

LuJohns Auction Group, LLC

125 Eagle St Pittsfield, MA 01201
2120 Cape St Route 20, Lee, MA 01238
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Property Information Package (PIP)

17 Downing III Unit 2C



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Auctioneers Disclaimer

The Property Information Package (PIP) and all other information is provided to you as a matter of convenience only, and no representation or warranty, expressed or implied, is made as to its accuracy or completeness.

Prospective purchasers of the Auction Property are responsible for conducting such due diligence of their own as they consider appropriate, prior to bidding at the Auction Sale.

All information contained within this Property Information Package was derived from reliable sources and is believed to be correct, but is not guaranteed. Buyers shall rely entirely on their own judgment and inspection.

Announcements from the Auction Block will take precedence over any previously printed material or other oral statements made.

Buyer's Premium Example

There will be a Buyers Premium of 10 % added to the highest bid. The total of the high bid plus the 10% Buyers Premium shall constitute the contract sales purchase price.

Example:

High Bid Price: \$200,000.00 Add 10% Buyers Premium: +\$20,000.00

Contract Sales Purchase Price: \$220,000.00

The contract sales purchase price represents the total due from the buyer and will be the amount entered on the Agreement To Purchase Real Estate Contract.



Commonwealth of Massachusetts

BOARD OF REGISTRATION OF REAL ESTATE BROKERS AND SALESPERSONS

www.mass.gov/dpl/boards/re

MASSACHUSETTS MANDATORY REAL ESTATE LICENSEE-CONSUMER RELATIONSHIP DISCLOSURE

THIS IS NOT A CONTRACT

This disclosure is provided to you, the consumer, by the real estate licensee listed in this disclosure.

THE TIME WHEN THE REAL ESTATE LICENSEE MUST PROVIDE THIS NOTICE TO THE CONSUMER:

All real estate licensees must present this form to you at the first personal meeting with you to discuss a specific property. In the event this relationship changes, an additional disclosure must be provided and completed at that time.

CONSUMER INFORMATION AND RESPONSIBILITY:

If you are a buyer or seller, you can engage a real estate licensee to provide advice, assistance and representation to you as your agent. The real estate licensee can represent you as the seller (Seller's Agent) or represent you as the buyer (Buyer's Agent), or can assist you as a Facilitator.

All real estate licensees, regardless of the working relationship with a consumer must, by law, present properties honestly and accurately, and disclose known material defects in the real estate.

The duties of a real estate licensee do not relieve consumers of the responsibility to protect their own interests. If you need advice for legal, tax, insurance, zoning, permitted use, or land survey matters, it is your responsibility to consult a professional in those areas. Real estate licensees do not and cannot perform home, lead paint, or insect inspections, nor do they perform septic system, wetlands or environmental evaluations.

Do not assume that a real estate licensee works solely for you unless you have an agreement for that relationship.

For more detailed definitions and descriptions about real estate relationships, please see page 2 of this disclosure.

THE SELLER OR BUYER RECEIVING THIS DISCLOSURE IS HEREBY ADVISED THAT THE REAL ESTATE LICENSEE NAMED BELOW IS WORKING AS A:

Check one: Seller's agent Buyer's agent Facilitator

If seller's or buyer's agent is checked above, the real estate licensee must complete the following section:

Check one: Non-Designated Agency
The real estate firm or business listed below and all other affiliated agents are also working as the agent of the Seller Buyer

Designated Agency
Only the licensee named herein represents the Seller Buyer (designated seller agency or designated buyer agency). In this situation any other agents affiliated with the firm or business listed below do not represent you and may represent another party in your real estate transaction.

By signing below, I, the real estate licensee, acknowledge that this disclosure has been provided to the consumer named herein:

	John Economou	MA AvCLIC 110	<input type="checkbox"/> Broker <input checked="" type="checkbox"/> Salesperson	_____
<small>Signature of Real Estate Licensee</small>	<small>Printed Name of Real Estate Licensee</small>	<small>License #</small>		<small>Today's Date</small>
LuJohns Auction Group LLC	LIC # 110			
<small>Name of Real Estate Brokerage Firm</small>	<small>Brokerage Firm Real Estate License #</small>			
_____	_____		<input type="checkbox"/> Buyer <input type="checkbox"/> Seller	_____
<small>Signature of Consumer</small>	<small>Printed Name of Consumer</small>			<small>Today's Date</small>
_____	_____		<input type="checkbox"/> Buyer <input type="checkbox"/> Seller	_____
<small>Signature of Consumer</small>	<small>Printed Name of Consumer</small>			<small>Today's Date</small>

Check here if the consumer declines to sign this notice.

