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WASHOE COUNTY ASSESSOR

## Washoe County Board of Equalization

APPEAL CASE # 23-0051

APN 025-372-02

NBC OBGQ

APPR DA

## PETITION FOR REVIEW OF TAXABLE VALUATION

Submit this Petition Form no later than 5 p.m. of the date due. Most types of appeals must be filed no later than January 15<sup>th</sup>.  
If the appeal involves valuation of property escaping taxation, or a determination that agricultural property has been converted to a higher use, a different due date may apply.

Please Print or Type:

## Part A. PROPERTY OWNER/ PETITIONER INFORMATION (Agent's Information to be completed in Part H)

NAME OF PROPERTY OWNER AS IT APPEARS ON THE TAX ROLL: Macy's Nevada Properties Corp c/o Macy's Retail Holdings, LLC					
NAME OF PETITIONER (IF DIFFERENT THAN PROPERTY OWNER LISTED IN PART A): Larry Schramm				TITLE Director, Property Tax	
MAILING ADDRESS OF PETITIONER (STREET ADDRESS OR P.O. BOX) 145 Progress Place, Tax Dept.				EMAIL ADDRESS: larry.schramm@macys.com	
CITY Springdale	STATE OH	ZIP CODE 45246	DAYTIME PHONE 647-334-1681	ALTERNATE PHONE 513-562-6945	FAX NUMBER ( )

## Part B. PROPERTY OWNER ENTITY DESCRIPTION

Check organization type which best describes the Property Owner if an entity and not a natural person. Natural persons may skip Part B.

- ☐ Sole Proprietorship      ☐ Trust      ☐ Corporation  
☒ Limited Liability Company (LLC)    ☐ General or Limited Partnership    ☐ Government or Governmental Agency  
☐ Other, please describe: \_\_\_\_\_

The organization described above was formed under the laws of the State of DE

The organization described above is a non-profit organization. ☐ Yes ☒ No

## Part C. RELATIONSHIP OF PETITIONER TO PROPERTY OWNER IN PART A

Check box which best describes the relationship of Petitioner to Property Owner: ☒ Additional information may be necessary.

- ☐ Self      ☐ Trustee of Trust      ☒ Employee of Property Owner  
☐ Co-owner, partner, managing member      ☐ Officer of Company  
☐ Employee or Officer of Management Company  
☐ Employee, Officer, or Owner of Lessee of leasehold, possessory interest, or beneficial interest in real property  
☐ Other, please describe: \_\_\_\_\_

## Part D. PROPERTY IDENTIFICATION INFORMATION

## 1. Enter Physical Address of Property:

ADDRESS 5100 Meadowood Mall	STREET/ROAD Circle	CITY (IF APPLICABLE) Reno	COUNTY Washoe
Purchase Price:		Purchase date:	

## 2. Enter Applicable Assessor Parcel Number (APN) or Personal Property Account Number from assessment notice or tax bill:

ASSESSOR'S PARCEL NUMBER (APN) 025-372-02	ACCOUNT NUMBER
--	----------------

3. Does this appeal involve multiple parcels? Yes ☐ No ☒

List multiple parcels on a separate, letter-sized sheet.

If yes, enter number of parcels:	Multiple parcel list is attached. <input type="checkbox"/>
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4. Check Property Use Type: ☒

<input type="checkbox"/> Vacant Land	<input type="checkbox"/> Mobile Home (Not on foundation)	<input type="checkbox"/> Mining Property
<input type="checkbox"/> Residential Property	<input checked="" type="checkbox"/> Commercial Property	<input type="checkbox"/> Industrial Property
<input type="checkbox"/> Multi-Family Residential Property	<input type="checkbox"/> Agricultural Property	<input type="checkbox"/> Personal Property
<input type="checkbox"/> Possessory Interest in Real or Personal property		

5. Check Year and Roll Type of Assessment being appealed: ☒

<input checked="" type="checkbox"/> 2023-2024 Secured Roll	<input type="checkbox"/> 2022-2023 Reopen	<input type="checkbox"/> 2022-2023 Unsecured/Supplemental	<input type="checkbox"/> 2022-2023 Exemption Value
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## Part E. VALUE OF PROPERTY

Property Owner: What is the value you seek? Write N/A on each line for values which are not being appealed. See NRS 361.025 for the definition of Full Cash Value.		
Property Type	Assessor's Taxable Value	Owner's Opinion of Value
Land	6,502,199	6,502,199
Buildings	3,342,428	1,872,501
Personal Property		
Possessory Interest in real property		
Exempt Value		
Total	9,844,627	8,374,700



**Part F. TYPE OF APPEAL**

Check box which best describes the authority of the County Board to take jurisdiction to hear the appeal.

- ☒ NRS 361.357: The full cash value of my property is less than the computed taxable value of the property.
- ☐ NRS 361.356: My property is assessed at a higher value than another property that has an identical use and a comparable location to my property.
- ☐ NRS 361.355: My property is overvalued because other property within the county is undervalued or not assessed, and I have attached the proof showing the owner, location, description and the taxable value of the undervalued property.
- ☐ NRS 361.155: I request a review of the Assessor's decision to deny my claim for exemption from property taxes.
- ☐ NRS 361A.280: The Assessor has determined my agricultural property has been converted to a higher use and deferred taxes are now due.
- ☐ NRS 361.769: My property has been assessed as property escaping taxation for this year and/or prior years.

**Part G. WRITE A STATEMENT DESCRIBING THE FACTS AND/OR REASONS FOR YOUR APPEAL, REQUEST FOR REVIEW, OR COMPLAINT. (ATTACH A SEPARATE PAGE IF MORE ROOM IS NEEDED).**  
Please see attached supporting documentations

**VERIFICATION**

I verify (or declare) under penalty of perjury under the laws of the State of Nevada that the foregoing and all information hereon, including any accompanying statements or documents, is true, correct, and complete to the best of my knowledge and belief; and that I am either (1) the person who owns or controls taxable property, or possesses in its entirety taxable property, or the lessee or user of a leasehold interest, possessory interest, beneficial interest or beneficial use, pursuant to NRS 361.334; or (2) I am a person employed by the Property Owner or an affiliate of the Property Owner and I am acting within the scope of my employment. If Part H below is completed, I further certify I have authorized each agent named therein to represent the Property Owner as stated and I have the authority to appoint each agent named in Part H.

