

Description of Improvements

Building Size:	Main Level – 5,480 square feet approximately Upper Level – 2,168 square feet approximately <u>Lower Level – 5,520 square feet approximately</u> Total – 13,168 square feet approximately
Year Built:	1930 (per public records)
Quality:	Average
Condition:	Fair to Average
Foundation:	Brick Foundation
Framing/ Exterior:	Masonry, Wood, and Steel Framing
Roof:	Flat Membrane – The appraisers were unable to inspect the roof but according to the owner the roof is in average condition and was replaced in 2021
Doors & Windows:	Exterior doors are typical glass storefront; Interior doors are wood; Windows are typical glass storefront and glass single pane windows
HVAC Systems:	Two HVAC systems (both gas)
Electrical:	Typical electric; Appears adequate for intended use
Lighting:	Fluorescent lighting; Appears adequate for intended use.
Restrooms:	One two-piece restroom; Upper floor also has plumbing stubbed in for second bathroom, but the toilet and sink have been removed.
Interior Layout/ Finishes:	Laminate tile flooring throughout; combination of plaster and wood paneling walls; middle floor has drop tile ceilings and upper and lower floors have tin ceilings
Ceiling Heights:	Upper floor 9.5-foot ceilings; middle floor 9-foot ceilings; lower floor 7.5 to 8.5-foot ceilings
Life Safety:	Lighted exit signs, one fire extinguisher noted
Functional Utility:	Average
Design & Appeal:	Average
Miscellaneous:	N/A

Subject Property - Floor Plans (Illustrative only - Interior wall locations may vary)