TERMS & CONDITIONS OF AUCTION SALE

For Real Property known as Downing III Unit - #2C (Master Deed Recorded Book 1179 PG 1120) Pittsfield, MA 01201 (the premises).

1. Property. Any available property information may be obtained by calling Lujohns Auction Group, LLC and/or by calling the Listing Broker indicated in the auction catalog if any. Any property may be withdrawn prior to sale without notice or penalty. Seller shall have no obligation to accept any bids, except those for designated properties being sold Absolute or those properties with a disclosed minimum bid where the bidding at the Auction meets or exceeds the minimum bid.

Closing Date: Closing is to occur no more than Sixty (60) days from the effective date of the sales contract.

1A. All bidders will be required to comply with Commonwealth of Massachusetts regulations including Social Distancing and Face Mask Regulations as mandated by the Commonwealth of Massachusetts.

2. Location of the auction will be sold on-site. The time and date of the auction is in the auction catalog.

3. Auction Registration, On Site Bidders: All bidders are required to register and provide suitable I.D. prior to the auction. Auctioneer reserves the right to decline registration if I.D. produced is not sufficient. Bidder registration will begin approximately 60 minutes prior to each auction. Please come early to avoid delay. The high bidder on the Real Estate will sign the Agreement To Purchase Real Estate At sale By Auction agreement immediately following the Real Estate Auction. The high bidder on the Real Estate will pay a \$10,000 or Ten Percent (10%) deposit whichever is greater.

Deposit is required in the form of:

a. Certified check in the amount of \$10,000.00 (made payable to the "bidder, (yourself) OR LuJohns Auction Group, LLC ...Example: " John Doe or Lujohns Auction Group, LLC") upon registering to bid

b. The balance of deposit to equal 10% of purchase price in the form of company or personal check immediately following the Real Estate Auction.

Bidders hereby approve that these monies will be held by the auctioneer until the conclusion of the auction when the successful bidder(s) funds will be retained as a down payment in the execution of purchase and sales agreement. All unsuccessful bidders' funds will be returned at this time.

A credit card may not be used for auction registration / down payment requirement.

All bidders must register to receive a bidder's number in order to bid on any property. This number shall be required of the bidder at the time said bidder is declared the "High" Bidder. Each Successful Bidder shall be required to sign the Sales Contract immediately, after being declared the 'High" Bidder. If for any reason the Successful Bidder fails or refuses to execute the required documents and/or surrender the down payment after being declared the Successful Bidder, the Auctioneer reserves the right to declare the bidders rights forfeited and may auction the property once again. Said failure or refusal will result in the

forfeiture of all earnest monies of that bidder and will invoke Indemnity Provisions as described by this contract (see paragraph title "indemnity"). If a bidder registers under the name of an LLC or any other business entity, the bidder will be required to present at the time of registration a corporate resolution authorizing that individual to bid on the behalf of said entity. Acceptance of this authorization shall be at the sole discretion of the auctioneer. All high bidders will have and retain the right to increase their own high offer if they so desire in order to position themselves in a more strategic or favorable position to purchase any property.

Auction Registration, Remote Bidders, (if applicable): Participation in this auction remotely via telephone, proxy, absentee, internet or any other technical means of bid submission will be subject to the same terms as the onsite bidders except for the following provisions: the ID requirements and the required deposit in certified funds and check as aforementioned must be provided to the auction firm a minimum of 48 hours prior to the auction. In the event the remote bidder is a Successful bidder that bidder will be required execute the sales agreement electronically immediately upon that declaration by electronic method of communication (i.e.: e-mail correspondence or facsimile transmission). Non compliance with these terms will result in default and the forfeiture of all earnest money (see paragraph title "default").

4. Open House Inspection. All properties are available for inspection prior to the auction. Please contact Lujohns Auction Group, LLC for open house dates and/or to set up an individual appointment.