  
Petitioner Signature

Larry Schramm

Print Name of Signatory

Director, Property Tax

Title

1/13/2023

Date

**Part H. AUTHORIZATION OF AGENT** Complete this section only if an agent, including an attorney, has been appointed to represent the Property Owner/Petitioner in proceedings before the County Board.

I hereby authorize the agent whose name and contact information appears below to file a petition to the County Board of Equalization and to contest the value and/or exemption established for the properties named in Part D(2) of this Petition. I further authorize the agent listed below to receive all notices and decision letters related thereto; and represent the Petitioner in all related hearings and matters including stipulations and withdrawals before the County Board of Equalization. This authorization is limited to the appeal of property valuation for the tax roll and fiscal year named in Part D(5) of this Petition.

List additional authorized agents on a separate sheet as needed, including printed name, contact information, signature, title and date.

**Authorized Agent Contact Information:**

NAME OF AUTHORIZED AGENT:		TITLE:			
AUTHORIZED AGENT COMPANY, IF APPLICABLE:		EMAIL ADDRESS:			
MAILING ADDRESS OF AUTHORIZED AGENT (STREET ADDRESS OR P.O. BOX)					
CITY	STATE	ZIP CODE	DAYTIME PHONE ( )	ALTERNATE PHONE ( )	FAX NUMBER ( )

Authorized Agent must check each applicable statement and sign below.

☐ I hereby accept appointment as the authorized agent of the Property Owner in proceedings before the County Board.

☐ I verify (or declare) under penalty of perjury under the laws of the State of Nevada that the foregoing and all information hereon, including any accompanying statements or documents, is true, correct, and complete to the best of my knowledge and belief; and I am the authorized agent with authority to petition the State Board subject to the requirements of NRS 361.362 and the limitations contained in the Agent Authorization Form to be separately submitted.

Authorized Agent Signature

Title

Print Name of Signatory

Date

☐ I hereby withdraw my appeal to the County Board of Equalization.

Signature of Owner or Authorized Agent/Attorney

Date

**PETITIONER'S  
EVIDENCE**



# **Macy's Retail Holdings, LLC**

## **Valuation Analysis of:**

**Reno Meadowwood  
Reno  
Washoe County**



located in:  
**Washoe County**

**2023-2024 Assessment Year**

*Parcel(s):*  
**025-372-02**

by:  
Larry Schramm, CMI  
Director, Real Property Tax

Macy's, Inc.  
145 Progress Place  
Springdale, OH 45246

Telephone: (513) 562-6945  
Fax: (513) 579-7684  
Email: [Larry.Schramm@macys.com](mailto:Larry.Schramm@macys.com)

**Macy's Retail Holdings, Inc.**

**Macy's at Reno Meadowwood**

Reno  
Washoe County

2023-2024 Assessment Year

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## SUMMARY OF PERTINENT FACTS AND CONCLUSIONS

Property: Macy's at Meadowood Mall (NV)

Location: Reno Meadowood  
5100 Meadowood Mall  
Reno  
Washoe County

Parcel: 025-372-02  
Description: Washoe County  
Land Area (Acres): 13.15  
Building Area (Sq. Ft.): 167,494  
# Levels: 4  
Year Opened: 1978  
Age: 43

Assessment:		2022-2023		<i>Estimated</i> 2023-2024		YOY Increase
	Land Market Value	\$6,206,644	\$10.84	\$6,502,199	\$11.35	5%
	Building Market Value	\$2,918,307	\$17.42	\$3,342,428	\$19.96	15%
	Total Market Value	\$9,124,951	\$54.48	\$9,844,627	\$58.78	8%

Owned/Leased: Leased

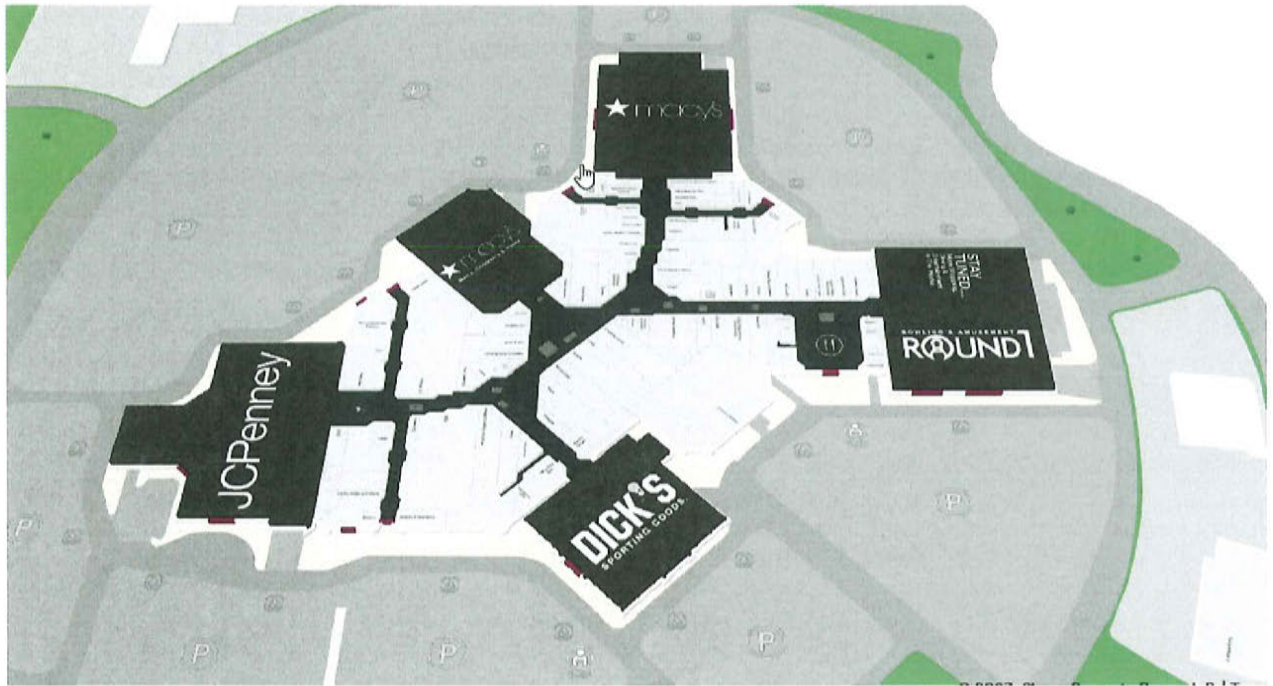
Highest and Best Use: Mall Anchor

Date of Value: 7/1/2022

Valuation:		<i>psf</i>	
	Sales Comparison	\$8,375,000	\$50.00
	Income-% of Sales	\$6,820,783	\$40.72
	Income-Lease Comparable Mkt Rent	\$8,255,484	\$49.29

