



BETHALTO
CARE
CENTER

NO
PARKING



Subject Exterior
(Photo Taken on September 17, 2022)



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Rou des Chateaux

Rou des Chateaux

S Prairie St

Subject

Prairie Ct

S Prairie St

Subject Description

The subject was constructed as a skilled nursing facility in 1985. The skilled nursing home business was closed in July 2019 and the building is now vacant. The building contains 21,002 square feet. The site area is 3.08 acres or 134,165 square feet. A summarized legal description of the property is provided below.

Legal Description

TR NW SW 350X400

Improvements Description and Analysis

Overview

The subject was constructed as a skilled nursing facility in 1985. The skilled nursing home business was closed in July 2019 and the building is now vacant. The building contains 21,002 square feet. The site area is 3.08 acres or 134,165 square feet. The following description is based on the inspection of the property and discussions with ownership.

Improvements Description

Name of Property	Bethalto Care Center
General Property Type	Senior Housing
Property Sub Type	Skilled Nursing Facility
Competitive Property Class	B
Number of Buildings	One
Stories	One
Construction Class	C
Construction Type	Masonry
Construction Quality	Average
Condition	Fair
Gross Building Area (SF)	21,002
Land Area (SF)	134,165
Floor Area Ratio (GBA/Land SF)	0.16
Building Area Source	Public Records
Year Built	1985
Year Renovated	N/A
Actual Age (Yrs.)	37
Estimated Effective Age (Yrs.)	30
Estimated Economic Life (Yrs.)	60
Remaining Economic Life (Yrs.)	30
Number of Parking Spaces	62
Source of Parking Count	Inspection
Parking Type	Asphalt
Parking Spaces/Bed	0.6
Landscaping	Average

Construction Details

Foundation	Poured Concrete
Basement	None
Structural Frame	Concrete Block
Corridor	Eight foot wide
Exterior Walls	Brick
Windows	Single-hung horizontal sliding
Roof	Flat-type with gravel
HVAC	Central air and PTAC units
Heating	Central air and PTAC units
Air Conditioning	Central air and PTAC units
Sprinklers	Yes
Security	Yes
Call Systems	Yes
Care Stations	Yes

Unit Description

Interior Walls	Drywall
Floor Cover	Vinyl tile
Kitchen Equipment	Average
Laundry Facilities	Average
Bathroom Fixtures	Average
Garages	There is a separate garage used for maintenance.

Occupancy Status

The property was closed in July 2019. There are no residents in the building.

Improvements Analysis

The subject property is improved with a vacant skilled nursing home. The building is functional as a skilled nursing facility but has not been used since July 2019.

Quality and Condition

The improvements are of average quality construction and are in fair condition.

The quality of the subject is consistent with competing skilled nursing properties. Maintenance has been inferior to competing properties. Overall, the market appeal of the subject is consistent with competing properties.

Functional Utility

The improvements were adequately suited to the skilled nursing use. As nursing homes offer limited functional utility for alternative uses, it remains to be seen what the subject will be transitioned to or if it will simply be razed for another use. Based on the property inspection and consideration of the foregoing, there are believed to be material questions about functional obsolescence and future use of the property.

During the inspection we noticed that there were various leaks in the roof and we have estimated \$50,000 to repair. Deferred maintenance is identified based on the property inspection and discussions with ownership. The estimated cost to cure deferred maintenance is shown below.

Deferred Maintenance	
Item	Estimated Cost
Building	
Roof Repairs	\$50,000
Total	\$50,000

ADA Compliance

Based on the property inspection and information provided, there are no apparent ADA issues. However, ADA matters are beyond the scope of expertise of the assignment participants, and further study by an appropriately qualified professional would be recommended to assess ADA compliance.

Hazardous Substances

An environmental assessment report was not provided for review, and environmental issues are beyond the scope of expertise of the assignment participants. No hazardous substances were observed during the inspection of the improvements; however, detection of such substances is outside the scope of expertise of the assignment participants. Qualified professionals should be consulted. Unless otherwise stated, it is assumed no hazardous conditions exist on or near the subject.