5. All information distributed to a Bidder and all other materials or information shall be subject to and superseded by the terms of the Sales Contract, Terms & Conditions of Auction Sale, and any other contract documents which shall constitute the entire agreement between the parties. Contact Lujohns Auction Group, LLC for a copy of the Sales Contract, Terms & Conditions of Auction Sale and any other required contract documents prior to auction for review.

6. Closing Costs. The Successful Bidder agrees to pay for all their closing costs permitted under state law. This includes any points, loan origination fees, attorney's fees, lender required inspections, termite inspections, courier fees, lender fees, transfer taxes and recordation fees. Please consult your loan officer.

7. Contingencies. All sales are NOT contingent on financing or any other requirement. It is strongly recommended that prospective buyers investigate available financing prior to the Auction. Each bidder is responsible for determining availability and qualifying for such financing.

7A. Closing Documents. Seller shall provide a good clear record and marketable title at closing. In the event that any title or other issues are discovered the Seller has the right to extend the closing date up to 90 additional days to perfect title The sole remedy for any unforeseen title or other defects that are not able to be corrected during this interim shall be the refund of any deposits to the buyer and the cancellation of the purchase agreement

8. Property Condition. All property is being sold "As-Is, Where-Is" and "With All Faults" as of the Closing Date. Neither the Seller, Auctioneer, Auction Firm, Broker nor any of their agents, contractors, attorneys, officers or directors ("Agents") makes any representations or warranties with respect to the physical condition of the land or any improvement thereon, the Property's fitness for any particular purpose, the Property's merchantability, or any other warranty, express or implied. No representations or warranties are made with respect to the subject premises, as same address zoning, site plan approval or other federal, state

or local laws. Any maps, plats, surveys, site plans, subdivision maps or the like have been supplied by seller and broker and auctioneer make no representation, warranties or guarantees with respect to locations, dimensions, tract sizes, suitability for use, or subsurface conditions. The Seller, Auctioneer, Auction Firm, Broker and their Agents, specifically disclaim any warranty, guarantee, or representation, oral or written, past or present, express or implied concerning the Property. Bidders are expected to undertake their own independent physical inspection of the Property. If the Successful Bidder's lender requires any repair(s) and/or treatment(s) to be done to the property, it is the Successful Bidder's responsibility to pay for those repair(s) and/or treatments(s) and shall not be considered a contingency to be met by the Seller under any agreement executed between the parties hereto. If the local or state laws require a property Disclaimer or Disclosure from the Seller, the Seller will meet this requirement and LuJohns will provide any signed documentation from the Seller to all prospective bidders.

9. Environmental Audit. If a residential auction property was built prior to 1978, each bidder will receive a copy of the booklet titled "Protect Your Family From Lead in Your Home" along with a Lead Based Paint Disclosure from the Listing Broker. Each bidder for residential and commercial property has the opportunity prior to auction to pay, at their expense, for a lead based paint, radon, asbestos, ground pollution and/or any other inspection of the property. For all residential properties built prior to 1978, the High Bidder at the auction must sign the Lead Based Paint Disclosure to ratify the contract. For any auction property, the Seller, Auctioneer, Auction Firm, Broker or their Agents bear no responsibility to pay to remove or to remove any lead-based paint, lead-based paint hazard, asbestos, radon, ground pollution and/or any other environmental contamination from any auction property prior to, on the day of or after settlement.

10. Buyers Premium. A ten percent (10%) Buyers Premium will be added to the high bid price and become part of the total contract sales price paid by the Buyer at closing.

Example: With a \$100,000 high bid, the 10% buyers premium will be added resulting in a total contract price of \$110,000. Credit Cards are not accepted for any part of the Real Estate Transaction.

11. Licensed Broker Participation Invited. If the High Bidder is registered by a real estate Broker and/or their Agent licensed in the state of the auction sale and the Broker and/or their Agent has submitted and met the terms of the brokers participation form including attending the auction with their customer or client, the Broker will be paid up to a 3% selling commission based on the Brokers Participation form when the auction property closes and when the entire 10% Buyers Premium is collected by the Auctioneer at closing.

12. Participation. All properties are available to qualified purchasers without regard to prospective purchaser's race, physical handicap, color, religion, sex, familial status or national origin. Any person bidding on behalf of another person or entity must have a valid, legally enforceable, unexpired, recordable Specific Power of Attorney approved by the Seller prior to the date of the auction.

