

DESCRIPTION OF IMPROVEMENTS

The subject property consists of one (1) commercial building in good condition. The improvements were constructed in 1990 and offer good utility. The 3-story building comprises of an 8,000 SF commercial center. The property is currently configured as an office building with office use on the First and second floors. In addition the second floor consists of a music / artist studio. The third floor is living area, which can be used as office. The type of use and configuration is typical for the area. The improvements offer good utility and have been adequately designed. On site parking consists of 10 asphalt-paved spaces. The following is a summary description of basic components of the Property improvements. Other structural components not readily visible have been estimated based on discussions with informed sources and/or local construction standards.

Physical Characteristics

Building Size:	8,000 SF
Year Built:	1990
Actual Age:	15 Years
Effective Age:	10 Years
Remaining Economic Life:	40 Years

Exterior Construction:

Foundation:	Reinforced concrete slab on grade, 5' thick.
Exterior Walls:	The exterior walls are panelized concrete tilt up walls.
Roof Structure:	Steel joist and girder structural system with plywood panelized roofing. Roofing is 4-play built up class A rated.
Gutters and Downspouts:	Painted Steel
Facade:	The exterior windows are reflective glass in anodized aluminum frames.