



Property Assessment Report

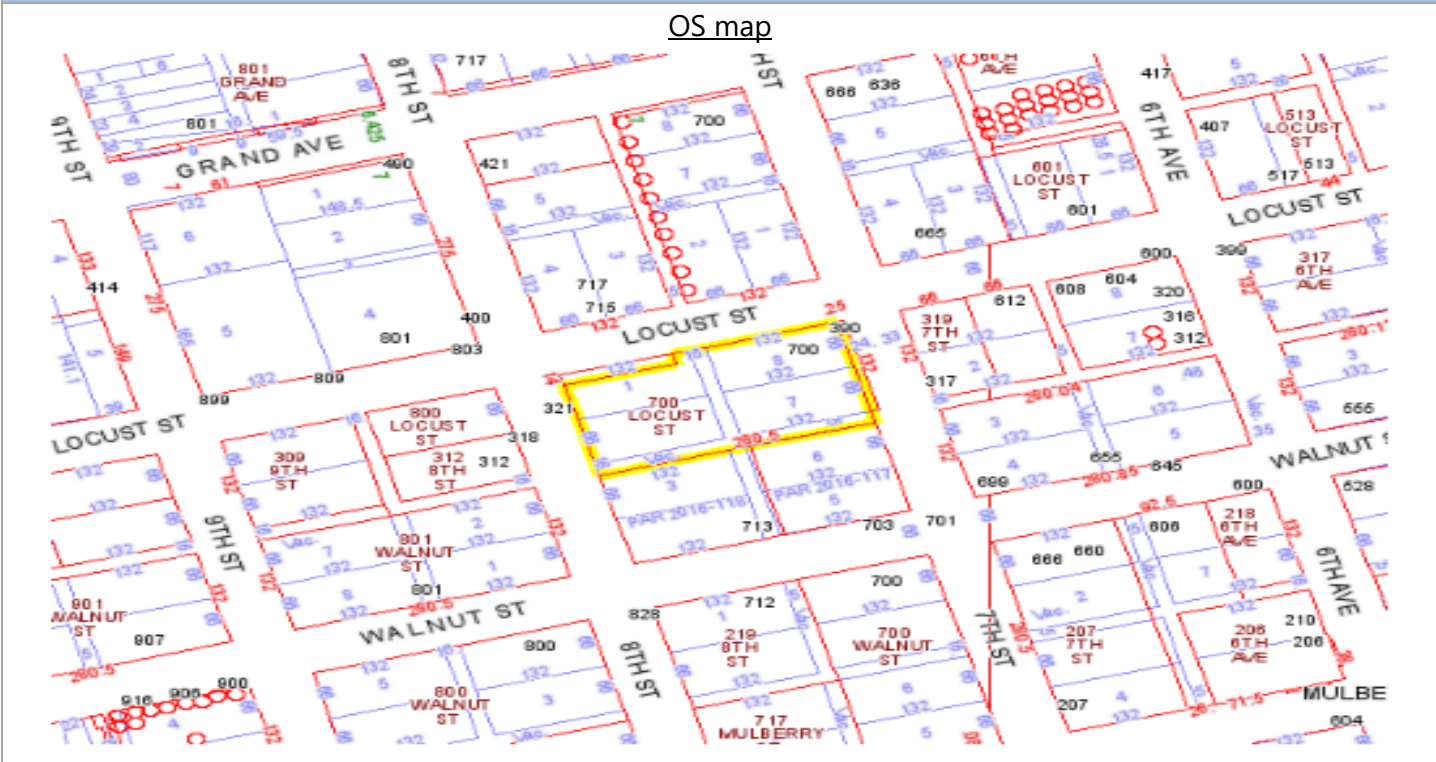
Fire Damaged Building

Property Class	Commercial, Office and Retail		
Current Appraised Value	3,600,000	New Appraised Value	5,000,000
Net assessed Value	3,240,000	New Net Assessed Value	4,500,000
Total Value Increase	1,260,000		
Effective Date	04/01/2016		

Case Type	Change to existing property
Case Description	<p>Research shows that refurbishment work has been completed which has not been reflected in the building value. The building was closed for over two years after a fire ravaged the adjacent building in March 2014. Work has now been completed on the offices and a new food court which re-opened in April 2016. The building is using the ground to second floor as office space which measures 21,000ft². The basement has been converted into a new food court, made up of 8 food outlets. The original value of the building before the fire was 1,500,000 which has now been reduced to 1,000,000. As the property has now been refurbished, the value should be increased to at least its original value. The revised value takes into account any allowances.</p>

