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Specialists in
Gatineau Valley Real Estate
Telephone: 827-0621
Office located on #11 Highway
One mile north of LARRIMAC

APPRAISAL REPORT

of the buildings and other structures
located on the property of the
Gatineau Yacht Club.

This property being two islands in
the Gatineau River at Gleneagle,
West Hull, Quebec.

TOTAL REPLACEMENT VALUE \$19,500.00
TOTAL DEPRECIATED VALUE \$12,150.00

**F. E. Macintyre, B.Sc.,
Real Estate Broker
Appraiser**



Yacht Club as seen from the mainland across the boom.



Front of club house from the western corner of the porch.



Back of club house as seen from cleared area from end of boom.



North East side of club house showing rear entrance to kitchen.



Main room of club house with front door on left, office to left of fireplace and kitchen to right of fire place.



Managers office just east of club house.



Girls changing house.



Boys changing house.



Pump house.



Pram and Laser Dock and Rack.

PURPOSE

The purpose of this appraisal is to establish the replacement value and the depreciated value of all the buildings on the Yacht Club property. The reason for this appraisal is to assist the Yacht Club in long range planning and in insuring the present structures.

DESCRIPTION AND VALUE

All of the buildings are located on the larger of the two islands which are located in the Gattineau River at the end of the Gleneagle Road. Access to the island is by way of the municipal road to the shore line and then by way of a string of boom logs which has been provided by the Gattineau Boom Company and decked by the Yacht Club. The island and the access are seen on page 3.

It should be noted that the values herein estimated are not to be taken as market values. The club house is a special purpose building and worth more to the club than it would be to most other buyers on the open market. The small out buildings would add little or no value to the total property if the property were sold. The market value of the buildings would therefore be somewhat less than the total depreciated value of the buildings.

Club House

The Club House as seen on pages 3, 4 and 5 is basically a 40 year old cottage. It is a standard frame cottage with white pine siding, black trim, asphalt shingle roof and enclosed foundation. It is supported by rocks, blocks and posts to bed-rock. Interior bedroom walls have been removed in order to make one large room. The ceiling and roof are now supported by a central post and beams which were installed to replace the function of the bearing walls. This main room is 24' x 24', has plywood walls and ceiling, a painted pine floor and a brick fireplace

A 10' x 14' Club Office has a door beside the fireplace and on the other side of the fireplace is a 10' x 13' kitchen and snack bar area. There is a small 10' x 12' screen porch on the south side of the Club House with a corridor leading to a storage area and two toilets.

On the front, or north side, of the Club House overlooking the River is a large 24' x 24' open deck plus a 14' diameter octagon deck projecting from it at the northwestern corner.

The property has been maintained in fairly good condition.

The total floor area of the Club House is 1,125 sq.ft. and would have a Replacement Value including the interior plumbing and electrical work of approximately \$11.00 a sq.ft. or \$12,375.00

The deck as seen on page 3 and including rails would have a Replacement Value of approximately \$3.40 a sq.ft. or \$ 2,470.00

Therefore Total Replacement Value of the Main Lodge, and this does not include the septic tank, weeping bed or water supply system, is estimated to be approximately \$14,845.00 Rounded to \$15,000.00

While there have been many renovations and additions, some of them well done and some not very well done, it is thought that the effective aging of the main building is about 30 years. The Depreciation of this portion is thought to be about 40% so that the present value of the main building is 60% of \$12,375.00 or \$ 7,400.00

The deck, which is quite new, is subject to rapid aging and is thought to have a present Depreciation Value of \$ 1,600.00 Therefore, the present Depreciated Value of the Club House plus deck is approximately..... \$ 9,000.00

Office

The office, being a separate 10'4" x 8'4" building has a floor area of 85 sq.ft. It is a very elementary unlined, featheredge cabin with rolled roofing and an electrical connection to the Main Lodge. Its Reproduction Value would be..... \$ 700.00 Its Depreciated Value is approximately \$ 400.00

Pump House

This building as seen on page 7, is about the same size as the office, but is in relatively poor shape and not well maintained. It has a Replacement Value of \$ 700.00 A Depreciated Value of..... \$ 300.00

Mens Changing Room

This building, as seen at the bottom of page 6, is 12'2" x 16' and has a floor area of 196 sq.ft. It is constructed of plank walls, a rolled roofing cover and has an 8' x 12' open deck in front. There is a toilet and basin in one corner. The Replacement Value of this building is approximately..... \$ 1,800.00 Its Depreciated Value, being somewhat newer than the other structures is estimated to be \$ 1,500.00

Girls Changing Room

This building, as seen at the top of page 6, has a floor area of 116 sq.ft. and has a Replacement Value of approximately..... \$ 1,100.00
It is considered to be about 30% Depreciated so that its present value is approximately..... \$ 750.00

Laser Cabin

The new Laser Cabin, being 5' x 5' in size, is thought to have a Replacement Value of \$ 200.00
Being new its Depreciated Value is \$ 200.00

The value of the docks has not been evaluated.

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TOTAL DEPRECIATED VALUE\$12,150.00