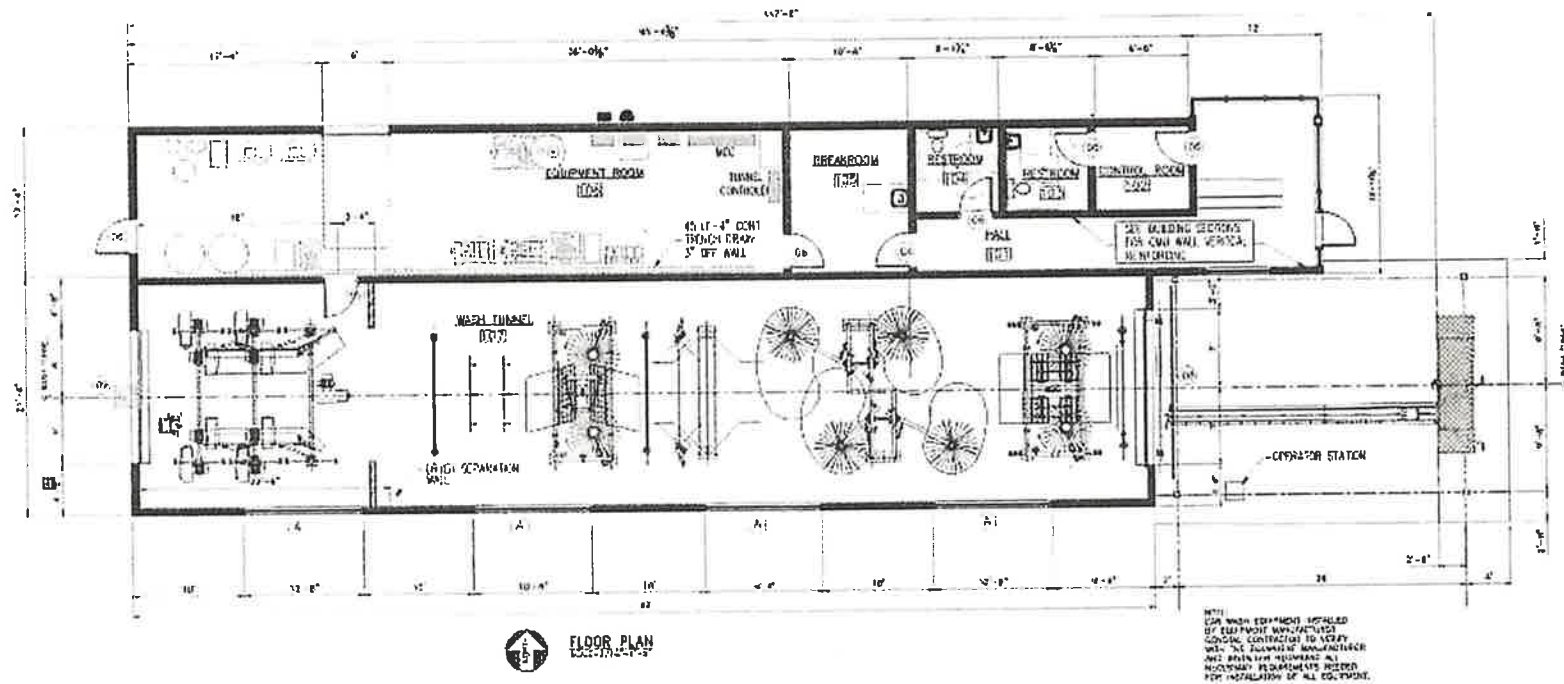


520 Highway 61 North

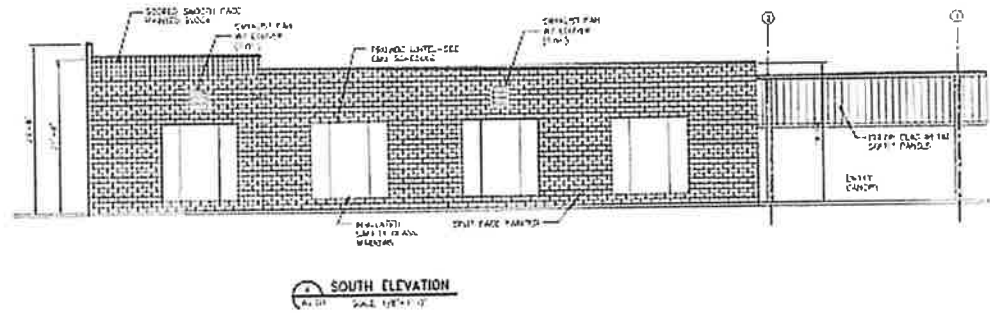
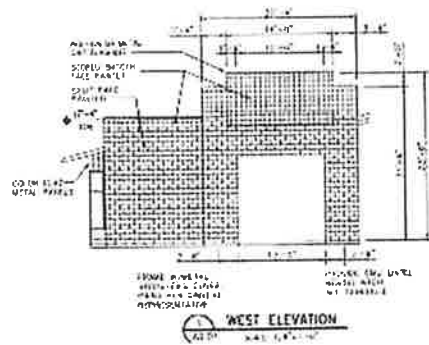
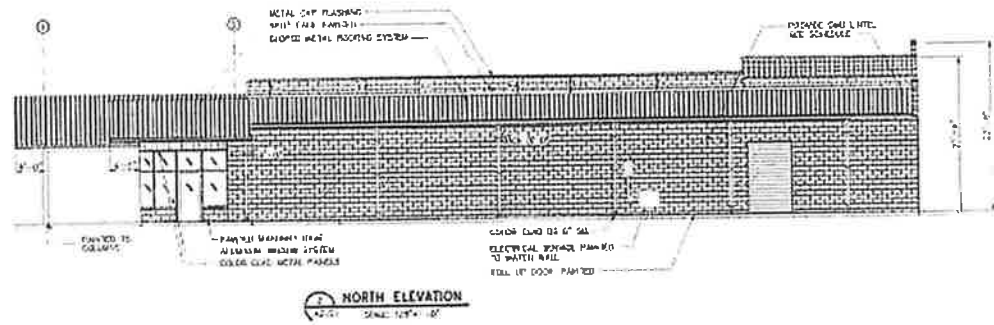
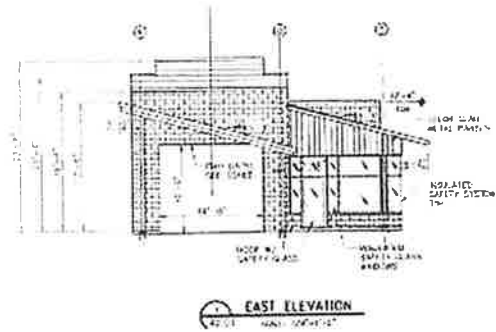
BUILDING PLANS



THE MCENERY COMPANY
REAL ESTATE APPRAISAL, BROKERAGE AND CONSULTING

Improvements Analysis

520 Highway 61 North



520 Highway 61 North

GENERAL - PATRIOT EXPRESS

Building Identification:	Patriot Express
Building Description:	Carwash Facility
Construction:	C
Construction Quality:	Average
Year Built:	2016
Renovations:	N/A
Effective Age:	5 years
Remaining Useful Life:	25 years
Condition:	Very Good
Gross Building Area:	3,426 square feet
Number of Stories:	1.00

FOUNDATION, FRAME & EXTERIOR - PATRIOT EXPRESS

Foundation:	Poured concrete slab
Structural Frame:	Concrete block frame
Exterior:	Masonry and concrete block façade with metal flash trim
Roof/Cover:	Pitched /Corrugated metal
Service Access/ Overhead Doors:	The building is served by two overhead doors on either side of the tunnel, measuring 12' x 14' and 12' x 12' and an additional overhead door along the building's side

INTERIOR - PATRIOT EXPRESS

Interior Layout:	Wash tunnel, equipment area, and office
Floor Cover:	Tile, concrete
Walls:	Painted gypsum board, concrete



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Ceilings & Ceiling Height: Painted gypsum board, concrete /10' (Interior), 16' (Overall)

Lighting: A mix of fluorescent and incandescent lighting.

Restrooms: (2) half restrooms

MECHANICAL SYSTEMS - PATRIOT EXPRESS

Heating: Central HVAC

Cooling: Central HVAC

Electrical: Assumed to be adequate as per code

Plumbing Condition: Assumed to be adequate as per code

Sprinkler: Fire Suppression System

Other: Wash equipment

PARKING

Parking Type: Paved open surface concrete parking

Parking Spaces (12) lined spaces & (16) paved vacuum spots

Parking Condition Good

