

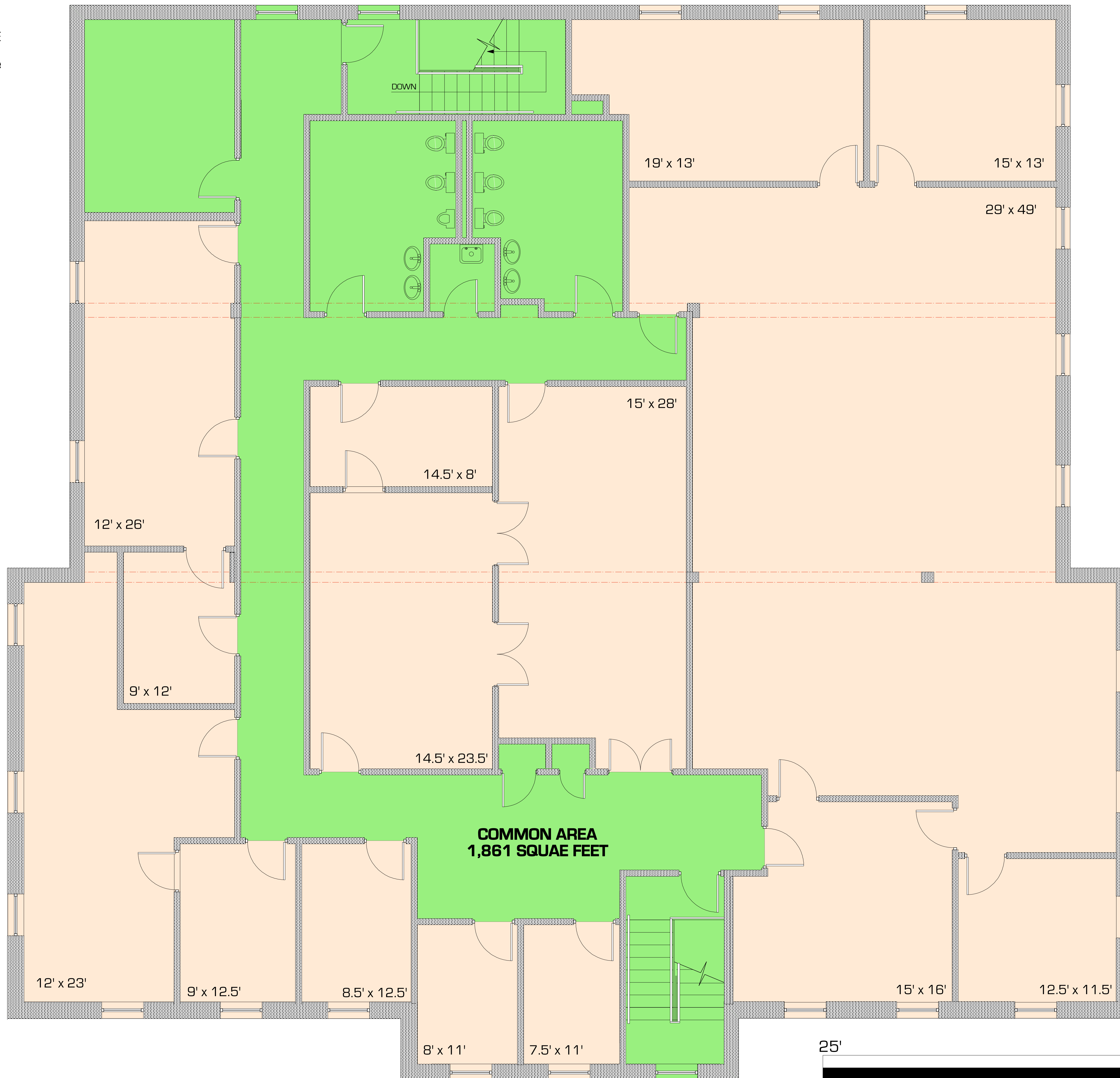
The SQUARE FOOTAGE for the BUILDING was calculated by measuring to the OUT-SIDE FACE of the BRICK. The BUILDING is a RECTANGLE that is 80' wide by 81' deep. There are 5' wide by 36' long "wings" at each side of the building. And an entry projection of 5' in depth by 37' in length. THEREFORE :

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

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

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 : 2nd FLOOR TOTAL
- 1,861 SQ FT : 2nd FLOOR COMMON AREA
5,114 SQ FT : 2nd FLOOR LEASABLE

1,861/5,114 IS 36.4% OF THE LEASABLE SQUARE FEET ON THE 2nd FLOOR

THEREFOR on the 2nd FLOOR FOR EVERY 1 FOOT LEASED A FACTOR OF 0.364 (OR 36.4%) WILL NEED TO BE ADDED TO OBTAIN THE TOTAL LEASABLE VALUE.

$$5,114 + (5,114 \times 0.3639) =$$

$$5,114 + 1,861 = 6,975 \text{ sq.ft.}$$

HOWEVER..... This DOES NOT ACCOUNT for the COMMON AREA on the 1st FLOOR.

SO

$$6,975 \text{ SQ FT : 2nd FLOOR TOTAL}$$

$$+ 6,975 \text{ SQ FT : 1st FLOOR TOTAL}$$

13,950 SQ FT : BUILDING TOTAL

$$1,861 \text{ SQ FT : 2nd FLOOR COMMON AREA}$$

$$+ 2,199 \text{ SQ FT : 1st FLOOR COMMON AREA}$$

4,060 SQ FT : BUILDING COMMON AREA TOTAL

$$13,950 \text{ SQ FT : BUILDING TOTAL}$$

$$- 4,060 \text{ SQ FT : BUILDING COMMON AREA TOTAL}$$

$$\mathbf{9,890 \text{ SQ FT : BUILDING LEASABLE TOTAL}}$$

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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2nd FLOOR