Personal Property

The appraisal assignment is specifically focused on the value of the real property only. Items of personal property are excluded from consideration.

Conclusion of Improvements Analysis

In comparison to competitive properties in the market, the subject improvements are rated as follows:

Improvements Ratings	
Design and Appearance	Average
Age/Condition	Average
Room Sizes and Layouts	Average
Bathrooms	Average
Kitchens	Average
Landscaping	Average
Garages	Average
Unit Features	Average
Project Amenities	Average

Real Estate Taxes

Real estate tax assessments are administered by Madison County and are estimated by jurisdiction on a county basis for the subject. Real estate taxes in this state and jurisdiction represent ad valorem taxes, meaning a tax applied in proportion to value. Real estate taxes are based upon assessed value, which is meant to represent 33.33% of true value, that to be somewhat synonymous with market value. The gross tax rate is expressed in dollars of a hundred dollars of assessment. The current year real estate taxes have been paid. There are no past due taxes noted in this analysis.

Real estate taxes and assessments for the current tax year are shown in the following table.

Taxes and Assessments - 2021

Tax ID	Assessed Value			Taxes and Assessments		
	Land	Improvements	Total	Tax Rate	Taxes	Total
15-1-09-07-13-302-001	\$38,610	\$441,510	\$480,120	8.474756%	\$40,689	\$40,689

Assessor's Market Value

Tax ID	Land	Improvements	Total
15-1-09-07-13-302-001	\$115,830	\$1,324,530	\$1,440,360

Based on the concluded market value of the subject, the assessed value appears high and a reduction is likely if the real estate taxes are challenged.

Zoning Summary

Zoning Jurisdiction	City of Bethalto
Zoning Designation	RM
Description	Multiple-Family Residential
Legally Conforming?	Appears to be legally conforming
Zoning Change Likely?	No
Permitted Uses	Residential, schools, public administration, residential care

Category	Zoning Requirement	Existing Conditions
Minimum Lot Area	10,000 square feet	
Minimum Lot Width (Feet)	100 feet	
Minimum Lot Depth (Feet)	100 feet	
Minimum Setbacks (Feet)	25 feet from front, 10 feet from sides and rear	
Maximum Building Height	35 feet	

Source: City of Bethalto

According to the zoning office, the site is a legally conforming use.

Interpretation of zoning ordinances is beyond the scope of expertise of the assignment participants. An appropriately qualified land use attorney should be engaged if a determination of compliance is required.

