

**Commercial Complete Sample Exec Summary Page in Different Colors
Excellent for use in a Restricted Use Report or Evaluation**

Executive Summary / Subject Identification

General Information		Salient Facts	
Property Name	SAMPLE-NOT AN APPRAISAL	Report Type	Restricted Use
Property Address	6151 McMichael Road	Interest Appraised	Fee Simple
City, State, Zip	PITTSBURGH, PA 15205	Date of Inspection	December 20, 2007
		Date of Value	December 20, 2007
Ownership	GHOSTLY PEARL LP	Date of Report	January 09, 2008
Property Type	OFFICE/WAREHOUSE	Prospective Date of Completion	N/A
Number of Rental Units	4	Prospective Date of Stabilization	N/A
		Exposure Time	12 to 18 months
Client	First National Bank	Scope of Work	
Purpose of Report	Loan Underwriting	Cost Approach Developed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Intended Use	Estimate "As Is" Market Value	Sales Approach Developed	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Intended Users	First National Bank	Income Approach Developed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Land Summary					
Site Site	Acres	Square Feet	% Useable	Topography	Fairly Level
	7.57	329,601	90.00%	Shape	Rectangular
Excess/Surplus	N/A			Access	Average
Total Land Area	7.57	329,601		Utilities Available	All Available
				Exposure	Average
Within Flood Plane?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Flood Map Number	FEMA MAP 12086C0730L		

Building Summary			
Year Built / Addition	67	Construction Type / Style	Flex
Actual Age	40	Quality	Average
Effective Age	40	Condition	Average
Total Number of Bldgs.	1	Site Coverage Ratio	13.20%
Gross Building Area	43,510	Substantial Deferred Maintenance	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Net Rentable Area	43,510	Deferred Maintenance Estimate	

Assessment & Legal Information			
Taxing Authority	County, School, Municipal	Zoning Authority	PITTSBURGH
Parcel Nos.	0265F00004000000	Current Zoning	C-4
Current Tax Year	2013	Current Use Conforming	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Current Year Taxes	\$37,000	Title Report Provided	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Taxable Value	\$1,985,000	Easements Noted	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Assessed Value Land: \$823,100 Improvements: \$1,161,900 Total: \$1,985,000

Highest & Best Use - As Vacant	Highest & Best Use - As Improved
Office/Warehouse	Continued use of existing improvements

Market Value Indications - "As Is"	
Cost Approach	Not Developed
Sales Comparison Approach	\$2,500,000
Income Approach	Not Developed

<p>Market Value Fee Simple "As Is" as of December 20, 2007</p> <p>Two Million Five Hundred Fifty Thousand Dollars</p> <p>\$2,550,000</p>

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