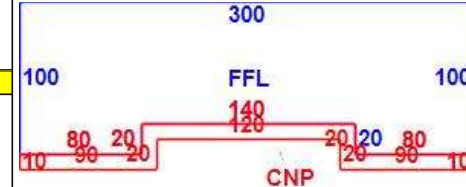


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VISION

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)					
Element		Cd	Description			Element		Cd	Description		
Style:		95	REG SHOP CTR								
Model		94	COMMERCIAL								
Grade		A	VERY GOOD								
Stories		1.00	1 STORY								
Occupancy		12.00				MIXED USE					
Exterior Wall 1		21	CONC BLOCK			Code		Description			Percentage
Exterior Wall 2		8	BRICK VENR			323		SHOPCTR			100
Roof Structure		4	FLAT								0
Roof Cover		4	TAR+GRAVEL								0
Interior Wall 1		8	PLYWD PANL			COST / MARKET VALUATION					
Interior Wall 2		1	DRYWALL			RCN					6,596,786
Interior Floor 1		4	CARPET			Year Built					1974
Interior Floor 2		14	ASPHL TILE			Effective Year Built					2010
Heating Fuel		2	GAS			Depreciation Code					VG
Heating Type		1	FORCED H/A			Remodel Rating					
AC Percent		100				Year Remodeled					
FBM Sqft						Depreciation %					15
Bldg Use		323	SHOPCTR			Functional Obsol					
Total Rooms		0				External Obsol					
Bedrooms		0				Trend Factor					1
Full Baths		0				Condition					
Half Baths		27				Condition %					
Extra Fixtures		19				Percent Good					85
#Heat Sys		12				Cns Sect Rcndd					5,607,300
Frame		2	STEEL			Dep % Ovr					
Bath Style		A	AVERAGE			Dep Ovr Comment					
Foundation		6	SLAB			Misc Imp Ovr					
Partitions		A	ABV AVG			Misc Imp Ovr Comment					
Wall Height		12.00				Cost to Cure Ovr					
FBM Quality						Cost to Cure Ovr Comment					
Overhead Door											
Kitchens		2									
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)											
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Good	Grade	Grade Adj	Appr. Value	
85	PAVING	L	365,70	2.00	1995	AV	60	A	1.00	438,800	
77	LITE-SIN	L	5	690.00	1995	AV	60	A	1.00	2,100	
78	LITE-DBL	L	18	920.00	1994	AV	60	A	1.00	9,900	
62	S-D BOX	B	336	57.50	1995	AV	85	P	0.75	12,300	
SPR	SPRINKLER	L	1	1.00		AV	60	A	1.00	0	
BUILDING SUB-AREA SUMMARY SECTION											
Code	Description				Living Area	Floor Area	Eff Area	Unit Cost		Undeprec Value	
CNP	CANOPY				0	3,400		12.05		40,974	
FFL	1ST FLOOR				27,200	27,200		241.02		6,555,812	
Ttl Gross Liv / Lease Area					27,200	30,600				6,596,786	



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CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description				Element	Cd	Description			
Style:	95	REG SHOP CTR									
Model	94	COMMERCIAL									
Grade	A	VERY GOOD									
Stories	1.00	1 STORY									
Occupancy	10.00										
Exterior Wall 1	21	CONC BLOCK									
Exterior Wall 2	23	GLASS									
Roof Structure	4	FLAT									
Roof Cover	11	MEMBRANE									
Interior Wall 1	1	DRYWALL									
Interior Wall 2											
Interior Floor 1	14	ASPHL TILE									
Interior Floor 2	4	CARPET									
Heating Fuel	2	GAS									
Heating Type	1	FORCED H/A									
AC Percent	100										
FBM Sqft											
Bldg Use	323	SHOPCTR									
Total Rooms	0										
Bedrooms	0										
Full Baths	0										
Half Baths	17										
Extra Fixtures	11										
#Heat Sys	10										
Frame	2	STEEL									
Bath Style	A	AVERAGE									
Foundation	6	SLAB									
Partitions	A	ABV AVG									
Wall Height	12.00										
FBM Quality											
Overhead Door	04	4 OVD									
Kitchens	2										

