

# Commercial Building Valuation Report

Midwest Technical Inspections

BVS Valuation

Policy: QUOTE

2013-04-01

<b>INSURED</b>	DANA POINT CONDO ASSN 1519 E CENTRAL ROAD ARLINGTON HEIGHTS, IL 60005	Effective Date: Expiration Date: Cost as of:
		12/2012

## BUILDING 1

1519 E CENTRAL ROAD  
ARLINGTON HEIGHTS, IL 60005

### Location Adjustments

Climatic Region: 3 - Cold  
High Wind Region: 1 - Minor Damage  
Seismic Zone: 0 - No Damage

## SECTION 1 1505/1515 Central One continuous building 2 addresses

### SUPERSTRUCTURE

Occupancy:	100% Condominium	Story Height:	9 ft.
Construction Type:	100% Protected Steel Frame (ISO 5)	Number of Stories:	4
Gross Floor Area:	251,508 sq.ft.	Irregular Adjustment:	None
Construction Quality:	Average		
Year Built:	1968		

### Substructure

Basement:	Finished	Depth or Story Height:	9 ft.
Finished Occupancy:	1004 -		
Construction Type:	Protected Steel Frame (ISO 5)		

### Adjustments

Depreciation:	26%	Effective Age:	25 years	Condition:	Good
Hillside Construction:	Degree of Slope: Level			Site Accessibility:	Excellent
	Site Position: Unknown			Soil Condition:	Excellent

### Fees

Architect Fees: 7% is included  
 Profit and Overhead: 20% is included

<b>SUMMARY OF COSTS</b>		<b>Reconstruction</b>	<b>Exclusion</b>
<b>SUPERSTRUCTURE</b>			
Site Preparation			17,479
Foundations		446,639	513,643
Foundation Wall			
Interior Foundations			
Slab On Ground			
Exterior		13,710,265	
Exterior Wall	95% Brick on Masonry 5% Curtain Wall, Glass		
Structural Floor			
Roof			
Material	100% Single-Ply Membrane		
Pitch	100% Flat		
Interior		7,185,878	
Floor Finish	100% None		
Ceiling Finish	100% Drywall		
Partitions			
Finish	80% Drywall 20% Tile, Acoustical		
Mechanicals		16,475,165	1,150,688
Heating	80% Forced Warm Air 20% Gas, Oil or Electric Suspended Unit Heater		
Cooling	80% Forced Cool Air 20% None		
Fire Protection	25% Sprinkler System 100% Fire Alarm 100% Automatic Fire Detection		
Electrical	100% Average		
Elevators	4 Passenger		
Built-ins		3,103,818	
<b>SUBSTRUCTURE</b>			
Basement			
Site Preparation		533,992	
Foundations		352,904	
Exterior Wall			
Interior Foundations			
Exterior		1,871,404	
Framing			
Structural Floor			

## VALUATION SUMMARY: QUOTE

<b>BUILDING 1: SUPERSTRUCTURE</b>	<b>Reconstruction</b>	<b>sq.ft.</b>	<b>\$/sq.ft.</b>	<b>Depreciated</b>
Section 1: 100% Condominium	\$41,274,669	251,508	\$164.11	\$30,543,255
<b>BUILDING 1 : Substructure</b>	<b>Reconstruction</b>	<b>sq.ft.</b>	<b>\$/sq.ft.</b>	<b>Depreciated</b>
Section 1:	\$3,166,206	62,877	\$50.36	\$2,342,992
62,877 sq.ft.				
<b>Section Totals</b>	<b>Reconstruction</b>	<b>sq.ft.</b>	<b>\$/sq.ft.</b>	<b>Depreciated</b>
Section 1: 100% Condominium	\$44,440,876	314,385	\$141.36	\$32,886,248
<b>VALUATION GRAND TOTAL</b>	<b>\$44,440,876</b>	<b>314,385</b>	<b>\$141.36</b>	<b>\$32,886,248</b>

MS/B costs include labor and material, normal profit and overhead as of date of report. Costs represent general estimates which are not to be considered a detailed quantity survey. These costs include generalities and assumptions that are common to the types of structures represented in the software.