13. Default. If closing is delayed by actions or lack of actions or failure to comply with these Terms & Conditions of Auction Sale or the Sales Contract on the part of the Successful Bidder, default will be declared and all Earnest Money will be retained by the Auctioneer and Seller as liquidated damages, representing the negotiated and fair measure of damages, not to be construed as a penalty.

14 Representation. By execution of this agreement the bidder acknowledges the auctioneer and listing broker(if any) represent the seller only, and the commission paid in respect to this sale is identified as a buyer's premium as set forth in paragraph titled "Buyers Premium" above. This is a portion of commission paid by the buyer. In all circumstances, the Listing Agent, the Listing Broker, the Auctioneer and the Auction Firm and its representatives represent the Seller, except if the Seller allows the Listing Broker to be a dual agent...

15. Time is of the essence as to all terms of this contract.

16. If any terms of this addendum conflict with any part of the sales contract, the Terms & Conditions of Auction Sale shall supersede.

17. Determination of Disputes. In the case of disputed bids, the auctioneer shall exercise his or her best discretion in determining the resolution of claims, and such decision is final. Such decision shall not be the subject of any post-auction claims. No transfer shall be recognized from one buyer to another buyer. In the event a dispute should arise after the auction, the auctioneer's records shall be conclusive.

18. Participation; Privacy of Auction. The auction you attend is a privately conducted event, not open to the public and as such, Auctioneer reserves the right to refuse admittance to any person.

19. Indemnity Provisions. By execution of this agreement, bidder agrees to bear responsibility for any charges, claims or expenses incurred by reason of any violation, breach or default in respect to these terms and conditions, including, reasonable attorney's fees, court costs, the cost of re-sale, and remarketing costs. The foregoing remedies are not exclusive.

20. General Provisions. This agreement shall not be interpreted or construed in a manner which creates a negative inference based upon the fact that the Auctioneer prepared the agreement. Facsimile signatures shall be considered binding. In such event any provision herein is deemed illegal, void or unenforceable by a court of law, it shall not impact the body or balance of the agreement.

21. Interpretation. Interpretation of this agreement shall be consistent with the purchase and sale agreement, it being the stated intent that this document and the purchase and sale agreement are to be read as integrated documents conferring the same rights and obligations.

22. Lujohns Auction Group, LLC as auctioneers, reserve the rights to receive and administer telephone, proxy, absentee, internet or any other technical means of bid submission in conjunction with the live auction event and to bid on the behalf of any buyer or seller. All absentee or remote bidding must be approved no later than 48 hours prior to the auction.

23. Any addendum to these Terms and Conditions delivered verbally or in writing at the opening of the auction become incorporated into this contract and become components of the whole. Any party entering into the bidding process after the delivery of said addendums accepts these additional or prevailing terms.

24. Buyer understands there is a current Maintenance Fee of \$700.00 / Month and is required to abide by the "Trustees of the 17 Downing Three Condominium Trust" By Laws, Covenants, Master Deed and all other Restrictions of Record pertaining to " the premises"

including permitted usage of property Industrial Manufacturing, Warehousing, Research, General Office and purpose related thereto.

IMPORTANT NOTICE REGARDING ALL AUCTIONS & INSPECTIONS
AS ALWAYS,

THE HEALTH AND SAFETY OF OUR CUSTOMERS AND EMPLOYEES IS OUR TOP PRIORITY.
WE ARE DOING OUR BEST TO ENSURE OUR STAFF AND CUSTOMERS ARE AS SAFE AS
POSSIBLE.

Due to the spread of the Coronavirus
(Covid-19)

IF YOU WISH TO INSPECT THE ASSETS AT ANY OF OUR AUCTION SALES, WE ASK THAT
YOU MAKE AN APPOINTMENT SO WE MAY TAKE THE NECESSARY PRECAUTIONS TO
MAINTAIN HEALTH AND SAFETY PROTOCOLS

THE COVIDVIRUS STILL REMAINS A POTENTIAL RISK IN ANY PERMITTED PUBLIC
GATHERING. ALL AUCTION SALE ATTENDEES SHOULD REMAIN MINDFUL TO OBSERVE
SOCIAL DISTANCING AND ALL OTHER CDC AND GOVERNMENTAL HEALTH CAUTIONS. WE
CANNOT BE RESPONSIBLE FOR ANY VIOLATIONS BY ANY PERSONS, OR RISK OF
CONTRACTION IN ANY EVENT.

