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PROPERTY DATA EXTRACT - UNFORMATTED RAW DATA

Date: January 2025 | Address: 789 Commerce Drive, Dallas TX 75201 | Parcel ID: 88-456-921

Foundation Type: reinforced concrete slab on grade Dimensions: 245 feet x 198 feet Thickness: 8 inches with post-tension cables Foundation Age: 14 years Last Inspection: 2024 Condition Rating: excellent No visible settlement or major cracks reported Drainage system present Perimeter perforated drain tile

Lot Size Total: 18,750 square feet Frontage: 156 feet on Commerce Drive Depth: 120 feet Building Footprint: 16,450 sf Parking Lot: 2,300 sf asphalt Surface Landscape: 0.45 acres grass and plantings Zone: Commercial C-2

Walls Exterior: brick veneer over steel frame construction 9-inch masonry backup with concrete bond beam Steel Frame: 8x8 wide flange columns 16-foot on center spacing 3-story structure Height: 42 feet to roof Wall Age: 14 years Condition: good Recent repointing 2023 Repointing mortar type: Type N Historical cracks repaired Sealant condition: sound Windows: 64 units aluminum frame double-pane low-E coating Argon gas fill installed 2017 Size: mixed 3x4 and 4x6 feet No known seal failures

Roof System Type: asphalt composition shingles Underlayment: synthetic felt Decking: plywood 1-inch thickness Slope: 4:12 pitch Gutters and downspouts: aluminum 6-inch gutters installed 2018 Roof Age: 7 years Condition: excellent Last inspection: June 2024 Estimated remaining useful life: 18 to 22 years No leaks or water damage observed Attic space: ventilated

Flooring Level 1 Ground: polished concrete with epoxy coating. Coverage: 4,150 sf. Condition: excellent. Level 2 Second Floor: commercial-grade carpet over plywood subfloor. Carpet type: modular tiles. Coverage: 4,200 sf. Age: 3 years. Condition: good. Level 3 Third Floor: vinyl composite tile VCT over concrete. Coverage: 4,150 sf. Age: 5 years. Condition: fair wear pattern evident. Basement Level: 2,500 sf finished space. Flooring: sealed concrete. Condition: good. Water intrusion: none detected.

Mechanical Systems HVAC: three rooftop units total cooling capacity 42 tons heating capacity 850 MBH. Equipment: carrier units model 50XC models 2019. Age: 6 years. Condition: well maintained. Last service: January 2025 quarterly maintenance performed. Ductwork: galvanized steel throughout Building distribution via supply ducts central returns. Insulation: 2-inch fiberglass wrap. Controls: programmable thermostat per zone 3 independent zones

Plumbing Main water line: 2.5-inch copper from city supply. Pressure: 65 psi. Demand: average 1,200 gallons per day peak 2,100 gpd. Water heater: two 60-gallon electric heaters tandem configuration. Recovery: 45 gallons per hour combined. Drainpipes: 3-inch cast iron main vent stack. Secondary drains: 2-inch PVC throughout building. Fixtures: 18 water closets 16 lavatories 8 urinals 4 floor drains. All code compliant. Backflow prevention: installed and tagged. Last certification: October 2024.

Electrical Service Main disconnect: 400-amp 3-phase 208V 60Hz utility service upgraded 2019. Transformer: 150 kVA exterior pad-mounted. Switchboard: GE model with main breaker 400-amp rating. Panel locations: main panel basement, secondary panels floor 1 floor 2 floor 3. Total branch circuits: 224 circuits. Lighting: LED throughout building retrofit completed 2022. Power distribution: cable tray systems overhead in mechanical spaces. Conduit: 1-inch and 1.5-inch steel conduit for branch circuits. Outlets: 156 general duty outlets throughout. Charging stations: 6 EV chargers installed 2023. Backup generator: 75 kW propane fuel automatic transfer switch

Fire Safety Sprinkler System: wet pipe system NFPA 13 compliant 18 zones control panel addressable 2021. Main valve: 2.5-inch supply line from city water 500-gallon backup tank on site. Heads: 84 total sprinkler heads. Alarm: electric pressure switch monitored. Fire Extinguishers: 12 units ABC class rated. Last

inspection: September 2024. Smoke Detection: 64 addressable smoke detectors linked to alarm panel. Heat Detectors: 12 units in mechanical spaces. Exit Signs: 8 LED exit signs with backup battery. Emergency Lighting: battery backup lighting 10 units throughout corridors.

Elevators Count: 2 passenger elevators Freight: none. Type: geared traction. Speed: 200 feet per minute. Capacity: 2,500 pounds each 4,500 pounds dual car operation. Age: 8 years. Manufacturer: Thyssen Krupp. Control: computerized with call buttons per floor. Maintenance: quarterly service contract in place. Last inspection: December 2024 passed.

Insulation Walls: R-19 fiberglass batts in cavities Attic: R-38 blown-in fiberglass. Basement: none. Pipes: 1-inch foam wrap on hot water lines. Ductwork: 2-inch fiberglass wrap on HVAC ducts.

Security System Cameras: 18 total outdoor corner-mounted HD 1080p resolution. Indoor: 12 cameras common areas break rooms. Recording: digital NVR system 30-day retention cloud backup available. Access Control: key card system 8 entry points. Visitor log: electronic check-in system. Alarm: monitored by BrightGuard Security 24/7 response.

Accessibility Features Handicap Parking: 4 spaces marked ADA compliant with striping. Ramps: all main entries 1:12 slope compliance verified. Doors: power-assisted openers 8 locations including restrooms. Restrooms: 2 ADA accessible fully equipped. Signage: Braille and high-contrast signage throughout. Elevators: accessible controls and voice announcement system.

Special Features Loading dock: 1 door 12 feet wide 12 feet high reinforced concrete pad. Tenant break room: 800 sf equipped kitchenette. Conference rooms: 3 conference rooms ranging 250-400 sf. Server room: 150 sf climate controlled 12-ton dedicated HVAC unit. Outdoor patio: 1,200 sf ground level with concrete pad.

VALUATION SUMMARY

Property Location: 789 Commerce Drive Dallas TX 75201 | Type: Multi-tenant Commercial Office Building | Year Built: 2010

Building Structure Value: \$1,875,000

Land Value 4.68 acres at \$185,000 per acre: \$865,800

Parking and Site Improvements: \$185,400

Tenant Improvements and Fixtures: \$225,000

Mechanical and Electrical Systems: \$285,000

Parking Lot Value (85 spaces): \$156,000

TOTAL PROPERTY VALUATION: \$3,592,200

Price Per Square Foot Building: \$218.46

Total Price Per Lot Acre: \$767,051

Estimated Monthly Lease Value Market Rate: \$14,500 per floor per 4,200 sf

Assessment and Taxes: Total Annual Property Tax: \$18,950 Tax Rate: 0.527% Exemptions: none Commercial classified

Comparable Sales Analysis: Recent comparable sale Price: \$3,450,000 Building similar 2012 construction 16,000 sf 3-story. Date sold: 8 months ago. Location: 1.2 miles northeast. Price per sf: \$215.63. Another comparable: 18,200 sf building Price: \$3,875,000 Sale date: 4 months ago. Price per sf: \$212.90.

Subject Property Estimate: Conservative valuation \$3,592,200 Market adjusted range: \$3,450,000 to \$3,750,000 based on comparables and condition superior to average.

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