

# Valuation Detailed Report

My Report Title

11/26/2014

My Report Title 2

## VALUATION

Valuation Number:	ESTIMATE-0000002	Effective Date:	11/25/2014
Value Basis:	New Construction	Expiration Date:	11/26/2015
		Estimate Expiration Date:	3/25/2015
		Cost As Of:	09/2014

## BUSINESS

GOLDEN SANDS SKATELAND

2003 PLOVER RD

PLOVER, WI 54467

USA

## BUSINESS PROFILE

Report Primary Naics : 711219 - Other Spectator Sports

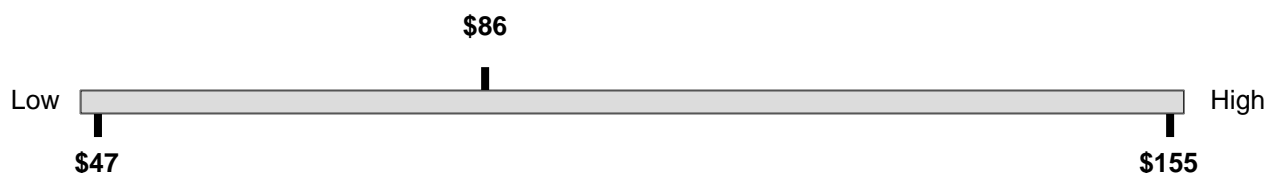
Gross Sales:	\$170,000 USD	Quality Factor:	Average
Building Value:	\$446,005 USD	Number of Employees:	3
Sq Ft Occupied:	2,838	Year Started:	1978

## CONTENTS

System Estimated Total: \$85,760 USD

5754 Business In Industry Peer Group Range

(Values in Thousands)



### System Estimated Total Breakdown

Inventory:	\$44,120 USD	Furniture:	\$4,470 USD
Equipment:	\$31,890 USD	Miscellaneous:	\$3,910 USD
Computer:	\$1,370 USD		

## LOCATION 00001 - GOLDEN SANDS SKATELAND - Headquarters

GOLDEN SANDS SKATELAND

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Gross Sales:	\$170,000 USD
Building Value:	\$446,005 USD
Sq Ft Occupied:	2,838
Number of Employees:	3
Included in Contents Estimate:	Yes

MSB 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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## Location Adjustments

Climatic Region: 1 - Cold  
High Wind Region: 2 - Moderate Damage  
Seismic Zone: 1 - No Damage

## BUILDING 00001 - 00001

## Section 1

### SUPERSTRUCTURE

Occupancy:	100% Indoor Ice or Roller Rink	Story Height:	20 ft.
Construction Type:	100% Steel Frame (ISO 4)	Number of Stories:	1
Gross Floor Area:	2,838 sq.ft.	Irregular Adjustment:	None
Construction Quality:	2.0 - Average		
Year Built:	1978		

### SUBSTRUCTURE

	Depth of Story Height:	10 ft.
Basement:	Unfinished	500 sq.ft.

Construction Type: Masonry (ISO 2)

### Adjustments

Depreciation:	10%		
Hillside Construction:	Degree of Slope: Level	Site Accessibility:	Excellent
	Site Position: Unknown	Soil Condition:	Excellent

### Fees

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

SUMMARY OF COSTS	User Specified	System Generated	Replacement	Exclusion
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### SUPERSTRUCTURE

Site Preparation			\$595	
Foundations			\$57,998	
Foundation Wall				
Interior Foundations				
Slab On Ground				
Exterior			\$264,746	
Framing				
Exterior Wall		2% Wall Openings		

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SUMMARY OF COSTS	User Specified	System Generated	Replacement	Exclusion
Exterior Wall		34% Brick on Masonry 33% Concrete, Precast Panels 33% Stucco on Masonry		
Structural Floor				
Roof				
Material		100% Single-Ply Membrane		
Pitch				
Interior			\$23,976	
Floor Finish		10% Carpet 80% Concrete Sealer or Topping 10% Tile, Vinyl Composite		
Ceiling Finish		20% Drywall 100% Paint		
Partitions				
Length		28 ft.		
Structure				
Finish		100% Drywall 100% Paint		
Mechanicals			\$84,388	
Heating		100% Gas, Oil, or Electric Suspended Unit Heater		
Cooling		20% Unit Air Conditioners, Air Cooled		
Fire Protection		100% Sprinkler System 100% Manual Fire Alarm System 100% Automatic Fire Alarm System		
Plumbing		3 Total Fixtures		
Electrical		100% Average Quality		