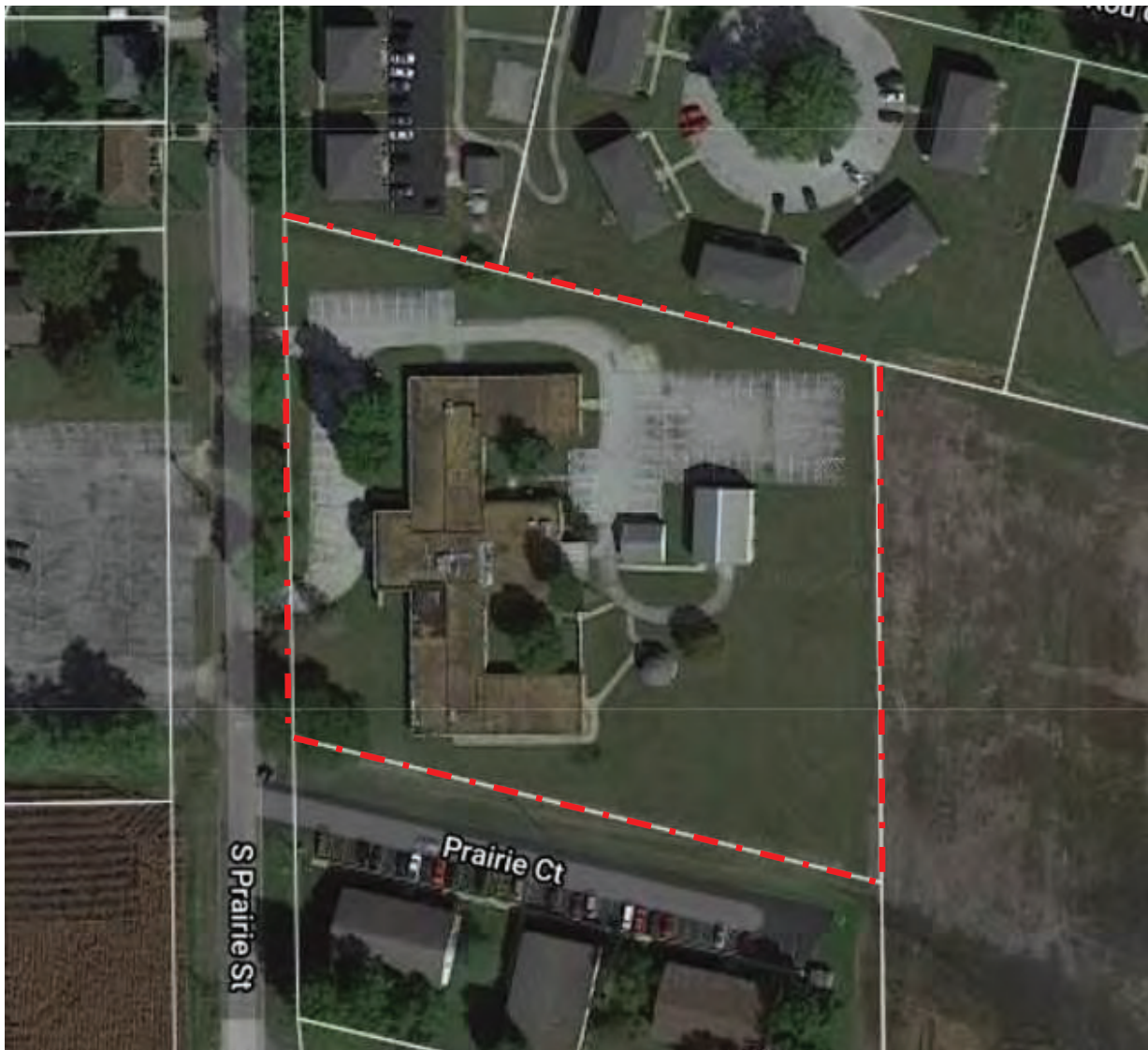
Easements, Encroachments and Restrictions

A current title report was not provided for review. There are no apparent easements, encroachments, or restrictions that would adversely affect value. This valuation assumes no adverse impacts from easements, encroachments, or restrictions, and further assumes that the subject has clear and marketable title.

