

1-5 Riverside Dr Parcel# 12015 SC 4250-0001 CT 5108 VCS 1609 Lot 5/6 Map 10				Acnt 0060405 Goodwin College Inc Vol 2875 745 Burnside Avenue Page 295 East Hartford CT 06108 Prfx								East Hartford Connecticut		File L 1 Card Summary Of 04	
Property Location and Identification				Owner of Record				Pricing Control Fields				Assessment District			

Card	#	Appraised		Assessed	
		Building	# Out Building	Building	Out Building
01	1	286,450	0	200,510	0
02	1	499,530	0	349,670	0
03	1	171,010	0	119,710	0
04	1	115,300	0	80,710	0
Tot	4	1,072,290	0	750,600	0

Income Summary Year 2009 Primary Use 20-Service Garage Income Method Market Capitalization 1,129,053 Land/Out Bldg Value 416,670 Bldg Residual 1,072,290 Capitalization Market Corr. 66 Adjusted Appraised Building 712,383	
Assessor Transaction Information Listed 01 03/28/1994 Verified Action Date L 10/06/2008 Run Date 10/06/2008 14:10 Version 15.20 (Build 9238) (c) Copyright 1987-2008, SLM Technology, Inc.	
Additional Owners/Assessment History 2007 876,690 Goodwin College Inc 2006 964,360 Riverside Enterprises L 2005 734,500 Riverside Enterprises L 2004 667,730 Riverside Enterprises L 2001 953,890 Saland Corporation 2000 532,770 Saland Corporation 1999 586,050 Saland Corporation 1998 532,770 Saland Corporation 1996 255,710 Saland Corporation 1995 603,380 Saland Corporation 1993 606,370 Saland Corporation 1992 610,910 Saland Corporation	No# Units Utilities All Street Paved Topography Good

Assessment Change Report Land Bldg OutB Totl L Vcs B Vcs Cls Listed/Vcs S/Sf Adj Sp Sale/Sf Sale/Un V/M					
Sale Date	Qual	Sale Price	Vol	Page	Grantee
03/07/2007	Y	1,500,000	2875 295		Goodwin College Inc
06/17/1980		300,000	730 148		Convenient Petroleum Corp
06/17/1980		300,000	1366 323		Saland Corporation

Frontage	Avg Dep	Dep Fact	Eg Front	Rate	Sched Val	Condition	Influence	Market	Land Value	Land Class	Land Zone	VCS Land Rate / Market
720	620	203	1,462	1,500	2,193,000				2,193,000	Com	DDD1	1,500
										VCS Z/L 200		150,000
										APPRaisal	Item Count	ASSESSMENT
									416,670	Land	1	291,670
									712,383	Building	64	498,670
										OutBldgs		
LAND SUMMARY TOTALS			Acres 10.25		2,193,000	F-Wet 75		A-Aver 25	416,670	1,129,053	TOTAL	790,340

1 Riverside Dr Unit B-1 Parcel# 12016 SC 4250-0001 CT 5108 VCS 1609 Lot 5/6 Map 10						Acnt Vol Page Prfx		T&U Service Garage Class 20.55 BL 4,514 BP 124.98 Perm 316 CF Wall Ratio 14.28 ABP 124.98				East Hartford Connecticut Card 01 Of 04			
Property Location and Identification						Owner of Record				Pricing Control Fields				Assessment District	
1 Type and Use Service Garage						Principal Building and Addition Description +90+46-8+22-17-22-65-46				Principal Building Add/Deduct Single Floor Area Price Schedule Value 1S/BR/CB 0.16 4,514 125.14 564,882					
2 Story Height 1 Story						7 -65+141				Sty Description Code 1S/BR/CB 070		9,165 39.19		359,161	
3 Design/Style Conventional															
4 Foundation/Basement															
5 Fascade Brick + Cb															
6 Roof Type Flat															
6a Roof/Floor System Steel															
7 Floor Finish Cement Finish															
8 Interior Finish Limited Features															
9 Heating Limited/Partial -0.27															
9a Air Conditioning None															
10 Plumbing Fixtures Adequate															
11 Builtins/Other Features Yard Improvemnt 0.43															
Add/Deduct Total 0.16															
Assessment Change Report															
Land															
Bldg															
OutB															
Totl															
L Vcs															
B Vcs															
Cls Listed/Vcs															
S/Sz															
Adj Sp															
Sale/Sf															
Sale/Un															
V/M															
DBA AMBASSADOR LIMO. ADD I&E PENALTY 2005. INTERIOR & EXTERIOR RENOVATIONS, COSTS \$15,500, SKETCH REVISIONS, REVAL 2006. ADD I&E PENALTY 2006. REMOVE I&E PENALTY 2007.															
FRONTAGE															
Avg Dep															
Dep Fact															
Eq Front															
Acres/Units															
Rate															
Sched Val															
Condition															
Influence															
Market															
Land Value															
Land Class															
Land Zone															
VCS Land Rate / Market															
I-3															
1,500															
VCS Z/L 200															
150,000															
APPRAISAL															
Item Count															
Land															
Building 1															
200,510															
OutBldgs															
TOTAL															
200,510															