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SUMMARY OF COSTS	User Specified	System Generated	Replacement	Exclusion
Elevators		0 Passenger 0 Freight		
Built-ins			\$14,302	
<b>TOTAL RC SECTION 1</b>			<b>\$446,005</b>	
<b>TOTAL ACV</b>	Depreciated Cost (90%)		<b>\$401,404</b>	
<b>TOTAL RC BUILDING 00001 00001</b>			<b>\$446,005</b>	
<b>TOTAL ACV</b>			<b>\$401,404</b>	
		<b>Replacement</b>	<b>Sq.Ft.</b>	<b>\$/Sq.Ft.</b>
<b>LOCATION TOTAL, Location 00001</b>		<b>\$446,005</b>	<b>3,338</b>	<b>\$157</b>
		<b>Replacement</b>	<b>Sq.Ft.</b>	<b>\$/Sq.Ft.</b>
<b>VALUATION GRAND TOTAL</b>		<b>\$446,005</b>	<b>3,338</b>	<b>\$134</b>
				<b>Depreciated</b>
				<b>\$401,404</b>

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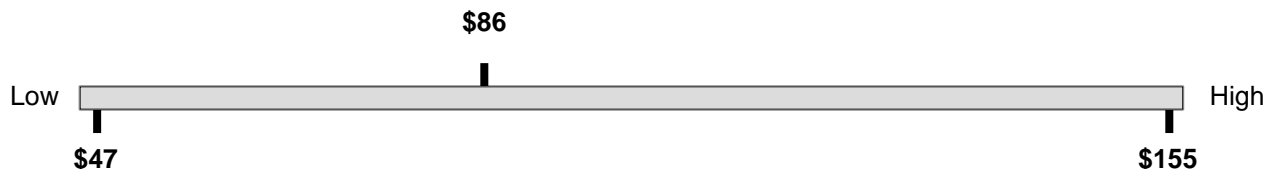
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<b>BUILDING 00001: SUPERSTRUCTURE</b>	<b>Replacement</b>	<b>Sq.Ft.</b>	<b>\$/Sq.Ft.</b>	<b>Depreciated</b>
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Section 1:	100%	Indoor Ice or Roller Rink	\$446,005	2,838	\$157	\$401,404
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<b>BUILDING 00001: SUBSTRUCTURE</b>	<b>Replacement</b>	<b>Sq.Ft.</b>	<b>\$/Sq.Ft.</b>	<b>Depreciated</b>
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Section 1:	500 sq.ft.	Basement, Unfinished	\$0	500	\$0	\$0
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<b>Section Totals</b>	<b>Replacement</b>	<b>Sq.Ft.</b>	<b>\$/Sq.Ft.</b>	<b>Depreciated</b>
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Section 1:	100%	Indoor Ice or Roller Rink	\$446,005	3,338	\$157	\$0
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<b>BUILDING TOTAL, Building 00001</b>	<b>\$446,005</b>	<b>3,338</b>	<b>\$157</b>	<b>\$401,404</b>
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## BUILDING INSURANCE SUMMARY

Total Insured Amount	\$1
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Percent of Insurance to Value	0%
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100% Co-insurance Requirement	\$446,005	\$401,404
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-100% Variance	(\$446,004)
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	<b>Replacement</b>	<b>Sq.Ft.</b>	<b>\$/Sq.Ft.</b>	<b>Depreciated</b>
<b>LOCATION TOTAL, Location 00001</b>	<b>\$446,005</b>	<b>3,338</b>	<b>\$157</b>	<b>\$401,404</b>

	<b>Replacement</b>	<b>Sq.Ft.</b>	<b>\$/Sq.Ft.</b>	<b>Depreciated</b>
<b>VALUATION GRAND TOTAL</b>	<b>\$446,005</b>	<b>3,338</b>	<b>\$134</b>	<b>\$401,404</b>

Report Footer

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