**Taxpayers Opinion of Value:** **\$8,374,700** **\$50.00**

Meadowood Mall (NV)  
Mall Map





# WOLF STREET

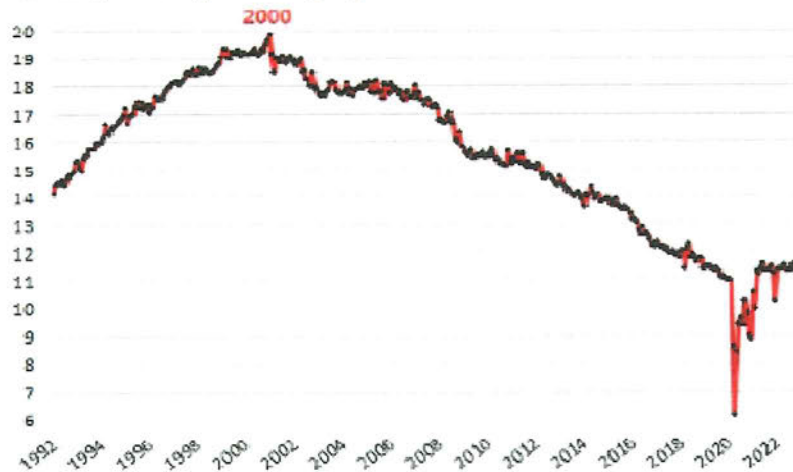
The Stories behind Business, Finance & Money

**Department stores:** Sales fell 2.1% for the month, and fell 1.6% year-over-year, to \$11.3 billion, up just 3.1% from three years ago, despite three years of inflation.

Since 2000, sales have plunged by 43%, despite 22 years of inflation, as department store sales have moved from mall stores to the internet, including at the ecommerce sites of the few surviving department store chains. Ecommerce sales by department store chains are included in the ecommerce sales data above:

## Department Store Sales

Billion \$, monthly, seasonally adjusted



Source: Census Bureau

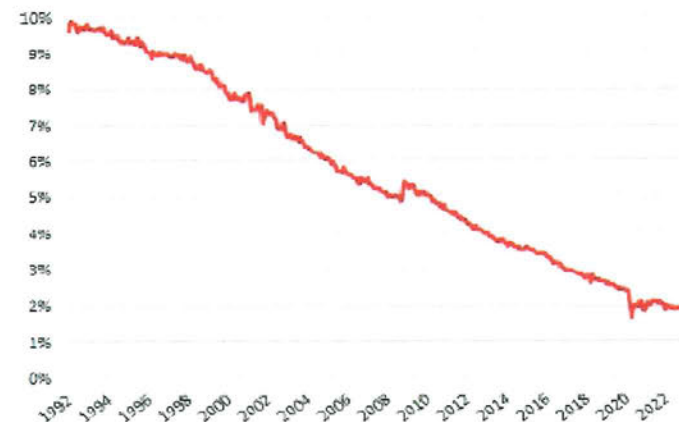
WOLFSTREET.com

**Department stores on track to irrelevancy.** Many department store chains have been liquidated in bankruptcy court over the years, and others have used the bankruptcy process to shed stores, and the few that haven't filed for bankruptcy have closed many stores, and continue to close stores, such as Macy's. Americans have discovered that anything you can buy at a brick-and-mortar department store, you can buy online, including at that chain's website. And lots of stuff you cannot buy at the store because they're out of the right color or size or whatever, you can buy online just fine and have it shipped to your place.

In the early 1990s, department stores sales accounted for nearly 10% of total retail sales. In October 2022, they accounted for less than 1.9%. On track to irrelevancy:

## Department Stores on Track to Irrelevancy

Sales as % of Total Retail Sales



Source: Census Bureau

WOLFSTREET.com





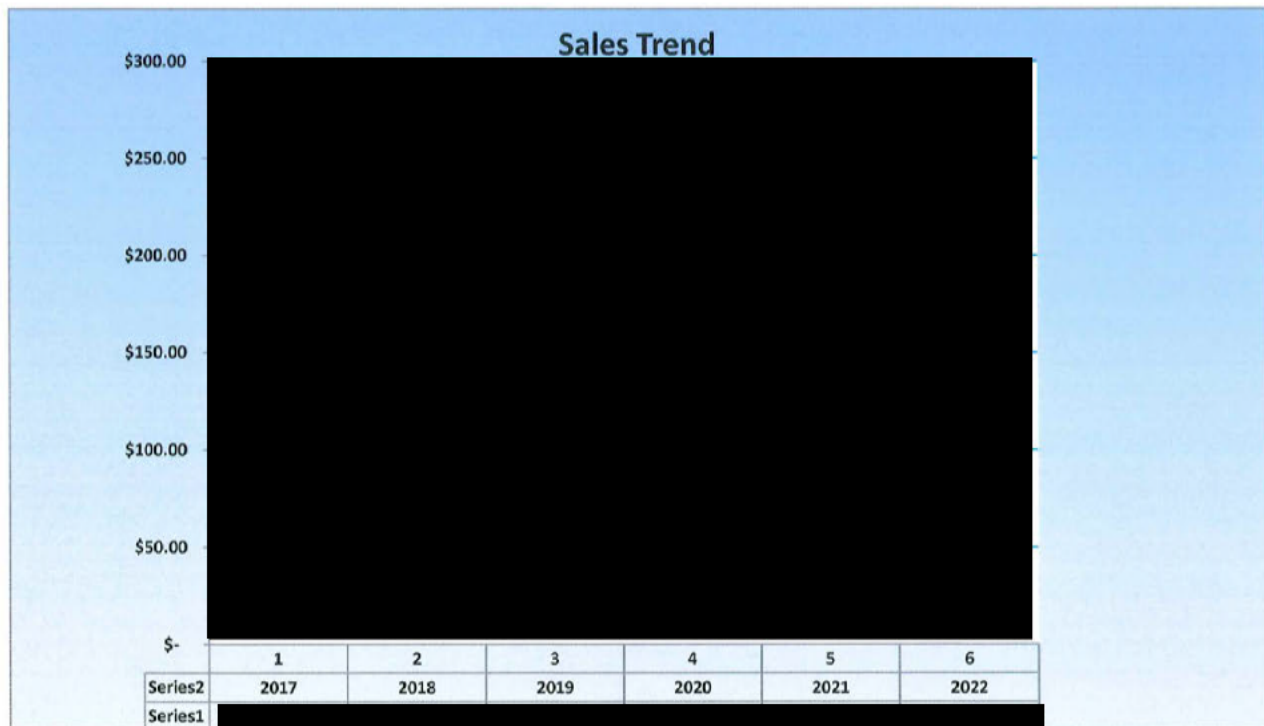
**Macy's at Meadowood Mall (NV)  
Reno Meadowood  
Reno  
Washoe County**