Maps/Images

OS map

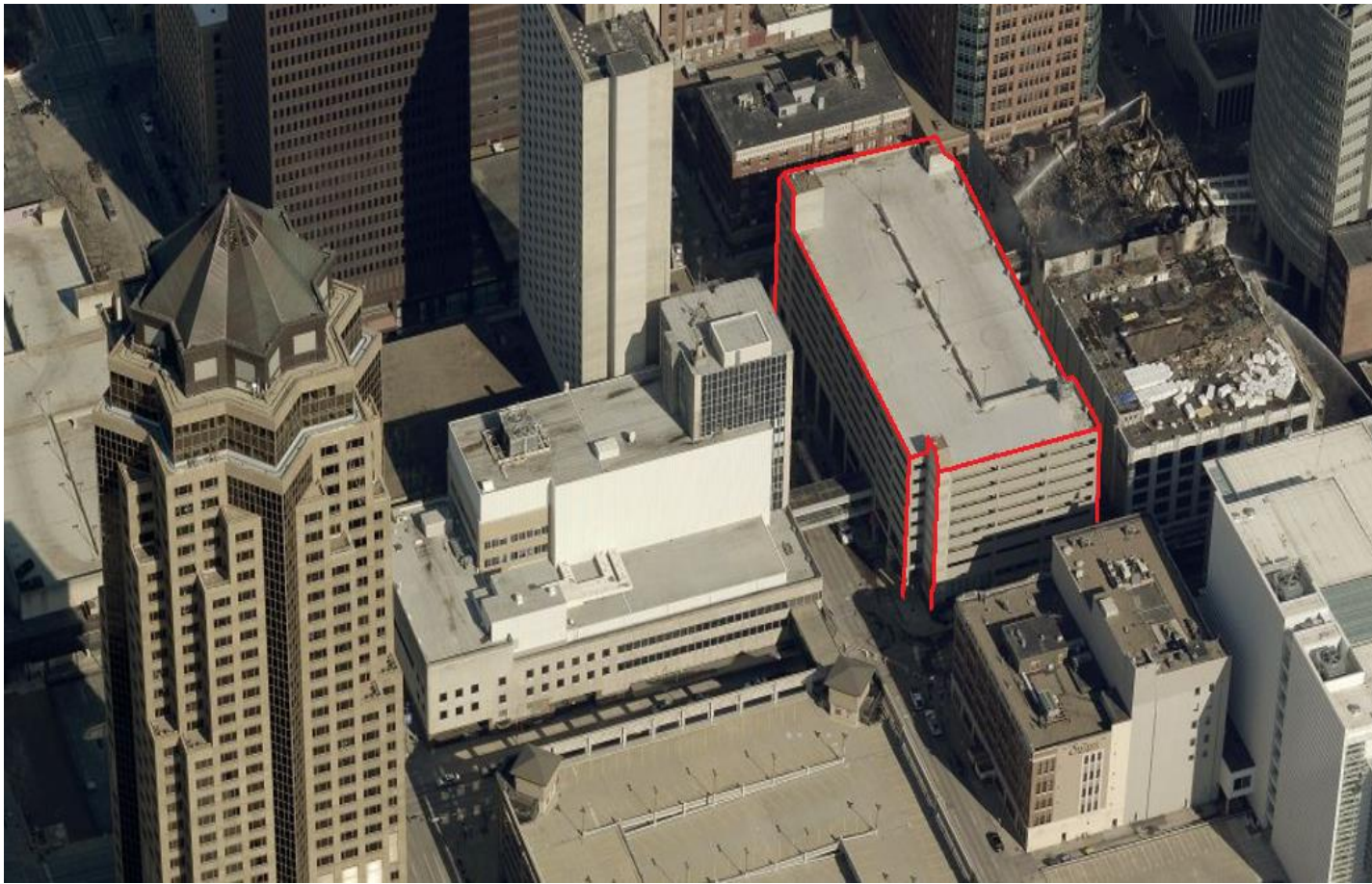


Aerial Image of the property (10/01/2016)



Images of the fire in the adjacent building





Images of the refurbished office space





Internal view of the food court (04/28/2016)



Floor Plans of the property.

