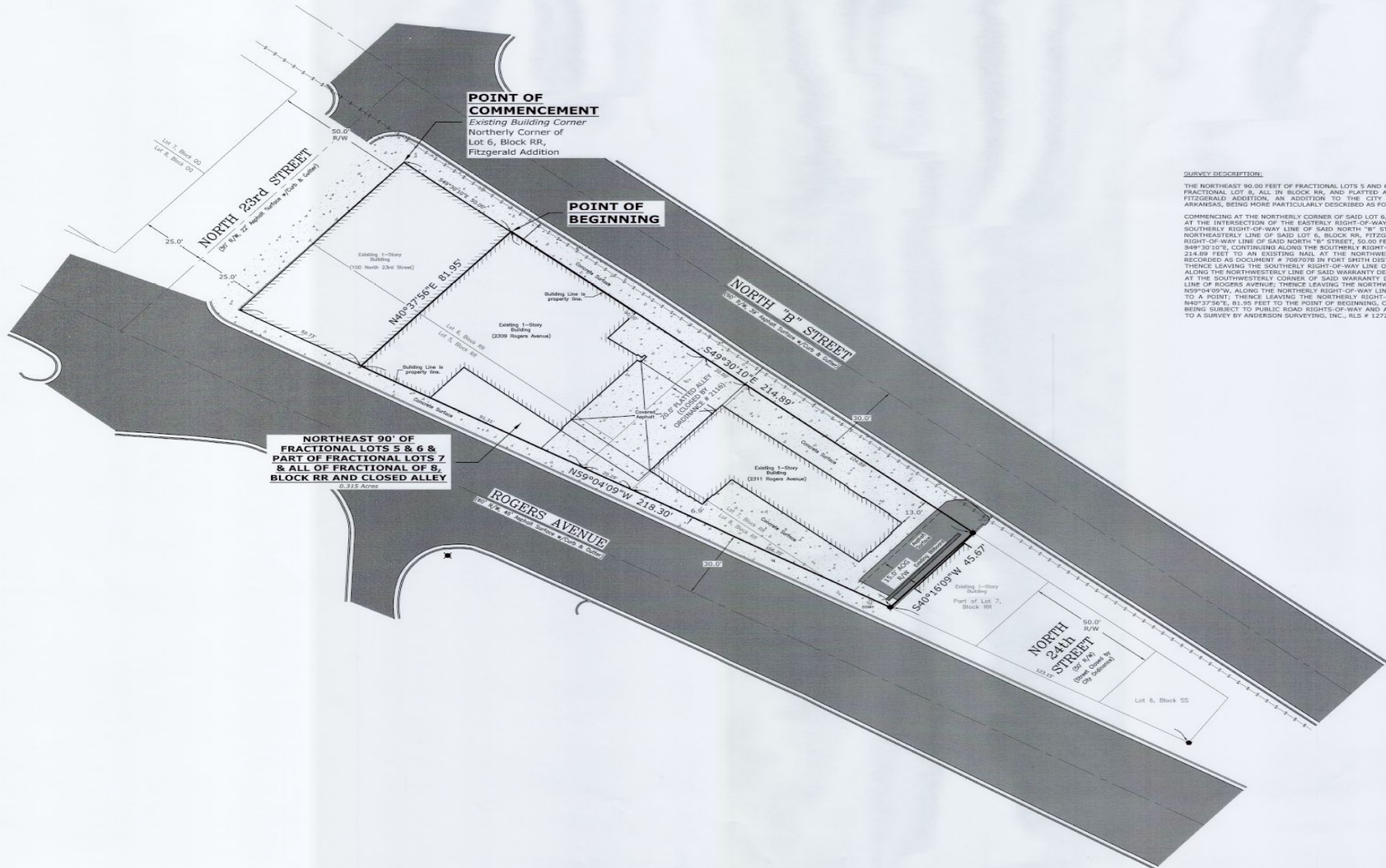
04 Purchase Offer





01 Survey





POINT OF COMMENCEMENT

Existing Building Corner
Northerly Corner of
Lot 6, Block RR,
Fitzgerald Addition

POINT OF BEGINNING

**NORTHEAST 90° OF
FRACTIONAL LOTS 5 & 6 &
PART OF FRACTIONAL LOTS 7
& ALL OF FRACTIONAL OF S,
BLOCK RR AND CLOSED ALLEY**

SURVEY DESCRIPTION.

