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| Improvement Description |

**Property Name:** ${property\_name}

**General Description:** Single-building, single-brand, full-service auto dealership originally built in ${yearb} with intermittent remodels / updating over the decades (most recent a showroom / office update in 2013). CMU / wood / glass construction. Average quality / average, well maintained condition.

**Building Areas:**

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|  | **Gross**  **Building** | **Office**  **Space** |
| **Building Component** | **Area (SF)** | **SF / %** |
| **Building Por. A** |  |  |
| Showroom / Sales / Parts | 8,294 | 8,294 |
| Mezzanine Office | 1,368 | 1,368 |
| Mezzanine Parts | 1,753 | --- |
| Subtotal – Bldg. Por. A | 11,415 | 9,662 / 84.6% |
| **Building Por. B** |  |  |
| Service and Repair Center | 23,269 | 438 |
| Mezzanine Storage | 832 | --- |
| Subtotal – Bldg. Por. B | 11,415 | 438 / 1.8% |
| **Gross Building Area** | **${gba}** | **${offsf} / ${offpct}** |

The building area calculations are based on a review of county records with verification based on our physical inspection and measurement. A building sketch is presented following this subsection. Note that due to the single-tenant nature of the facility, as well as the lack of building common areas, the gross building area (GBA) and gross leasable area (GLA) are equal to one-another.

**Site Configuration:** The subject auto dealership facility is located on the east half of the subject site with good broad frontage / exposure to SW Oak Street and street access along three roadways.

**Building Portion A:** The **showroom / office** portion of thebuilding is generally semi-rectangular and includes a modest-sized showroom area with reception at the main entrance, a few open-style sales offices and private offices, and sales manager’s office. The customer service / coffee bar and two multi-user restrooms are situated to the rear of the showroom in the general office area. The mezzanine office area includes one general office, one private executive office (with single-user restrooms & shower), and a large meeting / conference room with kitchenette. While this office mezzanine level only has one interior stairwell, there are two small access doors into the adjacent parts mezzanine (7.25’ ceiling) which provide emergency access to stairwells in this adjacent area.

The rear parts department with service counter is located to the rear of the showroom / office, and includes semi-finished storage room, plus a large mezzanine parts storage area above. Interior stairwell access is provided to the mezzanine parts area, as well as an open loading well (16’ x 12’) which allows forklift / truck access from a main level loading door.

Construction is a combination of a CMU block exterior walls with wood-frame on a concrete pad foundation which is raised approximately 2’ for the showroom / front office portion, then steps down into the parts department area. The roof is relatively flat to gentle “wing” slopes with built-up cover. There are also floor-to-ceiling aluminum frame storefront window system with storefront entry doors around the showroom. The mezzanine parts area is of average quality with plywood flooring and fluorescent lighting.

The showroom / sales interior have good quality finishes with commercial grade carpet in most areas with stone tile (24” x 24”) in the showroom and restrooms. Walls are painted / smooth finish sheetrock while ceilings are a combination of sheetrock and T-bar with acoustical tile. The ceiling height in the showroom is 13.5 feet. Lighting is provided by fluorescent and incandescent can fixtures throughout. Each of the two multi-user restrooms has multiple fixtures. There is also a small coffee bar with cabinet / countertops with a sink.

**Building Portion B:** The **Service Center** portion of thebuilding is generally rectangular and includes a vehicle drop-off / tunnel entrance with a shop / service manager’s office. The overall “L” shaped service & repair area is divided into two: the auto repair portion and the auto body shop portion, several open-style sales offices and private offices, a sales manager’s office, and a new vehicle delivery area. The clear height in the service / body shop areas are 13 feet to the bottom of the beams, 17 feet to the ceiling. The body shop also has a small manager’s office, a partitioned off auto detail area (two auto bays), while there is a locker / restroom within the auto service area. Several roll-up doors provide access around the perimeter of the service and body shop areas. The service & repair area has full drive-thru ability via the tunnel entrance of the vehicle drop-off area. Situated along the south wall of the service area and above the locker area, but accessed from the body shop, is an elongated mezzanine storage area with low clear height (6.5 to 7.5 feet). Finally, in the NWC of the body shop is a paint booth (16’ x 14’) which has direct roll-up door access from the west elevation, but is considered removable personal property.

Construction consists of CMU block exterior walls with glu-lam beam roof support, and a concrete pad foundation. The roof is flat with built-up cover. Interior finishes include suspended T-5 fluorescent light fixtures, suspended gas pack heating, and floor drains. The limited office areas have painted sheetrock walls, concrete flooring, and cadet heating. The mezzanine storage area is of low quality with plywood flooring and fluorescent lighting.

**Equipment:** The subject facility includes furniture, fixtures, and equipment typically associated with a vehicle sales and maintenance operation. There are also several portable lifts located in the service areas, as well as a paint booth with ventilation system. These items are considered personal property and are not valued in this analysis.

**Site Improvements**

**and Landscaping:** All sides of the buildings, as well as most of the site, are paved (asphalt over base rock, plus a graveled area along the west site boundary) that provides for vehicle inventory, customer, parking and vehicle staging areas. The parking area and property boundary include several pole-mounted lights with metal halide fixtures. In addition there is a large, lighted monument sign at the corner of SW Oak and Armco Streets. The property includes average limited landscaping (ground cover, large rocks and deciduous trees) along the street frontages and boundaries, and around the parking area.

**Parking:** The master site includes both delineated and non-delineated parking / vehicle inventory areas. As such, a total number of parking stalls was not available for analysis. However, given the land to building ratio of ${landprim} to 1 for the primary site and layout of the buildings on the master site, parking is likely more than adequate for the existing vehicle dealership / service use.

**Interior and**

**Exterior Condition:** Average, well maintained condition as updated throughout the years with the last major renovation occurring in 2013; no major deferred maintenance items noted or reported.

**Year Built (Remodel):** ${yearbuilt}

**Actual / Effective Age:** 54 Years / Effective age estimated at 20 years with remaining economic life estimated at 30 years with regular maintenance.

**Land-to-Bldg. Ratio:** ${landprim} to 1 (${footprint} SF Land Area ${gba} SF GBA)

**Site Coverage Ratio:** ${siteprim} (${footprint} SF Footprint ${primsf} SF Land Area)

**Utility:** As existing, the subject property represents an average quality auto dealership with a functional design for its auto sales office / service use either single-tenant or owner-user occupancy. The building has adequate office / showroom build-out and are functional for single-tenant occupancy representing a variety of auto brands. The layout of the buildings appears functional, as do the parking and vehicle staging, storage and service areas.

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| **Site Plan** |
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| **Floor Plan** |
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| **Elevations** |
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| **Appraiser Sketch** |
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