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## Detailed

BVS-C

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## BVS Valuation Policy: QUOTE

2013-04-01

<b>INSURED</b>	DANA POINT CONDO ASSN 1519 E CENTRAL ROAD ARLINGTON HEIGHTS, IL 60005	Effective Date: Expiration Date: Cost as of:
		12/2012

<b>BUILDING 1</b>	1405, 1415, 1605, 1615 Central (four buildings) 1519 E CENTRAL ROAD ARLINGTON HEIGHTS, IL 60005
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**Location  
Adjustments**

Climatic Region: 3 - Cold  
 High Wind Region: 1 - Minor Damage  
 Seismic Zone: 0 - No Damage

**SECTION 1**

**SUPERSTRUCTURE**

Occupancy:	100% Condominium	Story Height:	9 ft.
Construction Type:	100% Protected Steel Frame (ISO 5)	Number of Stories:	4
Gross Floor Area:	588,816 sq.ft.	Irregular Adjustment:	None
Construction Quality:	Average		
Year Built:	1968		

**Substructure**

Basement:	Finished	Depth or Story Height:	9 ft.
Finished Occupancy:	1004 -		147,204 sq.ft.
Construction Type:	Protected Steel Frame (ISO 5)		

**Adjustments**

Depreciation:	26%	Effective Age:	25 years	Condition:	Good
Hillside Construction:	Degree of Slope: Level			Site Accessibility:	Excellent
	Site Position: Unknown			Soil Condition:	Excellent

**Fees**

Architect Fees: 7% is included  
 Profit and Overhead: 20% is included

**SUMMARY OF COSTS**

**Reconstruction Exclusion**

**SUPERSTRUCTURE**

Site Preparation	40,922	
Foundations	1,045,646	901,722
Foundation Wall		
Interior Foundations		
Slab On Ground		
Exterior	29,868,090	
Exterior Wall	95% Brick on Masonry	
	5% Curtain Wall, Glass	

Structural Floor				
Roof				
Material	100% Single-Ply Membrane			
Pitch	100% Flat			
Interior		16,663,332		
Floor Finish	100% None			
Ceiling Finish	100% Drywall			
Partitions				
Finish	80% Drywall 20% Tile, Acoustical			
Mechanicals		36,650,498	2,693,858	
Heating	80% Forced Warm Air 20% Gas, Oil or Electric Suspended Unit Heater			
Cooling	80% Forced Cool Air 20% None			
Fire Protection	20% Sprinkler System 100% Fire Alarm 100% Automatic Fire Detection			
Electrical	100% Average			
Elevators	2 Passenger			
Built-ins		7,266,480		
<b>SUBSTRUCTURE</b>				
Basement				
Site Preparation		1,250,151		
Foundations		575,930		
Exterior Wall				
Interior Foundations				
Exterior		4,381,224		
Framing				
Structural Floor				
Interior		62,450		
Floor Finish				
Ceiling Finish				
Partitions				
Mechanicals		1,700,577	24,266	
Heating				
Cooling				
Plumbing				
Electrical				
Built-ins		1,192,829		
<b>TOTAL RC SECTION 1</b>		<b>\$99,407,056</b>	<b>\$4,910,919</b>	
<b>TOTAL ACV</b>	Depreciated Cost (74%)		<b>\$73,561,222</b>	<b>\$3,634,080</b>

<b>TOTAL RC BUILDING 1</b>	<b>1405, 1415, 1605, 1615 Central (four buildings)</b>	<b>\$99,407,056</b>	<b>\$4,910,919</b>
<b>TOTAL ACV</b>		<b>\$73,561,222</b>	<b>\$3,634,080</b>

	<b>Reconstruction</b>	<b>sq.ft.</b>	<b>\$/sq.ft.</b>	<b>Depreciated</b>
<b>VALUATION GRAND TOTAL</b>	<b>\$99,407,056</b>	<b>736,020</b>	<b>\$135.06</b>	<b>\$73,561,222</b>

**VALUATION SUMMARY: QUOTE**

<b>BUILDING 1: SUPERSTRUCTURE</b>	<b>Reconstruction</b>	<b>sq.ft.</b>	<b>\$/sq.ft.</b>	<b>Depreciated</b>
Section 1: 100% Condominium	\$92,069,976	588,816	\$156.36	\$68,131,782
<b>BUILDING 1 : Substructure</b>	<b>Reconstruction</b>	<b>sq.ft.</b>	<b>\$/sq.ft.</b>	<b>Depreciated</b>
Section 1:	\$7,337,079	147,204	\$49.84	\$5,429,439
147,204 sq.ft.				
<b>Section Totals</b>	<b>Reconstruction</b>	<b>sq.ft.</b>	<b>\$/sq.ft.</b>	<b>Depreciated</b>
Section 1: 100% Condominium	\$99,407,056	736,020	\$135.06	\$73,561,222
<b>VALUATION GRAND TOTAL</b>	<b>\$99,407,056</b>	<b>736,020</b>	<b>\$135.06</b>	<b>\$73,561,222</b>

