

IMPROVEMENT ANALYSIS

Exterior and interior photographs of the subject are included at the end of this section. Building elements are included below:

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| BUILDING AREA | 56,292 square feet |
| OFFICE | 1,353 square feet or 2.40% of the GBA; |
| FLOOR SYSTEM | Concrete slab |
| YEAR BUILT | 1965/1968/1969 |
| EXTERIOR WALLS | Concrete block with brick around the office area |
| STRUCTURAL FRAME | Masonry |
| ROOF | Tar and gravel over concrete deck |
| INTERIOR WALLS | Combination of wood panel and painted drywall in the office. Concrete block in the warehouse. |
| INTERIOR FLOORING | Combination of and asphalt tile in the office. Finished concrete in the warehouse. |
| CEILINGS | Acoustic ceiling tiles in the office; Exposed concrete rafters in the warehouse. |
| WINDOWS | Single hung aluminum frame windows in the office portion. |
| LIGHTING | Recessed fluorescent lighting in the office and ceiling mounted fluorescent lighting in the warehouse |
| CEILING HEIGHT | 8 feet in the office; 15 Feet in the warehouse |
| HVAC | Full HVAC in the office area; Warehouse area is heated by gas space heaters. |
| PLUMBING/ELECTRICAL | Standard for this type of facility |
| SPRINKERS | Yes – a wet sprinkler system |
| RESTROOMS | One men's and one women's |
| DOCK HIGH/DRIVE-IN DOORS | 5 dock high doors and 0 drive-in doors. |

SITE IMPROVEMENTS

- Concrete paved parking area with 9 striped parking spaces at the front of the building plus room for an additional 3 vehicles in this area.
- Concrete paving in front of the dock high doors.
- Combination of a gravel and grass parking lot located at the northwest portion of the site that has room for approximately 13 vehicles.
- 7 foot high barbed wire chain link fence surrounding the gravel parking lot and a portion of the rear of the building.

DEFERRED MAINTENANCE

Deferred maintenance items are those items that need to be repaired immediately. Since the current owner acquired the property in December 2013, they have spent approximately \$105,000 on repairs and maintenance of the building improvements. This included repairs to the existing roof, repairs to the dock high doors, repainting the exterior of the building, interior lighting in the warehouse, and some minor repairs to the concrete block at the exterior of the building.