

Sales Comparison Grid

Comparable 1



Comparable 2



Comparable 3



Reference No.			
Street Address	4 ZESTA DR	5177 CAMPBELLS RUN RD	5350 CAMPBELLS RUN RD
City, State, Zip Code	PITTSBURGH, PA 15205	Robinson Township, PA 15205	PITTSBURGH, PA 15205
Tax Map No.	0265F00308000000	0334C00070000000	0335P00017000000
Grantor	AUMA ACTUATORS INC	PUTT JAMES L & CAROLE A PUTT	TMI INTERNATIONAL LLC
Grantee	ZESTA PROPERTIES LLC	2B ASSOCIATES LP	BCL PITTSBURGH LLC
Sale Price	\$1,360,000	\$850,000	\$3,600,000
Sale Date	02/17/2005	11/30/2007	12/21/2006
Property Rights Conveyed	Fee Simple	Fee Simple	Fee Simple
Financing Terms	Market Terms	Market Terms	Market Terms
Conditions of Sale	Arms Length	Arms Length	Arms Length
Comp.Bldg.Net s.f.	30,000	17,000	53,043
Price/Net s.f.	\$45.33	\$50.00	\$67.87
Time/Market Cond.Multiplier based on -2.00% annl.chg.	<u>0.942</u>	<u>0.998</u>	<u>0.979</u>
Time Adj.Bldg./Net s.f.	\$42.72	\$49.90	\$66.45
Feature Comparison	Comparable is:	Comparable is:	Comparable is:
Location			
Subject: Good	Equal Similar	Equal Similar	Equal Similar
Construction Features			
Subject: 15% Finished	20% Finished	Any descriptive text up to 200 characters can be entered in the comment fields	30% Office
	Slightly Superior	Similar	Superior
Age			
Subject: Eff.Age 25 yrs	Comp 29 yrs Slightly Inferior	Similar Similar	Comp 15 yrs Superior
Condition			
Subject: Average	Average Similar	Average Similar	Good Slightly Superior
Access			
Subject: Average	Equal Similar	Equal Similar	Equal Similar
Ceiling Height			
Subject: Ceiling Height 16'	Ceiling Height 18' Slightly Superior	Ceiling Height 18' Slightly Superior	Ceiling Height 20' Slightly Superior
Visibility			
Subject: Average	Average Similar	Visible from I-376 Superior	Average Similar
Overall Comparison	Slightly Superior	Superior	Superior