THE NORTHEAST 90.00 FEET OF FRACTIONAL LOTS 5 AND 6, PART OF FRACTIONAL LOT 7 AND ALL OF FRACTIONAL LOT 8, ALL IN BLOCK RR, AND PLATTED ALLEY, CLOSED PER ORDINANCE # 2119, FITZGERALD ADDITION, AN ADDITION TO THE CITY OF FORT SMITH, SEBASTIAN COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHERLY CORNER OF SAID LOT 6, BLOCK RR, FITZGERALD ADDITION BEING AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF NORTH 23RD STREET AND THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID NORTH "B" STREET; THENCE S49°30'10"E, ALONG THE NORTHEASTERLY LINE OF SAID LOT 6, BLOCK RR, FITZGERALD ADDITION BEING THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID NORTH "B" STREET, 50.00 FEET TO THE POINT OF BEGINNING; THENCE S49°30'10"E, CONTINUING ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID NORTH "B" STREET, 214.89 FEET TO AN EXISTING NAIL AT THE NORTHWESTERLY CORNER OF A WARRANTY DEED RECORDED AS DOCUMENT # 7007078 IN FORT SMITH DISTRICT OF SEBASTIAN COUNTY, ARKANSAS; THENCE LEAVING THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID NORTH "B" STREET, S40°16'09"W, ALONG THE NORTHWESTERLY LINE OF SAID WARRANTY DEED, 45.67 FEET TO AN EXISTING IRON NAIL AT THE SOUTHWESTERLY CORNER OF SAID WARRANTY DEED ON THE NORTHERLY RIGHT-OF-WAY LINE OF ROGERS AVENUE; THENCE LEAVING THE NORTHWESTERLY LINE OF SAID WARRANTY DEED, N09°04'09"W, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID ROGERS AVENUE, 218.30 FEET TO A POINT; THENCE LEAVING THE NORTHERLY RIGHT-OF-WAY LINE OF SAID ROGERS AVENUE, N43°37'56"E, 81.95 FEET TO THE POINT OF BEGINNING, CONTAINING 0.315 ACRES, MORE OR LESS, BEING SUBJECT TO PUBLIC ROAD RIGHTS-OF-WAY AND ANY EASEMENTS OF RECORD, ACCORDING TO A SURVEY BY ANDERSON SURVEYING, INC., RLS # 1272, JOB # 23-03-96.






02 Appraisal





Appraisal

Estimated market value for the subject property, as of April 6, 2023, is estimated to be:
\$420,000





03 Environmental Studies





Collateral Valuation Consultants:

- Has not identified Recognized Environmental Conditions (REC) in association with the subject property
- Has not identified Historical REC in association with the subject property






Collateral Valuation Consultants:




Business Environmental Risk Considerations

- Because of the historical and present-day use of petroleum based solvents for dry cleaning operations and the storage and handling of these substances (petroleum distillates) at the subject property, the site is characterized as a “high-risk” property and a general business risk is recognized.
- 





Impact Environmental, Inc:

- Based on the database report, no sites were identified as environmental concerns to the property.
 - No historical REC or de minimis conditions were identified for the subject property.
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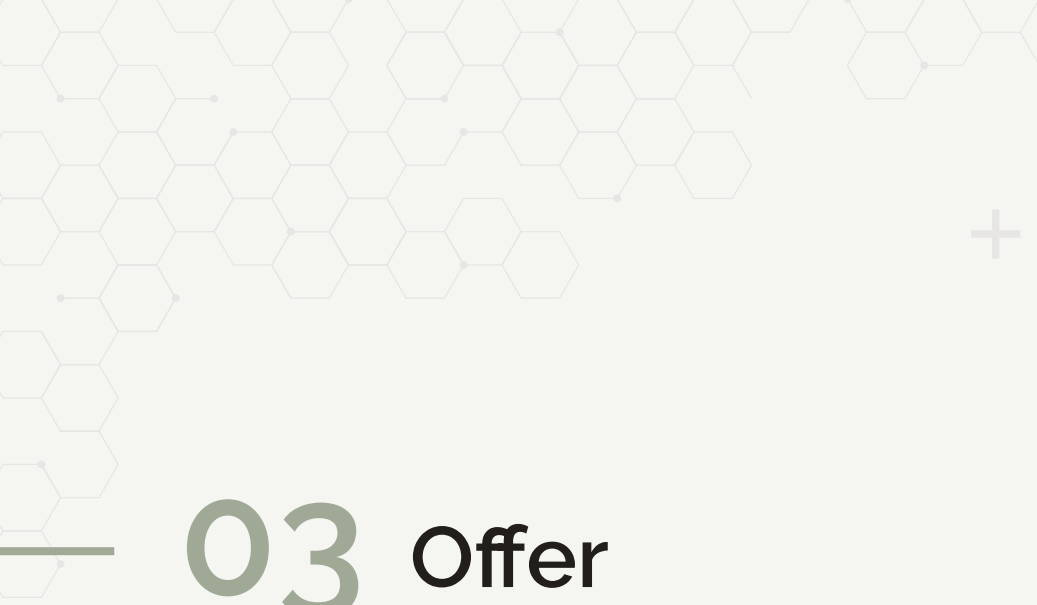
Impact Environmental, Inc:



Business Environmental Risk Considerations

- Based on the historical use of the property as drycleaner, this data gap is considered significant. The stored materials obstructed the view of the floor for indications of underground storage tanks, floor drains and staining.





03 Offer





Purchase Offer- **\$420,000**



Questions?