

Summary of Salient Facts & Conclusions

Property Type:	An existing office property leased and occupied as Century 21 Home Services
Property Addresses:	400 - 404 W. Second Street, Roswell, New Mexico
Legal Description:	Lots 1, 2, 3 & 4, Block 43, West Side Addition, Roswell, Chaves County, New Mexico
Effective Date of Value:	March 27, 2019
Property Rights Appraised:	Leased Fee Interest
Land Area:	32,000 SF, per Chavez County records
Zoning:	C-4 West Side Business District
Improvements:	Property improvements include the ±8,346 SF multitenant office building, courtyards, asphalt paved and graveled parking lots, sidewalks, and good quality landscaping.
Gross Building Areas (GBA):	7,576 SF - First level multitenant office building (400, 402, 404 W. 2 nd St.) 792 SF - Second level (to 400 W. 2 nd St.) <hr/> 8,368 SF - total, per field measurements and provided documentation
Gross Leasable Areas:	5,484 SF - 400 W. 2 nd St. (first and second levels of C21) 1,604 SF - 402 W. 2 nd St. (presently vacant) <hr/> 1,280 SF - 404 W. 2 nd St. (presently vacant) <hr/> 8,368 SF - total, more or less
Floor Area Ratio:	0.26