Year	Sales	Sales Per SF	Annual Sales Inc./Dec.	Five Year Sales Inc./Dec
2017				
2018				
2019				
2020				
2021				

**3 year stabilized sales volume:**

**December 1, 2021 - November 30, 2022**

**Sales numbers show stable performance:**





Meadowood Mall (NV)  
5100 Meadowood Mall  
Reno  
025-372-02

Income Approach Using Percentage of Sales as Proxy for Rent

<u>Gross Sales History</u>	
2019	
2020	
2021	
3 Year Stabilized Average	

Percent of Rent Calculation

Percentages Used	
Breakpoints Used	
Projected Rent Using Breakpoints	

Valuation Date	7/1/2022
Gross Building Square Footage	
Percent of Sales Rental Rate	

Gross Potential Income	
Less: Vacancy and Collections	
Effective Gross Income	
Less: Management/Expenses	
Net Operating Income	
Capitalization Rate	
Indicated Value of Economic Unit	

## Comparable Leases

	Subject	Lease 1	Lease 2	Lease 3	Lease 4	Lease 5	Lease 6
Store Name	Macy's	JCPenney	Macy's	Macy's	Burlington	Kohl's	H&M
Mall	Reno Meadowwood	Inland Center Mall	Summerlin Downtown	Fashion Place Mall	0	1/0/1900	Oregon City Shopping Center
City	Reno	San Bernadino	Las Vegas	Murray	Everett	Federal Way	Oregon City
State	NV	CA	NV	UT	WA	WA	OR
Gross Building Area (SF)	167,494	138,000	184,079	160,234	69,492	59,791	87,169
Year Built	1978	1966	2014	N/A	1980	2014	N/A
Levels	4	N/A	N/A	2	N/A	N/A	N/A
Lease Start Date		10/1/2016	1/1/2014	6/30/2015	1/1/2013	1/1/2014	10/1/2017
Lease Term		15 yrs w/ten 5-yr renewal options with increases	N/A	22 yrs w/6-5 yr renewals	10 yrs	20 yrs	10 yrs
Percentage Rent		None	2% sales \$190-219/sf; 2.5% sales \$218-244/sf; 3% sales \$245-258/sf; 3.5% sales \$259-272/sf; 4% sales \$273-321/sf; 5% sales >\$321/sf	4%>\$20M	2%>\$117/sf	N/A	None
Lease Rate		\$3.62	\$1.00	\$0.00	\$6.45	\$7.74	\$5.51

Range of Lease Rates	\$ 0.00 to \$ 7.74	Average	\$4.05
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**Concluded Lease Rate: \$4.50**





**Meadowood Mall (NV)  
5100 Meadowood Mall  
Reno  
025-372-02**

**Income Approach Using Industry Dictated Market Rents**

Valuation Date		7/1/2022	
Gross Building Square Footage		167,494	
Projected Market Rent	(see attached data)	\$4.50	
Gross Potential Income		\$753,723	\$4.50
Less: Vacancy and Collections	5%	\$37,686	\$0.23
Effective Gross Income		\$716,037	\$4.28
Less: Mgt/Expenses/Reserves	2%	\$14,321	\$0.09
Net Operating Income		\$701,716	\$4.19
Capitalization Rate		8.50%	
Indicated Value of Economic Unit		\$8,255,484	\$49.29

## 2022 Commercial Real Estate Capitalization Rates - Analysis & Comparison

	Q4 2017	Q4 2018	Q4 2019	Q4 2020	Q4 2021	Trend
<u>PWC</u> - National Regional Mall Class B+	6.59	6.84	7.63	9.33	8.94	↑
<u>PWC</u> - National Power Center	6.73	6.56	6.40	6.68	6.63	-
<u>PWC</u> - National Strip Shopping Center	6.38	6.70	6.75	7.30	7.17	↑
<u>IRR</u> - Integra Realty Resources - Class A Regional Mall	6.67	6.80	6.89	7.26	7.21	↑
<u>CBRE</u> U.S. Capital Markets Figures - Retail Centers	7.33	7.50	7.47	7.21	7.10	↑
<u>Realty Rates</u> Investor Survey - Retail, All Types	9.19	9.38	8.93	8.58	8.60	↓

From IRR 2022 Viewpoint (based on Q4 2021): IRR's survey reinforces RCA's findings. Going-in cap rates, discount rates, and reversionary cap rates for both Class A regional malls and community shopping centers are higher, on average, than the investment rates for CBD office, industrial, and multifamily. Interestingly, the retail property rates are similar to suburban office rates across the board. However, it is worth noting a couple of distinctions. First, the retail property type is predominantly suburban. And next, when taken together, the data appears to suggest a jaundiced view of a purported re-blossoming of suburbs as a post-pandemic phenomenon. Finally, the absence of Class B retail from the analysis should not be considered accidental: there has been very little investor appetite for older or poorly positioned retail property, much of which is falling to the residual value of the land it sits upon or is primed for adaptive reuse.

