

Cook County Assessor's Office: 2019 North Triad Assessment

Norwood Park Commercial/Industrial Assessment Narrative

August 9, 2019

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Executive Summary

This is the current CCAO's re-posted report on its methods and performance statistics for Norwood Park township. This report is being re-posted on to provide median cap rates for 2019 and provide additional clarification of assessment methods. In addition, the report has been reformatted to match the other commercial reports, and a typo was corrected on Slide 7.

The CCAO is confident that the 2019 research is an in-depth and professionally researched view of commercial/industrial properties. The CCAO is committed to continuing this research as we progress through the 2019 North Triad.

Assessed values of commercial properties have risen significantly in Norwood Park with apartments rising on average by 76% from the 2016 assessment and other property classes rising by lower percentages.

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 for apartments was 9.25% in 2016, and 6.0% in 2019. 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 Norwood Park 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, and 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 cap 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.

The cap rates used are the typical cap rates for a property of average investment attractiveness.

The actual cap rate used in assessment of a property will be higher or lower depending on whether the property is above or below investment attractiveness in this community.

A higher cap rate is used on properties with lower investment attractiveness while a lower cap rate is used for properties with higher investment attractiveness.

2019 Norwood Park Overview

The Norwood Park Township commercial/industrial population of properties consists of 234 separate properties, with a range of property types from apartment buildings as small as seven units to as large as 218 units, from individual store front retail properties to the Harlem Irving Plaza. The community has good demand by tenants for all its commercial/retail properties and is an attractive community for real estate investors due to the stability of the community and the buying power of the community to support commercial uses.

See the following slide for a breakdown of property types.

Assessed Values	Previous 2018 Assessed Value	2019 Assessed Value	% Increase
Industrial/Commercial	\$88,432,776	\$163,482,400	84.87%
Residential	\$235,686,252	\$298,153,659	26.50%
Total	\$324,119,028	\$461,636,059	42.43%

2019 Norwood Park Township Overview

Property Type	2019 parcels
Apartments	70
Office	160
Commercial/Retail	50
Industrial	54

Notes on Broader Trends seen in the Norwood Park Reassessment:

- There has been no new construction of apartments, offices, or industrial parcels. Apartments in the area continue to be in stable condition.
- There are four new commercial/retail construction parcels: a new restaurant, a furniture store, a mattress store, and a bank. Many older restaurants are being re-purposed or renovated into newer restaurants.
- This is a small industrial township with only 54 industrial properties, some of which are being repurposed for other uses. There has been some remodeling of small/medium properties, and large properties are being demolished and converted into commercial/retail space.

2019 Norwood Park Township Trends

Property Type	Median Rent	Median Vacancy
Apartments	\$1025/unit	5.00%
Apartment/Retail	\$931//15.09sq.ft.	8.00%
Condo Apt. Rentals	\$17/sq.ft.	5.00%
Industrial	\$6/sq.ft.	5.00%

- 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 Norwood Park Township Cap Rates

Property Type	2016 Cap Rate	2019 Median Cap Rate
Apartments	9.25%	6.0%
Retail	9.00%	8.50%
Industrial	9.00%	9.58%
Offices	9.00%	8.00%
Restaurant	9.00%	6.50%

- The cap rate for each property type was determined independently from the other property types, but a similar process was used throughout.
- The cap rates ranged from a low of 6.00% 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 Norwood Park Township Snapshot

2019 Assessment					2016 Assessment			Change 2019 vs. 2016		
	Parcel Count	Median NOI	Median Cap Rate	Median Assessed Value	Median NOI	Cap Rate*	Median Assessed Value	Median NOI	Median Assessed Value	Median Annualized Assessed Value
Apartments	70	\$79,433	9.00%	\$ 88,259	\$71,374	11.36%	\$57,335	11%	54%	15%
Offices	32	\$65,745	8.20%	\$173,018	\$87,351	12.75%	\$165,108	-25%	5%	2%
Commercial /Retail	157	\$136,965	7.79%	\$422,130	\$101,699	11.15%	\$216,401	35%	95%	25%
Industrial	53	\$72,682	9.58%	\$186,365	\$75,451	9.00%	\$209,590	-4%	-11%	-4%

Norwood Park Assessed I/C Value	Previous 2018 Assessed Value	2019 Assessed Value	% Increase
Industrial/Commercial	\$88,432,776	\$163,482,400	84.87%

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

* It is unknown whether 2016 cap rates are medians or averages.

Conclusions – 2019 Norwood Park 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 Norwood Park Township

Property Type	Median Rent	Median Vacancy
Apartment	\$1025/unit	5.00%
Bank	\$35/sq.ft.	5.00%
Car Wash	\$16.60/sq.ft.	5.00%
Fast Food	\$23.75/sq.ft.	5.00%
Industrial	\$6/sq.ft.	5.00%
Medical Office NNN	\$14.40/sq.ft.	5.00%
Mixed Use	\$16.00	6.00%
Motel	\$67.50/room/night	42.00%
Nursing Home	\$240/room/day	5.00%

Property Type	Median Rent	Median Vacancy
Office NNN	\$14.40/sq.ft.	5.00%
Other Retail	\$18/sq.ft.	6.00%
Restaurant	\$13.77/sq.ft.	5.00%
Retail Strip	\$15.12/sq.ft.	6.00%
Self Storage	\$11.00/sq.ft.	5.00%
Shopping Centers	\$11/sq.ft.	5.00%
Supermarket	\$10.32/sq.ft.	5.00%
Svc Garage	\$20.40/sq.ft.	5.00%
Theater	\$20.40/sq.ft.	5.00%

Appendix B – Cap Rate Tables for 2016 and 2019 Norwood Park Township

Property Type	2016 Cap Rate	2019 Median Cap Rate	Property Type	2016 Cap Rate	2016 Cap Rate	2019 Median Cap Rate
Apartment	11.90%	9.00%	Office MG	9.00%	7.50%	5.00%
Apartment/Retail	11.90%	9.00%	Office NNN	9.00%	8.50%	5.00%
Bank	8.50%	6.50%	Other Retail	9.00%	8.00%	5.70%
Car Wash	8.50%	7.00%	Restaurant	9.00%	6.50%	5.00%
Condo apt	11.90%	9.00%	Retail Strip	9.00%	8.50%	6.00%
Fast Food	9.00%	6.50%	Self Storage	14.75%	7.00%	5.00%
Industrial	9.00%	9.38%	Shopping Centers	8.50%	7.50%	5.00%
Large Retail	9.00%	7.50%	Store/Office	9.00%	9%	5.00%
Medical Office NNN	9.00%	8.00%	Supermarket	8.50%	6.00%	5.00%
Mixed Use	9.00%	7.50%	Svc Garage	9.00%	7.00%	5.00%
Motel	14.25%	9.00%	Theater	8.50%	7.75%	5.00%
Nursing Home	13.75%	8.50%				

Appendix C – Total Assessed Value for Norwood Park Township Residential and Commercial

Assessed Values	Previous 2018 Assessed Value	2019 Assessed Value	% Increase
Industrial/Commercial	\$88,432,776	\$163,482,400	84.87%
Residential	\$235,686,252	\$298,153,659	26.50%
Total	\$324,119,028	\$461,636,059	42.43%

- 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 of fewer than six units), 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.