Sales Comparison Grid

	Subject	Comparable 1	Comparable 2	Comparable 3
File Number	SampleIndustrial	.	.	.
Street Address	6151 McMichael Road	4 ZESTA DR	5177 CAMPBELLS RUN RD	5350 CAMPBELLS RUN RD
City, State, Zip Code	PITTSBURGH ,PA 15205	PITTSBURGH, PA 15205	Robinson Township, PA 15205	PITTSBURGH, PA 15205
Tax Map No.	0265F00004000000	0265F00308000000	0334C00070000000	0335P00017000000
Grantor	DELUXE FINANCIAL SERVICES INC	AUMA ACTUATORS INC	PUTT JAMES L & CAROLE A PUTT	TMI INTERNATIONAL LLC
Grantee	GHOSTLY PEARL LP	ZESTA PROPERTIES LLC	2B ASSOCIATES LP	BCL PITTSBURGH LLC
Sale Price	$1,600,000	$1,360,000	$850,000	$3,600,000
Sale Date	11/17/2006	2/17/2005	11/30/2007	12/21/2006
COMMENTS	The grid options in Commercial Complete offer rich and powerful ways to analyze comps and present your conclusions. More than 600 combinations are available, that can be easily selected from a simple control panel.	Text can be entered to discuss each comparable. It will print on the grid above the adjustments. The length of this text is limited to 500 characters in order to maintain the layout and balance of the grid display.	This comparable property is located near the Parkway West and the new Settlers' Ridge Shopping Center. Adjustments were made for Ceiling Height and Access/Visibility.	This comparable is also located near the new the Settlers Ridge Shopping Center, but it is not easily visible from the road. 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	Fee Simple
Financing Terms	Market Terms	Market Terms	Market Terms	Market Terms
Conditions of Sale	Arms Length	Arms Length	Arms Length	Arms Length
Comp.Bldg.Gross s.f.		30,000	17,000	53,043
Comp.Sale Price/Gross s.f.		**$45.33**	**$50.00**	**$67.87**
ADJUSTMENTS				
Location	**Good**	Equal 0.00%	Equal 0.00%	Equal 0.00%
Construction Features	**15% Finished**	20% Finished 7.50%	Any descriptive text up to 255 characters can be entered in the comment fields that will appear above each line adjustment. 0.00%	30% Office -15.00%
Age	**Eff.Age 25 yrs**	Comp 29 yrs 0.00%	Similar 0.00%	Comp 15 yrs 0.00%
Condition	**Average**	Average 0.00%	Average 0.00%	Good -5.00%
Access		Equal 0.00%	Equal 0.00%	Equal 0.00%
Ceiling Height	**Ceiling Height 16'**	Ceiling Height 18' -5.00%	Ceiling Height 18' -5.00%	Ceiling Height 20' -7.50%
Visibility	**Average**	Average 0.00%	Visible from I-376 -10.00%	Average 0.00%
Total Line Adjustments		**2.50%**	**-15.00%**	**-27.50%**
Adj. Price/Gross s.f.		**$46.47**	**$42.50**	**$49.21**
Subject Bldg. Gross s.f.	43,510	43,510	43,510	43,510
Indicated Total Value		**$2,021,475**	**$1,849,175**	**$2,141,127**
Value Per Gross s.f.		**$46.46**	**$42.50**	**$49.21**
Total Gross Adjustments		12.50%	15.00%	27.50%
Total Net Adjustments		2.50%	-15.00%	-27.50%

Percentages are provided as a guide and include a Time Adj. if applied. Individual percentages may not add up due to rounding and compounding.

Mean Value Per Gross S.F.
Mean of Indicated Values