

Sales Comparison Grid

Comparable 1



Comparable 2



Comparable 3



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

Text entered here will print on the grid above the adjustments.

The comparable property is located near the Parkway West and the new Settlers' Ridge Shopping Center.

This comparable is also located near the new the Settlers Ridge Shopping Center, but it is not easily visible from the road.

The length of this text is limited to 255 characters in order to maintain the layout and balance of the grid display.

Adjustments were made for Ceiling Height and Access/Visibility.

The property is in good condition and contains a greater portion of finished space than the subject.

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

Building Adjustments

Comp.Bldg.Value	\$1,085,000	\$700,000	\$3,200,000
Comp.Bldg.Gross s.f.	30,000	17,000	53,043
Comp.Bldg/Gross s.f.	\$36.17	\$41.18	\$60.33

Construction Features:	The subject contains approximately 15% finished office space. The contains 20% finished space.	Any descriptive text can be entered in the comments fields. Text is limited to 200 characters	Office: 15% / Comp 30%
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Age:	Eff.Age 25 yrs/Comp 29 yrs	Equal	Eff.Age 25 yrs / Comp 15 yrs
Condition:	-7.50%	0.00%	-10.00%
Amenities:	7.50%	0.00%	-15.00%
	0.00%	0.00%	-5.00%
	Ceiling Height 18'	Ceiling Height 18'	Ceiling Height 20'
	-5.52%	-5.00%	-7.37%
Total Bldg. Adj.	-5.52%	-5.00%	-37.37%

Adj.Comp.Bldg./Gross s.f.	\$34.18	\$39.12	\$37.79
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Subject Bldg. Gross s.f.	43,510	43,510	43,510
Indicated Bldg.Value	\$1,487,172	\$1,702,111	\$1,644,243

Land Adjustments

Comp.Land Value	\$275,000	\$150,000	\$400,000
Comp.Land-Useable acres	3.634	1.500	4.179
Comp.Land per acre	\$75,674	\$100,000	\$95,719

Access/Visibility:	Equal	Equal	Equal
Zoning:	0.00%	-10.00%	0.00%

Total Land Adj.	0.00%	-10.00%	0.00%
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Adj.Comp.Land per acre	\$75,674	\$90,000	\$95,719
Subject Land-Useable acres	6.810	6.810	6.810

Indicated Land Value	\$515,337	\$612,894	\$651,840
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Indicated Bldg.Value	\$1,487,172	\$1,702,111	\$1,644,243
Indicated Land Value	<u>\$515,337</u>	<u>\$612,894</u>	<u>\$651,840</u>

Indicated Total Value	\$2,002,509	\$2,315,005	\$2,296,083
Value Per Gross s.f.	\$46.02	\$53.21	\$52.77
Total Gross Adjustments	5.50%	5.00%	37.36%
Total Net Adjustments	-5.50%	-5.00%	-37.36%
Above percentages include Time Adjustment, if applied. Percentages may not add up do to rounding			
Mean Value Per Gross S.F.	\$50.67		
Mean of Indicated Values	\$2,204,532		