The capitalization rates listed above are applicable to investment grade class "A" **Regional Malls** and not specifically to **Anchor Department Stores**. A typical mall will include smaller high rent/high value in-line stores (Abercrombie, Apple, Yankee Candle, Victoria Secret, etc.) as well as large functionally obsolete anchor space. Because a limited number of potential users and/or single tenant investors exist for large anchor space in its current user & brand specific configuration, obsolescence and increased risk must be accounted for in its valuation. This is accomplished through an educated adjustment of the CAP rate applied to an income approach valuation thereby more accurately reflecting the risk profile of the asset via the hypothetical cash flow it could produce in its current state of existence. The research problem is to evaluate the as-is, fee simple value of an asset as of a specific assessment date, not what it might be worth if modified. Based on my analysis of all available data, I estimate the rate listed below is appropriate for this property.

**OAR: 8.50%**



# Anchor Department Store Sales

2018 - 2021

Property Type	Store Name	Street Address	City	Store SF	Store		Land Acreage	Mail Name	Sale Price	Sale Price PSF	Sale Date	Conditions of Sale
					Year Built	Year						
Attached Mail Anchor	Sears	2 Fox Valley	Aurora	316,347	1975	24.28	Fox Valley Mall	\$ 10,000,000	\$ 31.61	1/1/2018		
Attached Mail Anchor	Sears	2 Hawthorn Center	Vernon Hills	234,816	1973	19.37	Hawthorn Mall	\$ 7,000,000	\$ 29.81	1/1/2018		
Attached Mail Anchor	Macy's	2800 S. Columbia Road	Grand Forks	99,188	1978		Columbia Mall	\$ 396,666	\$ 4.00	1/8/2018		
Attached Mail Anchor	Macy's	300 Lycoming Mall Circle	Williamsport	120,047	1995		Lycoming Mall	\$ 505,555	\$ 4.21	1/9/2018		
Attached Mail Anchor	Macy's	3000 Midway Blvd.	Elyria	104,844	1990		Midway Mall	\$ 625,000	\$ 5.96	1/9/2018		
Attached Mail Anchor	Macy's	1555 Lake Cook Rd	Northbrook	285,930	1995		Northbrook Ct	\$ 25,000,000	\$ 87.43	1/10/2018		
Attached Mail Anchor	Macy's	3800 US 98 North	Lakeland	101,239	1994		Lakeland Square	\$ 9,000,000	\$ 88.90	1/16/2018		
Attached Mail Anchor	Macy's	100 Beaver Valley Mall Blvd.	Monaca	202,840	1987		Beaver Valley Mall	\$ 1,606,500	\$ 7.92	1/16/2018	Auction	
Attached Mail Anchor	Macy's	5725 Beckley Road	Battle Creek	102,071	1983		Lakeview Square	\$ 350,000	\$ 3.43	1/16/2018	Auction	
Attached Mail Anchor	Macy's	1500 West Chestnut Street	Washington	147,609	1999		Washington Crown Center	\$ 740,000	\$ 5.01	1/16/2018		
Attached Mail Anchor	Macy's	4801 New York St. Rt. 31	Clay	88,145	1989		Great Northern	\$ 900,000	\$ 10.21	1/16/2018		
Attached Mail Anchor	Macy's	651 Stillwater Ave	Bangor	143,139	1998		Bangor Mall	\$ 750,000	\$ 5.24	1/16/2018		
Attached Mail Anchor	Macy's	67 Cherry Street	Burlington	151,716	1999		Burlington Town Center	\$ 7,600,000	\$ 50.09	1/18/2018		
Attached Mail Anchor	Macy's	1300 E. Shelby Drive	Memphis	150,049	1966		Southland	\$ 700,000	\$ 4.67	1/25/2018		
Distribution Center	Macy's	91 262 Oihana	Honolulu	262,000			Kapolei Distribution Center	\$ 26,750,000	\$ 102.10	1/25/2018		
Attached Mail Anchor	Macy's	9409 N US Hwy 19	Port Richey	84,394	1981		Gulfview Square Mall	\$ 1,750,000	\$ 20.74	1/25/2018		
Freestanding Retail	Macy's	163 Bridge Street	Homestead	141,510	2003		Stacks at Waterfront	\$ 6,141,000	\$ 43.40	1/30/2018		
Attached Mail Anchor	JCPenney	1000 Hilltop Mall Road	Richmond	187,730	1976	3.05	Hilltop Mall	\$ 6,250,000	\$ 33.29	2/1/2018		
Attached Mail Anchor	Macy's	1400 Oviedo Marketplace	Oviedo	194,862	2000		Oviedo Marketplace	\$ 2,175,000	\$ 11.16	2/1/2018		
Attached Mail Anchor	Macy's	6801 S. University Blvd.	Centennial	160,479	1974		Streets at Southglenn	\$ 10,000,000	\$ 62.31	2/7/2018		
Attached Mail Anchor	JCPenney	6840 Eastman	Midland	62,840	1991	7.34	Midland Mall	\$ 370,000	\$ 5.89	3/1/2018		
Attached Mail Anchor	Macy's	5033 Tuttle Crossing Blvd.	Columbus	226,577	2003		Tuttle Crossing (Hayden)	\$ 3,000,000	\$ 13.24	3/16/2018		
