

COMMERCIAL PROPERTY INSPECTION REPORT

Inspection Co.: <u>Hokanson Companies Inc.</u>	Management Co.: _____
Address: <u>201 W. 103rd St., Suite 400</u>	Address: _____
City/State/Zip: <u>Indianapolis, IN 46290</u>	City/State/Zip: _____
Telephone #: <u>317-633-6300</u>	Telephone #: _____
Inspector (Print): <u>Karen Lyons - Sandy Griffith</u>	Contact Name: _____

Asset Number: <u>-88310036</u>	Property Name: <u>FDIC</u>
Inspection Date: <u>9/3/2012</u> (mm/dd/yyyy)	Address: <u>2849 W. 59th</u>
FDIC Contact: <u>Beth Harvey</u>	City/State/Zip: <u>Chicago, IL</u>

General Information

Property Type: **COMMERCIAL PROPERTY INCLUDING HOTELS, OFFICE BUILDINGS, APARTMENTS, INDUSTRIAL WAREHOUSES AND MANUFACTURING FACILITIES.**

Land Area: _____

Structural Improvements: 1 Story - 2300 sf., Full Basement - Commercial Building

Building Area: Heated warehouse area

Number of Units: _____

Known or Observed Code Violations: _____

Known or Observed Environmental Conditions:	<u>N/A</u>
(Check for Spills, Contaminated Soil, Chemicals)	<u>N/A</u>
(Check for Asbestos Tile, Insulation, etc.)	<u>N/A</u>
(Check for Fuel Tanks Above or Below Ground)	<u>N/A</u>
(Check for Landfills & Environmental Hazard Signs)	<u>N/A</u>

Photos Taken and Submitted? Yes (Y/N)

Name of on-site Property Manager: _____
 (Name, Address, Phone)

Comments:

Did not access the building. Is occupied with business in front and warehouse. Lockbox had been removed by tenant who will be moving out at end of August.

List all parties with access to or possession of keys or lockbox combinations:

Carlos Regalado _____ HCI Brokers _____

Are all structures secured? Yes (Y/N)

Is the property winterized? Yes (Y/N)

If not secured or winterized, list all security issues that need corrective action:

Electric Utilities - Bank, Used storage only. Turn off water. Drain system. Will be out Sunday.

Inspected By: Karen Lyons (Sign)

Inspection Date: 9/3/2012

Occupancy

Is the Property occupied, vacant/open, vacant/locked, boarded? Occupied will vacate 9/17/12

What is the properties condition? (Good, Fair, Poor): Fair

Occupant(s) - List tenants or other occupants by unit number (List all units and indicate if vacant):

<u>Name</u>	<u>Unit Number</u>	<u>Phone Number</u>	<u>Tenant/Previous Debtor</u>
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

(If more occupants are present, attach additional Pages)

Comments:

I. PROPERTY DESCRIPTION

Briefly Describe the Property:

One story brick. Needs lockbox.

II. EXTERIOR OF THE STRUCTURE(S)

A. Structure(s)

i. Type: Brick
ii Condition: Fair

B. Painted Surfaces:

i. Type: Soffit wood and
ii. Condition: _____

C. Foundation:

i. Type: Slab
ii. Condition: _____

D. Exterior Glass Condition:

Ok

E. Roofs:

i. Type: Flat
ii. Condition: _____

F. Air Conditioning Units:

i. Brands: Quatro
ii. Tonnage: _____
iii. Condition: _____

II. EXTERIOR OF THE STRUCTURE(S) CONT'D

G. Shipping or Loading Docks:

- i. Type: N/A
- ii. Condition: _____
- iii. Are loading dock doors secure? _____
Comments: _____

H. Type of Water System:

- i. Type: City
- ii. Condition: _____

I. Type of Sewer/Septic System:

- i. Type: City
- ii. Condition: _____

J. Parking Lots:

- i. Type: N/A
- ii. Condition: _____
- iii. Any Chuck (Pot) Holes? _____
- iv. Are curbs broken? _____
- v. Do they need to be seal coated? _____
- vi. Do they need to be re-striped? _____
- vii. Are there any abandoned vehicles? _____
- viii. Is there any covered parking? Carports? _____
- Comments: _____

K. Landscaping:

- i. Overall condition: Fair / needs trimmed
- ii. Is it neat and clean? Cut weeds
- iii. Is it adequate? No
- iv. Are the beds turned? N/A
- v. Are there flowering bed plants? N/A
- vi. Is the property properly watered? N/A
- Comments: _____

L. Trash Removal System:

- i. Frequency of collection: N/A
- ii. Size of containers: _____
- iii. Are they in good condition? _____

M. Signage:

- i. Type: FDIC Sign
- ii. Condition: _____
- iii. Is it adequate for the circumstances? _____

- N. List Exterior Personal Property:** _____ **List Debris Requiring Removal:** _____
- _____
- _____
- _____

If condition is less than acceptable, describe deficiencies:

In process of being vacated. Broom clean upon vacancy.

III. INTERIOR OF THE STRUCTURE(S):

A. Vacant Units:

- i. How many? _____
- ii. Is it shell space or improved space? _____
- iii. Has it been trashed out? _____
- iv. Is it in showable condition? _____
- Comments: _____

III. INTERIOR OF THE STRUCTURE(S) CONT'D:

B. Entry Doors:

i. Type: Metal good
ii. Condition: _____

C. Interior Walls:

i. Type: Drywall and painted wall
ii. Condition: _____

D. Mechanical System (If Common Utilities) or Systems:

i. Describe: 2 Quatro
ii. How many units? _____
iii. Cleanliness: Ok
iv. Are there any fire extinguishers? _____
v. Were any flammable materials stored nearby? _____

E. Basement:

i. Is there a Basement? N/A
ii. Is it neat and clean? _____
iii. Are all items properly stored? _____
iv. Are any flammable materials stored there? _____

F. List Interior Personal Property: None List Debris Requiring Removal: _____

If condition is less than acceptable, describe deficiencies:

Property - Not accessible due to tenants.

IV. ADDITIONAL PROPERTY INSPECTION COMMENTS

A. Maintenance Room:

i. Is there a maintenance room? No
ii. Is it neat and clean? N/A
iii. Are all items properly stored? N/A
iv. Are any flammable materials stored there? N/A
v. Is there a fire extinguisher? Is is properly installed? _____

B. Liability Issues:

i. Fencing around loading, manufacturing areas, pools, etc.: _____
ii. Balcony/Catwalk issues: N/A
iii. Railing issues: N/A
iv. Stair conditions: N/A
v. Fire escape issues: N/A
vi. Smoke detector issues: N/A

C. Other Notes:

D. Location: _____

How Does the Location affect the value? _____

E. Marketing:

i. How does the property present itself? _____

V. OTHER COMMENTS: (Special Issues)

Instructions: Fill in all items pertaining to the type of property. If the item does not apply, write N/A. If the information is not obtainable, write N/O. Be as complete as possible and do not abbreviate any response. Use attachments for responses requiring additional space. Use "Enter" key to move around on protected sheet!

VI. PICTURES TAKEN

[Insert hard copies and add pages for file copy OR Attach electronically]

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