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<b>INSURED</b>	DANA POINT CONDO ASSN 1519 E CENTRAL ROAD ARLINGTON HEIGHTS, IL 60005	Effective Date: Expiration Date: Cost as of: 12/2012
<b>BUILDING 1</b>	1519 Central Clubhouse 1519 E CENTRAL ROAD ARLINGTON HEIGHTS, IL 60005	

### Location Adjustments

- Climatic Region: 3 - Cold
- High Wind Region: 1 - Minor Damage
- Seismic Zone: 0 - No Damage

**SECTION 1****SUPERSTRUCTURE**

Occupancy:	100% Clubhouse/Recreation Building	Story Height:	10 ft.
Construction Type:	100% Protected Steel Frame (ISO 5)	Number of Stories:	1
Gross Floor Area:	3,000 sq.ft.	Irregular Adjustment:	None
Construction Quality:	Average		
Year Built:	1971		

**Adjustments**

	Effective Age: 25 years	Condition: Average
Hillside Construction:	Degree of Slope: Level	Site Accessibility: Excellent
	Site Position: Unknown	Soil Condition: Excellent

**Fees**

Architect Fees: 7% is included  
 Profit and Overhead: 20% is included

<b>SUMMARY OF COSTS</b>		<b>Reconstruction</b>	<b>Exclusion</b>
<b>SUPERSTRUCTURE</b>			
Site Preparation			819
Foundations		20,933	60,524
Foundation Wall			
Interior Foundations			
Slab On Ground			
Exterior		345,621	
Exterior Wall	100% EIF on Masonry		
Structural Floor			
Roof			
Material	80% Shingles, Asphalt 20% Single-Ply Membrane		
Pitch	20% Flat 80% High (15:12 to 24:12 pitch)		
Interior		40,610	
Floor Finish	100% None		
Ceiling Finish	100% Drywall		
Partitions			
Structure	100% Studs, Girts, etc.		
Finish	100% Drywall 50% Paint 50% Wallpaper, Vinyl		
Mechanicals		128,256	3,107
Heating	100% Forced Warm Air		
Cooling	100% Forced Cool Air		
Fire Protection	100% Sprinkler System 100% Fire Alarm		

	100% Automatic Fire Detection
Electrical	100% Average
Plumbing	3 Total Fixtures
Elevators	
Built-ins	9,420

<b>TOTAL RC SECTION 1</b>	<b>\$544,841</b>	<b>\$64,450</b>
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<b>TOTAL RC BUILDING 1 1519 Central Clubhouse</b>	<b>\$544,841</b>	<b>\$64,450</b>
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	<b>Reconstruction</b>	<b>sq.ft.</b>	<b>\$/sq.ft.</b>	<b>Depreciated</b>
<b>VALUATION GRAND TOTAL</b>	<b>\$544,841</b>	<b>3,000</b>	<b>\$181.61</b>	<b>\$392,285</b>

#### VALUATION SUMMARY: QUOTE

<b>BUILDING 1: SUPERSTRUCTURE</b>	<b>Reconstruction</b>	<b>sq.ft.</b>	<b>\$/sq.ft.</b>	<b>Depreciated</b>
Section 1: 100% Clubhouse/Recreation Building	\$544,839	3,000	\$181.61	\$544,839

  

<b>BUILDING 1 : Substructure</b>	<b>Reconstruction</b>	<b>sq.ft.</b>	<b>\$/sq.ft.</b>	<b>Depreciated</b>
Section 1:	\$0	0	\$0.00	\$0

  

<b>Section Totals</b>	<b>Reconstruction</b>	<b>sq.ft.</b>	<b>\$/sq.ft.</b>	<b>Depreciated</b>
Section 1: 100% Clubhouse/Recreation Building	\$544,841	3,000	\$181.61	\$392,285

  

<b>VALUATION GRAND TOTAL</b>	<b>\$544,841</b>	<b>3,000</b>	<b>\$181.61</b>	<b>\$392,285</b>
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