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Commercial Valuation Summary

Owner name: WEC 2000A 3LLC
Second name: C/O ALTUS GROUP
Address: PO BOX 1610
City/state: COCKEYSVILLE MD Zip: 21030

-Location Information-

Map: 007 Clerk map:
Lot: 4540358 Neigh.: Zone: CR Vol: 392 Page: 544

Assessments

Assmt category	Qty	Amount
Commerc Land	1.50	1,050,000
Commerc Building	1.00	878,710
Commerc Outbldg	1.00	11,830
Vacant Commerc	1.39	19,460

-Exemptions-

Exempt	Cat	Amount

-Last sale-

Sale date:	18-Oct-2000
Sale price:	3,378,083
Sale valid:	

-Values-

Mkt value :
Cost value: 2,800,000

Summary

Total assessments	1,960,000
Total exemptions	
Net assessment	1,960,000

- Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

- Sales ratios:

Cost/sale :	.8289
Mkt/sale :	
Assmt/sale:	.5802

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
CPRI	21	1,500	1,000,0	1,500,000		1,500,000	1,050,000
Comm	Primary	65,340					
UND	52	1,390	50,000	69,500		27,800	19,460
Undeveloped		60,548					

2.890 acres	Total land value	1,527,800	1,069,460
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Commercial Building Information

Subject	Code	Description	Use	Description	Percentage
Primary Use	34	Retail	Basement		
Exterior Walls	02	BR/CB			
Roof Material	06	Metal	1st Floor	34 Retail	100.00
Roof Type	02	Hip			
Foundation	01	Poured Concrete	2nd Floor		
Interior Walls	02	Drywall			
Floors	02	Carpeting	3rd Floor		
Heating System	02	Forced Hot Air			
Fuel Type	02	Natural Gas	4th Floor		
Construct Type	02	Fire Resistant			
Grade	50	A	Other Features	Size	Qty
Garage	99	None	MZ1 Storage Mezzanine	1,800	
Basement	04	Slab	SS1 Wet Sprinkler	11,925	
Bsmt Finish			CP7 Canopy-Good	336	
Air Cond	01	Central Air	LD1 Loading Dock	224	
Interior Cond	06	Very Good			
External Cond	06	Very Good			
CDU			Year Built: 2000	Eff Year Built:	

Commercial Valuation Summary
Main Area: 10,125 Construction Type: Fire Resistant

Subject	Code	Description	Perc	AdjSF	AdjRate	Net Value
Basement						
1st Floor	34	Retail	100.00	10,125	93.75	949,220
2nd Floor						
3rd Floor						
4th Floor						
Other Features		Size	Rate	Qty	Rate	Value
MZ1	Storage Mezzanine	1,800	13.50			24,300
SS1	Wet Sprinkler	11,925	2.10			25,040
CP7	Canopy-Good	336	22.25			7,480
LD1	Loading Dock	224	11.00			2,460

Sub-Total	1,008,500
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Grade	A	Factor	1.5500	1,563,180
CDU		C&D Factor	1.00	1,563,180
Depreciation			15 %	1,328,703

Computed cost value @ 70%	930,092
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Outbuilding Information

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