Attached Mail Anchor	Macy's	1101 Southmore Ave.	Pasadena	208,793	1962		Pasadena Town Square	\$ 1,750,000	\$ 8.38	4/18/2018		
Attached Mail Anchor	Sears	1400 Polaris Parkway	Columbus	199,260	2000	13.41	Polaris Fashion Place Mall	\$ 11,000,000	\$ 55.20	4/19/2018	Bulk Sale	
Attached Mail Anchor	Macy's	4142 S. Yale Ave.	Tulsa	179,702	1996		Tulsa Promenade	\$ 1,000,000	\$ 5.56	4/19/2018		
Freestanding Retail	JCPenney	12351 N. Interstate Hwy	Austin	99,412	2006	11.43	N/A	\$ 5,500,000	\$ 65.38	5/1/2018		
Attached Mail Anchor	Sears	701 Russell Ave	Gaithersburg	201,473	1978	15.34	Lakeforest Mall	\$ 4,000,000	\$ 19.85	5/1/2018		
Attached Mail Anchor	Macy's	9700 Metro Parkway	Phoenix	106,954	1973		Metro Center	\$ 3,400,000	\$ 31.79	6/18/2018		
Attached Mail Anchor	Sears	4400 Veterans Memorial Blvd	Metairie	223,194	1966	14.00	Clearview Mall	\$ 21,750,000	\$ 97.45	7/1/2018		
Attached Mail Anchor	Sears	6001 W Waco Dr	Waco	157,589	1979	13.37	Richland Mall	\$ 7,000,000	\$ 44.42	7/1/2018		
Attached Mail Anchor	Macy's	100 Mall Drive	Steubenville	132,329	1974		Fort Steuben	\$ 530,000	\$ 4.01	7/18/2018	Auction	
Attached Mail Anchor	Macy's	4440 24th Ave.	Fort Gratiot	102,847	1997		Birchwood	\$ 545,000	\$ 5.30	7/18/2018	Auction	
Attached Mail Anchor	Macy's	10101 Brook Road	Glen Allen	109,508	1993		Virginia Center Commons	\$ 1,275,000	\$ 11.64	7/18/2018	Auction	
Attached Mail Anchor	Sears	8301 Flying Cloud Drive	Eden Prairie	212,375	1974		Eden Prairie Center	\$ 16,000,000	\$ 75.34	8/1/2018		
Attached Mail Anchor	Sears	2405 S. Stemmons Freeway	Lewisville	144,568	1998	10.65	Music City Mall	\$ 2,233,333	\$ 15.45	8/1/2018	Bulk Sale	
Attached Mail Anchor	Macy's	801 Central Expressway	Piano	199,216	1980		Collin Creek	\$ 9,500,000	\$ 47.69	8/18/2018		
Attached Mail Anchor	Gottschalk's	22650 Town Circle	Moreno Valley	154,560	1992	9.58	Moreno Valley Mall	\$ 3,500,000	\$ 22.64	10/1/2018		
Attached Mail Anchor	Carsons	3 Fox Valley Center Drive	Aurora	120,000	1977	9.19	Fox Valley Mall	\$ 1,600,000	\$ 13.33	10/1/2018		
Attached Mail Anchor	JCPenney	5801 Beckley	Battle Creek	85,957	1982	6.70	Lakeview Square	\$ 430,000	\$ 5.00	11/1/2018		
Attached Mail Anchor	Sears	621 Richmond Road	Richmond Heights	304,951	1966	20.00	Richmond Town Square	\$ 1,600,000	\$ 5.25	11/1/2018		
Attached Mail Anchor	Nordstrom	21090 Dulles Town Ctr	Dulles	145,000	2001	13.67	Dulles Town Center	\$ 5,000,000	\$ 34.46	11/9/2018		
Attached Mail Anchor	Macy's	1888 Green Oaks Rd.	Fort Worth	180,528	1998	0.63	Ridgmar	\$ 1,500,000	\$ 8.31	11/16/2018		
Other Center	Carsons	970 N Lake Street	Aurora	181,240	1958	7.87		\$ 1,825,000	\$ 10.07	12/1/2018		
Attached Mail Anchor	Macy's	200 Nanuet Mall Rt. 59	Nanuet	227,040	1969	2.80	Nanuet Mall	\$ 11,500,000	\$ 50.65	12/12/2018		
Attached Mail Anchor	Macy's	1717 W. 22nd Street	Chicago	105,667	1996	3.88	Oakbrook Home	\$ 14,700,000	\$ 139.12	12/18/2018		
Attached Mail Anchor	Macy's	1200 North Meachum Road	Schaumburg	105,667	1996	2.97	Woodfield Home	\$ 11,760,000	\$ 111.29	12/19/2018		
Attached Mail Anchor	Younkers	1600 Miller Trunk Hwy	Duluth	145,886	1973	13.74	Miller Hill Mall	\$ 3,200,000	\$ 21.93	1/1/2019		
Attached Mail Anchor	Bergens	2501 West Wabash	Springfield	125,000	1977	1.20	White Oaks Mall	\$ 1,750,000	\$ 14.00	1/1/2019	Auction	
Attached Mail Anchor	Younkers	3800 Merle Hay Road	Des Moines	165,000	1994	7.81	Merle Hay Mall	\$ 2,200,000	\$ 13.33	1/1/2019	Auction	
Attached Mail Anchor	Younkers	4852 Golf Road	Eau Claire	100,752	1986	8.19	Oakwood Mall	\$ 2,000,000	\$ 19.85	1/1/2019		
Attached Mail Anchor	Younkers	1421 Coral Ridge Ave	Coralville	98,458	1998	9.10	Coral Ridge Mall	\$ 2,000,000	\$ 20.31	1/1/2019	Auction	
Attached Mail Anchor	Macy's	2 Galleria Dr.	Taunton	151,512	1992	3.51	Silver City	\$ 1,200,000	\$ 7.92	1/23/2019		
Attached Mail Anchor	Sears	6777 E. Reno Ave	Midwest City	144,000	1979	8.90	Heritage Park Mall	\$ 700,000	\$ 4.86	2/1/2019	Other Unqualified	
Freestanding Retail	Elder-Beerman	601 E. Main St	Richmond	111,350	1973	1.50	N/A - Downtown Store	\$ 300,000	\$ 2.69	2/1/2019		
Attached Mail Anchor	Macy's	2407 S. Stemmons Freeway	Lewisville	180,209	1990	11.27	Music City Mall	\$ 7,750,000	\$ 43.01	2/15/2019	Sale-Leaseback	