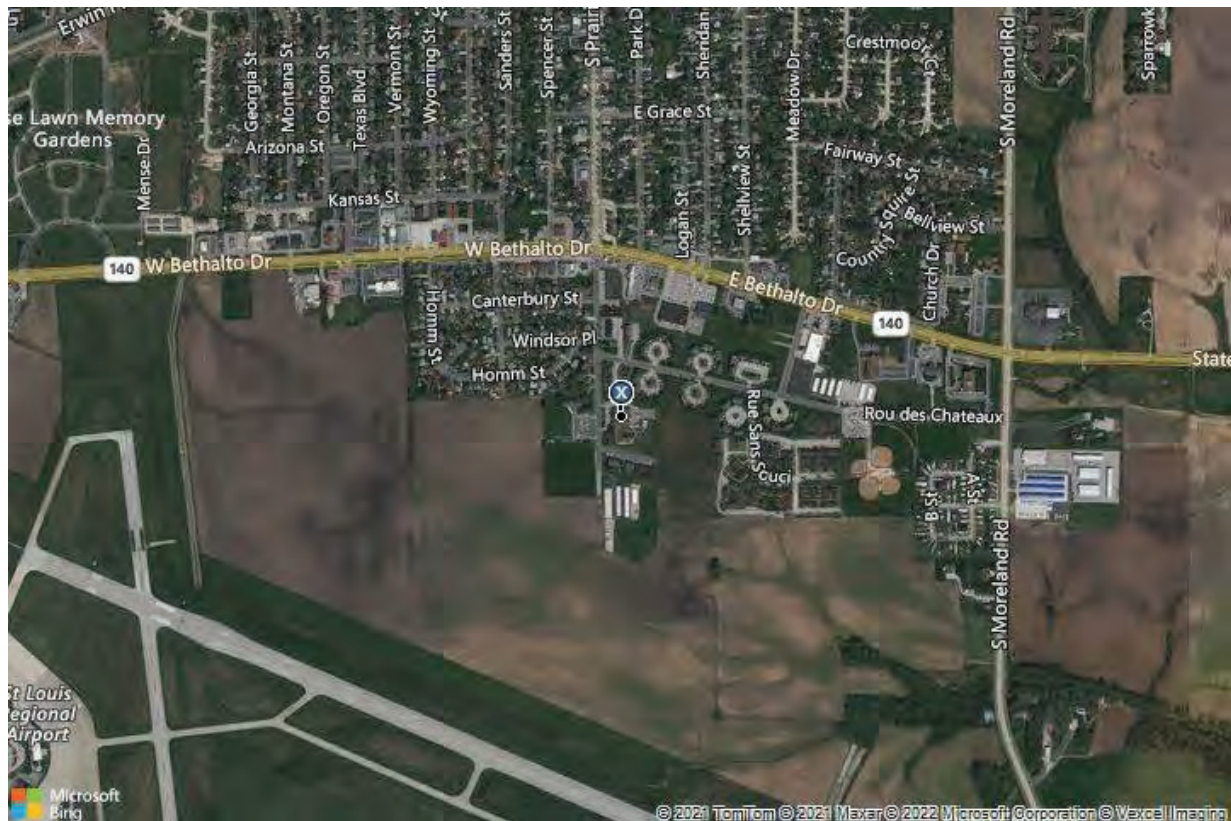
Conclusion of Site Analysis

Overall, the physical characteristics and the availability of utilities result in a functional site, suitable for a variety of uses including those permitted by zoning. Uses permitted by zoning include residential, schools, public administration, residential care. No other restrictions on development are apparent.