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CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)						
Element	Cd	Description				Element	Cd	Description				
Style:	95	REG SHOP CTR										
Model	94	COMMERCIAL										
Grade	A	VERY GOOD										
Stories	1.00	1 STORY										
Occupancy	10.00					MIXED USE						
Exterior Wall 1	21	CONC BLOCK				Code	Description			Percentage		
Exterior Wall 2	23	GLASS										
Roof Structure	4	FLAT										
Roof Cover	11	MEMBRANE				COST / MARKET VALUATION						
Interior Wall 1	1	DRYWALL										
Interior Wall 2												
Interior Floor 1	14	ASPHL TILE				RCN						
Interior Floor 2	4	CARPET										
Heating Fuel	2	GAS										
Heating Type	1	FORCED H/A				Year Built						
AC Percent	100					Effective Year Built						
FBM Sqft						Depreciation Code						
Bldg Use	323	SHOPCTR				Remodel Rating						
Total Rooms	0					Year Remodeled						
Bedrooms	0					Depreciation %						
Full Baths	0					Functional Obsol						
Half Baths	17					External Obsol						
Extra Fixtures	11					Trend Factor						
#Heat Sys	10					Condition						
Frame	2	STEEL				Condition %						
Bath Style	A	AVERAGE				Percent Good						
Foundation	6	SLAB				Cns Sect Rcnd						
Partitions	A	ABV AVG				Dep % Ovr						
Wall Height	12.00					Dep Ovr Comment						
FBM Quality						Misc Imp Ovr						
Overhead Door	04	4 OVD				Misc Imp Ovr Comment						
Kitchens	2					Cost to Cure Ovr						
						Cost to Cure Ovr Comment						
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)												
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Good	Grade	Grade Adj	Appr. Value		
81	COOLER	B	120	46.00	2002	AV	89	A	1.00	4,900		
81	COOLER	B	150	46.00	2002	AV	89	A	1.00	6,100		
SPR	SPRINKLER	L	1	1.00		AV	60	A	1.00	0		
BUILDING SUB-AREA SUMMARY SECTION												
Code	Description	Living Area			Floor Area	Eff Area	Unit Cost	Undeprec Value				
Ttl Gross Liv / Lease Area												

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CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description				Element	Cd	Description			
Style:	74	RESTAURANT									
Model	94	COMMERCIAL									
Grade	A	VERY GOOD									
Stories	1.00	1 STORY									
Occupancy	1.00										
Exterior Wall 1	2	CLAPBOARD									
Exterior Wall 2	2	HIP									
Roof Structure	9	METAL									
Roof Cover	1	DRYWALL									
Interior Wall 1	6	CERAMIC TL									
Interior Wall 2	1	OIL									
Interior Floor 1	1	FORCED H/A									
Interior Floor 2	100										
Heating Fuel	326	RST/BAR									
Heating Type	0										
AC Percent	0										
FBM Sqft	0										
Bldg Use	0										
Total Rooms	0										
Bedrooms	0										
Full Baths	0										
Half Baths	2										
Extra Fixtures	11										
#Heat Sys	1										
Frame	1	WOOD									
Bath Style	A	AVERAGE									
Foundation	6	SLAB									
Partitions	T	TYPICAL									
Wall Height	12.00										
FBM Quality											
Overhead Door											
Kitchens	1										

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Good	Grade	Grade Adj	Appr. Value
81	COOLER	B	136	46.00	2010	GD	90	G	1.25	7,000
81	COOLER	B	160	46.00	2010	GD	90	G	1.25	8,300
82	FREEZER	B	180	69.00	2010	GD	90	G	1.25	14,000
78	LITE-DBL	L	1	920.00	1997	GD	70	G	1.25	800
85	PAVING	L	35,000	2.00	1997	GD	70	G	1.25	61,300
84	SIGN-ILU	L	44	40.25	2008	VG	85	V	1.50	2,300
SPR	SPRINKLER	L	1	1.00		AV	60	A	1.00	0

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
EFP	ENCL PORCH	0	240		49.02	11,764	
FFL	1ST FLOOR	5,460	5,460		163.39	892,116	
Ttl Gross Liv / Lease Area		5,460	5,700			903,880	