Freestanding Retail	Al Home	955 South Hoyer Street	Longmont	97,829	1993	8.76	N/A	\$ 6,750,000	\$ 69.00	3/1/2019		
Freestanding Retail	Carsons	3200 Lake Avenue	Wilmette	155,000	1964	7.22	N/A	\$ 14,000,000	\$ 90.32	3/1/2019		
Attached Mail Anchor	Younkers	3668 Rivertown Parkway SW	Grandville	150,081	1999	9.94	RiverTown Crossings	\$ 1,500,000	\$ 9.99	3/1/2019	Auction	
Attached Mail Anchor	Mervyn's	831 N. Central Expressway	Piano	95,250	1982	6.71	Collin Creek	\$ 8,000,000	\$ 83.99	4/1/2019	Demolition - Land Value	
Attached Mail Anchor	JCPenney	2401 S. Stemmons Freeway Ste 4000	Lewisville	152,873	1990	9.91	Music City Mall	\$ 6,250,000	\$ 40.88	4/1/2019	Sale-Leaseback	
Attached Mail Anchor	Macy's	100 Main Street	White Plains	153,302	1978	2.30	The Galleria at White Plains	\$ 27,000,000	\$ 85.63	4/1/2019		
Attached Mail Anchor	Sears	8800 NE Vancouver Mall Dr	Vancouver	131,880	1977	10.00	Vancouver Mall	\$ 7,300,000	\$ 55.35	5/21/2019		
Attached Mail Anchor	JCPenney	5725 Johnston St	Lafayette	125,717	1991	7.69	Acadiana Mall	\$ 750,302	\$ 5.97	6/1/2019	Sale-Leaseback	
Attached Mail Anchor	JCPenney	2901 Pines Mall Drive	Pine Bluff	85,622	1986	6.89	The Pines Mall	\$ 513,684	\$ 6.00	6/1/2019		
Attached Mail Anchor	Bloomingdale's	600 N. Wabash	Chicago	129,972	2003	0.24	Bloomingdales Home-Medina	\$ 24,250,000	\$ 186.58	6/13/2019		
Attached Mail Anchor	Nordstrom	420 Center St NE	Salem	72,000	1980		Salem Center	\$ 3,200,000	\$ 44.44	6/17/2019		
Freestanding Retail	JCPenney	5050 E Ray Road	Phoenix	104,880	1990	8.66	Foothills Park Place	\$ 10,850,000	\$ 103.45	7/1/2019		
Attached Mail Anchor	Sears	10315 Silverdale Way NW	Silverdale	105,556	1985		Kitsap Mall	\$ 9,100,000	\$ 86.21	8/1/2019		
Attached Mail Anchor	Burlington	1280 East Gibson Road	Woodland	84,351	1987	6.37	County Fair Mall	\$ 3,700,000	\$ 43.86	9/1/2019		
Freestanding Retail	Dillard's	6290 Glenway Ave	Cincinnati	178,596	1964	3.04	N/A	\$ 1,365,000	\$ 7.64	9/26/2019		
Attached Mail Anchor	Macy's	2500 Hilltop Mall Road	Richmond	195,335	1977	1.91	Hilltop Mall	\$ 5,250,000	\$ 26.88	10/1/2019		
Attached Mail Anchor	Sears	36 West Towne Mall	Madison	144,600	1971	10.76	West Towne Mall	\$ 5,700,000	\$ 39.42	10/1/2019	Demolition - Land Value	
Attached Mail Anchor	Elder-Beerman	2700 Miamisburg Centerville Road	Miami Township	227,070	1969	15.62	Dayton Mall	\$ 3,607,075	\$ 15.89	11/26/2019		
Attached Mail Anchor	Sears	2300 Hilltop Mall Road	Richmond	134,925	1991	1.76	Hilltop Mall	\$ 6,000,000	\$ 44.47	1/1/2020		
Attached Mail Anchor	Macy's	9301 Cortana Place	Baton Rouge	243,063	1976	13.33	Mall at Cortana	\$ 1,650,000	\$ 6.79	1/28/2020		
Attached Mail Anchor	Macy's	707 Neshaminy Blvd	Bensalem Twp	218,093	1968	15.96	Neshaminy Mall	\$ 4,700,000	\$ 21.55	2/1/2020		
Attached Mail Anchor	Macy's	1475 Simi Town Center Way	Simi Valley	106,483	2005	7.95	Simi Valley Town Center	\$ 5,585,000	\$ 52.45	2/27/2020		
Attached Mail Anchor	Macy's	235 E. Foothills Pkwy	FL Collins	128,550	1973	11.51	Foothills Mall	\$ 5,500,000	\$ 42.78	4/14/2020		
Attached Mail Anchor	Macy's	3320 Silas Creek Pkwy Ste 2500	Winston-Salem	155,299	1990	9.77	Hanes Mall	\$ 8,000,000	\$ 51.51	6/17/2020		
Attached Mail Anchor	Macy's	900 NW Blue Parkway	Lee Summit	123,508	2009	9.24	Summit Fair	\$ 2,000,000	\$ 16.19	7/24/2020		
Attached Mail Anchor	Macy's	1000 RIVERGATE PARKWAY	Goodlettsville	204,414	1971	9.33	Rivergate Mall	\$ 4,000,000	\$ 19.57	8/7/2020		
Attached Mail Anchor	Macy's	2600 Eldia Road	Lima	195,086	1971	17.04	Macy's Lima Mall	\$ 3,000,000	\$ 15.38	10/5/2020		
Attached Mail Anchor	Macy's	8201 Tamiami Trail	Sarasota	146,238		9.70	Sarasota Square	\$ 4,000,000	\$ 27.35	2/26/2021		
Attached Mail Anchor	Macy's	1700 W International Speedway	Daytona	164,344		10.18	Daytona Mall	\$ 4,000,000	\$ 24.34	2/26/2021		
Attached Mail Anchor	Macy's	4622 E Cactus Rd	Phoenix	156,539		10.55	Paradise Valley	\$ 10,500,000	\$ 67.08	3/29/2021		
Attached Mail Anchor	Bon-Ton	2899 Whiteford Rd	Springfieldsbury Twp	131,915	1989	7.49	York Galleria Mall	\$ 4,800,000	\$			