Parcel Outline

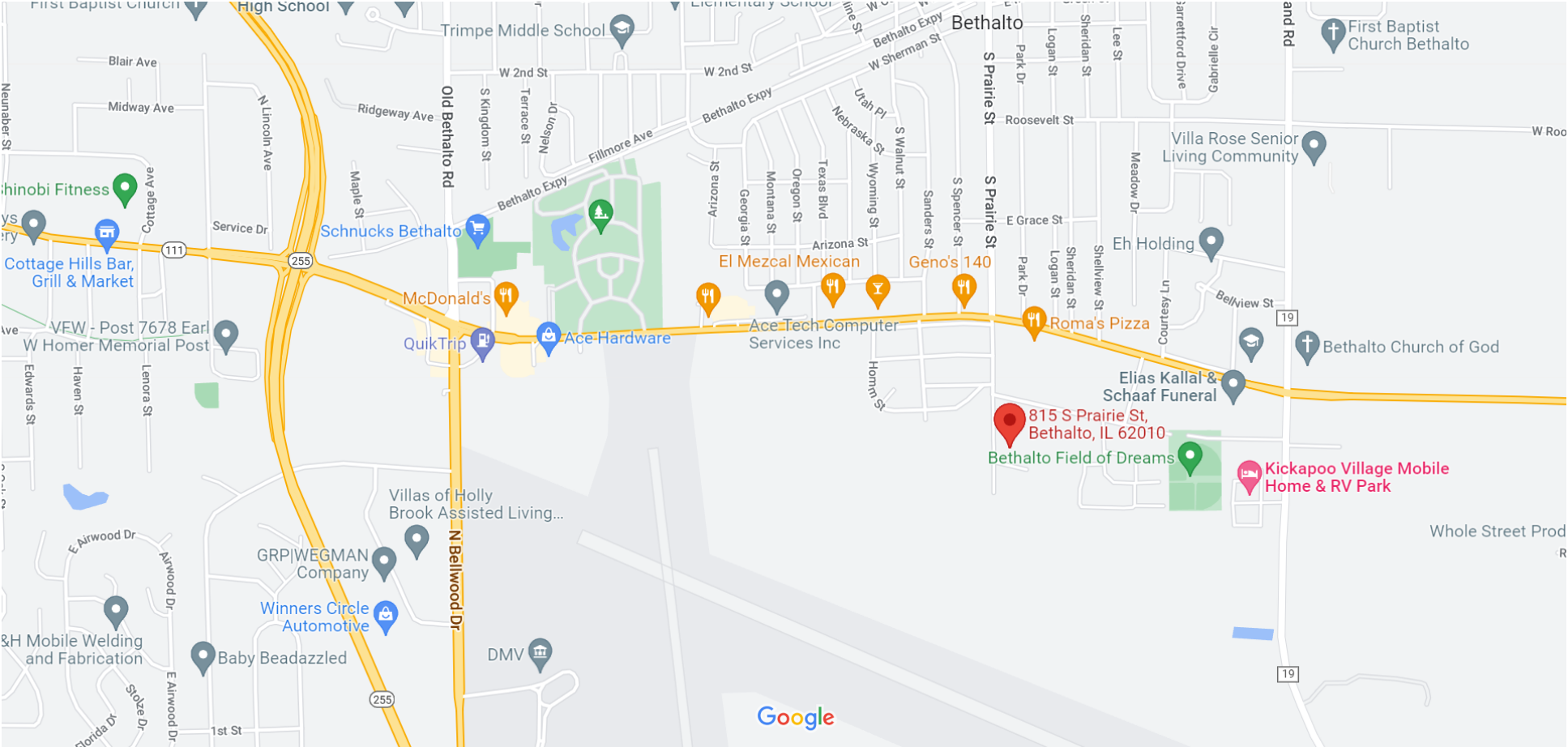


Surrounding Area Map



St. Louis
Regional
Airport

Microsoft
Bing



Schnucks Bethalto

McDonald's

QuikTrip

Ace Hardware

Ace Tech Computer Services Inc

El Mezcal Mexican

Geno's 140

Roma's Pizza

Elias Kallal & Schaaf Funeral

815 S Prairie St, Bethalto, IL 62010

Bethalto Field of Dreams

Kickapoo Village Mobile Home & RV Park

GRPIWEGMAN Company

Winners Circle Automotive

Baby Beadazzled

DMV

Villas of Holly Brook Assisted Living...

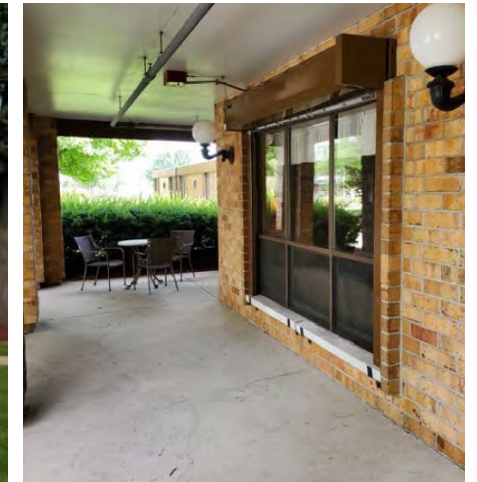
Villa Rose Senior Living Community

First Baptist Church Bethalto

Bethalto Church of God

Google

The Facility is located at 815 S Prairie Street, Bethalto, IL 62010, Madison County. It is a one-story nursing facility formerly licensed at the intermediate care level for 98 beds that was closed in July 2019. The building improvements with 21,274 square feet of gross building area, were constructed in 1975. The property is located on a 3.21-acre site.



