

Cook County Assessor's Office: 2019 North Triad Assessment

Maine Commercial/Industrial Assessment Narrative

May 7, 2019



Executive Summary

- This is the township-level report detailing our methods and performance statistics for the commercial/industrial re-assessment of Maine township.
- The CCAO is confident that this report is an in-depth and professionally researched view of commercial/industrial properties. The CCAO is committed to continuing this reporting as we progress through the 2019 North Triad.
- Assessed values of commercial properties have risen significantly in Maine Township.
- The most powerful driver of the increased values is a reduction of cap rates used in the 2019 North Triad Assessment. For example, the capitalization rate used in 2016 was 10.75% for apartments while the rate in 2019 is 6%. Several industry sources were used to determine 2019 cap rates including CoStar, Trepp, CBRE, Cushman & Wakefield and others.
- Rents are generally higher in 2019 than rents used in the assessment process in 2016, which generates additional increases in market value resulting in comparable increases in assessed value.
- The remainder of this report provides significant detail for each property class, far more detail than has been previously provided. The CCAO is committed to transparency in all that we do and the detail provided here is a result of that commitment.

Assessment Methodology – Mass Appraisal

- The assessment process strives for uniformity of valuation across properties of similar size, vintage, location, and quality.
- The assessment process does not attempt to perform appraisals on individual properties. Instead, it performs valuations across groups of properties. The assessment process looks to the market for current rent levels, rather than historical rent levels that an individual property might experience.
- In a similar fashion, the assessment process looks to the market for current vacancy and expense levels. The market rents are adjusted, up or down, for variations in size, vintage, location, and quality.
- Using the adjusted rents and the average vacancy and expense levels, a net income is generated for each commercial property.

Assessment Methodology – Data Sources

- The Cook County Assessor’s Office (CCAO) was diligent in utilizing multiple sources of professional information to determine market values and, by extension, assessed values, for the commercial properties in Maine Township.
- For years, the CCAO has used CoStar, a leading source of commercial property rents and sales information. In 2019 the CCAO added Trepp to its tools for research. Trepp is the national leading aggregator of information for loans supporting commercial mortgage backed securities (CMBS). CMBS is one of the most important financing platforms for commercial real estate and every borrower is required to submit quarterly financial reports to its CMBS servicer.
- In addition to CoStar and Trepp, the CCAO used reports by other leading firms including CBRE, Cushman & Wakefield and others, and researched the websites for many of the properties to determine rents and property characteristics.
- Finally, the CCAO requested other market participants, including local brokers and appraisers, to share insights on current market rents, occupancy levels, and capitalization rates (a.k.a. cap rates).

Assessment Methodology – Net Operating Income

The calculated net income for each property is divided by the capitalization rate, determined as the average rate in the market for that group of similar properties.

Apartments are then assessed at *10% of market value* while commercial properties are assessed at *25% of market value* pursuant to County Ordinance.

- Property revenues are calculated based on market rent per square foot for commercial/retail/office/industrial properties and per unit for apartment properties.
- Our analysis also includes secondary income such as parking income, reimbursements, escalations, etc.
- Property operating expenses (including real estate taxes) are calculated based on age, condition, grade, and location.
- Vacancy is calculated by property use type.

Assessment Methodology – Capitalization Rates

- The capitalization rates shown in this summary are ***unloaded cap rates*** (capitalizes net income after a deduction for real estate taxes paid) which is the cap rate most consistent with general real estate market analysis.
- For example, a property with \$100,000 of net income and a 9.25% capitalization rate generates a value of \$1,081,081 while a 6% capitalization rate generates a value of \$1,666,667, a 54% increase.

The CCAO primarily uses an income approach – capitalization of after-tax property net income using external authoritative reference for cap rates. Minimal, selective use of sales data is used and every property use type is analyzed.

2019 Maine Township Overview

- The Maine Township commercial/industrial population of properties consists of 1278 separate properties. These properties range from apartment buildings with as few as seven units to as many as 504 units; from individual storefront retail to high-rise mixed use.
- Some of the new commercial construction includes three gas stations, an assisted living community (The Sheridan), a Holiday Inn Express, a car wash, and the Ellison Apartments.
- See the following slide for a breakdown of property types.

Maine Assessed Values	Previous 2018 Assessed Value	2019 Assessed Value	% Increase
Industrial/Commercial	\$466,109,679	\$875,652,772	87.86%
Residential	\$1,193,960,345	\$1,453,733,830	21.75%
Total	\$1,660,070,024	\$2,329,386,602	40.31%

2019 Maine Township Overview

Property Type	2019 parcels
Apartments	148
Office	360
Commercial/Retail	559
Industrial	211

Notes on broader trends seen in the 2019 Maine re-assessment:

- Apartments in the area continue to be in stable condition.
- Commercial is seeing new development but all are still under construction with estimated dates of occupancy within the year.
- Large older industrial properties are being demolished and newer construction is put in place but not necessarily replaced with new industrial buildings.

