

Situs : 1010 W CHESTNUT ST			PARCEL ID: 008-048			Class: 316			Card: 1 of 1			Printed: October 28, 2020																																							
CURRENT OWNER MCP II WEST CHESTNUT LLC 260 FRANKLIN ST BOSTON MA 02110 28473/54 06/18/2004					GENERAL INFORMATION Living Units Neighborhood 480 Alternate ID 64 CHESTNUT Vol / Pg 28473/54 District Zoning I1 Class COMMERCIAL																																														
Property Notes																																																			
Land Information <table border="1"> <thead> <tr> <th>Type</th> <th>Size</th> <th>Influence Factors</th> <th>Influence %</th> <th>Value</th> </tr> </thead> <tbody> <tr> <td>Primary</td> <td>AC</td> <td>6.9300</td> <td></td> <td>1,929,750</td> </tr> </tbody> </table> Total Acres: 6.93 Spot:										Type	Size	Influence Factors	Influence %	Value	Primary	AC	6.9300		1,929,750	Assessment Information <table border="1"> <thead> <tr> <th></th> <th>Appraised</th> <th>Cost</th> <th>Income</th> <th>Prior</th> </tr> </thead> <tbody> <tr> <td>Land</td> <td>1,929,800</td> <td>1,929,800</td> <td>1,929,800</td> <td>1,837,900</td> </tr> <tr> <td>Building</td> <td>2,389,600</td> <td>2,468,300</td> <td>2,389,600</td> <td>2,195,500</td> </tr> <tr> <td>Total</td> <td>4,319,400</td> <td>4,398,100</td> <td>4,319,400</td> <td>4,033,400</td> </tr> </tbody> </table> Manual Override Reason Base Date of Value 1/1/2020 Effective Date of Value 1/1/2020 Value Flag INCOME APPROACH Gross Building:						Appraised	Cost	Income	Prior	Land	1,929,800	1,929,800	1,929,800	1,837,900	Building	2,389,600	2,468,300	2,389,600	2,195,500	Total	4,319,400	4,398,100	4,319,400	4,033,400							
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Inspection Witnessed By _____

Situs : 1010 W CHESTNUT ST

Parcel Id: 008-048

Class: 316

Card: 1 of 1

Printed: October 28, 2020

Building Information

Year Built/Eff Year 1988 / 2000
Building # 1
Structure Type Office/Warehouse
Identical Units 1
Total Units 3
Grade C
Covered Parking
Uncovered Parking
DBA SOURCE 4 ET AL

Building Other Features

Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units	Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units
2	Canopy Only		80	1		1							
2	Load Dock,St Or Conc		80	1		3							
2	Dock Levelers					14							
2	Ovrhd Dr-Mtr-Op-Wd-Mt		7	7		17							
1	Sprinkler Sys Wet		84,000	1		1							

Interior/Exterior Information

Line	Level	From - To	Int Fin	Area	Perim	Use Type	Wall Height	Ext Walls	Construction	Partitions	Heating	Cooling	Plumbing	Physical	Functional
1	01	01	100	75,300	1,640	Warehouse	22	Concrete Bl	Wood Frame/Joist/B	Below Normal	Hot Air	Central	Normal	3	3
2	01	01	100	8,700	368	Multi-Use Office	22	Enclosure	Wood Frame/Joist/B	Normal	Hot Air	Central	Normal	3	3

Interior/Exterior Valuation Detail

Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
1	75,300	Warehouse		64	1,941,580
2	8,700	Multi-Use Office		64	451,810

Outbuilding Data

Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy Fun	Value
1	Asph Pav	1988			1	50,000		3 3	68,630
2	Light - Fl	1988			9	1		3 3	6,230

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Additional Property Photos



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Income Detail (Includes all Buildings on Parcel)																	
Use Mod Grp	Inc Type	Model Description	Units	Net Area	Income Rate	Econ Adjust	Potential Gross Income	Vac Model	Vac Adj	Additional Income	Effective Gross Income	Expense Model %	Expense Adj %	Expense Adj	Other Expenses	Total Expenses	Net Operating Income
12	S	002 Warehouse	0	75,300	6.00	115	519,570	12		0	457,222	15			68,583	68,583	388,639
24	S	003 Converted & Multi Office	0	8,700	12.00	115	120,060	12.5		0	105,053	30			31,516	31,516	73,537

Apartment Detail - Building 1 of 1								Building Cost Detail - Building 1 of 1	
Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income		
								Total Gross Building Area	84,000
								Replace, Cost New Less Depr	2,393,390
								Percent Complete	100
								Number of Identical Units	1
								Economic Condition Factor	
								Final Building Value	2,393,390
								Value per SF	28.49

Notes - Building 1 of 1		Income Summary (Includes all Building on Parcel)	
RANDY REPAIR WB MASON		Total Net Income	462,176
		Capitalization Rate	0.107000
		Sub total	4,319,402
		Residual Land Value	
		Final Income Value	4,319,402
		Total Gross Rent Area	84,000
		Total Gross Building Area	84,000