

## BRUCKNER, TILLETT, ROSSI, CAHILL & ASSOCIATES

A full-service real estate appraisal, analysis and consulting group

 Christopher S. Tillett, MAI, SRA Kevin L. Bruckner, MAI, CCIM Alfred T. Rossi, SRA Patrick W. Cahill, SRA

March 6, 2013

Robert J. Zimmer
Senior Real Estate Specialist
Bureau of Housing & Project Development
City of Rochester
City Hall, Room 125-B
30 Church Street
Rochester, New York 14614-1290

Re: 88-94 Elm Street, Rochester, NY

Dear Bob:

On February 15, 2012, I prepared an appraisal of the above captioned property which is a vacant building shell comprising 80,271 sq.ft. on a 0.13 acre site. The appraisal was prepared for the City of Rochester. The appraised value was \$360,000. I have reviewed the original appraisal but have not re-inspected the property.

Assuming there has been no physical changes in the property, the market value would not have materially changed since the date of the original appraisal. Therefore, the market value as of the current date, January 30, 2013, would remain at \$360,000.

If you should have any questions, please feel free to contact me.

Sincerely,

BRUCKNER, TILLETT, ROSSI, CAHILL & ASSOCIATES

Kevin L. Bruckner, MAI, CCIM