PLEASE MAINTAIN A 6' DISTANCE
BETWEEN YOURSELF AND OTHERS.

PLEASE DO NOT ATTEND IF YOU ARE EXPERIENCING ANY SYMPTOMS OF ILLNESS OR HAVE
BEEN EXPOSED TO SOMEONE WHO HAS, OR HAVE TRAVELED OUTSIDE OF THE USA IN THE
LAST MONTH.

PLEASE BE AWARE
OF THE COVID-19 TRAVEL ORDER ISSUED BY
THE COMMONWEALTH OF MASSACHUSETTS
(SEE WWW.MASS.GOV FOR ADDITIONAL INFORMATION).
MASKS REQUIRED.

By signing below the Successful Bidder agrees to meet all of the terms and conditions of this document
as outlined above. This document is made part of the AGREEMENT TO PURCHASE REAL ESTATE AT SALE
BY AUCTION, Auction Sale Memorandum, the and any other required contract documents which follow
the execution of this document and which taken together form the entire agreement between the
parties.

I hereby agree to the TERMS & CONDITIONS OF AUCTION SALE

Bidders Signature: _____

Date: _____

AGREEMENT TO PURCHASE REAL ESTATE AT SALE BY AUCTION

Agreement made this 14th day of October, 2020, Sue Vigeant of McMahon & Vigeant, PC Certified Public Accountants 399 Main St.; Dalton, MA 01226, Person Representing Legal Power Of Attorney for Ivan Garshelis Magnova Realty Company Inc. Pittsfield, MA (Seller) agrees to sell and _____ (Buyer) agrees to buy Real Estate known as 17 Downing III Unit - #2C (Master Deed Recorded Book 1179 PG 1120) Pittsfield, MA 01201 (the premises).

Lujohns Auction Group, LLC, an auction company, is acting as a sales agent in the facilitation of this process.

1. Purchase price will be:

High Bid _____ + Buyers Premium _____ = Total Purchase Price _____ dollars

(\$ _____) to be paid in cash or by certified, cashier's, treasurer's, bank check or bank wire at the time of closing.

2. As earnest money the Buyer deposits \$ _____ with the Auctioneer which shall be applied to the purchase price at the time of closing. Said earnest money deposit shall be held by the Auctioneer as escrow agent for both Buyer and Seller until the date of closing in a non interest bearing account

3. Said premises are to be conveyed by a good and sufficient Quitclaim deed subject to Covenants, By Laws, Easements and Restrictions of record running to Buyer, or to the nominee designated by the Buyer by written notice to Seller at least seven (7) days before the deed is to be delivered as herein provided.

Such deed is to be delivered on or before December 14th, 2020, at the office of the Seller's attorney. It is agreed that time is of the essence of this agreement.

4. Interest, rents, fuel, taxes and insurance to be adjusted as of the date of closing.

5. Buyer acknowledges that lot size, square footage of premises and plan set forth in the advertising may not be accurate and in signing this agreement Buyer accepts the description or plan set forth or referred to in this agreement.

6. It is understood and agreed that Auctioneer is acting as agent only and shall in no case whatsoever be held liable by either party for the performance of any term or covenant of this agreement or for damages for non-performance thereof.

7. It is understood that Buyer has entered into this agreement as a result of an inspection of said premises satisfactory to Buyer and that said premises is being purchased as the result of that inspection.

8. This agreement shall extend and be binding upon the heirs, administrators, successors and assigns of the parties hereto.

9. This instrument, executed in multiple counterparts, is to be construed as a Massachusetts contract, is to take effect as sealed instrument, is executed as part of a number of documents which consist of the Terms & Conditions of Auction Sale, Auction Sale Memorandum and any other documents executed by the parties hereto, is binding upon and endures to the benefit of the parties hereto and their respective heirs, devisees, executors, administrators, successors and assigns, and may be cancelled, modified or amended only by a written instrument executed by both the Seller and Buyer. If two or more persons are named herein as Buyer their obligations hereunder shall be joint and severed.

