

## Subject Property Datasheet

### Property Identification

Property Type	OFFICE/WAREHOUSE
Property Sub-Type	Flex Space
Property Name	SAMPLE-THIS IS NOT AN APPRAISAL
Street Address	615 McMichael Road
City, State, Zip Code	PITTSBURGH, PA 15205
Community	Robinson
County	Allegheny
Tax Map No.	0265F00004000000



### Assessment Data

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

### Land Data

Land Area-s.f.	329,601
Area-acres	7.567
Zoning	C-4

### Sale Data

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Grantor	DELUXE FINANCIAL SVCS
Grantee	GHOSTLY PEARL LP
Sale Price	\$1,600,000
Sale Date	11/17/2006

### Property Summary

General Location	Suburban
No. of Structures	1
Number of Stories	1
Building Style	Flex
Gross Building Area	43,510 s.f.
Net Building Area	43,510 s.f.
Actual Age	67
Effective Age	25
Price per Gross s.f.	\$36.77

### Estimated Income

Gross Income	\$198,000
Vacancy Rate (%)	5.00%
Effec.Gross Income	188,100
Expenses (43.70%)	<u>-86,526</u>
Net Income	\$101,574
Gross Inc. Multiplier	8.08
E.G.I. Multiplier	8.51
Net Inc. Multiplier	15.75
Direct Caprate	6.35%

### Property Description

Class A Flex space with 14'6' clear ceiling height and 100% HVAC. Three 8' x 9' loading docks. 5 parking spaces per 1,000 s.f. Fully sprinkled, 2000 AMP service.