

**REAL PROPERTY APPRAISAL REPORT
MULTI-TENANT COMMERCIAL WHARF
UNION WHARF
244 COMMERCIAL STREET
PORTLAND, MAINE 04101**

Date of Report
March 23, 2017

Date of Value
January 17, 2017

Prepared For
Poole Group of Properties
Attn: Mr. Malcolm Poole
1 Runway Road
South Portland, Maine 04106

Prepared By
Michelle Markham, MBA
Maine General Certification #CG2796
Maineland Appraisal Consultants
30 Exchange Street
Portland, Maine 04101

Maineland

C O N S U L T A N T S

REAL ESTATE APPRAISALS

March 23, 2017

Mr. Malcolm Poole
Poole Group of Properties
1 Runway Road
South Portland, Maine 04105

Re: **Real Property Appraisal Report of
Union Wharf
244 Commercial Street
Portland, Maine 04101**

Dear Mr. Poole:

Per your request, I have inspected the subject complex and conducted a detailed market analysis for the purpose of forming an opinion of value for the subject in the leased fee estate. The subject, Union Wharf, is a multi-tenanted waterfront property serving the marine industry, and containing office and retail uses as well.

The subject complex consists of buildings on uplands that are leased to numerous tenants with varying lease terms, many of which have numerous years remaining on their lease contracts. Additionally, the subject Union Wharf leases the berthing area that aprons the Union Wharf, and is identified as being ±19,230 square feet. This berthing area is subject to a submerged land lease with the State of Maine. As such, the Union Wharf's interest in the berthing area represents the leasehold estate. Therefore, essentially, the complex consists of a leased fee interest in a leasehold estate. In consideration of the majority of the complex consisting of uplands with a leased fee interest and the leasehold estate being limited to the ±19,230 sf. of submerged land, the valuation opinion for the subject complex is identified as the leased fee estate.

The property is valued as is, and as of the date of inspection, January 17, 2017, my opinion of value is:

MARKET VALUE OPINION – LEASED FEE ESTATE

UNION WHARF

AS OF JANUARY 17, 2017

\$11,440,000

ELEVEN MILLION FOUR HUNDRED FORTY THOUSAND DOLLARS

Extraordinary Assumptions:

- 1) *Building sizes and net rentable areas have been provided by the landlord and reconciled with assessment data and measurements, but no single source reconciles wholly with another. The appraiser has reconciled these areas on a best information available basis;*

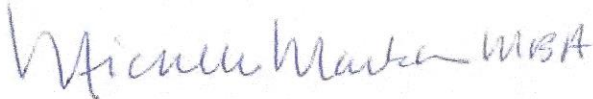
- 2) The rent roll and historical income and expenses for the prior 2-year period have been provided by the landlord. The leases have not been provided and it is assumed the rent roll and historical income and expenses are reflective of the lease contracts; and
- 3) The wharf dock has shifted and is need of extensive repairs. It is assumed the contractor who constructed the dock will be liable for the repairs and it will not negatively impact the ownership of Union Wharf.

The user of this appraisal is cautioned, as with any extraordinary assumption or hypothetical condition, if the conditions to the appraisal are not met or they change, it could have a direct impact on the values reported herein.

Enclosed is our appraisal report in summary format which contains information in both narrative and tabular form. It describes the property being appraised, an analysis of the property's highest and best use, an analysis of local market conditions and the subject's economic environment, and my market value opinion.

If we can be of any further assistance to you, or if there are any questions concerning this appraisal report, please do not hesitate to contact us.

Respectfully submitted,



Michelle Markham, MBA
Real Estate Appraiser
Maine Certified General
Appraiser License #CG2796



David J. Harrigan
Supervisory Appraiser
Maine Certified General
Appraiser License #CG124