

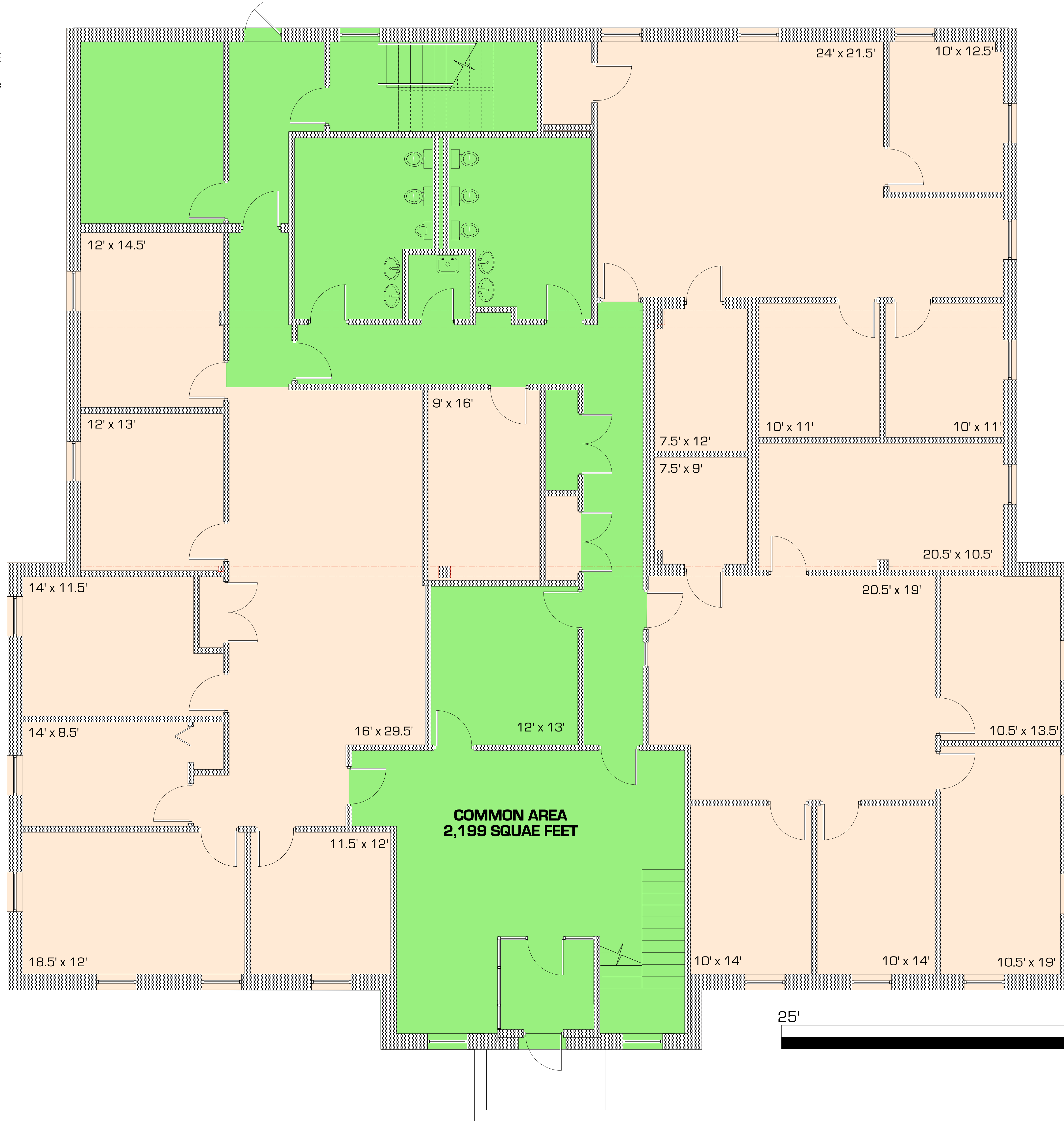
The SQUARE FOOTAGE for the BUILDING was calculated by measuring to the OUT-SIDE FACE of the BRICK. The BUILDING is a RECTANGLE that is 80' wide by 81' deep. There are 5' wide by 36' long "wings" at each side of the building. And an entry projection of 5' in depth by 37' in length. THEREFORE :

$$(80' \times 81') + (5' \times 36') + (5' \times 36') + (5' \times 27')$$

$$6,480 + 180 + 180 + 135$$

6,975 PER FLOOR

The SQUARE FOOTAGE for the COMMON AREA was calculated by measuring to the OUT-SIDE FACE of the BRICK at the EXTERIOR WALLS and the CENTER-LINE of the INTERIOR WALLS.



6,975 SQ FT : 1st FLOOR TOTAL
- 2,199 SQ FT : 1st FLOOR COMMON AREA
4,776 SQ FT : 1st FLOOR LEASABLE

2,199/4,776 IS 46% OF THE LEASABLE SQUARE FEET ON THE 1st FLOOR

THEREFOR on the 1st FLOOR FOR EVERY 1 FOOT LEASED A FACTOR OF 0.46043 (OR 46%) WILL NEED TO BE ADDED TO OBTAIN THE TOTAL LEASABLE VALUE.

$$4,776 + (4,776 \times 0.46043) = 4,776 + 2,199 = 6,975 \text{ sq.ft.}$$

HOWEVER..... This DOES NOT ACCOUNT for the COMMON AREA on the 2nd FLOOR.

SO.....

6,975 SQ FT : 2nd FLOOR TOTAL
 + 6,975 SQ FT : 1st FLOOR TOTAL

13,950 SQ FT : BUILDING TOTAL

1,861 SQ FT : 2nd FLOOR COMMON AREA
 + 2,199 SQ FT : 1st FLOOR COMMON AREA

4,060 SQ FT : BUILDING COMMON AREA TOTAL

13,950 SQ FT : BUILDING TOTAL
 - 4,060 SQ FT : BUILDING COMMON AREA TOTAL
9,890 SQ FT : BUILDING LEASABLE TOTAL

4,060/9,890 IS 41.05% OF THE LEASABLE SQUARE FEET in the BUILDING

THEREFOR as a **TOTAL BUILDING FACTOR** FOR EVERY 1 FOOT LEASED A FACTOR OF 0.41052 (OR 41%) WILL NEED TO BE ADDED TO OBTAIN THE TOTAL LEASABLE VALUE.

$$9,890 + (9,890 \times 0.41052) = 9,890 + 4,060 = 13,950 \text{ sq.ft.}$$

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1st FLOOR