10. Buyer understands there is a current Maintenance Fee of \$700.00 / Month and is required to abide by the "Trustees of the 17 Downing Three Condominium Trust" By Laws, Covenants, Master Deed and all other Restrictions of Record pertaining to " the premises" including permitted usage of property Industrial Manufacturing, Warehousing, Research, General Office and purpose related thereto.

IN WITNESS WHEREOF: the parties have hereunto set their hand and seals, the day and year first above written.

Signed, Sealed and Delivered in the presence of:

By: _____

Lujohns Auction Group, LLC

Print Name

Date

Buyer

Print Name

DOB / SS # / Date

Buyer

Print Name

DOB / SS # / Date

Approved: _____

Seller

Print Name

Date



COMMERCIAL PROPERTY RECORD CARD 2020

PITTSFIELD

Situs : 17 DOWNING III 2C	PARCEL ID: M120099006	Class: 401	Card: 1 of 1	Printed: April 14, 2020
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CURRENT OWNER	GENERAL INFORMATION	
MAGNOVA REALTY COMPANY INC 17 DOWNING III UNIT-#2C PITTSFIELD MA 01201 1964/259	Living Units Neighborhood 60 Alternate ID Vol / Pg 1964/259 District Zoning IG Class COMMERCIAL	

Property Notes

Land Information				
Type	Size	Influence Factors	Influence %	Value
Total Acres:		Location:		
Spot:				

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
Land	0	0	0	0	0
Building	373,700	373,700	355,200	373,700	0
Total	373,700	373,700	355,200	373,700	0
Manual Override Reason Base Date of Value Value Flag INCOME APPROACH Effective Date of Value 01/01/2019 Gross Building:					

Entrance Information			
Date	ID	Entry Code	Source
07/03/19	DB	Not At Home	Other
09/10/08	CLT	Entry Gained	Other

Permit Information				
Date Issued	Number	Price	Purpose	% Complete

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
07/17/01		Bldg Only	Transfer Of Convenience	1964/259		MAGNOVA REALTY COMPANY INC
02/05/87				117/1180		
02/05/87				117/1180		
02/04/87				1248/1179		
02/01/87		Bldg Only	Intra-Corporate			
02/01/87	361,016	Bldg Only	Valid Sale			



COMMERCIAL PROPERTY RECORD CARD 2020

PITTSFIELD

Situs : 17 DOWNING III 2C

Parcel Id: M120099006

Class: 401

Card: 1 of 1

Printed: April 14, 2020

ID	Code	Description	Area
A	VS1	15	8062
B	04	LIGHT MANUFACTURING	8062
C	06	ENCLOSURE	3480
D	001	OVERHEAD DR-WOOD/MTL	100
E	SS1	SPRINKLER SVS WET	3480

Additional Property Photos



COMMERCIAL PROPERTY RECORD CARD 2020

PITTSFIELD

Situs : 17 DOWNING III 2C	Parcel Id: M120099006	Class: 401	Card: 1 of 1	Printed: April 14, 2020
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Income Detail (Includes all Buildings on Parcel)																	
Use Mod Grp	Inc Type	Model Description	Units	Net Area	Income Rate	Econ Adjust	Potential Gross Income	Vac Model	Vac Adj	Additional Income	Effective Gross Income	Expense Model %	Expense Adj %	Expense Adj	Other Expenses	Total Expenses	Net Operating Income
12	S	001 Manuf /Whse	0	8,062	4.60	120	44,502	10		0	40,052	15	90		5,407	5,407	34,645
13	S	001 Enclosure	0	3,480	3.50	120	14,616	10		0	13,154	25	90		2,960	2,960	10,194

Apartment Detail - Building 1 of 1							
Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income

Building Cost Detail - Building 1 of 1	
Total Gross Building Area	11,542
Replace, Cost New Less Depr	322,870
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	110
Final Building Value	355,157
Value per SF	30.77

Notes - Building 1 of 1
MAGNOVA INC.

Income Summary (Includes all Building on Parcel)	
Total Net Income	44,839
Capitalization Rate	0.120000
Sub total	373,658
Residual Land Value	
Final Income Value	373,658
Total Gross Rent Area	11,542
Total Gross Building Area	11,542