Market Area Analysis

The property is located in Bethalto, Illinois, which is within the St. Louis, MO-IL Metropolitan Statistical Area (MSA). This MSA, situated at the convergence of the Missouri and Mississippi Rivers, comprises the following counties: Franklin, Jefferson, Lincoln, St. Charles, St. François, St. Louis, the City of St. Louis, Warren, and Washington in Missouri, and Bond, Calhoun, Clinton, Jersey, Macoupin, Madison, Monroe, and St. Clair located in Illinois. The Illinois portion is referred to as the Metro-East.

The Illinois Department of Commerce and Economic Opportunity considers a nine-county area, which it identifies as “Southwest Illinois,” to be a region of interrelated and interdependent economies and employment opportunities. This “Southwest Illinois” demographic aligns closely with the Metro East portion of the St. Louis MSA, except that it excludes Macoupin County and includes Washington County.

Property Taxes

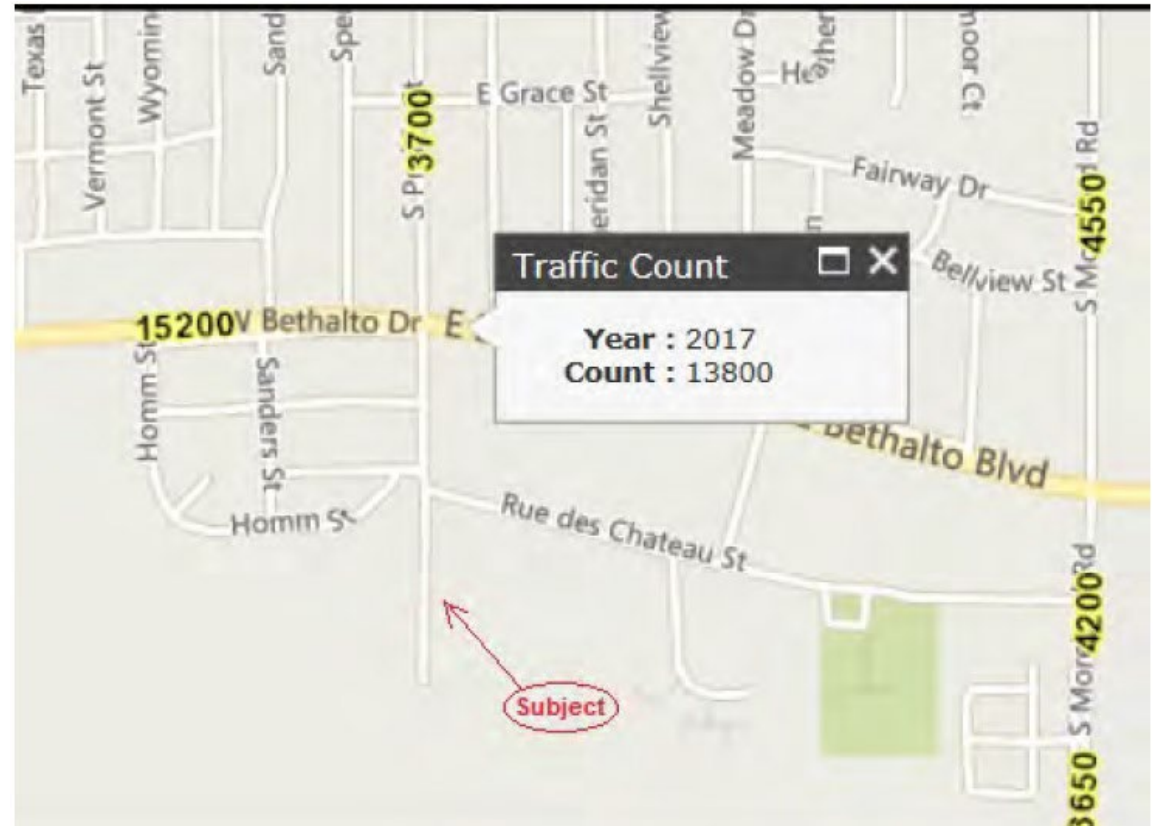
Real Estate Assessment and Taxes					
Tax ID	Land	Improvements	Total Assessment	Tax Rate	Taxes
15-1-09-07-13-302-001	\$36,960	\$422,670	\$459,630	\$8.60	\$39,520

