

**Building Description:**

The following summarizes the building characteristics for appraisal purposes.

Year Built	1975
Construction	Masonry
Type	Office Building
Gross Building Area	11,799/SF
Rentable Area*	10,400/SF
Building Efficiency	88%
HVAC	100%
Roof Design	Parapet/Flat
Roof Covering	Membrane
Floor Covering	Carpet/Tile
Parking Spaces	43
Floor Area Ratio*	0.38
*Per Rent Roll	

The building was designed and constructed with 10 individual office units ranging in size from 1,000 square feet to 1,100 square feet.

Suite	Sq. Ft.
1	1,100/SF
2	1,100/SF
3	1,100/SF
4	1,000/SF
5	1,000/SF
6	1,000/SF
7	1,000/SF
8	1,100/SF
9	1,000/SF
10	1,000/SF
	10,400/SF

Interior photos are in the addenda.

**Condition and Comments:**

The building appears adequately maintained and in average to good condition.

A building sketch follows.