2019 Maine Township Trends

Property Type	Median Rent	Vacancy
Apartments	\$1,222.50/ unit	7%
Offices	\$18.00/sq. ft.	12%
Retail	\$20.00/sq. ft.	5%
Restaurants	\$25.00/sq. ft.	5%
Industrial	\$5.51/sq. ft.	5%

- Sources for rent on apartments are CoStar as well as various apartments websites such as apartments.com, hotpads.com, trulia.com, etc. Sources for rent on other properties are CoStar, Loopnet, local papers, CityFeet, Showcase, and realtor websites.
- Rents are per unit for apartments and per square foot for properties with commercial/retail. Rents range from studio to 4 bedrooms. Most properties are rent per square foot. Motels/hotels are per room/night and nursing homes are per bed
- Sources for market vacancy rates are CoStar and Trepp.
- A full listing of market rents is listed in Appendix A.

2019 Maine Township Cap Rates

Property Type	2016 Cap Rate	2019 Cap Rate
Apartments	11.55%	6.5%
Retail	9.00%	8.5%
Industrial	9.00%	8.5%
Offices	9.00%	8.5%
Restaurant	9.00%	7.50%

- The cap rate for each property type was determined using market data for each property type.
- The cap rates ranged from a low of 6.50% to a high of 8.50% driven by the independent determination process for each property type.
- A full listing of cap rates for property types is in Appendix B.

2019 – 2016 Maine Township Snapshot

2019 Assessment					2016 Assessment			Change 2019 vs. 2016		
	Parcel Count	Median NOI	Median Cap Rate	Median Assessed Value	Median NOI	Median Cap Rate	Median Assessed Value	Median NOI	Median Assessed Value	Average Annualized Assessed Value
Apartments	148	\$104,585	6.50%	\$138,826	\$109,668	11.55%	\$49,405	-5%	-43.72%	181%
Offices	360	\$228,853	8.50%	\$550,816	\$276,466	12.25%	\$449,152	-17%	23%	7%
Commercial /Retail	559	\$137,322	8.08%	\$348,261	\$95,068	11.17%	\$200,897	44%	73%	20%
Industrial	211	\$121,418	8.50%	\$381,341	\$128,971	9.00%	\$343,053	-6%	11%	4%

Maine Assessed I/C Value	Previous Assessed Value	2019	% Increase
	\$466,109,679	\$875,652,772	87.86%

NOI is net operating income. It is the income generated after vacancy, collections, and expenses are subtracted from the properties' potential gross income.

The above information compares the assessment analysis factors for 2016 and for 2019.

Conclusions – 2019 Maine Township

- The CCAO is involved in a years-long effort to improve the quality of its assessments.
- First, we continue to build our ability to model and detect increasingly fine patterns in our data.
- Second, and perhaps more importantly, we are working to improve the accuracy, timeliness, and granularity of our data and better identify these more granular, difficult-to-observe features.
- The CCAO will release its models and code in 2019 once the full assessment period is complete which will allow others to check its work.

Appendix A – Median Rents and Vacancy for 2019 Maine Township

Property Type	Median Rent	Vacancy
Apartment	\$1,222.50	7.0%
Bank	\$32.25	5.00%
Car Wash	\$13.50	5.00%
Fast Food	\$25.00	5.00%
Industrial	\$5.51	5.00%
Medical Office	\$18.00	10.00%
Motel	\$121/room/night	25.00%
Nursing Home	\$300/bed/day	10.00%

Property Type	Median Rent	Vacancy
Office (NNN*)	\$18.00	12.00%
Other Retail	\$20.00	5.00%
Restaurant	\$25.00	5.00%
Retail Strip	\$20.00	8%
Self Storage	\$12.00	5%
Shopping Centers	\$14.58	16%
Supermarket	\$12.10	5%
Svc Garage	\$12.75	5%

* NNN stands for triple net. A triple net lease is when the tenant pays for expenses and taxes.

Appendix B – Cap Rate Tables for 2016 and 2019 Maine Township

Property Type	2016 Cap Rate	2019 Cap Rate	Property Type	2016 Cap Rate	2019 Cap Rate
Apartment	11.55%	6.50%	Office (NNN)*	9.00%	8.50%
Bank	9.00%	6.50%	Other Retail	9.00%	8.50%
Car Wash	9.00%	7.00%	Restaurant	9.00%	7.50%
Fast Food	9.00%	6.50%	Retail Strip	9%	8.50%
Industrial	9.00%	8.50%	Self Storage	16%	6.50%
Medical Office (NNN)*	9.00%	8.00%	Shopping Centers	9%	7.25%
Motel	16.00%	8.00%	Supermarket	9%	6.50%

* NNN stands for triple net. A triple net lease is when the tenant pays for expenses and taxes.

Appendix C – Total Assessed Value for Maine Township Residential and Commercial

Maine Assessed Values	Previous 2018 Assessed Value	2019 Assessed Value	% Increase
Industrial/Commercial	\$466,109,679	\$875,652,772	87.86%
Residential	\$1,193,960,345	\$1,453,733,830	21.75%
Total	\$1,660,070,024	\$2,329,386,602	40.31%

Classes included in residential above: 2-02, 2-03, 2-04, 2-05, 2-06, 2-07, 2-08, 2-09, 2-10, 2-11 apartments (less than six), 2-12, 2-34, 2-78, 2-95, 2-99 and any residential side lots (2-41) or standalone garages (2-01) on separate pins. Note that the numbers above include additional classes not included in the numbers on slide 3 and slides 11-13.

Commercial classes include 1, 3, 4, 5, 6, 7, and 9.