Real Estate Assessment Analysis					
Tax ID	Per SF GBA	Per Acre	Total Assessment	Equalization Ratio	Implied Value
15-1-09-07-13-302-001	\$21.61	\$143,011	\$459,630	33.33%	\$1,379,028

Property Location – Traffic Count



2



5

Bethalto Population Trends

Population Trends

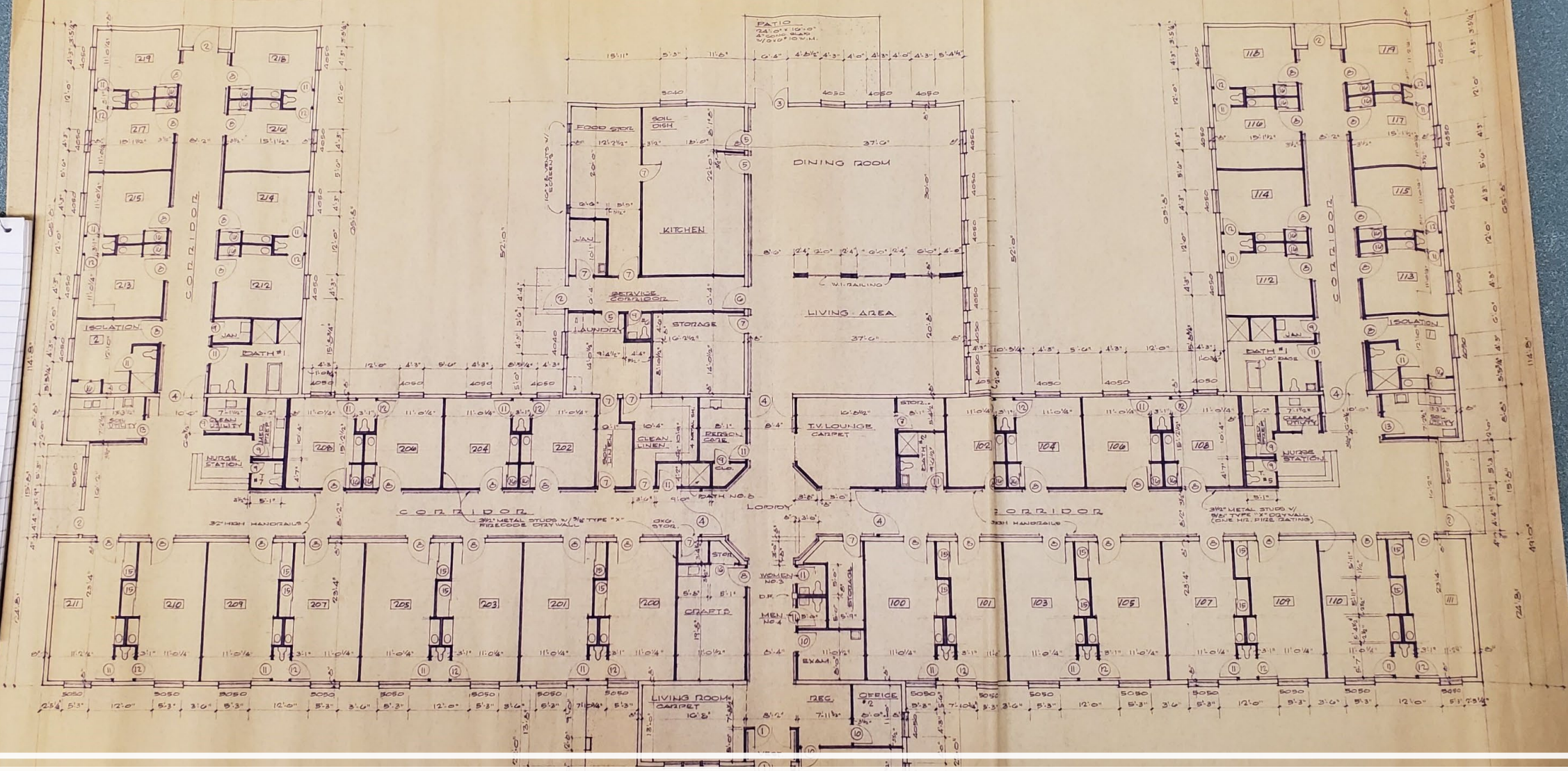
Geography	2010 Census	Population Estimates		Compound Annual Change	
		2018	2023	2010-2018	2018-2023
Illinois	12,830,632	12,970,153	13,034,049	0.14%	0.10%
SW Illinois	704,091	700,973	697,062	-0.06%	-0.11%
Madison County	269,282	269,152	269,065	-0.01%	-0.01%
Bethalto	9,521	9,395	9,350	-0.17%	-0.10%
Rosewood Heights	4,087	4,023	3,984	-0.20%	-0.19%

