



SKETCH CALCULATIONS		
Misc. Area		
STORAGE AREA	2400.0	
SMALL STORAGE 2	600.0	
Total Misc. Area	3200.0	
Garage Area		
SMALL STORAGE	600.0	
Total Garage Area	800.0	
Storage Area		
MAIN WAREHOUSE	6000.0	
Total Storage Area	6000.0	
Building Area		
MAIN BUILDING	19825.0	
Total Building Area	19826.0	

EXECUTIVE SUMMARY

PROPERTY LOCATION 4653 S. Battlefield Boulevard,
Chesapeake, VA 23322

SUBJECT PROPERTY TYPE Showroom/Storage Facility

LEGAL DESCRIPTION Metes and bounds as found in Deed
Book 3269 at Page 115, less taking
in Deed Book 4971 at Page 524,
Chesapeake, Virginia

OWNER OF RECORD Bage Industrials, Inc.

REPORT FORMAT Commercial Appraisal Report

APPRAISAL INCLUDES Land & Improvements

PROPERTY RIGHTS APPRAISED Fee Simple Interest

EFFECTIVE DATE OF APPRAISAL January 28, 2014

LAND SIZE 13.591 +/- Acres

	Building 1	Building 2	Building 3	Building 4	Building 5
BUILDING AREA	19,825	6,000	2,400	800	800
GROSS AMOUNT					
CONDITION	Average	Average	Average	Average	Average
AGE/YEARS	45	39	14	12	12

FLOOD ZONE Flood Hazard Zone "X & AE"

ESTIMATED EXPOSURE TIME 6 to 18 Months

ESTIMATED MARKETING TIME 6 to 18 Months

ZONING A-1 (Agricultural District)

HIGHEST & BEST USE Current Use