

# MARKS & WEINBERG, P.C.

## Ardmor Vending Co. v. Kim, 205 B.R. 238 (1997).

Creditors argue that the best valuation method would be to take the business as a whole rather than attempt to separately value the lease and equipment and that when the two were taken together as a package, there was value in excess of their claims. The court ruled that the trial court was not in error to value the equipment and lease separately. Furthermore, the court found that the methodology of the creditors expert was inadequate. The expert valued the leasehold interest based on past sales but did not disclose the buyer, seller, and exact location of the previous sales. Also, the estimates on the equipment value were based only upon the expert's understanding of what they would draw if there were public sales and not upon comparable sales.