Source: Illinois Dept. of Commerce & Economic Opportunity



Facts

- Detached storage buildings.
- Single car wood frame garage utilized as repair/maintenance.
- Free standing metal clad barn building used for storage.
- Property located FEMA flood Zone C – not classified as flood hazard area.
- Sixty parking spaces.
- 2019 Real Estate Taxes \$40,418.



Building Floor Plan

FLOOR PLAN
SCALE 1/8" = 1'-0"



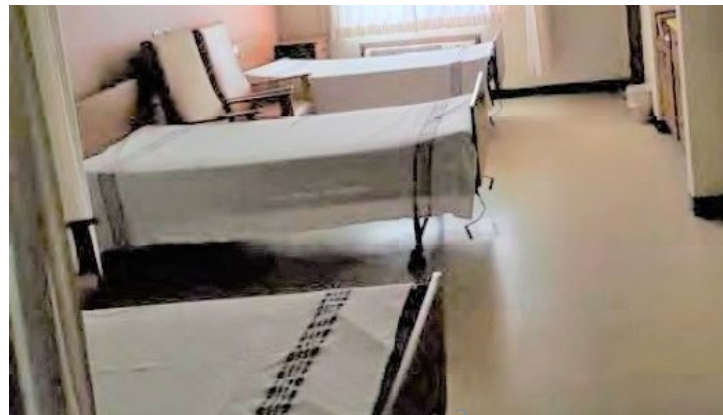
PROPOSED SYSTEMS FOR
METHUEN CENTER
SCALE: _____
DATE: 8-20-74
BY: J. E. CAHILL
REVISED: 1-30-75
BUILDERS DESIGN SERVICE
POST OFFICE BOX 111
EDWARDSVILLE, ILLINOIS
PLAN NO. 74-25
REV. 3.0-75
8

Support Rooms – Fully Equipped



- Lobby/Sitting Area
- Administrators Office
- Reception/Bookkeepers Office
- Living Room
- Dining Area
- Electronics Office
- Examination Office
- Activities Room

Patient Rooms



- Personal Care Room
- Storage Room
- (2) Patient Isolation Rooms – (1 bed each)
- (31) Patient Rooms (2 beds each)-
Armchairs/Nightstands/Sinks and Toilets
- (7) Patient Rooms (3 beds each) –
Armchairs/Nightstands/Sinks and Toilets

Patient Rooms - continued



- Personal Care Room
- Storage Room
- (2) Patient Isolation Rooms – (1 bed each)
- (31) Patient Rooms (2 beds each)-
Armchairs/Nightstands/Sinks and Toilets
- (7) Patient Rooms (3 beds each) –
Armchairs/Nightstands/Sinks and Toilets
- (2) Nurses Stations – North and South
- (2) Shower Rooms – North and South

Medical Contents Included:

(Valued at \$25,000-\$30,000)

- 88 Patient Beds
- Walkers
- Walking Canes
- Invacare Recliners
- Extensive Beneficia Rock and Go Wheelchairs
- Invacare Patient Lifts
- Adjustable bedside tables
- Invacare Oxygen Concentrators
- Nebulizers