Sale of Macy's Properties	High	\$ 186.58
Occurring between 2015-2017	Low	\$ 2.69
Size between 100,000-220,000 sf	Avg	\$ 37.14
	Median	\$ 27.11
	Concluded Value	\$50.00



## Market Commentary

### RealtyRates.com™ Investor Survey Reports Modest Cap Rate Index Decrease For All Property Types During 3rd Quarter 2021

Coincident with a 31 basis point increase in Treasury rates to which most commercial mortgage interest rates are indexed, together with a three basis point decrease in equity dividend rates, the RealtyRates.com™ Weighted Composite (Cap Rate) Index™ decreased a modest 16 basis points from 8.94 to 8.77 percent during the 3rd Quarter of 2021.

The greatest quarter-over-quarter cap rate index decreases were recorded by the Apartment, Lodging and Self Storage sectors, all down 18 basis points, followed by the Restaurant and Special Purpose sectors, both down 17 basis points.

The smallest quarter-over-quarter cap rate index decreases were recorded by the Office and Retail sectors, down 15 basis points, followed by the Golf, Healthcare/Senior Housing and Industrial sectors, down 16 basis points.

Mortgage lending standards were somewhat eased on stronger demand for both multifamily and nonresidential loans during the 3rd Quarter. Meanwhile spreads were unchanged overall, but average permanent mortgage rates were down 32 basis points.

RealtyRates.com INVESTOR SURVEY - 4th Quarter 2021																											
CURRENT & HISTORICAL CAP RATE INDICES																											
Method-Weighted* Property Category Indices																											
	Apts		Golf		Healthcare Senior Housing		Industrial		Lodging		MHRV Park		Office		Retail		Restaurant		Self Storage		Special Purpose		Weighted* Composite Indices				
	BP		BP		BP		BP		BP		BP		BP		BP		BP		BP		BP		BP				
Year	Rate	Chg	Rate	Chg	Rate	Chg	Rate	Chg	Rate	Chg	Rate	Chg	Rate	Chg	Rate	Chg	Rate	Chg	Rate	Chg	Rate	Chg	Rate	Chg			
2021	7.57	7	11.00	-4	9.03	-7	8.32	0	9.37	-2	9.59	-5	9.25	9	6.60	-2	10.66	5	8.91	0	11.01	10	8.77	2			
3rd Qtr	7.56	-10	11.06	16	8.91	-6	8.32	16	9.32	-18	8.59	-16	9.29	-15	6.62	-15	10.66	-17	9.90	10	11.04	17	8.77	-16			
2nd Qtr	7.73	16	11.21	10	8.88	14	8.49	16	9.56	13	8.75	17	9.43	10	6.78	17	11.63	17	9.08	17	11.21	26	8.94	17			
1st Qtr	7.67	14	11.00	5	8.63	11	8.32	12	9.37	3	8.59	9	9.25	11	6.60	11	10.66	11	8.91	11	11.01	7	8.77	10			
2020	7.66	-43	11.08	-48	8.90	-48	8.32	-49	9.46	-47	8.83	-48	8.18	-38	2.56	-35	10.81	-39	8.91	-49	10.91	-29	8.76	-43			
2019	7.92	-50	11.56	-47	9.50	-44	9.72	-47	9.86	-40	9.09	-40	9.84	-50	6.92	-45	11.20	-27	9.40	-46	11.20	-45	9.15	-49			
2018	8.42	-26	12.02	-30	9.91	-14	8.19	-23	10.53	-25	9.56	-30	9.04	-30	9.38	-20	11.57	-15	9.88	-29	11.64	-40	9.64	-22			
2017	8.36	4	11.73	-2	8.87	-6	8.96	-12	10.26	5	9.26	11	9.54	-22	9.19	-8	11.42	-15	9.57	-9	11.25	4	9.42	-6			
2016	8.13	-2	11.75	5	8.92	12	9.09	15	10.22	0	9.15	15	9.16	16	9.27	12	11.57	-10	9.67	14	11.21	10	9.48	5			
2015	8.36	-9	11.89	11	8.80	5	8.93	10	10.22	-20	8.99	10	9.60	4	9.16	11	11.66	-10	9.52	-22	11.19	12	9.40	12			
2014	8.24	-15	11.80	-9	8.69	-11	9.03	-4	10.43	-17	9.17	-5	9.66	-22	9.20	15	11.79	-6	9.75	-20	11.24	14	9.52	-7			
2013	8.39	14	11.90	11	8.80	5	9.07	-2	10.60	3	9.22	14	9.28	-18	9.11	-4	11.88	9	9.86	-24	11.19	5	9.58	-3			
2012	8.25	-35	12.07	6	8.65	-28	9.09	13	10.57	-24	9.08	-33	9.47	-3	9.15	-13	11.77	6	10.10	-49	11.09	4	9.60	-23			
2011	8.60	-29	12.00	-22	9.21	-40	9.49	-11	10.91	-24	9.49	-8	9.44	-10	9.28	-26	11.70	-14	10.69	-3	11.12	-17	9.81	-15			
2010	9.89	4	12.22	5	9.62	16	9.89	12	11.06	7	9.65	22	9.64	16	9.54	25	11.94	12	10.72	21	11.30	6	10.00	13			
2009	9.65	6	12.17	16	9.47	10	9.49	10	10.96	-7	9.33	1	9.38	29	9.29	20	11.72	15	10.50	37	11.30	8	9.87	14			
2008	9.77	-4	12.01	29	9.37	16	9.38	14	10.86	56	9.37	-5	9.69	-16	9.09	11	11.67	24	10.13	23	11.27	7	9.74	1			
2007	9.81	-45	11.72	-21	9.53	-65	9.52	-25	10.49	-20	9.37	-26	9.25	-47	8.20	-42	11.85	11	9.30	-38	11.29	-24	9.75	-28			
2006	9.26	12	11.93	47	10.18	15	9.77	35	10.77	-27	9.63	41	8.72	25	9.32	30	11.24	18	10.31	-27	11.53	9	10.03	-26			
2005	9.14	14	11.46	99	10.03	16	9.42	-30	10.56	-21	9.22	19	9.46	6	9.02	16	11.66	5	10.04	13	11.44	-36	9.77	-2			
2004	9.00	-19	10.68	28	10.19	-37	9.72	19	10.71	-10	9.03	-48	9.40	-4	8.96	-19	11.01	-15	9.91	-13	11.74	-38	9.75	-19			
2003	9.19	-2	10.30	-32	10.56	64	9.55	33	11.69	15	9.81	11	9.44	1	8.05	-10	11.16	8	10.04	53	12.04	105	9.94	12			
2002	9.21	-40	10.70	18	9.92	-23	9.20	-61	11.32	28	9.82	-50	9.43	-35	9.23	-62	11.68	-3	10.57	-12	10.99	-177	9.82	-4			
2001	9.61	64	10.52	133	10.31	90	9.81	16	10.87	10	10.22	-58	9.79	-35	9.95	-53	11.1	47	10.69	13	12.76	32	10.20	23			
2000	8.97	9	9.19		9.41		9.65		9.85		10.50		10.13		10.38		10.64		10.56		12.44		10.01				
* Weighted by methodology (Band-of-Investment, DCR Technique, Sales Survey)																											
* Further weighted by property category																											

\* Weighted by methodology: Band-of-Investment, DCR Technique, Sales Survey

\*\* Further weighted by property category

\*3rd Quarter 2021 Data

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