1 Riverside Dr Unit B-2 Parcel# 12017 SC 4250-0001 CT 5108 VCS 1609 Lot 5/6 Map 10				Acnt Vol Page Prfx				T&U Offices-Typical BL 6,936 BP 158.31 Perm 412 CF Wall Ratio 16.83 ABP 158.31				Class 34.55 BP 158.31 CF ABP 158.31				East Hartford Connecticut				File 1 Card 02 Of 04									
Property Location and Identification								Owner of Record								Pricing Control Fields				Assessment District									
1 Type and Use Offices-Typical								Principal Building and Addition Description +54+3+7-3+94+45-144-3-6+3-5-45 14								Principal Building 1S BR/CB				Add/Deduct 1.46		Single Floor Area 6,936		Price 159.77		Schedule Value 1,108,165			
2 Story Height 1-Story								1+54 +7+3 14.A 12+5 +6-3 14.B								14 1S BR/CB				1.46		6,936		159.77		1,108,165			
3 Design/Style Conventional																14.C				OP		020		21		48.16		1,011	
4 Foundation/Basement																14.D				OP		020		18		49.97		900	
5 Fascia																14.E													
Brick + Cb																14.F													
6a Common Wall																14.G													
6 Roof Type																14.H													
Flat																14.I													
6a Roof/Floor System																14.J													
Steel																14.K													
7 Floor Finish																14.L													
Part Carpet																14.M													
8 Interior Finish																14.N													
Various																14.O													
9 Heating																14.O													
Forced Air																													
9a Air Conditioning																													
Combined 1.04																													
10 Plumbing Fixtures																													
Adequate																													
11 Builtins/Other Features																													
Yard Improvemnt 0.42																													
Add/Deduct Total 1.46																													
Assessment Change Report																													
Land																													
Bldg																													
Outs																													
Totl																													
L Vcs																													
B Vcs																													
Cls Listed/Vcs																													
S/Sf																													
Adj Sp																													
Sale/Sf																													
Sale/Un																													
V/M T																													
Frontage																													
Avg Dep																													
Dep Fact																													
Eq Front																													
Front Ref																													
Classification																													
Acres/Units																													
Rate																													
Sched Val																													
Condition																													
Influence																													
Market																													
Land Value																													
Land Class																													
Land Zone																													
VCS Land Rate / Market																													
Com																													
VCS Z/L 200																													
APPRaisal																													
Land Count																													
Building 1																													
OutBldgs																													
TOTAL																													
LAND SUMMARY TOTALS																													
Acres																													

[illegible]

1 Riverside Dr Unit B-5										Acnt		File 1									
Parcel# 12020 SC 4250-0001										Vol		Card 04									
CT 5108										Page		Of 04									
VCS 1609 Lot 5/6 Map 10										Prfx											
Property Location and Identification										Owner of Record		Pricing Control Fields		Assessment District							
1 Type and Use										Principal Building and Addition Description		Principal Building		Add/Deduct		Single Floor Area		Price		Schedule Value	
Offices-Typical										+18+55 14		1S/BR/B		4.52		990		247.80		245,322	
2 Story Height												Sty		Description		Code					
1 Story																					
3 Design/Style																					
Conventional																					
4 Foundation/Basement																					
Full Basement 2.57																					
5 Fascia																					
Brick																					
5a Common Wall																					
6 Roof Type																					
Flat																					
6a Roof/Floor System																					
Reinf Concrete																					
7 Floor Finish																					
Asphalt Tile																					
8 Interior Finish																					
Drywall																					
Basement Finish																					
None																					
9 Heating																					
Forced Air																					
9a Air Conditioning																					
Combined 1.39																					
10 Plumbing Fixtures																					
Adequate																					
11 Builtins/Other Features																					
Yard Improvemnt 0.56																					
Add/Deduct Total 4.52																					
Assessment Change Report																					
Land																					
Bldg																					
OutB																					
Totl																					
1 Vcs																					
B Vcs																					
Cls Listed/Vcs																					
S/Sf																					
Adj Sp																					
Sale/St																					
Sale/Un																					
V/M																					
T																					
HRNG V/D. FINISHED INTERIOR, ADDED A/C, 2003.																					
1S/BR/B																					
Assessor Transaction Information																					
Listed 01 03/28/1994																					
Verified																					
Reviewed																					
Action X																					
Action Date 10/01/2006 'REVAL																					
Print Date 10/06/2008 14:10																					
Version 15.20 (Build 9238)																					
(c) Copyright 1987-2008, SLH Technology, Inc.																					
14 Total Schedule Value 245,322																					
COST/MARKET/CORRELATIVES/APPAISED BUILDING																					
15 Class 34.55																					
16a CF (1.00)																					
17 Worm Cond Normal																					
18a Market O-Other																					
18b Market T-I&E																					
19 Accrued 47																					
20 Appraised 115,300																					
Additional Owners/Assessment History																					
Year Built 1950																					
Additions																					
Modernized																					
Effective 1950																					
No# Units 1																					
No# Rooms																					

