

Improvements Analysis

The following chart shows a summary of the improvements.

IMPROVEMENTS SUMMARY AND ANALYSIS		
Property Type	Retail	(Freestanding Retail Building)
Number of Buildings	1	
Number of Stories	2	
Gross Leasable Area	4,329 SF	
Site Coverage	100.0%	
Parking Improvements	None	
Parking Spaces:	0	
Year Built	1946	
Actual Age	78 Years	
Effective Age	25 Years	
Total Economic Life	50 Years	
Remaining Economic Life	25 Years	
Age/Life Depreciation	50.0%	
Functional Utility	Typical	
Source: Various sources compiled by CBRE		

IMPROVEMENT DESCRIPTION & RATING		Comparative Rating			
Improvement Summary	Description	Good	Average	Fair	Poor
Foundation	Reinforced concrete		x		
Frame	Concrete and wood		x		
Exterior Walls	Masonry, brick and stucco		x		
Interior Walls	Textured and painted drywall			x	
Roof	Built-up composition		x		
Ceiling	Textured and painted plaster			x	
HVAC System	None		x		
Exterior Lighting	Mercury vapor fixtures		x		
Interior Lighting	Strip fluorescent fixtures			x	
Flooring	Wood and tile		x		
Plumbing	Assumed adequate		x		
Staircases	Internal staircases		x		
Elevators	None		x		
Smoke Detectors	Yes		x		
Sprinkler System	No		x		
Amenities			x		
Furnishings	Personal property excluded				
Parking	None		x		
Landscaping	None		x		

Source: Various sources compiled by CBRE