Display Market Income Detail

901. Year	2008	
902. Parcel Id	12,015	
903. Property Location		
904. Property VCS		
1. Type and Use	20-Service Garage	
0. Property Use	20-Service Garage	
2. Gross Bldg Area	29,512	
3. Net Leasable Area	29,512	
4. Owner Occupied Area	0	
5. Number of units#	0	
6. Number of park spaces	0	
7. Year Built	0	
8. Year Remodled	0	
504. Bldg Appr before Income	0	
705. Mrkt Units	26,605	
601. Mrkt Unit Rate	7.50	
603. Mrkt V & C Loss	3.00%	
604. Mrkt EIA	193,552	
605. Mrkt Heating/Air Cond	0.00%	
606. Mrkt Electricity	0.00%	
607. Mrkt Other Utilities	2.00%	
608. Mrkt Payroll	0.00%	
609. Mrkt Supplies	0.00%	
610. Mrkt Management	3.00%	
611. Mrkt Insurance	3.00%	
612. Mrkt Common Area Maint	3.00%	
613. Mrkt Maint & repairs	5.00%	
614. Mrkt Lease Fees	0.00%	
615. Mrkt Legal/accounting	1.00%	
616. Mrkt Elev Maint	0.00%	
617. Other	13.00%	
618. Other	0.00%	
619. Other	0.00%	
620. Other	0.00%	
621. Mrkt Security	0.00%	
699. Mrkt Total Expenses	30.00%	
800. Mrkt Tot Exp Val	58,066	
702. Mrkt Cap Rate	12.00	
701. Mrkt NOI	135,486	
703. Mrkt Income Val Est	1,129,053	
404. Land + Outbldg	416,670	
704. Mrkt Computed bldg Val	712,383	-171.0%
706. Mrkt Cap Mrk Corr	1.00%	

After

Display Market Income Detail

901. Year	2008	
902. Parcel Id	12,015	
903. Property Location		
904. Property VCS		
1. Type and Use	20-Service Garage	
0. Property Use	20-Service Garage	
2. Gross Bldg Area	29,512	
3. Net Leasable Area	29,512	
4. Owner Occupied Area	0	
5. Number of units#	0	
6. Number of park spaces	0	
7. Year Built	0	
8. Year Remodled	0	
504. Bldg Appr before Income	0	
705. Mrkt Units	29,512	
601. Mrkt Unit Rate	7.50	
603. Mrkt V & C Loss	3.00%	
604. Mrkt EIA	214,700	
605. Mrkt Heating/Air Cond	0.00%	
606. Mrkt Electricity	0.00%	
607. Mrkt Other Utilities	2.00%	
608. Mrkt Payroll	0.00%	
609. Mrkt Supplies	0.00%	
610. Mrkt Management	3.00%	
611. Mrkt Insurance	3.00%	
612. Mrkt Common Area Maint	3.00%	
613. Mrkt Maint & repairs	5.00%	
614. Mrkt Lease Fees	0.00%	
615. Mrkt Legal/accounting	1.00%	
616. Mrkt Elev Maint	0.00%	
617. Other	13.00%	
618. Other	0.00%	
619. Other	0.00%	
620. Other	0.00%	
621. Mrkt Security	0.00%	
699. Mrkt Total Expenses	30.00%	
800. Mrkt Tot Exp Val	64,410	
702. Mrkt Cap Rate	12.00	
701. Mrkt NOI	150,290	
703. Mrkt Income Val Est	1,252,417	
404. Land + Outbldg	416,670	
704. Mrkt Computed bldg Val	835,747	-200.6%
706. Mrkt Cap Mrk Corr	1.00%	

Before